



ARCHITECTURAL REVIEW BOARD MEETING

Thursday, September 26, 2024 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. Draft July 25, 2024 ARB Meeting Minutes

NEW BUSINESS

2. COA 24-59: 266 Falmouth Street

- Review request to construct a new single-family dwelling on vacant lot located at 266 Falmouth Street.

3. COA 24-63: 20 North 5th Street

- Request to install a metal bracket and wood hanging sign to the exterior of the building for the business "Goodness & Grace."

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, July 25, 2024, at 6:30 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JULY 25TH, 2024, AT 6:30 P.M

Regular Meeting

PRESENT

Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. Michael Beidler; Mr. Rob Walton, Director of Community Development; Ms. Casey Squyres, Historic Preservation Planner

PRESENT VIA ELECTRONIC MEANS

ABSENT

Mr. John Thorsen, Vice-Chair;

REGULAR MEETING – 6:30 PM

Ms. Karen Lavarney reads the purpose statement and calls the meeting to order at 7:08 PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES.

1. ARB Meeting Minutes Draft – May 23, 2024

Mr. Wojcik moves to approve the September 28, 2023, meeting minutes, as presented. Seconded by Mr. Beidler. There was no discussion. The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. Michael Beidler

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

The minutes were approved unanimously.

NEW BUSINESS.

1. COA 2024-35: 40 SOUTH SIXTH STREET

Request for the construction of an enclosed one-story porch on the rear elevation; alteration of the existing window fenestration of the side elevation as part of an interior

kitchen remodel, to include installation of exhaust vent on same elevation.

Ms. Squyres provides a brief introduction of the application.

Ms. Robin Cooke, Applicant, and Mr. Joe Troyer, Cornerstone Construction, comes forward to speak, providing further details.

Ms. Latack asks about the decking material proposed for rear stairs.

Ms. Cooke responds outlining deck and railing materials.

Ms. Latack asks for further details on the casement windows.

Mr. Troyer provides the requested information.

A brief discussion regarding updated exterior elevations ensues.

Ms. Latack expresses her concerns with the style of windows proposed and inquires about the depth of the mullions.

Mr. Troyer responds providing the requested details.

Ms. Cooke provides further details of the windows.

Mr. Beidler talks about the integrity of design across a project.

Mr. Cooke notes that the street is below the grade of the yard.

Ms. Latack indicates that the windows will be visible in the winter months.

The discussion of the casement windows continues briefly.

Mr. Cooke clarifies the position of one of the windows being discussed.

Mr. Beidler asks about the position of the front elevation.

Mr. Troyer responds.

Ms. Squyres provides further information.

Ms. Cooke discusses the existing conditions and proposed plans.

Mr. Beidler asks for clarification on the proposed plans.

Mr. Cooke provides the requested clarifications.

Mr. Beidler asks for a drawing showing the fill side profile of the house.

Mr. Wojcik brings up part of the packet provided to board members.

Ms. Latack asks about the proposed trim and vent.

Mr. Troyer responds providing the requested information.

Ms. Latack indicates her preference for the style of windows.

The Board briefly discusses the proposed motion.

Mr. Cooke and Ms. Latack discuss the style of proposed windows.

The discussion of the proposed motion continues.

A brief discussion of the proposed material for the stairs occurs.

Mr. Wojcik asks about the construction of the doors to the porch.

Mr. Troyer responds providing what information he can.

Mr. Beidler asks for further details on the finish.

Ms. Cooke responds outlining her preferences.

Chair Lavarney asks the Board for a motion.

Ms. Latack moves to approve COA-24-35 with the presented approval conditions, Seconded by Mr. Beidler. There was no discussion. The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Mr. Michael Beidler; Ms. Millie Latack

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

COA 2024-35 passed 4-0-1.

2. COA 2024-49: 32 ASHBY STREET

Request to replace the existing wooden windows with wooden aluminum clad windows and to convert existing tri-part windows to picture windows, as historically shown.

Ms. Squyres provides a brief introduction of the application.

Mr. Steve Schmidt, Applicant's Representative, comes forward to speak, providing further details.

Ms. Latack asks for clarification on the trim.

Mr. Schmidt responds that it will be retained.

Ms. Beidler asks for clarification on the operability of the windows.

Mr. Schmidt responds providing the windows are fixed.

Mr. Wojcik asks about the disposition of the windows being replaced and suggests that there are companies who might purchase and restore the windows.

Mr. Beidler asks for the reasons behind the proposed design.

Mr. Schmidt responds providing their reasoning.

Mr. Schmidt asks about the steps needed to make other exterior changes in the future.

The Board briefly discusses the proposed future changes with Mr. Schmidt.

The Board discusses the proposed motion.

Mr. Wojcik moves to approve COA-24-49 with the presented approval conditions, Seconded by Ms. Latack. There was no discussion, The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. Michael Beidler

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

COA 2024-49 passes 4-0-1.

3. WORK SESSION: 266 FALMOUTH STREET

Work session review of proposed new dwelling construction on vacant lot.

Ms. Squyres provides a brief introduction of the application.

Mr. Ray Guyre, Applicant's Representative, comes forward to speak, providing further details.

Mr. Beidler asks for clarification on one of the presented renders.

Mr. Guyre responds.

Ms. Latack expresses her thoughts on the façade design facing Falmouth Street.

Mr. Guyre responds outlining plans for a privacy fence.

Ms. Latack and Mr. Beidler request that the blank wall facing Falmouth be broken up.

Discussion of this topic continues for some time.

The discussion moves to the styles of modern construction in the historic district.

Mr. Wojcik moves the conversation back to the façade facing Falmouth Street.

Mr. Beidler asks for clarification of the proposed materials.

Mr. Guyre provides the requested information where available.

Mr. Beidler asks for clarification on the scale of the provided render.

Mr. Guyre responds clarifying the provided information.

Mr. Wojcik discusses the natural lighting in the proposed office space with the owners.

Mr. Beidler moves the discussion back to the façade facing Falmouth Street.

Ms. Latack offers her thoughts.

Mr. Wojcik asks about the presence of a fireplace and suggests adding a window to the closet.

Mr. Guyre responds that a gas fireplace is proposed.

Some further discussion occurs between the Board and Applicants.

The work session ends.

4. COA 2024-51: 37 BECKHAM STREET

Retroactive review for removal of chimney.

Ms. Squyres provides a brief introduction of the application.

The applicant was not present to speak.

Ms. Latack expresses her concerns with the level of interaction for retroactive applications.

Ms. Latack asks for clarification on the scale of enforcement through the building department.

Ms. Squyres responds.

Mr. Wojcik suggest the installation of a false brick chimney be added as a condition of approval.

Mr. Beidler expresses his agreement with the suggestion.

Mr. Wojcik asks for guidance on the process to move forward with the approval or denial.

A brief discussion ensues.

Chair Lavarney discusses with the Board their positions if the application was not retroactive.

A discussion of the proposed motion occurs.

Chair Lavarney asks for a motion.

Mr. Beidler moves to deny COA-24-51 with the presented approval conditions, Seconded by Mr. Wojcik. There was no discussion, The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. Michael Beidler

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

COA 2024-51 is Denied 4-0-1.

UPDATES.

No staff updates

Ms. Squyres provides some information on an upcoming event with the James Madison Museum of Orange.

BOARD MEMBERS TIME.

Mr. Wojcik provides an update on some of the work to local historic houses.

Mr. Biedler asks about the ability to expand the historic district.

Ms. Squyres responds.

Ms. Latack adds her thoughts and knowledge on the matter.

ADJOURNMENT.

Mr. Wojcik moves to adjourn the meeting, Seconded by Ms. Latack. There was no discussion, The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. Michael Beidler

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

With no further business, this meeting was adjourned at 8:30 PM on Thursday, July 25th, 2024.



Community Development
Department

STAFF REPORT

Meeting Date:	September 26, 2024
Agenda Title:	COA 24-59 266 Falmouth Street
Requested Action:	Review proposal for the request to construct a new single-family dwelling on vacant lot at 266 Falmouth Street
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct a new single-family dwelling on a vacant lot.

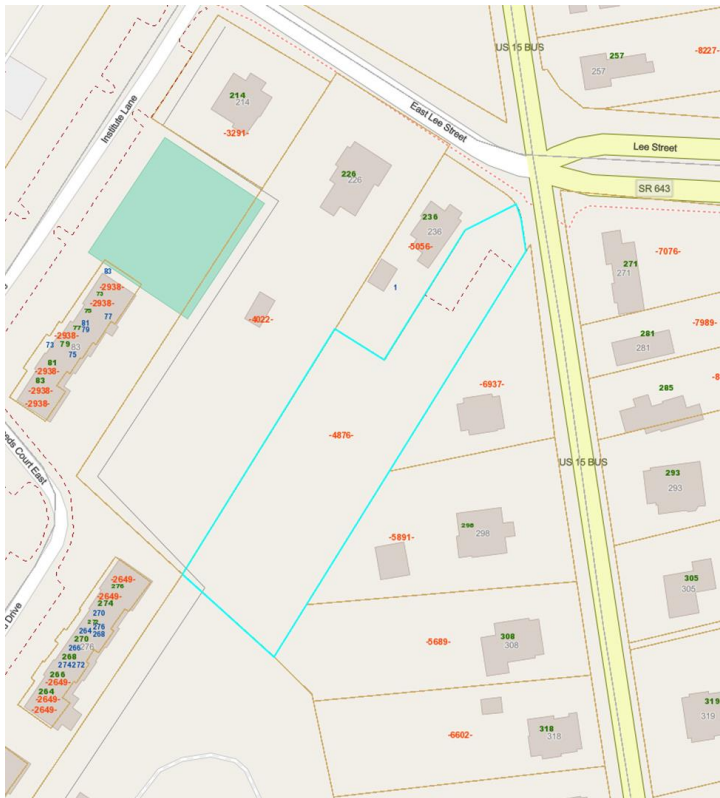
- 1) The Applicant is proposing a living area of approximately 2,895 sq. ft.
- 2) Residence includes an attached 3-car garage.
- 3) The proposed style is a contemporary farmhouse, which is frequently seen in new construction within the Historic District.
- 4) The Applicant is seeking guidance from the Architectural Review Board regarding the proposed style, design, massing, and scale of the dwelling for approval.

BACKGROUND

This is a vacant lot with no extant buildings or structures with driveway access off of Falmouth Street. The lot size is +/- 0.9751 acres, GPIN: 6984-51-4876-000.



COA 24-59 | 266 Falmouth Street
September 26, 2024
Page 3



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
7. NEW CONSTRUCTION		
A. Context		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	The ARB will not specify a particular architectural style. However, the new construction being proposed is similar in design/style to other new construction that has been previously approved within the Historic District.
New construction will be evaluated based on the project's relationship to its surroundings (context) and to the details of its site (materials, cornices, trim, porches, landscaping, rhythm).	3.63	The new construction shall meet all setback requirements as per the Zoning Ordinance. The ARB will evaluate the siting of the new dwelling and ensure the overall context of the Historic District is within an appropriate range.
A1. Setback		
1. Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.	3.64	The new construction shall meet all setback requirements as per the Zoning Ordinance.
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	3.65	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A4. Massing		
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	3.67	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A5. Height and Width		

Historic District Guideline	Page No.	Analysis
1. The height and width of a new building must be compatible with historic buildings within a 360-degree range of visibility of the new building.	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
2. The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type (e.g. single family to single family, multifamily to multi-family). The height of the historic structure should be calculated from the original historic ridge line (not any later additions that may be taller).	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
3. Design new buildings to respect the existing width of original structures in the district. The space should be no more than ten percent of the average spacing of other historic buildings within the subject block. Larger apartment buildings or newer dwellings that do not contribute to the existing historic character should not be included within this calculation.	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	3.69	Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction.
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district.

Historic District Guideline	Page No.	Analysis
2. The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.
4. RHYTHM: Incorporate traditional façade rhythm and articulation techniques in a new design. Design a new building to replicate the rhythm of fenestration patterning found in the historic district. Arrange windows to reflect the traditional rhythm and general alignment of others in the area. Incorporate windows, doors, and other openings at a consistent ratio to those found on nearby historic buildings. Use durable window materials. Appropriate window materials include metal, wood, and various composites, as deemed appropriate by the preservation industry standards and the Architectural Review Board. Inappropriate window materials include aluminum and vinyl with plastic snap-in muntins. Use detailing to articulate a façade including window and door framing, sills, water tables and belt courses, canopies, moldings, cornices, columns, and pilasters	3.70	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the Historic District. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.

Historic District Guideline	Page No.	Analysis
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.	3.70	The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources. The materials to be utilized will be high-quality and durable in nature.
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than double leaf.	3.71	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction that can be compared to the overall viewshed of the Historic District.
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged.	3.71	Applicant has demonstrated that all new construction will respect the established character of the Historic District. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.
8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings	3.71	Applicant has confirmed that no outbuildings are being proposed at this time.

STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2024-59** for the request to construct a new single-family dwelling at **266 Falmouth Street**, as described and depicted in the application and plans, provided the following conditions are met:

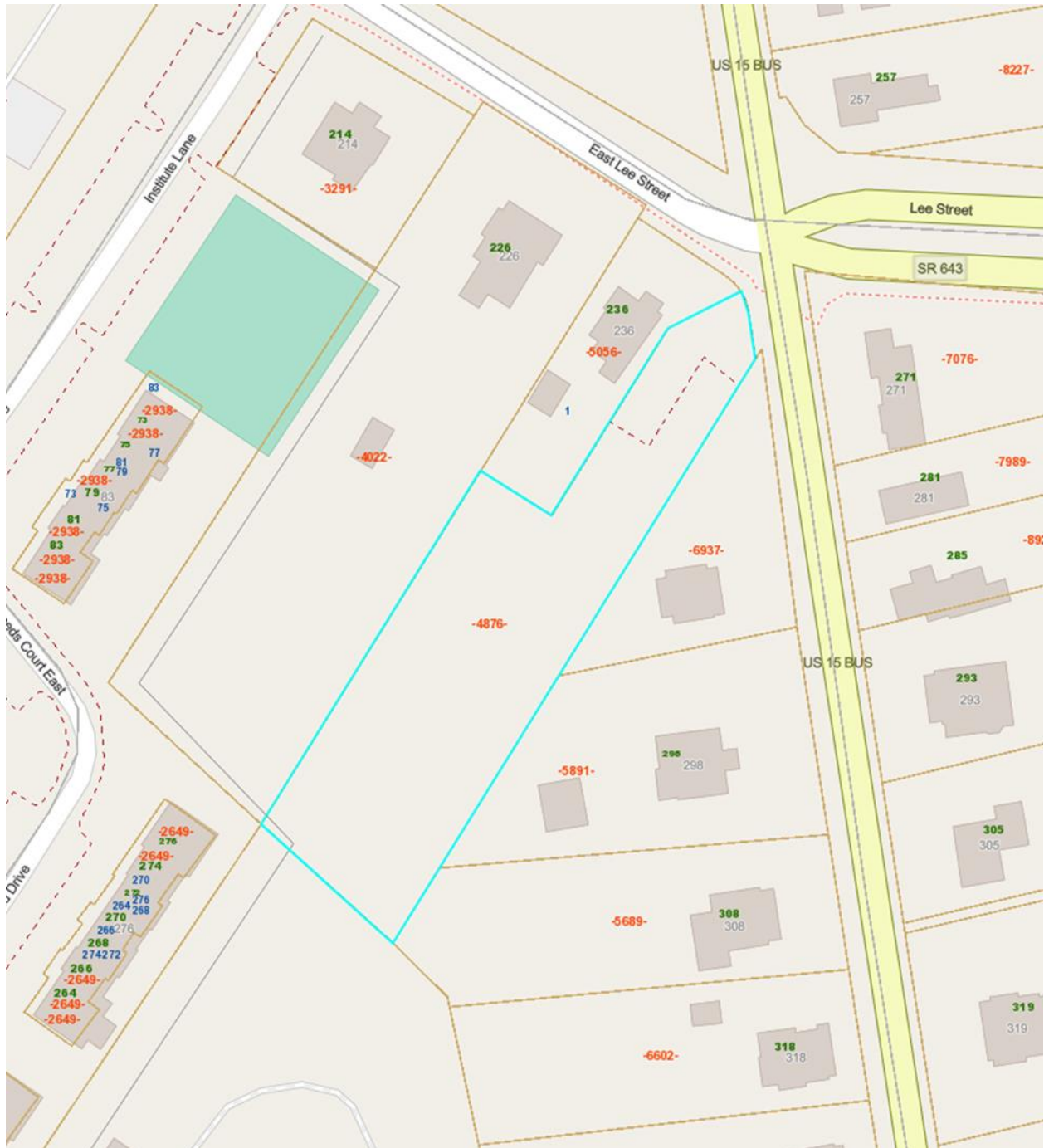
- 1) All necessary permits are acquired.

- 2) Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, all setbacks should be within 10% of all adjacent setbacks.
- 3) New construction shall respect the established architectural character of the historic district.
- 4) The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District.
- 5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with surrounding contributing buildings.

ATTACHMENTS

1. Attachment 1 – Photos
2. Attachment 2 – Draft Motion Sheet

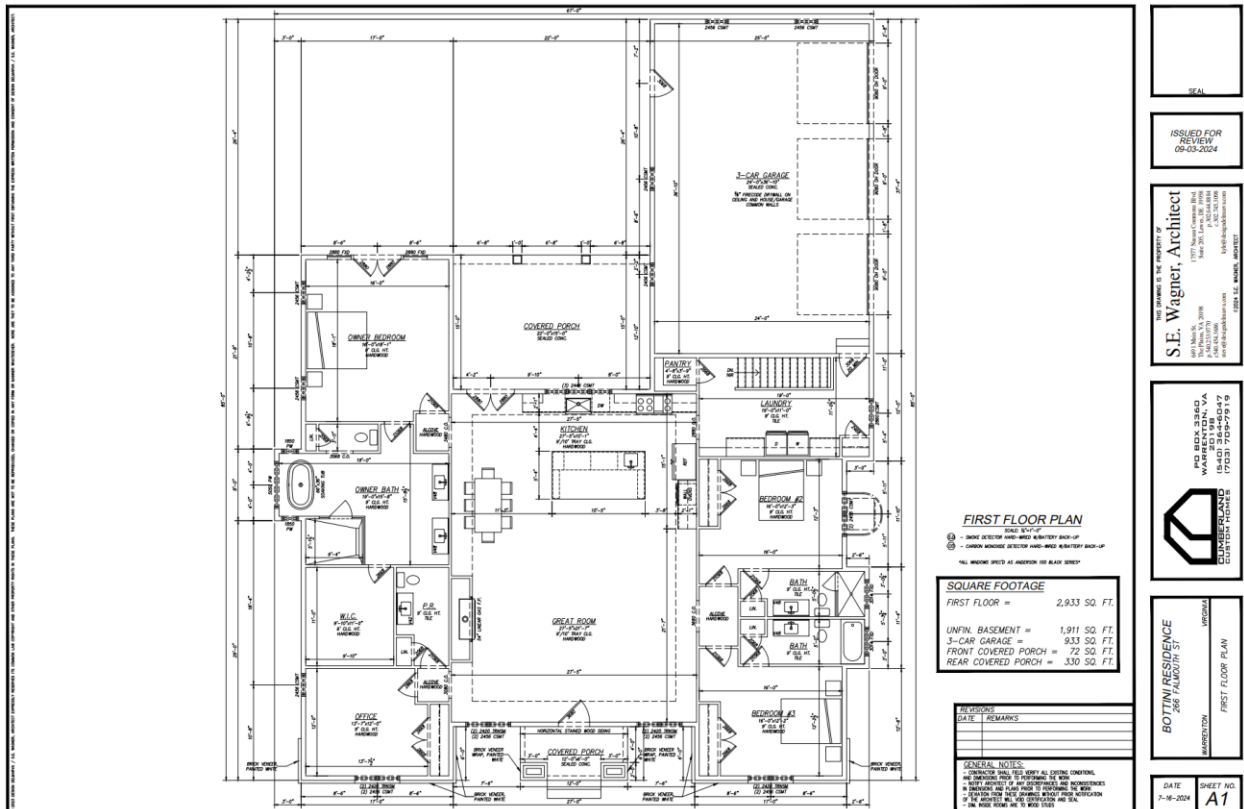
Vicinity Map – Street View

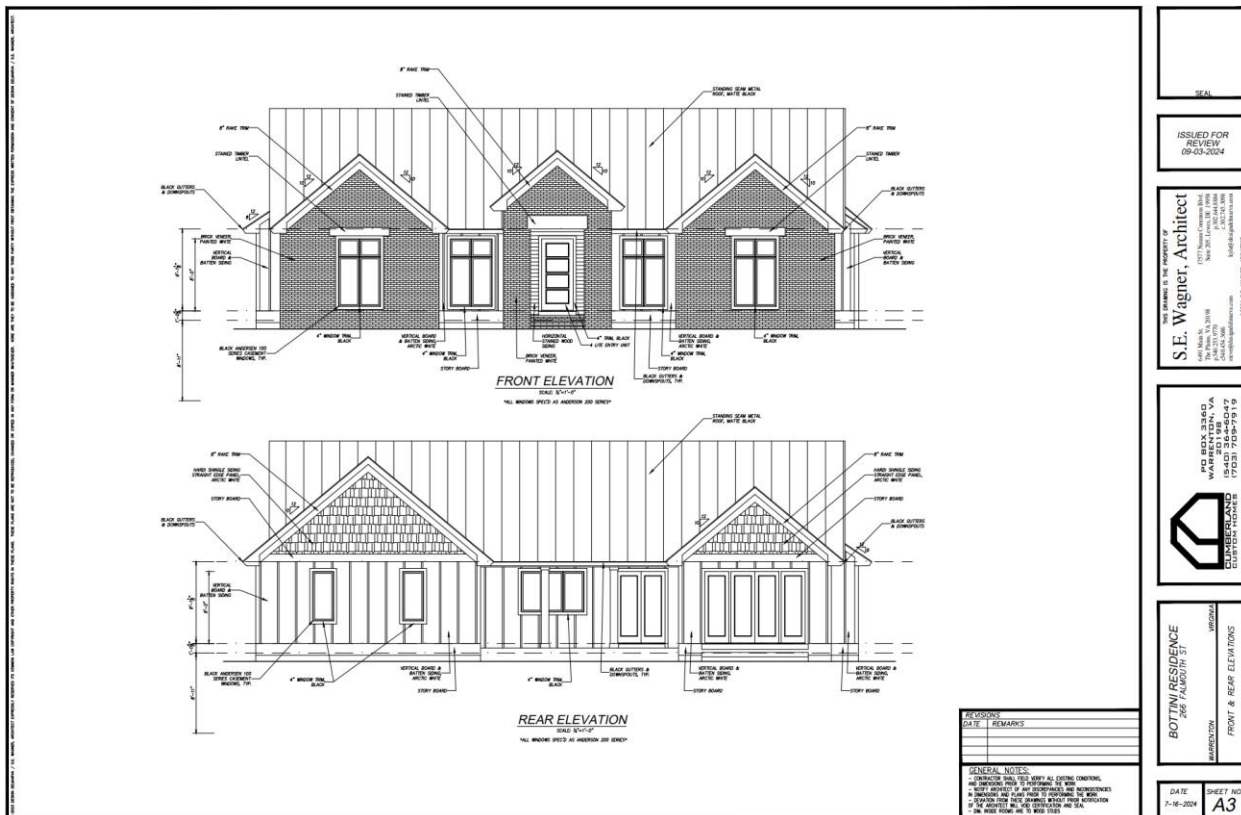
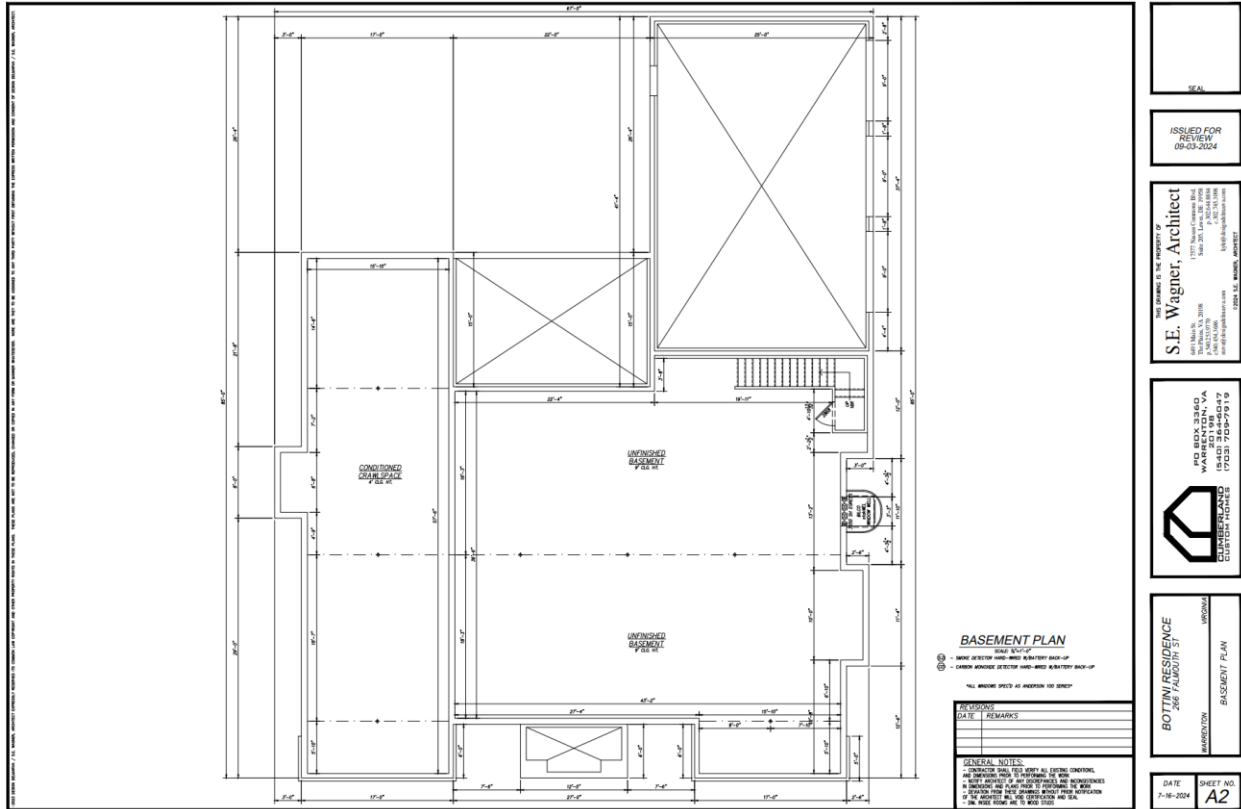


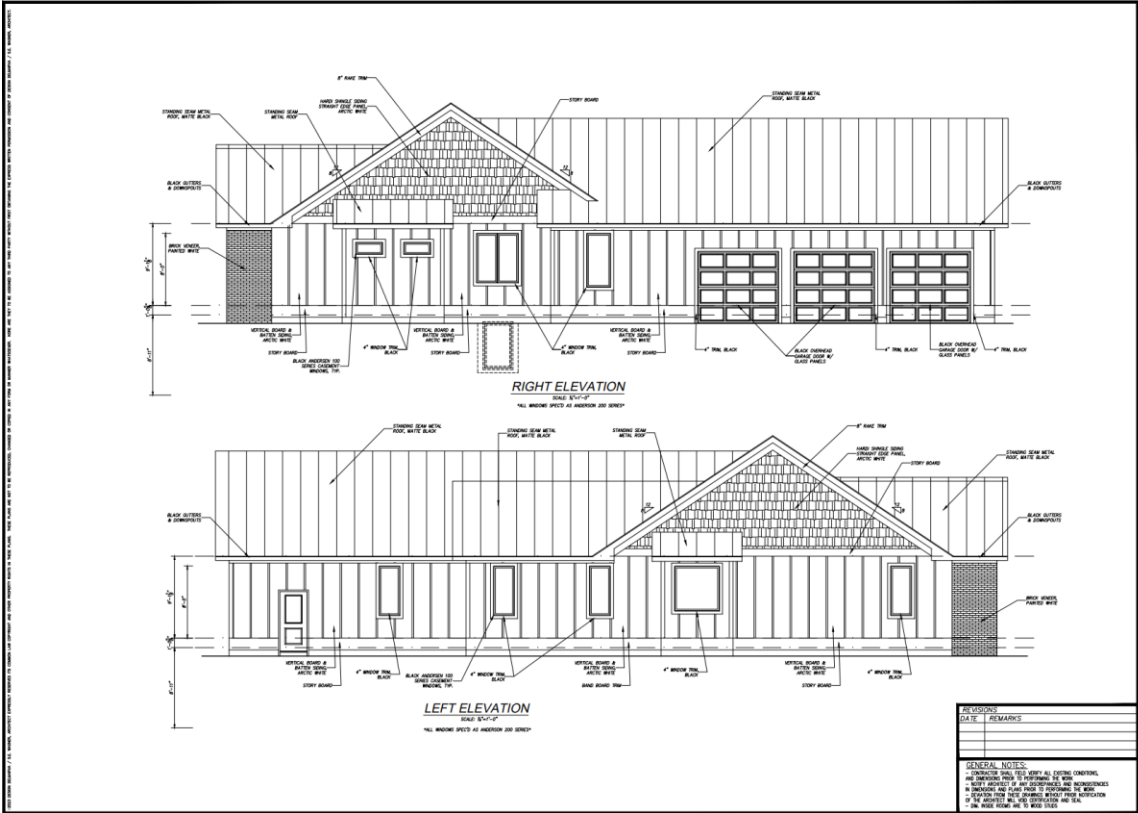




Applicant Photos & Plans: (Please refer to full-scale attachments for high resolution plan set)







SEAL

ISSUED FOR REVIEW
09-03-2024

THIS DRAWING IS THE PROPERTY OF

S.E. Wagner, Architect

1001 Market St.
Warrenton, OR 97146
Phone: 503.865.3078
Fax: 503.865.3079
www.sewagnerarchitect.com

© 2024 S.E. WAGNER, ARCHITECT

PO BOX 3360
WARRENTON, OR 97146
(503) 865-3078
FAX (503) 865-3079
www.sewagnerarchitect.com

BOTTINI RESIDENCE
266 FALMOUTH ST

WARRENTON, OR 97146

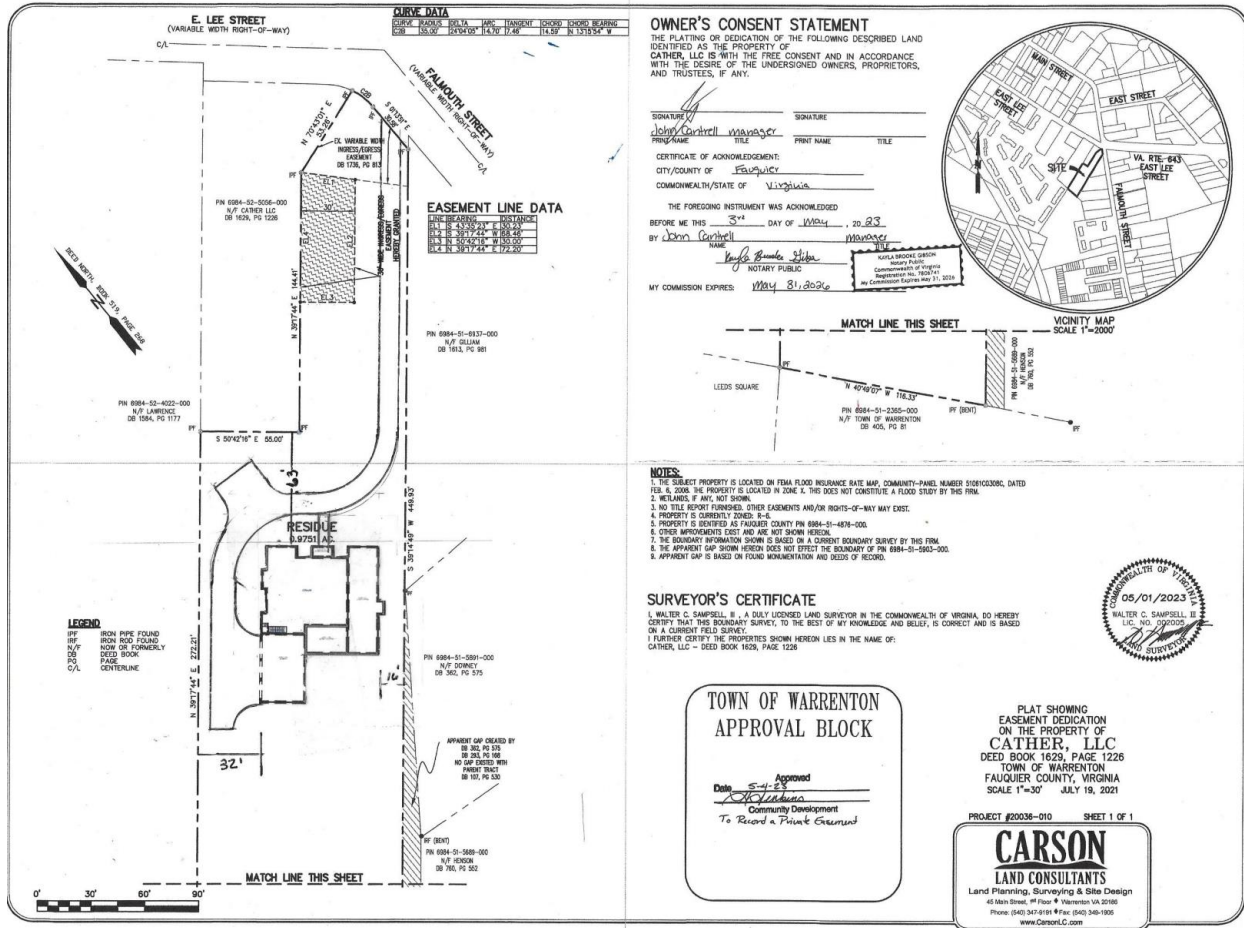
LEFT & RIGHT ELEVATIONS

DATE: 7-16-2024

SHEET NO:
A4

COA 24-59 | 266 Falmouth Street

21



Product/Design Examples and Specifications: Please refer to attachments for full scale documents.

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 24-59

September 26, 2024

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2024-59** for the request to construct a new single-family dwelling at **266 Falmouth Street**, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, all setbacks should be within 10% of all adjacent setbacks.
- 3) New construction shall respect the established architectural character of the historic district.
- 4) The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District.
- 5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with surrounding contributing buildings.

Motion to Approve By:

Seconded By:

For: 0 Against: 0 Abstained: 0



TOWN OF WARRENTON

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATNESS

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
planning@warrentonva.gov
(540) 347-2405

COA # _____

Assoc. Permit # _____

The Architectural Review Board (ARB) meets every **4th Thursday at 7:00pm** in Town Hall (21 Main Street). Applications requiring ARB are due by the **1st day of each month** (or the first business day immediately following) prior to the meeting. Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the ARB are required to attend this meeting or the application will be deferred. Please read the [Warrenton Historic District Guidelines](#) for additional information Historic District requirements.

The following materials are required in addition to a complete, signed application (check if submitted):

- ☐ Photographs of the area of work.
- ☐ Plans, drawings, product information sheets, and/or samples (Two hard/one digital copy).
- ☐ Accompanying permit applications (if required; this application also serves as a zoning permit).

Project Owner

Address/Location: 266 Falmouth St GPIN: 6984-51-5903Name: Angela & Nicholas Bottini Email: nickb@comdor-dist.comAddress: 2671 Avenir Pl Apt 1543 Vienna 22180 Phone: 571-334-3400

Applicant (If different then above)

Name: Cumberland Custom Homes Email: ray.geier@verizon.netAddress: PO BOX 3360 Warrenton Va 20188 Phone: 703-929-6918

Applicant's Representative (If different then above. Must have authority to commit the applicant to make changes that may be suggested or required by the ARB)

Name: Steve Wagner AIA Email: steve@designdelmarva.comAddress: 6491 Main St The Plains Va 20198 Phone: 540-454-3686

Complete description of each modification or improvement

Application for approval of a NEW SFD. One story structure approx. 3000 Sf of living space with a 3-car attached garage.

Is there an application relevant to this property pending or contemplated before another Town Board?

Yes ☐ No ☒ If so, specify: _____

Nicholas Bottini
Signature of Property Owner

Nicholas Bottini
Name (Print or Type)

Raymond Geier
Signature of Applicant/Agent

Raymond Geier
Name (Print or Type)



TOWN OF WARRENTON

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATNESS

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
planning@warrentonva.gov
(540) 347-2405

COA # _____

OFFICIAL USE ONLY	
Approvals Required (Circle Y or N)	
Y / N	Administrative Approval
Y / N	Architectural Review Board Approval
Y / N	Other Permits Required, If yes list: _____
Notes	
Zoning District: _____ Use: _____	
Notes/Conditions of Approval:	
Approvals	
Certificate of Appropriateness: _____ Date: _____	
Zoning Permit: _____ Date: _____	
Fees	
<u>Paid Stamp</u>	
<div style="text-align: right;"> Certificate of Appropriateness: _____ Zoning: _____ </div>	

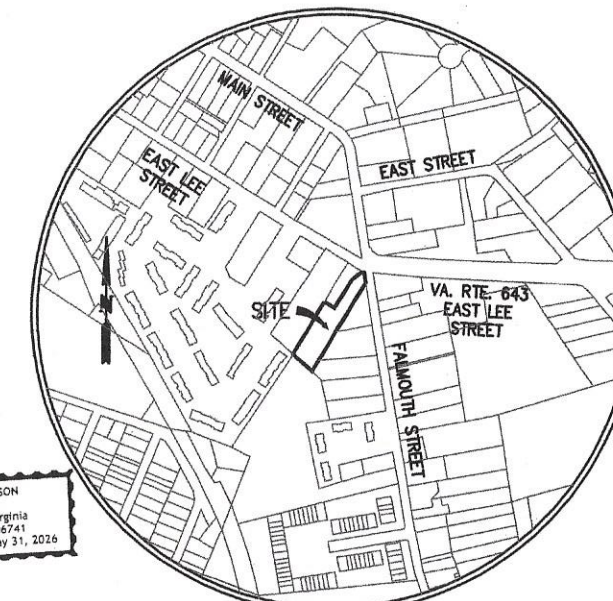


THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IDENTIFIED AS THE PROPERTY OF **CATHER, LLC** IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

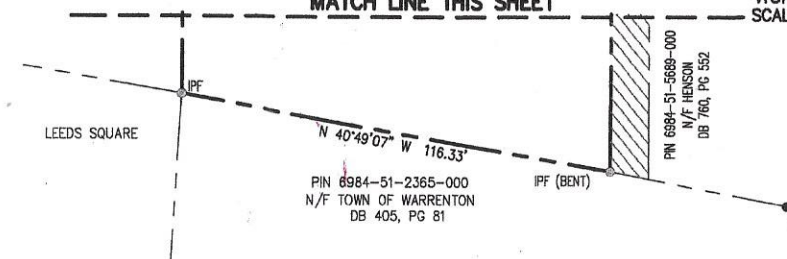
CERTIFICATE OF ACKNOWLEDGEMENT:
CITY/COUNTY OF Fauquier
COMMONWEALTH/STATE OF Virginia

NAME Kayla Brooke Liba
NOTARY PUBLIC

TITLE
KAYLA BROOKE GIBSON
Notary Public
Commonwealth of Virginia
Registration No. 7806741
My Commission Expires May 31, 2026

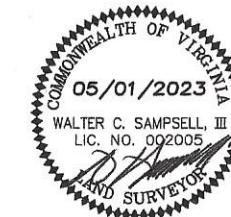


VICINITY MAP
SCALE 1"=2000'



1. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 51061G030BC, DATED FEB. 6, 2008. THE PROPERTY IS LOCATED IN ZONE X. THIS DOES NOT CONSTITUTE A FLOOD STUDY BY THIS FIRM.
2. WETLANDS, IF ANY, NOT SHOWN.
3. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
4. PROPERTY IS CURRENTLY ZONED: R-6.
5. PROPERTY IS IDENTIFIED AS FAUQUIER COUNTY PIN 6984-51-4878-000.
6. OTHER IMPROVEMENTS EXIST AND ARE NOT SHOWN HEREON.
7. THE BOUNDARY INFORMATION SHOWN IS BASED ON A CURRENT BOUNDARY SURVEY BY THIS FIRM.
8. THE APPARENT GAP SHOWN HEREON DOES NOT EFFECT THE BOUNDARY OF PIN 6984-51-5903-000.
9. APPARENT GAP IS BASED ON FOUND MONUMENTATION AND DEEDS OF RECORD.

I, WALTER C. SAMPSELL, III, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND IS BASED ON A CURRENT FIELD SURVEY.
I FURTHER CERTIFY THE PROPERTIES SHOWN HEREON LIES IN THE NAME OF:
CATHER, LLC - DEED BOOK 1629, PAGE 1226



Approved
Date 5-4-23
[Signature]
Community Development
To Record a Private Easement

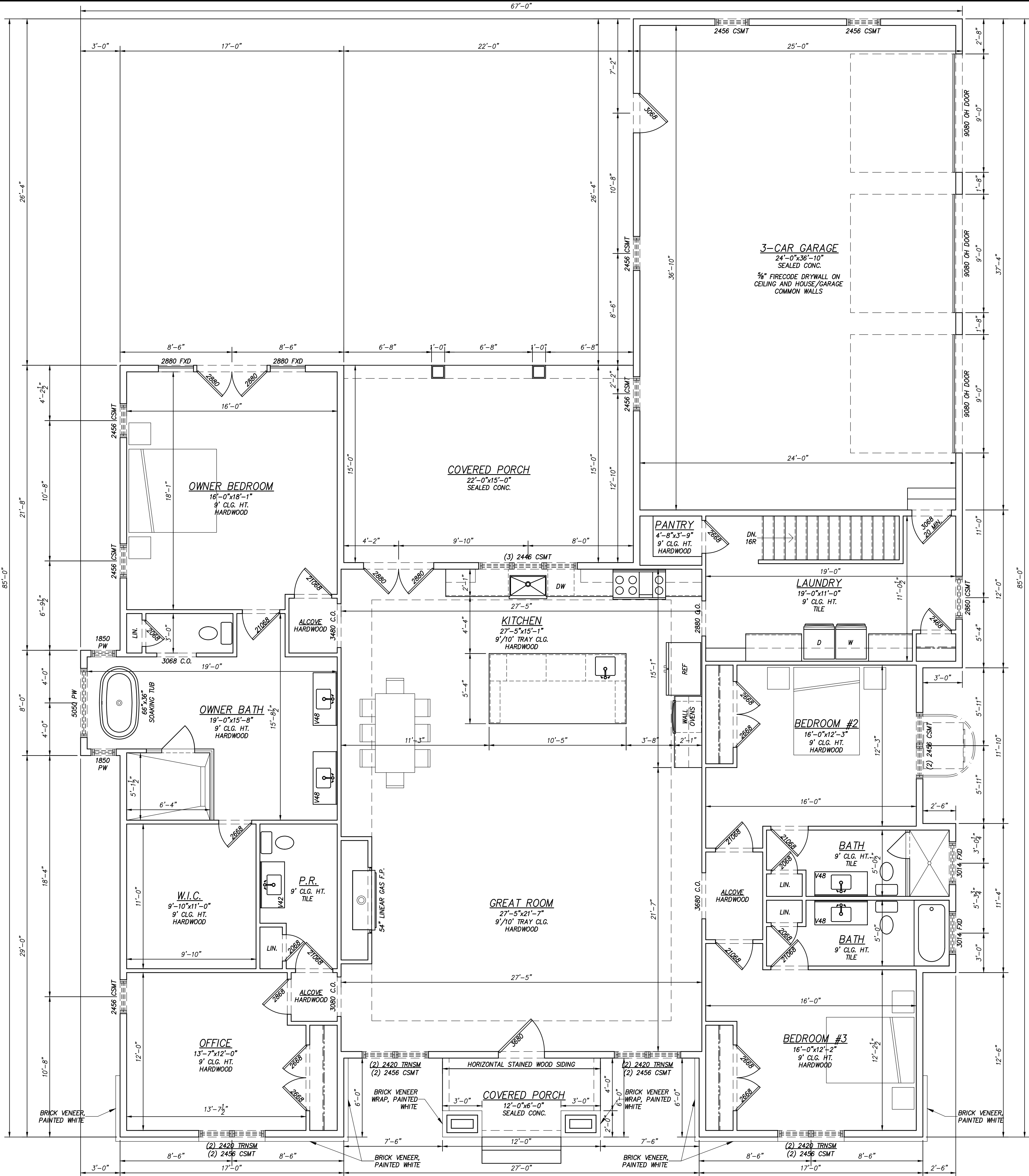
PLAT SHOWING
EASEMENT DEDICATION
ON THE PROPERTY OF
CATHER, LLC
DEED BOOK 1629, PAGE 1226
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
SCALE 1"=30' JULY 19, 2021

PROJECT #20036-010 SHEET 1 OF 1

CARSON
LAND CONSULTANTS

Land Planning, Surveying & Site Design
45 Main Street, 1st Floor ♦ Warrenton VA 20186
Phone: (540) 347-9191 ♦ Fax: (540) 349-1905
www.CarsonLC.com

©2023 DESIGN DELMARVA / S.E. WAGNER, ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. NONE ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DESIGN DELMARVA / S.E. WAGNER, ARCHITECT.



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

- SD - SMOKE DETECTOR HARD-WIRED W/BATTERY BACK-UP
- CO - CARBON MONOXIDE DETECTOR HARD-WIRED W/BATTERY BACK-UP

ALL WINDOWS SPEC'D AS ANDERSON 100 BLACK SERIES

SQUARE FOOTAGE

FIRST FLOOR = 2,933 SQ. FT.

UNFIN. BASEMENT = 1,911 SQ. FT.

3-CAR GARAGE = 933 SQ. FT.

FRONT COVERED PORCH = 72 SQ. FT.

REAR COVERED PORCH = 330 SQ. FT.

REVISIONS

DATE	REMARKS

GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AND DIMENSIONS PRIOR TO PERFORMING THE WORK
- NOTIFY ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES IN DIMENSIONS AND PLANS PRIOR TO PERFORMING THE WORK
- DEVIATION FROM THESE DRAWINGS WITHOUT PRIOR NOTIFICATION OF THE ARCHITECT WILL VOID CERTIFICATION AND SEAL
- DIM. INSIDE ROOMS ARE TO WOOD STUDS

SEAL

ISSUED FOR
REVIEW
09-03-2024

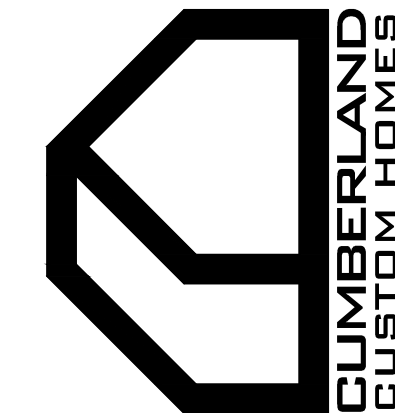
THIS DRAWING IS THE PROPERTY OF
S.E. Wagner, Architect

17577 Nassau Commons Blvd.
Suite 205, Lewes, DE 19558
p.302.644.8884
c.302.745.3098
kyle@designdelmarva.com

6491 Main St.
The Plains, VA 20198
p.540.253.9770
c.540.454.3686
steve@designdelmarva.com

© 2024 S.E. WAGNER, ARCHITECT

PO BOX 3360
WARRENTON, VA
20198
(540) 364-6047
(703) 709-7919



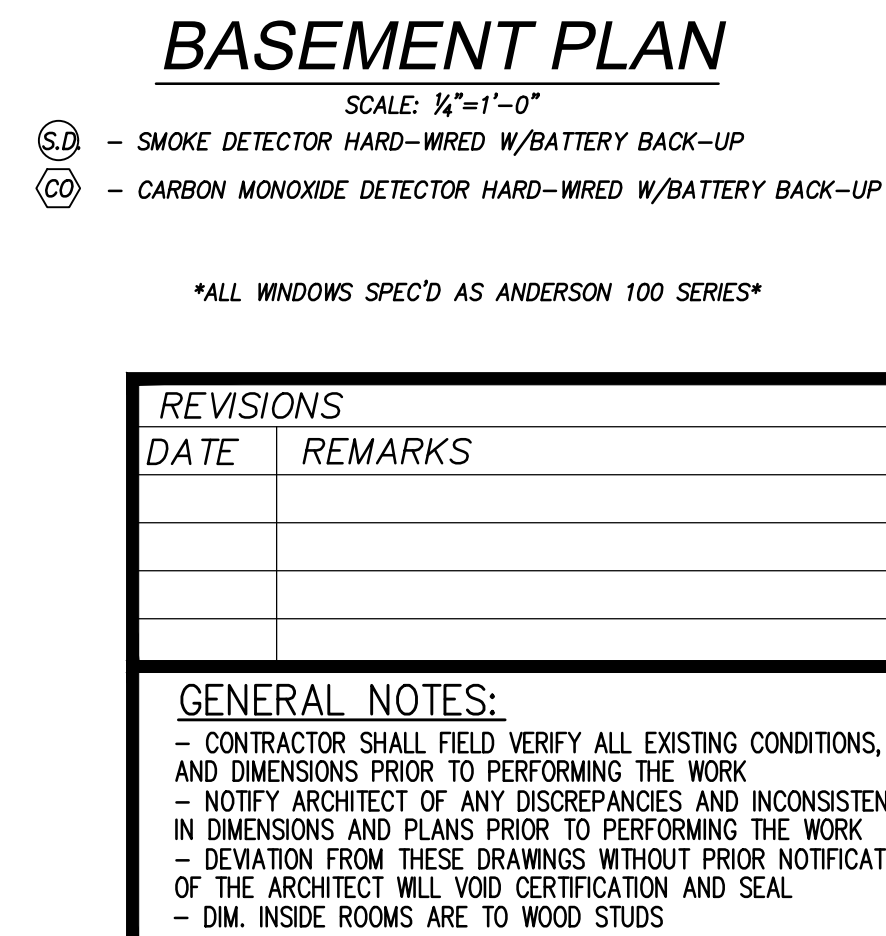
BOTTINI RESIDENCE
266 FALMOUTH ST

VIRGINIA

WARRENTON
FIRST FLOOR PLAN

DATE
7-16-2024

SHEET NO.
A1



ISSUED FOR
REVIEW
09-03-2024

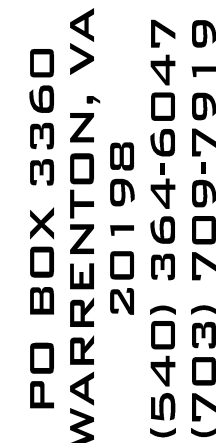
THIS DRAWING IS THE PROPERTY OF

S.E. Wagner, Architect

6491 Main St.
The Plains, VA 20198
P: 540.253.0770
F: 540.454.3686
steve@designduhmurva.com

17577 Nassau Commons Blvd.
Suite 205, Lewes, DE 19958
P: 302.644.8884
F: 302.745.3988
kyle@designduhmurva.com

© 2024 S.E. WAGNER, ARCHITECT



BOTTINI RESIDENCE
266 FALMOUTH ST

VIRGINIA

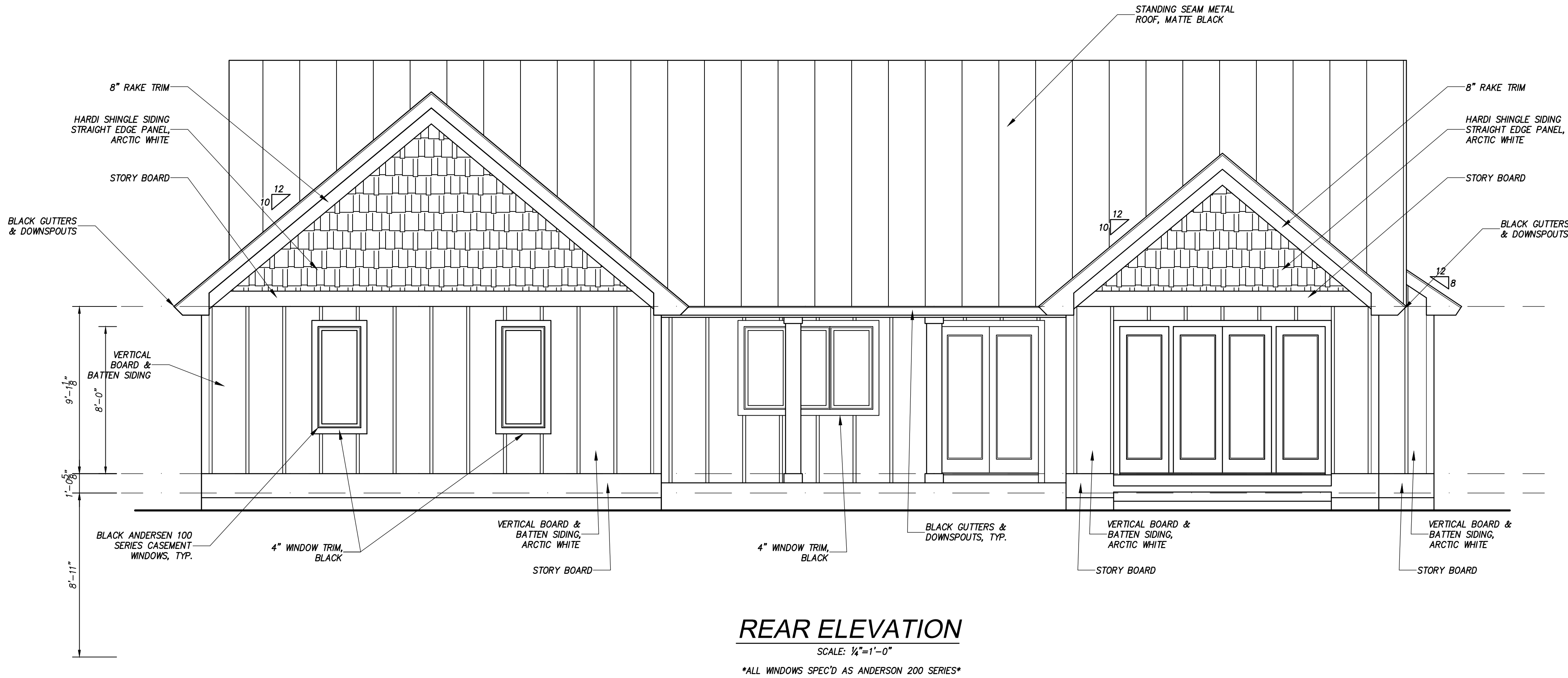
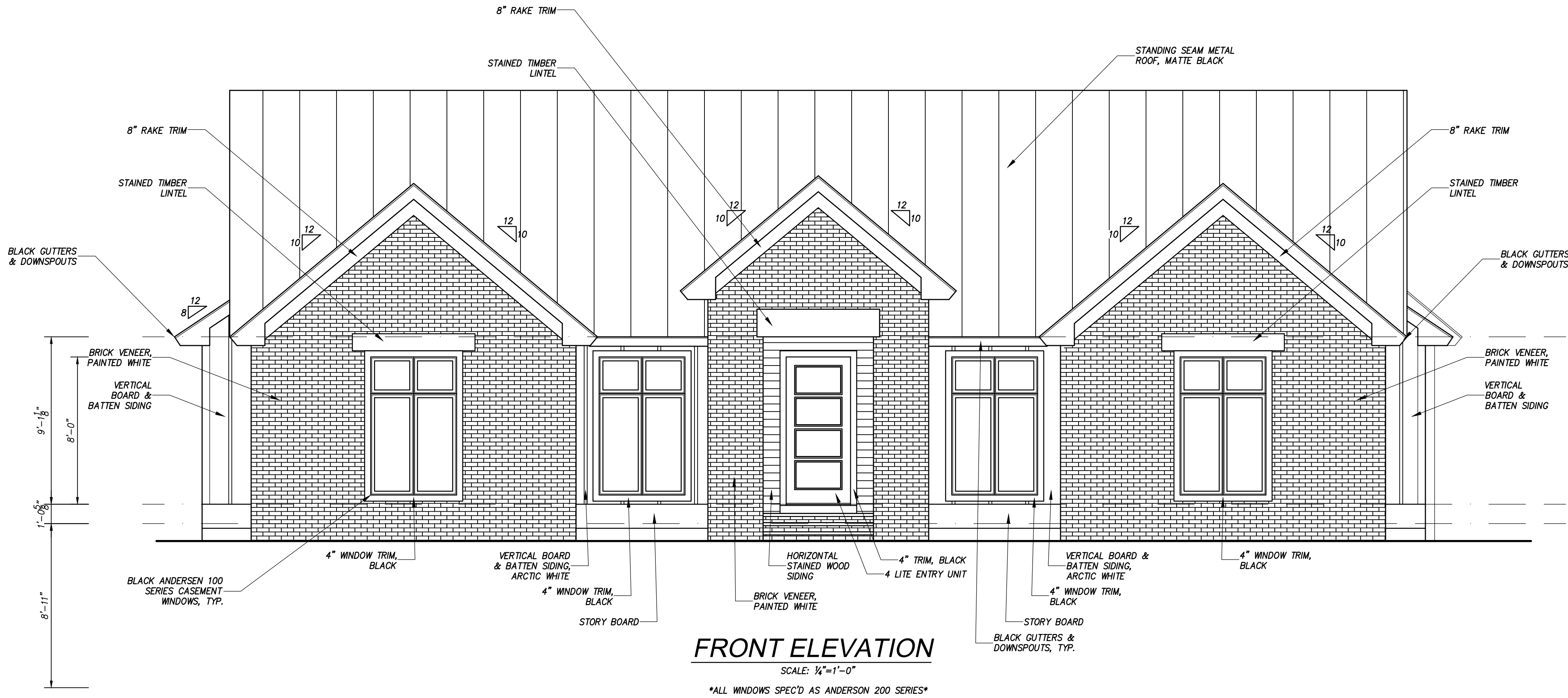
WARRENTON

BASEMENT PLAN

DATE
7-16-2024

SHEET NO.
A2

©2023 DESIGN DELMARVA / S.E. WAGNER, ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. NONE ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DESIGN DELMARVA / S.E. WAGNER, ARCHITECT.



REVISIONS	
DATE	REMARKS

GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AND DIMENSIONS PRIOR TO PERFORMING THE WORK
- NOTIFY ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES IN DIMENSIONS AND PLANS PRIOR TO PERFORMING THE WORK
- DEVIATION FROM THESE DRAWINGS WITHOUT PRIOR NOTIFICATION OF THE ARCHITECT WILL VOID CERTIFICATION AND SEAL
- DIM. INSIDE ROOMS ARE TO WOOD STUDS

Item 2.

SEAL

ISSUED FOR REVIEW
09-03-2024

THIS DRAWING IS THE PROPERTY OF

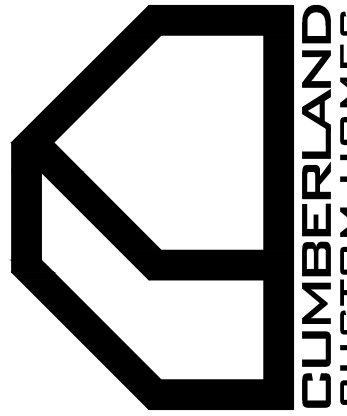
S.E. Wagner, Architect

17577 Nassau Commons Blvd.
Suite 205, Lewes, DE 19558
p.302.644.8884
c.302.745.3098
kyle@designdelmarva.com

6491 Main St.
The Plains, VA 20198
p.540.253.9770
c.540.454.3686
steve@designdelmarva.com

© 2024 S.E. WAGNER, ARCHITECT

PO BOX 3360
WARRENTON, VA
20198
(540) 364-6047
(703) 709-7919

**CUMBERLAND
CUSTOM HOMES**

BOTTINI RESIDENCE
266 FALMOUTH ST

WARRENTON

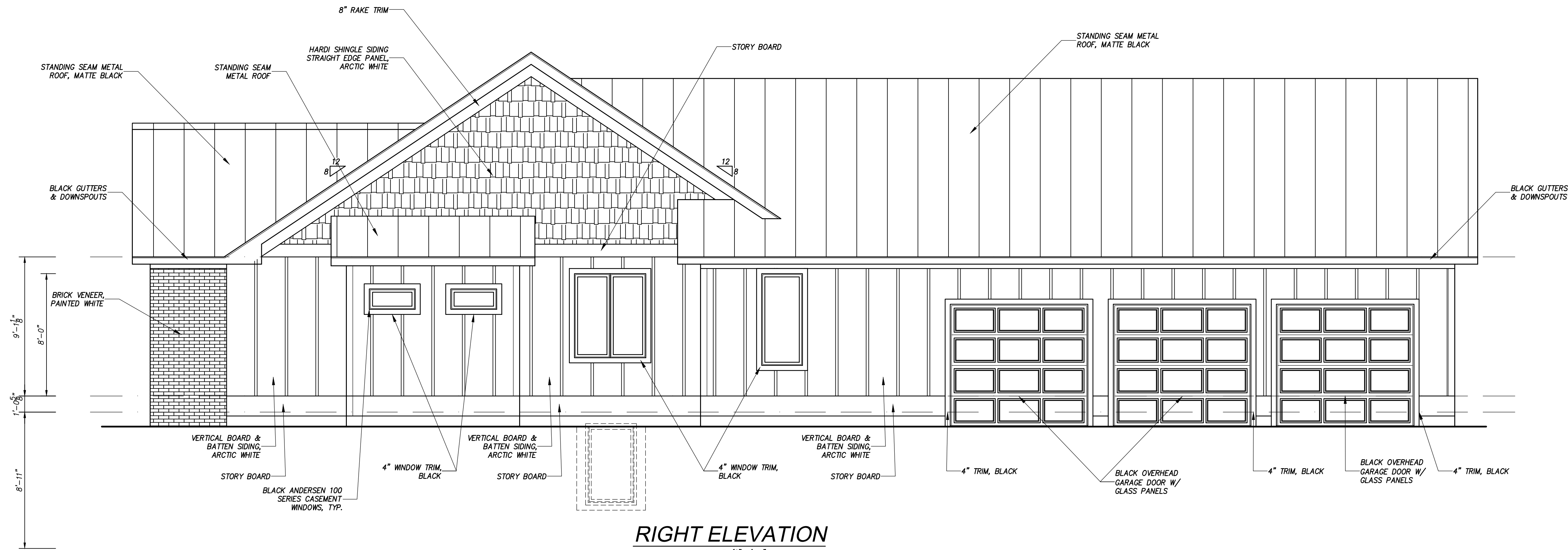
VIRGINIA

FRONT & REAR ELEVATIONS

DATE
7-16-2024

SHEET NO.
A3

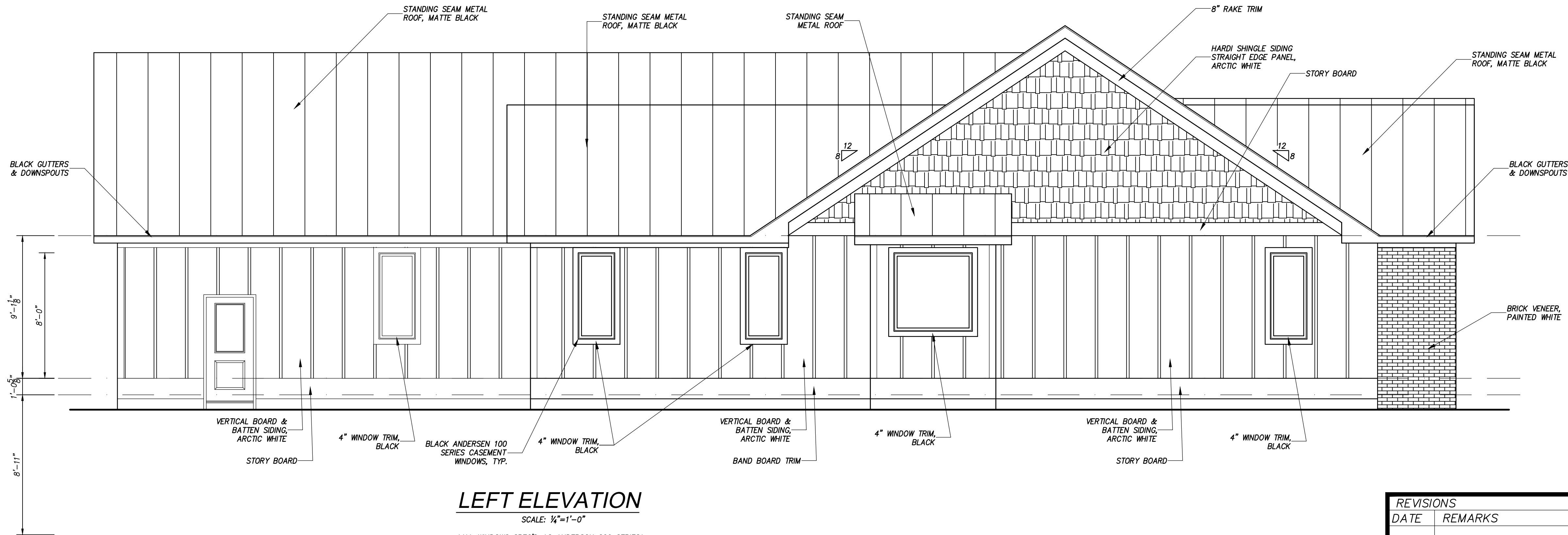
©2023 DESIGN DELMARVA / S.E. WAGNER, ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. NONE ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DESIGN DELMARVA / S.E. WAGNER, ARCHITECT.



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

ALL WINDOWS SPEC'D AS ANDERSON 200 SERIES



LEFT ELEVATION

SCALE: 1/4"=1'-0"

ALL WINDOWS SPEC'D AS ANDERSON 200 SERIES

REVISIONS	
DATE	REMARKS

GENERAL NOTES:
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AND DIMENSIONS PRIOR TO PERFORMING THE WORK
- NOTIFY ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES IN DIMENSIONS AND PLANS PRIOR TO PERFORMING THE WORK
- DEVIATION FROM THESE DRAWINGS WITHOUT PRIOR NOTIFICATION OF THE ARCHITECT WILL VOID CERTIFICATION AND SEAL
- DIM. INSIDE ROOMS ARE TO WOOD STUDS

Item 2.

SEAL

ISSUED FOR
REVIEW
09-03-2024

THIS DRAWING IS THE PROPERTY OF
S.E. Wagner, Architect
17577 Nassau Commons Blvd.
Suite 205, Lewes, DE 19558
p.302.644.8884
c.302.745.3098
kyle@designdelmarva.com
steve@designdelmarva.com
© 2024 S.E. WAGNER, ARCHITECT

PO BOX 3360
WARRENTON, VA
20198
(540) 364-6047
(703) 709-7919
CUMBERLAND
CUSTOM HOMES

BOTTINI RESIDENCE
266 FALMOUTH ST

VIRGINIA

WARRENTON
LEFT & RIGHT ELEVATIONS

DATE
7-16-2024

SHEET NO.
A4

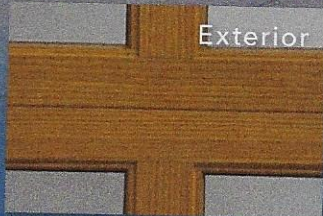




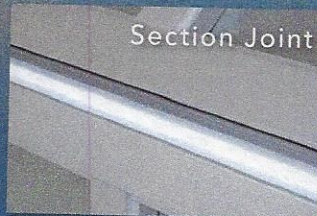




Interior



Exterior



Section Joint



Insulated Rail Option

Modern Performance.

Take your home to the next level of sophistication with the Residential Aluminum 360 Series' clean line look. Each handcrafted door is created to your specific wants with multiple wood grain and color options, a wide variety of glass choices from clear to obscure, and optional insulated rails that increase the door's thermal performance. The tongue and groove joint with bulb seal between the sections restrict cold or hot air from infiltrating to the inside of the garage. With all the options available, the sophisticated straight line look of the RA 360 will enhance the elegance of any home increasing curb appeal and the value of your home.

Change any garage from an accessory to a showpiece with a Haas Door RA 360 garage door with a clean, sophisticated look with modern performance. RA 360 opens the door to endless possibilities.



open the door to
endless possibilities

RESIDENTIAL ALUMINUM 360 SERIES

- 5 Impact Polycarbonate Options
- 23 Specialty Glass Options
- Rust and Corrosion Free
- Commercial Grade Aluminum
- Tongue and Groove Section Joints meet Air Infiltration Requirements
- Optional Polystyrene Insulated Rails with Tested U-Factor of 1.040. Add 1/2" SolarBan70 with argon gas for tested U-Factor of 0.690.
- 3 Anodized Color Options
- 8 Painted Finish Options
- 13 Wood Grain Color Options
- Custom-matched Color and Powder Coating also available



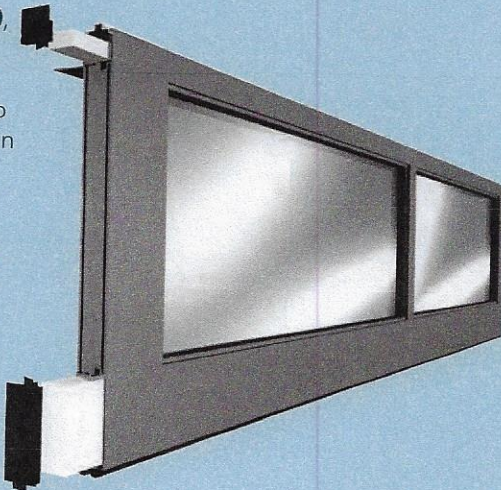
RA 360

The variety of options for the RA 360 allows you to select the exact look you desire for your home. Match the door to accent colors on the home, or select a wood grain finish to match your front door. Combine the finish with over 23 glass options from Dark Gray/Dark Gray to our highest privacy glass, Frosted to create a truly unique door that completely enhances the beauty and increases the value of your home.



For the highest thermal performance rating for our residential aluminum 360, request the insulated rail option with Solarban 70 and Argon gas for a 1.040 tested U-Factor. These options will help keep the cold out in the winter or cool in during summer.

The tongue and groove joint between sections contain a bulb seal that meets air infiltration requirements to ASTM E283-04. The rails are insulated with polystyrene, and the ends are capped to complete the sophisticated, clean look. These options provide more protection against heat or cold migrating into the garage with the bulb seal that restricts air from flowing into the garage from the outside.



GLAZING OPTIONS

Impact Polycarbonate Options

Clear
Bronze
Dark Gray
Frosted
Pebble

Insulated Specialty Glass Options

Clear/Clear
Dark Gray/Clear
Light Gray/Clear
Bronze/Clear
Clear/Frosted
Dark Gray/Frosted
Light Gray/Frosted
Bronze/Frosted
Clear/Low-E
Obscure/Clear
Dark Gray/Dark Gray
Clear/Solarban 70

Non-Insulated Specialty Glass Options

Clear
Dark Gray
Light Gray
Bronze
Frosted
Reflective Bronze
Obscure
Wire
Frosted Safety Laminate
Clear Safety Laminate
Clear Lexan

ANODIZED COLORS



WOODGRAIN COLORS



PAINTED COLORS



Due to the printing process, colors may vary. For accurate color match, contact your Haas Door dealer.



U-Factor uses a solid door assembly. Adding lites will affect the tested U-Factor.

100 SERIES



THE SMART
ALTERNATIVE TO VINYL

A BETTER CHOICE FOR YOUR HOME

Whether you're replacing, remodeling or building new, Andersen® 100 Series windows and patio doors offer many advantages over vinyl. They offer superior strength and performance because they're made of innovative Fibrex® composite material, which is 2X stronger and more durable than vinyl. They're also available in a variety of rich dark colors with finishes that are made to last and they're designed to retain their stability and rigidity in all climates. Plus, 100 Series windows and doors are environmentally responsible and energy efficient, making them a better choice for your home.

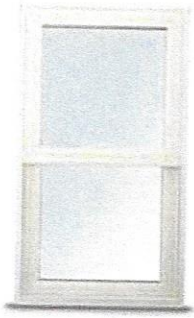


*When 100 Series products were tested against five leading competitors' painted vinyl window products.



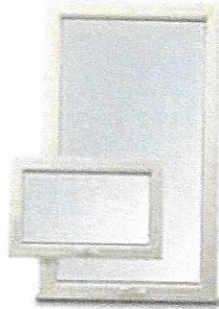
WINDOW & DOOR TYPES

Choose the product style and frame type needed to complete your replacement, remodeling or new construction project and bring your vision to life.



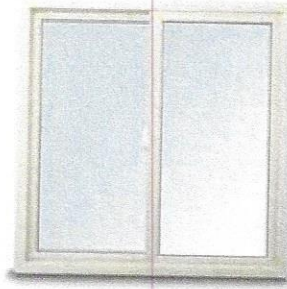
SINGLE-HUNG

Single-hung windows feature a stationary upper sash and operable lower sash that slides up and down.



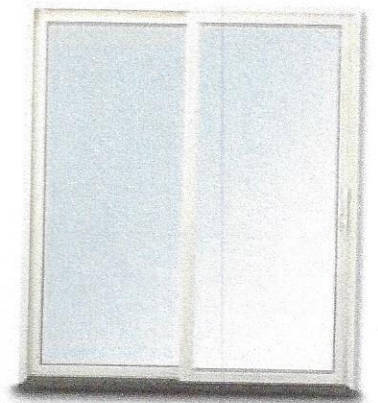
CASEMENT & AWNING

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward.



GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash is also available.



GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. Add character and light with a sidelight or transom.

SPECIALTY WINDOWS

Specialty windows are stationary (non-operable) windows characterized by their special shapes, including curves and dramatic angles. A variety of shapes are available to complement your home's architecture.

Windows and doors are available in custom sizes to fit all projects.



COLOR OPTIONS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows. They also feature a premium matte finish inside for an attractive appearance.

EXTERIOR COLORS



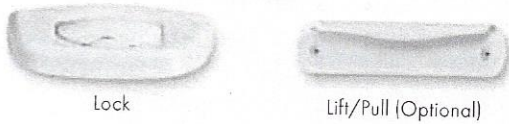
INTERIOR COLORS



HARDWARE OPTIONS

Single-Hung & Gliding

STANDARD



Lock automatically engages when window is closed. Hardware color matches the window's interior. Shown in white.

OPTIONAL SLIM LINE METAL HARDWARE



Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Caseмент & Awning

STANDARD FOLDING



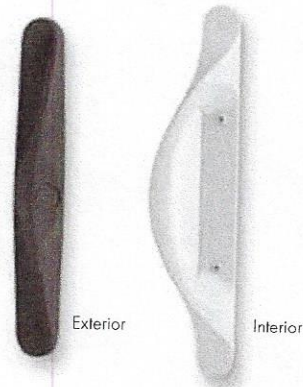
Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Bold names denotes finish shown.

Patio Doors

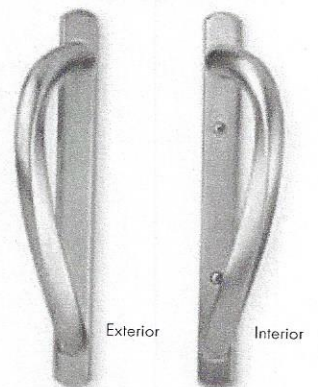
TULSA



Exterior handle matches exterior door color. Shown in dark bronze.

Interior handle matches interior door color. Shown in white.

OPTIONAL AFTON



Antique Brass | Bright Brass
Black | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. Exterior keyed lock also available.

*Products with dark bronze, black and Sandtone interiors have matching exteriors. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your Andersen supplier for the selections that meet ENERGY STAR® requirements in your area.

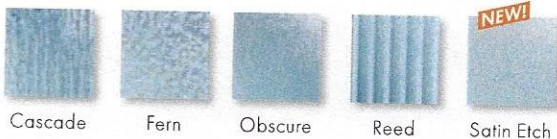
GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ● ○	● ● ● ● ●	● ● ● ● ○	● ● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ● ●	● ● ● ● ●	● ● ● ● ○	● ● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ● ●	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ● ○	● ● ● ● ●	● ○ ○ ○ ○	● ● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○ ○	○ ○ ○ ○ ○	● ● ● ● ●	○ ○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

ADDITIONAL GLASS OPTIONS

Tempered safety glass, standard on patio doors. Sound reducing glass options are also available.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.



Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.

GLASS SPACER OPTIONS

Choose from stainless steel or black glass spacers to create a customized look.

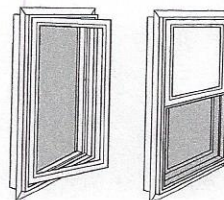


For more details on glass options, visit andersenwindows.com/glass.

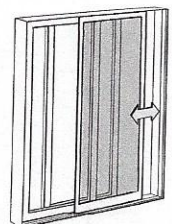


INSECT SCREEN OPTIONS

Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity and letting in 25% more fresh air* than our conventional insect screens.



Insect screens are available for all venting windows.



Gliding insect screens are available for two-panel doors.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

GRILLE OPTIONS

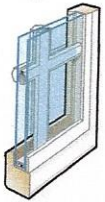
Customize the look of your windows and patio doors with a variety of grille options to complement virtually any style of home.

CONVENIENT CLEANING OPTIONS

Finelight™ grilles-between-the-glass are installed between the glass panes to make glass easy to clean. With an elegant, sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door. Finelight grilles-between-the-glass with exterior grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



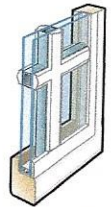
Finelight
grilles-
between-
the-glass



Finelight
grilles-
between-
the-glass
Permanent
exterior

FULL DIVIDED LIGHT

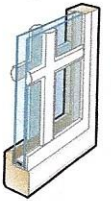
Permanently applied to the interior and exterior of your window with a spacer between the glass for an authentic look.



Permanent
exterior
Permanent
interior with
spacer

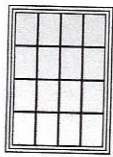
SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass.

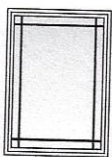


Permanent
exterior
Permanent
interior

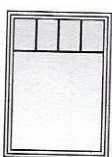
Grille Patterns



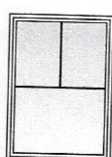
Colonial*



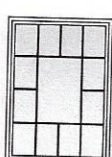
Prairie A



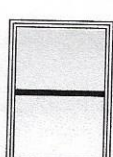
Short
Fractional*



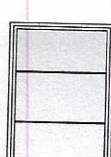
Tall
Fractional*



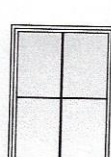
Victorian



Simulated
Single-Hung



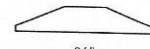
Specified Equal Light**



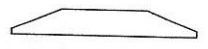
*Modified pattern also available.

**Specify number of same-size rectangles across or down.

Grille Bar Widths



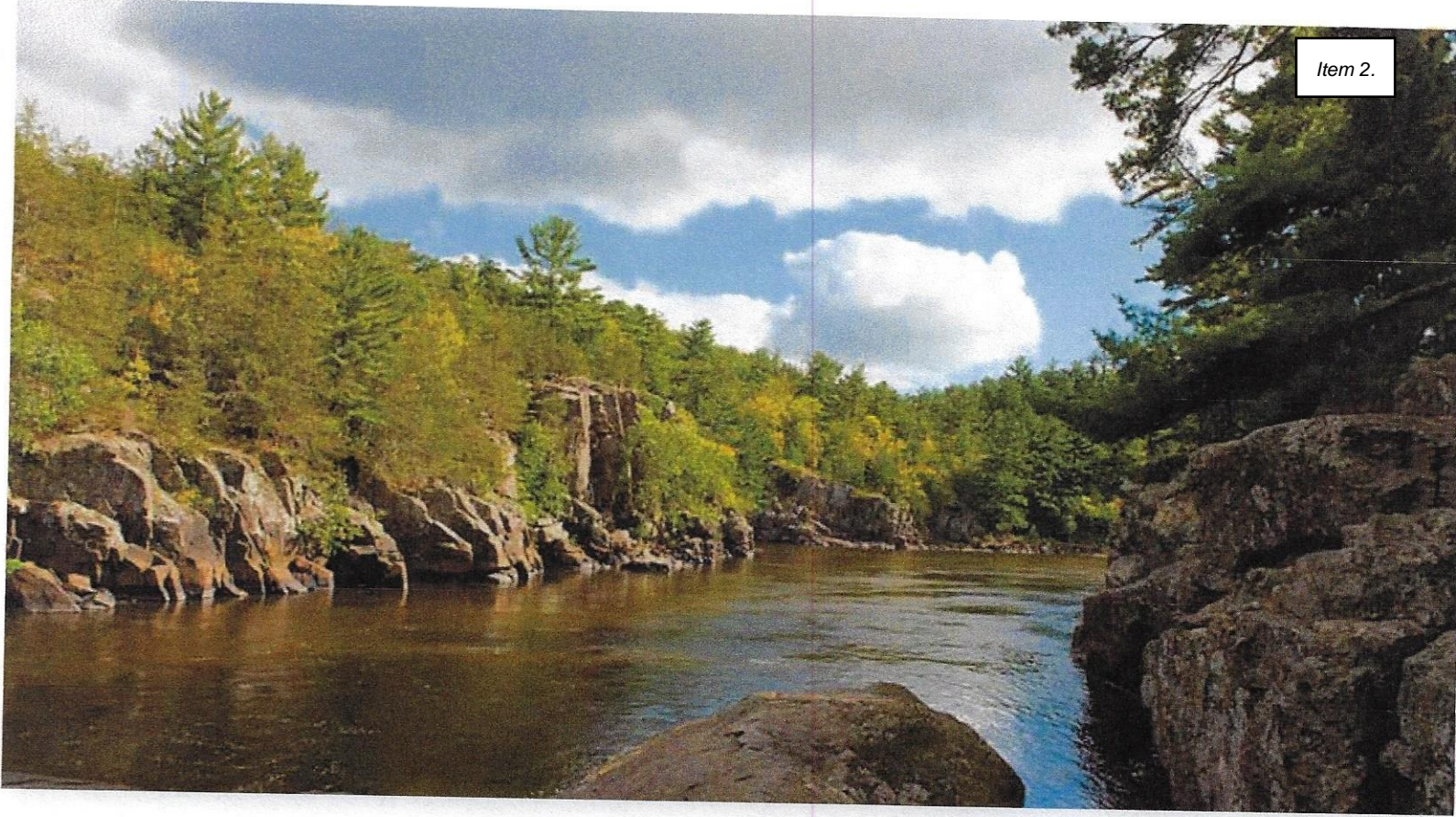
3/4"



1"

Grille width for windows is 3/4".
Grille width for patio doors is 1".
A 2 1/4" simulated meeting rail is available
for casement windows to replicate the
look of single-hung windows.
Actual size shown.





THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting*, energy-efficient windows and doors. Visit andersenwindows.com/sustainability for more information.



Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.



*Visit andersenwindows.com/warranty for details.
All trademarks where denoted are marks of their respective owners.
©2021 Andersen Corporation. All rights reserved. 07/21 Part #912210

Our 2024 Sustainability Report, "Building a Culture of Sustainability,"
is available now.

 > [Product Catalog](#) > [Exterior Siding Products](#) > **Hardie® Shingle Siding | James Hardie**

Hardie® Shingle Siding

Add timeless style to your home with durable Hardie® Shingle siding that mimics the distinct look of classic cedar shake.

 Showing products for: 20186

Hardie® Shingle




Your home is a blank canvas. Experiment with Hardie® Shingle styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Item 2.



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your siding texture



Straight Edge Panel



Staggered Edge Panel

Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

Did not find the color you're looking for? [Click here.](#)

Arctic White

Add sample to cart | Free

Visualize with Hover® →

Why Choose Hardie® Shingle?

Get timeless style, and high-quality siding that's designed to last.



Superior durability

Hardie® siding is noncombustible—it will not burn.* It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.



Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.



Lasting value

Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.



Create unmatched curb appeal

ColorPlus® Technology finishes provide countless color options in an ultra-durable finish. Our factory-applied, baked-on color is cured between coats for superior color consistency, adhesion and durability.

Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Shingle.



Quick Start Installation Guide

Get an overview of the installation process for Hardie® Shingle. In English and Spanish.

Download PDF 



How to Install Hardie® Shingle

From starter strips to correct gap length, it's important to know the basics for siding installation.

Watch video →

Item 2.



Browse Tech Docs Library


Quickly browse and gather all the docs you need for a successful install project, from CAD files to install instructions to safety sheets.

See docs for this product →


Download tech docs →

Explore more products


See how Hardie® products can help your home look beautiful for years to come.




Hardie® Plank ↗



Hardie® Panel ↗



Hardie® Soffit ↗



**Hardie® Trim
Batten Boards** ↗

Start your renovation

Find a local contractor



**Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.*

- Quick Links
- Homeowner Help
- Pros Resources
- Additional Information
- Follow James Hardie



Contact Us 1-888-J-HARDIE

[Get a Quote](#)

20186

Our 2024 Sustainability Report, "Building a Culture of Sustainability,"
is available now.

[Home](#) > [Product Catalog](#) > [Trim Products](#) > **Hardie® Trim Batten Boards | James Hardie**

Hardie® Trim Batten Boards

Designed with timeless appeal, Hardie® Trim Batten boards add a unique element to any home, with the durability to last. Pair with Hardie® Panel vertical siding to achieve the beloved board-and-batten modern farmhouse or Tudor look for your home.

 Showing products for: 20186



Find your style

Your home is a blank canvas. Experiment with Hardie® Trim Batten board siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your siding texture



Rustic Grain



Smooth Grain

Select your color collection

Magnolia Home |
James Hardie
Collection

Primed for
Paint

Did not find the color you're looking for?
[Click here.](#)

Select color

Green

Find colors by name

Why Choose Hardie® Trim Batten Board?

Get the beauty of board and batten, in siding and trim that's built to last.

Made specifically for you, products may incur additional cost and production time.



Superior durability

Hardie® siding is noncombustible—it will not burn.* It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.



Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.



Lasting value

Enjoy a low-maintenance exterior with a 30-year non-prorated limited substrate warranty on our soffit products. ColorPlus® Technology finishes offer superior UV resistance.



Create unmatched curb appeal

ColorPlus® Technology finishes provide countless color options in an ultra-durable finish. Our factory-applied, baked-on color is cured between coats for superior color consistency, adhesion and durability.

Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Trim Batten Boards.

Specs: Rustic Grain

Width	2.5 in	2.5 in	2.5 in
Length	144 in	144 in	144 in
Thickness	0.75 in	0.75 in	0.75 in
ExposureWidth	2.5 in	2.5 in	2.5 in
Dream Collection®		●	
Primed for Paint			●

Magnolia Home | James Hardie Collection



* Thickness 5/16 in and Length 12 ft planks for all

Specs: Smooth Grain



Quick Start Installation Guide

Get an overview of the installation process for Hardie® Trim Batten Boards. In English and Spanish.

Download PDF 



How to Install Hardie® Trim Batten Boards

From starter strips to correct gap length, it's important to know the basics for siding installation.

Watch video 



Browse Tech Docs Library

Quickly browse and gather all the docs you need for a successful install project, from CAD files to install instructions to safety sheets.


See docs for this product 

Download tech docs 


Explore more products

See how Hardie® products can help your home look beautiful for years to come.


Item 2.




Hardie® Plank ↗



Hardie® Panel ↗



Hardie® Shingle ↗



Hardie® Soffit ↗

Start your renovation

Ready to take the next step? Find a local pro to help you execute your design vision with Hardie® siding.

Find a local contractor



- Quick Links
- Homeowner Help
- Pros Resources
- Additional Information
- Follow James Hardie



Contact Us

1-888-J-HARDIE

© 2024 James Hardie Building Products Inc. All rights reserved. ™ or ® denote trademarks or registered trademarks of James Hardie Technology Ltd.

Privacy Policy

Terms and Conditions

Sitemap

Do Not Sell My Personal Information

Get a Quote

20186

THERMA TRU[®]

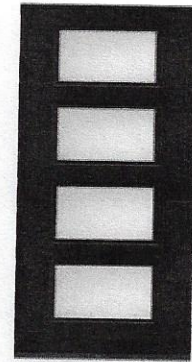
DOORS

Date 9/2/2024

Style Option = S83XE-ADV

Fiberglass Single

Impact Rating : None
 Call Width : 3'6"
 Call Height : 8'0"
 Door Collection : Smooth-Star®
 Line : Pulse
 Glass Shape : Pulse Ari
 Style Shape : Pulse 8' Ari 4-Lite
 Glass Type : Privacy & Textured Glass
 Glass Design : Satin Etch
 Grille Pattern : None
 Grille Style : None
 Low-E? : No
 Caming : None
 Frame Profile : Flat Profile
 Door Prefinish : Paint 1 Color
 Door Paint Color : Onyx
 Jamb Prefinish : Paint 1 Color
 Jamb Paint Color : Same as door
 Hardware : No Hardware
 Would you like to include a storm door? : No



FRONT ENTRY

THERMA TRU[®]

DOORS

Date	9/2/2024
------	----------

Style Option = S8000-LE

Fiberglass Single

Impact Rating : None
Call Width : 2'8"
Call Height : 8'0"
Door Collection : Smooth-Star®
Line : Smooth-Star®
Glass Shape : Full Lite
Style Shape : 8' Full Lite Flush-Glazed
Glass Type : Clear Glass
Glass Design : Clear
Grille Pattern : None
Grille Style : None
Low-E? : Yes
Caming : None
Frame Profile : None
Door Prefinish : Paint 1 Color
Door Paint Color : Onyx
Jamb Prefinish : Paint 1 Color
Jamb Paint Color : Same as door
Hardware : No Hardware
Would you like to include a storm door? : No



REAR PATIO



Community Development
Department

STAFF REPORT

Meeting Date:	September 26, 2024
Agenda Title:	COA 24-63 – 20 North 5th Street
Requested Action:	Review proposal for the request to install a bracket and hanging sign on the exterior of the building.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to install a bracket and hanging sign to the exterior of the building for the business "Goodness & Grace":

- Proposed dimensions of the hanging sign:
 - 18" x 36"
- Bracket will be installed within the mortar joints and not directly into the brick.
- Hanging sign material:
 - Wood

BACKGROUND

This commercial business was constructed in c.1965 and is in fair condition. As a commercial structure, it represents a typical mid-twentieth-century detached commercial building. It retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the residential character of the district. Although the dwelling does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
F. PROJECTING SIGNS		
1. The bottom edge of the projecting sign should be eight (8) feet above the sidewalk.	3.41	The applicant shall confirm the placement of the projecting sign to meet the requirement.

Historic District Guideline	Page No.	Analysis
2. Projecting signs should not be larger than six (6) square feet. The sign panel should have a minimum six-inch (6") clearance from the face of the building and extend to its outermost part less than four (4) feet. Projecting signs will be reviewed according to their scale and size and to the scale and size of the building to which they are proposed.	3.41	The applicant shall confirm the placement of the projecting sign to meet the requirement.

STAFF RECOMMENDATION

Staff recommends approval of the request to install a metal bracket and wood hanging sign, measuring 18" x 36", on the exterior of the building at 20 North 5th Street, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The Applicant shall fasten the bracket into the mortar joints and not directly into brick.
- 3) The bottom edge of the projecting sign should be eight (8) feet above the sidewalk/ground.
- 4) The sign panel should have a minimum six-inch (6") clearance from the face of the building and extend to its outermost part less than four (4) feet.

ATTACHMENTS

1. Attachment 1 – Photos
2. Attachment 2 – Draft Motion Sheet

Vicinity Map – Street View





Photos:





ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 24-63

September 26, 2024

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 24-63** for the request to install a metal bracket and wood hanging sign measuring 18" x 36" on the exterior of the building, as described and depicted within the application, at **20 North 5th Street** with the following conditions:

- 1) All necessary permits are acquired.
- 2) The Applicant shall fasten the bracket into the mortar joints and not directly into brick.
- 3) The bottom edge of the projecting sign should be eight (8) feet above the sidewalk/ground.
- 4) The sign panel should have a minimum six-inch (6") clearance from the face of the building and extend to its outermost part less than four (4) feet.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



COA-24-63

Certificate of Appropriateness

Status: Active

Submitted On: 9/19/2024

Primary Location

20 North 5th Street
Warrenton, VA 20186

Owner

Chantal Campbell
North 5th Street 20 Warrenton, VA 20186

Building Use

Residential ?

☐

Commercial ?

☒

Proposed Work Area Description ?

hanging a side bracket business sign off of the side of the bakery :)

Proposed Work

New Addition or Construction

☐

Roofing ?

☐

Openings ?

☐

Exterior Finishes ?

☐

Gutters & Downspouts

☐

HVAC or Exterior Utilities

☐

Signage

☒

Fencing

☐

Major Landscaping ?

☐

Awning

☐

Other ?

☐

Signage

Sign Type*

Wall

Sign Material*

Wood

Sign Width (inches)*

18

Sign Length (inches)*

36

Total Sign Area (Sq. Ft)

4.5



Colors

black & white

Additional Material Information

Existing Materials ?

Proposed Materials ?

Submission Date

Any application submitted after 4 PM on Fridays will post the following Monday, unless it is a designated holiday at which time it will post on the following Tuesday.

Check here to acknowledge understanding of official
submittance day.*



Applicant Signature

I hereby certify that:

- I have read and examined this application and know the information provided is true and correct.
- I acknowledge that the granting of a permit does not presume to give authority to violate or cancel the provisions of any local or state law regulating construction or the performance of construction, and by applying for this permit I hereby agree to adhere to all Town and State laws.
- I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent.



By checking the box below, I consent my typed
electronic signature constitutes certification of the
truthful and accurate information provided. I agree
my electronic signature captured by this means
shall be a valid signature for purposes of this
application.*

Date*

09/19/2024

✓ Malayna LaBonne Campbell
Sep 19, 2024

Attachments

	Photographs outdoor sign.pdf Uploaded by Malayna Campbell on Sep 19, 2024 at 3:14 PM	REQUIRED
	Sign Rendering outdoor sign 2.pdf Uploaded by Malayna Campbell on Sep 19, 2024 at 3:15 PM	REQUIRED



Item 3.

