



ARCHITECTURAL REVIEW BOARD MEETING- SPECIAL MEETING

Tuesday, July 07, 2026 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. Meeting Minutes from April 24, 2026
2. Meeting Minutes from May 28, 2026

NEW BUSINESS

3. COA 26-16: 22 Waterloo Street

Request to construct a new rear addition to the existing building, make facade alterations, including the replacement of garage bay doors, and landscaping improvements

4. COA 26-17: 25 Fisher Lane

Request to construct new board-and-batten fence ranging from 4 ft to 6 ft in height

UPDATES.

5. Recap: Preview Design Meeting for Proposed Warren Green Hotel Alterations

BOARD MEMBERS TIME.

ADJOURN.



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, April 24, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON APRIL 24, 2026

Regular Meeting

PRESENT	Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. William Hemmingson; Mr. Tim Burch; Mr. John Scoggin; Ms. Casey DeHaven, Planning Manager
PRESENT VIA ELECTRONIC MEANS	N/A
ABSENT	N/A

REGULAR MEETING – 6:30 PM

Mr. Michael Beidler, board Chair, reads the statement of purpose and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES

Mr. Beidler asked for any comments on the Minutes from 2/26/2026.
 Mr. Wojcik moved for approval.
 Mr. Burch Seconded.
 The Board approved unanimously.

Mr. Beidler asked for any comments on the Minutes from the 1/22/2026 Meeting
 Mr. Scoggin moved to approve the Minutes as written.
 Mr. Hemmingson seconded the motion.
 The Board approved unanimously

NEW BUSINESS.

COA-26-22: Resubmission

Mr. Beidler invited the Applicant and Contractor to speak on their new application, revised from 2/26/2026 Meeting.

The Applicant described a rear kitchen addition and remodel at her residence at 86 Culpeper Street. A deck will top the addition roof and below will be a finished basement level.

Mr. Beidler asked for Staff recommendations on the proposal.

Ms. DeHaven noted that the revised submission includes all elevations and plans for a full review and addresses all the feedback previously given by Staff and the Board.

Mr. Hemmingson asked about the replacement of the canopy over the basement area, and expressed preference for the rear elevation windows and door headers be in line and level.

The Contractor offered that it may have been a computer glitch with the drawing software, and the headers will be level.

Mr. Hemmingson asked about the possible reuse of the copper roof cladding.

The Applicant replied that if they cannot reuse the copper, they will use a matching metal cladding for consistency.

Mr. Beidler asked for clarification on using real copper roofing or a copper-like metal cladding.

The Contractor confirmed it will be a copper-like metal roofing, and the gutters will be genuine copper.

Mr. Wojcik asked about the condition of the existing rear door and if the Applicant plans to replace it.

The Applicant confirmed it will be replaced with new wooden model that mimics the adjacent window pattern.

Mr. Wojcik asked the Applicant if they feel positive about the direction of the project inclusive of Board feedback.

The Applicant confirmed that she and the Contractor feel good moving forward with the plans presented.

Mr. Scoggin asked for further information on the lattice around the ground level under the porch, and expressed preference for the lattice orientation match the rectilinear latticework existing at the house.

The Applicant confirmed that the new latticework will match the existing for consistency.

Mr. Burch asked for clarification on the proposed hardiplank siding and its profile.

Mr. Beidler emphasized that the new siding should match the existing street-side siding profile.

The Contractor confirmed that the siding will match existing materials.

Mr. Beidler returned to the rear elevation and the level of the doors and windows, and asked Mr. Hemmingson if the leveling of the window and door trim should be included as a condition of approval.

Mr. Hemmingson agreed it should be a condition of approval.

The Contractor discussed options for trim width to create level headers across the elevation fenestration.

Mr. Scoggin asked if it was feasible to change the level of the windows.

The Applicant expressed that it was not possible with the level of interior flooring.

Mr. Beidler asked Mr. Burch if the lattice orientation should be added as a condition of approval.

Mr. Burch agreed it should.

Mr. Beidler asked Ms. DeHaven to review the proposed motion of approval and the conditions discussed.

Ms. DeHaven summarized that the two conditions discussed regarding the level of the rear fenestration trim and the preference for matching latticework.

Mr. Beidler review the existing conditions in the proposed motion, and edited items not aligned with the project specifications.

Ms. DeHaven added the new conditions of approval to the written motion.

Mr. Beidler expression appreciation to the Applicant for the updated design plans.

Mr. Burch made a motion to approve the COA with the described conditions.

Mr. Scoggin seconded the motion.

Ayes: Mr. Wojcik, Mr. Hemmingson, Mr. Beidler.

Nay:

Abstention:

The motion passed unanimously.

Ms. DeHaven offered guidance on next steps for the Applicant in the COA process.

The Applicant thanked the Board and excused herself from the podium.

UPDATES.

Ms. DeHaven updated the Board that a new employee, Ms. Whitney Burgess, has been hired to fill the Preservation Planner position.

BOARD MEMBERS TIME.

Mr. Wojcik discussed the process of pre-application meetings with Mr. Scoggin.

Ms. DeHaven added that all applicants or intended applicants have the ability to request a meeting with the Board to discuss ideas in an informal setting.

The Board agreed pre-meetings were helpful to the overall application process.

ADJOURNMENT.

Mr. Beidler moves to adjourn the meeting. There was no discussion.

With no further business, this meeting was adjourned at 7:18 PM on Thursday, April 24, 2026.



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, May 28, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON MAY 28, 2026

Regular Meeting

PRESENT Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. William Hemmingson; Mr. Tim Burch; Mr. John Scoggin; Ms. Casey DeHaven, Planning Manager; Ms. Whitney Burgess

PRESENT VIA ELECTRONIC MEANS N/A

ABSENT N/A

REGULAR MEETING – 6:30 PM

Mr. Michael Beidler, board Chair, reads the statement of purpose and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES

No draft meeting minutes for review.

NEW BUSINESS.

1. COA 2026-11: 82 Main Street

Request to install hanging sign and bracket and an A-Frame sign to be placed on the sidewalk.

Ms. Burgess provided an overview of the COA and all proposed alterations.

Mr. Beidler requested clarification as to where the bracket was being installed.

Ms. DeHaven offered clarification on the applicant’s submitted photos and the location of the proposed wall mounted sign.

Mr. Hemmingson asked if attaching the bracket to the block rather than the brick would require a condition to require mounting within joints.

Mr. Wojcik stated the sign compliments the building style and asked about the mounting method for the bracket.

Ms. Burgess provided an overview of attachment methods for contemporary signage.

Mr. Beidler asked for clarification on whether or not the sign would be back-lit.

Ms. Burgess confirmed it is not.

Mr. Beidler asked the board members for any proposed changes to the draft motion.

Mr. Wojcik stated we should change “brick joint” to “masonry joint” for consistency.

Mr. Hemmingson motioned to approve the project conditions as written.

Mr. Burch seconded.

The vote was as follows:

Ayes: Mr. Michael Beidler, Chair, Mr. Steve Wojcik, Vice Chair; Mr. William Hemmingson;
Mr. John Scoggin

Nays:

Abstention: Mr. Tim Burch;

Absent:

WORK SESSION

Red Truck Bakery – requested rear/side addition with exterior alterations including garage door fenestration updates.

Chair Beidler invited the Applicant to introduce the project.

Mr. Neal Wavra, Applicant/Owner, provided an overview of the difficulties the current floor plan presents, the proposed plans for this project, and their intention to maintain the historic fabric of the building.

Mr. Beidler requested a search as to the historic timeline of the garage doors and any approvals made in recent permitting history for the doors.

Ms. Burgess explained that the town’s OpenGov digitized record for the property only goes back to 2020.

Mr. Wojcik recalls the ARB did approve the inset door that was installed within the larger garage doors.

Mr. Burch asked if the change in the garage doors that is proposed would keep the historic style and design of the original doors.

Mr. Wavra confirmed.

Mr. Beidler stated the doors will actually be completely reconstructed and the ARB will need to take that into consideration.

Ms. Burgess stated that the proposed design is in keeping with the overall style of the building and would be supported by Staff.

Mr. Burch asked if it would be possible to replicate the doors and windows as to what it looks like right now, not slightly different as the AI rendering shows. The doors would not still need to be non-fixed.

Mr. Wavra agreed with the suggestion.

Mr. Scoggin asked if this will be the new main entrance.

Mr. Wavra confirmed and explained the new proposed means of egress into and out of the building with the proposed changes.

Mr. Scoggin stated that the current proposal seems to detract from the historic value of the building and to maintain the current scale of the doors.

Mr. Hemmingson stated that the proposed layout seems agreeable but agreed that the current scale of the garage doors should be maintained, as seemingly shown in the draft drawings.

Mr. Wojcik stated the addition could possibly look more similar to the building.

Ms. DeHaven provided an overview of staff's guidelines for additions and maintaining visual separation between original and alter construction.

Mr. Beidler stated the siding could still be stucco, but a different variant to differentiate from the rest of the building.

Mr. Wojcik stated some ideas for replicating the garage doors and discussed examples around town.

The contractor spoke on the possibility of replicating the doors.

Mr. Wavra asked if the Board would prefer a stucco surface on the addition versus siding.

The Board all agreed.

Mr. Scoggin asked for confirmation on whether or not the addition should be enclosed or open.

Mr. Wavra stated he preferred fully enclosed.

The Board agreed.

Mr. Burch commented that the space intended for the proposed addition is right on the property line.

Ms. DeHaven confirmed that no setback is required because the property is zoned CBD.

Mr. Beidler asked for clarification on the misaligned property boundary on the drawing.

The contractor confirmed that is just the property boundary as shown via GIS.

Mr. Scoggin asked about any service/access issues with the neighboring property.

Mr. Wavra confirmed there will still be ample space to access the neighboring property.

Mr. Hemmingson asked about the windows and whether the addition would impact on the existing window fenestration.

Mr. Wavra asked for a preference from the Board.

Mr. Scoggin asked about waste management and where it would be located.

The contractor asked about bringing up the addition corner with an overhang to maintain the current proposed setback.

Mr. Beidler stated he prefers the current proposed layout.

Mr. Wavra stated that if the addition is enclosed, there will be ample space for waste management.

The Board discussed prospective waste enclosures.

Mr. Wojcik asked about where deliveries will be unloaded.

Mr. Wavra confirmed they will park on the side street to off-load and roll into the building through the door on the new addition.

Ms. DeHaven confirmed that delivery zones and hours will be required on the site plan by Zoning.

Mr. Beidler asked about any HVAC equipment and proposed a parapet wall on the rear/side elevations to conceal all utilities – would not support tile, but maybe a simple stucco parapet wall.

Ms. Burgess agreed that a more utilitarian approach to building a parapet would be more appropriate and to avoid mimicking the historic tile roof.

The contractor asked if an inset parapet would be appropriate, as long as it's set back 4-5' and maintains the current roofline design.

Mr. Wavra confirmed.

Mr. Hemmingson asked about kitchen ventilation.

Mr. Wavra confirmed there is an extant HVAC on the roof, it will be replaced when the new system is installed.

Mr. Hemmingson asked for a cellar plan.

Mr. Wavra confirmed where the parapet should be located on the roof.

Mr. Burch agreed that a small parapet wall would suffice.

Ms. Burgess addressed the additional proposed alterations, such as new signage, new light fixtures, etc.

Mr. Beidler asked if the truck was considered signage.

Staff confirmed it is not.

Mr. Beidler asked if seating was within ARB purview – Staff confirmed it is not.

Mr. Hemmingson asked about which direction the doors swing in or out.

Ms. DeHaven confirmed that is under the purview of Building/Fire Code requirements.

The Board discussed the inset of the doors and what the preference would be – Chair Beidler would prefer them to stay where they are.

Mr. Burch and Mr. Scoggin confirmed that the proposed garage doors are moved forward.

Mr. Beidler stated they should remain where they are currently, since they are historically garage doors.

Ms. Burgess provided a few Preservation Briefs to the Applicant for future reference and a brief overview of the Zoning requirements.

The contractor asked members for their thoughts about material for the replica doors.

Chair Beidler stated he had no real preference, but metal would be a great option.

Mr. Burch stated aluminum clad would also work.

The contractor stated the interest in wood.

Mr. Wavra stated the other existing fabric is wood and it will be maintained.

Ms. Burgess explained maintenance on historic wooden sashes versus metal.

Mr. Beidler asked about the best design to showcase the main entryway to guests.

The Board discussed the possibility of an awning or vestibule.

Mr. Wojcik asked about the windows that would be blocked by the addition.

Mr. Beidler agreed the addition would block the adjacent building's window.

Ms. Burgess explained that the potentially blocked window would be examined by the Building Officer and Zoning.

Mr. Wavra thanked the Board for their commentary.

Ms. DeHaven summarized for the Applicant the next steps in the COA application process as they finalize design plans.

The Applicant excused himself to be seated.

UPDATES.

Ms. Burgess provided an overview of the on-going structural issues of the steeple at the First Baptist Church (39 Alexandria Pike) and the congregation's recent grant submission. Ms. Burgess assured that the church's contractor intends to execute an in-kind replacement of the steeple should the funding be secured.

Mr. Burch suggested an engineering report to support their case for the grant committee.

Mr. Beidler suggested that if the steeple conditions worsen, the Board might approve a request to temporarily remove and relocate the steeple for repairs, with the roof patched for that process.

The Board agreed that an engineer's report would be the best step moving forward.

BOARD MEMBERS TIME.

Mr. Hemmingson stated he will be absent for the June meeting.

Mr. Scoggin stated the work session was productive.

ADJOURNMENT.

Mr. Beidler moves to adjourn the meeting, seconded by Mr. Wojcik. There was no discussion.

With no further business, this meeting was adjourned at 8:04 PM on Thursday, May 28, 2026.



Community Development
Department

STAFF REPORT

Meeting Date:	July 7, 2026
Agenda Title:	COA 26-16 22 Waterloo Street
Requested Action:	Proposed Rear Addition, Door Replacements, and Façade Improvements
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct a rear addition on the building as part of a kitchen expansion and interior reconfiguration, as well as façade and hardscaping improvements. The existing rolling garage doors would be replaced with proposed windows and double-leaf doors in similar multi-pane fenestration pattern, and the stucco exterior would be repainted white with black trim. This addition, while small in scale, would allow for improved circulation in the interior and a better experience for both employees and customers.

Prior Feedback from Work Session 5/28/2026:

- Incorporate parapet construction at the roofline to provide a buffer to conceal any roof-mounted HVAC, set back 4-5 ft while maintaining the roofline. Avoid replicating the appearance of the historic tile roofing.
- Maintain the current fenestration pattern and in-set (plane) of the garage doors to the greatest extent possible when choosing replacement access doors. Although the extant garage doors are wood, metal or steel doors would be an acceptable option.
- Return to the use of stucco on the exterior of the new addition, but with a different variant or texture than what is on the existing building.
- Include a detailed plan of the "cellar" area within the new addition.

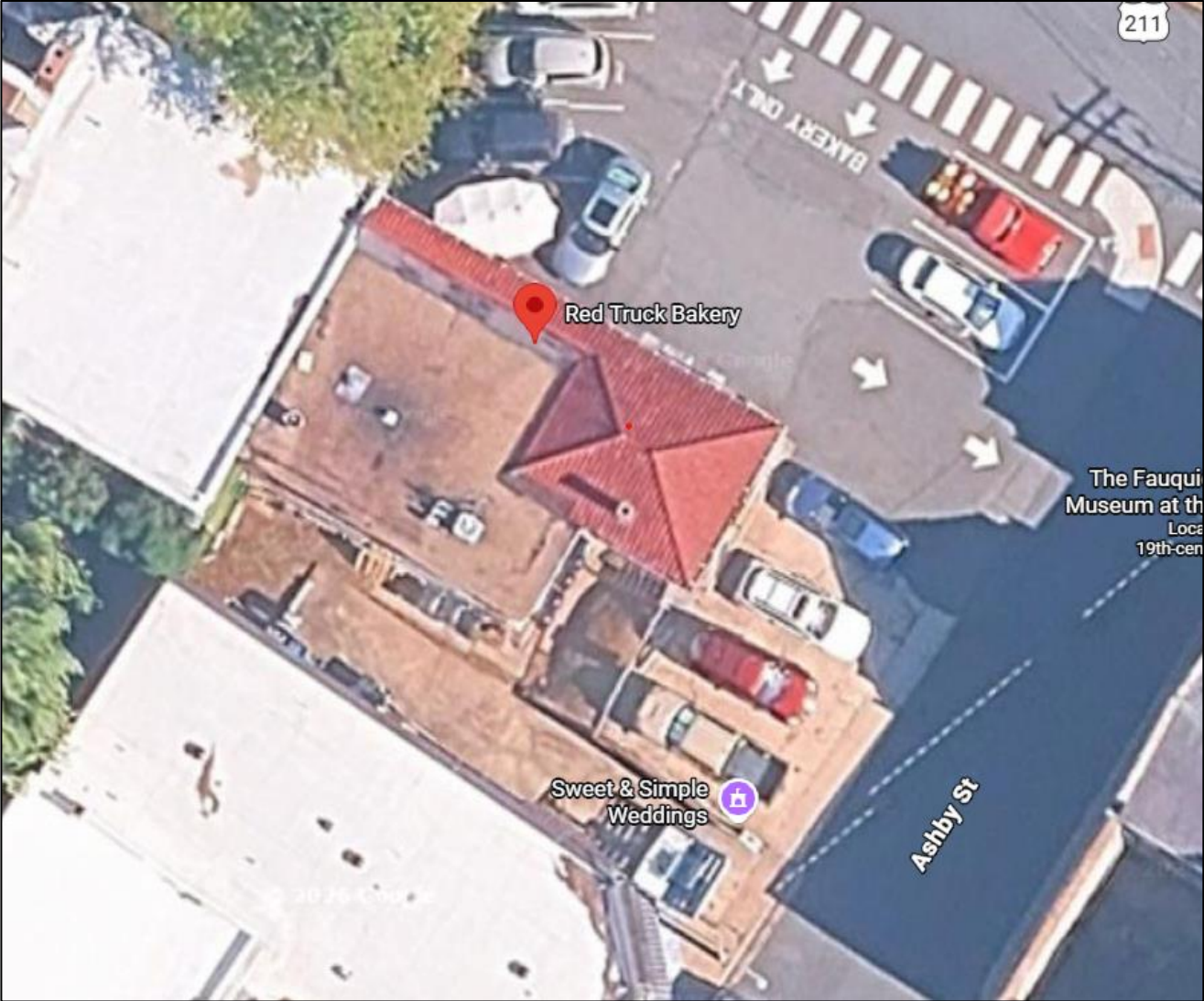
Staff has confirmed that ARB feedback from the Work Session was incorporated into the most recent plans (see Attachments 1 and 2).

Zoning and Building/Fire comments have been relayed to the Applicant for future reference after COA approval.

BACKGROUND

22 Waterloo Street (156-0019-0287) is one-story circa 1935 service station in the Spanish Colonial Revival Style. The property is located within the CBD zone and situated at a prominent location across from Courthouse Square. It is known that a filling station was on site between 1931 and 1937, and the appearance of this building suggests that it was historically used as such or as something of a related use. This building was also associated with the Physician's Hospital next door, as it appears to have been connected and used by them at one time. This resource is a rare type within the district, but it is consistent with the character of early to mid-twentieth-century

commercial buildings within the commercial areas of the district. This resource retains integrity, falls within the district's period of significance, and contributes to the commercial character of the district. Although it 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, and Criterion A for transportation.









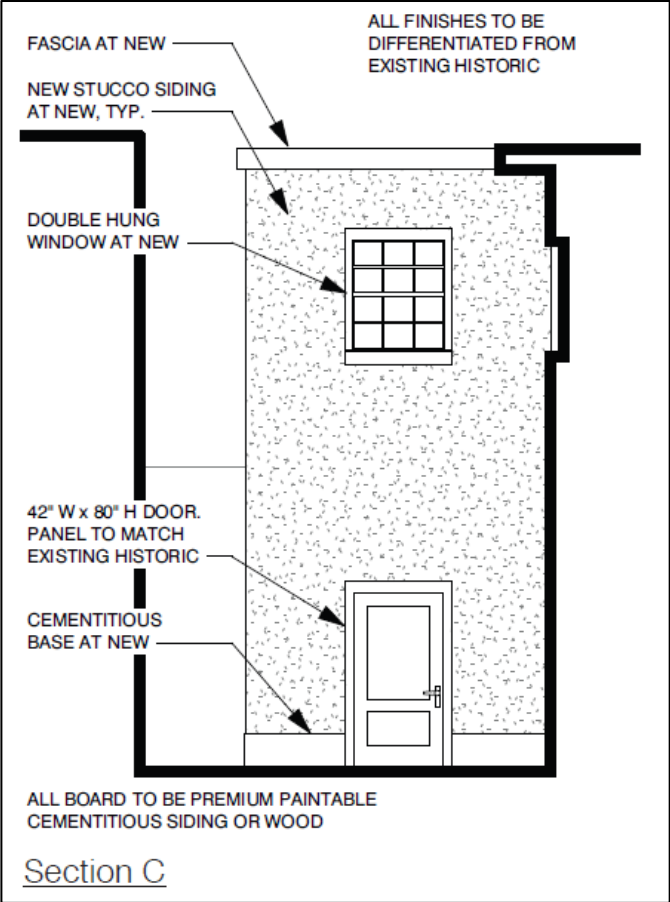
Rendered Perspective
Rear Improvements for the Alley and Asby

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May 2026

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For Reference - Refer to Page 10



See Attachment A for additional Plans and Photos

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
GUIDELINES FOR SITE DESIGN		
A. Landscaping		
Best Practices		
Be careful not to attract moisture toward historic masonry. Avoid planting too close to a building so as not to damage or retain moisture against architectural features or building foundations.	3.7	
F. Exterior Lighting		
2. Design new lighting to be compatible with the historic resource and neighborhood	3.13	
3. Design new exterior illumination in an inconspicuous and non-destructive manner. If possible, it should be hidden behind parapets, screen in landscaping, or attached to separate structures, such as light poles. If it is not possible to conceal light sources, they should be of inconspicuous color and design.	3.13	
3. GUIDELINES FOR BUILDING COMPONENTS		
B. Windows and Doors		
4. Recreate door and window glazing to match the appearance of the original glazing patterns as closely as possible. Maintain original size, shape, muntin configuration, and number of lights. Do not substantially alter the profile of the frames, sashes, or muntins to accommodate thick (double or triple) replacement glazing. Use clear window glass that conveys the visual appearance of historic glass (transparent low-e glass is preferred)	3.21	
5. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered, especially on the side or rear facades when minimally visible from the street. All replacement materials must fit the original opening without alteration. Substitute materials will be review on a case-by-case basis.	3.21	
7. Design new windows, doors, and other elements to be compatible with the original building	3.21	
GUIDELINES FOR NEW CONSTRUCTION		
Context		

Historic District Guideline	Page No.	Analysis
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	
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	
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	
C. Additions to Existing Buildings		
1. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features.	3.72	
2. Additions will cause the least possible diminution or loss of the historic character of the existing building including its materials, craftsmanship, design, location and setting.	3.72	
3. Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building.	3.72	
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	
7. Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact. For example, a small connector passage or hyphen to join a side or rear addition to the original building is less invasive and destroys less fabric than a full elevation connection.	3.72	
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.	3.72	
10. Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. Respect the spatial relationship between the wall surface and window opening of the existing building	3.72	

STAFF RECOMMENDATION

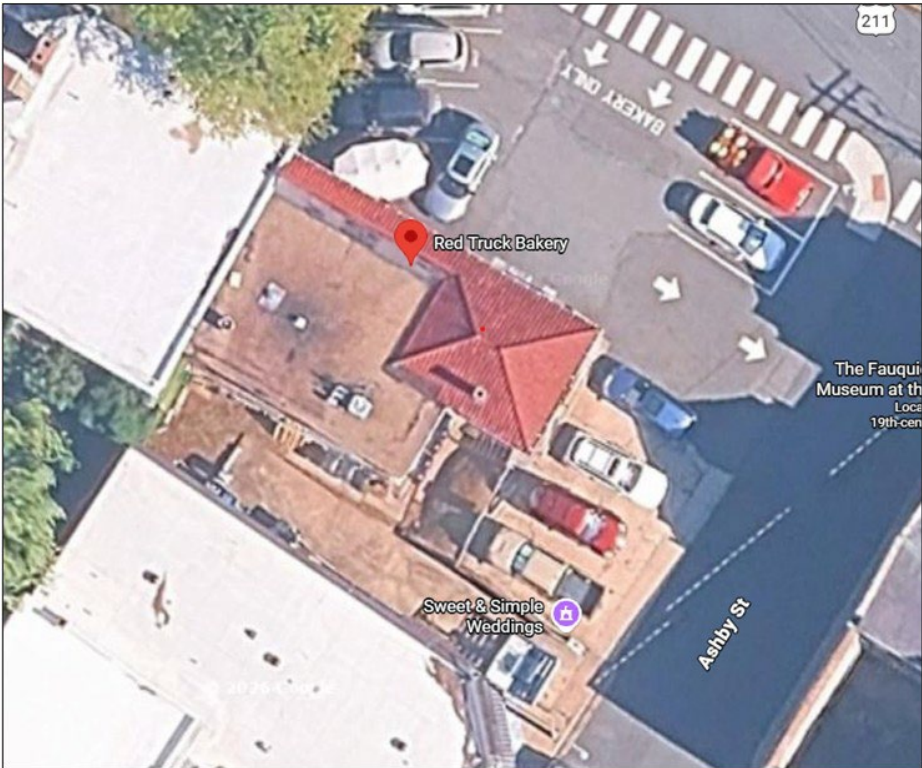
Staff recommends approval of Certificate of Appropriateness 26-16 for the request to construct a rear addition to the existing building, and exterior improvements including the replacement of existing garage bay doors with new double-leaf doors of similar configurations and improved exterior lighting, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired;
- 2) The new addition is visually distinguishable from the existing historic materials but respectful of the building's historic character;
- 3) The replacement facade doors respect the historic configurations, plane, and scale of the existing historic garage bay doors;
- 4) Proposed new lighting should be compatible with the historic resource and neighborhood;
- 5) Any new plantings, as part of proposed landscaping changes, should be planted or contained at least 4 inches away from the exterior walls.
- 6) Use appropriate paint finish for the building's stucco exterior, as outlined in the NP Preservation Brief 22: *Preservation and Repair of Historic Stucco*, such as limewash or cement-based paint, latex paint, or oil-based paint.

ATTACHMENTS

1. Attachment 1- Plans and Photos
2. Attachment 2- Red Truck Bakery Full Presentation (PDF)
3. Attachment 3- Draft Motion

Vicinity Map



Street View (Façade)



Street View (Ashby Street Elevation)



Current Floor Plan



Façade Fenestration and Egress



Façade Fenestration and Egress



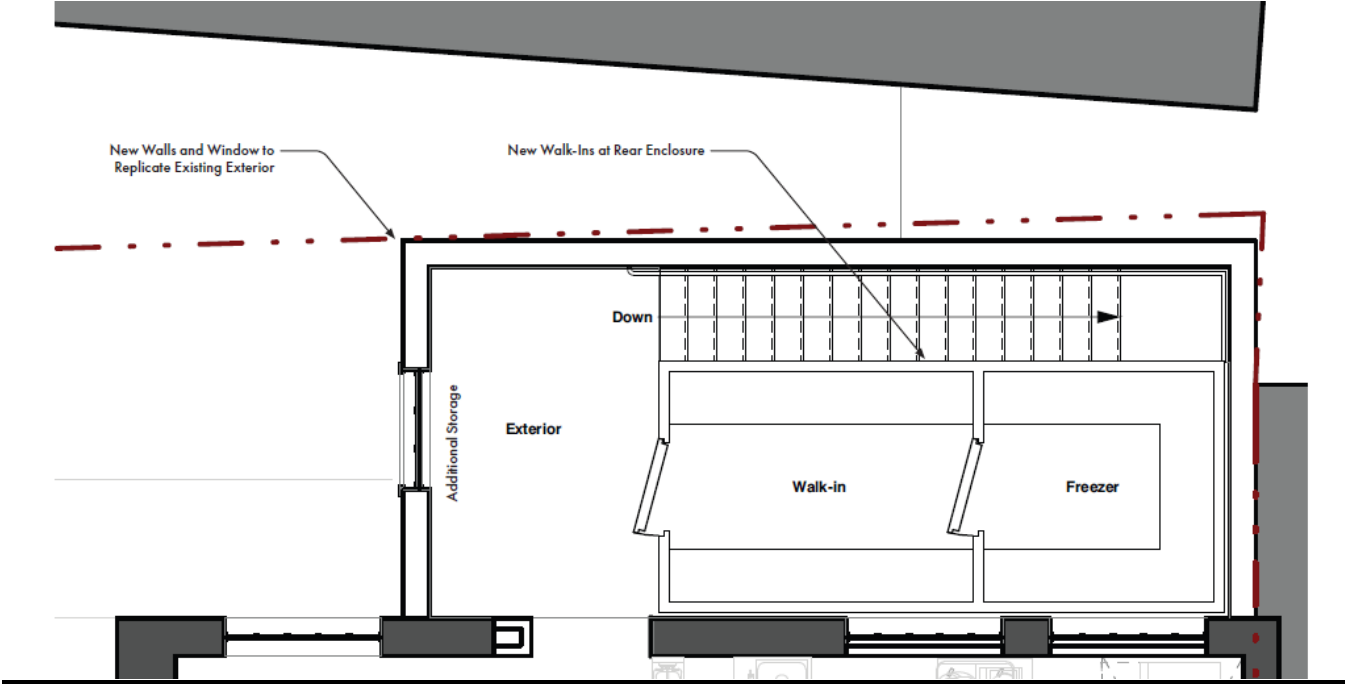


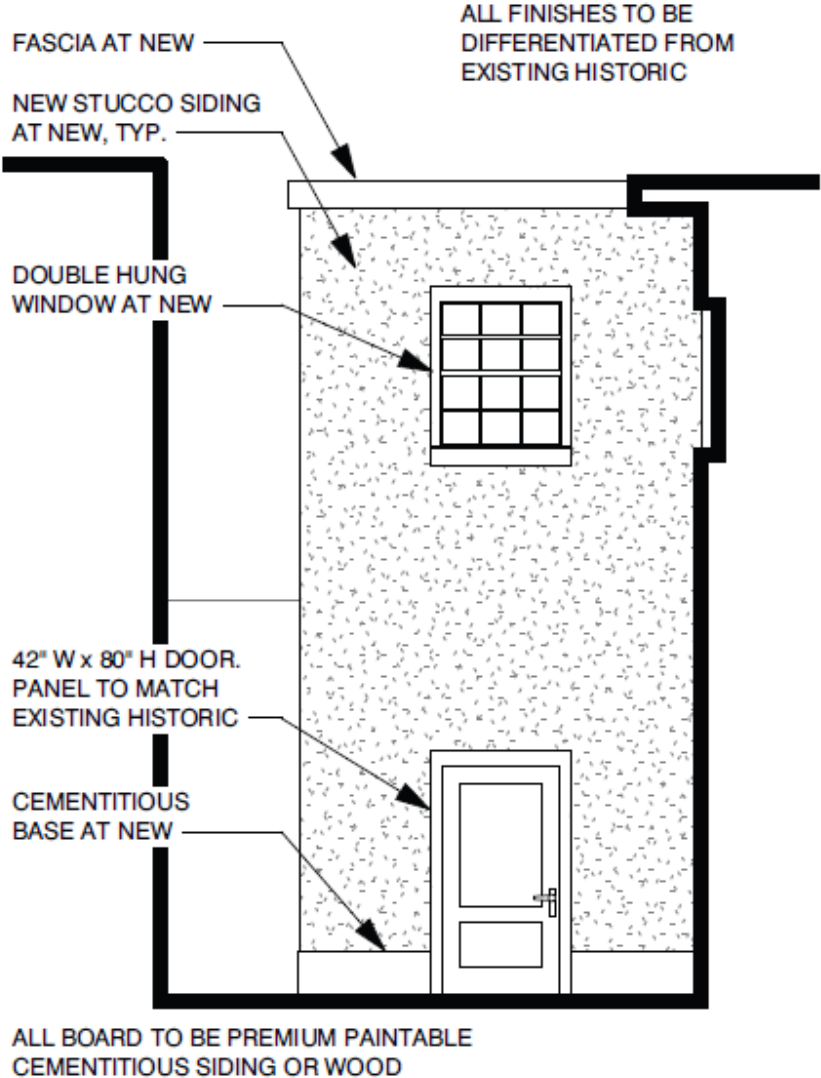
Proposed Design



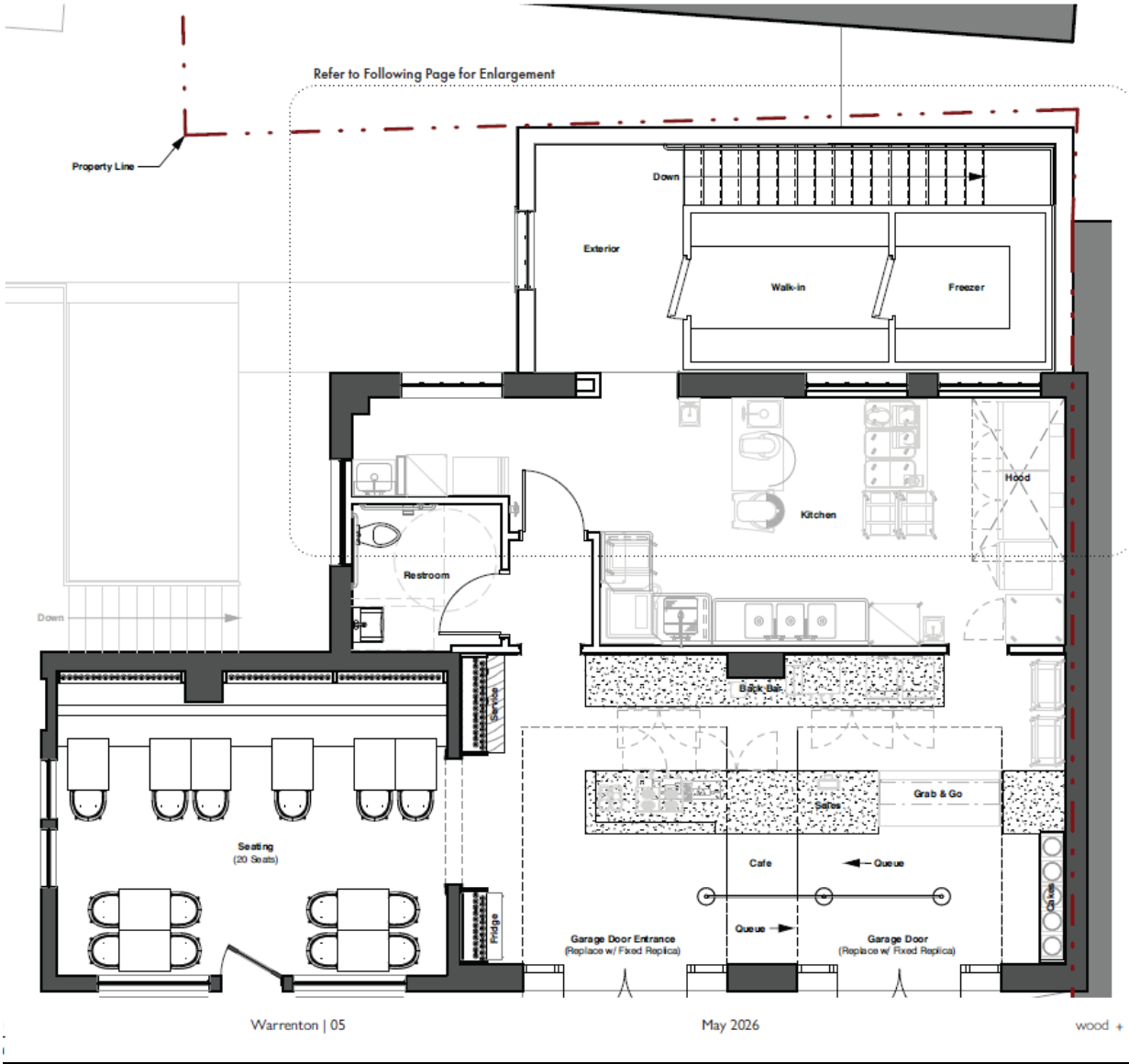


Proposed Plans





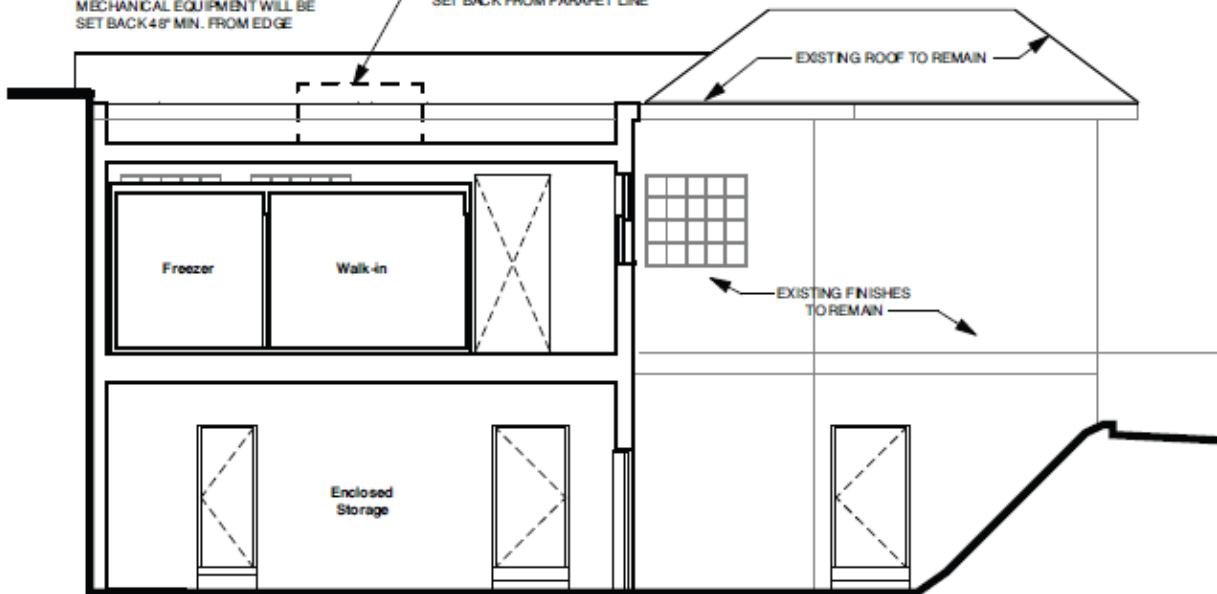
Section C



NOTE: ANY CHANGES TO ROOF TOP MECHANICAL EQUIPMENT WILL BE SET BACK 48" MIN. FROM EDGE

WALK-IN MECHANICAL EQUIPMENT SET BACK FROM PARAPET LINE

EXISTING ROOF TO REMAIN



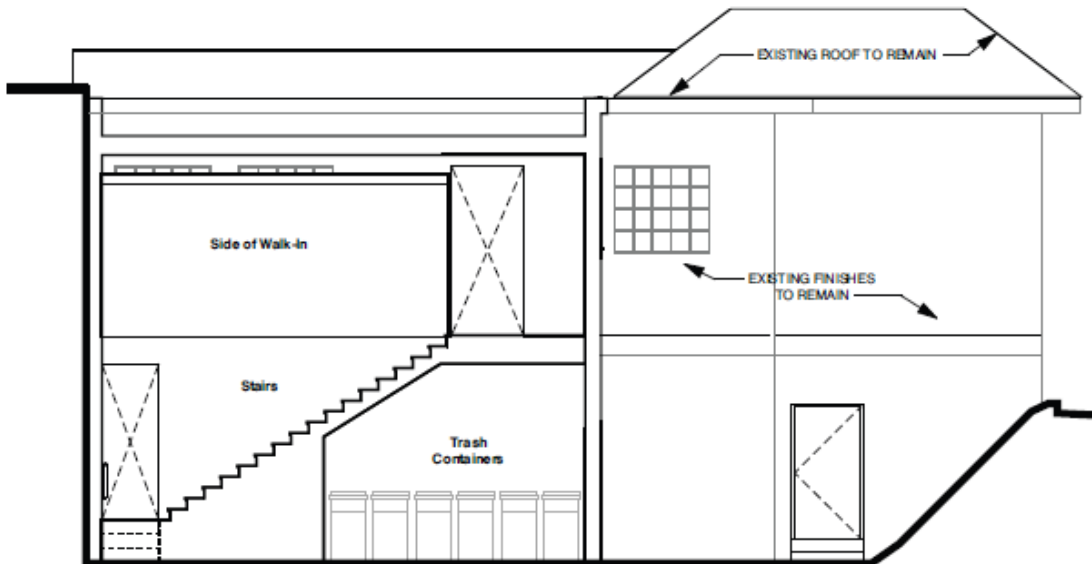
Section A

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May 2026

wood

EXISTING ROOF TO REMAIN

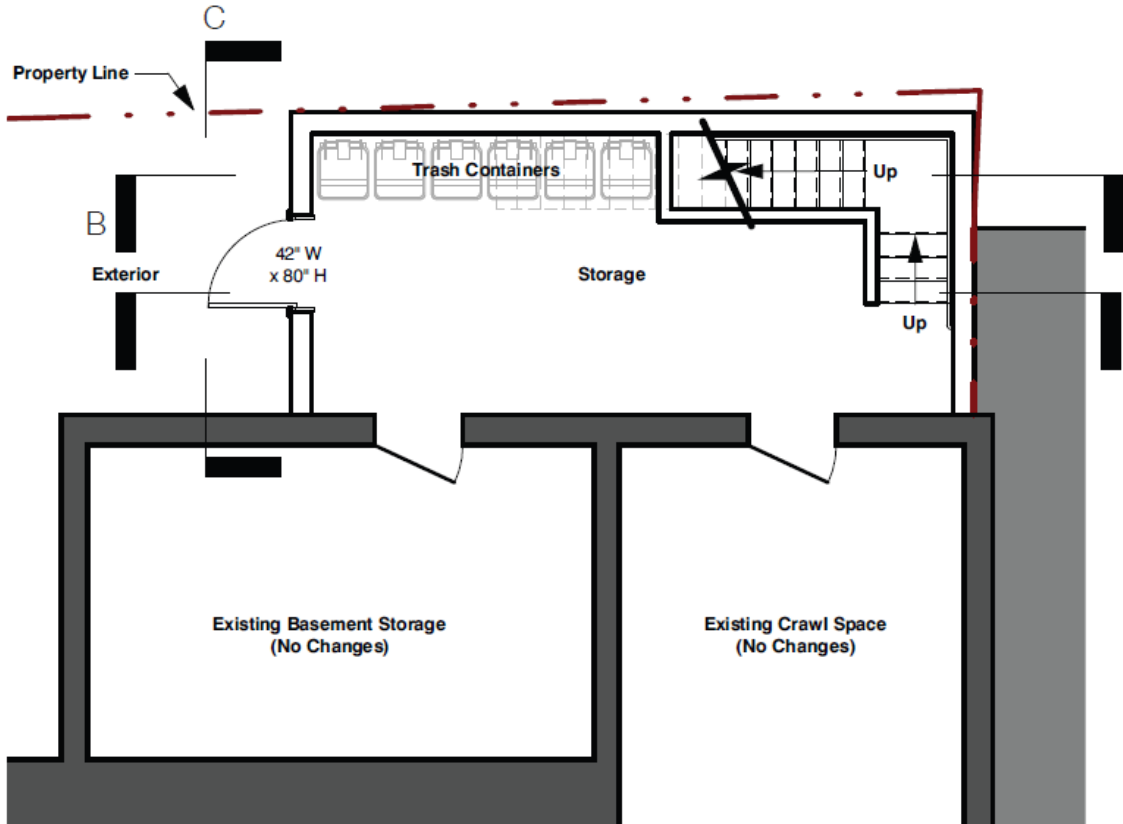


Section B

Rear Improvements

Scale : 1/8" = 1'-0"

W



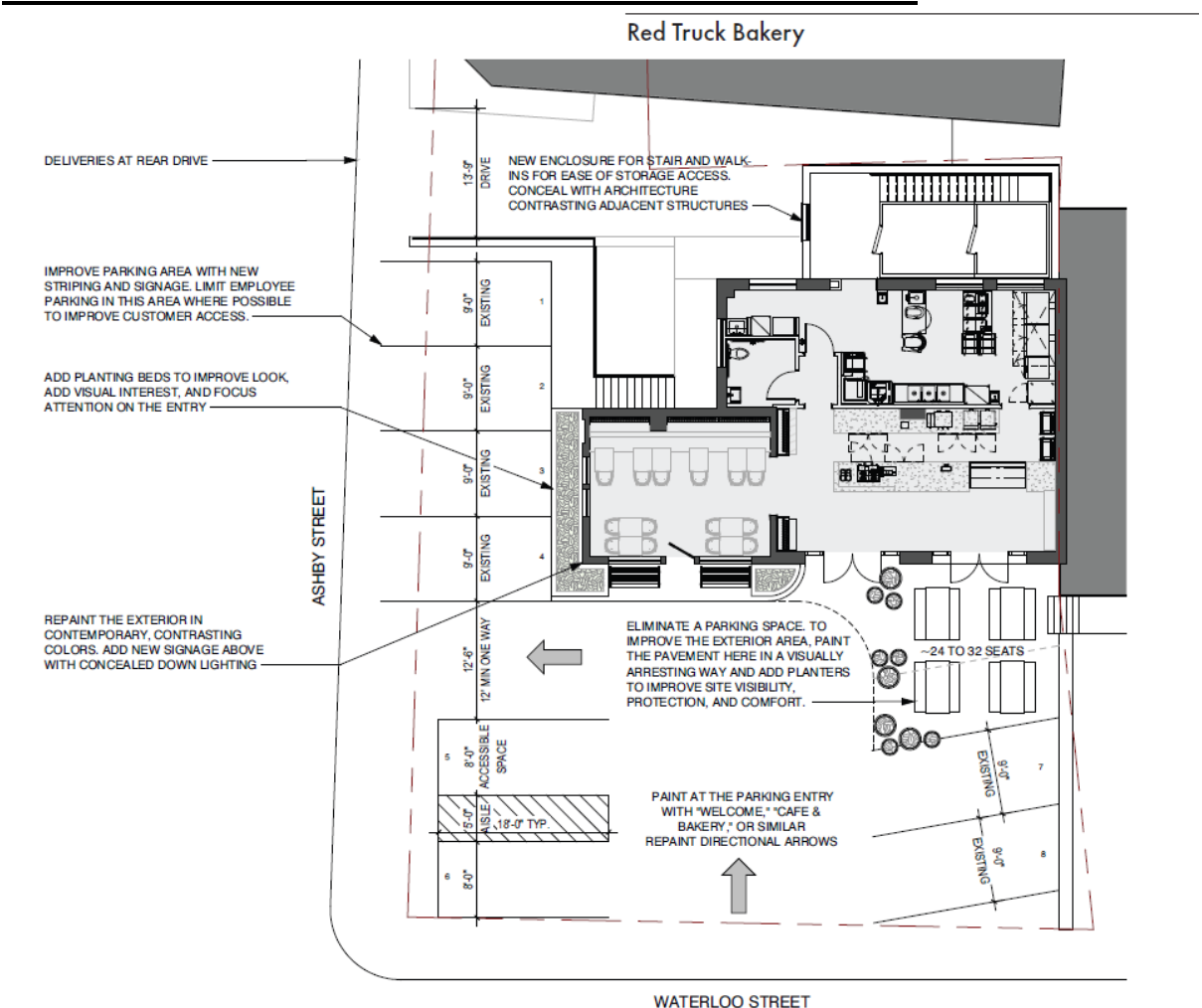
Basement Level Plan (At Rear Grade)

Attachment A – Plans and Photos

- Repaint the exterior and improve signage.
- Add planters throughout to soften the property.
- Improve parking area striping, signage, and visual cues.
- 8 spaces required (Including 1 Accessible Space)
- Enlarge and make the outdoor seating area permanent.

Site Plan

Current Plan and Concepts



Plan Concepts

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Red Truck Bakery

Proposed Exterior Improvements

wood + starr

June 25, 2026



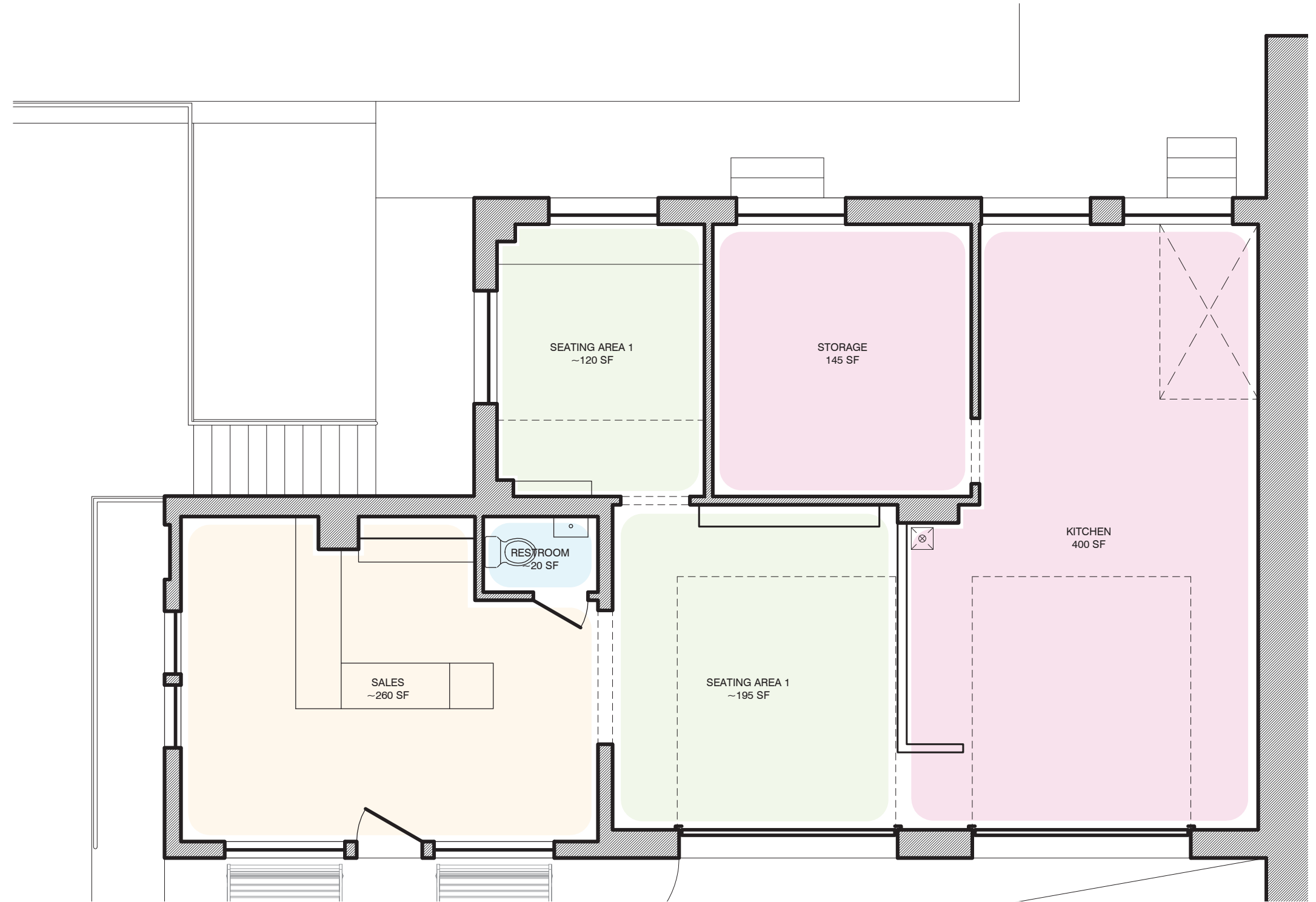
- Existing garage doors are in poor condition and perform poorly.
- Existing entry feels awkward and should be better integrated.
- The large paved area limits the site's sense of place.
- Seating, planting, color, and the red truck can make the site more memorable.

Red Truck Bakery



- Existing garage doors are in poor condition and perform poorly.
- Existing entry feels awkward and should be better integrated.
- Improvements must respect the historic garage-door openings.
- Seating, planting, color, and the red truck can make the site more memorable.

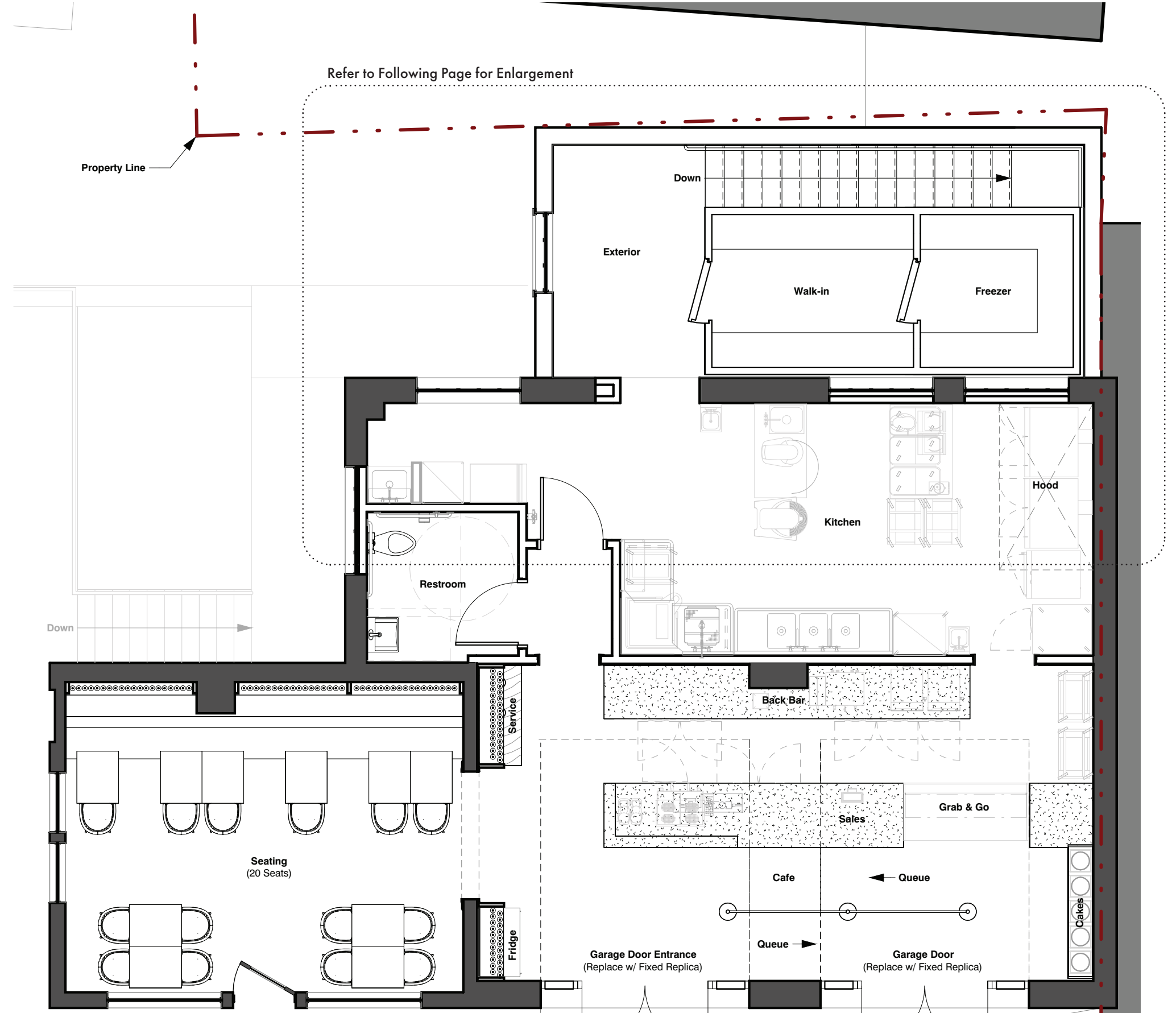
Existing Exterior



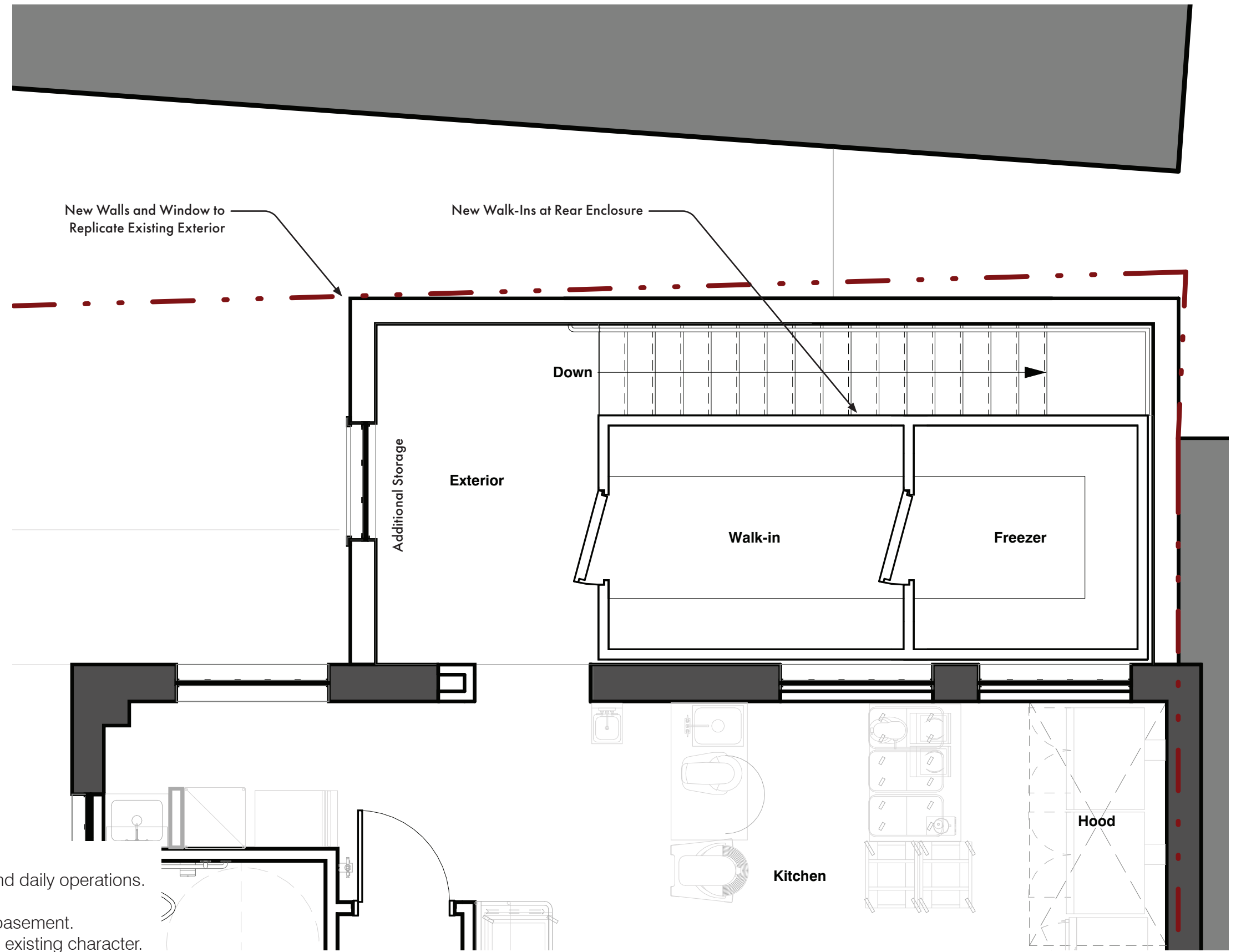
- Interior seating is limited, with approximately 16 seats.
- Entry sequence and circulation are unclear.
- Restroom is undersized and awkwardly located.
- Interior areas feel disjointed, with an inefficient and poorly defined kitchen.
- Basement storage access is difficult and inefficient.

Existing Conditions

Red Truck Bakery



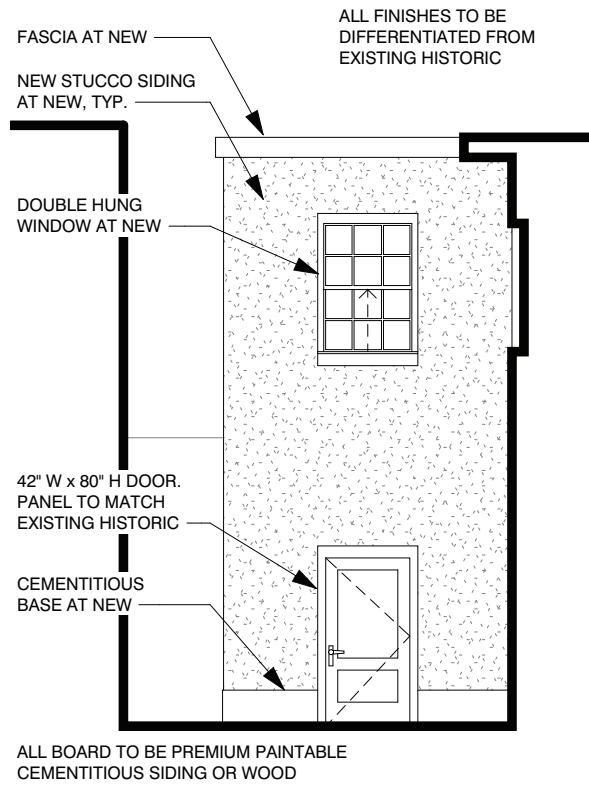
- Interior seating increased to approximately 20 seats.
- Entry sequence and circulation are clarified.
- Restroom is appropriately relocated and sized..
- Interior areas fhave hierarchy with a right-sized kitchen and support.
- Needed cold storage is added with appropriate proximity to kitchen.
- Basement storage access is made efficient through rear stair acces.



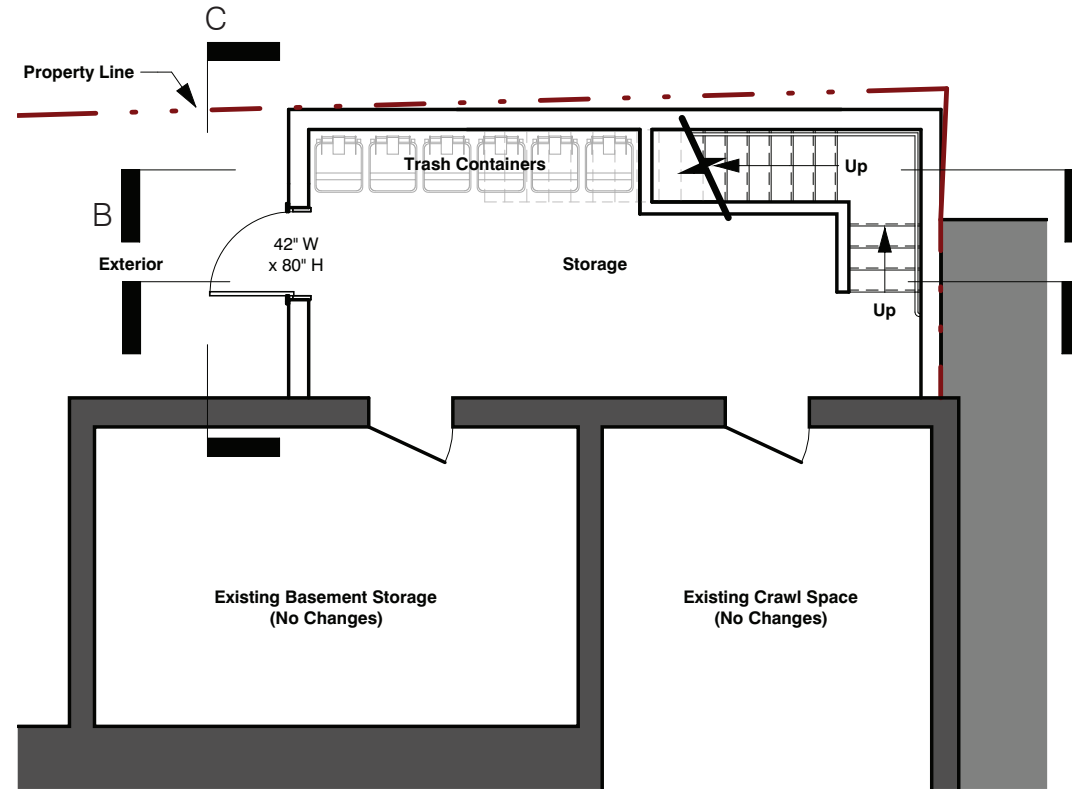
- Rear enclosure improvements support interior flow and daily operations.
- New walk-ins are located near the kitchen.
- Rear stair improves access to kitchen, storage, and basement.
- New rear walls and windows to be differentiated from existing character.
- Rear work improves function while remaining secondary to the frontage.

Enlarged Plan
Current Plan at Rear

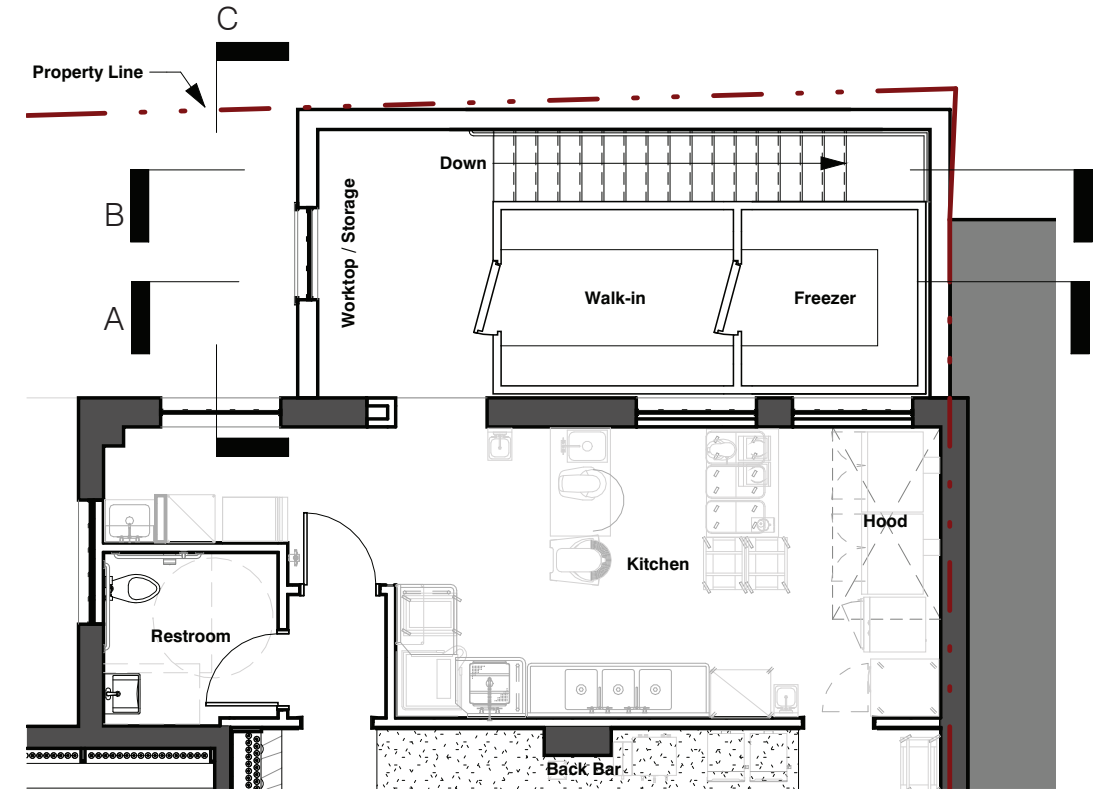
Red Truck Bakery



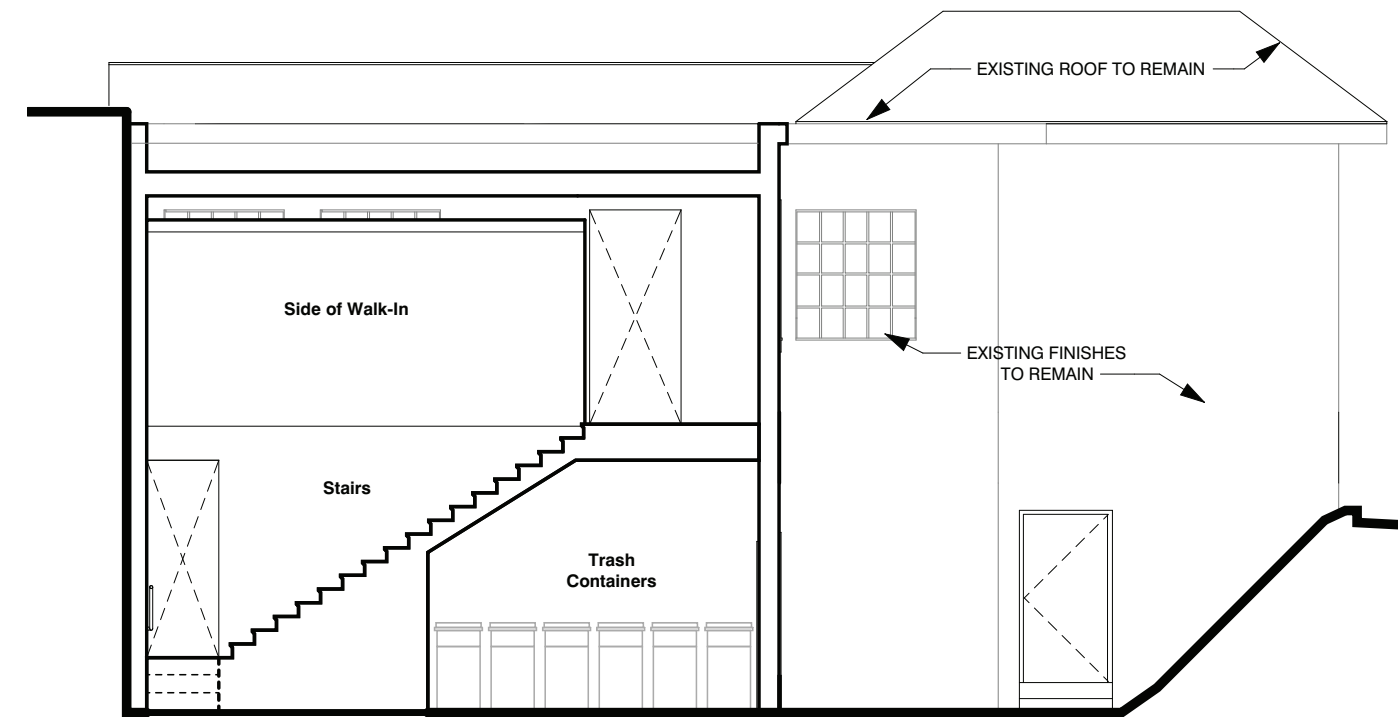
Section C



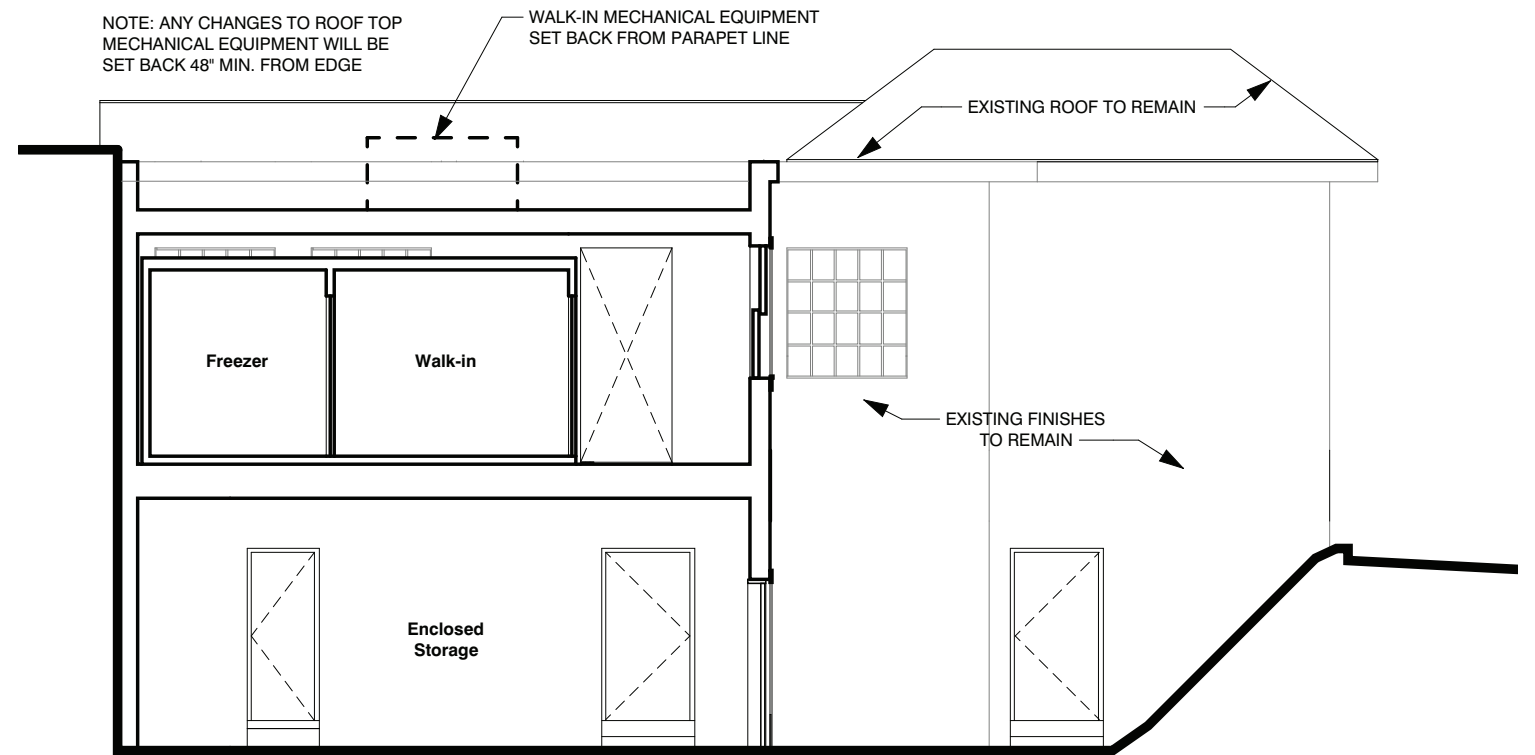
Basement Level Plan (At Rear Grade)



First Level Plan (At Front Grade)



Section B



Section A

Rear Improvements

Scale: 1/8" = 1'-0"



Rendered Perspective
Rear Improvements from the Alley and Ashby

Red Truck Bakery

DELIVERIES AT REAR DRIVE

IMPROVE PARKING AREA WITH NEW STRIPING AND SIGNAGE. LIMIT EMPLOYEE PARKING IN THIS AREA WHERE POSSIBLE TO IMPROVE CUSTOMER ACCESS.

ADD PLANTING BEDS TO IMPROVE LOOK, ADD VISUAL INTEREST, AND FOCUS ATTENTION ON THE ENTRY

REPAINT THE EXTERIOR IN CONTEMPORARY, CONTRASTING COLORS. ADD NEW SIGNAGE ABOVE WITH CONCEALED DOWN LIGHTING

NEW ENCLOSURE FOR STAIR AND WALK-INS FOR EASE OF STORAGE ACCESS. CONCEAL WITH ARCHITECTURE CONTRASTING ADJACENT STRUCTURES

ELIMINATE A PARKING SPACE. TO IMPROVE THE EXTERIOR AREA, PAINT THE PAVEMENT HERE IN A VISUALLY ARRESTING WAY AND ADD PLANTERS TO IMPROVE SITE VISIBILITY, PROTECTION, AND COMFORT.

PAINT AT THE PARKING ENTRY WITH "WELCOME," "CAFE & BAKERY," OR SIMILAR REPAIR DIRECTIONAL ARROWS

ASHBY STREET

WATERLOO STREET

- Repaint the exterior and improve signage.
- Add planters throughout to soften the property.
- Improve parking area striping, signage, and visual cues.
- 8 spaces required (Including 1 Accessible Space)
- Enlarge and make the outdoor seating area permanent.

Site Plan

Current Plan and Concepts



This rendering was produced in part using AI and is intended as an artist's interpretation for discussion purposes only. Minor incongruities may exist, and the image should not be read as exact existing or proposed construction conditions.

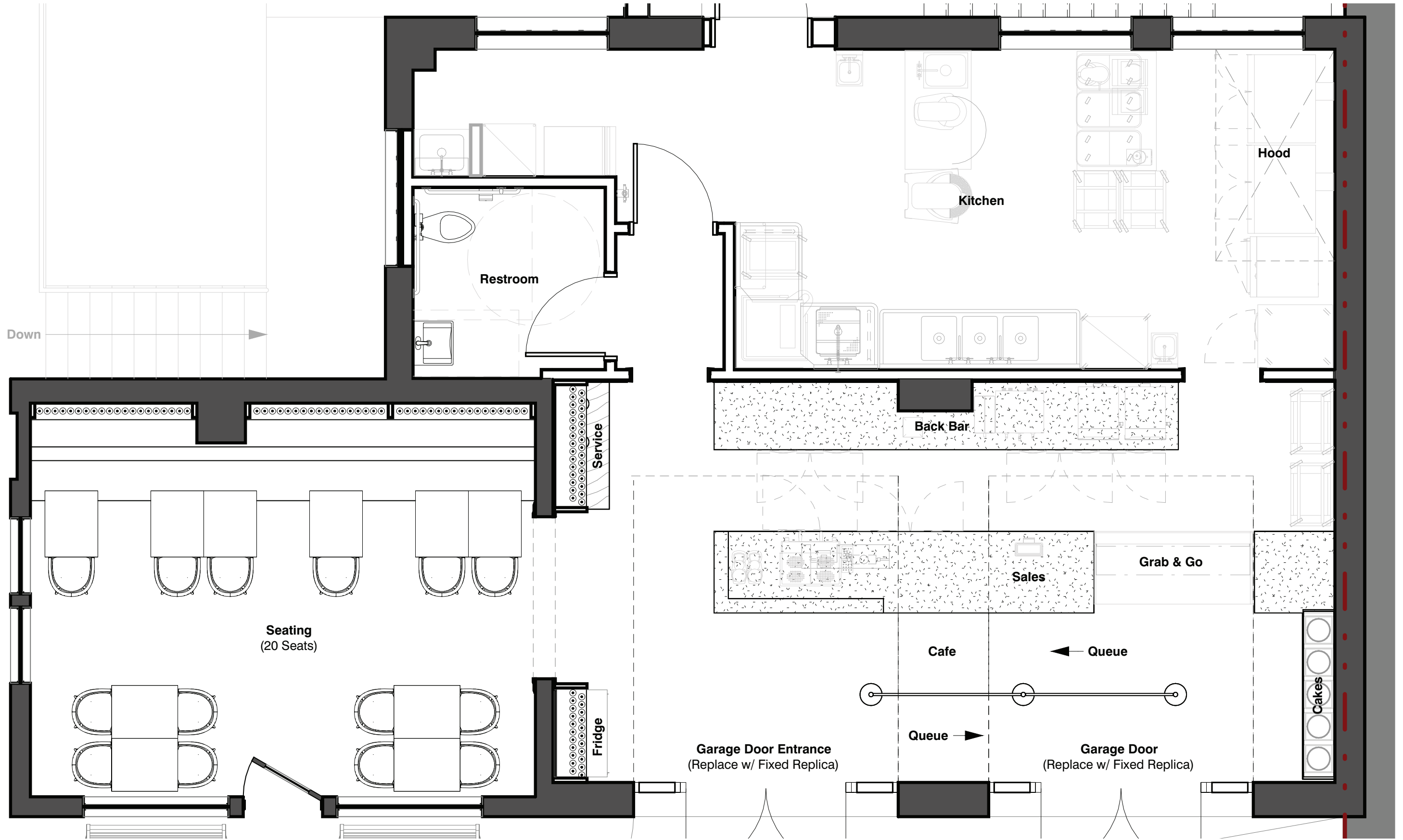
Red Truck Bakery

Proposed Interior Improvements

wood + starr

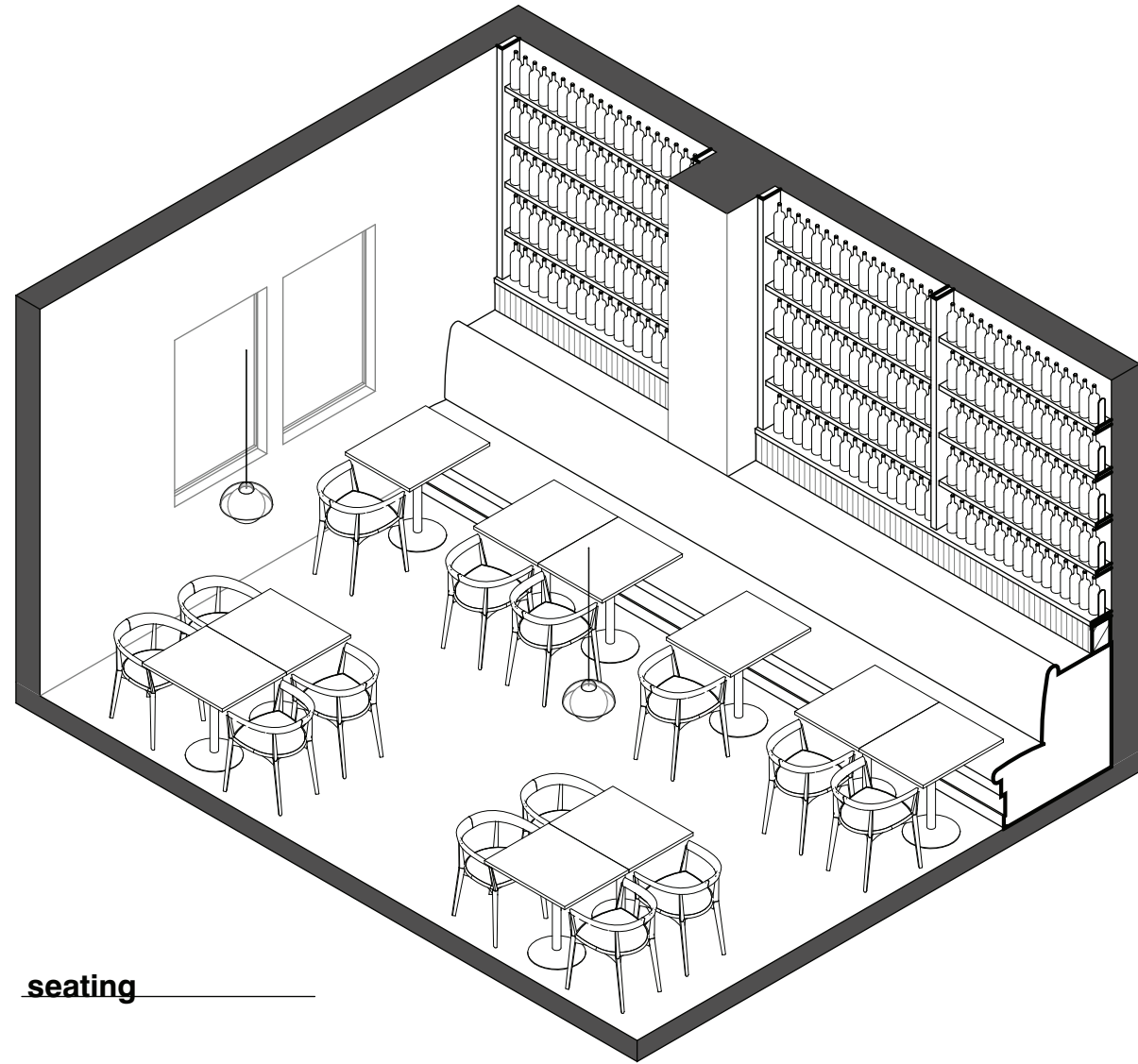
May 2026

Red Truck Bakery

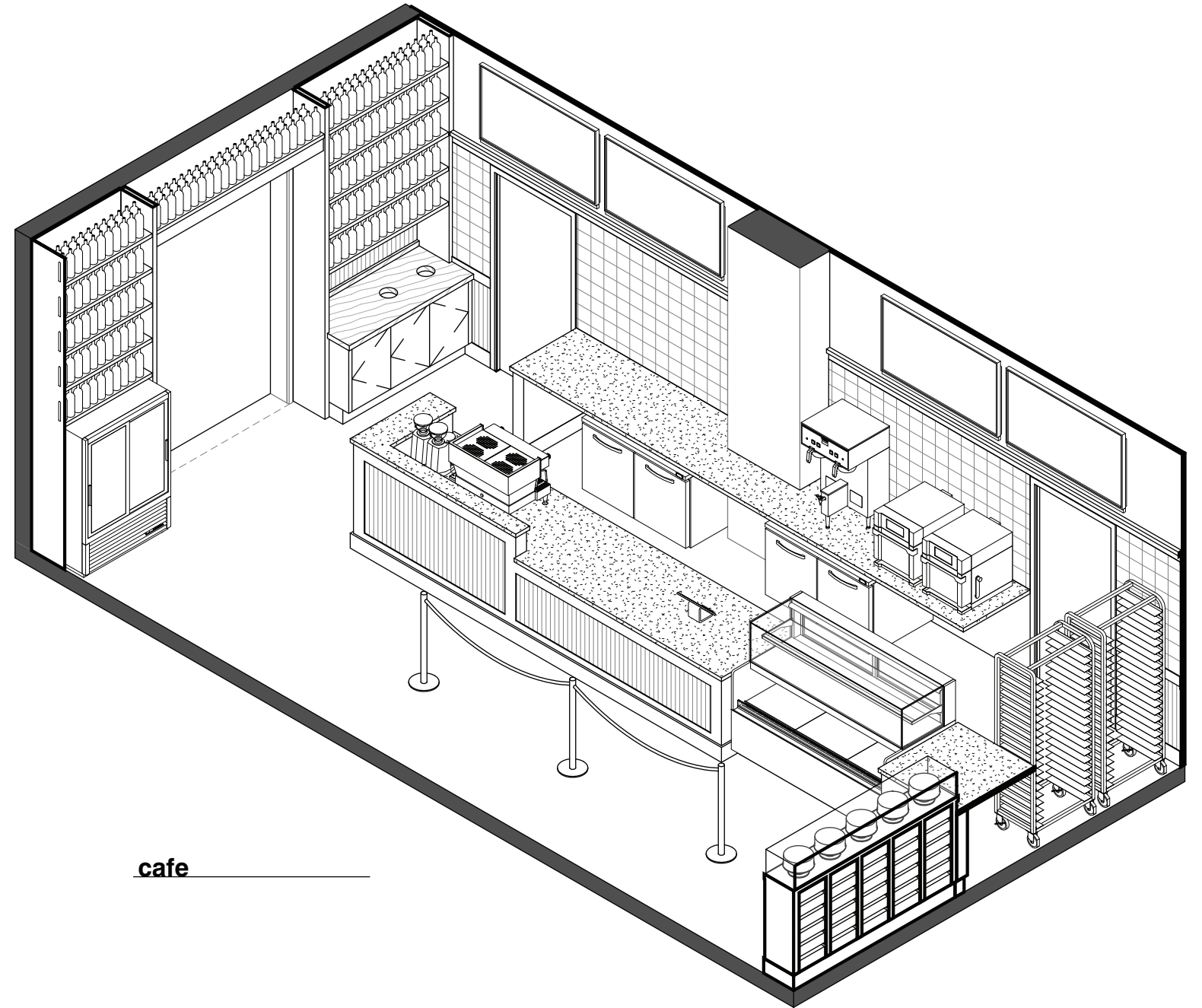


Enlarged Plan

Current Plan



seating



cafe



cafe



cafe



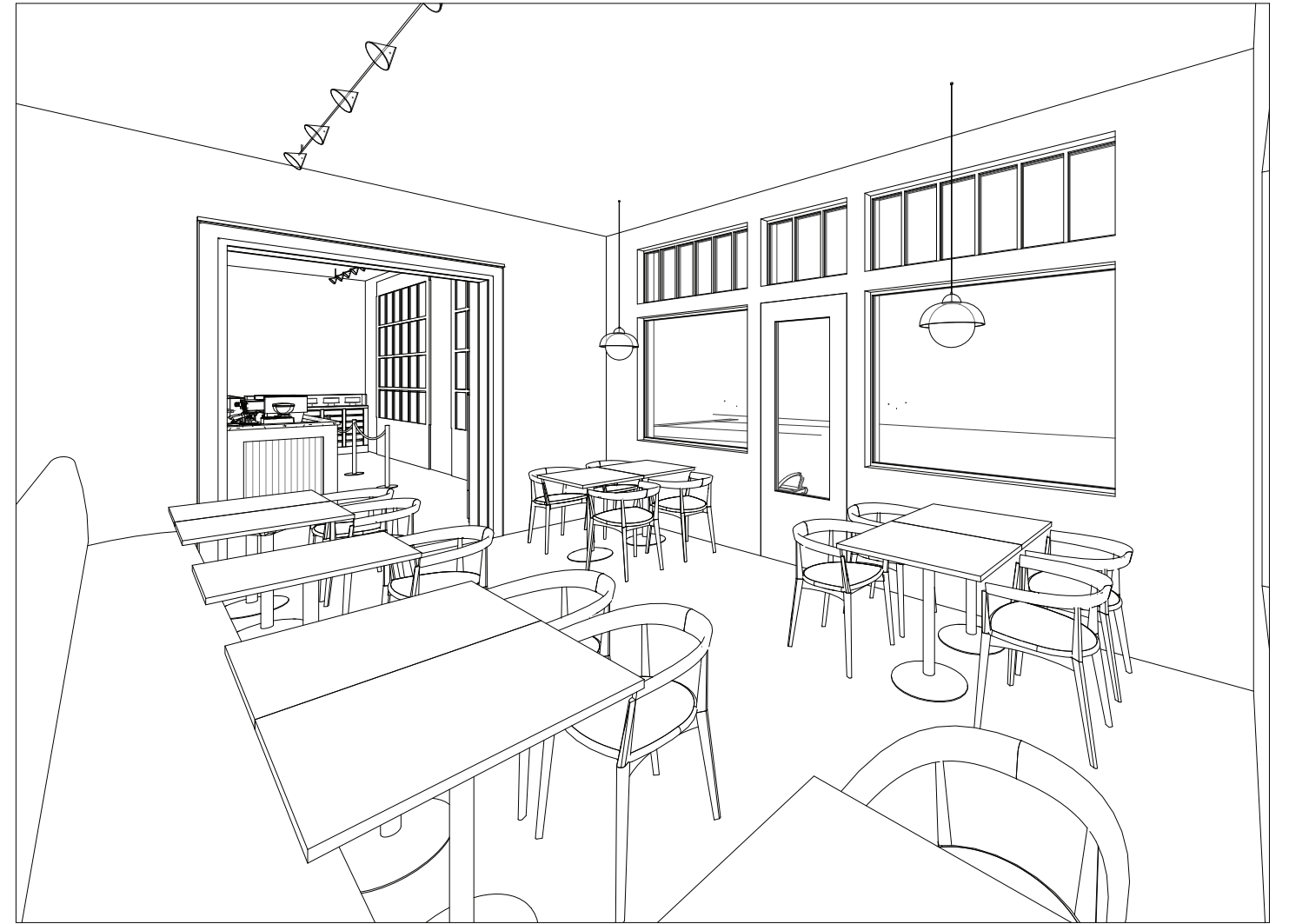
seating looking to cafe



cafe looking to seating



seating



seating

Perspective Views

Seating Area

Red Truck Bakery

Warrenton

wood + starr

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 26-16

July 7, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 26-16** for the proposed rear addition and façade alterations at **22 Waterloo Street** with the following conditions:

1. All required permits are acquired
2. The new addition is visually distinguishable from the existing historic materials but respectful of the building’s historic character
3. The replacement facade doors respect the historic configurations, plane, and scale of the existing historic garage bay doors;
4. Proposed new lighting should be compatible with the historic resource and neighborhood;
5. Any new plantings, as part of proposed landscaping changes, should be planted or contained at least 4 inches away from the exterior walls.
6. Use appropriate paint finish for the building’s stucco exterior, as outlined in the NP Preservation Brief 22: *Preservation and Repair of Historic Stucco*, such as limewash or cement-based paint, latex paint, or oil-based paint.

Motion to Approve By: NAME

Seconded By: NAME

For: # Against: # Abstained: #



Community Development
Department

STAFF REPORT

Meeting Date:	July 7, 2026
Agenda Title:	COA 26-17
Requested Action:	Construct new board-and-batten cap fencing along the northwest property line
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

The applicant is requesting to construct a new board-and-batten capped fence along the property line. **The previous 4-board horse fencing has already been removed.** The new fence will match the appearance to the fencing at the neighboring property, 320 Culpeper Street, approved by the ARB last year. The previous fencing measured 4-4.5 ft in height. The new fencing will range from 4 ft to 6 ft, following the grade of the parcel, and will sit 6 in inside the property line.

Details from Applicant:

Fence Details: 123.5 ft (in length) at 6ft high and 36.5 ft (in length) at 4ft high using high pressure treated board-and-batten cap fencing. Posts are 4x4 PTP with black caps. Runners are 2x4 PTP - 3 per section. Cap boards are 1x4 PTP. Vertical boards are 1x4 & 1x6 PTP - Face Out. All posts are set in dry-packed concrete 24"-30" in the earth or until refusal. All materials are #2 southern yellow pine (pressure treated) unless otherwise stated. All nails are galvanized ring shank unless otherwise stated

BACKGROUND

The property at 25 Fisher Lane is a new single-family detached dwelling that is still under construction. The revised plat was submitted October 10, 2025, and the Building Permit was issued on October 23, 2025. The new construction and site address has not yet updated in the county tax assessor system and visibility of the site is not yet available in aerial photographs.



Aerial View (Pre-Construction)



Street View, June 2026



Fence Location



Proposed Design Based Upon 320 Culpeper Street

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
2. SITE DESIGN		
B. Guidelines for Fences & Walls		
2. New fences should not exceed six feet in height, or the maximum allowed by the zoning district regulations	3.8	
3. Design fencing and gates for visual interest in addition to function; choose appropriate materials such as stone, brick, cast stone, rusticated concrete block, cast cement, wood, iron, steel, or metal wire	3.8	
4. For wooden stockade fences, avoid simplicity. Design with architectural details such as capped posts, pointed or shaped boards, varied board heights, or scalloped sections, for example. The rails should face the interior lot. Pressure treated lumber is acceptable but stained or painted is recommended.	3.8	
Best Practices		
For fences and walls between properties, permission and approval of the adjoining owner should accompany the Architectural Review Board application for review consideration	3.8	

STAFF RECOMMENDATION

Staff recommends approval of Certificate of Appropriateness 26-17 for the request to construct replacement fencing along the property line at 25 Fisher Lane, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired;
- 2) Fence height cannot exceed 6 ft tall, per Zoning Ordinance 2-19.1

ATTACHMENTS

1. Photos and Plans
2. Draft Motion

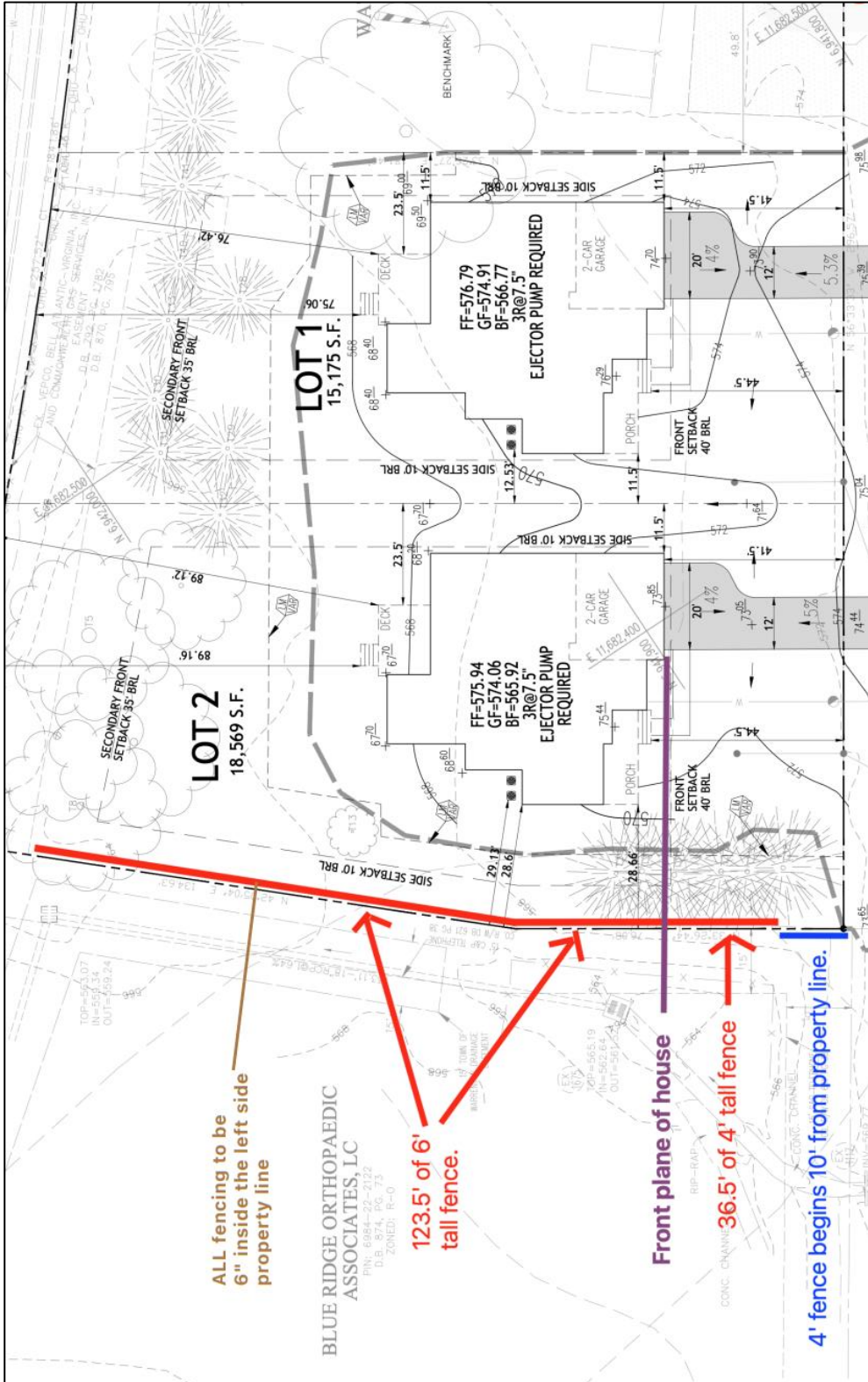
Vicinity Map



Street View



Proposed Project Location



Fisher Lane

Proposed Design



Fence at neighboring property (320 Culpeper) serving as model for new fencing at 25 Fisher Lane

Site Photos- Previous Fence





Existing Location, Fence Removed





www.buildersfenceco.com

44330 Mercure Circle | Suite 174, Dulles VA 20166
Office (703) 820-0967 Fax (703) 661-8610
CL# 2705078833A | MD Lic.# 127411

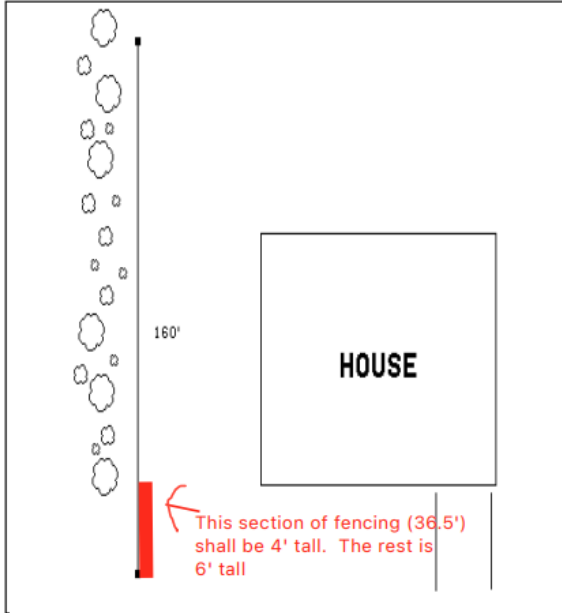
Date: 05/22/2026 Job Number: _____ County: Town of Warrenton
Name: Lakeside Homes - Devin Finan
Address: 25 Fisher Lane
City: Warrenton State: VA Zip: 20186
Job Site Address: _____
Home Phone: 703 967-9045 Cell Phone: _____
Email: deprunty@lakeside-homes.com

Project Description (Goods and Services Sold):






123.5' of 6' and 36.5' of 4'
~~160' of 6'~~ High Pressure Treated BOARD & BATTEN - CAP BOARD Fencing.
Posts are 4x4 PTP with black caps.
Runners are 2x4 PTP - 3 per section. Cap boards are 1x4 PTP.
Vertical boards are 1x4 & 1x6 PTP - Face Out.

All posts are set in dry-packed concrete 24"-30" in the earth or until refusal.
All materials are #2 southern yellow pine (pressure treated) unless otherwise stated. All nails are galvanized ring shank unless otherwise stated
Homeowner responsible for obtaining any required building/zoning permits.
Homeowner is responsible for any required HOA approvals
Homeowner is responsible for the fence layout and location.
Builders Fence Company is not responsible for damage to private utilities, irrigation systems or underground drainage systems.

Fence to Meet Pool Code



Grade

- Level at Top  Fence to be level with highest grade. (Customer to fill in gaps)
 - Following Grade  Fence following flow of ground. (Fence will be uneven at top)
 - Step and Level  Each section to step as dicta the grade. May result in large under the fence. (Customer to fill)
- Toe Nail 
 - Face Nail 

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 26-17

July 7, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 26-17** for the proposed board-and-batten capped fence construction at **25 Fisher Lane** with the following conditions:

- 1. All required permits are acquired;
- 2. The fence height does not exceed 6ft above ground level

Motion to Approve By: NAME

Seconded By: NAME

For: # Against: # Abstained: #