



ARCHITECTURAL REVIEW BOARD MEETING

Thursday, January 23, 2025 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

- [1.](#) September 26, 2024 ARB Meeting Minutes Draft

NEW BUSINESS

- [2.](#) Approval of 2025 ARB Meeting Agenda
3. Election of ARB Chair and Vice Chair
- [4.](#) COA 24-71: 52 Main Street

Formal review of request to install a standing-seam, metal-clad, shed roof awning spanning the length of the building façade & to replace wood panels over doorways with glass transom.

Pre-approved by ARB on December 17, 2024 with conditions.

- [5.](#) COA 24-84: 320 Culpeper Street

Review request to install new fencing around the perimeter of the property's back yard, including 4' wooden paddock style fencing and 6' board and batten privacy fencing.

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, September 26, 2024, at 6:30 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON September 26, 2024

Regular Meeting

PRESENT

Mr. John Thorsen, Vice-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

Ms. Karen Lavarney, Chair

REGULAR MEETING – 6:30 PM

Mr. John Thorsen reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES.

1. ARB Meeting Minutes Draft – July 25, 2024

Mr. Thorsen moves to approve the July 25, 2024, meeting minutes, as presented.

Mr. Wojcik moved to approve them. Ms. Latack seconded that motion.

Mr. Beidler asks for further details on the outcome of case COA-24-51, 37 Beckham St and the applicant's intended actions.

Ms. Squyres responds that case COA-24-51 was denied and a suggested course of action was made in the conditions of denial. No further contact has occurred.

The vote was as follows:

Ayes: Mr. John Thorsen, Vice-Chair; Ms. Millie Latack; Mr. Michael Beidler; Mr. Steve Wojcik

Nays: None

Abstention:

Absent: Ms. Karen Lavarney, Chair

The minutes were approved.

NEW BUSINESS.

1. COA 2024-59 266 Falmouth Street

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

Ms. Squyres provides a brief introduction of the application along with updated plan details.

Ms. Squyres then invites the applicant to approach the podium and answer questions from the ARB.

Mr. Ray Guyre, applicant comes forward to provide further detail.

Mr. Beidler asks for further detail on the plans for landscape and exterior lighting and expresses his concerns with over lighting.

Ms. Squyres responds that review during the permitting process will ensure compliance with the zoning ordinance.

Mr. Biedler responds stating his reason for broaching the topic.

Ms. Latack Asks if the type of lighting can be specified in the conditions of approval.

Ms. Squyres responds with confirmation.

Ms. Latack asks about the proposed window lintels.

Mr. Guyre responds providing further details.

Ms. Latack asks about the choice ow window for the front elevation.

Mr. Guyre responds providing their reasoning for the choice.

Mr. Thorsen asks if a window company has been selected yet.

Mr. Guyre responds providing the company and style details.

Mr. Wojcik asks about the location of the proposed chimney.

Mr. Guyre responds detailing the rout and location of the chimney vent.

Ms. Latack asks about the proposed door materials

Ms. Squyres reminds the board that the product information sheets are included in their agenda packets.

Mr. Thorsen asks for any further questions.

With no further questions the board reviews the proposed motion.

Mr. Thorsen moves to approve COA-24-59 with the presented approval conditions

Mr. Beidler and Ms. Latack ask to ensure that the conditions reflect the soffit lighting requirements and location of the chimney vent.

Ms. Squyres states that the conditions will reflect those decisions.

Mr. Beidler seconds the motion.

The vote was as follows:

Ayes: John Thorsen, Vice Chair; Mr. Steve Wojcik; Mr. Michael Beidler; Ms. Millie Latack

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

COA 2024-59 passes 4-0-1

2. COA 2024-63: 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."

Ms. Squyres provides a brief introduction of the application.

Ms. Malayna Campbell, Applicant, comes forward to speak and provide further information.

Mr. Beidler asks about the location of the bracket and sign in relation to the wall sconce.

Ms. Campbell responds that it will be centered above the wall sconce.

Mr. Thorsen asks about the sign material

Ms. Campbell responds that she will have to consult the sign contractor.

Ms. Latack asks to add centering with the sconce as a condition.

Mr. Beidler asks about window signage as shown in the provided site photo.

Ms. Campbell responds stating that there are no plans for window signage and the sign shown is only temporary and will be removed.

Ms. Squyres briefly reviews the proposed motion and requested additions.

The Board discusses the proposed motion.

Mr. Thorsen moves to approve COA-24-63 with the presented approval conditions,
Seconded by Mr. Wojcik.

The vote was as follows:

Ayes: Mr. Steve Wojcik; Mr. Michael Beidler; Ms. Millie Latack; John Thorsen, Vice Chair

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

COA 2024-63 passes 4-0-1.

UPDATES.

Ms. Squyres had no updates. She states that nothing has been submitted for the October meeting at this time.

Mr. Thorsen asks if for any updates on the brick wall on Culpeper St.

Ms. Squyres responds that no updates have been received at this time.

Ms. Squyres let the board know that IT would like to set up 2-factor authentication on all board member I-pads.

BOARD MEMBERS TIME.

Mr. Wojcik provides an update on the work to correct the VCRIS record and preserve the Oak Spring house providing history on the property and efforts.

Ms. Squyres adds that Town staff has tried to contact the owner on several occasions and in what contact has been made the owners expressed no interest in maintaining the property.

Mr. Thorsen asks if there was a size restriction on "For Sale" signs in the historic district.

Ms. Squyres states that she doesn't know. Though there are specific regulation for temporary signs in the zoning ordinance.

The discussion moves to a specific for sale sign on Winchester St.

ADJOURNMENT.

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

Ayes: Mr. Steve Wojcik; Mr. Michael Beidler; Ms. Millie Latack; John Thorsen, Vice Chair

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

With no further business, this meeting was adjourned at 7:06 PM on Thursday, September 26th, 2024.

2025 Architectural Review Board Meeting Dates

January 23rd

July 24th

February 20th

August 28th

March 27th

September 25th

April 24th

October 23rd

May 22nd

November/December - December 4th or
11th

June 26th

Important Dates

CLG Annual Report

January 31st

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 24-71

January 23, 2025

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 24-71** for the request to 1) install a fixed awning, clad in standing-seam metal and spanning the width of the building façade at **52 Main Street**, and 2) to remove the existing wood panels enclosing the transoms above the doorways and to replace them with glass panes, all as described and depicted within the application, provided the following conditions are met:

1. All necessary permits are acquired; and
2. Awning frames must be fastened to the building in the least harmful manner and into the mortar joints only, so if removed in the future, no damage to the existing storefront will be present; and
3. All awning portions shall clear the sidewalk by a required eight- (8-) foot minimum, per the Zoning Ordinance requirements; and
4. Pre-finished standing seam metal roof shall be no thicker than 26-gauge, prefinished metal of a color approved by the staff, with field crimped seams not taller than 1 1/2" tall and equal pan widths across the continuous roof, of a width between 16 and 17 inches, as required for equal spacing based on the actual overall length of the roof; and
5. The overall length of the new awning roof shall not exceed the overall storefront width; and
6. The ends of the new roof shall be closed, with trims and detail to complement the trims and detailing on the storefront, with 1 x frames and cove panel moldings; and
7. There will be no integrated lighting nor signage with-in or upon the new awning roof; and
8. The underside of the new roof shall be painted, solid wood "beaded porch ceiling" or approved material, and shall not be seamed "sheet goods" material pieced together with visible seams.

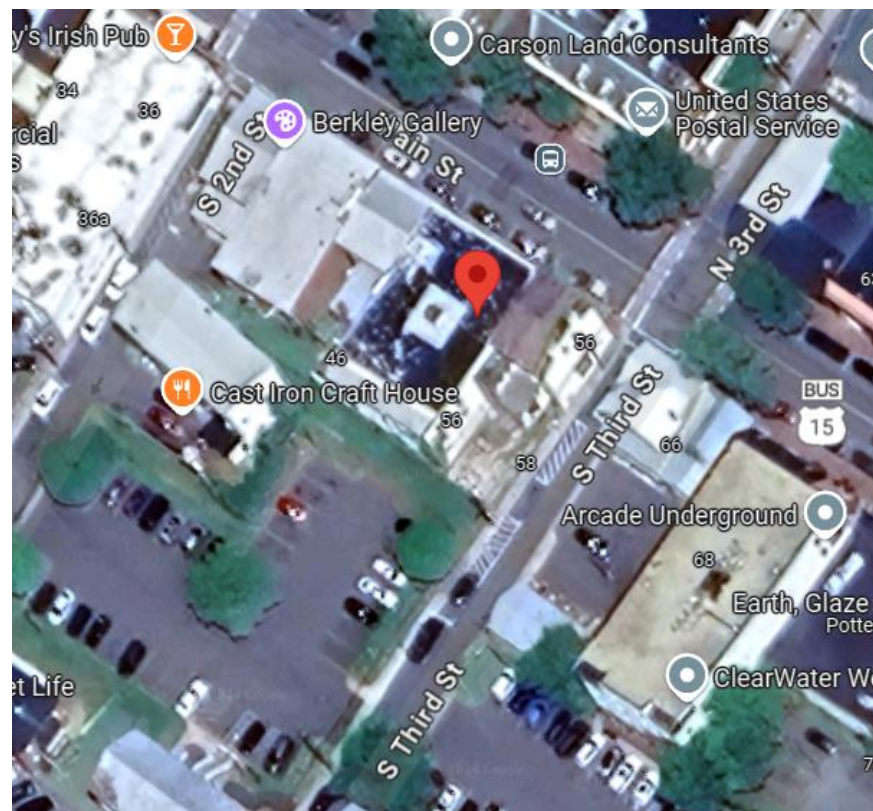
Motion to Approve By:

Seconded By:

For:

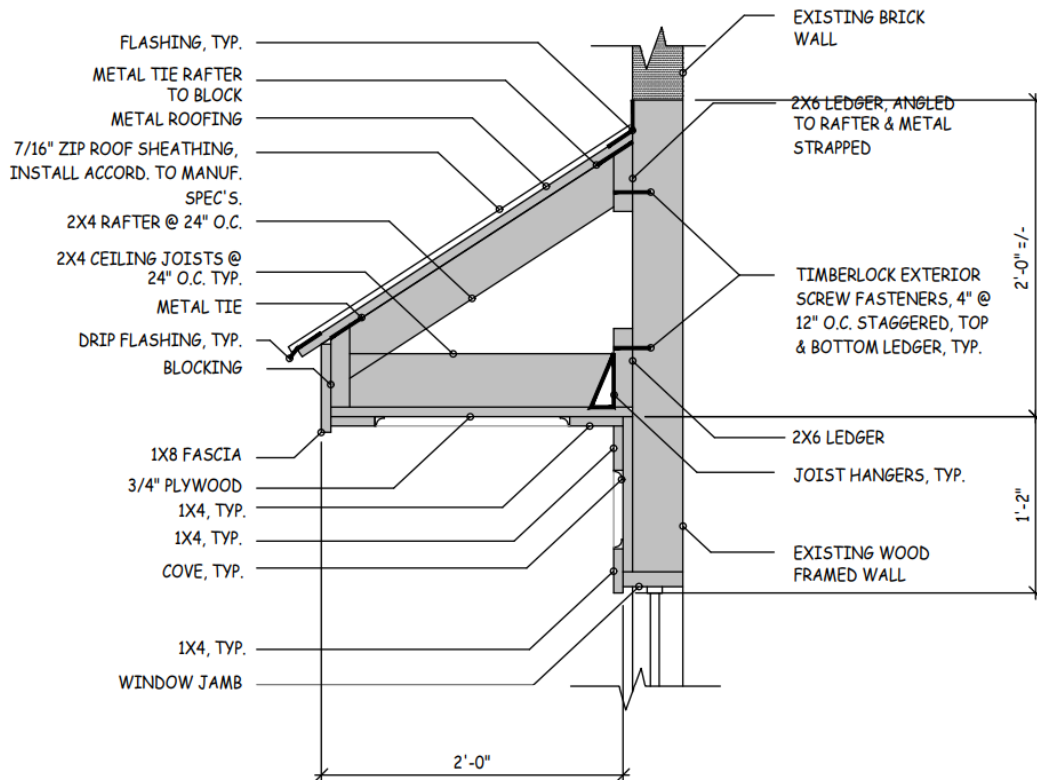
Against:

Abstained:



Photos/Plans (*Please see Applicant provided plans for high resolution):

Awning plan:



Detail of existing enclosed transoms above doorways:







Community Development
Department

STAFF REPORT

Meeting Date:	January 23, 2025
Agenda Title:	COA 24-71 52 Main Street
Requested Action:	Review proposal for the request to install a standing-seam metal clad shed roof awning spanning the length of the building façade & to replace wood panels over doorways with glass transom.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

***NOTE:**

This COA was pre-approved by the ARB on December 17, 2024 with conditions. Please see Pre-Approval Letter.

The applicant is proposing to install a standing-seam metal clad shed roof awning spanning the length of the building façade (52') at 52 Main Street (This n' That Amish Outlet).

- The awning will be fixed to the exterior utilizing 2" x 6" wood ledgers and metal fasteners and will extend 2' from the façade.

The applicant is also proposing to remove the existing wood panels over the doorways and to replace those sections with a glass transom, retaining the same size and shape.

The COA also includes cyclical maintenance work items as follows:

- A) Replace in-kind deteriorated wooden panels and trim on exterior; and
- B) Repainting and re-stucco as needed.

Per Articles 3-5.3.4.1 and 3-5.3.4.2, respectively, of the Zoning Ordinance, work items A & B are considered as "minor actions and/or unsubstantial alterations" and are therefore exempt from ARB review under the following articles:

3-5.3.4.1: "Certain Minor Actions Exempted From Review By The Architectural Review Board. Certain minor actions which are deemed not to have permanent effects upon the character of the historic district are exempted from review for architectural compatibility by the Architectural Review Board. Such actions shall include the

following and any similar actions which in the written opinion of the Zoning Administrator will have no more effect on the character of the district than those listed:

1. Repainting resulting in the same or in a different color. (Original painting of masonry surfaces is not exempted from review.)

3-5.3.4.2: "Unsubstantial Alterations" shall include:

1. Work done to prevent deterioration or to replace parts of a structure with similar materials in order to correct any deterioration, decay of, or damage to any structure or on any part thereof, or
2. To restore same as nearly as practical to its condition prior to such deterioration, decay, or damage.
3. Those minor actions exempted from review by Section 3-5.3.4.1.

BACKGROUND

This building was constructed after to 1931 based on the Sanborn map. The building is an example of a large, two-part block commercial building and represents the mid to late twentieth-century commercial resources within the district. The building retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the character of the district. Although the building 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
C. AWNINGS		

Historic District Guideline	Page No.	Analysis
<ul style="list-style-type: none"> • Sloped, shed-type fabric awnings obscure fewer building elements so are most appropriate for commercial and most residential buildings. Plastics, synthetics, and aluminum are inappropriate materials and are discouraged. Awnings should correspond to the opening size and shape, and frames should always be fastened to the building in the least harmful manner and into the mortar joints or existing holes of former awnings or attachments. Fabric colors should complement the building colors 	3.24	<p>Current material proposed for awning is standing seam metal.</p> <p>Awning dimensions currently correspond to the opening size and shape of the building façade.</p> <p>Awning framing will be attached to the building's exterior via a wood ledger and metal fasteners, which can be conditioned to be installed in the mortar joints only. This will allow for easy removal in the future without leaving any noticeable trace of the installation.</p>
<ul style="list-style-type: none"> • Bow awnings are discouraged. Awnings may be fixed or retractable, but the latter is preferred. Operable or retractable awnings provide seasonal flexibility by screening the hot summer sun, provide a sheltered space in front of display windows in rainy weather, and when rolled up admit more interior light. 	3.24	Proposed awning is fixed.
<ul style="list-style-type: none"> • Fixed awnings are supported by a rigid steel frame with the awning fabric secured to the framework. Such awnings often have integral side panels, producing a greater degree of enclosure and protection for the storefront. Because of their continual exposure to weather, fixed awning fabrics usually have shorter life spans 	3.24	<p>Awning framing will be attached to the building's exterior via a wood ledger and metal fasteners, which can be conditioned to be installed in the mortar joints only. This will allow for easy removal in the future without leaving any noticeable trace of the installation.</p> <p>As proposed, Applicant will install metal roofing on awning, not fabric, adding to longevity.</p>
The awning should extend between one-third and one-half of the height of the sash and project no more than three feet.	3.24	Awning will extend 2' from building façade, which meets the guideline.
2. Design new awnings to be compatible with the historic building.	3.25	Awning shall be compatible with the historic building.

Historic District Guideline	Page No.	Analysis
3. Awnings should generally be located directly below the storefront cornice or sign panel and extend over the transom and display windows. They should correspond to the opening's size and shape. If the display windows are very tall, or if a sign is present on the transom panel, an awning may be mounted directly below the transom provided that all portions clear the sidewalk by a required eight- (8-) foot minimum	3.25	<p>Awning is currently located below the storefront cornice and primary façade windows and above the transom and display windows.</p> <p>Awning will be 52' in length (length of façade)</p> <p>Awning must clear sidewalk by minimum of 8'.</p>
4. The awning should be slightly wider than the width of the display windows but should not obscure the piers or other significant features of the facade. Projection over the sidewalk should range from four (4) to seven (7) feet and be proportioned so that the slope of the awning is between fifteen (15) and (45) degrees. Valances on the front and sides are usually eight (8) to twelve (12) inches high and may serve as a sign panel (see visual on page 3.26)	3.25	Awning will be 52' in length (length of façade) and project 2' from façade.
<p>NOT historically appropriate:</p> <p>a. Installing an internally-illuminated awning. Do not use awning materials without proven durability or that have a gloss finish. Do not install metal awnings unless historically appropriate. Plastics and synthetics are inappropriate materials in the historic district and are not allowed. Boxed awnings are discouraged. Never install a flat awning because water and debris back up into the building.</p>	3.25	<p>Current roofing for awning is standing seam metal. While not considered appropriate, there are fixed, standing seam metal and metal/aluminum awnings in the Historic District. Some examples are as follows, some "modern," some historic:</p> <p>32 Main Street 29-33 Culpeper Street 64 Main Street 78 W. Lee Street</p>
b. Covering character-defining features such as lintels, pediments, hoods, or quoins	3.25	As proposed, awning is not covering character-defining features.
D. STOREFRONTS		

Historic District Guideline	Page No.	Analysis
1. Preserve and repair historic-age storefronts, including window trim, glass, lintels, sills, architraves, shutters, cornices, pediments, hoods, steps, and all hardware. Owners of buildings with storefronts that have been altered in the past are encouraged to restore these elements to their original appearance based on site evidence and appropriate historic research.	3.27	Applicant is proposing to remove existing wooden panels above each doorway and replace with glass panes to create a transom.
5. Recreate storefronts by matching the original proportions, sizes, scale, color, and materials of the original, documented storefront. Do not alter the commercial character of the storefront by substantially reducing or enlarging the area of glass in the storefront.	3.27	Applicant is not proposing to change dimensions of storefront.
NOT historically appropriate: <ul style="list-style-type: none"> a. Altering the size and shape of a storefront opening or display windows. Do not remove or enclose a transom. b. Using reflective, opaque, or tinted glass except on the transom, when historically appropriate. 	3.27	Applicant is proposing to re-open previously enclosed transoms and replace them with appropriate glass panes. Transom glass panes will be clear.

STAFF RECOMMENDATION

Staff recommends approval of the request to install a fixed awning, clad in standing-seam metal and spanning the width of the building façade at 52-54 Main Street, and to remove the existing wood panels enclosing the transoms above the doorways and to replace them with glass panes, all as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Awning frames must be fastened to the building in the least harmful manner and into the mortar joints only, so if removed in the future, no damage to the existing storefront will be present.
- 3) All awning portions shall clear the sidewalk by a required eight- (8-) foot minimum, per the Zoning Ordinance requirements.

ATTACHMENTS

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



ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA # _____

Zoning # _____

Assoc. Permit # _____

COMMUNITY DEVELOPMENT DEPARTMENT

18 Court Street, Lower Level

Warrenton, VA 20186

Phone: 540-347-2405

Email: planning@warrentonva.gov

Facsimile: 540-349-2414

The Architectural Review Board (ARB) meets every 4th Thursday at 7:00pm in Town Hall (18 Court 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: 52 MAIN ST WARRENTON GPIN: _____
 Name: THIS IS THAT AMISH OUTLET Email: SPAYNECO@ICLOUD.COM
 Address: 52 MAIN ST, WARRENTON VA 20186 Phone: 540 270 4141

Applicant (If different then above)

Name: STEVE FLYNE Email: SPAYNECO@ICLOUD.COM
 Address: 7384 AYLESLEY LN THE PLAINS, VA Phone: 540 270 4141

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: TANJA HEATHER Email: tanjahedther@gmail.com
 Address: 9111 BOQUES RD WARRENTON VA 20187 Phone: _____

Complete description of each modification or improvement

REPLACE ROTTEN WOOD PANELS AND TRIM ON STOREFRONT.
INSTALL AWNING OVER WINDOWS AND DOORS AS SHOWN ON
PLANS. REPLACE ROTTEN WOOD PANELS UNDER WINDOWS
WITH A SPOILED FINISH.

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

Yes ☐ No ☒ If so, specify: _____

Signature of Property Owner

Name (Print or Type)

Signature of Applicant/Agent

Name (Print or Type)

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

Paid Stamp

Certificate of Appropriateness: _____

Zoning: _____



VIEW 3D MODEL

Areas	Siding	Other
Facades	20 ft ²	8741 ft ²
Openings	-	1139 ft ²
Trims*	22 ft ²	125 ft ²
Unknown (no photos)*	-	307 ft ²
Total	42 ft ²	10312 ft ²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	0	38
Tops Length	-	113' 2"
Sills Length	-	137' 5"
Sides Length	-	376' 7"
Total Perimeter	-	627' 1"

Corners	Siding	Other
Inside Qty	2	0
Inside Length	1' 8"	-
Outside Qty	2	0
Outside Length	1'	-

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft ²	0 ft ²
Vents Qty	0	0
Vents Area	0 ft ²	0 ft ²

Trim	Siding	Other
Level Starter	12' 8"	1125' 7"
Sloped Trim	-	217' 6"
Vertical Trim	9' 9"	1138' 10"

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	312' 10"	-	-
Level Frieze Board	235' 10"	1' 2"	162 ft ²
Rakes Fascia	75' 10"	-	-
Sloped Frieze Board	76' 3"	3"	4 ft ²

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	40 ft ²	0½
+10%	46 ft ²	0½
+18%	48 ft ²	0½

+ Openings < 20ft ²	Area	Squares
Zero Waste	40 ft ²	0½
+10%	46 ft ²	0½
+18%	48 ft ²	0½

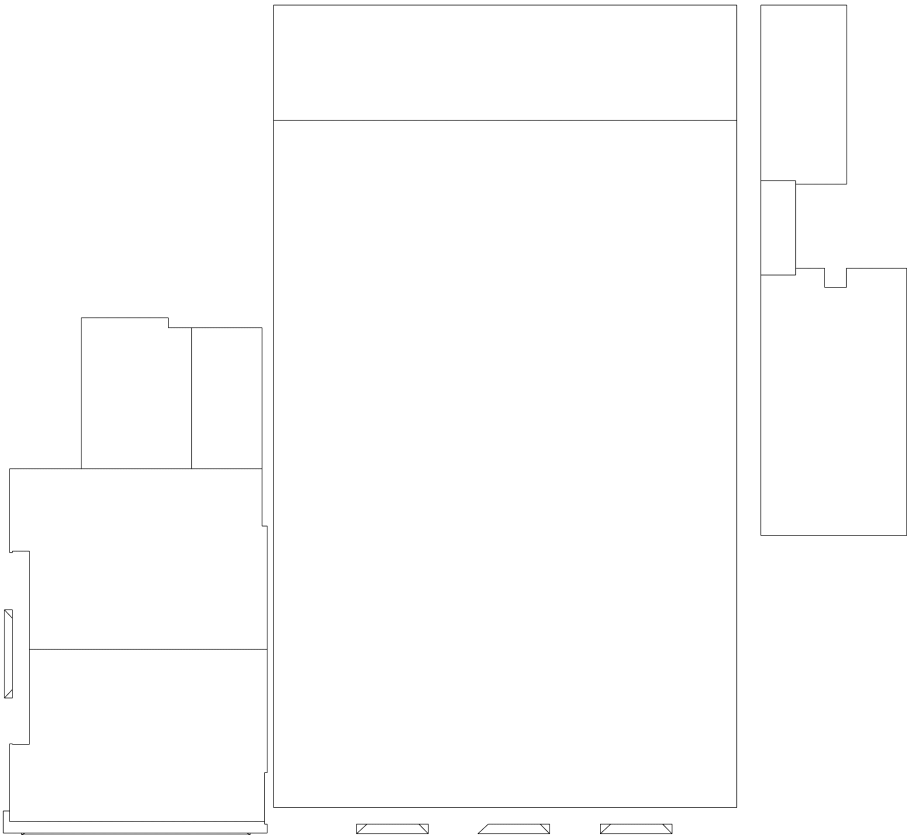
+ Openings < 33ft ²	Area	Squares
Zero Waste	40 ft ²	0½
+10%	46 ft ²	0½
+18%	48 ft ²	0½

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

Roof	Area	Total	Length
Roof Facets	6193 ft ²	24	-
Ridges / Hips	-	10	40' 7"
Valleys	-	0	-
Rakes	-	9	75' 10"
Eaves	-	22	312' 10"
Flashing	-	30	439' 11"
Step Flashing	-	10	48' 11"
Drip Edge/Perimeter	-	-	388' 8"

Roof Pitch*	Area	Percentage
0 / 12	4472 ft ²	72.21%
4 / 12	1013 ft ²	16.36%
1 / 12	601 ft ²	9.7%
7 / 12	78 ft ²	1.26%

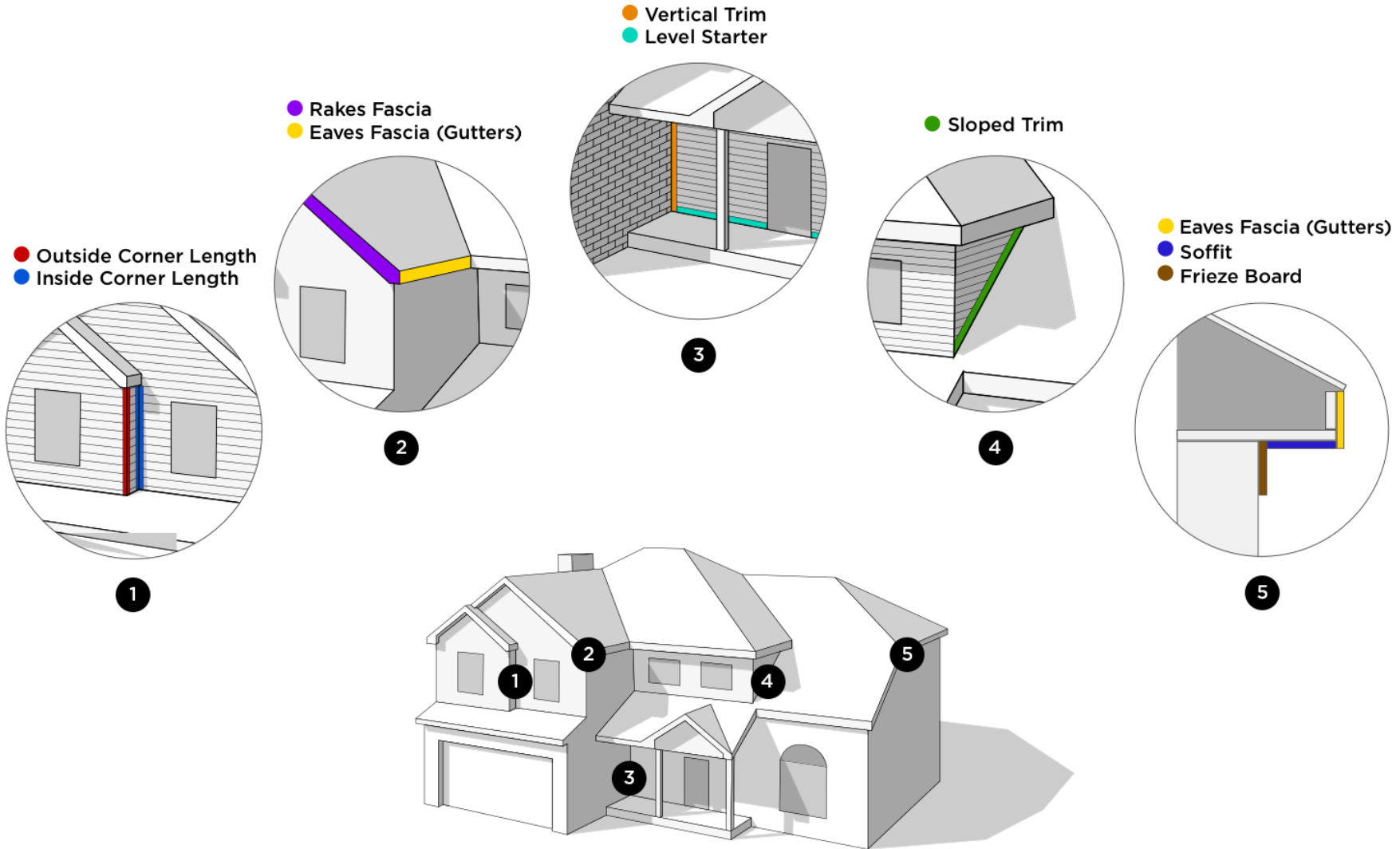
* Only top 4 values shown. Reference Roof Pitch page for all values.

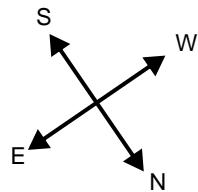


Example Waste Factor Calculations

	Zero Waste	+5%	+10%	+15%	+20%
Area	6193 ft ²	6503 ft ²	6812 ft ²	7122 ft ²	7432 ft ²
Squares	62	65⅓	68⅓	71⅓	74⅓

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

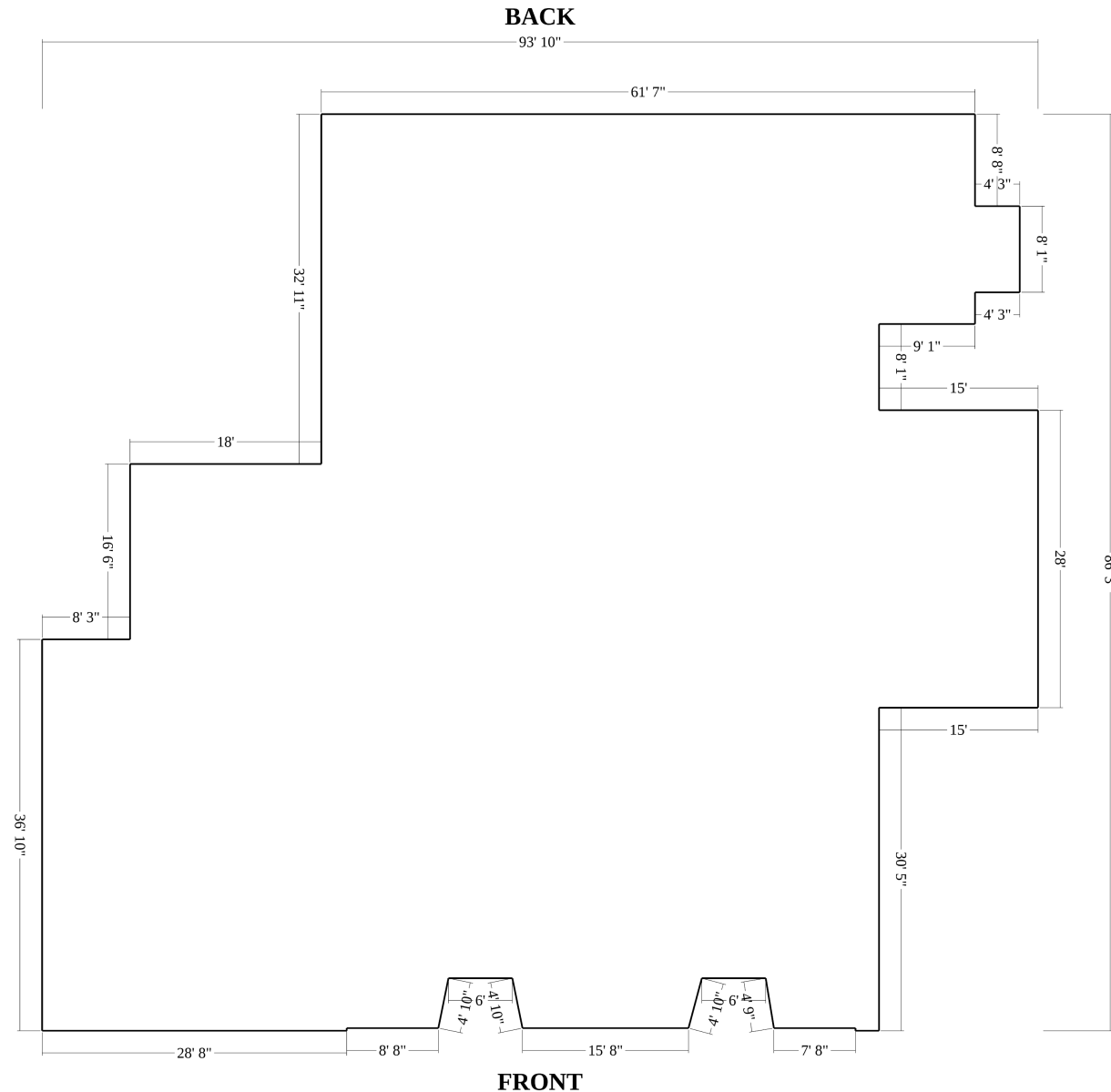




Number of Stories: > 1

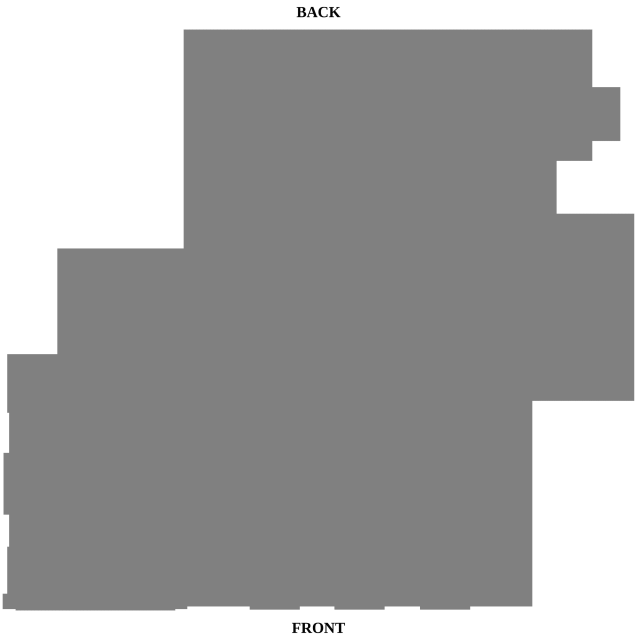
Footprint Perimeter: 402' 6"

Footprint Area: 6354 ft²

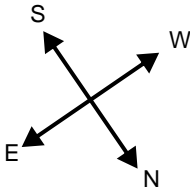


Siding Per Elevation

FRONT			RIGHT	LEFT	BACK		
SI-1	-	5 ft ²			SI-3	-	5 ft ²
SI-2	-	5 ft ²			SI-4	-	5 ft ²
10 ft ²			0 ft ²	0 ft ²	10 ft ²		

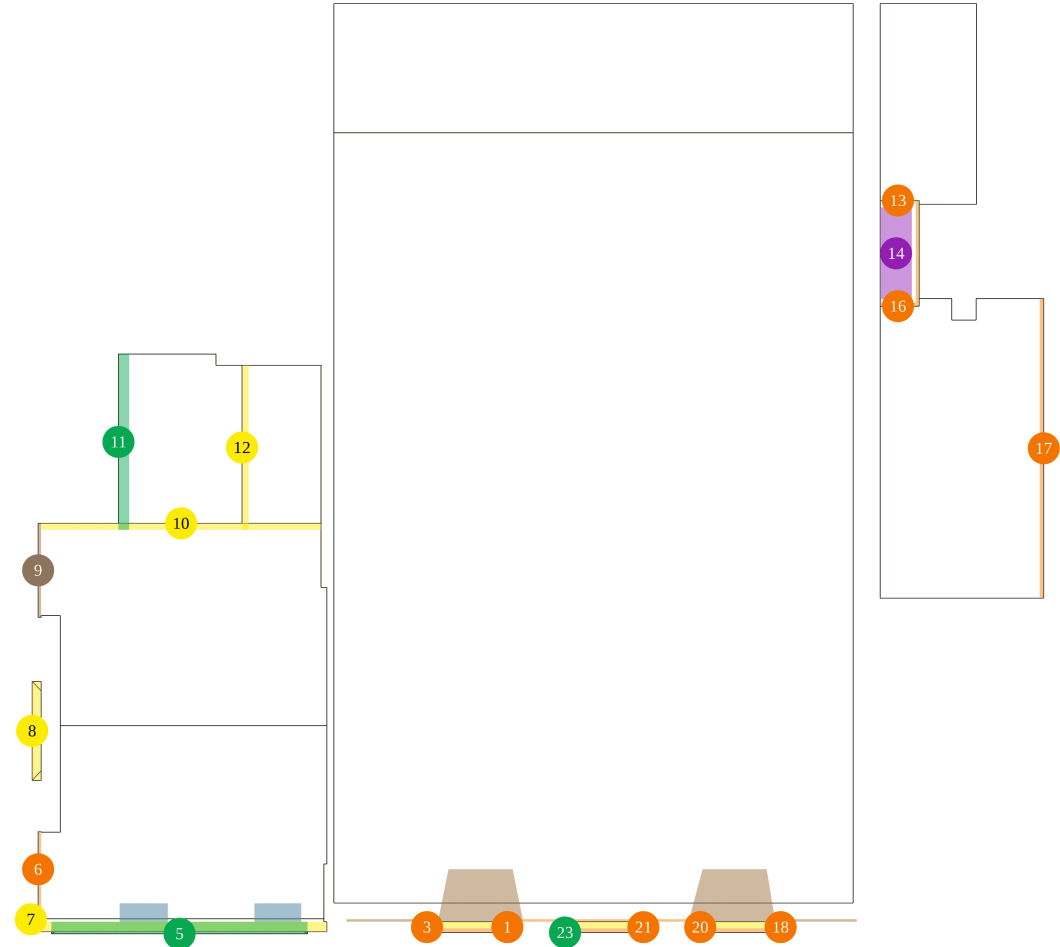


Number of Stories: > 1



Soffit Summary

Depth	Type	Count	Total Length	Total Area
1" - 6"	rakes	3	15' 1"	4 ft ²
	eaves	10	63' 6"	24 ft ²
	-	1	15' 8"	4 ft ²
6" - 12"	eaves	5	80' 3"	61 ft ²
	-	3	20' 4"	13 ft ²
12" - 18"	eaves	3	41'	44 ft ²
18" - 24"	-	2	8' 11"	15 ft ²
24" - 48"	eaves	1	8' 8"	30 ft ²
> 48"	eaves	1	3"	3 ft ²
	-	4	16' 6"	74 ft ²
Totals			270'	272 ft ²



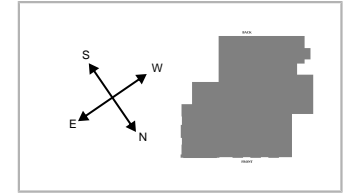
Soffit Breakdown

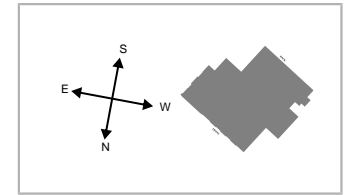
●	1	eave	5"	1'	0 ft ²	9 / 12
⌀	2	eave	5"	6' 9"	3 ft ²	9 / 12
●	3	eave	5"	1'	0 ft ²	9 / 12
⚡	4	eave	11"	26' 10"	25 ft ²	0 / 12
●	5	eave	14"	24' 1"	27 ft ²	7 / 12
●	6	rake	3"	7' 5"	2 ft ²	4 / 12
●	7	eave	12"	2' 4"	2 ft ²	0 / 12
●	8	eave	10"	9' 4"	8 ft ²	7 / 12
●	9	eave	111"	3"	3 ft ²	4 / 12
●	10	eave	7"	26' 4"	16 ft ²	4 / 12
●	11	eave	12"	16' 6"	17 ft ²	0 / 12
●	12	eave	8"	15' 6"	10 ft ²	0 / 12
●	13	rake	2"	3' 10"	1 ft ²	7 / 12
●	14	eave	42"	8' 8"	30 ft ²	7 / 12
⌀	15	eave	4"	9' 11"	4 ft ²	7 / 12
●	16	rake	4"	3' 10"	1 ft ²	7 / 12
●	17	eave	5"	28' 2"	11 ft ²	1 / 12
●	18	eave	5"	1'	0 ft ²	9 / 12
⌀	19	eave	5"	6' 9"	3 ft ²	9 / 12

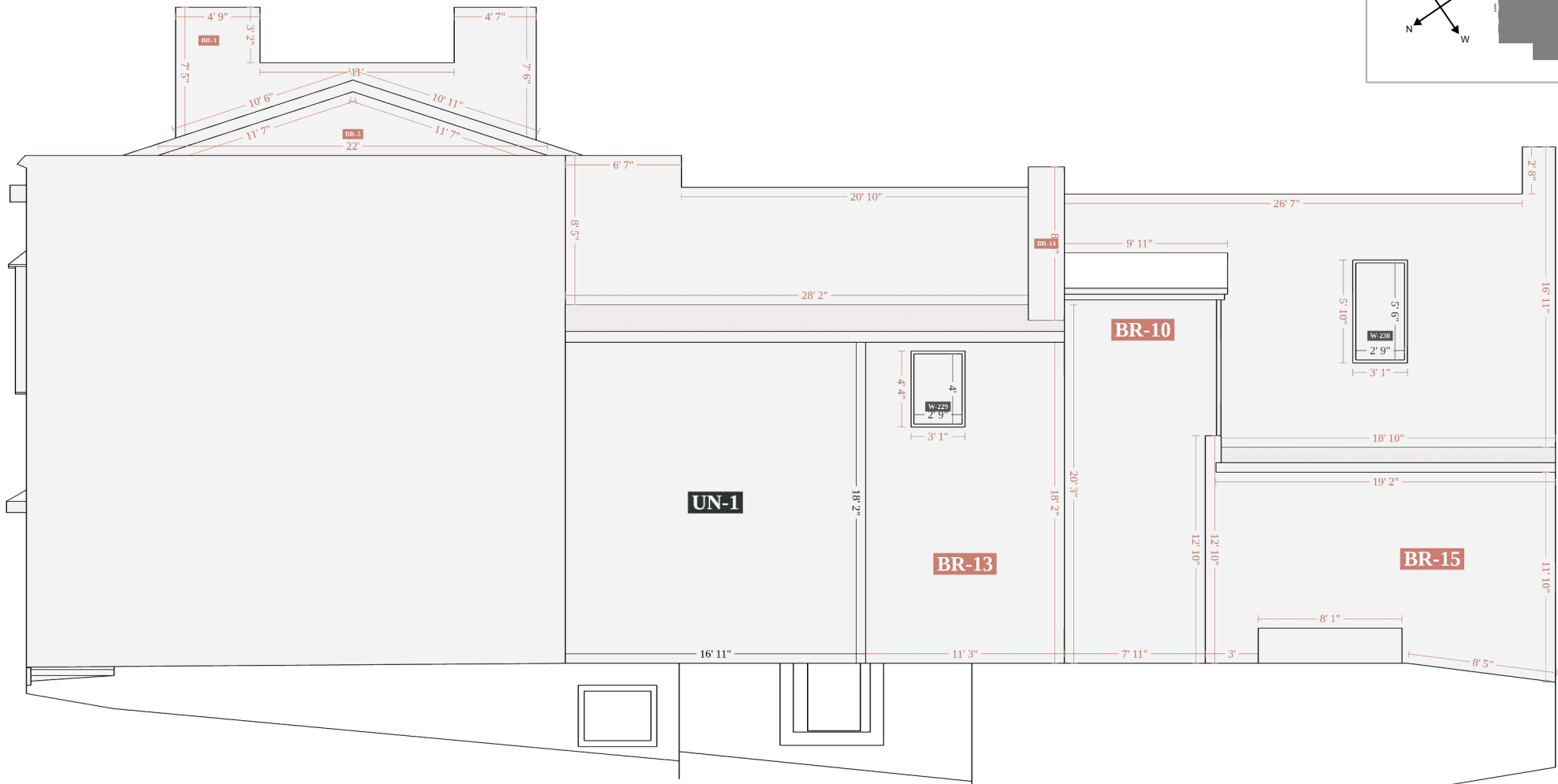
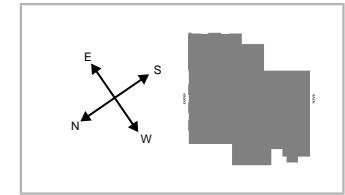
●	20	eave	5"	1'	0 ft ²	9 / 12
●	21	eave	5"	1'	0 ft ²	9 / 12
⌀	22	eave	5"	6' 9"	3 ft ²	9 / 12
●	23	eave	12"	5"	0 ft ²	9 / 12
⌀	24	-	58"	7' 11"	35 ft ²	0 / 12
⚡	25	-	7"	6' 9"	4 ft ²	9 / 12
⌀	26	-	104"	3"	2 ft ²	9 / 12
⌀	27	-	21"	4' 5"	8 ft ²	7 / 12
⌀	28	-	21"	4' 6"	8 ft ²	7 / 12
⌀	29	-	92"	3"	2 ft ²	9 / 12
⌀	30	-	57"	8' 1"	35 ft ²	0 / 12
⚡	31	-	8"	6' 9"	4 ft ²	9 / 12
⌀	32	-	3"	15' 8"	4 ft ²	9 / 12
⚡	33	-	7"	6' 9"	4 ft ²	9 / 12

⌀ Feature is too small to label on the plan diagram

- Feature could not be labelled with complete certainty

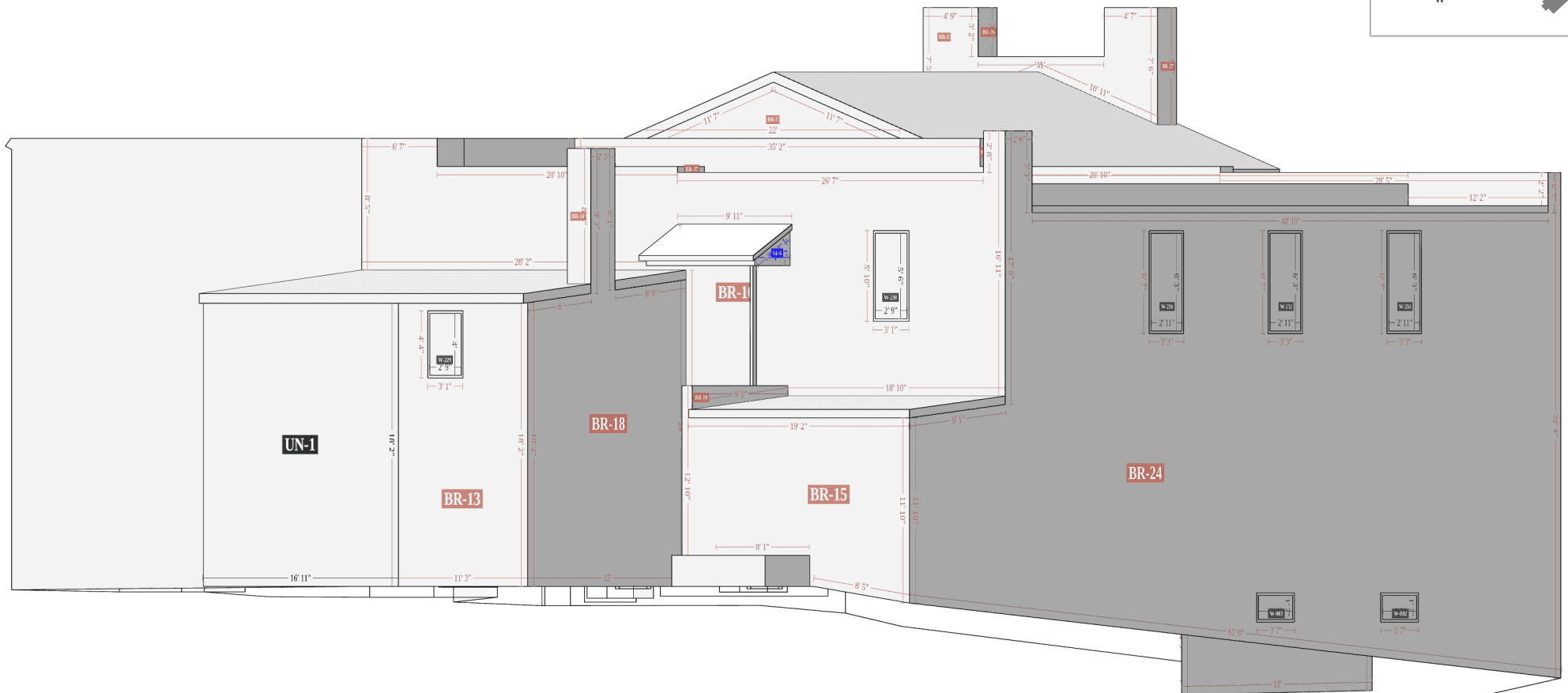


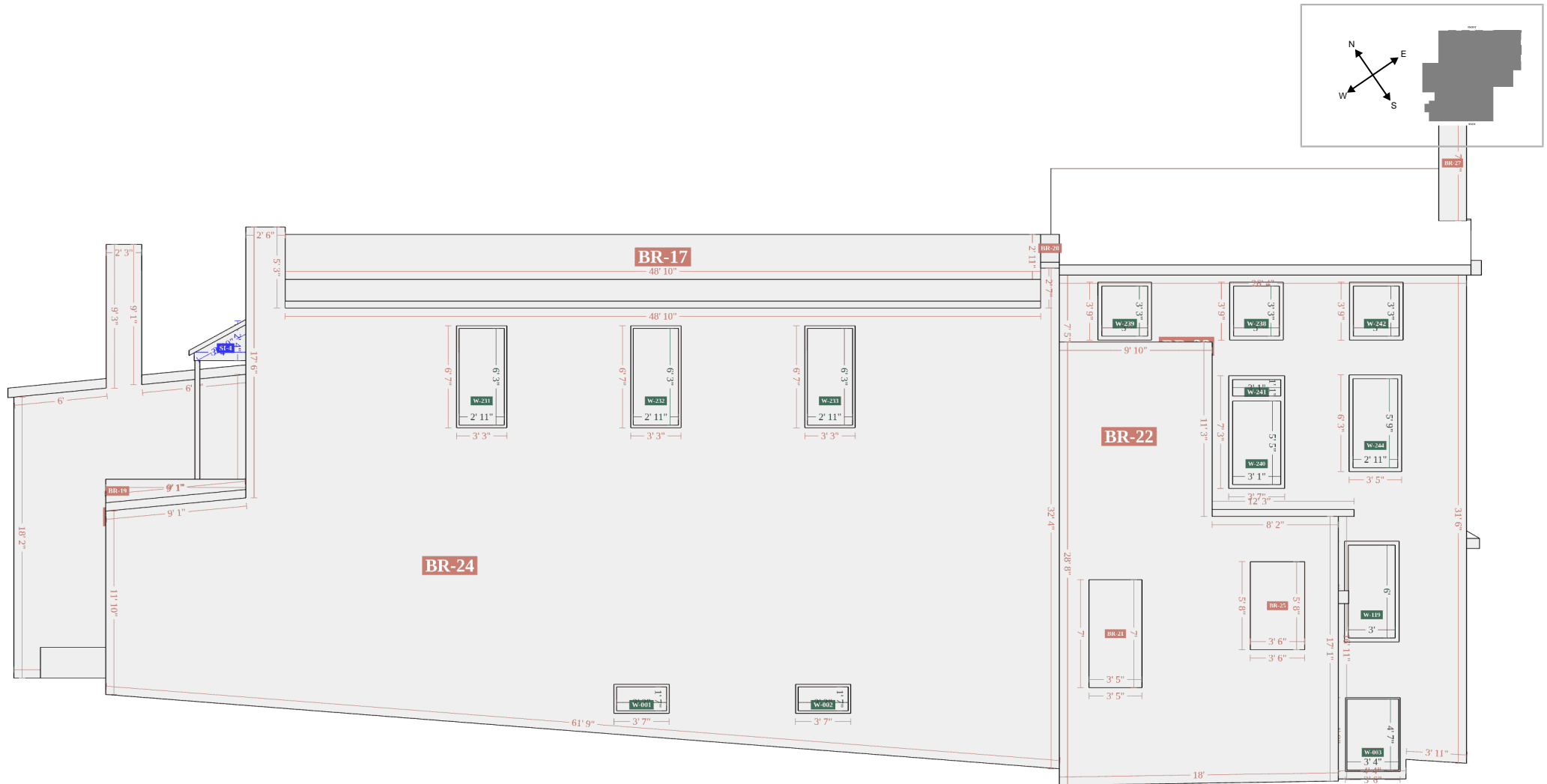


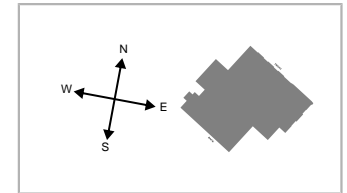




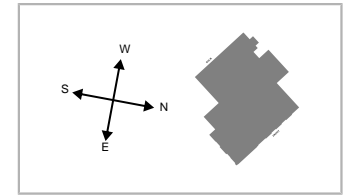
tem 4.











Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	5 ft ²	-	1	-	-	-
SI-2	5 ft ²	1	-	-	-	-
SI-3	5 ft ²	1	-	-	-	-
SI-4	5 ft ²	-	1	-	-	-
Total	20 ft ²	2	2	0	0	0

Brick

Facade	Area	Openings	Shutters	Vents
BR-1	375 ft ²	10	-	-
BR-2	13 ft ²	-	-	-
BR-3	83 ft ²	-	-	-
BR-4	6 ft ²	-	-	-
BR-5	39 ft ²	-	-	-
BR-6	163 ft ²	-	-	-
BR-7	656 ft ²	-	-	-
BR-8	54 ft ²	-	-	-
BR-9	292 ft ²	-	-	-
BR-10	675 ft ²	1	-	-
BR-11	116 ft ²	-	-	-
BR-12	20 ft ²	-	-	-
BR-13	190 ft ²	1	-	-
BR-14	18 ft ²	-	-	-
BR-15	203 ft ²	-	-	-
BR-16	7 ft ²	-	-	-
BR-17	142 ft ²	-	-	-
BR-18	304 ft ²	-	-	-
BR-19	10 ft ²	-	-	-

Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-20	2 ft ²	-	-	-
BR-21	24 ft ²	-	-	-
BR-22	378 ft ²	-	-	-
BR-23	358 ft ²	8	-	-
BR-24	1509 ft ²	5	-	-
BR-25	20 ft ²	-	-	-
BR-26	6 ft ²	-	-	-
BR-27	14 ft ²	-	-	-
BR-28	17 ft ²	-	-	-
BR-29	168 ft ²	-	-	-
BR-30	1165 ft ²	4	-	-
BR-31	11 ft ²	-	-	-
BR-32	80 ft ²	2	-	-
BR-33	191 ft ²	3	-	-
BR-34	5 ft ²	-	-	-
BR-35	1205 ft ²	4	-	-
BR-36*	2 ft ²	-	-	-
BR-37*	1 ft ²	-	-	-
Total	8522 ft ²	38	0	0

* Facet is not visible due to size or location

Stucco

Facade	Area	Openings	Shutters	Vents
STC-1	219 ft ²	-	-	-
Total	219 ft ²	0	0	0

Unknown (missing photos)

Facade	Area	Openings	Shutters	Vents
UN-1	307 ft ²	-	-	-
Total	307 ft ²	0	0	0

Facades

		Trim			Corners		Roofline		Openings		
Facade	Area	Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	5 ft ²	3' 4"	-	2' 4"	-	6"	-	3' 10"	-	-	-
SI-2	5 ft ²	3'	-	2' 7"	10"	-	-	3' 6"	-	-	-
SI-3	5 ft ²	3'	-	2' 7"	10"	-	-	3' 6"	-	-	-
SI-4	5 ft ²	3' 4"	-	2' 4"	-	6"	-	3' 10"	-	-	-
Total*	20 ft ²	12' 8"	-	9' 9"	1' 8"	1'	-	14' 6"	-	-	-

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

	SIDING & TRIM ONLY			+ OPENINGS < 20FT ²			+ OPENINGS < 33FT ²		
	Zero Waste	+10%	+18%	Zero Waste	+10%	+18%	Zero Waste	+10%	+18%
SI-1	5 ft ²	6 ft ²	6 ft ²	5 ft ²	6 ft ²	6 ft ²	5 ft ²	6 ft ²	6 ft ²
SI-2	5 ft ²	6 ft ²	6 ft ²	5 ft ²	6 ft ²	6 ft ²	5 ft ²	6 ft ²	6 ft ²
SI-3	5 ft ²	6 ft ²	6 ft ²	5 ft ²	6 ft ²	6 ft ²	5 ft ²	6 ft ²	6 ft ²
SI-4	5 ft ²	6 ft ²	6 ft ²	5 ft ²	6 ft ²	6 ft ²	5 ft ²	6 ft ²	6 ft ²
Trims	20 ft ²	22 ft ²	24 ft ²	20 ft ²	22 ft ²	24 ft ²	20 ft ²	22 ft ²	24 ft ²
Total	40 ft ²	46 ft ²	48 ft ²	40 ft ²	46 ft ²	48 ft ²	40 ft ²	46 ft ²	48 ft ²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.

Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	39" x 19"	57"	W-001	39" x 19"	57"	5 ft ²
WG-2	39" x 19"	57"	W-002	39" x 19"	57"	5 ft ²
WG-3	40" x 55"	95"	W-003	40" x 55"	95"	15 ft ²
WG-4	45" x 34"	79"	W-004	45" x 34"	79"	11 ft ²
WG-5	170" x 78"	247"	W-105	43" x 78"	121"	23 ft ²
			W-106	43" x 78"	121"	23 ft ²
WG-6	94" x 90"	184"	W-107	94" x 90"	184"	59 ft ²
WG-7	53" x 91"	144"	W-108	53" x 91"	144"	34 ft ²
WG-8	53" x 87"	140"	W-109	53" x 87"	140"	32 ft ²
WG-9	180" x 89"	269"	W-110	76" x 89"	165"	47 ft ²
			W-111	90" x 88"	178"	55 ft ²
WG-10	53" x 87"	140"	W-112	53" x 87"	140"	32 ft ²
WG-11	53" x 87"	140"	W-113	53" x 87"	140"	32 ft ²
WG-12	83" x 95"	178"	W-114	83" x 95"	178"	55 ft ²
WG-13	45" x 36"	82"	W-115	45" x 36"	82"	11 ft ²
WG-14	45" x 36"	82"	W-116	45" x 36"	82"	11 ft ²
WG-15	15" x 50"	65"	W-117	15" x 50"	65"	5 ft ²
WG-16	15" x 50"	65"	W-118	15" x 50"	65"	5 ft ²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-17	36" x 72"	108"	W-119	36" x 72"	108"	18 ft ²
WG-18	74" x 80"	154"	W-120	74" x 80"	154"	41 ft ²
WG-19	35" x 40"	74"	W-221	35" x 40"	74"	10 ft ²
WG-20	35" x 40"	74"	W-222	35" x 40"	74"	10 ft ²
WG-21	41" x 77"	117"	W-223	41" x 77"	117"	22 ft ²
WG-22	41" x 77"	117"	W-224	41" x 77"	117"	22 ft ²
WG-23	35" x 40"	74"	W-225	35" x 40"	74"	10 ft ²
WG-24	70" x 65"	135"	W-226	70" x 65"	135"	32 ft ²
WG-25	70" x 65"	135"	W-227	70" x 65"	135"	32 ft ²
WG-26	70" x 65"	135"	W-228	70" x 65"	135"	32 ft ²
WG-27	33" x 48"	80"	W-229	33" x 48"	80"	11 ft ²
WG-28	33" x 66"	99"	W-230	33" x 66"	99"	15 ft ²
WG-29	35" x 75"	110"	W-231	35" x 75"	110"	18 ft ²
WG-30	35" x 75"	110"	W-232	35" x 75"	110"	18 ft ²
WG-31	35" x 75"	110"	W-233	35" x 75"	110"	18 ft ²
WG-32	36" x 72"	108"	W-234	36" x 72"	108"	18 ft ²
WG-33	36" x 72"	108"	W-235	36" x 72"	108"	18 ft ²
WG-34	33" x 55"	88"	W-236	33" x 55"	88"	13 ft ²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-35	33" x 55"	88"	W-237	33" x 55"	88"	13 ft ²
WG-36	36" x 39"	74"	W-238	36" x 39"	74"	10 ft ²
WG-37	36" x 39"	74"	W-239	36" x 39"	74"	10 ft ²
WG-38	37" x 81"	119"	W-240	37" x 65"	102"	17 ft ²
			W-241	37" x 13"	50"	3 ft ²
WG-39	36" x 39"	74"	W-242	36" x 39"	74"	10 ft ²
WG-40	29" x 47"	77"	W-243	29" x 47"	77"	10 ft ²
WG-41	35" x 69"	104"	W-244	35" x 69"	104"	17 ft ²
WG-42	29" x 47"	77"	W-245	29" x 47"	77"	10 ft ²
			Total	-	4755"	918 ft ²

Doors

Opening	Width x Height
D-1	36" x 80"
D-2	36" x 80"
D-3	32" x 82"
D-4	60" x 80"
D-5	60" x 80"
D-6	36" x 80"

*Door height and width have been snapped to standard

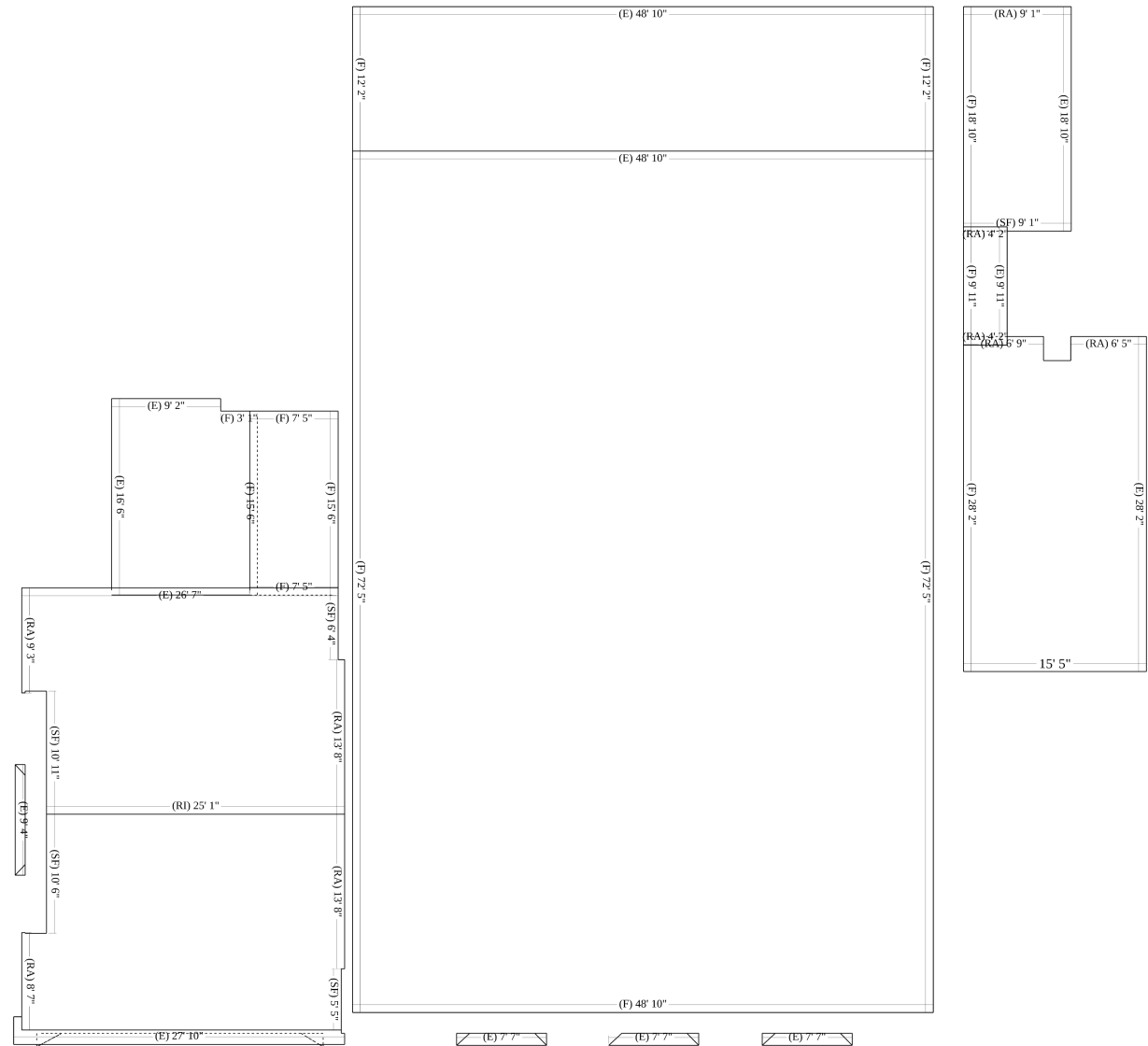
Entire Doors

Opening	Width x Height	Area
D-1	36" x 95"	24 ft ²
D-2	36" x 95"	24 ft ²
D-3	29" x 84"	17 ft ²
D-4	63" x 83"	36 ft ²
D-5	63" x 83"	36 ft ²
D-6	36" x 93"	23 ft ²
Total	-	160 ft ²

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

Roof	Length
Ridges (RI)	25' 1"
Hips (H)	15' 7"
Valleys (V)	-
Rakes (RA)	75' 10"
Eaves (E)	312' 10"
Flashing (F)*	439' 11"
Step Flashing (SF)*	48' 11"
Transition Line (TL)	-

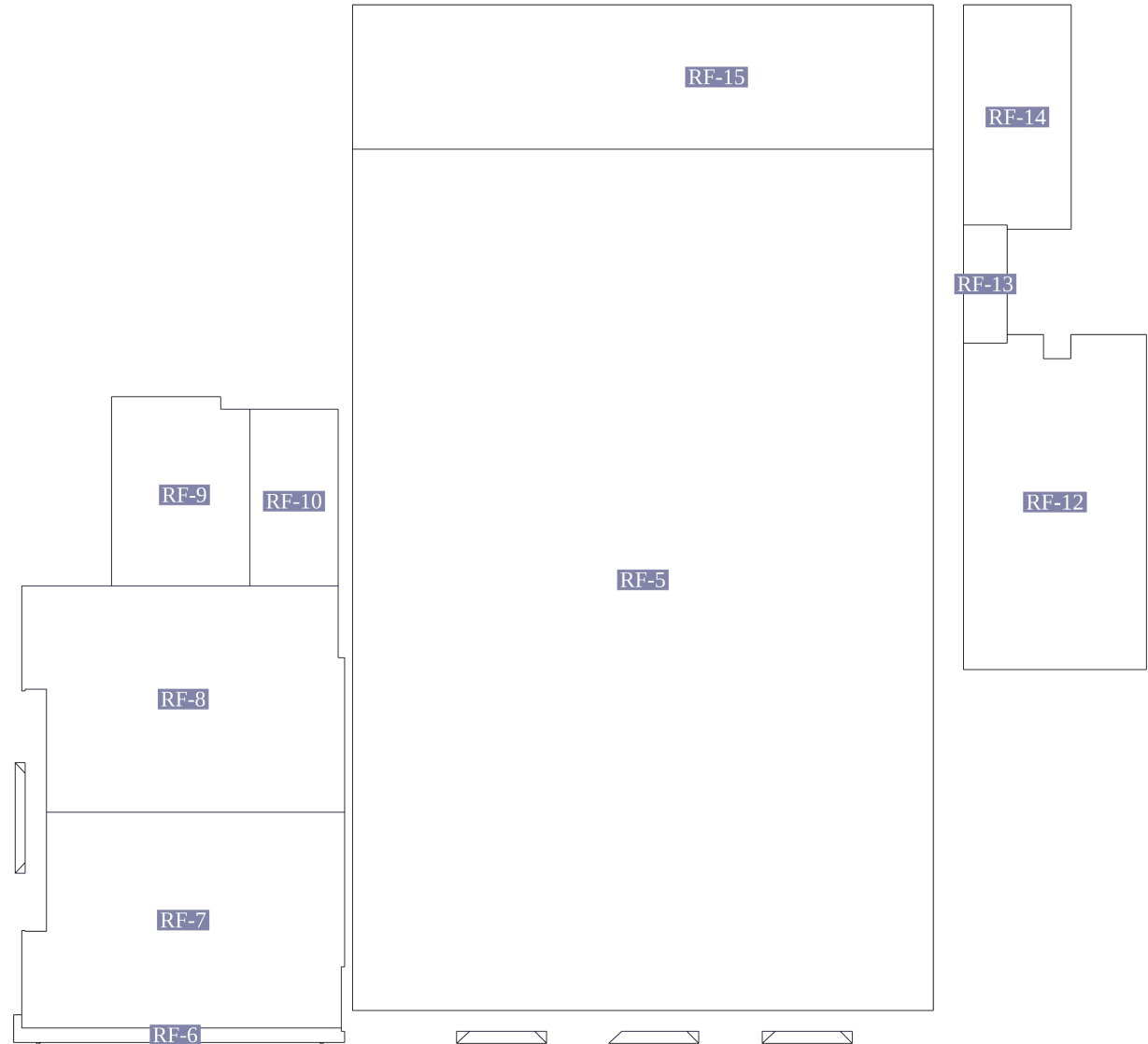
*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)



Roof Facets

Facet	Area	Pitch
RF-1	29 ft ²	7/12
RF-2	8 ft ²	9/12
RF-3	8 ft ²	9/12
RF-4	8 ft ²	9/12
RF-5	3532 ft ²	0/12
RF-6	34 ft ²	0/12
RF-7	494 ft ²	4/12
RF-8	517 ft ²	4/12
RF-9	199 ft ²	0/12
RF-10	115 ft ²	0/12
RF-11	8 ft ²	7/12
RF-12	430 ft ²	1/12
RF-13	41 ft ²	7/12
RF-14	171 ft ²	1/12
RF-15	592 ft ²	0/12
RF-16*	1 ft ²	4/12
RF-17*	1 ft ²	4/12

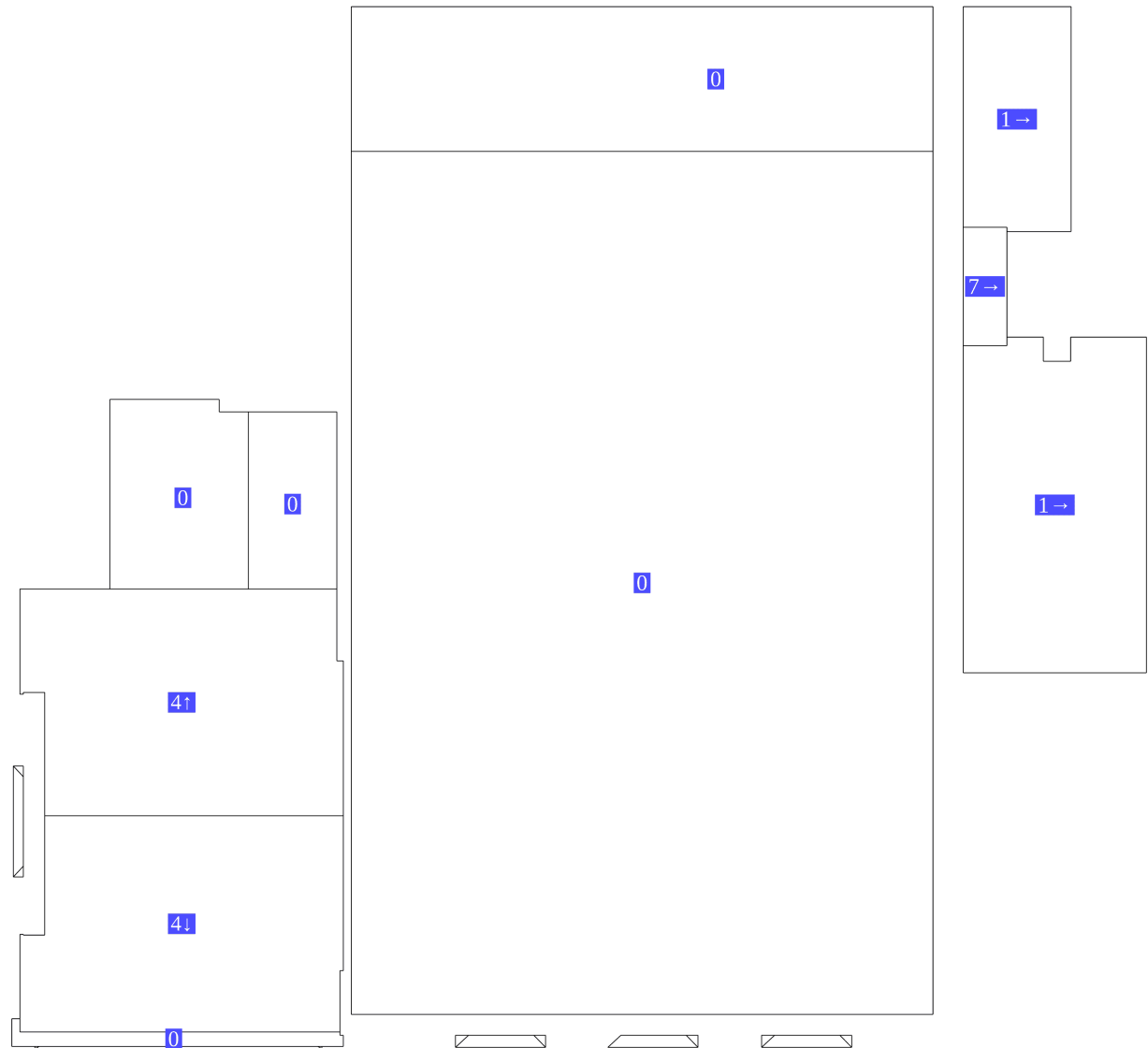
* Facet is not visible due to size or location, see **Small Facets** in summary table below.

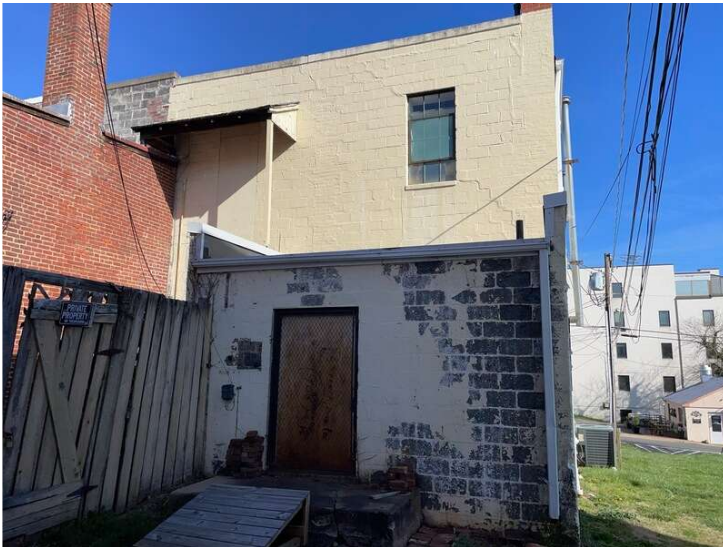
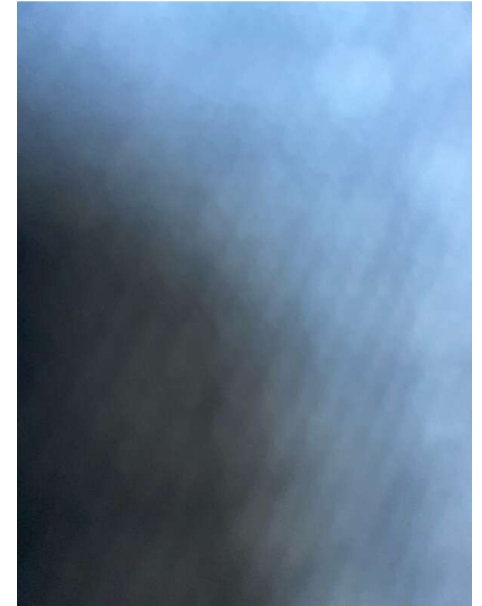


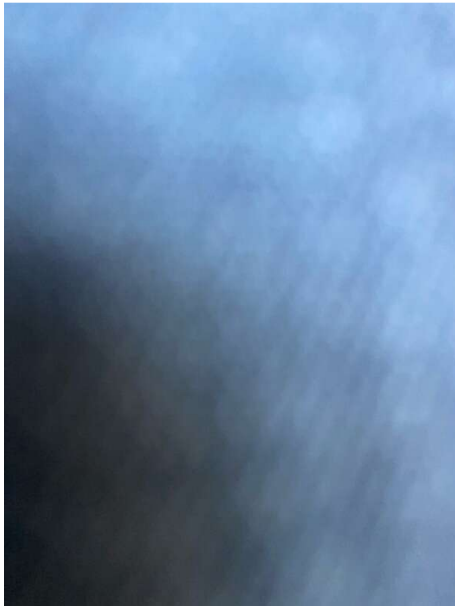
Roof	Facets	Total
Labeled Facets	15	6186 ft ²
Small Facets	9	7 ft ²
Total	24	6193 ft²

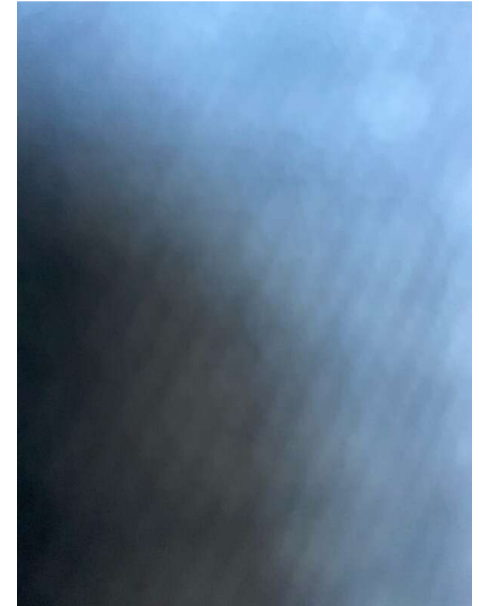


Roof Pitch	Area	Percentage
0 / 12	4472 ft ²	72.21%
4 / 12	1013 ft ²	16.36%
1 / 12	601 ft ²	9.7%
7 / 12	78 ft ²	1.26%
9 / 12	29 ft ²	0.47%



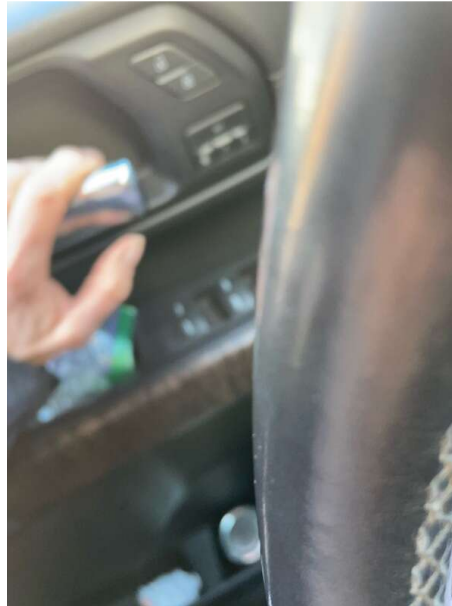






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SCOPE OF WORK:

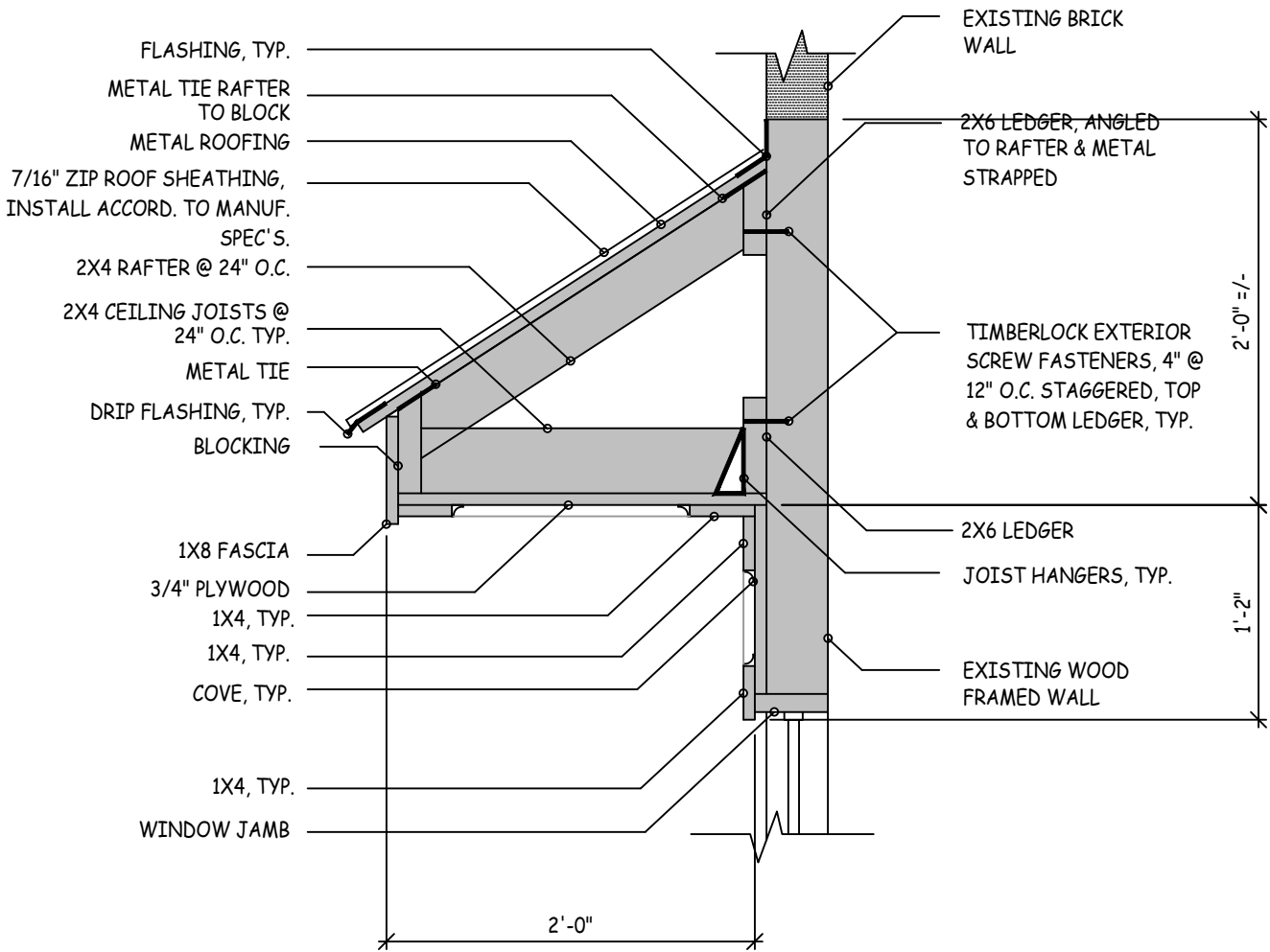
EXISTING BRICK SHALL BE CLEANED, PREPPED AND PAINTED

EXISTING TRIM @ UPPER BAY WINDOWS SHALL BE CLEANED, PREPPED AND PAINTED

EXISTING PANELING BELOW STOREFRONT WINDOWS SHALL BE REMOVED, STRUCTURAL FRAMING REPAIRED IF REQ'D., MASONRY PREPPED AND STUCCO FINISH INSTALLED

EXISTING PANELING EACH SIDE OF BUILDING ALONG WITH PANELING ABOVE WINDOWS SHALL BE REMOVED, STRUCTURE REPAIRED IF REQ'D., PANELING REPLACED AS SHOWN IN TYP. SECTION

CANOPY ROOF SHALL BE INSTALLED PER PLAN TO INCLUDE STANDING SEAM, PREPAINTED METAL ROOFING, FASCIA AND SOFFIT TRIM AS SHOWN IN TYP. SECTION



TYPICAL SECTION THROUGH CANOPY

SCALE: 1" = 1'-0"



FRONT ELEVATION

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

DRAWING:

ARB SUBMISSION

FACADE ELEVATION & TYP. SECTION @ CANOPY ROOF

OWNERS:

THIS N THAT/ STEVE PAYNE

52 MAIN STREET

WARRENTON, VA 20186

CONTACT: 540-270-4141

CONTRACTOR:

HOME MATTERS, LLC

9111 ROGUES ROAD

WARRENTON, VA 20187

CONTACT: 540-359-5556

PLAN PREPARATION:

HOME MATTERS, LLC

TANJA HEATHER

9111 ROGUES RD

WARRENTON, VA 20187

CONTACT: 540-359-5556

DATE: 10-18-2024

PHASE:

BIDDING

PAGE: 1 OF 1

TITLE:

B-1



Community Development Department

December 17, 2024

Mr. Steve Payne
7384 Awsley Lane
The Plains, VA 20198

Re: Architectural Review Board Pre-Approval for Certificate of Appropriateness 2024-71: 52 Main Street

Dear Mr. Payne:

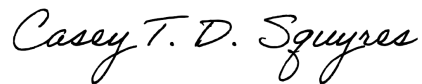
Thank you for submitting an application for a Certificate of Appropriateness (COA), required for properties within the Warrenton Historic District. Following **unofficial** Architectural Review Board (ARB) review of your application, we have determined that the request to 1) install a fixed awning, clad in standing-seam metal and spanning the width of the building façade and 2) to remove the existing wood panels enclosing the transoms above the doorways and to replace them with glass panes, as described and depicted within the submission, at **52 Main Street** meets the criteria for approval of alterations, provided the following conditions are met:

1. All necessary permits are acquired; and
2. Awning frames must be fastened to the building in the least harmful manner and into the mortar joints only, so if removed in the future, no damage to the existing storefront will be present; and
3. All awning portions shall clear the sidewalk by a required eight- (8-) foot minimum, per the Zoning Ordinance requirements; and
4. Pre-finished standing seam metal roof shall be no thicker than 26-gauge, prefinished metal of a color approved by the staff, with field crimped seams not taller than 1 1/2" tall and equal pan widths across the continuous roof, of a width between 16 and 17 inches, as required for equal spacing based on the actual overall length of the roof; and
5. The overall length of the new awning roof shall not exceed the overall storefront width; and
6. The ends of the new roof shall be closed, with trims and detail to complement the trims and detailing on the storefront, with 1 x frames and cove panel moldings; and
7. There will be no integrated lighting nor signage with-in or upon the new awning roof; and
8. The underside of the new roof shall be painted, solid wood "beaded porch ceiling" or approved material, and shall not be seamed "sheet goods" material pieced together with visible seams.

Please note that this is an unofficial ARB pre-approval subject to denial if any work is determined to be inappropriate at the time of the official ruling. ARB pre-approvals are typically only considered in events of an emergency and/or matters that present a direct risk to public safety or health. Please be aware that your COA is subject to public hearing and conditions may be added in response; proceed with the abovementioned project at your own risk.

Additionally, you will receive a notification from OpenGov prompting you to pay any necessary fees associated with all applications and permits. If any work to be conducted at the site will deviate from the proposal in any way, additional ARB review may be required. If you have any additional questions or concerns please feel free to contact me at 540-347-1101 ext. 143.

Sincerely,

A handwritten signature in black ink that reads "Casey T. D. Squyres". The signature is written in a cursive, flowing style.

Casey Squyres
Historic Preservation Planner
Town of Warrenton
Planning and Community Development Department

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 24-84

January 23, 2025

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 24-84** for the request to install a 4' wooden paddock-style fencing and 6' board and batten privacy fencing at the back yard of the property at 320 Culpeper Street, all as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Wooden fencing shall be painted or stained.
- 3) Fencing shall not exceed 6' in height.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:

Date: 12/01/2024 Job Number: _____ County: Fauquier
Name: Trevor Watts
Address: 320 Culpeper St.
City: Warrenton State: Va. Zip: 20186
Job Site Address: _____
Home Phone: 540 846-5347 Cell Phone: _____
Email: wa77zapps@gmail.com
Project Description (Goods and Services Sold):

183.5' of 4' high 4-BOARD Rough Sawn-Pressure Treated PADDOCK W/ 2X4 BLACK WIRE Fencing including One 4' high x 42" wide single gate and One 4' high x 8' wide double gate. Posts are 1/2 Round PTP. Horizontal boards are 1x6 Rough Sawn PTP. Gate posts are 6x6 PTP with black caps. Gates are Paddock style with Black heavy duty hardware. Wire is stapled to the inside. Price includes removal & haul of old fence approx 70 ft. 100' of 6' high Pressure Treated BOARD & BATTEN - CAP BOARD Fencing. Post 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 or HOA approval.

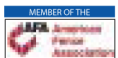
Homeowner is responsible for the fence layout and location.

Builders Fence Company is not responsible for damage to private utilities, irrigation systems or underground drainage systems.

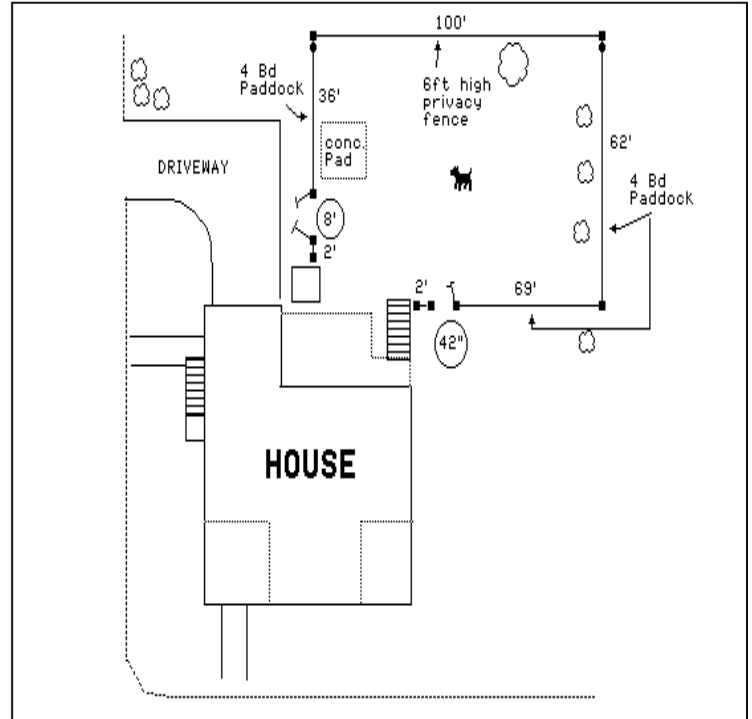
List Price = \$ 7,261.34 Less 15% Discount = \$ 6,172.14

Total Contract Price: \$ 6172.14
(Price valid for 15 Days)
Deposit: \$ 3086.07
Due Upon Substantial Completion: \$ 3086.07
Estimated Start Date: 3 weeks
Estimated Completion Date: 1 - 2 days

The projected dates are contingent upon obtaining approved financing, permits, H.O.A., or other conditions beyond Seller's control.



☐ 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 dictated by the grade. May result in large gaps under the fence. (Customer to fill in gaps)

☒ Toe Nail Board & Batten

☒ Face Nail Paddock

Customer agrees to pay the Total Price for such materials and labor, pursuant to the Payment Terms provided at left. All materials are to be #2 pressure treated southern yellow pine unless otherwise stated. Interest at the rate of 2% per month will accrue on all past due accounts. Builders Fence Company will not accept out of state checks.

BUYERS RIGHT TO CANCEL: If this agreement was solicited at a residence and you do not want the goods or services, you the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See Notice of Cancellation for an explanation of this right.

Acceptance: The construction proposal contained herein, including the specified price, payment terms, construction specifications, and other terms and conditions on the reverse side of this contract, is hereby ACCEPTED.

Builders Fence Company

Buyer(s)

(Authorized Representative's Signature)

(Signature)

Date

Authorized Representative's Printed Name

(Signature)

Date

TERMS AND CONDITIONS

- Agreement.** This Contract constitutes the entire agreement between Builders Fence Company ("Contractor") and Customer and supersedes all prior discussions, proposals or agreements by and between the parties. Modifications to the terms of this Contract shall only be enforceable if in writing, signed by both parties. Changes to the Construction Specifications and/or price after execution of this Contract shall require a written change order signed by both parties, except as expressly provided for herein. Customer represents and warrants that he/she/they are the owners of the real property identified on the front page of this Contract, upon which the Project shall be constructed, and that they are authorized to enter into this Contract for the improvements described herein.
- Cancellation.** Either party may cancel this Contract without charge or obligation within seventy-two (72) hours after execution (the "Rescission Period") and all amounts paid by Customer to Contractor shall be promptly refunded. No work on the project will begin until after the expiration of the Rescission Period. If Customer cancels this Contract after the expiration of the Rescission Period but before construction begins, Contractor shall be entitled to retain the deposit provided for on page 1 this contract, plus all costs incurred by Contractor prior to Contractor receiving written notice of cancellation from Customer. Once work on the Project has begun, this Contract may not be cancelled, and Customer shall be responsible for the Total Price, even if Customer elects not to have the Project completed. The amounts to be paid or retained by Contractor under this Section shall be deemed liquidated damages, to compensate Contractor for the expenses, lost profits and other amounts incurred, and not as a penalty or forfeiture.
- Site Access, Condition and Restoration.** Customer shall provide Contractor with adequate access to the Project site and all utilities needed to complete the Project. Customer shall be responsible for clearing the entire Project site (including, without limitation, both sides of the proposed fence line, if applicable) of all materials, brush, debris and timbers used to hold back the soil prior to the Estimated Start Date. The Total Price does not include any clearing and any such work shall be billed and paid by Customer at the rate of One Hundred Dollars (\$100.00) per hour. The Total Price assumes that no rock, boulder or other obstructions shall be encountered and that the soils will be of sufficient quality to allow for normal installation processes to be utilized. Customer shall be responsible for all additional labor, materials and equipment required to remove any rock, boulders or other obstructions or to provide such additional foundations for the Project as may be required due to soil conditions. All dirt and other excavated materials shall remain on the Project site and Customer shall be responsible for removing such materials unless otherwise specified herein. Contractor assumes no responsibility for damage to any yard features or landscaping that is moved, disturbed or destroyed during the course of construction. Contractor shall have no obligation to repair or replace yard features, or to reseed or sod the yard. Customer shall be responsible for backfilling any gaps located at the bottom of the fence due to variations in grade.
- Fence Location and Property Boundaries.** Customer bears sole responsibility for the location of the fence. Contractor is not responsible for determining property lines, boundaries, set-backs or easements and is not responsible for any costs associated with removing or replacing any fence that is deemed to be built outside of the property boundaries or found to encroach within set-backs or easements.
- Project Completion and Acceptance.** The Project shall be deemed completed upon the Contractor's delivery of a Completion and Acceptance Notice which is attached to the invoice. The Project shall be deemed completed by Contractor and accepted by Customer, unless, within five (5) days after delivery of Completion and Acceptance Notice, Customer notifies Contractor in writing of Customer's non-acceptance and the reasons for such non-acceptance.
- Permits and Approvals.** Customer shall be responsible for applying for and obtaining any and all required county or other local government permits, approvals and inspections, Home Owners Association approvals, copies of plat, and signed documents required for permits and other applications, except for any permits, approvals and inspections that are required by law to be requested by or in the name of Contractor or as otherwise specifically provided for herein.
- Locating of Utilities.** Contractor shall be responsible for contacting Miss Utility to identify all participating public underground utilities. Customer shall be responsible for locating all non-participating public utilities and all private underground utilities and systems, such as plumbing (including septic systems and lines), gas lines, cable lines, sprinkler systems, lines and components and wiring. Contractor shall not be responsible for any damage to or the cost of repairing utilities or systems that are not properly marked or identified and Customer shall indemnify and hold Contractor harmless for and from any such costs or damages incurred by Contractor or any third-party as a result of such improper marking or identification.
- Delays.** The Estimated Completion Date represents Contractor's best estimate of the time it will take to complete the Project absent any weather delays, interruptions in labor or material supplies, Acts of God, differing site conditions, payment or other defaults by Customer or other unforeseen circumstances. Accordingly, Contractor does not guarantee that the Project will be completed by the Estimated Completion Date, and shall not be responsible for any delays in completing the Project. In addition, the Total Price assumes and is based upon the uninterrupted construction of the Project. In the event Project is delayed due to the actions, failure to act or defaults of Customer, Contractor shall pay to Contractor all additional costs incurred as a result of such delays, including, without limitation, a trip fee of \$150 for each additional trip required to complete the Project.
- Insurance.** Customer shall carry fire, windstorm and other necessary insurance for the property upon which the Project is to be constructed. Contractor will carry workers compensation and liability insurance.
- Warranty.** Contractor will provide labor at no cost to the original owner for replacement of materials considered defective by the manufacturer under the terms and conditions of the manufacturer's limited warranty for the period of one (1) year. Contractor's workmanship is warranted against defects for one (1) year from the date of completion of the Project (the "Warranty Period"), which warranty is expressly conditioned on Contractor's nameplate remaining on the structure and Customer properly maintaining the structure for the full Warranty Period. The materials utilized in the construction of the Project are subject to the applicable manufacturer's warranty, if any, and are not warranted by Contractor. Moreover, Customer has been advised and understands that wood is a natural product and, as such, shrinking, warping, cupping and cracking or checking is normal and to be expected, even with proper maintenance. Such conditions are not covered by Contractor's or manufacturer's warranty. THE EXPRESS WARRANTY PROVIDED HEREIN IS THE SOLE AND EXCLUSIVE WARRANTY MADE BY CONTRACTOR TO A MAXIMUM EXTENT PERMITTED UNDER APPLICABLE LAW. CONTRACTOR EXPRESSLY DISCLAIMS ALL OTHER REPRESENTATIONS AND WARRANTIES OF EVERY KIND, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND FITNESS FOR INTENDED USE. CUSTOMER UNDERSTANDS THAT ANY INK, STAMPS OR DRYING MARKS ON THE MATERIAL ARE FROM THE MILL OR MANUFACTURER AND CONTRACTOR IS NOT RESPONSIBLE FOR THEIR REMOVAL. THIS WARRANTY IS NOT EXTENDED TO OWNER PROVIDED MATERIAL OR TO ANY REPAIR WORK.
- Remedies and Limitation of Liability.** If any of Contractor's workmanship proves defective and Customer provides Contractor with written notice of such defect during the Warranty Period and all other conditions for warranty coverage have been satisfied, Contractor shall repair the Project, which shall be Customer's sole and exclusive remedy. In the event the defect is not due to Contractor's workmanship, but rather due to the failure of the Project materials, it shall be Customer's obligation to secure replacement materials and to pursue all material warranty rights, if any, with the material manufacturer(s). In the event of a warranty repair, the Warranty Period shall not be extended. CONTRACTOR'S OBLIGATION TO REPAIR ANY DEFECTIVE WORKMANSHIP, PURSUANT TO THE TERMS OF THIS SECTION, SHALL BE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY FOR ANY AND ALL LOSSES OR DAMAGES RELATED TO THE CONSTRUCTION OF THE PROJECT AND CONTRACTOR'S OBLIGATIONS AND PERFORMANCE HEREUNDER. CUSTOMER SHALL NOT BE ENTITLED TO ANY OTHER DAMAGES OF ANY KIND, INCLUDING, WITHOUT LIMITATION, ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, REGARDLESS OF THE THEORY OF LIABILITY. Under no circumstances shall Contractor's liability hereunder exceed the maximum of (a) the amount of money actually paid by Customer to Contractor, or (b) One Dollar (\$1.00).
- Customer Default.** If, for any reason, Customer fails or refuses to pay the Total Price, or any portion thereof, pursuant to the Payment Terms provided herein or to perform any of Customer's other obligations hereunder, Customer shall be in default. In such case, Contractor shall be relieved of any further obligation under the terms of this Contract, and shall be entitled to retain all funds paid to it through the date of such default and to the immediate payment of the balance of the Total Price. All materials used in the construction of the Project shall belong to Contractor until customer makes full payment of the Total Price. If Customer defaults upon its payment or other obligations hereunder, in addition to Contractor's other rights under this Contract and Virginia law (including, without limitation, the right to file a mechanics lien), Contractor shall be entitled (a) to remove all materials from Customer's property, in addition to exercising all of its other rights under this Contract and applicable state law, and (b) to recover from Customer all costs, fees and expenses (including all legal fees and costs) incurred by it, whether or not litigation is commenced.
- Applicable Law; Disputes.** This Contract and the rights and obligations of the parties hereunder shall be governed and resolved exclusively by the laws of the Commonwealth of Virginia. Exclusive jurisdiction over any and all lawsuits or other actions filed to resolve any disputes arising out of or in any way related to this Contract or to enforce any right hereunder shall be in the General District and Circuit Courts of Loudoun County, Virginia, to which jurisdiction the parties hereby consent.
- Severability.** It is the parties' intention and agreement that, should a court of competent jurisdiction determine that any provision or portion of any provision contained in this Contract is unenforceable, invalid or void, that the balance of the Contract or affected provision, as applicable, be enforced to the full extent possible consistent with the parties' intentions as expressed here

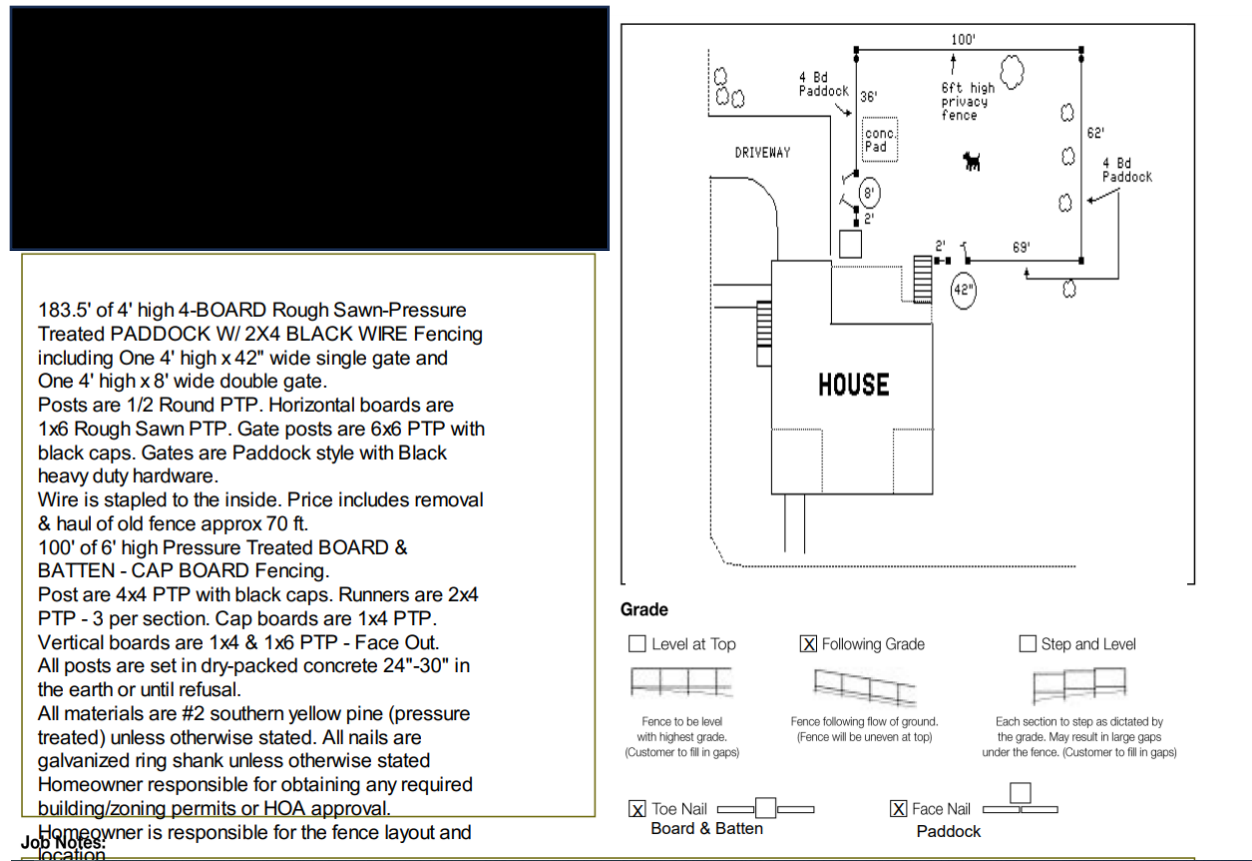
Vicinity Map – Street View







Photos/Plans (*Please see Applicant provided plans for high resolution):



















Community Development
Department

STAFF REPORT

Meeting Date:	January 23, 2025
Agenda Title:	COA 24-84 320 Culpeper Street
Requested Action:	Review proposal for the request to install new fencing around the perimeter of the property, including 4' wooden paddock style fencing and 6' board and batten privacy fencing.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to install 4' wooden paddock-style fencing and 6' board and batten privacy fencing around the back yard of 320 Culpeper Street.

BACKGROUND

This modified frame dwelling is one of the most picturesque houses in the town. It is an important architectural element as it is conspicuously located at one of the town's major intersections. Its handsome grounds add much to the house's visual quality. This very well-preserved late 19th-century house contributes to the historic and architectural character of lower Culpeper Street.

This building was constructed in 1869. It is in excellent condition and retains a high degree of integrity. The building does not possess sufficient architectural or historical significance for individual listing in the NRHP; however, it is a contributing resource to the Warrenton Historic District Boundary Increase 2023 under Criterion C – Distinctive Characteristics of Architecture/Construction.

COA 24-84 | 320 Culpeper Street
January 23, 2025
Page 2





DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
B. FENCES & WALLS		
2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.	3.8	Proposed fencing does not exceed 6' in height.
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	Proposed fencing will be wooden paddock-style and board & batten privacy fencing.

STAFF RECOMMENDATION

Staff recommends approval of the request to install 4' wooden paddock-style fencing and 6' board and batten privacy fencing at the back yard of the property at 320 Culpeper Street, all as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Wooden fencing shall be painted or stained.
- 3) Fencing shall not exceed 6' in height.

ATTACHMENTS

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



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: 320 Culpeper Street GPIN: _____Name: Trevor Watts Email: trevor.cole.watts@gmail.comAddress: 320 Culpeper Street Phone: 5404074489

Applicant (If different then above)

Name: _____ Email: _____

Address: _____ Phone: _____

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: _____ Email: _____

Address: _____ Phone: _____

Complete description of each modification or improvement

Adding fence in backyard, with only one section of fence being six foot board and
batton privacy fence. The remaining sections of the fence will be four board paddock
fence.

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

Yes ☐ No ☒ If so, specify: _____

Trevor Watts

Signature of Property Owner

Trevor Watts

Name (Print or Type)

Trevor Watts

Signature of Applicant/Agent

Trevor Watts

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>	