



ARCHITECTURAL REVIEW BOARD MEETING

Thursday, August 27, 2026 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. Minutes from July 23, 2026

NEW BUSINESS

2. COA 26-22: 10 Hotel Street

The second meeting for proposed addition and exterior alterations at the Warren Green building related to hotel use

3. Work Session: 79 Main Street

Owner of new business is seeking design guidance for desired signage

UPDATES.

4. Enforcement success at 33 Culpeper Street
5. Upcoming Masonry & Mortar Workshop

BOARD MEMBERS TIME.

ADJOURN.



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Tuesday, July 23, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JULY 23, 2026

Regular Meeting

PRESENT

Mr. Michael Beidler, Chair; Vice-Chair; Mr. William Hemmingson; Mr. Tim Burch; Mr. John Scoggin; Ms. Whitney Burgess, Preservation Planner

PRESENT VIA ELECTRONIC MEANS

N/A

ABSENT

Mr. Steve Wojcik

REGULAR MEETING – 6:30 PM

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

APPROVAL OF MINUTES

Minutes from July 7, 2026:

Ms. Burgess noted an edit to the start time of the July 7, 2026, meeting due to technical delay.

Mr. Burch made a motion to approve

Mr. Scoggin seconded the motion

Ayes: Chair Beidler, Mr. Burch, Mr. Scoggin

No: N/A

Abstention: Hemmingson

NEW BUSINESS.

1. COA 2026-22: 10 Hotel Street

Request to construct rear addition on building, make façade alterations, and hardscape/landscape improvements

Ms. Burgess introduced the project and gave a short history of the property's architectural evolution through time.

The applicant approached the podium to offer details and introduce their proposal. Select demolition and a small two-story addition on the rear for a galley kitchen, among other exterior alterations. A utility screen will be installed on the roof to shield view of mechanical equipment.

Mr. Scoggin asked for clarification on the purpose of the addition.

The applicant confirmed the addition will hold a service kitchen and the exterior chimney and fireplace will serve the patio.

Mr. Scoggin asked for details on the fireplace type and function.

The applicant confirmed the fireplace is gas powered.

Mr. Scoggin asked for clarification on how the mechanical equipment on the roof would be drained/ utility access and how many mechanical units would be installed.

The applicant confirmed there would be no physical gutters, but a roof drain with overflow spout/scupper that would lead toward Ashby Street, and that the MVP plans have not been finalized. Some existing mechanical units will be reused; others will be removed.

Chair Beidler asked for clarification on the roof structure and the mechanical screening and the parapet dimensions. A taller parapet may be more appropriate.

The applicant agreed a taller parapet would work and the height could increase to three feet.

Mr. Hemmingson asked if raising the parapet wall would require a taller chimney proportionally.

The applicant confirmed that a taller chimney would be proportional and the Board agreed.

The applicant discussed ways to hide the utility equipment for kitchen (grease duct and fan) behind the chimney.

Chair Beidler asked for clarification on the utility plan inside and around the chimney.

The applicant explained the utility plan and agreed to update the designs to show the correct ductwork behind and within the chimney.

Mr. Scoggin asked the board for clarification on what the recommendation for the parapet and chimney heights should be for the record.

A height of 3 foot was suggested.

The applicant agreed that three feet in height is appropriate.

Mr. Beidler suggested a condition of approval with specific language for the concealment of mechanical equipment from the centerline of the southeast sidewalk on Culpeper Street.

The applicant agreed with the language.

Mr. Scoggin expressed appreciation for the effort to conceal equipment.

Ms. Burgess recorded the requested condition.

Mr. Burch asked for clarification on the light configuration of the windows.

The applicant confirmed that for historic tax credit approval, a different configuration was preferred and a one-over-one light was chosen. The new windows will be wood sashes.

Mr. Burch asked for similar clarification on the proposed new door to the addition.

Chair Beidler asked if the door opening would have a header.

The applicant confirmed a brick soldier course would head the door and jack arches above the windows.

Mr. Hemmingson noted that the historic portions of the building have arched openings and asked for the applicant to clarify how their design choices occurred.

The applicant explained that the different headers were chosen in an effort to compliment but distinguish between original and new.

Mr. Hemmingson asked about the joint profile with the brick for the new addition.

The applicant explained that the brick was chosen with traditional widths and joints but modern profile.

Mr. Hemmingson asked that applicant to be mindful when removing the covered walkway as the original brickwork will be exposed beneath.

The applicant noted that the entire building will be painted to fit with the HD recommended palette and paint chip analysis may be utilized.

Mr. Hemmingson asked for details on the proposed patio and landscaping.

The applicant confirmed that the patio design is up to date and the existing sidewalk beneath the covered walkway will be removed.

Mr. Hemmingson asked if the lower-grade doorway was for staff or guests.

The applicant confirmed the egress is for staff and the lower elevation is to fit the topography.

Mr. Hemmingson asked for clarification on the new stair profile.

The applicant expressed their wish to replicate the existing details.

Chair Beidler asked for further details on the stair construction.

The applicant discussed details of their design choices and asked the board's preference on the porch cutout for the stairs

Chair Beidler asked the applicant to update the plans to provide further details on the porch alterations and repairs and recommended a condition of approval excluding any potential porch repairs and stair construction from this review.

The applicant agreed to modify the plans to explain the porch details and have a structural engineer verify the feature is structurally sound.

Mr. Hemmingson agreed with Chair Beidler and commented that code and safety requirements would be crucial as a high activity area. Mr. Hemmingson also asked for clarification regarding the rear window demolitions.

The applicant explained that the tax credit consultant would prefer the lower window to remain in situ and a separate opening made for the door. The applicant asked for the board's feedback.

Chair Beidler requested that alteration be noted on the plans.

Mr. Burch asked if the existing headers would remain.

The applicant confirmed.

Chair Beidler expressed approval for the concept and asked Ms. Burgess for Staff opinion.

Ms. Burgess noted that the prospect of leaving the window in place and creating a new door opening aligns with SOI Standards and would be a less impactful alteration.

Chair Beidler noted the concept is like the new second-floor door on the Culpeper elevation is designed and asked for clarification on the doorway design and railings detail.

The applicant explained that the door would be operable and open to the gallery. A partition wall or planter bed may be constructed to offer privacy for the attached suite.

Chair Beidler asked the applicant to provide more details once the final plan is developed.

Mr. Burch asked for clarification on the existing vs. proposed balustrade and railing profiles and if the historic balustrade has been assessed for needed repair or replacements.

The applicant offered details and agreed that a condition assessment of the existing railings and balustrade is needed.

Mr. Burch asked about the proposed railing near the first-floor door to the entry.

The applicant noted it would be a simple wrought iron design.

Mr. Hemmingson discussed options for the rear door location to the addition.

Chair Beidler asked for clarification on the relationship between the addition and the original elevation.

The applicant offered details.

Chair Beidler discussed the mechanical equipment parapet and the potential window removals in relation to the tax credit requirements.

The applicant offered details.

Chair Beidler asked further information on interior to patio circulation.

The applicant expressed the circulation details are being worked out but provided a general overview.

Mr. Hemmingson asked for clarification on patio access.

Chair Beidler asked for details on the proposed rear fireplace feature and cap assembly.

Mr. Scoggin asked if a flue would run through the fireplace.

The applicant explained that the preferred materials are brick and masonry and agreed to create a detailed plan of the feature. The chimney flue would also serve an interior gas fireplace for the adjacent second floor room.

Mr. Hemmingson agreed more details are needed.

Mr. Scoggin asked for verification on metal vs. wood stair, and if new signage would be needed.

The applicant confirmed the stair will be wood and signage will be a later submission once details are finalized.

Mr. Beidler recommended the Board defer a decision until next month to allow time for the applicant to update plans with sufficient details for a full review.

Mr. Scoggin seconded the motion.

Mr. Hemmingson relayed to the applicant that their design package is close to complete but the outstanding details were important to understanding the full project.

The vote was as follows:

Ayes: 4 (Beidler, Hemmingson, Burch, Scoggin)

Nays: 0

Abstention: 0

Absent: 1 (Wojcik)

The applicant asked Ms. Burgess for a timeline for the new plans.

Ms. Burgess requested the new plans be submitted at least a week in advance of the August meeting.

UPDATES.

Ms. Burgess informed the Board that the violation enforcement at 33 Culpeper Street for improper signage installation was ongoing awaiting a response from the owner and would relay any further details from Enforcement staff.

**BOARD MEMBERS TIME.
ADJOURNMENT.**

Chair. Beidler moved to adjourn the meeting, seconded by Mr. Scoggin.

All ayes.

With no further business, this meeting was adjourned at 7:45 PM on Thursday, July 23, 2026.



Community Development
Department

STAFF REPORT

Meeting Date:	August 27, 2026
Agenda Title:	COA 26-22 10 Hotel Street
Requested Action:	Proposed Rear Addition, Exterior Alterations, and Landscaping Improvements
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct a rear brick addition on the building to support a kitchen addition as part of a large site redevelopment into a hotel, the resource's original use. The addition will include an exterior chimney stack and fireplace serving a new patio area and involve the removal of two existing windows which will be stored on site. One existing window will be covered by the addition but remain in situ. Where possible, existing headers will be retained. A new wooden stair would be added to the side elevation to access the second-floor gallery. A new doorway will be created on the second floor. The exterior of the building will be repainted in a color scheme fitting the Historic District's recommended palette.

This application was previously reviewed at the July 23, 2026 meeting and has since been updated with additional design details. The property parcel is still undergoing a transfer of sale from Fauquier County but has received approvals for the necessary rezoning from the Town of Warrenton. The primary updates reflected in the revised plans, as requested by ARB feedback, are details regarding the fireplace profile and relationship between the chimney and utility ductwork, additional details for the proposed new wooden stair and lower-egress safety railing, indication of roof water runoff pattern for the addition, final determination of treatment for existing windows to be removed for the addition, and parapet and utility screening details for the addition's rooftop equipment.

BACKGROUND

The Warren Green Building at 10-22 Hotel Street (VDHR 156-0010/156-0019-0355) is a two-and-a-half story circa 1876 hotel with one historic and one non-historic addition. The hotel building's original Folk Victorian form was altered in the 1910s to a Colonial Revival style. Located just one block from Main Street, the building is situated at a prominent location near several courthouses and civic buildings. The property functioned as county offices from circa 1960 to present day and is one of Warrenton's most notable landmarks. This parcel was originally the site of the 1843 Norris Tavern, which was later converted into an academy, and eventually transformed into the Warren Green Hotel. The original building was destroyed in a circa 1874 fire, and the present building constructed by 1876. The property's most notable owner was Caroline Ullman, proprietor of the circa 1852 Ullman's Department Store on West Lee Street. The Ullman family is believed to be the first Jewish family in Warrenton and constructed a grand Second Empire home at 140 Culpeper Street in the 1880s. In addition to their businesses downtown, the family purchased and rehabilitated the historic Warren Green Hotel in

1897 and constructed the two-story Colonial Revival addition in 1910. The hotel, along with the department store, remained in the family until the 1960s.

In addition to local significance, the hotel potentially has national significance for its association with events and people who stayed at the hotel. The American socialite Wallis Simpson, whose intended marriage to British king Edward VIII caused a constitutional crisis leading to Edward's abdication, stayed at the Warren Green Hotel for one year while navigating her first divorce. She married Edward in 1937 following his abdication from the throne but claimed the title Duchess of Windsor. Wallis was also notable as a suspected Nazi sympathizer, having traveled to Germany following her wedding to meet with Adolf Hitler. President Theodore Roosevelt dined at the Warren Green Hotel after a notable horseback ride to Warrenton from Washington D.C. in 1909. Additionally, many notable early political leaders visited the original hotel prior to it burning, such as the General Marquis de Lafayette, and U.S. Presidents James Monroe and Andrew Jackson. The site also hosted Henry Clay's declaration of intention for the Presidency in 1844 and General George McClelland's farewell to his troops in 1862.

As a Folk Victorian and Colonial Revival hotel, this building represents one of the many high-style nineteenth-century buildings within the district. This hotel retains integrity of location, design, setting, materials, workmanship, feeling, and association. It falls within the district's period of significance and contributes to the character of the district. It is a contributing resource to the Warrenton Historic District under Criterion C, for architecture, and Criterion B for its association with Wallis Simpson, the Ullman family, and other notable individuals who visited. Additionally, this resource may be potentially individually eligible under Criterion A for association with ethnic European heritage, which has yet to be explored in the existing Warrenton Historic District, as well as Criterion B for its association with the American divorce that caused so much upset to the British monarchy. It is recommended that additional research be undertaken to further document this resource's history, as well as ethnic European heritage within the district in conjunction with the Ullman Family.

Project Location



Street Views





VIEW FROM CULPEPER STREET

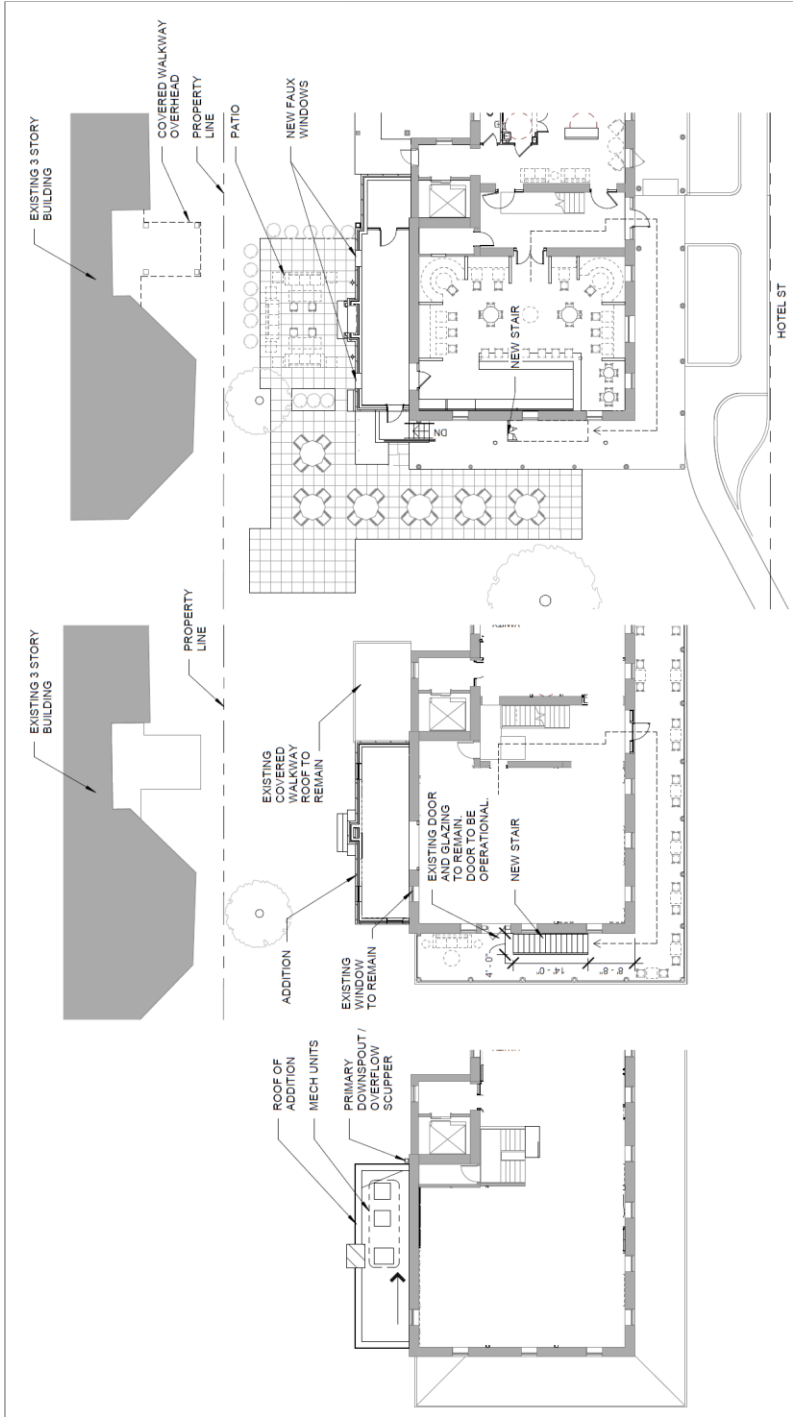
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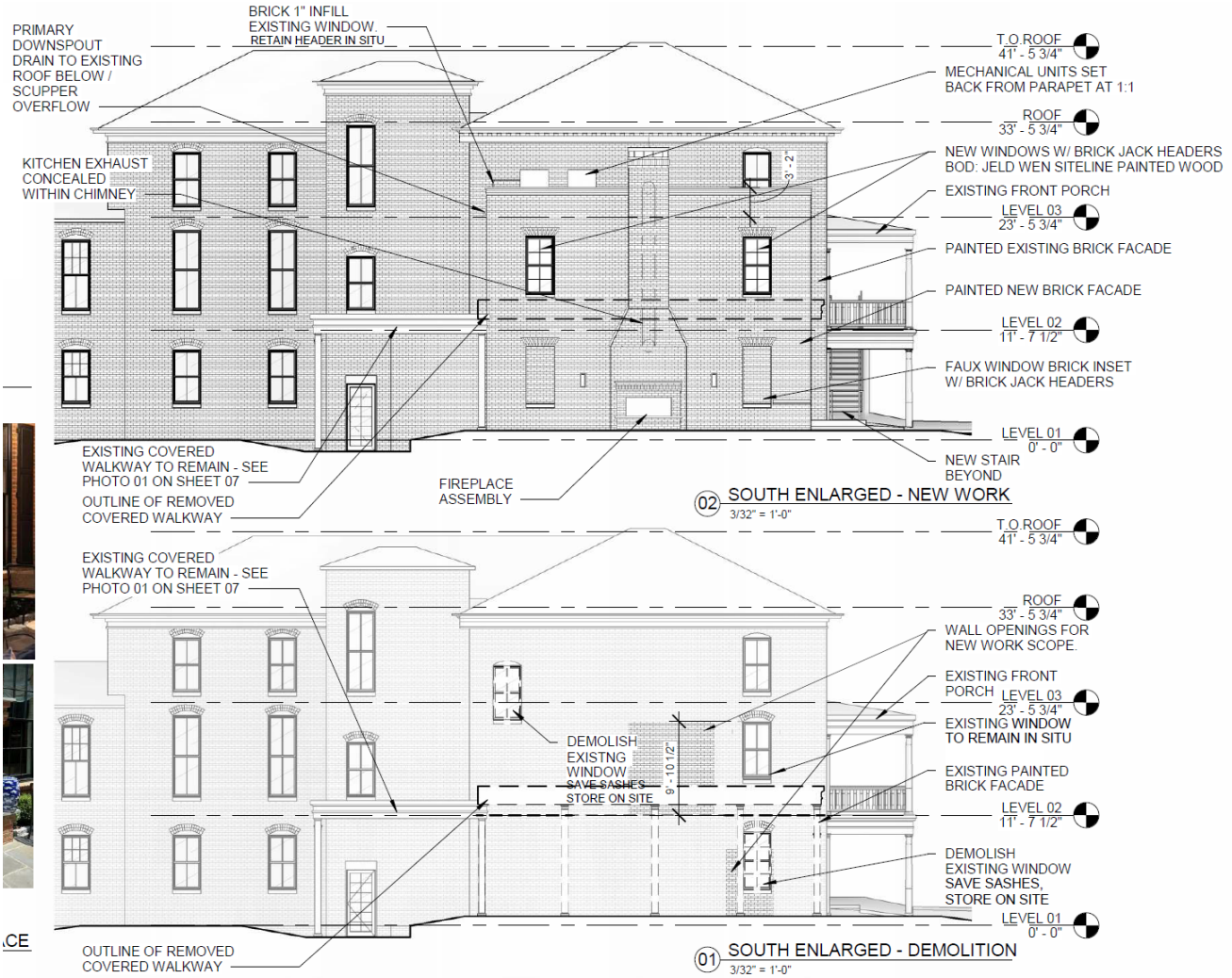


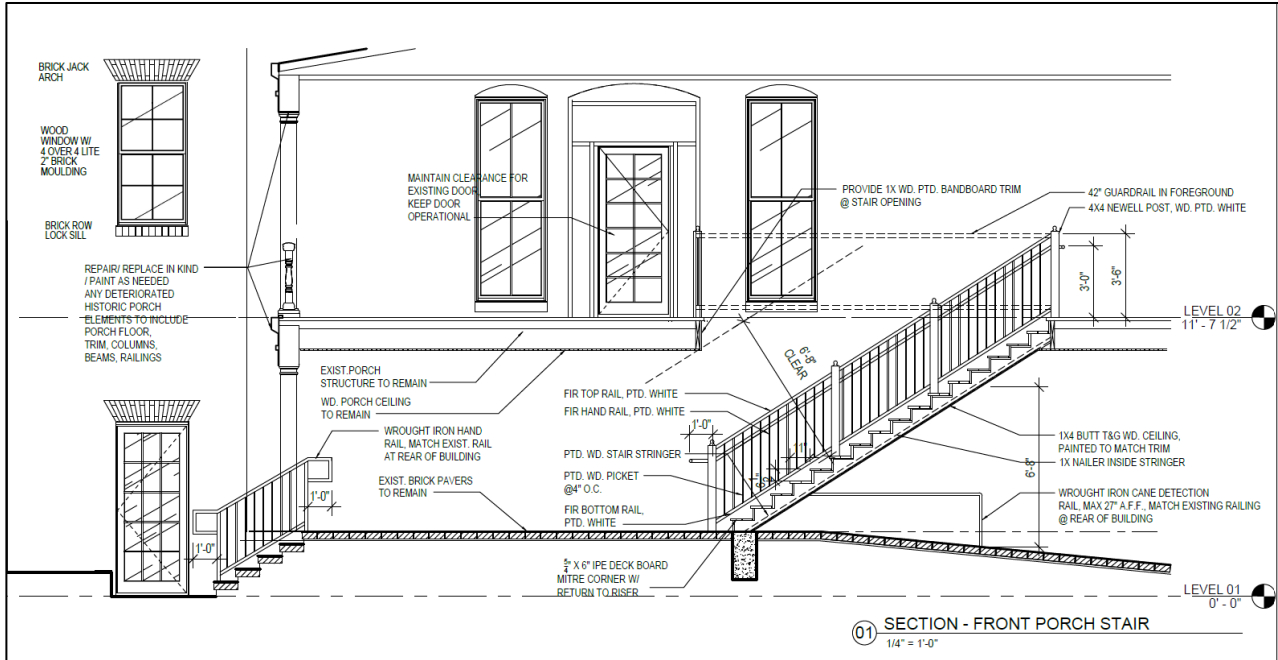
VIEW FROM CULPEPER STREET

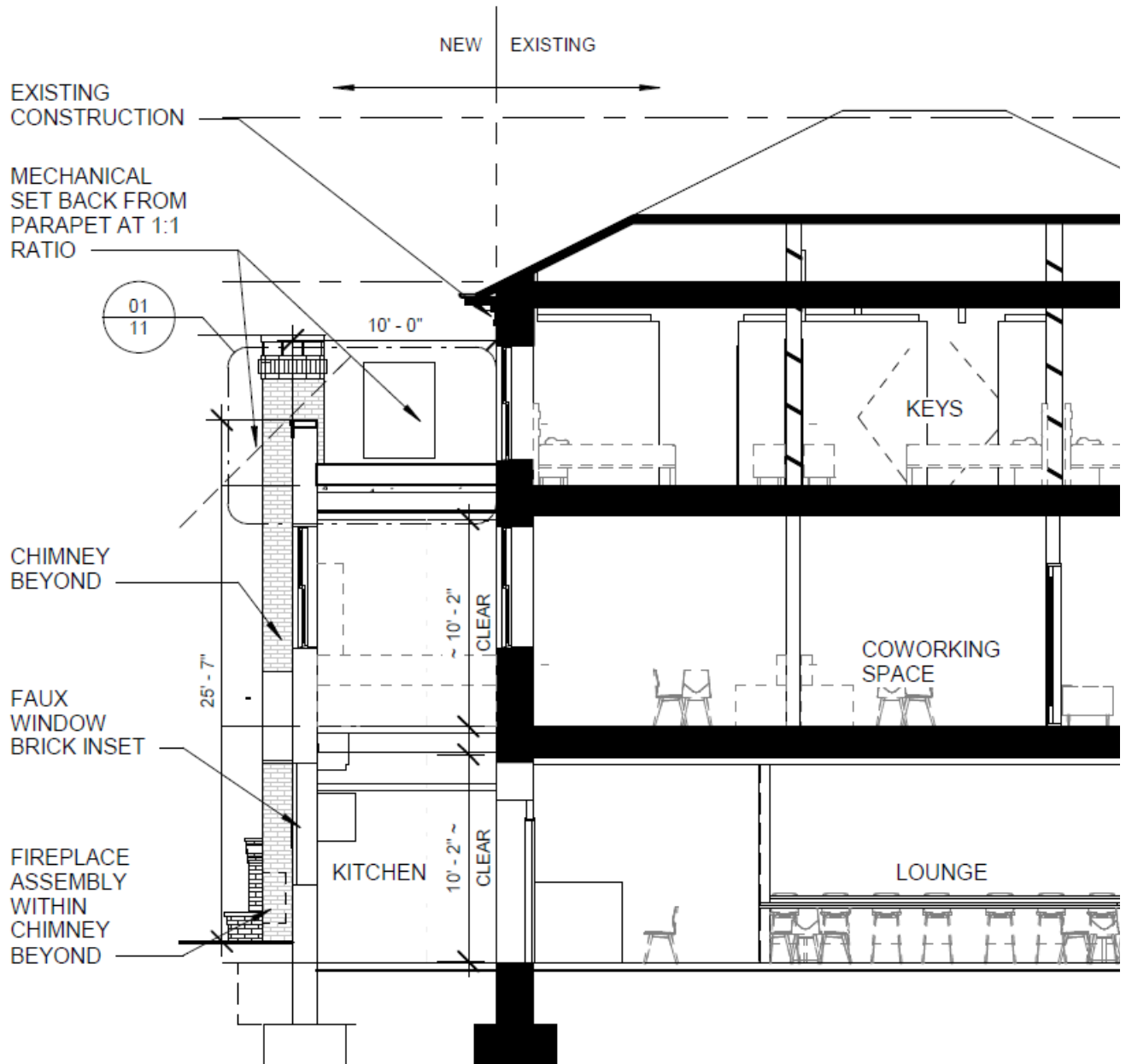
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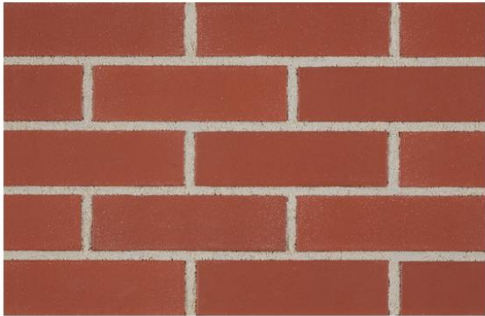
Proposed Plans











Painted to match building

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 6
Manufacturing Method	Extruded

Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Roman	3 5/8" 92mm	1 5/8" 41mm	11 5/8" 295mm	6.00
Norman	3 5/8" 92mm	2 1/4" 57mm	11 5/8" 295mm	4.57
Modular 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Norman 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	11 5/8" 295mm	4.57

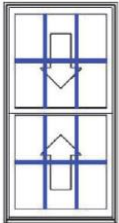
Authentic Wood Exterior Door: 5015 Glass Panel



Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 5 Year Warranty
GLASS Energy efficient.	HARDWARE 1 Hinge Option 3 Hinge Finishes	CONSTRUCTION Construction
MATERIALS 2 Wood Options	EXTRAS Sidelights Available	

Example order for all wood window

Line 1	WINDOW 1	Frame Size : 33 X 64 (Outside Casing Size: 35 5/8 X 67 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), Clear Opening:29.2w, 28.4h, 5.7 sf,*Meets 5.7 sqft Egress (All Floors)*, . PEV 2025.3.0.5293/PDV 8.022 (09/04/25)CW
	Rough Opening : 33 3/4 X 64 3/4	
		
	Viewed from Exterior. Scale: 1/2" =1'	



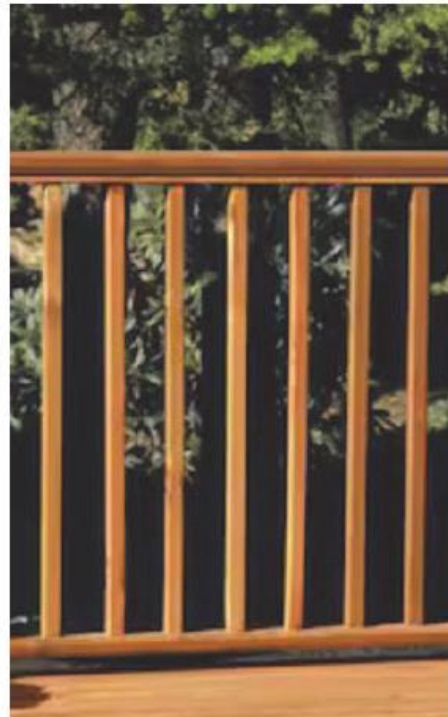
4" Plain
Full 48" (SBBT448)
HALF 48" (SBBT448h)
Full 54" (SBBT454)
HALF 54" (SBBT454h)



1.75" SQUARE
BALUSTER



3" WOOD HAND RAIL



See Attachments A and B for additional Plans and Photos

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
MAINTENANCE ACTIVITIES		
D. Painting and Finishes		
1. Preserve original paints and finishes where possible.	3.2	
2. Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building and district and that highlight the building's historic appearance.	3.2	
3. Repaint and refinish to protect the resource, and to enhance the original character of the Building and the district.	3.2	
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	
B. Fences and Walls		
1. Retain, protect, and repair existing stone fences or walls as a character defining feature of the landscape.	3.8	
C. Topography		
1. Preserve and maintain historic topography by maintaining existing grade.	3.9	
2. Design new site elements to minimize changes in topography, such as the addition of driveways and walkways, through appropriate siting and design. New elements should work with and enhance the existing, historic topography.	3.9	
3. GUIDELINES FOR BUILDING COMPONENTS		
A4. Woodwork: Trim, Decoration, and Details		
1. Identify, preserve, and retain all original wood features, especially those that are important in defining the overall historic character of the building such as cornices, brackets, window and doorway trim, and siding.	3.19	
2. Replace and recreate original woodwork in-kind if missing or damaged beyond repair. Use physical evidence to guide the new work if the overall form and detailing are still evident. Only replace the deteriorated or missing parts of the feature.	3.19	
B. Windows and Doors		

Historic District Guideline	Page No.	Analysis
1. Preserve and retain historic window and door openings, including window frame, sash, muntins, mullions, glazing, lintels, sills, architraves, shutters, doors, pediments, hoods, transoms, sidelights, steps, and all hardware. Retain fenestration patterning, size, shape, and operation. Owners of buildings with windows and doors 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.	3.21	
6. If a new use requires that an exterior opening be closed, leave the architrave, window sash, or door in place and frame the new wall over it or to it. Depending upon the exterior plan, a new shutter may cover the opening or the window could remain exposed. This approach leaves the sill, lintel, casing, window sash, or door details unharmed and later owners can more easily restore the feature. Other exterior solutions to save the feature in situ for later use is to consider carrying the wall material across the opening which will cause the removal of the sill but leaves the lintel intact. Do not cover the opening with an entirely different material, such as cinder block, which will draw greater attention to the alteration. The best preservation principle here is to retain the ability to reverse the alteration with the least harm to the historic resource. If the architrave and window sash or door must be removed, the elements should remain in safe storage on the property for potential re-use.	3.21	
7. Design new windows, doors, and other elements to be compatible with the original building	3.21	
9. Install additional windows or doors on façades of limited historic interest, usually only in minimally visible rear or side walls. Their design should be compatible with the overall design of the building. Locate new doors and windows to be consistent with the historic architectural style and rhythm of the building. Be careful not to significantly increase the amount of glazing as it will negatively affect the historic integrity of the building by changing the overall design of the building.	3.21	
E. Entrances and Porches		
1. Preserve and retain entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, flooring, columns, railing, brackets, modillions, dentils, cornice, and pediments.	3.28	
GUIDELINES FOR NEW CONSTRUCTION		
Context		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	
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		

Historic District Guideline	Page No.	Analysis
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

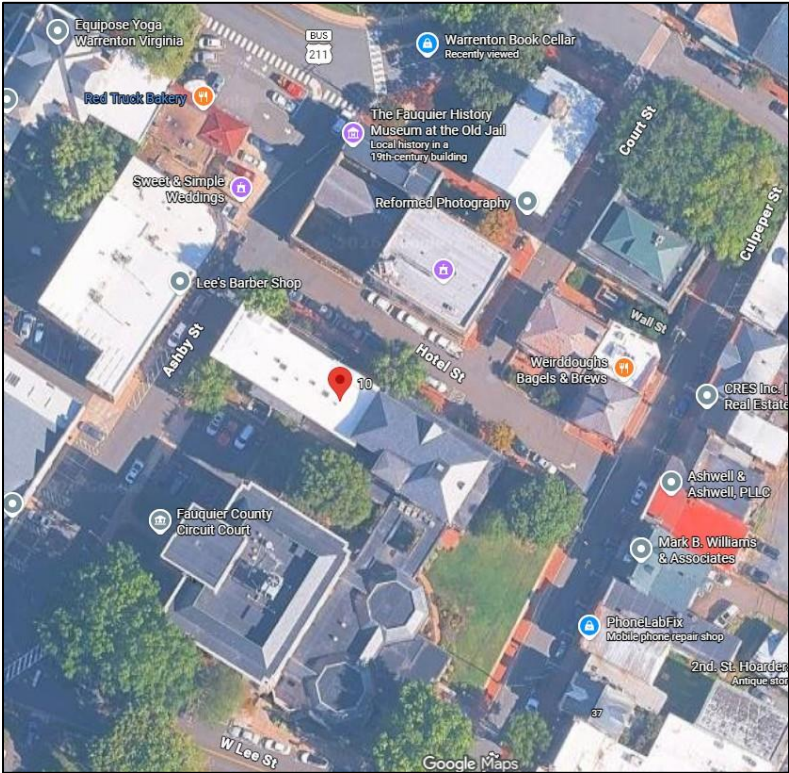
Staff recommends approval of Certificate of Appropriateness 26-22 for the request to construct a rear addition to the existing building, install a new wooden stair, modify or remove two existing windows, create two new doorways, and complete landscaping changes including a patio and exterior gas fireplace, as described and depicted in the application and revised plans, provided the following conditions are met:

- 1) All necessary permits are acquired; and
- 2) The new addition is visually distinguishable from the existing historic materials but respectful of the building's historic character; and
- 3) Retain, repair, and preserve original wooden porch details where possible. Any materials deteriorated beyond repair should be replaced in-kind. Substantial alteration to porch design would require a new COA and further ARB review; and
- 4) The windows identified for removal must be stored safely on site for potential future use. Where possible, retain headers to preserve indication of original fenestration; and
- 5) The proposed new roof mounted equipment should be fully screened from the centerline of the east sidewalk along Culpeper Street; and
- 6) Any new plantings, as part of proposed landscaping changes, should be planted or contained with vegetation at least 4 inches away from the exterior walls; and
- 7) This approval pertains only to the alterations and addition detailed in the revised plans and figures. Any additional requests or expansions of the present scope of work, such as for lighting or signage, must be submitted in a new COA for additional review.

ATTACHMENTS

1. Attachment 1- Plans and Photos
2. Warren Green Hotel ARB Submission Package (revised)
3. Attachment 2- Draft Motion

Vicinity Map



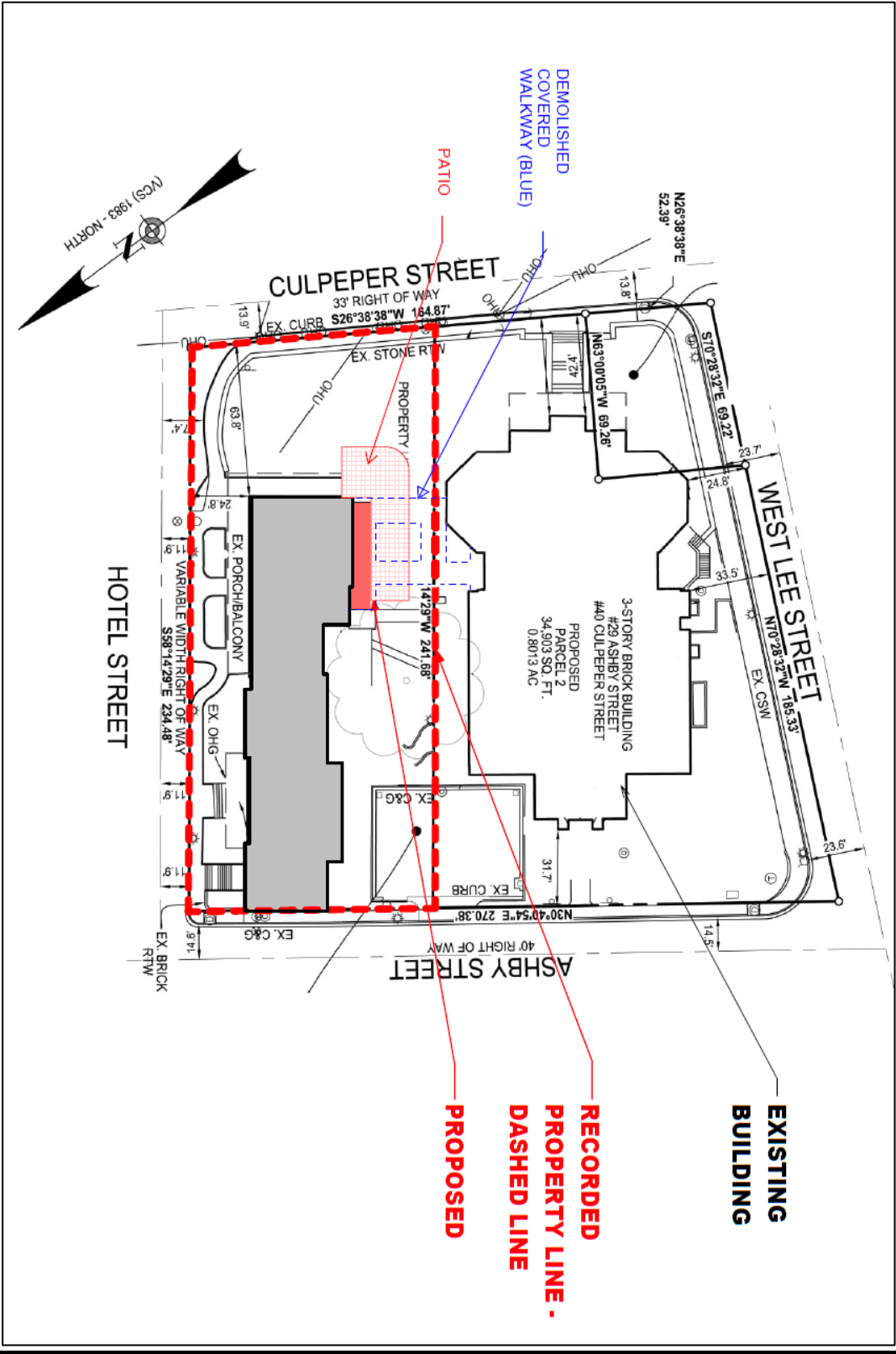
Street View



Proposed Project Location

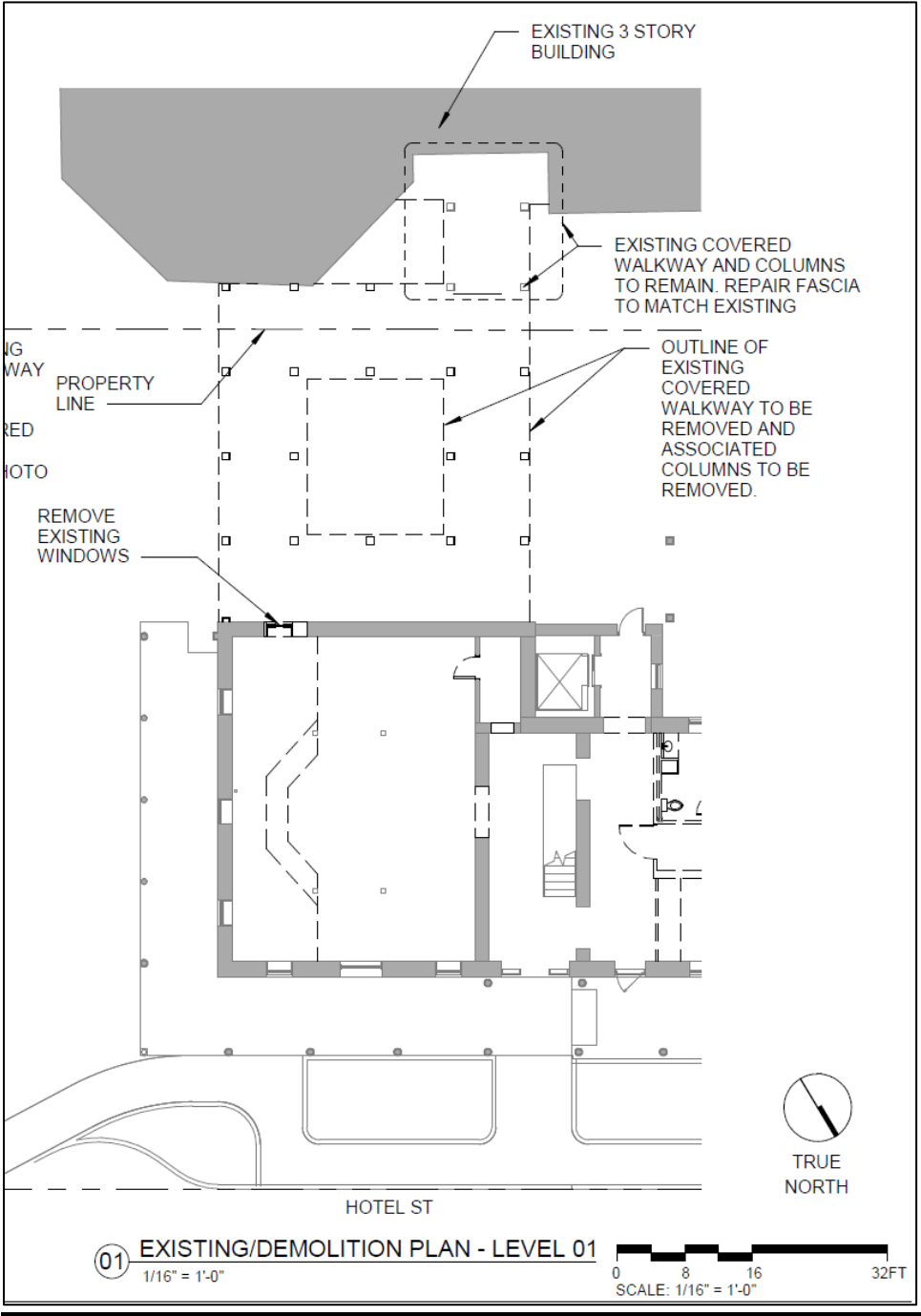
Rear and Culpeper Elevations

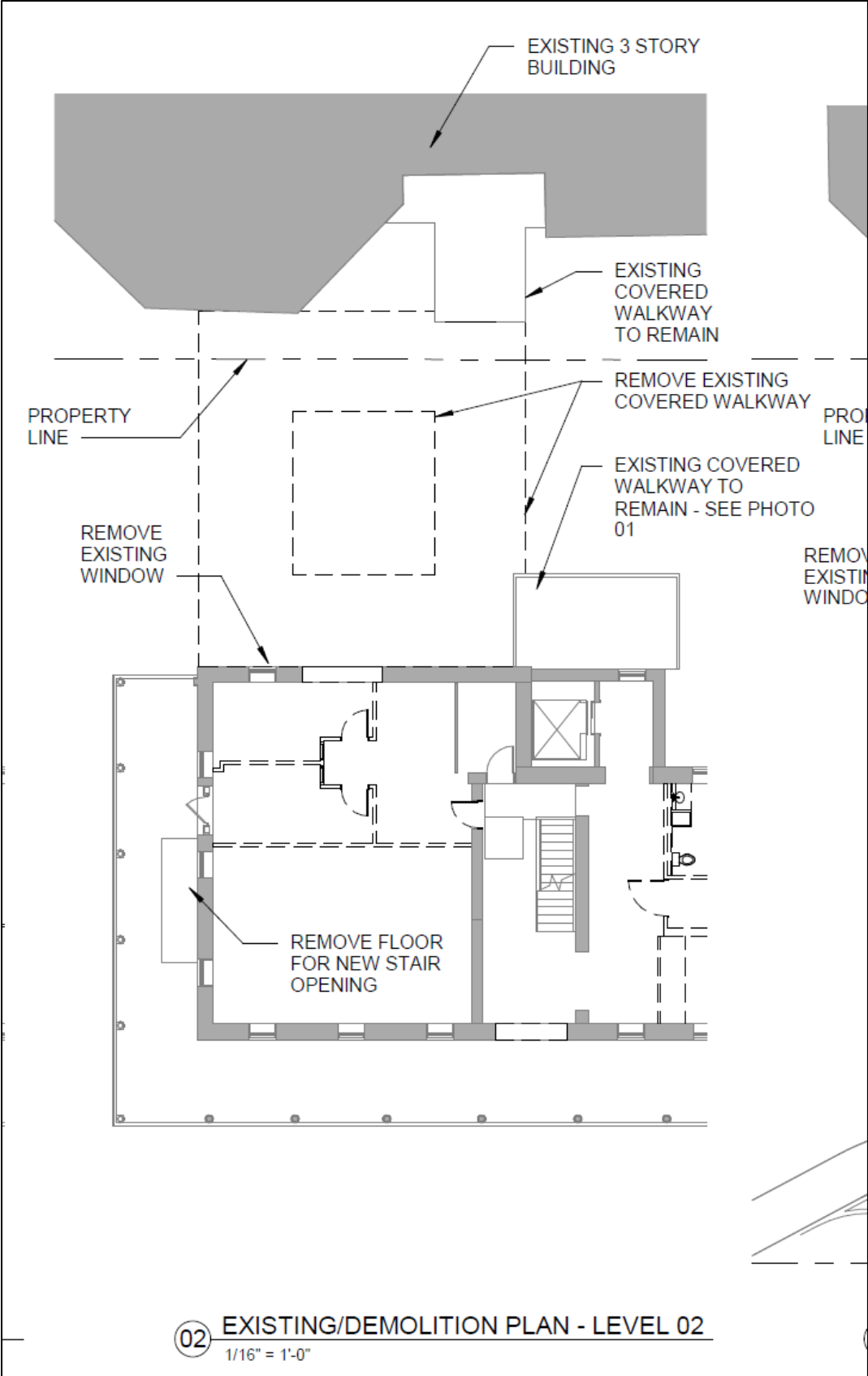


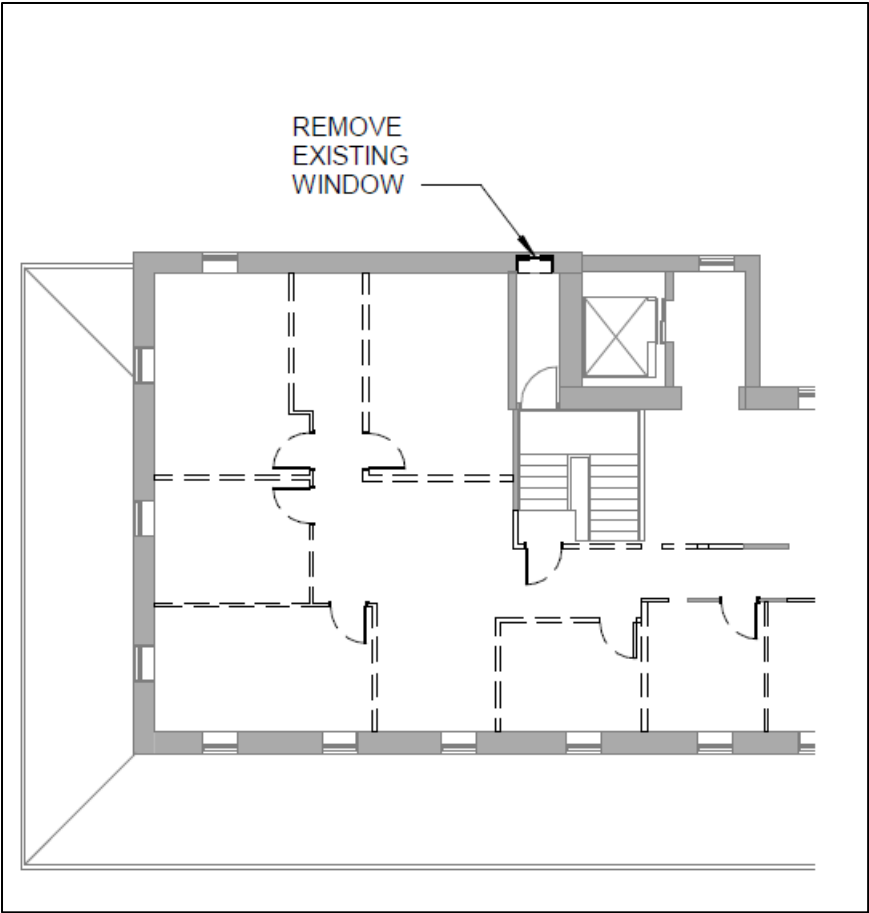


Proposed Demolition Plans

***Higher resolution PDF plans are in Attachment B**



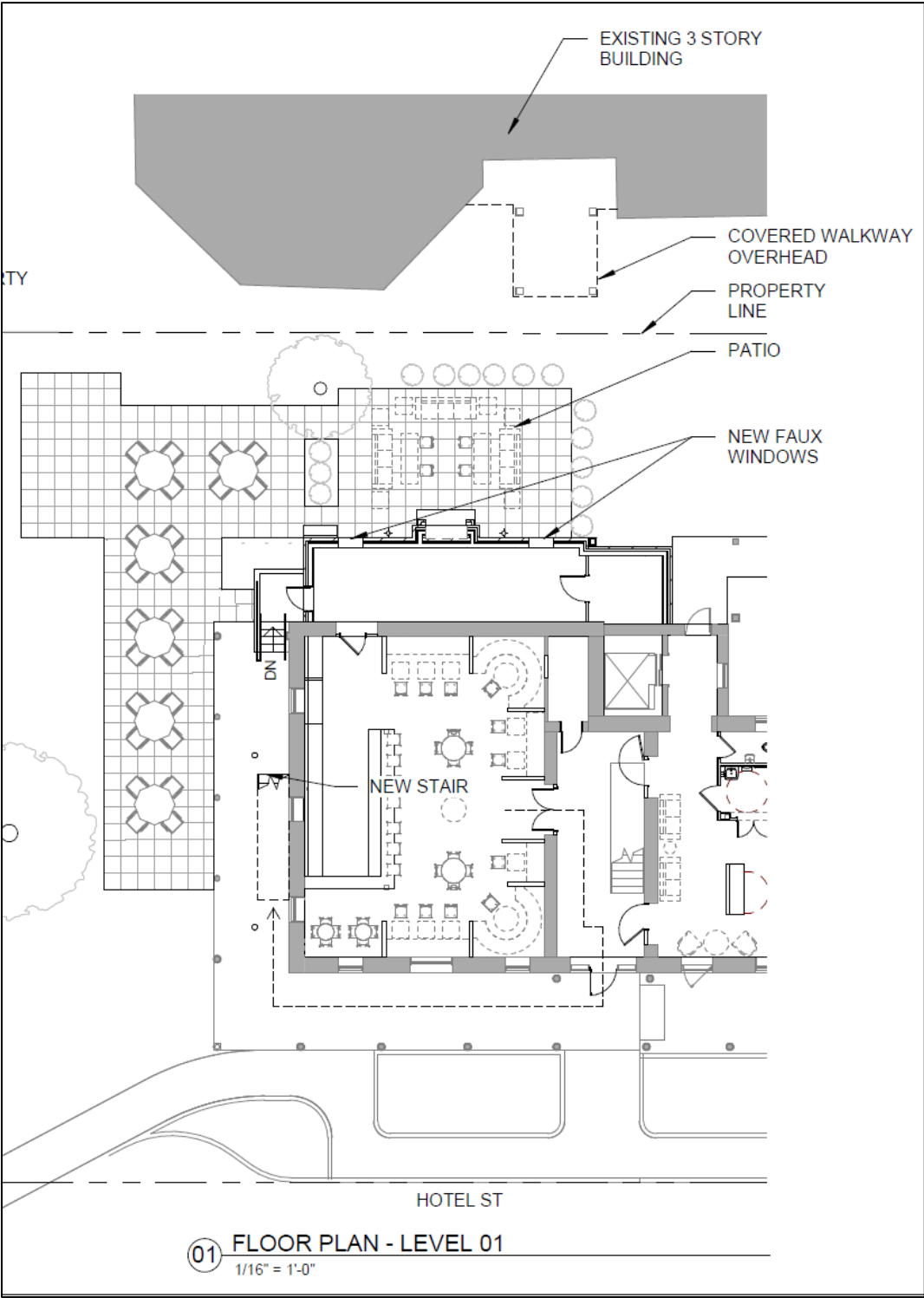


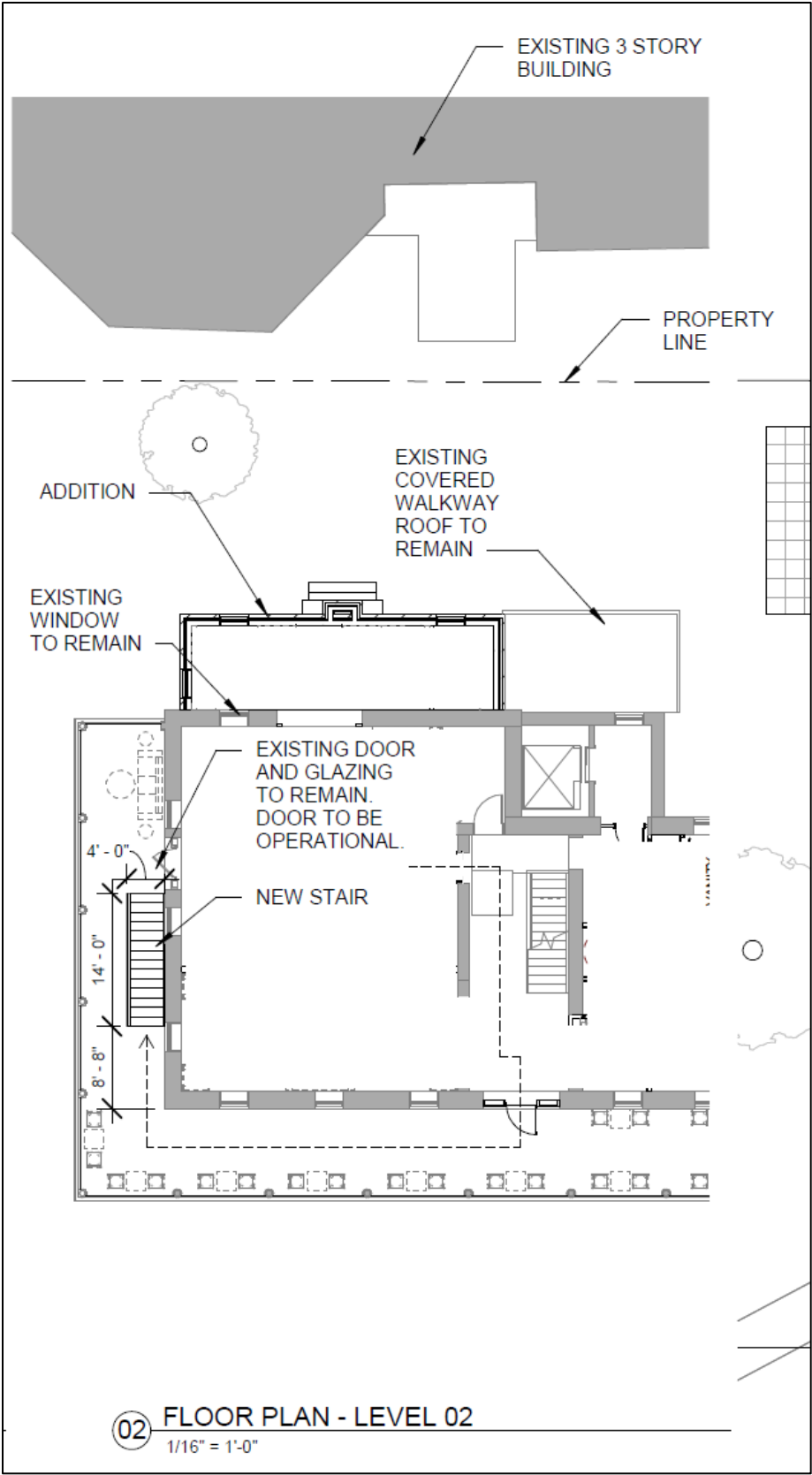


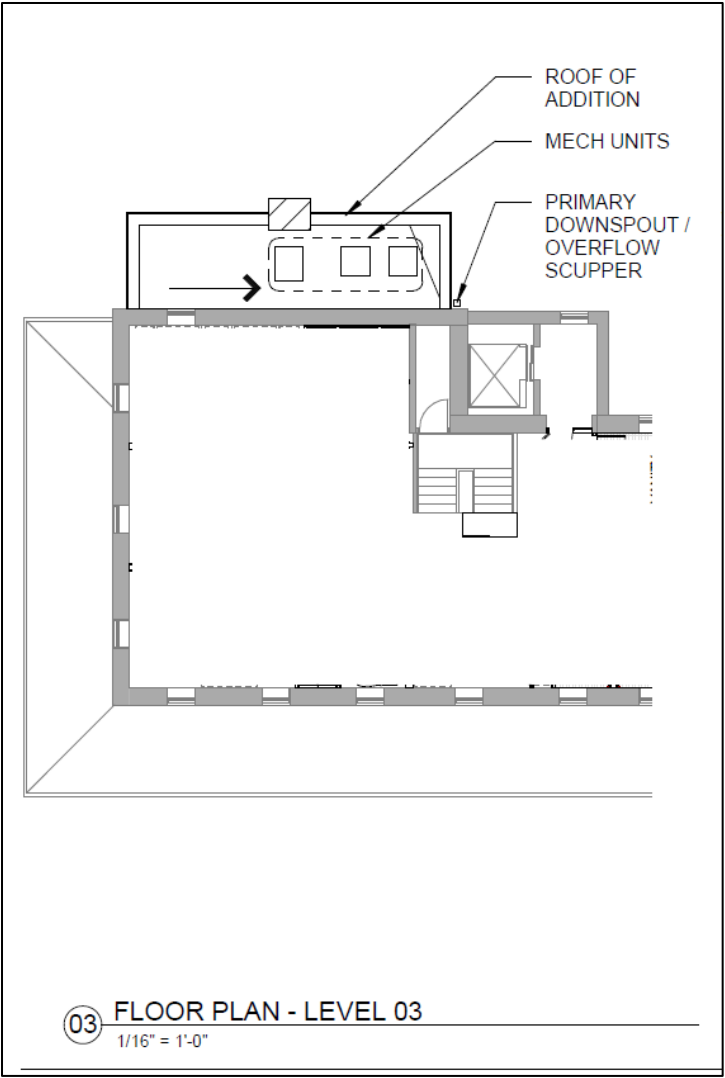
EXISTING/DEMOLITION PLAN - LEVEL 03



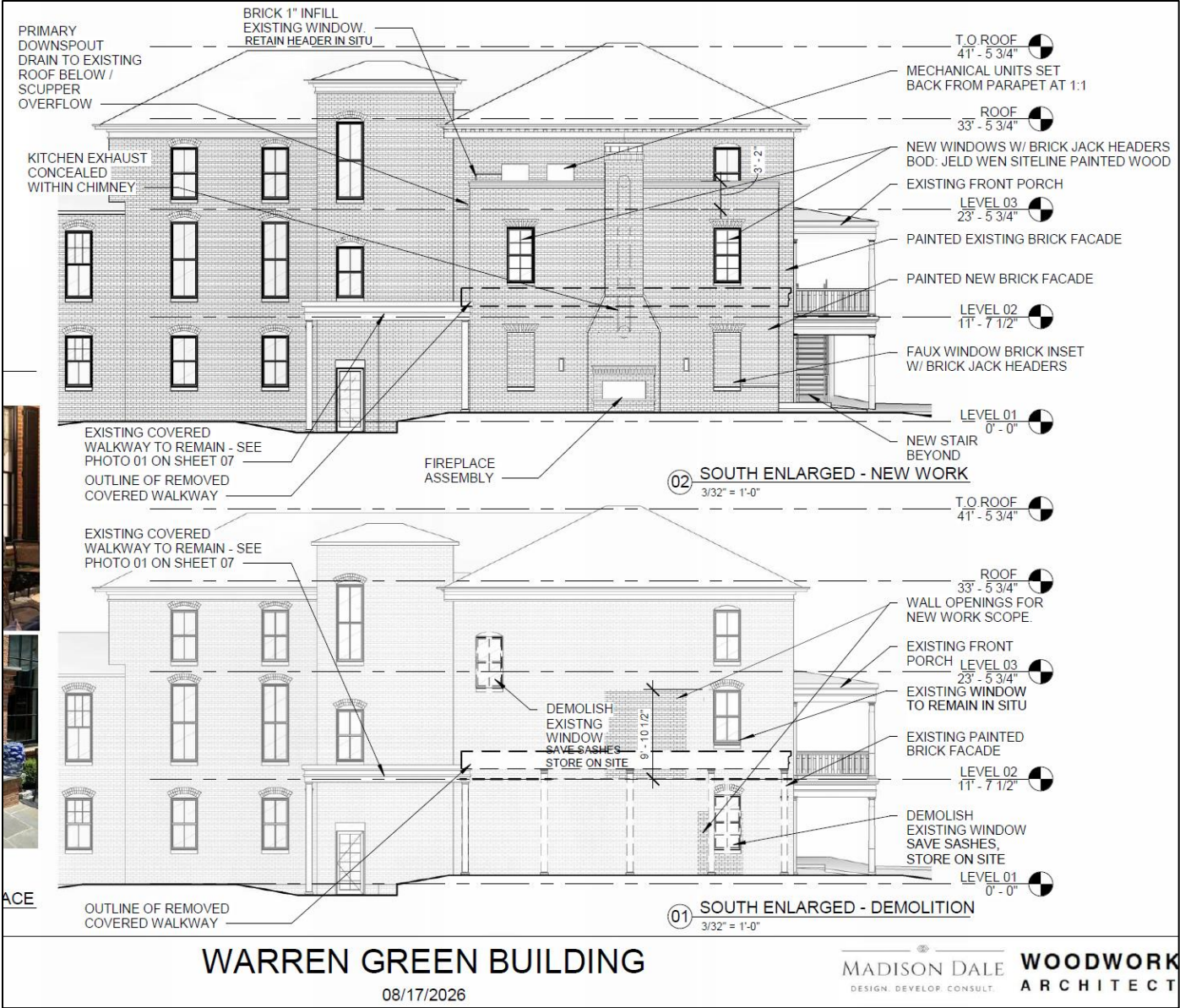
Proposed Construction Plans







*



PRIMA
DOWN
DRAIN
ROOF
SCUFF
OVER

0' - 7 5/8"

0' - 0 3/8"

0' - 8"

FINISH: PAINTED BRICK
MANUFACTURER: BELDEN
BRICK BOND: STANDARD RUNNING

04

DETAIL - BRICK ELEVATION

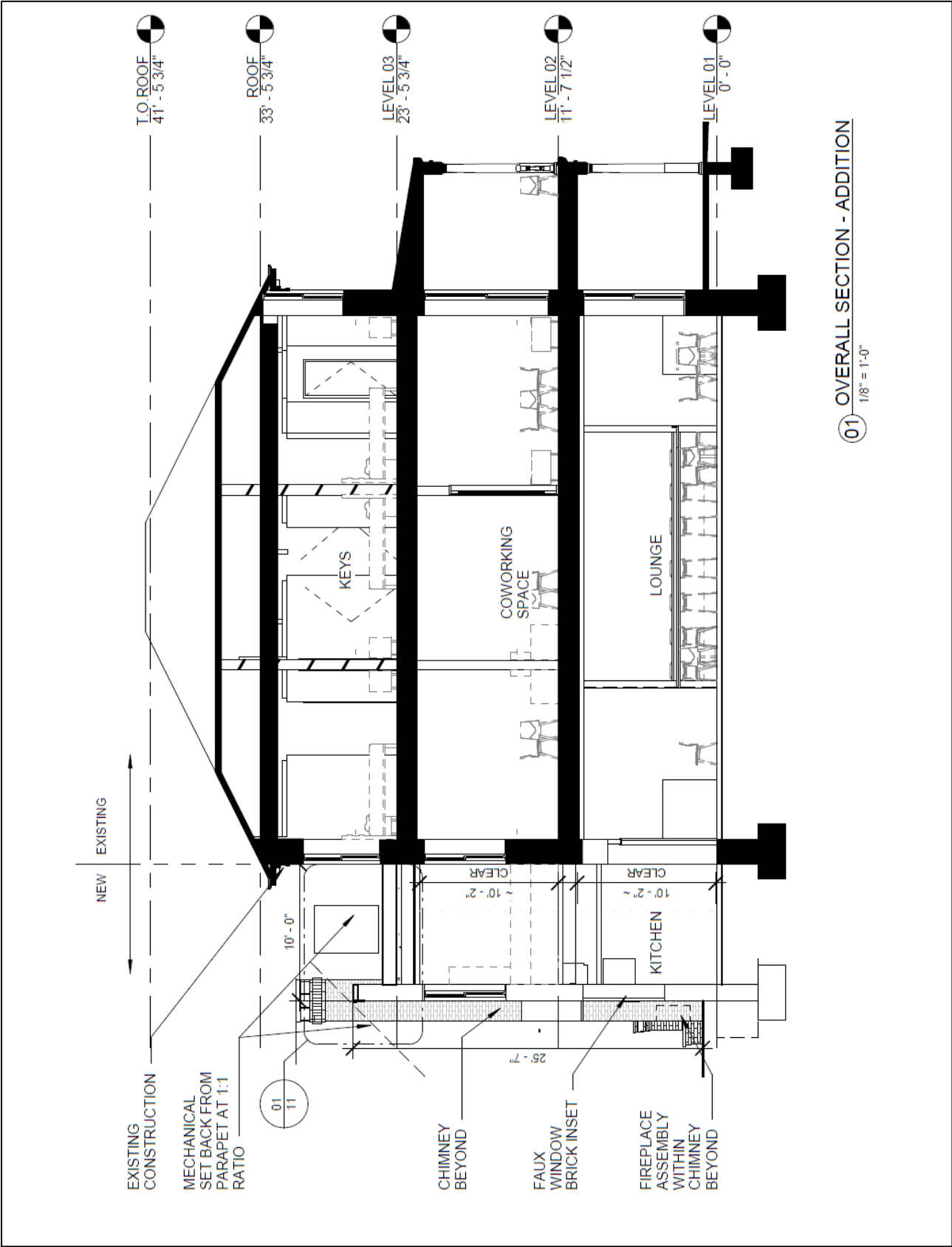


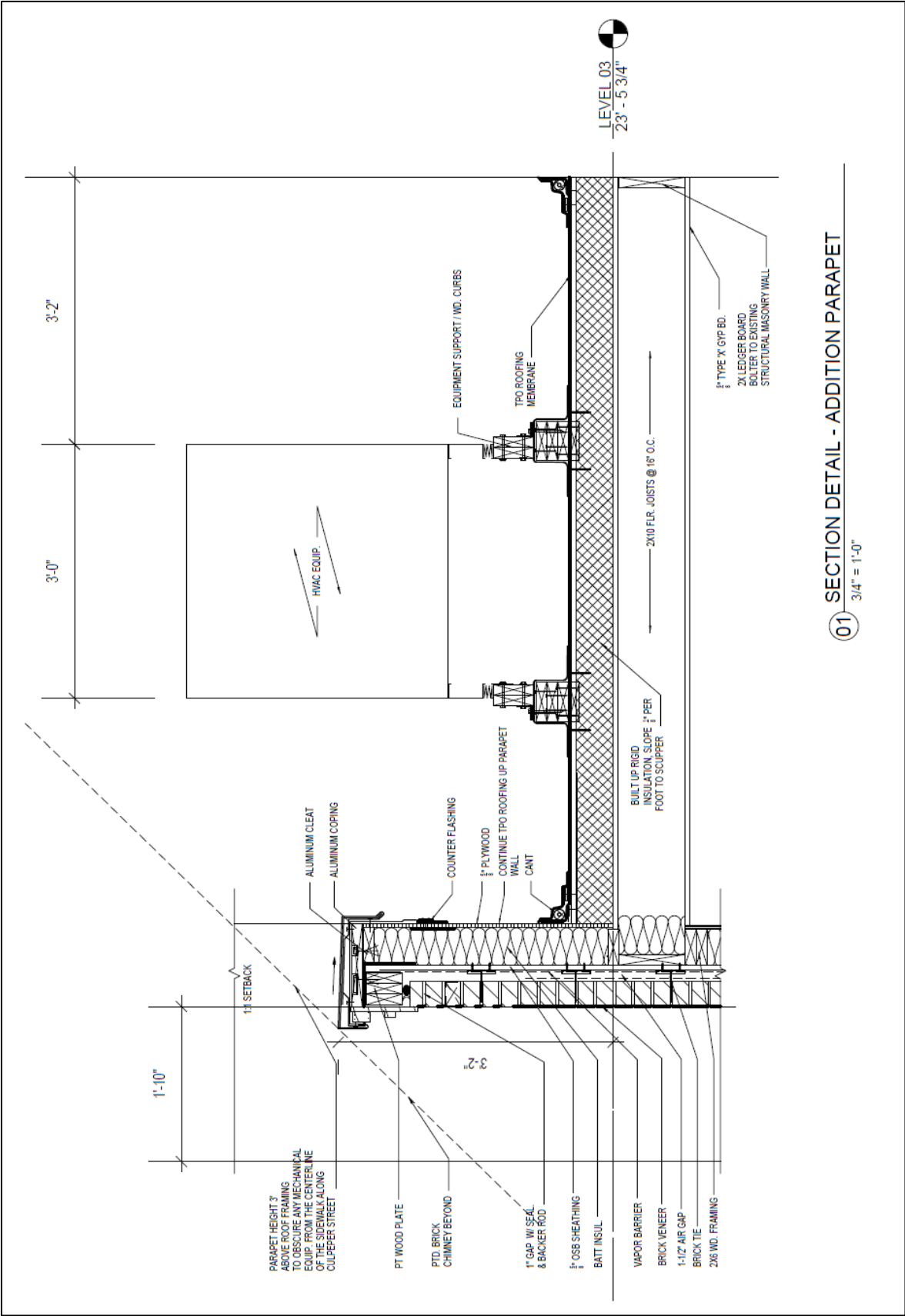
03

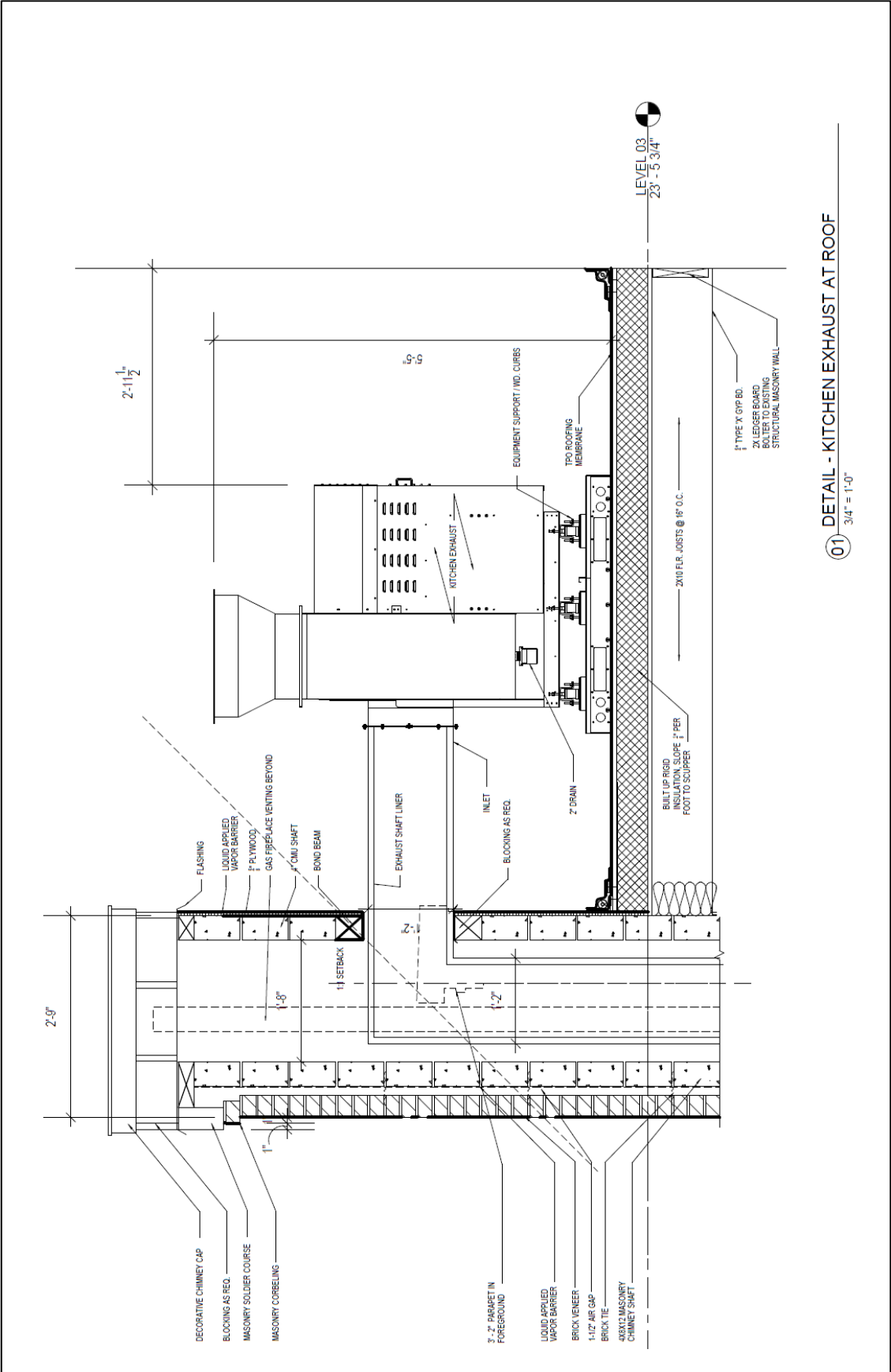
PRECEDENT IMAGES - FIREPLACE

COA 2026-22| 10 Hotel Street | Page A-11

33





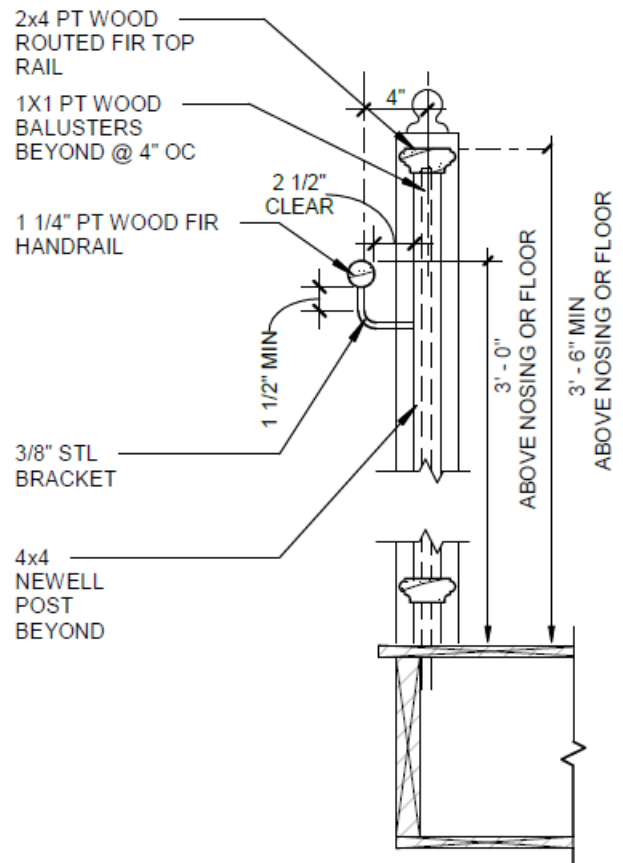




Attachment A – Plans and Photos



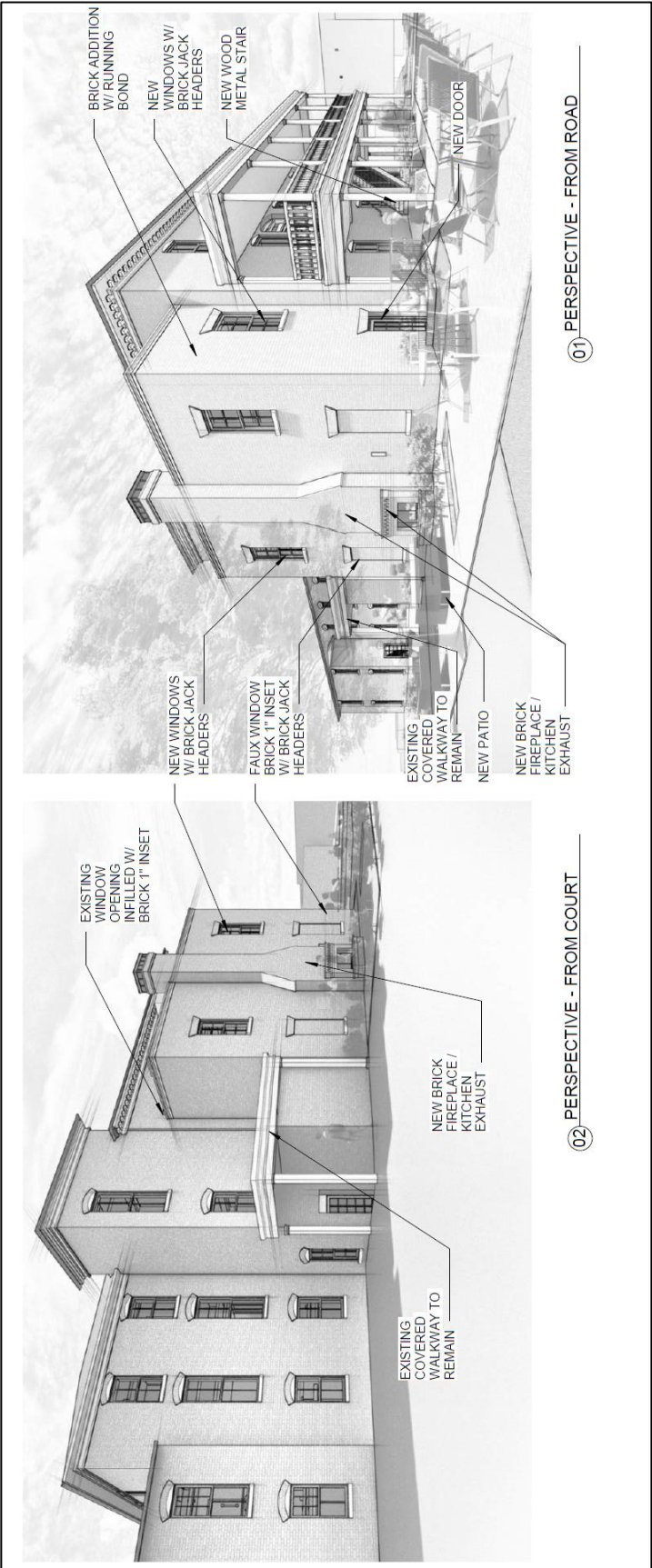
02 PRECEDENT - IRON RAILING

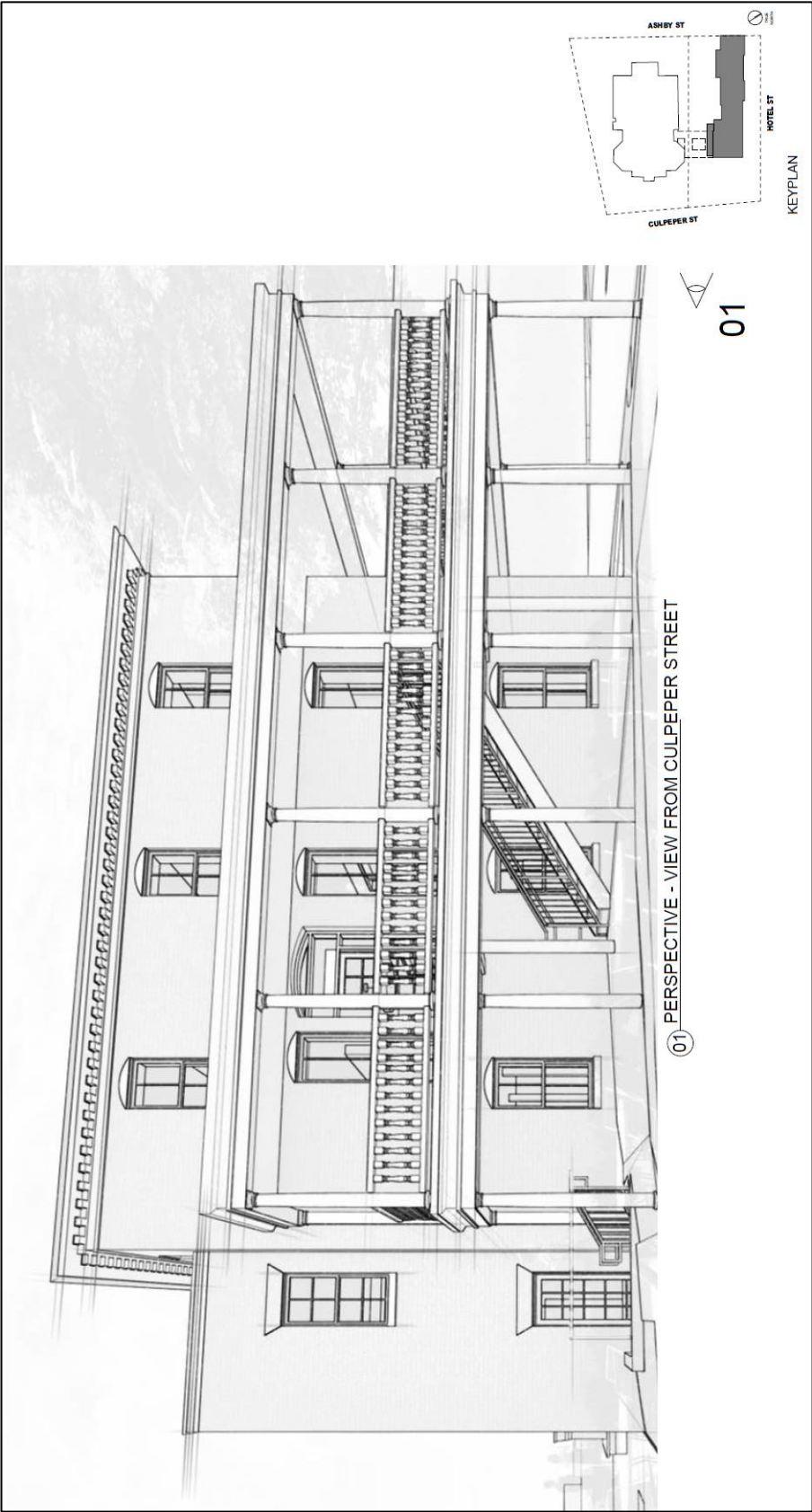


03 DETAIL - RAILING

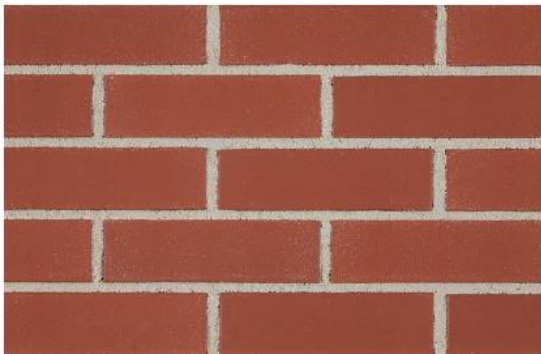


04 DETAIL - WOOD TREAD





503-505 Smooth



Painted to match building

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 6
Manufacturing Method	Extruded

Sizes

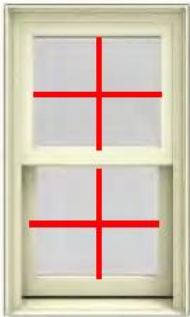
Sizes	Width	Height	Length	Unit/Sq. Ft.
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Roman	3 5/8" 92mm	1 5/8" 41mm	11 5/8" 295mm	6.00
Norman	3 5/8" 92mm	2 1/4" 57mm	11 5/8" 295mm	4.57
Modular 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Norman 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	11 5/8" 295mm	4.57

Specs

Standards / Value	FACE BRICK C216	FBX
	THIN BRICK C1088	TBX
Size		
Avg. Comp. (PSI)	25,370	
Avg. 24 Hr. Cold Water Absor.	2.20	
Avg. 5 Hr. Boil Absor.	3.50	
Avg. Saturation Coeff.	0.63	
Avg. Initial Rate Absor.	3.40	
Test Report	 Download	
Size	Thin	
Avg. 24 Hr. Cold Water Absor.	2.20	
Avg. 5 Hr. Boil Absor.	3.50	
Avg. Saturation Coeff.	0.63	
Test Report	 Download	
Cleaning Recommendation	Belden Brick recommends using 101 Lime Solvent® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.	

SITELINE WOOD WINDOWS - PRIMED EXTERIOR

Siteline® Clad-Wood Window: Double-Hung



Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 23 Year Warranty
COLORS & FINISHES 26 Exterior Colors 11 Interior Finishes 8 Interior Finish Options	SCREEN & TRIM OPTIONS 3 Insect Screens 4 Exterior Trim Options	FRAME OPTIONS Back Frame/Replacement Integral Nosing Fin
GLASS Energy efficient, tinted, textured and protective.	DIVIDED LITES Grilles between the glass.	HARDWARE 1 Lock Option in 10 Finishes
CONSTRUCTION Tilt Sash	MATERIALS 2 Wood Options	MIN/MAX SIZING Min Width: 11-3/4" Min Height: 32" Max Width: 49-3/4" Max Height: 92"

Example order for all wood window

Line 1 WINDOW 1
Rough Opening : 33 3/4 X 64 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 33 X 64
(Outside Casing Size: 35 5/8 X 67 1/8),
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior,
Primed Interior,
Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap,
4 9/16 Jamb,
Standard Double Hung, White Jambliner, Concealed Jambliner
White Hardware, ,Recessed Sash Lock,
US National-WDMA/ASTM, PG 35,
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR,
Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2
High Btm,
No Screen,
Custom-Width, IGThick=0.726(1/8 / 1/8), Clear Opening:29.2w, 28.4h, 5.7
sf,*Meets 5.7 sqft Egress (All Floors)*, .
PEV 2025.3.0.5293/PDV 8.022 (09/04/25)CW



4" Plain
Full 48" (SBBT448)
HALF 48" (SBBT448h)
Full 54" (SBBT454)
HALF 54" (SBBT454h)



1.75" SQUARE
BALUSTER



3" WOOD HAND RAIL



ALL RAILING TO BE PAINTED WHITE TO MATCH EXISTING RAILING



Exterior paint colors will align with recommended HD Color Palette*

At least 6 different exterior paint colors across the building since construction, per records

Current



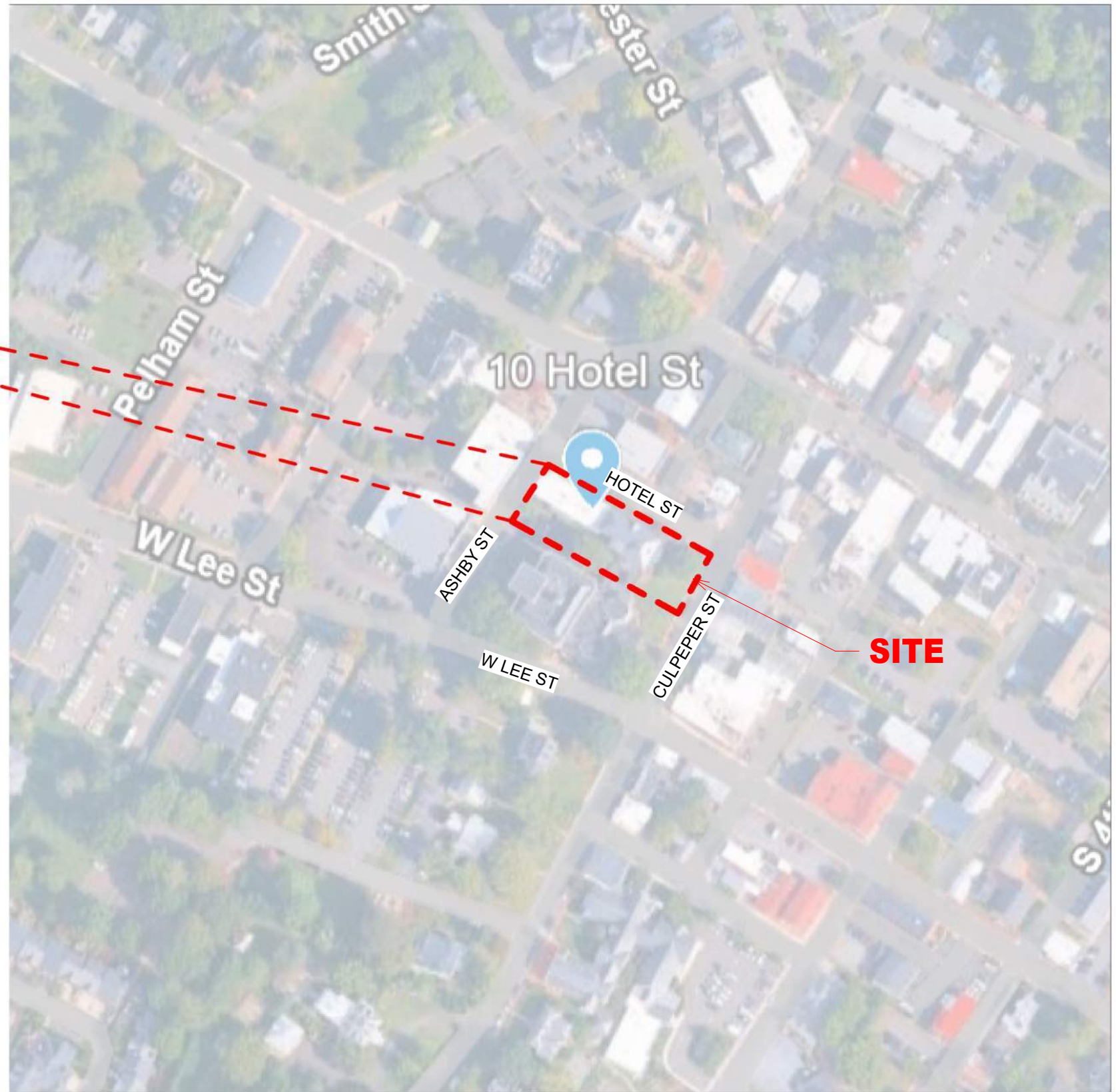
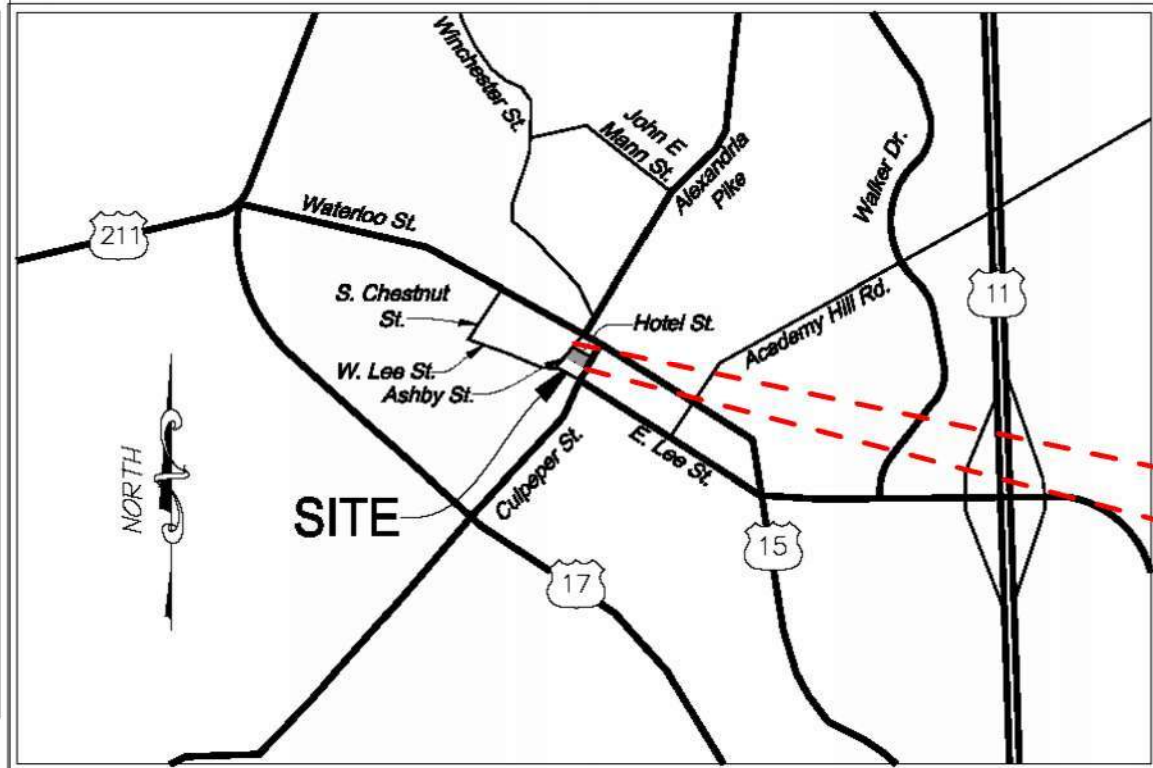
1960s

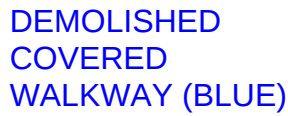


c. 2003



ARCHITECTURAL REVIEW BOARD PACKAGE

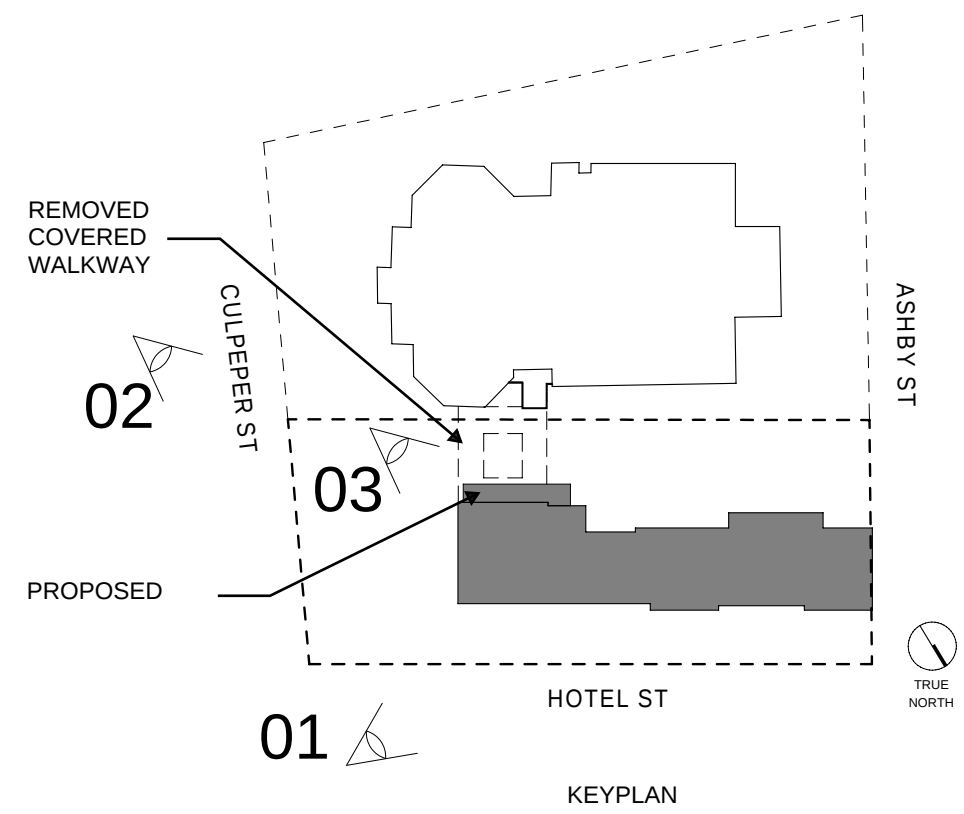






VIEW FROM CULPEPER STREET

03



KEYPLAN



VIEW FROM CULPEPER STREET

02



VIEW FROM HOTEL STREET

01



VIEW FROM CULPEPER AND HOTEL STREETS

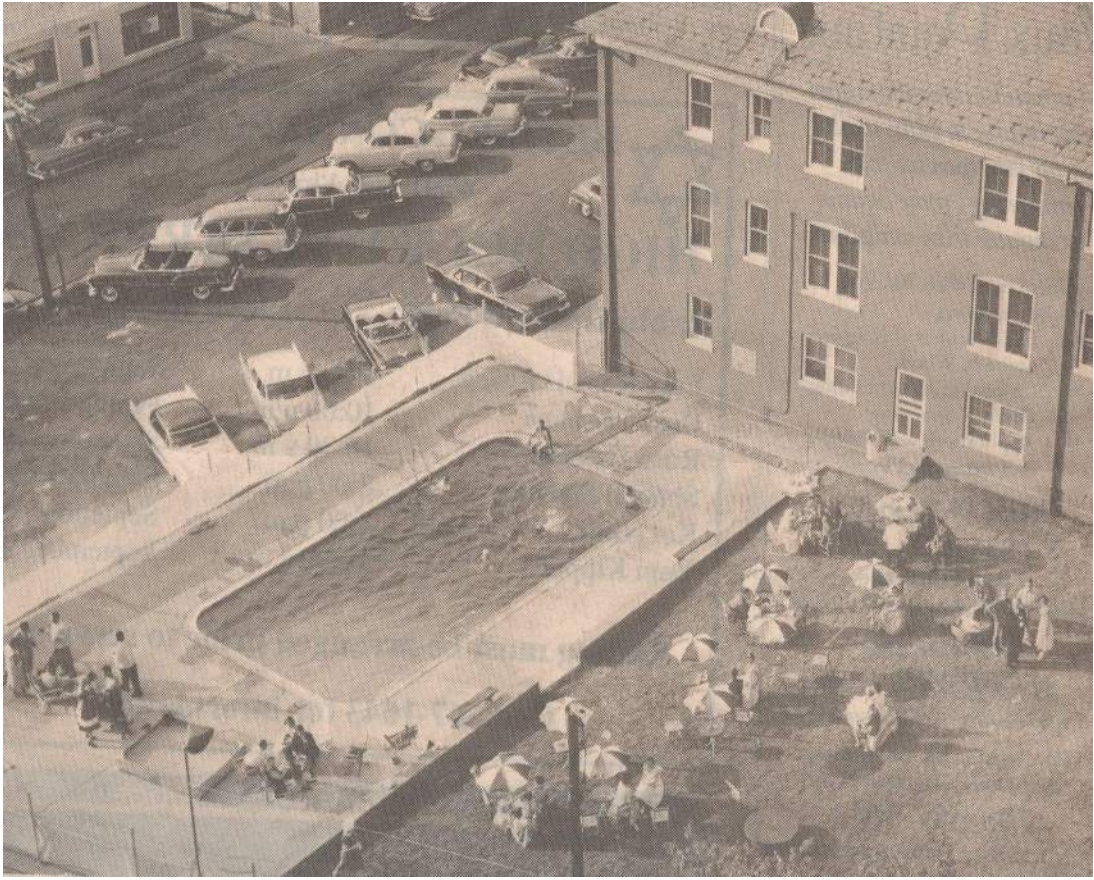


ONE VERSION OF BRICK
PAINT COLOR (1 OF 6
ACCORDING TO ARCHIVES)

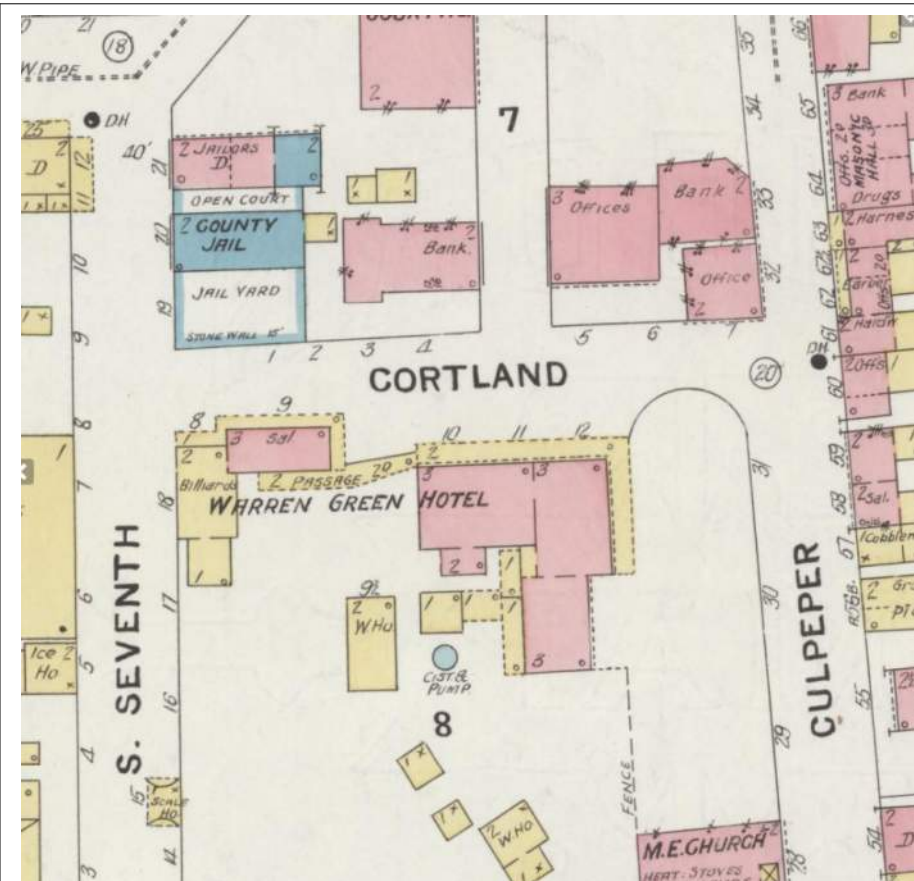
VIEW FROM HOTEL STREET



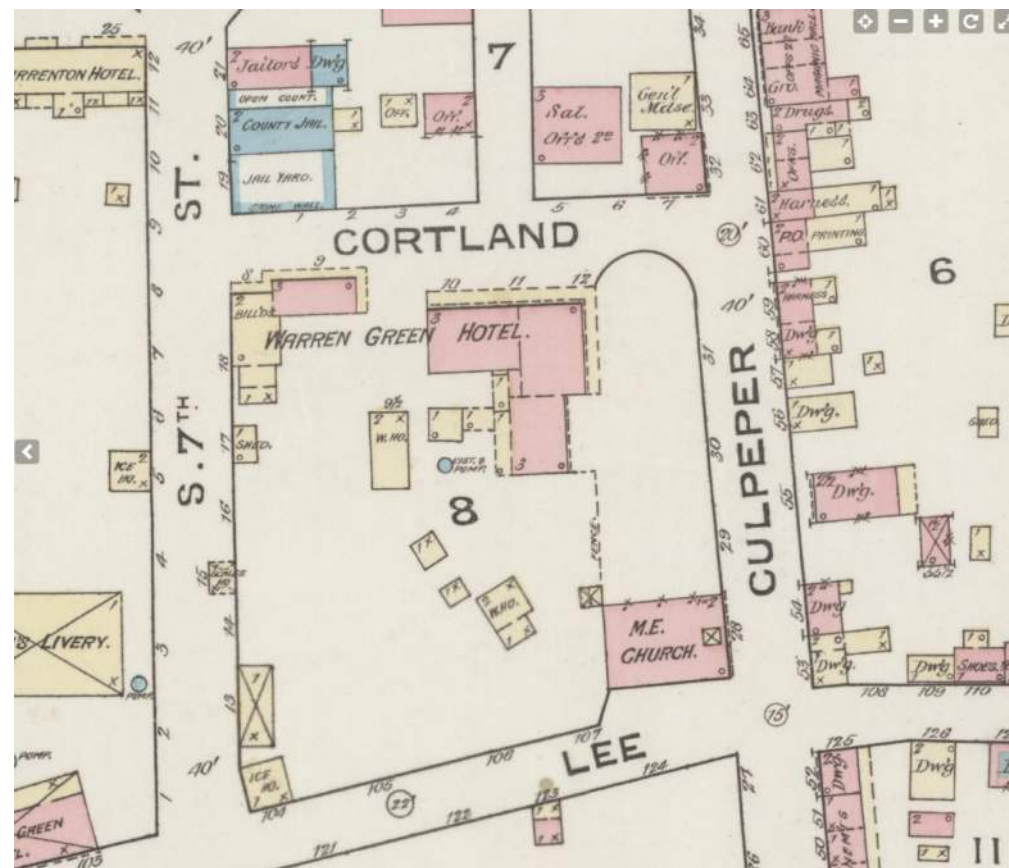
AERIAL VIEW FROM NORTHWEST CORNER



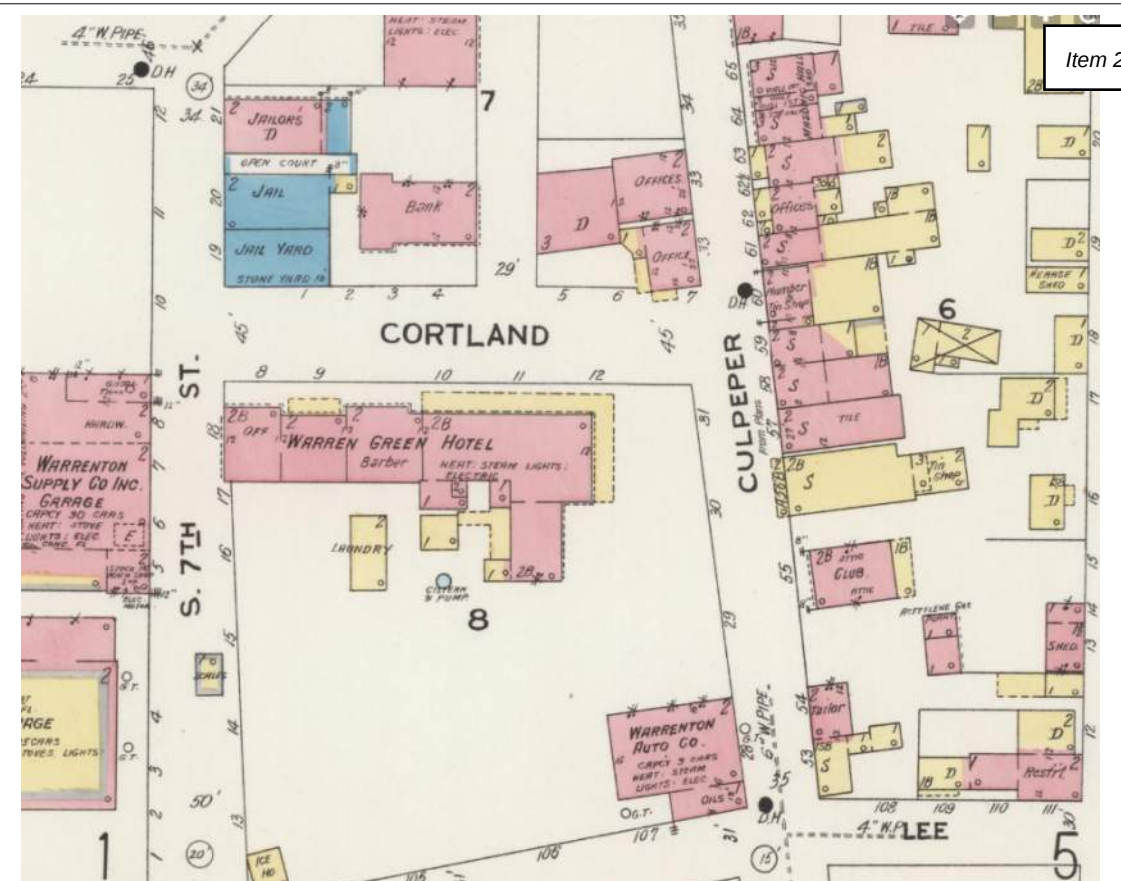
WARREN GREEN HOTEL POOL



SANBORN MAPS - 1886 MAP



1908 MAP



1915 MAP



WARREN GREEN FCHS MUSEUM



WARREN GREEN HOTEL POSTCARD

D. PAINTING & FINISHES

Zoning Ordinance Article 3-5.3.4.2

Except for the painting of unpainted surfaces, the Architectural Review Board does not consider new paint colors or repainting of surfaces in the historic district.

However, the success of paint application affects the building's ability to work properly, in addition to maintaining historic integrity. Often, paint issues are not a matter of "paint failure," but resulting problems caused by too many repeat layers applied without good preparation, using faulty paint techniques, poor drainage systems, moisture, poor ventilation, and/or bad landscaping.



Figure 3-4: This building uses two colors of paint to draw attention to the building's quaint and intricate detailing.

[CLICK FOR MORE INFORMATION](#)

GUIDELINES

1. Preserve original finishes and coatings.
2. Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building and district and that highlight the building's historic appearance.
3. Repaint and refinish to protect the resource, and to enhance the original character of the building and the district.

NOT historically appropriate:

- a. Painting unpainted masonry and architectural metals, unless it was painted historically.
- b. Removing paint using destructive methods such as propane or butane torches, sandblasting, or water blasting, which can irreversibly damage historic materials.

BEST PRACTICES

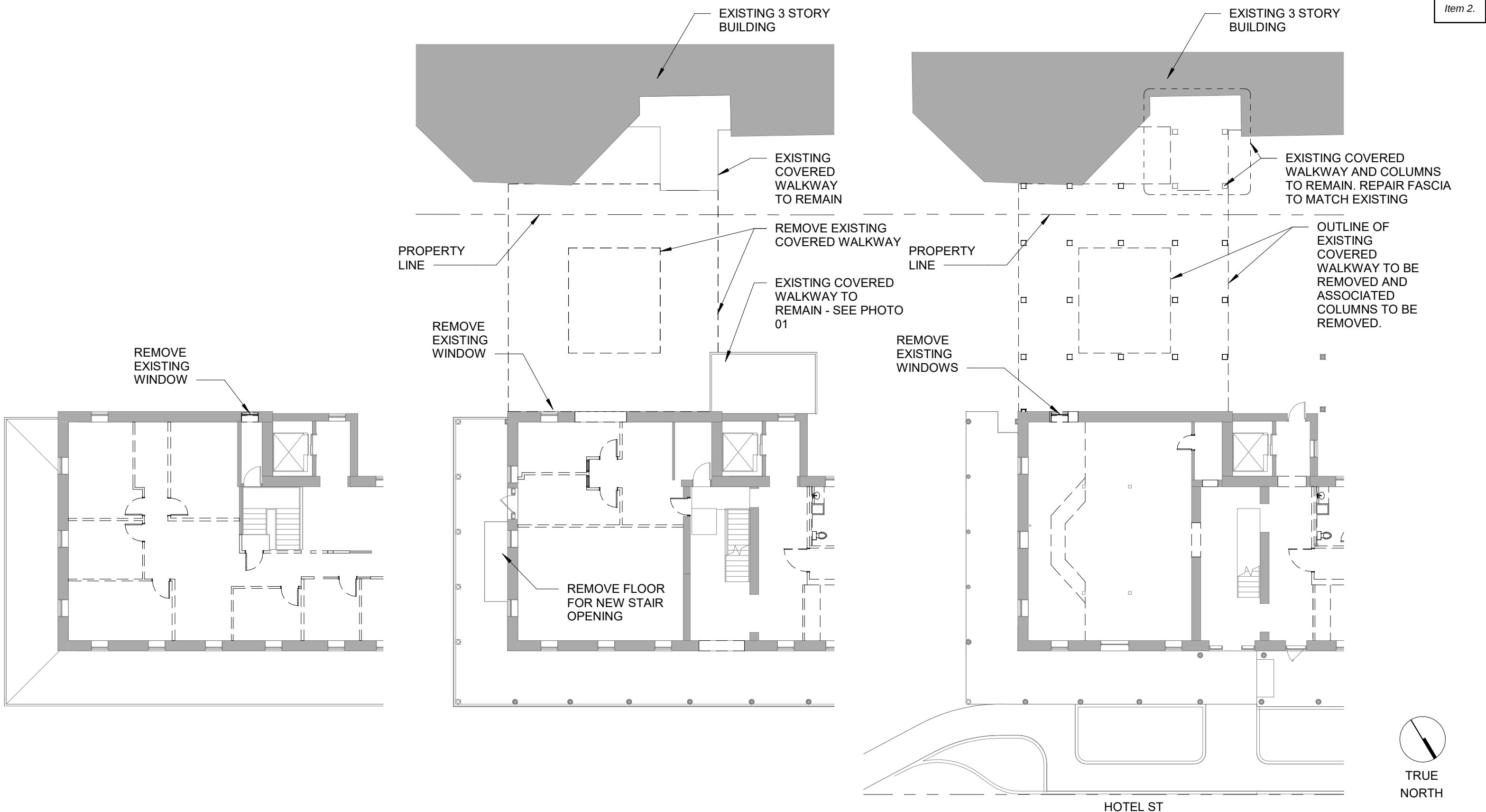
- The most time-consuming and important part of a paint project is preparing the surface for new paint. All loose paint must be removed, the surface sanded, cleaned, and bare spots primed to receive a new coating. Evaluate the overall condition of the wood elements and wall surface to discern where existing paint is peeling or showing signs of cracking, alligating, wrinkling, pulling away or bulging out from the surface, and identify the causes.
- Use electric hot air guns and electric heat plates with care, supplemented by chemical strippers, for stripping highly deteriorated paints that require total removal. Otherwise surfaces should be hand scraped and feather sanded to the next sound layer. Refinish the surface.
- Apply compatible paint coating systems following proper surface preparation. New oil-based paint is the most compatible paint system for existing oil-based paint surfaces. Local paint suppliers sell domestic oil-based paint to consumers by the quart or gallon.
- Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building and district which highlight the building's historic appearance. Color selection should be based on historic paint analysis of the original layers of paint or appropriate historic research. In general, a three-color paint scheme using period colors is appropriate for Victorian-era buildings. Older buildings may exhibit one color or similar palettes. This includes a base color, trim color, and an accent color. Some paint companies have historic paint palettes that are likely appropriate for use within the historic district. Seek professional advice and properly prepare surfaces before painting.

[CLICK HERE TO SEE AN EXAMPLE PAINT PALETTE](#)



CLIC

Guidelines | 3.5

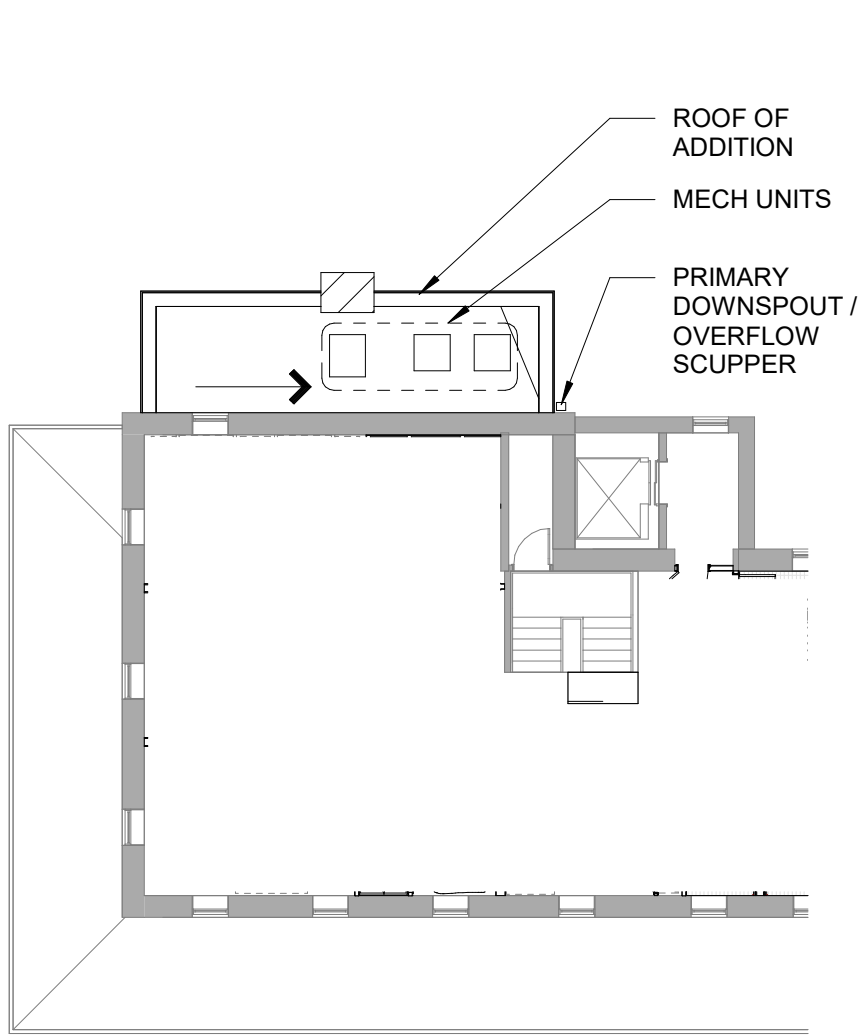


03 EXISTING/DEMOLITION PLAN - LEVEL 03
1/16" = 1'-0"

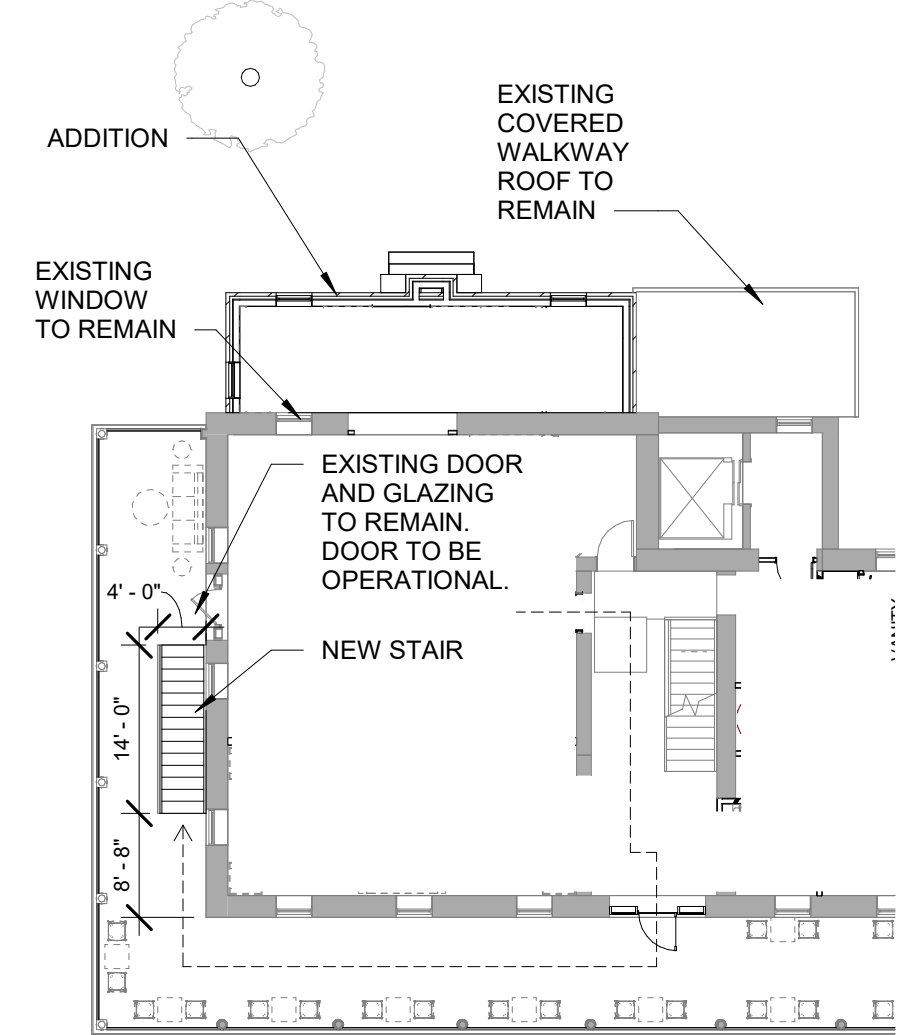
02 EXISTING/DEMOLITION PLAN - LEVEL 02
1/16" = 1'-0"

01 EXISTING/DEMOLITION PLAN - LEVEL 01
1/16" = 1'-0"

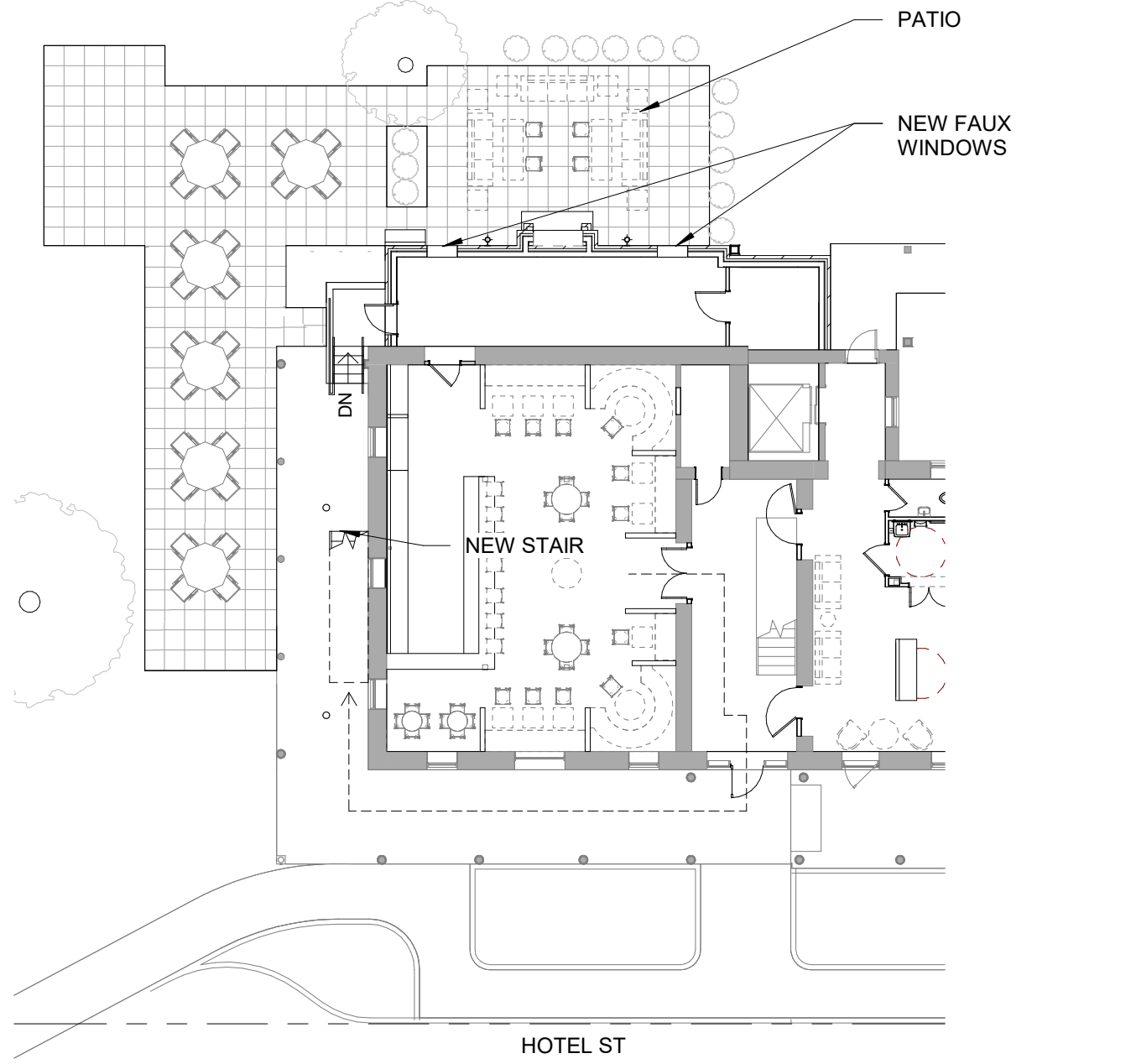
0 8 16 32FT
SCALE: 1/16" = 1'-0"



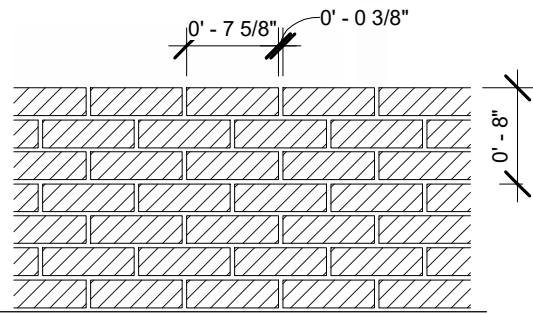
03 FLOOR PLAN - LEVEL 03
1/16" = 1'-0"



02 FLOOR PLAN - LEVEL 02
1/16" = 1'-0"



01 FLOOR PLAN - LEVEL 01
1/16" = 1'-0"

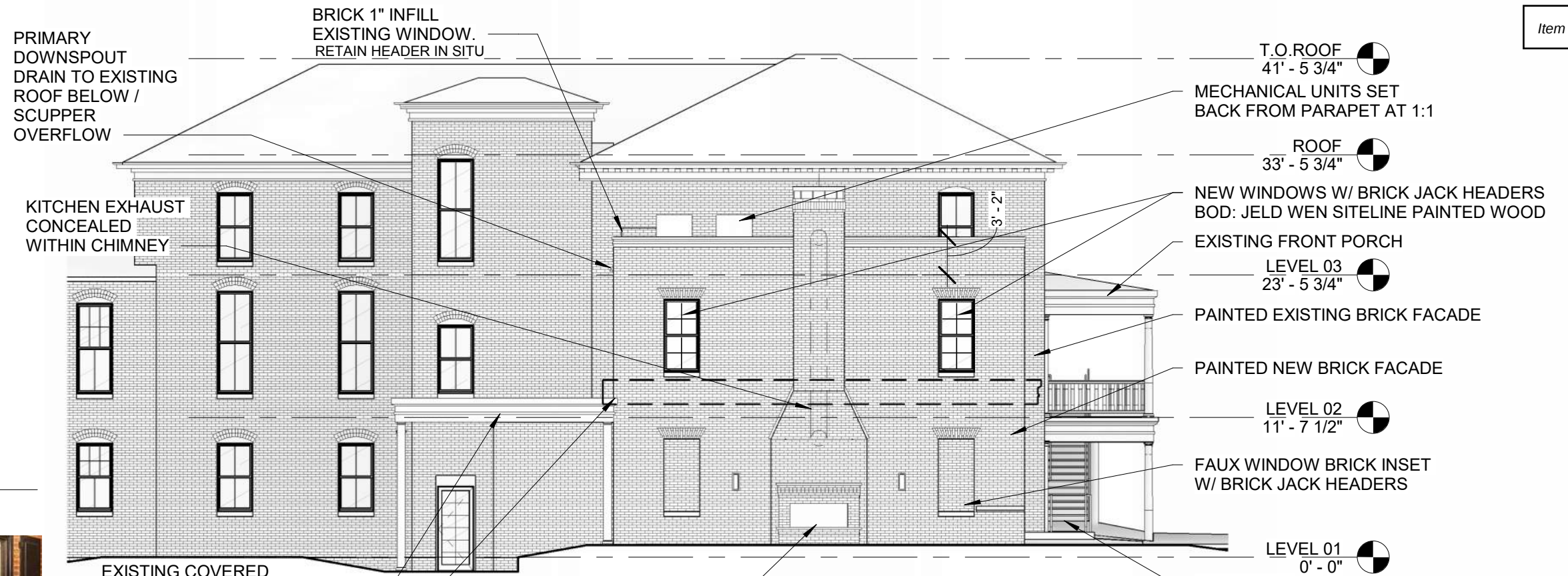


FINISH: PAINTED BRICK
MANUFACTURER: BELDEN
BRICK BOND: STANDARD RUNNING

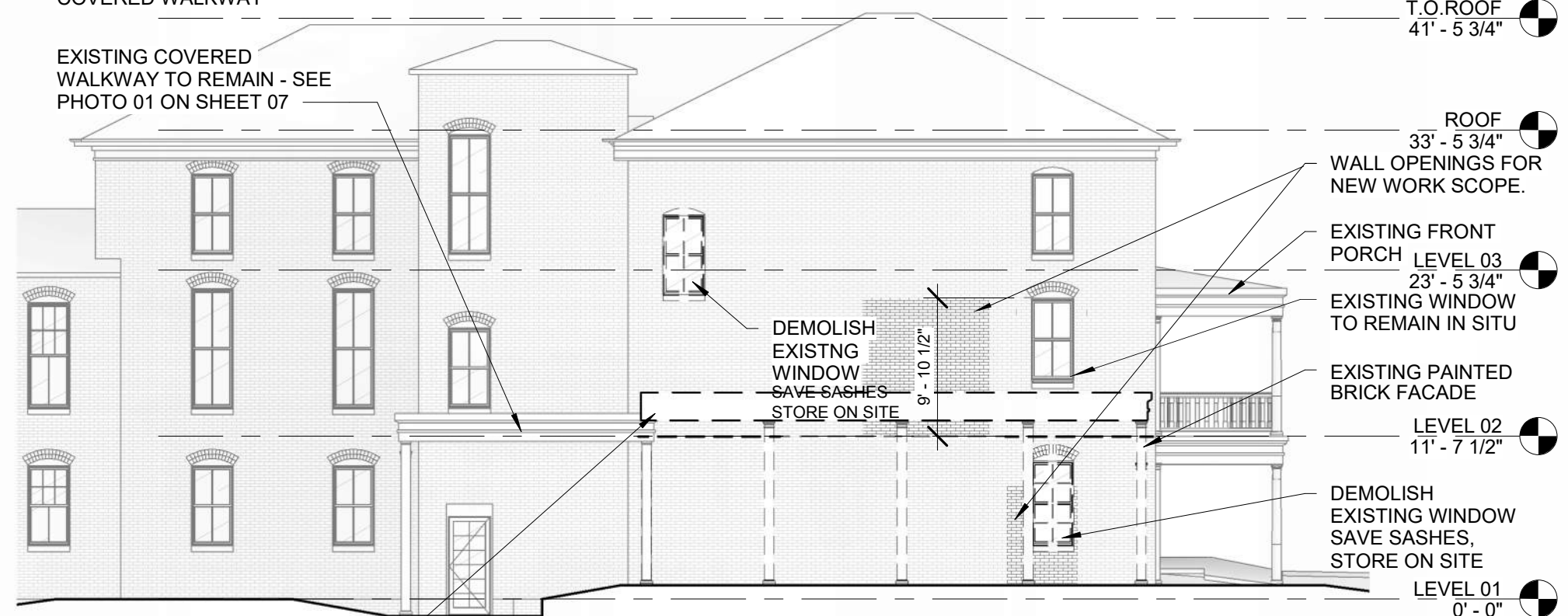
04 DETAIL - BRICK ELEVATION



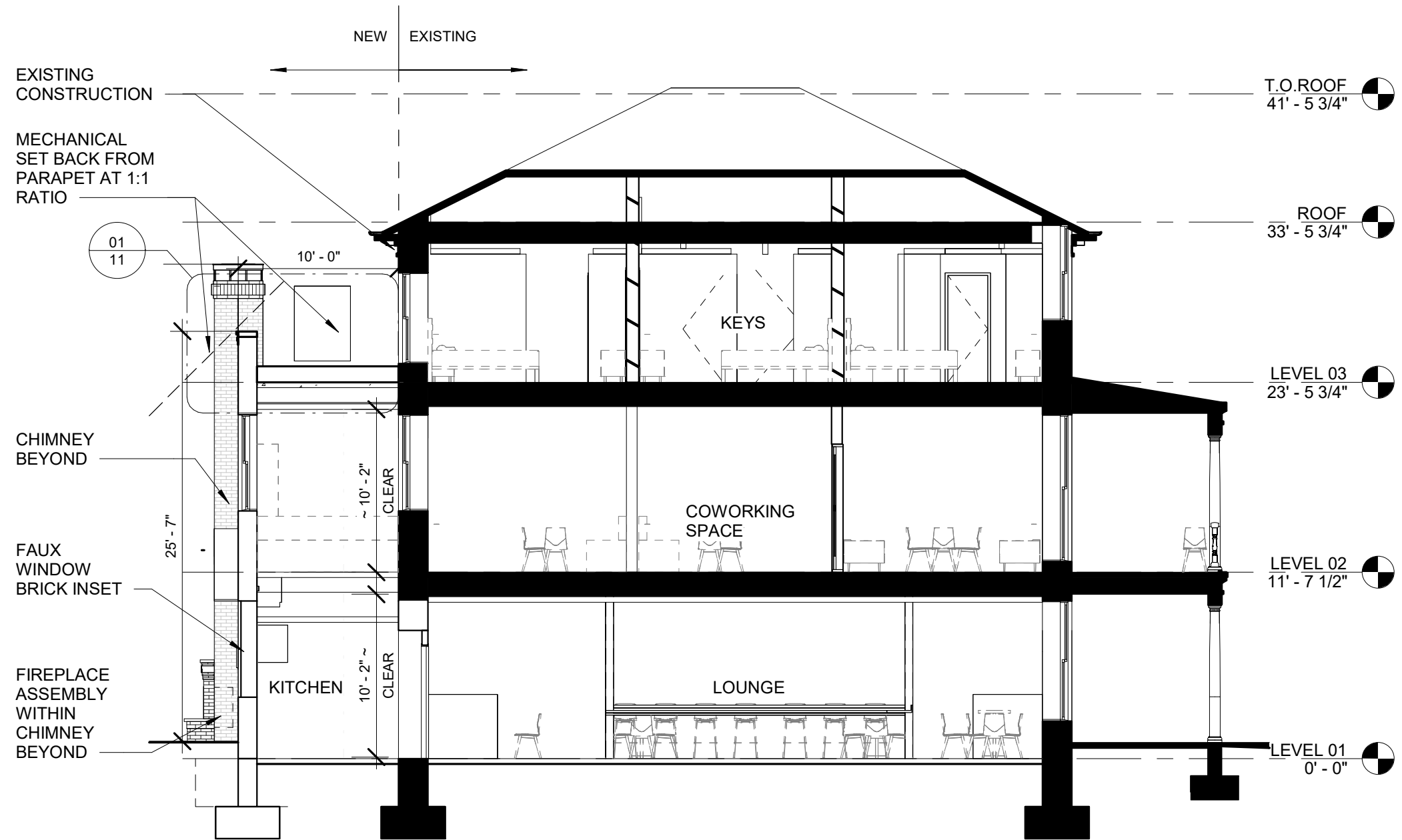
03 PRECEDENT IMAGES - FIREPLACE



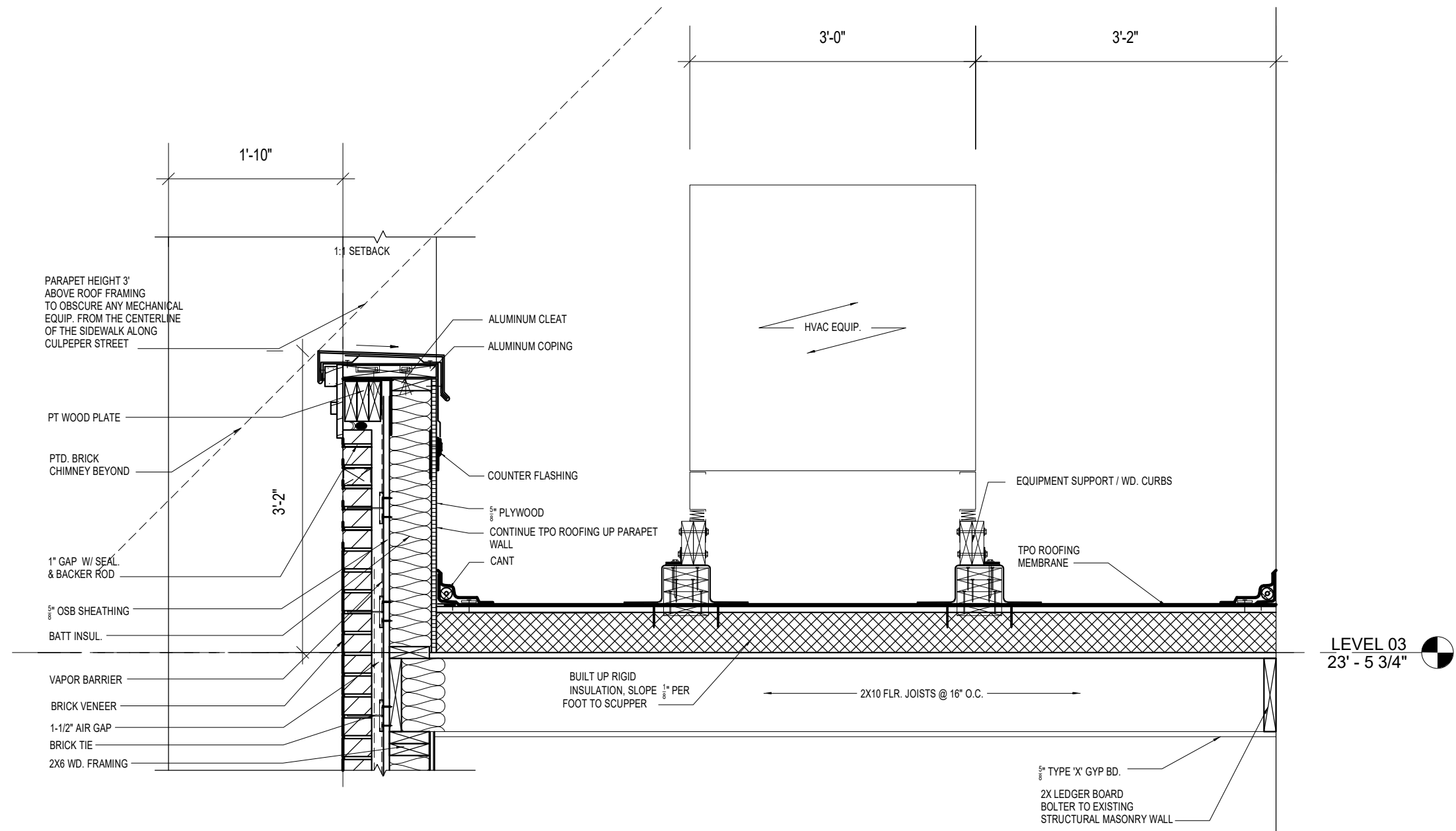
02 SOUTH ENLARGED - NEW WORK
 3/32" = 1'-0"



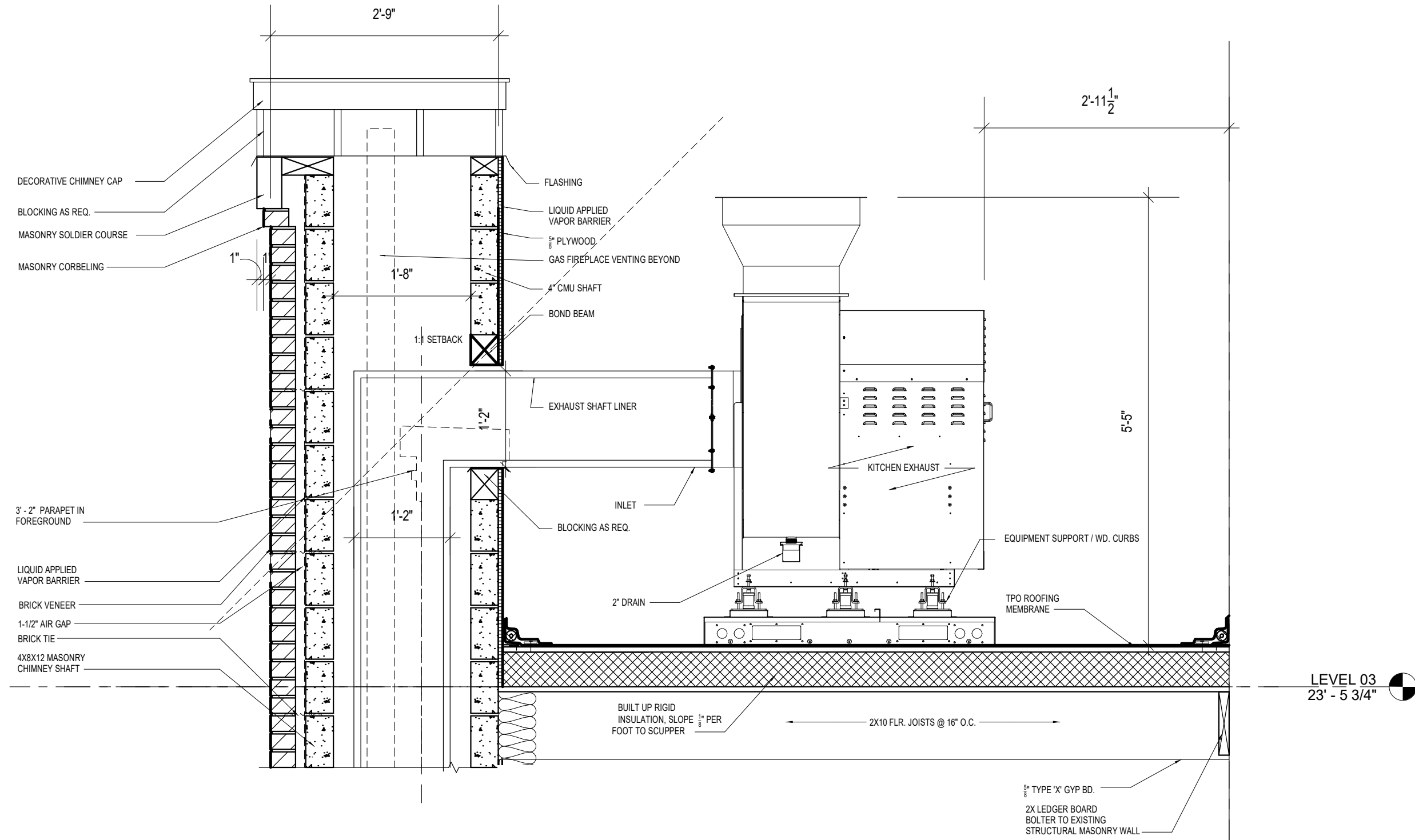
01 SOUTH ENLARGED - DEMOLITION
 3/32" = 1'-0"



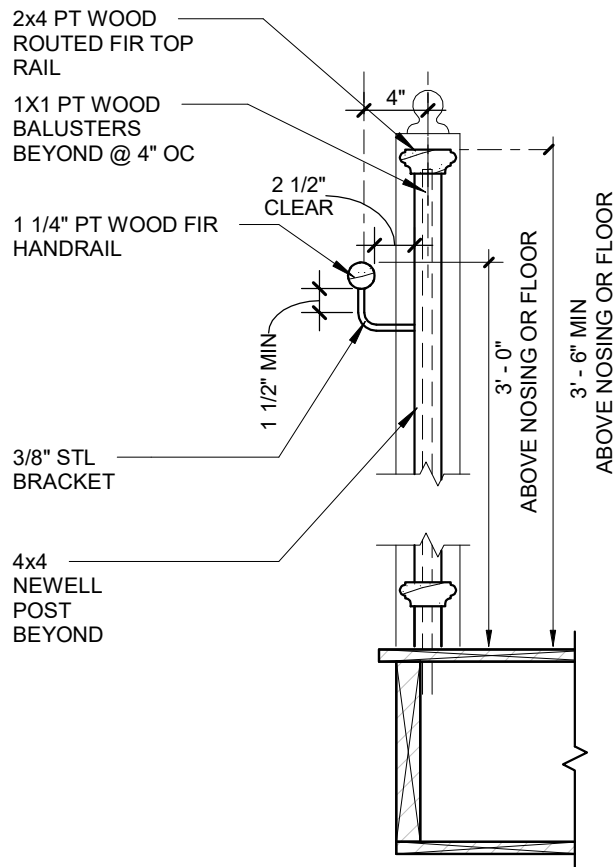
01 OVERALL SECTION - ADDITION
1/8" = 1'-0"



01 SECTION DETAIL - ADDITION PARAPET
3/4" = 1'-0"



01 DETAIL - KITCHEN EXHAUST AT ROOF
3/4" = 1'-0"



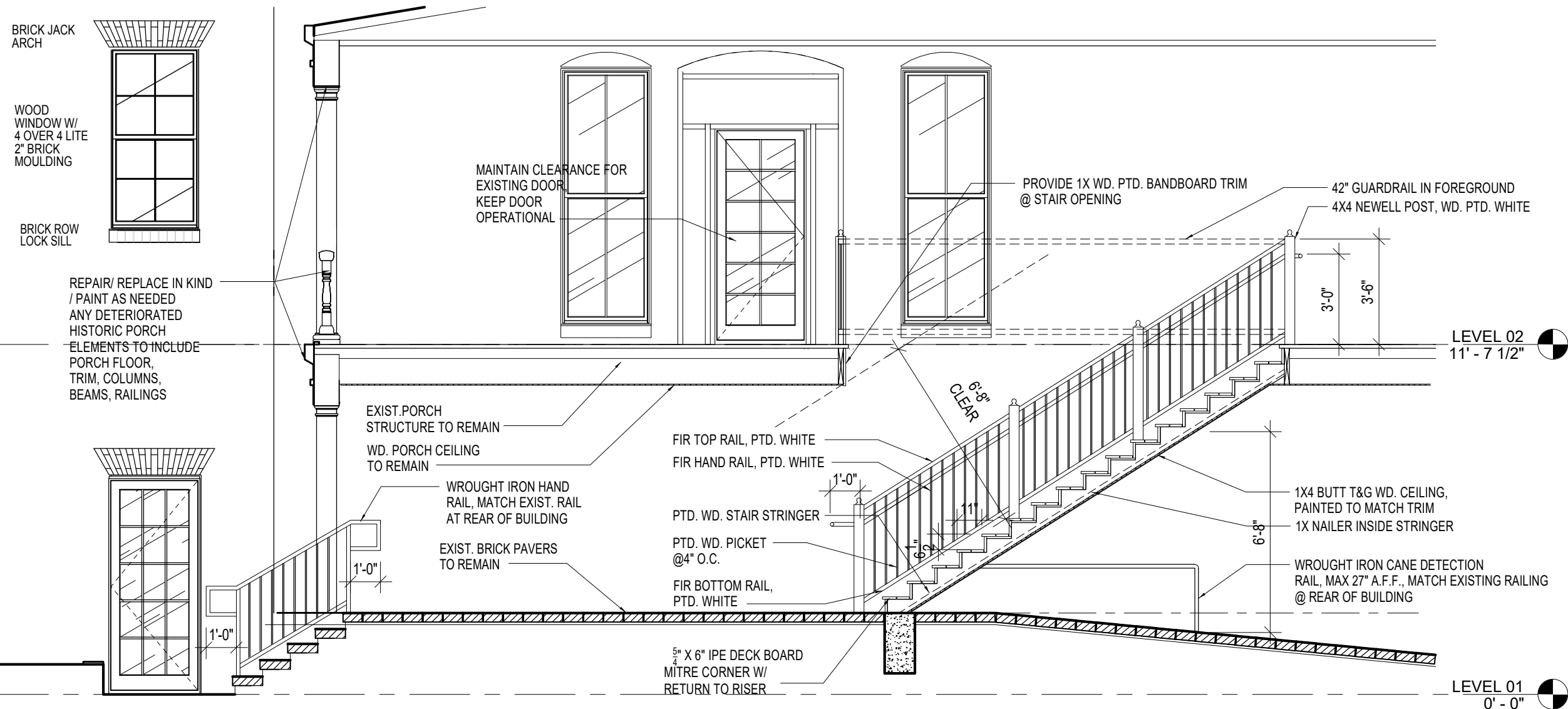
03 DETAIL - RAILING



04 DETAIL - WOOD TREAD



02 PRECEDENT - IRON RAILING



01 SECTION - FRONT PORCH STAIR
1/4" = 1'-0"



02 PERSPECTIVE - FROM COURT

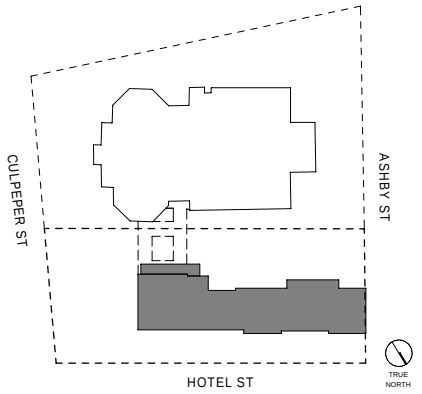


01 PERSPECTIVE - FROM ROAD



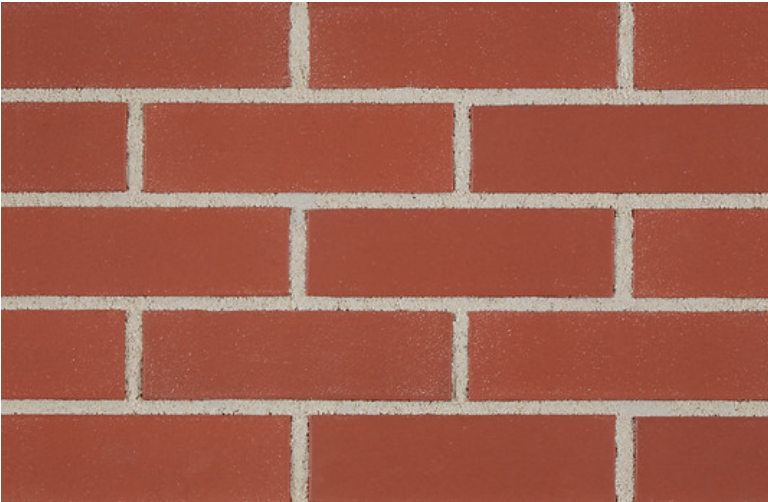
01 PERSPECTIVE - VIEW FROM CULPEPER STREET

01



KEYPLAN

503-505 Smooth



Painted to match building

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 6
Manufacturing Method	Extruded

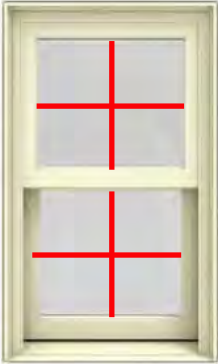
Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Roman	3 5/8" 92mm	1 5/8" 41mm	11 5/8" 295mm	6.00
Norman	3 5/8" 92mm	2 1/4" 57mm	11 5/8" 295mm	4.57
Modular 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Norman 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	11 5/8" 295mm	4.57

Specs

Standards / Value	FACE BRICK C216	FBX
	THIN BRICK C1088	TBX
Size		
Avg. Comp. (PSI)	25,370	
Avg. 24 Hr. Cold Water Absor.	2.20	
Avg. 5 Hr. Boil Absor.	3.50	
Avg. Saturation Coeff.	0.63	
Avg. Initial Rate Absor.	3.40	
Test Report	 Download	
Size		
Avg. 24 Hr. Cold Water Absor.	2.20	
Avg. 5 Hr. Boil Absor.	3.50	
Avg. Saturation Coeff.	0.63	
Test Report	 Download	
Cleaning Recommendation	Belden Brick recommends using 101 Lime Solvent® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.	

Siteline® Clad-Wood Window: Double-Hung

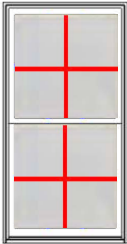


Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 20 Year Warranty
COLORS & FINISHES 28 Exterior Colors 11 Interior Colors & Interior Finish Options	SCREEN & TRIM OPTIONS 3 Insect Screens 1 Exterior Trim Options	FRAME OPTIONS Block Frame/Replacement Integral Nailing Fin
GLASS Energy efficient, tinted, textured and protective.	DIVIDED LITES Grilles between the glass.	HARDWARE 1 Lock Option in 10 finishes
CONSTRUCTION Tilt Sash	MATERIALS 2 Wood Options	MIN/MAX SIZING Min Width: 21-3/8" Min Height: 32" Max Width: 45-3/8" Max Height: 92"

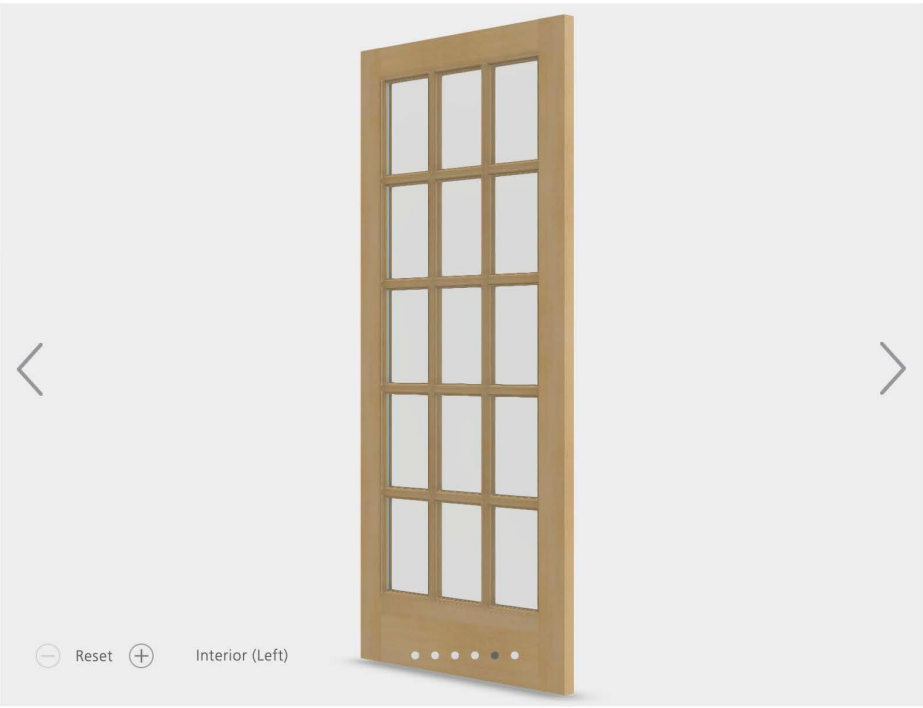
Example order for all wood window

Line 1	WINDOW 1	Frame Size : 33 X 64
	Rough Opening : 33 3/4 X 64 3/4	(Outside Casing Size: 35 5/8 X 67 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), Clear Opening:29.2w, 28.4h, 5.7 sf,*Meets 5.7 sqft Egress (All Floors)*, . PEV 2025.3.0.5293/PDV 8.022 (09/04/25)CW



Viewed from Exterior. Scale: 1/2" =1'

Authentic Wood Exterior Door: 5015 Glass Panel



Explore the options

On-screen colors/finishes vary from actual products.

Wood Options



Hemlock



Meranti Mahogany

See all options and features >

Authentic Wood Exterior Door: 5015 Glass Panel



Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 5 Year Warranty
GLASS Energy efficient.	HARDWARE 1 Hinge Option 3 Hinge Finishes	CONSTRUCTION Construction
MATERIALS 2 Wood Options	EXTRAS Sidelights Available	



4" Plain

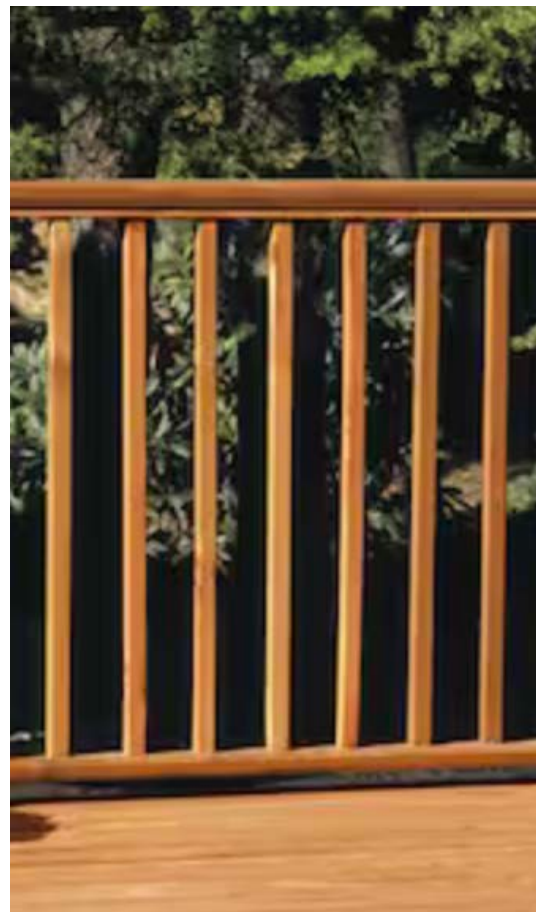
Full 48" (SBBT448)
HALF 48" (SBBT448h)
Full 54" (SBBT454)
HALF 54" (SBBT454h)



1.75" SQUARE
BALUSTER



3" WOOD HAND RAIL



ALL RAILING TO BE PAINTED WHITE TO MATCH EXISTING RAILING

ARCHITECTURAL REVIEW BOARD
 CERTIFICATE OF APPROPRIATENESS COA 2026-22

August 27, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2026-22** for the proposed rear addition, exterior alterations, and landscaping improvements at **10 Hotel Street** with the following conditions:

- 1) All necessary permits are acquired; and
- 2) The new addition is visually distinguishable from the existing historic materials but respectful of the building's historic character; and
- 3) Retain, repair, and preserve original wooden porch details where possible. Any materials deteriorated beyond repair should be replaced in-kind. Substantial alteration to porch design would require a new COA and further ARB review; and
- 4) The windows identified for removal must be stored safely on site for potential future use. Where possible, retain headers to preserve indication of original fenestration; and
- 5) The proposed new roof mounted equipment should be fully screened from view at the center line of the east sidewalk along Culpeper Street; and
- 6) Any new plantings, as part of proposed landscaping changes, should be planted or contained with vegetation at least 4 inches away from the exterior walls; and
- 7) This approval pertains only to the alterations and addition detailed in the revised plans and figures. Any additional requests or expansions of the present scope of work, such as for lighting or signage, must be submitted in a new COA for additional review.

Motion to Approve By: NAME

Seconded By: NAME

For: # Against: # Abstained: #



Community Development
Department

STAFF REPORT

Meeting Date:	August 27, 22026
Agenda Title:	Work Session: 70 Main Street
Requested Action:	Design Feedback for Proposed Signage
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

The owner of the property is opening a restaurant at 79 Main Street, a circa 1935 multi-unit commercial building. Staff recently approved COA 26-34 at the admin level for new window and door sign decals as well as a new wooden sign hung from an existing bracket on the second floor. Initially, the property owner included a large wooden wall sign illuminated by new lighting fixtures in his COA request but later removed it from the plan submission after Staff recommendation the design should be reworked. As initially proposed, the wall sign exceeded the dimensions allowable by zoning ordinance and would cover one of the façade's inlaid brick diamond's, a characteristic feature of the 1930s Decorative Brick style. The sign would have been illuminated by two 18" black metal wall sconces. The property owner would like ARB feedback on appropriate ways to design the sign and lighting plan.



Street View





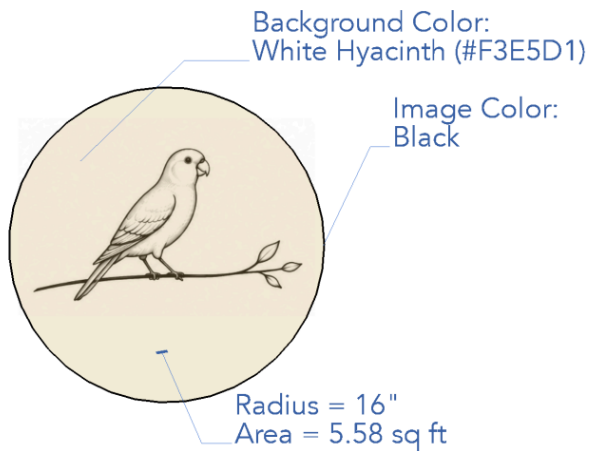
BACKGROUND

This building (VDHR 156-0019-0231) was constructed between 1931 and 1947 based on Sanborn maps. Local records show the present building historically operated as Risdon Hardware and Rhodes Drug Store. Rhodes Drug Store closed at end of 2005 upon retirement of owner. Although the original brickwork has been repainted, the building is a good example of two-part commercial block building in the Decorative Brick style, a subset of the Art

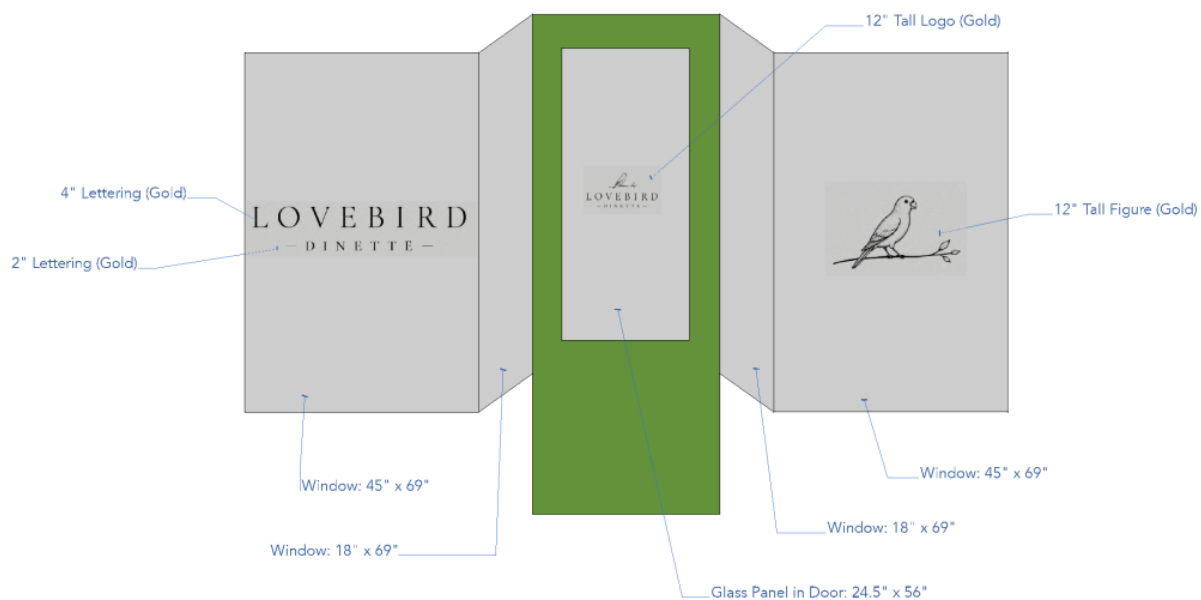
Deco movement. The property represents the mid-twentieth-century residential resources within the district and retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the character of the district. Although 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.

Recently approved **COA 26-34** for window/door decals and wood sign from existing bracket:

Wood Sign with Vinyl Print



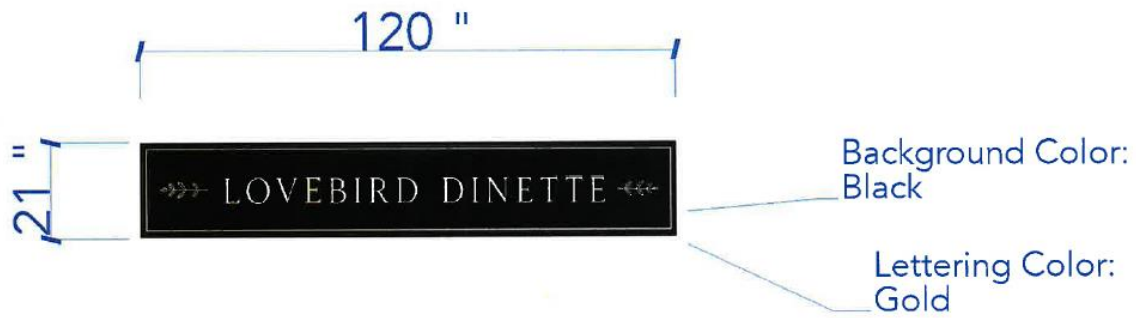
Window Signs (Vinyl Decals)



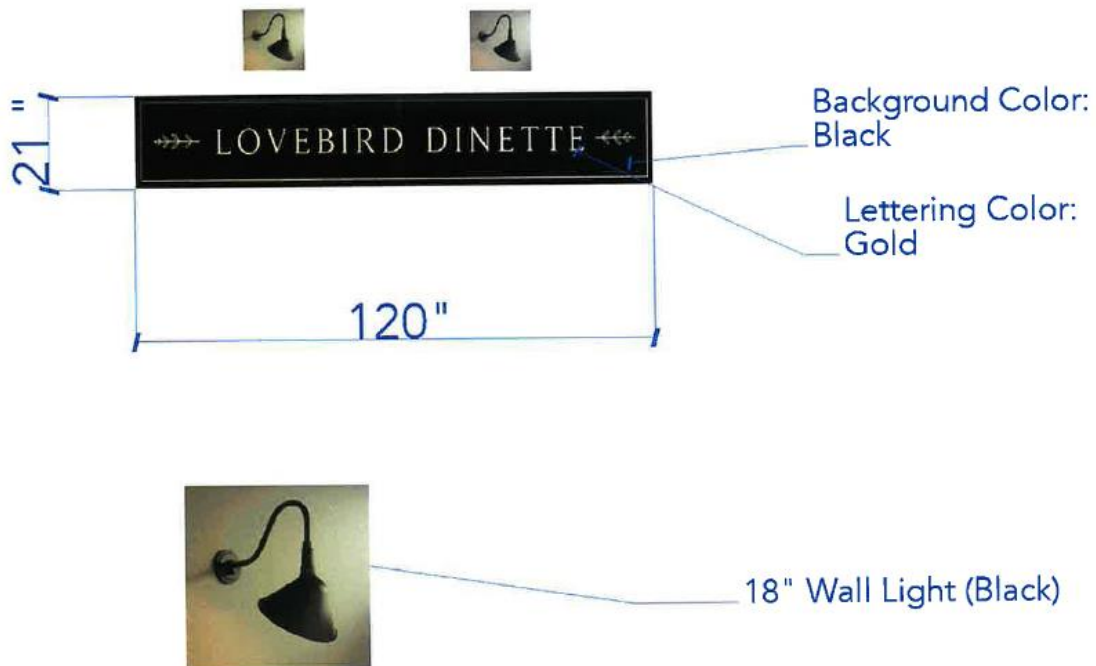


Originally proposed signage and lighting:

Building Sign (Wood with Vinyl Print)



Building Sign with Lighting Detail





Originally proposed signage rendering

Feedback from Zoning Staff:

Building Sign

Additional information is required for review of the building sign. Provide the width of the façade for the tenant space, AND provide location and size information for all other signs mounted on the front of the building that faces Main St. The total area of the building sign cannot exceed 1.5 sq.ft. per façade width, OR 132 sq.ft. for the entire building wall that faces the street, *whichever is less*. The proposed sign equals 17.5 sq.ft. (Z.O. 6-13.3.5)

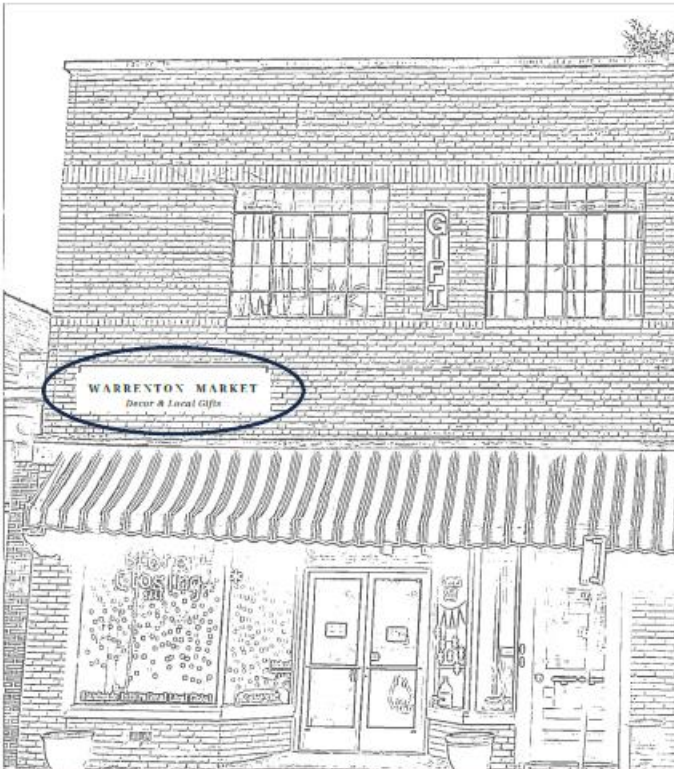
The width of the facade of the tenant space is 15 linear feet.

Previously approved signage at the property:



(2019)

Work Session: 79 Main Street
August 27, 2026
Page 9



15" tall by 88"

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
Guidelines for Signage		
3. Design signage that attaches to historic materials in a manner that causes no irreversible damage to that materials. Minimize the number of anchor points when attaching signs to buildings.	3.36	
4. New and Modified signs should be compatible with the architectural character and materials of the building and district.	3.36	
6. Signs within the district may be made of wood, metal, composite, or synthetic materials. Plastic is typically not allowed. Painted lettering is preferred but may be comprised of individually applied letters or illuminated channel lights.	3.36	
7. In general, signs should be illuminated from an external, shielded lamp. Do not overpower the building or street edge with lighting. Use a warm light similar to daylight.	3.36	
<i>Not historically appropriate:</i> Signage that obscures architectural features or visually competes with the historic character of the building.	3.36	

STAFF RECOMMENDATION

Staff recommends the desired wall sign is scaled down to meet those same dimensions as the neighboring unit at 77 Main Street, which measures 88" in width and 15" in height. This would also prevent the inlaid diamond detail from being covered. The style and accompanying lighting meets HD Design guidelines. All attachments should be affixed at the mortar joint so as not to impact historic brick.