



ARCHITECTURAL REVIEW BOARD MEETING

Thursday, September 28, 2023 at 7:00 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. August 24, 2023 ARB Minutes

NEW BUSINESS.

2. COA 23-65: 20 N. 5th Street

- Applicant proposes to install double doors on the side elevation for the purpose of delivery drop-off.

3. COA 23-66: 92 Winchester Street

- Applicant proposes to install a new paneled, metal fire door (approximately 40"-60" in width) at the rear foundation of the building for the purpose of allowing egress from a mechanical room.

4. COA 23-72: 101 Winchester Street

- Applicant proposes to remove the existing, deteriorated cedar shingle roof of the smokehouse and replace in full with F-Wave REVIA Classic Slate Synthetic Shingles.

5. COA 23-74: 56 E. Lee Street

- Applicant proposes to place two dumpsters and dumpster screening at the E. Lee Street elevation of the building.

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.



**ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON
TOWN HALL
21 MAIN STREET
WARRENTON, VIRGINIA 20186**

MINUTES

A REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD WAS HELD ON AUGUST 24, 2023, AT 7:00 PM IN WARRENTON, VIRGINIA

PRESENT Ms. Laura Bartee, Chair; Ms. Virginia Gerrish, Vice-Chair; Mr. Steve Wojcik; Ms. Karen Lavarney; Mr. John Thorsen; Ms. Denise Harris, Planning Manager; Ms. Casey Squyres, Historic Preservation Planner

ABSENT

CALL TO ORDER AND DETERMINATION OF A QUORUM

The meeting was called to order at 7:00 p.m., and a quorum was established. Ms. Bartee read the purpose statement.

APPROVAL OF MINUTES

Draft Minutes- July 27, 2023

Mr. Wojcik outlines a minor correction to the draft minutes.

Ms. Gerrish motions to approve the minutes for October 27, 2022, as amended. Mr. Wojcik Seconded. All in favor.

Voting Yea: Ms. Bartee, Chair; Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney; Mr. Thorsen

Absent:

NEW BUSINESS

COA 23-56 9 SOUTH FIFTH STREET

Ms. Squyres provides a brief introduction of the application.

Ms. Ednida Minor, applicant, comes forward to speak.

Mr. Wojcik expresses his appreciation of both the sign and bracket design.

Ms. Gerrish requests clarification on the proposed sign location and method of attachment.

Ms. Squyres responds providing the requested information.

Ms. Bartee suggests a potential mounting method.

Ms. Bartee asks about other signage on the building.

Ms. Squyres responds.

MS. Gerrish asks about the existence of a previous hanging sign.

Ms. Squyres responds.

Ms. Bartee asks the Board for a motion.

Mr. Wojcik moves to approve COA 23-56 with presented approval conditions, Seconded by Ms. Lavarney.

Voting Yea: Ms. Bartee, Chair; Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney; Mr. Thorsen

Nea:

COA 23-58 98 MAIN STREET, UNIT 104

Ms. Squyres provides a brief overview of the application.

Ms. Vanessa Murphy, business owner, comes forward to speak.

Ms. Gerrish moves the discussion to the solid background in the design of the proposed sign.

Ms. Squyres briefly discusses the historic district guidelines for window signs.

Ms. Murphy responds providing her thoughts on the matter.

Ms. Gerrish suggests a potential design change.

Ms. Murphy responds, outlining difficulties with design.

Ms. Lavarney asks for clarification on the requirements of the guidelines.

Ms. Squyres responds.

Ms. Murphy asks about the availability of the historic district guidelines and asks if they can be shown.

Ms. Gerrish responds providing where the guidelines can be found.

Ms. Squyres briefly explains the signage guidelines for the historic district.

Ms. Bartee asks for clarification on the location of the sign.

Ms. Murphy responds, providing the requested information.

Ms. Bartee expresses her appreciation of the proposed sign design.

Ms. Murphy briefly discusses the design choices for the proposed sign.

Ms. Bartee asks for any further questions.

Ms. Bartee asks to see the proposed motion.

The Board briefly discusses the proposed motion.

Ms. Bartee asks for a motion.

Ms. Lavarney moves to approve COA 23-58 with the presented approval conditions, Seconded by Mr. Thorsen.

Voting Yea: Ms. Bartee, Chair; Mr. Wojcik; Ms. Lavarney; Mr. Thorsen

Nea: Ms. Gerrish, Vice-Chair

COA 23-61 20 MAIN STREET

Ms. Squyres provides a brief overview of the application.

Mr. Casey Ward, applicant, comes forward to speak.

Mr. Wojcik asks about the attachment method of the plaque with the existing condition of the site.

Mr. Ward responds, providing the requested information.

Mr. Wojcik recommends repairs to the brick at the plaque site.

Ms. Bartee asks for clarification on the placement of the plaque.

Mr. Ward responds, showing location on site rendering.

Ms. Gerrish asks about the scope of repairs being done.

Mr. Ward responds outlining discussion with the masonry company.

Ms. Gerrish asks for further clarifications.

Mr. Ward detailing repaired areas.

The Board and applicant briefly discuss sealing holes in existing bricks.

Ms. Gerrish asks for clarification on the proposed fox sculpture.

Mr. Ward responds, providing the requested information.

Ms. Bartee asks about the dimensions of the proposed plaque.

Mr. Ward responds, outlining plaque dimensions.

The Board briefly discusses the proposed motion.

Ms. Gerrish moves to approve COA 23-61 with the presented approval conditions, Seconded by Ms. Lavarney.

Voting Yea: Ms. Bartee, Chair; Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney; Mr. Thorsen

Nea:

COA 23-62 30 JOHN MARSHALL STREET

Ms. Squyres provides a brief overview of the proposed work.

Mr. John Swain, applicant, is not present to speak to speak.

Ms. Bartee asks about the scope of the previous application.

Ms. Squyres responds, providing further details.

Ms. Gerrish asks about the previously approved application.

Ms. Squyres responds.

Mr. Wojcik asks for the reason the proposed work has been submitted again.

Ms. Squyres responds providing expiration dates for approved COA applications.

Ms. Gerrish asks for clarification on the style of the proposed retaining wall.

Ms. Squyres responds.

Ms. Bartee asks to see the proposed plan set showing landscaping.

Ms. Gerrish asks for clarification on the proposed planting species.

The Board briefly discusses potential landscaping requirements in the proposed motion.

Ms. Bartee asks for a motion.

Ms. Lavarney moves to approve COA 23-62 with the presented approval conditions, Seconded by Mr. Wojcik.

Voting Yea: Ms. Bartee, Chair; Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney; Mr. Thorsen

Nea:

UPDATES

Staff has no updates.

BOARD MEMBERS TIME

Mr. Wojcik provides updates on the purchase of Alwington Manor.

Ms. Gerrish provides further details on her reasoning for her vote on COA 23-58.

ADJOURN

Mr. Wojcik moves to adjourn. Ms. Lavarney seconded. All in favor, no discussion.

Voting Yea: Ms. Laura Bartee, Chair; Ms. Virginia Gerrish, Vice-Chair; Mr. Steve Wojcik; Ms. Karen Lavarney; Mr. John Thorsen

Absent:

With no further business, this meeting was adjourned at 8:30 PM.



Community Development
Department

STAFF REPORT

Meeting Date:	September 28, 2023
Agenda Title:	COA 23-65 – 20 N. 5th Street
Requested Action:	Review proposal for the request to install double doors on the side elevation for the purpose of delivery drop-off.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to install double doors on the side elevation of the building for the purpose of delivery drop-off.

- 1) The doors are each 3' in width (6' total width)

BACKGROUND

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

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
B. WALLS & DOORS		
7. Design new windows, doors, and other elements to be compatible with the original building.	3.21	The applicant has illustrated within the application that the doors will be located on the side elevation and therefore will not impact the primary façade. The doors will be a color and style compatible with the existing building.
8. Construct a new door or window when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation, or be a new design that is compatible with the size, scale, material, and color of the historic building. New windows and doors should also be compatible with the historic character and use of the building.	3.21	The doors will be a color and style compatible with the existing building.

STAFF RECOMMENDATION

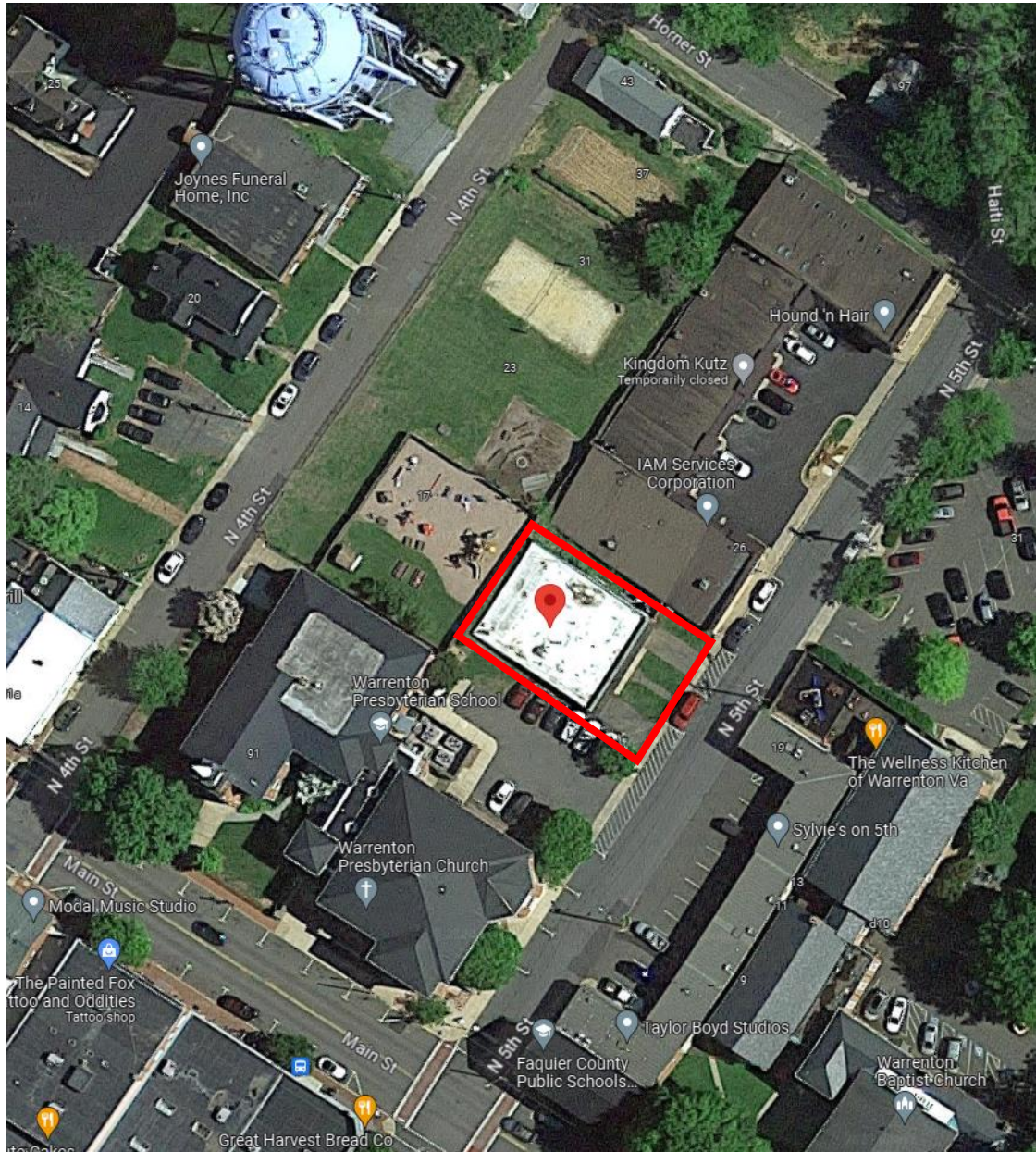
Staff recommends approval of the request to install double doors on the side elevation for the purpose of delivery drop-off, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The doors shall be a color and style compatible with the existing building.

ATTACHMENTS

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

Vicinity Map – Street View:



Photos:





Plans:



Commercial Steel Double Doors

[Visit](#)

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 23-65

September 28, 2023

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 23-65** for the requested exterior alterations to install double doors on the side elevation for the purpose of delivery drop-off at **20 N. 5th Street** with the following conditions:

- 1. All necessary permits are acquired.
- 2. The doors shall be a color and style compatible with the existing building.

Motion to Approve By:

Seconded By:

For: 0 Against: 0 Abstained: 0



TOWN OF WARRENTON

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

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

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: 20 N 5th street Warrenton VA GPIN: _____

Name: Chantal Campbell Email: office@res-corp.com

Address: 60 Long Mountain Rd Washington VA 22747 Phone: 540-219-2256

Applicant (If different then above)

Name: Malayna Campbell Email: malayna97@icloud.com

Address: 60 Long Mountain Rd Washington, VA 22747 Phone: 540-729-4293

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: _____

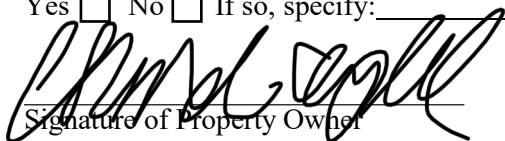
Address: _____ Phone: _____

Complete description of each modification or improvement

We are looking to put a 6' door in (it will be a double door, each door 3') on the back right hand side of our building for deliveries to be able to be dropped off at.

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

Yes No If so, specify: _____



Chantal Campbell

Name (Print or Type)



Malayna Campbell

Name (Print or Type)



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ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

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:

Multiple empty horizontal lines for notes/conditions of approval.

Approvals

Certificate of Appropriateness: _____ Date: _____

Zoning Permit: _____ Date: _____

Fees

Paid Stamp

Certificate of Appropriateness: _____

Zoning: _____



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COA # _____

Assoc. Permit # _____

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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: 92 Winchester Street GPIN: _____

Name: Keith Macdonald Email: october121492@icloud.com

Address: 92 Winchester Street Phone: 703-869-0096

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: Keith Macdonald Email: october121492@icloud.com

Address: 92 Winchester Street Phone: 703-869-0096

Complete description of each modification or improvement

Install new exterior door and concrete door-well under rear deck, completely hidden from anyones view with or without a deck skirt. All work as per drawings excepting for field conditions.

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

Yes No If so, specify: _____

Keith Macdonald

Signature of Property Owner

Keith Macdonald

Name (Print or Type)

Signature of Applicant/Agent

Name (Print or Type)



TOWN OF WARRENTON

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ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

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

Paid Stamp

Certificate of Appropriateness: _____

Zoning: _____



Community Development
Department

STAFF REPORT

Meeting Date:	September 28, 2023
Agenda Title:	COA 23-66 – 92 Winchester Street
Requested Action:	Review proposal for the installation of a new paneled, metal fire door (approximately 40”-60” in width) at the rear foundation of the building for the purpose of allowing egress from a mechanical room.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing the following:

- 1) To cut an approximately 40”-60” wide gap within the extant ca. 1930s brick wall at the ground floor beneath the rear wooden decking for the purpose of installing one-to-two new doors.
- 2) The door(s) is proposed to be a paneled, metal fire door with no glass or window openings.
- 3) The purpose of the door installation is to allow for egress from a new mechanical room.
- 4) The rear decking will be shielded with lattice-work and the new door will not be visible.

***NOTE:** On April 27, 2023, the Architectural Review Board voted 4-1 to deny the Certificate of Appropriateness 23-19 for a within the brick wall beneath the rear decking and subsequent regrading at 92 Winchester Street for the following reasons:

1. Applicant did not provide sufficient information and there are several concerns regarding the following: water run-off impacts are unclear, how will the decking be supported, the areaway in relationship to the existing decking is not clear
2. Information is required to confirm extent of regrading and ground disturbance.
3. Information is required to confirm the design/style and dimensions of the proposed door.
4. Information is required to confirm the installation of any hardscape features and how they will be installed and with what materials and dimensions.

The applicant has since provided additional information.

BACKGROUND

This building was constructed in c.1900 and is in fair condition. As a Folk Victorian house, it represents a typical turn of the twentieth-century building within the residential areas of the district. It retains integrity of location, design, setting, feeling, and association. This resource falls within the district’s period of significance and contributes to the residential character of the district. Although the 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
B. Windows and Doors		
7. Design new windows, doors, and other elements to be compatible with the original building.	3.21	The proposed new door is located in an obscure location at the rear of the building and will not be visible.
8. Construct a new door or window when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation, or be a new design that is compatible with the size, scale, material, and color of the historic building. New windows and doors should also be compatible with the historic character and use of the building.	3.21	The proposed new door is located in an obscure location at the rear of the building and will not be visible.

Historic District Guideline	Page No.	Analysis
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	The proposed new door is located in an obscure location at the rear of the building and will not be visible. The door proposed is a paneled, metal fire door without windows that will measure between 40"-60" in width.

STAFF RECOMMENDATION

Staff recommends approval of the request to install a new paneled, metal fire door (approximately 40"-60" in width) at the rear foundation of the building for the purpose of allowing egress from a mechanical room, provided the following conditions are met:

- 1) All necessary permits are acquired.

ATTACHMENTS

1. Attachment 1 - Photos and Plans
2. Attachment 2 - Draft Motion Sheet

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 23-66

September 28, 2023

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 23-66** for the request to install a new paneled, metal fire door (approximately 40"-60" in width) at the rear foundation of the building for the purpose of allowing egress from a mechanical room at **92 Winchester Street** with the following conditions:

- 1) All necessary permits are acquired.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:

Vicinity Map – Street View



Photos:









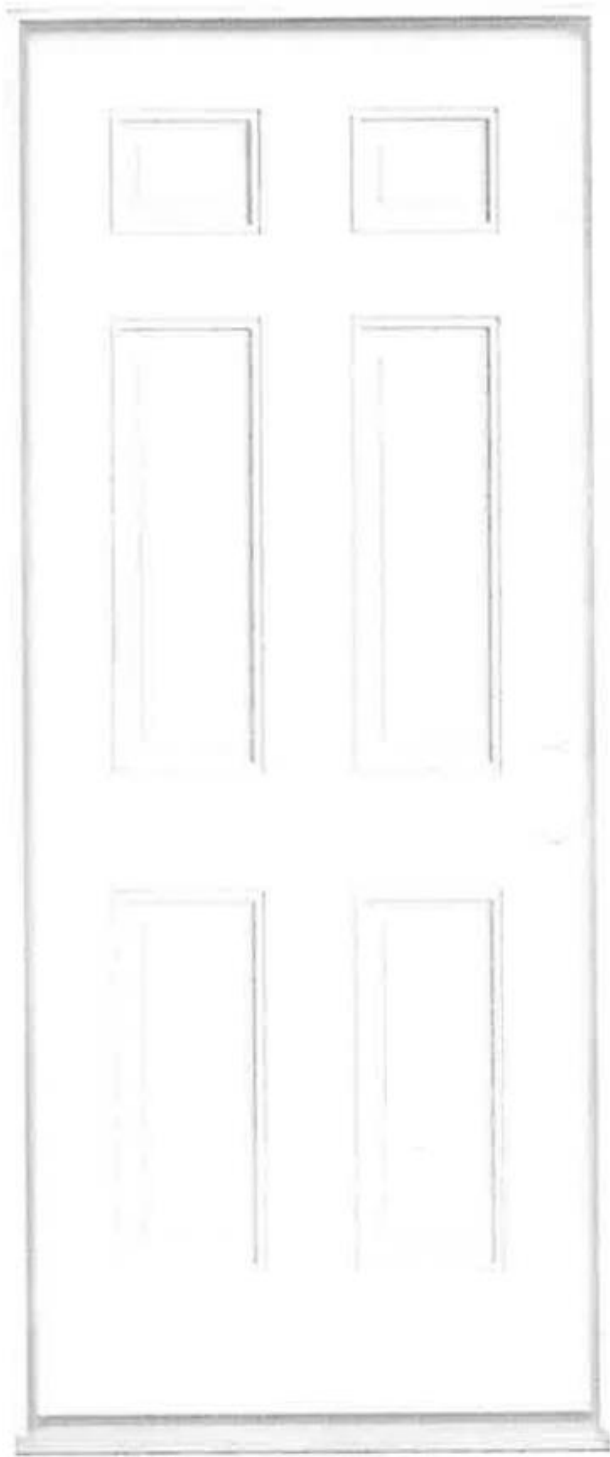
LEFT HAND

- ▶ Hinges placed on left side of door
- ▶ Door swings away from you



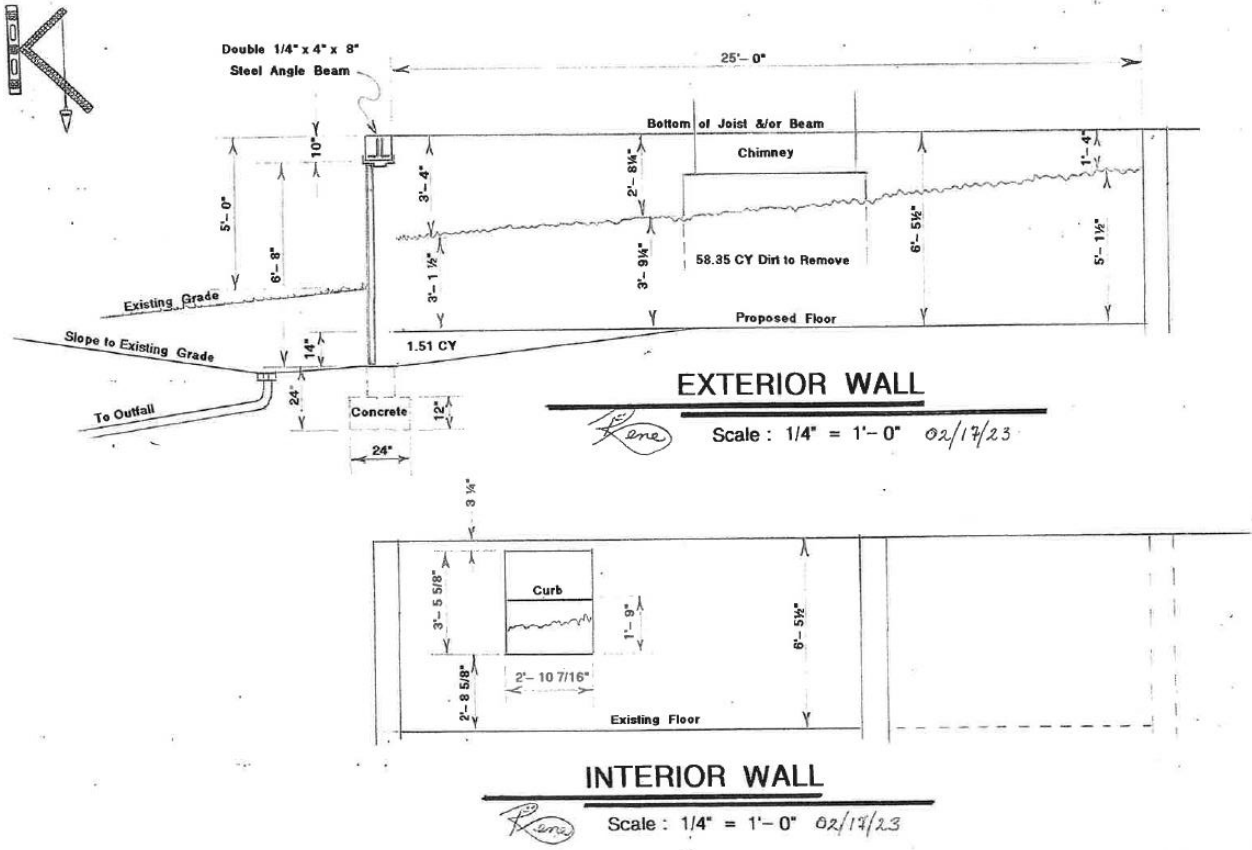
RIGHT HAND

- ▶ Hinges placed on right side of door
- ▶ Door swings away from you

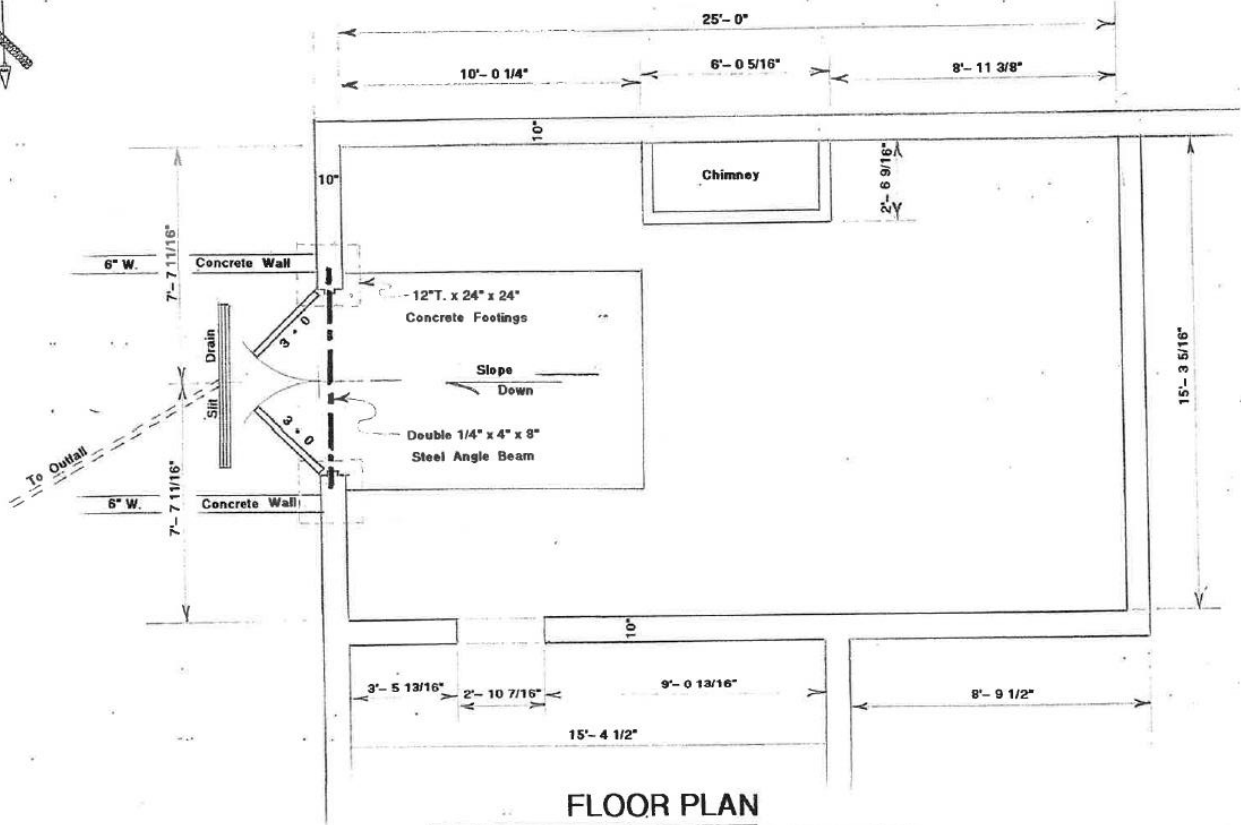
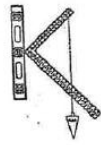


Hover Image to Zoom

Plans:



KEITH MCDONALD
92 Winchester Street
Warrenton, Virginia 20186

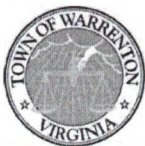


FLOOR PLAN

Keith McDonald

Scale : 1/4" = 1'-0" 02/14/23

KEITH MCDONALD
92 Winchester Street
Warrenton, Virginia 20186



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

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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: 101 Winchester Street, Warrenton, VA 20186 GPIN: _____
Name: William M. Reidy Email: billreidy@outlook.com
Address: 101 Winchester St., Warrenton, VA 20186 Phone: 703.753.9300

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

Please see attached description

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

Yes No If so, specify: _____

William M. Reidy
Signature of Property Owner
William M. Reidy

Name (Print or Type)

Signature of Applicant/Agent

Name (Print or Type)

Architectural Review Board
Description of Roof Replacement
Brick Smokehouse at 101 Winchester Street

My name is William Reidy and I own and live in the house at 101 Winchester Street, Warrenton, VA. My house is shown in the picture to the right. For more than a century, my house has been known as Conway Grove.



There is a brick smokehouse on the property and is located to the right of the house. Currently, the smokehouse roof is covered with cedar shingles. The shingles are approximately 40 years old and are in need of replacement.

Earlier this year, members of the ARB visited the smokehouse. One of the members of the ARB mentioned that the original roof of the structure was most likely slate. They suggested that I investigate the possibility of using a composite slate shingle to replace the cedar shingles. I have found a company that manufactures composite slate shingles that look very close to real slate.



The name of the manufacturer is F-Wave Corporation. The specific shingle is called the "Classic Slate". Each individual shingle is 7½" wide by 6" tall, which I believe is the correct size so as to be in keeping with the size and scale of the structure. A group of 5 shingles are attached to a common component for ease of installation. Each individual shingle is separated from other shingles by a ¼" gap.



To the left is a close-up of the shingles as they would appear installed on the roof of my smokehouse.

There are a number of houses nearby on Winchester Street that have both real and composite slate roofs. I believe that using these composite slate shingles will be in keeping with the character and look of neighboring houses.

Here are pictures of houses on Winchester Street with similar shingles.



If the application is approved, I propose to have the shingles installed this fall.

I have a sample of both grey and black shingles that I will bring to the meeting.

If the Board has any questions, I can be reached on my cell at 703.753.9300 or my email at billreidy@outlook.com

Vicinity Map – Street View



Photos:









Product Detail:





Classic Slate – Gray



Here are pictures of houses on Winchester Street with similar shingles.



ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 23-72

September 28, 2023

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 23-72** for the request to remove the existing, deteriorated cedar shingle roof of the smokehouse and replace in full with F-Wave REVIA Classic Slate Synthetic Shingles at **101 Winchester Street** with the following conditions:

- 1) All necessary permits are acquired.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



Community Development
Department

STAFF REPORT

Meeting Date:	September 28, 2023
Agenda Title:	COA 23-72 – 101 Winchester Street
Requested Action:	Review proposal for the request to remove the existing, deteriorated cedar shingle roof of the smokehouse and replace in full with F-Wave REVIA Classic Slate Synthetic Shingles
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is requesting to remove the existing, deteriorated cedar shingle roof of the smokehouse and replace in full with F-Wave REVIA Classic Slate Synthetic Shingles.

NOTE: The Architectural Review Board (ARB) met at 101 Winchester Street on June 15, 2023 for a Work Session to discuss the replacement of the smokehouse roof with the proposed synthetic product. The ARB encouraged the applicant to research the proposed product further and agreed to consider its use in this case.

BACKGROUND

This building was constructed in c.1795/1820 and is in good condition. As a Federal/Adamesque house, it represents a typical early nineteenth-century building within the residential areas of the district. It retains integrity of location, design, setting, feeling, and association. This resource falls within the district’s period of significance and contributes to the residential character of the district. Although the 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
F. ROOFS		
1. Preserve and repair original roofing materials and designs, especially if the roofing is unusual and lends considerable character to the building (such as irregular or patterned slates, clay tiles, or metal), it should be retained, repaired, or replaced in kind to match its appearance.	3.30	The existing cedar shingle roofing is not original to the smokehouse.

Historic District Guideline	Page No.	Analysis
<p>2. Preserve and retain roofs and their functional features that are important in defining the overall historic character of the building. This includes the roof's shape; decorative features such as cresting and chimneys; and roofing materials such as slate, clay tile, and metal; as well as its size, color, and patterning.</p>	<p>3.30</p>	<p>The proposed new roof will not alter the original roof shape. There are no decorative features attributed to the smokehouse roof. The pattern of the synthetic slate tiles will remain the same as what currently exists.</p>
<p>4. Roofing Materials: Preserve and maintain clay tile, slate, and metal roofs. If total replacement is warranted, then in-kind replacement is preferred. However, alternative materials will be considered on a case-by-case basis.</p>	<p>3.31</p>	<p>The proposed new material is F-Wave REVIA Classic Slate Synthetic Shingles, which has been utilized on several buildings throughout the Historic District.</p>
<p>10. When a roof covering is deteriorated beyond repair, the new roofing should match the original in material, dimension, composition, texture, pattern, design, and details. If the existing material is not available, the material utilized should match as closely as possible.</p>	<p>3.31</p>	<p>The existing cedar shingles are deteriorated beyond repair. The applicant intends to replace in-full with F-Wave REVIA Classic Slate Synthetic Shingles, which has been utilized on several buildings throughout the Historic District. This will allow for cost efficiency and the product has proven to have a greater life-span than the pre-existing, non-historic cedar shingles. The new slate tiles will be laid in the same pattern as the existing roof.</p>

STAFF RECOMMENDATION

Staff recommends approval of the request to remove the existing, deteriorated cedar shingle roof of the smokehouse and replace in full with F-Wave REVIA Classic Slate Synthetic Shingles, provided the following conditions are met:

- 1) All necessary permits are acquired.

ATTACHMENTS

1. Attachment 1 - Photos and 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: 56 E LEE St. Warrenton, VA 20186 GPIN: 6984-33-9190-000
Name: Silver Branch Warrenton Station Email: christian@silverbranchbrewing.com
Address: 56 E Lee St. Warrenton, VA 20186 Phone: 2028418646

Applicant (If different then above)

Name: Christian Layke Email: christian@silverbranchbrewing.com
Address: Phone: 2028418646

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

1. Construct 12 x 12 gated enclosure for commercial dumpster and recycling on E. Lee Street side of building.

Is there an application relevant to this property pending or contemplated before another Town Board?
Yes [] No [x] If so, specify: _____

Christian Layke Digitally signed by Christian Layke
Date: 2023.07.05 14:12:03 -04'00'

Signature of Property Owner
Christian Layke
Name (Print or Type)

Signature of Applicant/Agent
Name (Print or Type)

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

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 23-74

September 28, 2023

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 23-74** for the request to place two dumpsters and dumpster screening at the E. Lee Street elevation of the building, at **56 E. Lee Street**, with the following conditions:

- 1) All necessary permits are acquired.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:

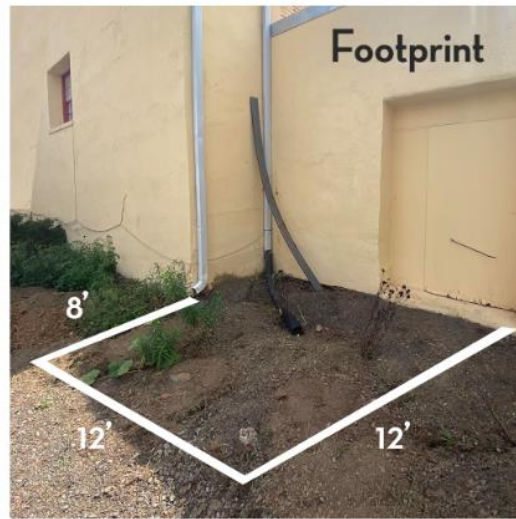
Vicinity Map – Street View



Photos:



Silver Branch Warrenton Station - 56 E. Lee Street





Community Development
Department

STAFF REPORT

Meeting Date:	September 28, 2023
Agenda Title:	COA 23-74 – 56 E. Lee Street
Requested Action:	Review proposal for the request to place two dumpsters and dumpster screening at the E. Lee Street elevation of the building.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is requesting to place two dumpsters and dumpster screening at the E. Lee Street elevation of the building.

- 1) The screening will be constructed of stucco and cement block to match the overall character of the building.
- 2) The dumpsters and screening will be located in an inconspicuous location on the E. Lee Street facing elevation of the building and will be obstructed from view by appropriately designed screening.
- 3) The screening will not impact the exterior the building.

BACKGROUND

This resource is an addition to the building recorded in 156-0019-0284. It was constructed in c.1970 and, therefore, considered to have been associated with the neighboring main building after the period of significance. It is in excellent condition. As an addition to the resource mentioned in record 156-0019-0284, it is a contributing resource within the district. As a stand-alone resource, it falls outside the period of significance and does not contribute to the district.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
A. MECHANICAL SYSTEMS AND EQUIPMENT		
2. Locate ground-mounted utility pedestals to the rear of a building. Screen a service area with a wall, fence, or planting. Screen and paint restaurant vent areas.	3.47	The dumpster will be hidden with a commercial screen to match the overall character of the building.

STAFF RECOMMENDATION

Staff recommends approval of the request to place two dumpsters and dumpster screening, as described and depicted within the application, at the E. Lee Street elevation of the building, provided the following conditions are met:

- 1) All necessary permits are acquired.

ATTACHMENTS

1. Attachment 1 - Photos and Plans
2. Attachment 2 - Draft Motion Sheet