



## ARCHITECTURAL REVIEW BOARD MEETING

Thursday, October 27, 2022 at 7:00 PM

### AGENDA

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#### CALL TO ORDER.

#### DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

#### APPROVAL OF MINUTES.

1. August 25, 2022 Meeting Minutes
2. **July 28, 2022 Meeting Minutes**

#### NEW BUSINESS.

**COA 2022-152 (22-28) - 11 S. Second Street:** Amendment to an approved proposal of exterior improvements replacing the siding on the addition from vertical wood paneling to Hardie Plank.

**COA 22-27 - 20 N. Fifth Street:** The applicant is seeking to paint brick that has never been painted before with Sherwin Williams Emerald Exterior Acrylic Latex paint.

**COA 22-30: 178 Main Street:** the Applicant is seeking approval to install 18 new solar panels to the existing standing seam metal roof with associated electric cables and control box.

**COA 22-31 92 Main Street:** The Applicant is seeking approval to install a new wood projecting sign with a vinyl overlay and a new hanging bracket.

**COA-22-35 22 Fisher Lane:** the Applicant is seeking approval for exterior alterations to include window replacement, rear screened-in porch, roof replacement, trim replacement, and front porch alterations.

#### 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 25, 2022, AT 7:00 PM IN WARRENTON, VIRGINIA**

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

**ABSENT**

**CALL TO ORDER AND DETERMINATION OF A QUORUM**

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

**APPROVAL OF MINUTES**

None

**NEW BUSINESS**

**Robert's Rules of Order procedure board training.**

Ms. Millie Latack presented slides and gave a presentation pertaining to Roberts Rules of Procedures.

**UPDATES**

**Information on the Historic District Overlay Zoning Ordinance updates for property maintenance (ZOTA 22-02)**

Ms. Latack presents slides and gave a presentation pertaining to Information on the Historic District Overlay Zoning Ordinance updates for property maintenance (ZOTA 22-02).

Mr. Wojcik asks if the update would provide some ability to prevent a demolition.

Ms. Latack explains regulation for demolition of properties in the Historic District remains. This will enable the town to better enforce property maintenance in the Historic District.

Mr. Wojcik asked the commission if there are any other questions.

### **BOARD MEMBERS TIME**

Ms. Bartee discusses a Historic District site visit and shares her thoughts with a photo presentation.

Ms. Bartee recommends a book called "Get Your House Right: Architectural Elements to Use and Avoid," as a useful resource.

### **ADJOURN**

Ms. Lavarney moved to adjourn. Ms. Bartee seconded. All in favor, no discussion.

**Ayes:**

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

**Nays:**

***Absent During Vote:***

With no further business, this meeting was adjourned at 7:54 PM.



**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 JULY 28<sup>th</sup>, 2022, AT 7:00 PM IN WARRENTON, VIRGINIA**

**PRESENT**

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

**ABSENT**

**CALL TO ORDER AND DETERMINATION OF A QUORUM**

The meeting was called to order at 7:00 PM, and a quorum was established. Mr. Wojcik read the purpose statement.

**DETERMINATION OF QUORUM:**

Ms. Laura Bartee, Vice Chair; was absent until 7:15 PM

**APPROVAL OF MINUTES**

**Draft Minutes – April 28<sup>th</sup>, 2022**

Ms. Karen Lavarney motioned to approve the April 28<sup>th</sup>, 2022, minutes.

Seconded by Mr. John Thorsen. All in favor, no discussion.

**Ayes:**

***Mr. Steve Wojcik, Chair; Ms. Virginia Gerrish, Mr. John Thorsen, Ms. Karen Lavarney.***

**Nays:**

***None***

**Absent During Vote:**

***Ms. Laura Bartee, Vice Chair.***

**Abstention:**

***None***

**Draft Minutes – May 26<sup>th</sup>, 2022**



Ms. Karen Lavarney motioned to approve the March 26<sup>th</sup>, 2022 minutes.

Seconded by Mr. John Thorsen. All in favor, no discussion.

**Ayes:** *Mr. Steve Wojcik, Chair; Ms. Virginia Gerrish, Mr. John Thorsen, Ms. Karen Lavarney.*

**Nays:**  
**Absent During Vote:** *Ms. Laura Bartee, Vice Chair.*  
**Abstention:**

## **NEW BUSINESS**

### **COA 22-11 - 25 North Chestnut Street.**

Ms. Millie Latack gives a brief presentation on the proposed exterior alterations.

Mr. Steve Wojcik states the applicant has updates on the shower enclosure and introduces the applicant Mr. Case Ward.

Mr. Ward explains the proposed work and the storm damage in relation to his property.

Mr. Ward notes paneling will be cedar with cedar trim.

Ms. Virginia Gerrish asks about vegetation.

Mr. Ward responds the outdoor shower will sit on a concrete pad so no opportunity to grow vegetation.

Ms. Gerrish suggests some vegetation.

Mr. Ward clarifies additional proposal information.

Mr. Wojcik calls for motion.

Ms. Karen Lavarney moves to approve the application for Certificate of Appropriateness for COA 22-11, for the proposed new deck stairs, outdoor enclosure, and replacement decking.

1. All necessary permits are acquired.
2. The enclosure shall not exceed the height of the existing deck.
3. Minimal decking shall be replaced. Only damaged or new decking boards shall utilize composite Trex decking.
4. Railing style and finish shall match the existing deck railing.

Seconded by: Virginia Gerrish. All in favor, no discussion.

**Ayes:** *Mr. Steve Wojcik, Chair; Ms. Laura Bartee, Vice Chair; Ms. Virginia Gerrish, Mr. John Thorsen, Ms. Karen Lavarney.*

**Nays:** *None*  
**Absent During Vote:** *None*  
**Abstention:** *None*

**NEW BUSINESS.****COA 22-12 - 173 Main St new picket fence.**

Ms. Latack gives a brief presentation on the proposal for a new picket fence.

Ms. Latack states it is a 48" high fence.

Mr. Wojcik asks why the fence does not run the length of the property perimeter.

Ms. Latack states she believes the fence is intended to delineate the property.

Ms. Latack clarifies additional board member questions.

Mr. Wojcik calls for a motion.

Ms. Virginia Gerrish moves to approve the application for Certificate of Appropriateness for COA 22-12, for the proposed new picket fence at 173 Main St with the following conditions.

1. All necessary permits are acquired.
2. The Virginia Department of Historic Resources has awarded project approval.

Seconded by: Ms. Karen Lavarney. All in favor, no discussion.

**Ayes:**

***Mr. Steve Wojcik, Chair; Ms. Laura Bartee, Vice Chair; Ms. Virginia Gerrish, Mr. John Thorsen, Ms. Karen Lavarney.***

**Nays:**

***None***

**Absent During Vote:**

***None***

**Abstention:**

***None***

**COA 22-13 – 144 High Street to replace roof and gutters.**

Ms. Latack gives a brief presentation on replacement roof proposal.

Mr. Curt Bluefeld of 144 High Street explains need for roof replacement.

Mr. Bluefeld states a ridge cap would be preferred if allowed.

Mr. Wojcik asks is Mr. Bluefeld would install Victorian shingles if ridge cap were approved.

Mr. Bluefeld states a need for an attic ventilation system regardless of roofing material.

Mr. Wojcik explains no other house on the High Street has a ridge-cap.

Mr. Bluefeld discusses pricing and roofing needs.

Mr. Bluefeld states current roof has galvanized shingles.

Mr. Wojcik asks if removed shingles can be salvaged and saved for future residents.

Mr. Thorsen asks about existing shingles material.

Mr. Bluefeld states they believe it is galvanized metal.

Ms. Bartee asks about existing gable vents.

Mr. Bluefeld states no.

Ms. Bartee discusses her preference to replace with Victorian shingles.

Ms. Karen Lavarney supports Ms. Bartee's comment.

Mr. John Thorsen proposes allowance of Victorian shingles with a ridge vent or standing seam with gable vents.

Mr. Wojcik states the preferred option is the Victorian shingles with the ridge vent.

Ms. Garish affirms support.

Mr. Bluefeld states he agrees.

Mrs. Bluefeld asks about color restrictions.

Mr. Wojcik states the board does not regulate color.

Ms. Laura Bartee moves to approve the application for Certificate of Appropriateness for COA 22-13 – for the proposed replacement of the roof and gutters at 144 High St with the following conditions.

1. All necessary permits are acquired.
2. Roofing shall be replaced in-kind as best as possible to match existing Victorian metal shingles.
3. Ridge vent shall be installed in-kind.
4. Gutters shall be replaced with half-round metal gutters.

Seconded by: Ms. Karen Lavarney. All in favor, no discussion.

**Ayes:**

***Mr. Steve Wojcik, Chair; Ms. Laura Bartee, Vice Chair; Ms. Virginia Gerrish; Mr. John Thorsen, Ms. Karen Lavarney.***

**Nays:**

***None***

**Absent During Vote:**

***None***

**Abstention:**

***None***

## **UNFINISHED BUSINESS**

**A. COA 22-7 - 111 High St - Enclose screen porch. Re-design rear deck and new rear windows.**

Ms. Latack gives a brief presentation the proposal for exterior alterations.

Mr. Michael Gregg with 3-D Architects addresses clarification questions from the board.

Mr. Wojcik asks when the addition was installed.

Mr. Gregg states he is unsure.

Ms. Bartee discussed current windows were replacements from a 2016 application.

Mr. Gregg states the intention is to match material of the current existing.

Ms. Bartee discusses wood window replacements on existing historic structure.

Mr. Thorsen asks for clarification on the new attic window.

Mr. Gregg states the window will be double hung.

Mr. Thorsen asks about the cable rails in the historic district.

Ms. Latack states there are a couple of rear decks throughout the historic district with approved cable rails.

Mr. Wojcik discussed board recommended for sky lights in 2016.

Ms. Garish asks for clarification on window pattern.

Mr. Gregg states they will match the back of the house.

Mr. Gregg states the Hardie panel is meant to represent the period of the structure.

Mr. Wojcik calls for a motion.

Ms. Laura Bartee moves to approve the application for Certificate of Appropriateness for COA 22-07, for the proposed enclose screen porch, re-design rear deck and new rear windows at 111 High Street with the following conditions.

1. All necessary permits are acquired.
2. Any removed historic windows shall be stored and maintained on the premises.
3. Louvre on the north gable-end shall be preserved.
4. North gable window shall be six-over-six wood to match the existing rear gable window.

5. All windows shall be wood with the exception of the screened porch area which may be wood-clad.
6. Windows on the north and south sides of the screened in porch shall be casement windows with no lites.

Seconded by: Mr. John Thorsen. All in favor, no discussion.

**Ayes:** *Mr. Steve Wojcik, Chair; Ms. Laura Bartee, Vice Chair; Ms. Virginia Gerrish; Mr. John Thorsen, Ms. Karen Lavarney.*

**Nays:** *None*  
**Absent During Vote:** *None*  
**Abstention:** *None*

**B. COA 22-8 – 71 South Fifth St – New wall and projecting sign.**

Ms. Latack gives a brief presentation on the proposed signage.

Ms. Garish asks for clarification on the proposal.

Ms. Latack states the applicant is considering both bracket examples.

Ms. Garish states the scroll one could clash.

Mr. Wojcik calls for a motion.

Ms. Karen Lavarney moves to approve the application for Certificate of Appropriateness for COA 22-08, for the proposed new wall and projecting sign at 71 South Fifth St with the following conditions.

1. All necessary permits are acquired.
2. All signs shall be installed with the least damaging methods.
3. Bracket shall not be scrolled.

Motion to Approve: Karen Lavarney

Seconded by: Ms. Laura Bartee. All in favor, no discussion.

**Ayes:** *Mr. Steve Wojcik, Chair; Ms. Laura Bartee, Vice Chair; Ms. Virginia Gerrish; Mr. John Thorsen, Ms. Karen Lavarney.*

**Nays:** *None*  
**Absent During Vote:** *None*  
**Abstention:** *None*

**UPDATES**

Ms. Latack notes Roberts Rules training will be next meeting.

Ms. Latack states St. John's Catholic Church Parish Hall Demolition request is going to Town Council next month.

Mr. Wojcik asks if the demolition is going to preserve the foundation.

Ms. Latack explains that is written in the staff report and explains the consideration of the preservation as well and historic significance.

### **BOARD MEMBERS TIME**

Mr. Wojcik Invites board members to speak.

No report from the board members.

### **ADJOURN**

Ms. Lavarney moved to adjourn. Ms. Bartee seconded. All in favor, no discussion.

**Ayes:**

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

**Nays:**

***None***

**Absent During Vote:**

***None***

**Abstention:**

***None***

With no further business, this meeting was adjourned at **8:26: PM**



## TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
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### ARCHITECTURAL REVIEW BOARD

Staff Report COA 2022-152 (22-28)

October 27, 2022

**Owner/Applicant:** Barrie Newman / Wesley Ross

**Property:** 11 South Second Street

**GPIN:** 6984-43-1454-800

**Request:** Replacement awning, fence, addition, & cellar door; new sign, patio, & partial fencing

**Present Use:** Restaurant

**Zoning:** CBD – Central Business District

**Adjacent Property  
Zoning and Land Use:**

Direction	Zoning	Use
North:	CBD	Commercial Retail
South:	PSP	Parking Lot
East:	CBD	Parking Lot
West:	CBD	Restaurant

### Proposal:

The applicant is proposing the following exterior improvements:

1. Replacement Awning:
  - a. EXISTING- Wood frame quarter round shape with fabric covering
  - b. PROPOSED- 29' long by 5' deep wood frame traditional shape awning with 24 gauge Western Lock Standing Seam matte black metal panels with 1¾" standing seams
2. Replacement Cellar Door:
  - a. EXISTING- wood pallet
  - b. PROPOSED- two panel wood cellar door stained with dark hardware
3. Replacement Stairs:
  - a. EXISTING- wooden stairs to second level door
  - b. PROPOSED- replace stairs with black aluminum steps and a canopy (full or partial) if required by code
4. Replacement Addition:
  - a. EXISTING- 113 SF addition with wood siding, a flat roof, with one metal door

- b. PROPOSED- demolish and replace 113 SF addition in-kind with painted white **Hardi Plank paneling**, asphalt shingle roofing, and two metal doors
- 5. Replacement & New Partial Fence:
  - a. EXISTING- 102 LF of 6' shadow box natural wood privacy fence
  - b. PROPOSED- 130 LF of 6' shadow box sealed natural wood privacy fence
- 6. New Wall Sign:
  - a. 8' by 10' (80 SF) cut metal sign
  - b. Installed directly on the wall with standoffs and LED backlighting
  - c. Located on the south side of the structure
- 7. New Patio:
  - a. 55' long by 13' and 23' wide wood patio; 24" maximum height
  - b. Free-standing on existing ground/driveway
  - c. Matte black metal handrail only at the front of the deck facing Second Street
  - d. Wood lattice to shield below the patio decking.
  - e. 16' long wood ADA accessibility ramp with a 24" platform to run parallel with Second Street and an 8' ramp (from the platform) to run perpendicular to Second Street.

#### **Historic and Architectural Significance:**

This institutional/commercial building was constructed in 1912 and is in fair condition. Historically, it served as the African-American View Tree Lodge Masonic Hall. It retains integrity of location, design, setting, materials, workmanship, and association. As an African American resource, this resource retains a high degree of integrity and local historic significance. This resource falls within the district's period of significance and contributes to the commercial and institutional character of the district. Although it does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C, for architecture and Criterion A, for African-American and social history.



## Historic District Guidelines Description:

### EXISTING WINDOWS, DORMER WINDOWS, DOORS, SHUTTERS, AWNINGS & DETAILS

Although cloth awnings have ancient precedence, and the College of William and Mary had them in the mid-eighteenth century, the popular use of awnings was delayed largely until the late nineteenth century, except on storefronts. However, the August 1862 Timothy Sullivan Warrenton Main Street photograph shows both wooden and cloth, shed-roofed, lean-to awnings on the storefronts. The upper residential stories have shutters but no awnings. Signs were painted directly onto the canvas cloth. As awnings became more popular, they were designed elliptically or rectangular to fit the opening shape.

*Section VI Design Guidelines: Windows, Doors, Shutters, Awnings, pg 52.*

### SIGNS & AWNINGS w/SIGNS FOR COMMERCIAL BUILDINGS

Properties within the historic district require a Certificate of Appropriateness for all signs listed in Article 6, “General Provisions for Signs,” of the zoning ordinance that need a sign permit. Signs which are a replacement of an existing sign and signs less than two (2) square feet do not generally require ARB review unless they represent a significant departure from the existing sign design or architecture of the building. These signs would be reviewed administratively. ARB review and approval of a sign precedes issuance of the sign permit by the Zoning Administrator. Sign requests will be considered relative to the individual characteristics, size and scale of the building, existing signage and site conditions. Although sign regulations in Article 6, represent maximum permitted signage, the size may be reduced for the size and scale of the building as deemed appropriate by the Architectural Review Board to meet the provisions of Article 3 HD-Historic District. Signs of a temporary nature of up to six months do not require a Certificate of Appropriateness.

### FLAT or WALL SIGNS

Wall signs are either painted directly onto the building surface or are on a panel or signboard mounted on the face of the building. Wall signs are frequently used when the storefront does not have a cornice. Although painted over by later shopkeepers, several side elevations of stores including the Warrenton Supply on Ashby Street and Carter’s General Store on Main had artistic wall signs painted on their brick walls. The “Wagons, Harness and Farm Implements” sign remains on the front of the Warrenton Supply Building and should be preserved, restored when it fades and not removed or covered.

*Section VI Design Guidelines: Signs & Awnings with Signs – Commercial Buildings, pg 80.*

**ADDITION(S) TO EXISTING BUILDINGS** An addition to a building of whatever type or use is an alteration that increases the square footage of the structure and may alter substantially its size, height, contour or outline. When proposed addition plans cause consideration of demolition of any part of a contributing building, two items must be considered. The first would be for demolition which must be evaluated and determined prior to study and discussion of the second consideration for the proposed addition.

*Section VI Design Guidelines: Additions to Existing Buildings, pg 68.*

## Historic District Guidelines Considerations:

Historic District Guideline	Analysis
Guidelines for Existing Windows, Dormer Windows, Doors, Shutters, Awnings, & Details	
2. Evaluate the overall condition of windows, dormers, doors, shutters and the drainage system.	CELLAR DOOR- Currently a wood pallet placed over the access opening. Proposed double swing wood cellar door.  AWNING- Current cloth covered wood awning is ripped and deteriorating.
21. Awnings and framework should clear a sidewalk by eight feet. Do not allow existing awnings to deteriorate, fall and swing against the historic building or its features. If an existing cloth awning deteriorates to the point of needed replacement, it should match the original in material. Sloped shed-type fabric awnings are most appropriate for commercial and most residential buildings and obscure fewer building elements. Boxed awnings are discouraged. Awnings may be fixed or retractable, but the latter is preferred. 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 compliment the building colors.	The current awning spans the entire width of the storefront and spans almost the depth of the front patio. Proposed awning will be standing seam metal on the same footprint as the existing awning but depth will cover the entire front patio.
22. Cloth awnings are preferred over interior translucent sunshades in display windows.	
Guidelines for Signs & Awnings with Signs – Commercial Buildings	
1. Wall signs should be scaled and sized according to the building to which they are proposed. They should not cover or obscure important architectural elements.	Proposed sign area is 80 SF. The width and height of the building at three stories plus the elevation change makes the sign size appropriate to the structure.
2. Vinyl, plastic or internally lit signs will not be approved.	Proposed LED backlighting.
4. Applied wall signs should be of painted wood.	Proposed material is metal cutout to reflect the logo installed with standouts.
6. Creative designs are always encouraged.	

Historic District Guideline	Analysis
<p>9. Wall signs should be attached in the least damaging means to the building's materials and other character-defining features. Try to reuse earlier holes for mounting rather than making new ones. When new holes are necessary, always try to fasten into the mortar instead of compromising the strength of a brick.</p>	<p>Sign shall be installed with aluminum standouts into a masonry stucco wall.</p>
Guidelines for Addition(s) to Existing Buildings	
<p>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.</p>	<p>STAIRS- Current wood staircase is deteriorating. Proposed replacement aluminum steps with a standing seam metal canopy that may span the entire stairs or be partially covering the stairs, depending on State code requirements.</p> <p>PATIO- Proposed new wood patio almost the full length of the structure to the existing retaining wall. Maximum height on the patio is 24" with additional height for required handrail. Proposing wood lattice to shield the visible edge facing Second Street. Patio will have an accessible ramp spanning the width of the patio with black cable railing.</p>
<p>4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.</p>	<p><b>ADDITION-</b> The proposed addition is a replacement in-kind, with the exception of Hardie Plank siding in</p>

Historic District Guideline	Analysis
<p>8. 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.</p>	<p>lieu of wood paneling siding. It is located at the rear of the property with the addition of one metal door located on the rear of the addition.</p> <p>PATIO- Will be highly visible from second street but obscured from all other angles by existing fencing. It will be freestanding with minimal impact on the physical structure.</p> <p>STAIRS- Currently there is no canopy or overhang with the existing stairs but the proposed stairs will fall within the same footprint.</p>
Guidelines for Existing Roofs	
<p>10. Pre-painted/pre-finished metal roofs may be applied to contributing buildings, consistent with the following criteria:</p> <ul style="list-style-type: none"> <li>• The material shall be no heavier than 26 gauge, and must be formed from rolled material on site.</li> <li>• Running Seams shall be less than 1 ½ inches high and shall be hand or machine crimped on site. The distance between seams should be no greater than 18 inches. Snap locking seams are not an acceptable method to join pans. Running seams are required to be double locked.</li> <li>• Dull or matte finishes are required. Bright colors are discouraged. The applicant shall supply a sample of the pre-finished metal roofing materials they wish to apply, including at least one (1) crimped seam. Color chips are not acceptable</li> </ul>	<p>AWNING- Proposed material is 24 gauge metal with 1¾" standing seams with a matte black finish</p> <p>STAIR CANOPY- Proposed material is Lawrence LFS-SLP aluminum standing seam sloped canopy in matte black.</p>

## Staff Review:

**AWNING-** The existing awning is deteriorating and likely not shedding water appropriately away from the patio. The proposed metal awning would help protect the building from further deterioration at the front entrances. Metal awnings are not typical in the historic district though metal roofing is common. Though uncommon, the awning would not detract from the structure and can be removed without disrupting the architectural detailing. Supports for the awning, if wider than proposed, should be considered as they may alter the visual impact on the stormfront.

**CELLER DOOR-** The proposed wood cellar door utilizes materials compatible with the building and the historic district. This would be an improvement from the existing wood pallet covering.

**STAIRS-** The current stairs are deteriorating and in need of replacement. The guidelines always suggest replacing with in-kind materials therefore metal does not align with this guidance. Metal stairs are seen in the historic district at the rear of structures or in obstructed locations. The proposed stairs will be highly visible from the public right-of-way in multiple locations, though not on the primary façade. The metal stairs will have minimal impact on the structure itself and minor visual impact of the historic district. The canopy, that may or may not be required by state code, would have a larger visual impact than the stairs with physical impact on the structure having new attachment points, but may not be able to be avoided for safety. Both elements would not alter the architectural details of the building. The canopy would tie in the metal awning at the front of the structure offering continuity.

**ADDITION-** The proposed addition is replacement in-kind, with the exception of the siding, utilizing the existing concrete pad. The applicant is proposing Hardie Plank siding to replace the existing wood panel siding. There will be zero impact on the core structure nor on the historic district being a duplication of the existing deteriorated addition. The proposed new door at the rear of the addition will not be seen from the public right-of-way.

**FENCE-** The proposed fencing is a majority in-kind replacement with 14 of the proposed 28 LF of additional fencing may be visible from the municipal parking lot, but the elevation of the lot mitigates any visual impact. This is especially so with the additional fencing being located behind the structure. Natural shadow box wood fencing is very typical for the historic district making it compatible to the structure.

**WALL SIGN-** The proposed metal signage is the dimensional, creative material shape asked for within Old Town. The standouts add further dimension to the sign rather than a flat square common in the historic district. LED lighting should be assured minimal to not have a negative cast of light beyond the sign. The proposed attachment points will have an impact on the exterior integrity of the stucco, if removed, but this is a common impact of all exterior signage. Assurance of proper installation will prevent any substantial damage.

**PATIO-** The material proposed for the patio is seen throughout Old Town and the historic district as a whole. The work area is currently unused and therefore would finish the look of the parcel creating a more pleasing visual impact on the public right-of-way. The handrails are modern but seen in both residential and commercial areas of the historic district, very near this structure. The

physical impact of the patio on the building will be minimal as it is freestanding. A 16' ramp will run along the front width of the patio with the same materials blending with the patio as opposed to running into or near the structure. Lattice cover, common in the historic district, will finish the patio obscuring any harsh structural elements that may have been visible from the street.

Staff recommends the following conditions for consideration:

1. All necessary permits are acquired.
2. All elements shall be installed with the least damaging methods.
3. Property lines shall be vacated before installation of the patio.
4. Metal for awning and canopy on stairs shall be no thicker than 24 gauge with 1½" tall standing seams.
5. Cellar door shall be wood with dark hardware, as proposed.
6. All metal roofing, handrails, and treads shall be black with a matte finish.
7. Fence shall be sealed natural wood with the shadowbox design.
8. LED lighting shall be minimal to prevent the casting of excessive light.
9. All elements of the addition shall be in-kind replacements, as proposed, with additional door being metal to match the original west-facing door.
10. Patio accessibility shall be as proposed in the May 16, 2022 amended application.
11. Patio materials shall be wood with black cable railing, as proposed.
12. Wood lattice shall be installed to shield any visibility below the patio.
13. Shrubs or planters shall be placed in front of any lattice to soften.
14. Metal cable railing shall be installed in the front, patio, and side stairwell.
15. Canopy shall designed as proposed, in conformance with code requirements.
16. West patio end from deck to ground shall be finished with lattice or wood equivalent.
17. The addition siding shall be vertical Hardie Plank siding, as amended.



Vicinity Map



Street View





Proposed Amendment Location



Proposed Material





Site Photos



**ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 2022-152 (22-28)**

**October 27, 2022**

**MOTION TO APPROVE**

I move to approve the application for **Certificate of Appropriateness 2022-152 (22-28)** for the exterior improvements at **11 South Second Street** with the following conditions:

1. All necessary permits are acquired.
2. All elements shall be installed with the least damaging methods.
3. Property lines shall be vacated before installation of the patio.
4. Metal for awning and canopy on stairs shall be no thicker than 24 gauge with 1½" tall standing seams.
5. Cellar door shall be wood with dark hardware, as proposed.
6. All metal roofing, handrails, and treads shall be black with a matte finish.
7. Fence shall be sealed natural wood with the shadowbox design.
8. LED lighting shall be minimal to prevent the casting of excessive light.
9. All elements of the addition shall be in-kind replacements, as proposed, with additional door being metal to match the original west-facing door.
10. Patio accessibility shall be as proposed in the May 16, 2022 amended application.
11. Patio materials shall be wood with black cable railing, as proposed.
12. Wood lattice shall be installed to shield any visibility below the patio.
13. Shrubs or planters shall be placed in front of any lattice to soften.
14. Metal cable railing shall be installed in the front, patio, and side stairwell.
15. Canopy shall designed as proposed, in conformance with code requirements.
16. West patio end from deck to ground shall be finished with lattice or wood equivalent.
17. The addition siding shall be vertical Hardie Plank siding, as amended.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:

OFFICIAL USE ONLY	
<b>Approvals Required (Circle Y or N)</b>	
Y / N	Administrative Approval
Y / N	Architectural Review Board Approval
Y / N	Other Permits Required, If yes list: _____
<b>Notes</b>	
Zoning District: <u>CBD</u> Use: <u>Restaurant</u>	
Notes/Conditions of Approval:	
1. All necessary permits are acquired.	
2. All elements shall be installed with the least damaging methods.	
3. Property lines shall be vacated before installation of the patio.	
4. Metal for awning and canopy on stairs shall be no thicker than 24 gauge with 1½" tall standing	
<b>This is an unofficial ARB approval subject to denial if any work it determined inappropriate at the time of the official ruling.</b>	
<b>PLEASE BE AWARE, your COA is subject to public hearing and conditions may be added in response; proceed at your own risk.</b>	
<b>Approvals</b>	
Certificate of Appropriateness: _____	Date: <u>10/3/22</u>
Zoning Permit: _____	Date: _____
<b>Fees</b>	
<u>Paid Stamp</u>	
Certificate of Appropriateness: _____	
Zoning: _____	



## TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
TELEPHONE (540) 347-1101  
FAX (540) 349-2414

### ARCHITECTURAL REVIEW BOARD

Staff Report COA 22-27

October 27, 2022

**Owner/Applicant:** Chantal Campbell / Malayna Campbell

**Property:** 20 N. Fifth Street

**GPIN:** 6984-43-8425

**Request:** Paint Brick

**Present Use:** Commercial

**Zoning:** CBD – Central Business District

**Adjacent Property  
Zoning and Land Use:**

Direction	Zoning	Use
North:	CBD	Commercial
South:	CBD	Church
East:	CBD	Commercial
West:	CBD	Commercial

#### Proposal:

The applicant is seeking to paint brick that has never been painted before with BEECK Calcidan (Limewash).

#### Historic and Architectural Significance:

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.

## Historic District Guidelines Considerations:

Historic District Guideline	Ref. No.	Analysis
Guidelines for Painting & Finishes		
NOT HISTORICALLY APPROPRIATE Painting unpainted masonry and architectural metals, unless it was painted historically.	D.3.a	The proposal is to the paint the entirety of the building which includes three concrete block walls, that have already been painted, and one brick wall that has never been painted.
Guidelines for Foundations & Walls: Masonry		
NOT HISTORICALLY APPROPRIATE Removing paint from historically painted masonry; do not nor paint a previously unpainted masonry building or wall.	A1.a	

**Staff Review:**

Painting non-painted brick is discouraged throughout the industry for many reasons. This first is the creation of an additional burden of maintenance. Once painted, it will need to be consistently painted for the remainder on the building's life. The most impactful reasons to discourage painting clean brick is the damage paint can have in the natural moisture wicking properties of masonry. Many types of paint seal brick in a way that prevents moisture wicking through the brick trapping the water internally causing brick deterioration from the inside. There are some paints and finishes that have less of an impact, most notably lime-based paints. The applicant noted the concerns of staff and has changed their original proposed paint from a latex acrylic paint to a lime based paint.

Even so, painting unpainted brick is still strongly discouraged because it creates a risk of future owners/tenants who may sandblast, or pressure wash the walls if they do not want to continuously paint, causing detrimental harm to the masonry that can never be fixed. Though the possibility of harm to the brick , the applicant has provided an appropriate alternative to the previously proposed paint material.

Staff recommends the following conditions for consideration:

1. Only lime-based paint be used on the unpainted brick, as proposed.
2. If lime-based paint is to be used on the sides and rear of the structure, it shall be primed with specialized primer to ensure adherence to the existing paint.
3. No high pressure washing or any sandblasting shall occur.



Vicinity Map



Street View





Site Photos





**ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 22-27**

**October 27, 2022**

**MOTION TO APPROVE**

I move to approve the application for **Certificate of Appropriateness 22-27** for the proposed painting of unpainted brick at **20 North Fifth Street** with the following conditions:

1. Only lime-based paint be used on the unpainted brick, as proposed.
2. If lime-based paint is to be used on the sides and rear of the structure, it shall be primed with specialized primer to ensure adherence to the existing paint.
3. No high pressure washing, or any sandblasting shall occur.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:

OFFICIAL USE ONLY	
<b>Approvals Required (Circle Y or N)</b>	
Y / N	Administrative Approval
Y / N	Architectural Review Board Approval
Y / N	Other Permits Required, If yes list: _____
<b>Notes</b>	
Zoning District: <u>CBD</u> Use: <u>Commercial</u>	
Notes/Conditions of Approval:	
<del>1. Only lime-based paint be used on the unpainted brick, as proposed.</del> <del>2. If lime-based paint is to be used on the sides and rear of the structure, it shall be primed with specialized primer to ensure adherence to the existing paint.</del> <del>3. No high pressure washing, or any sandblasting shall occur.</del>	
<p style="color: red; text-align: center;"><b>This is an unofficial ARB approval subject to denial if any work it determined inappropriate at the time of the official ruling.</b></p>	
<p style="color: red; text-align: center;"><b>PLEASE BE AWARE, your COA is subject to public hearing and conditions may be added in response; proceed at your own risk.</b></p>	
<b>Approvals</b>	
Certificate of Appropriateness:	<u>B. M. Labe</u> Date: <u>10/3/22</u>
Zoning Permit:	_____ Date: _____
<b>Fees</b>	
<u>Paid Stamp</u>	
Certificate of Appropriateness: _____ Zoning: _____	



Community Development  
Department

## **STAFF REPORT**

<b>Meeting Date:</b>	October 27, 2022
<b>Agenda Title:</b>	COA-22-30 – 178 Main Street
<b>Requested Action:</b>	Approval of new solar panels on the roof
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Millie Latack, <i>Preservation Planner</i>

### **EXECUTIVE SUMMARY**

The Applicant, Keith Selbo, is seeking approval to install 18 new solar panels to the existing standing seam metal roof with associated electric cables and control box. The proposed panels are 71.7" x 40" x 1.2" for an aggregate covered area roughly 107.5' by 60'. This span will be broken into two groups across the east and south roof sections. All panels are noted with black aluminum frames secured to aluminum racks installed to the standing seams using L-feet clamps with oval point set screws (QuickMount Lynx Metal Roof Attachments). An electric consolidation box (Enphase IQ Combiner 4/4C) is also proposed with the dimensions of 14 ¼ x 19 ½ x 6 ⅜.

### **BACKGROUND**

178 Main Street is a good example of an Italianate style dwellings representing the late-nineteenth-century residential resources within the district. The house is undergoing restoration. 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.

Applicant was asked to provide further clarification information on October 20, 2022 for the meeting. Such clarification is needed for the following:

- The angle of the solar panels from the roof, if any
- Location of the electric consolidation box
- Electrical cable treatment (if following existing electric line paths, wrapped with sheathing, etc.)

### **STAFF RECOMMENDATION**

Draft Conditions:

1. Racks will be black to match frame

## ATTACHMENTS

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1. Attachment A – Staff Analysis
2. Attachment B – Product Specification Sheets



# TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
TELEPHONE (540) 347-1101  
FAX (540) 349-2414

## ARCHITECTURAL REVIEW BOARD

Staff Analysis COA 22-30

October 27, 2022

**Owner/Applicant:** Keith Selbo  
**Property:** 178 Main Street  
**GPIN:** 6984-52-2795  
**Request:** New solar panels  
**Present Use:** Residential Dwelling  
**Zoning:** R-6 Residential

### Historic District Guidelines Considerations:

Historic District Guideline	Page No.	Analysis
<b>Guidelines for Energy &amp; Sustainability</b>		
<p>Locate energy-generating technology to minimize impacts to the historic character of the site and building.</p> <p>a. Install energy-generating technology where it will not be visible or damage, obscure, or cause removal of significant features or materials. Install technology in such a way that it can be readily removed, and the original character easily restored.</p> <p>b. Install solar collectors in such a way as to minimize potential adverse effects on the character of a historic property and upon the district. Place collectors to be minimally visible and avoid obscuring significant features.</p> <p>Size collector arrays are to remain subordinate to the historic building.</p> <p>Mount collectors flush below the ridge line on a sloping roof. This will not cause a significant decrease in the device's solar gain capabilities.</p> <p>Install collectors on an addition or secondary building, where they will be minimally visible. Ensure that exposed hardware, frames, and piping have a matte finish and are consistent with the color scheme of the primary building. Use the least-invasive method feasible to attach solar collectors to a historic roof.</p>	3.58	<p>The applicant is proposing 18 new solar panels to the existing standing seam metal roof with associated electric cables and control box. The proposed panels are 71.7" x 40" x 1.2" for an aggregate covered area roughly 107.5' by 60'. This span will be broken into two groups across the east and south roof sections. All panels are noted with black aluminum frames secured to aluminum racks installed to the standing seams using L-feet clamps with oval point set screws (QuickMount Lynx Metal Roof Attachments). An electric consolidation box (Enphase IQ Combiner 4/4C) is also proposed with the dimensions of 14 ¼ x 19 ½ x 6 3/5.</p>

**Staff Review:**

The applicant is proposing a solar panel mounting system that would seem to have the least amount of negative long-term impact on the existing roof. The clamp mounted tracks allow for the panels to be removed at any time with minimal to no damage to the roof.

The panels on the east side of the structure will be highly visible from the public right-of way. The height of the panels would have less impact on the pedestrians but can cause a negative impact related to its location on a vehicle thoroughfare to Old Town Warrenton. The guidelines encourage visibility of the panels should be minimal, therefore an alternative location should be considered, if at all possible. The proposed locations may be the only feasible areas considering the situation of the roof, surrounding trees, and the structures position to the sun.



## Vicinity Map



## Street View





## Proposed Project Location



## Proposed Design





## Proposed Equipment





## Site Photos




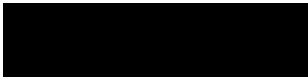
Certificate of Appropriateness

COA-22-30

Submitted On: Sep 21, 2022

Applicant

 Keith Selbo



Primary Location

178 MAIN ST  
WARRENTON, VA 20186

Building Use

Residential

true

Commercial

--

Proposed Work Area Description

Install solar panels on SE roof and SW roof

Proposed Work

New Addition or Construction

--

Roofing

--

Openings

--

Exterior Finishes

--

Gutters & Downspouts

--

HVAC or Exterior Utilities

true

Signage

--

Fencing

--

Major Landscaping

--

Awning

--

Other

--

HVAC & Utilities

Mechanical Equipment

--

Electrical Equipment

true

Vents & Hoods

--

Screening or Equipment Coral

--

Replacement equipment?

No

Proposed Electrical Equipment

Generator

Additional Material Information

Existing Materials

none

**Proposed Materials**

eighteen solar panels clamped to standing seams, associated cables, control box adjacent to meter

**Submission Date**

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

**Check here to acknowledge understanding of official submittance day.**

true

**Applicant Signature**

I hereby certify that:

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

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

true

**Date**

09/18/2022

# Enphase IQ Combiner 4/4C

X-IQ-AM1-240-4  
X-IQ-AM1-240-4C

The **Enphase IQ Combiner 4/4C** with IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure and streamlines IQ microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.

## Smart

- Includes IQ Gateway for communication and control
- Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and deflect heat
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

## Simple

- Centered mounting brackets support single stud mounting
- Supports bottom, back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80A total PV or storage branch circuits

## Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKU's
- UL listed



To learn more about Enphase offerings, visit [enphase.com](https://enphase.com)



# Enphase IQ Combiner 4/4C

## MODEL NUMBER

IQ Combiner 4 (X-IQ-AM1-240-4)	IQ Combiner 4 with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes a silver solar shield to match the IQ Battery system and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C (X-IQ-AM1-240-4C)	IQ Combiner 4C with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Includes a silver solar shield to match the IQ Battery and IQ System Controller and to deflect heat.

## ACCESSORIES AND REPLACEMENT PARTS (not included, order separately)

Ensemble Communications Kit COMMS-CELLMODEM-M1-06 CELLMODEM-M1-06-SP-05 CELLMODEM-M1-06-AT-05	- Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with 5-year Sprint data plan for Ensemble sites - 4G based LTE-M1 cellular modem with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year AT&T data plan
Circuit Breakers BRK-10A-2-240V BRK-15A-2-240V BRK-20A-2P-240V BRK-15A-2P-240V-B BRK-20A-2P-240V-B	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220 Circuit breaker, 2 pole, 15A, Eaton BR215B with hold down kit support Circuit breaker, 2 pole, 20A, Eaton BR220B with hold down kit support
EPLC-01	Power line carrier (communication bridge pair), quantity - one pair
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 4/4C
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 4/4C (required for EPLC-01)
XA-ENV-PCBA-3	Replacement IQ Gateway printed circuit board (PCB) for Combiner 4/4C
X-IQ-NA-HD-125A	Hold down kit for Eaton circuit breaker with screws.

## ELECTRICAL SPECIFICATIONS

Rating	Continuous duty
System voltage	120/240 VAC, 60 Hz
Eaton BR series busbar rating	125 A
Max. continuous current rating	65 A
Max. continuous current rating (input from PV/storage)	64 A
Max. fuse/circuit rating (output)	90 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. total branch circuit breaker rating (input)	80A of distributed generation / 95A with IQ Gateway breaker included
IQ Gateway breaker	10A or 15A rating GE/Siemens/Eaton included
Production metering CT	200 A solid core pre-installed and wired to IQ Gateway
Consumption monitoring CT (CT-200-SPLIT)	A pair of 200 A split core current transformers

## MECHANICAL DATA

Dimensions (WxHxD)	37.5 x 49.5 x 16.8 cm (14.75" x 19.5" x 6.63"). Height is 21.06" (53.5 cm) with mounting brackets.
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40° C to +46° C (-40° to 115° F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	<ul style="list-style-type: none"> <li>• 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors</li> <li>• 60 A breaker branch input: 4 to 1/0 AWG copper conductors</li> <li>• Main lug combined output: 10 to 2/0 AWG copper conductors</li> <li>• Neutral and ground: 14 to 1/0 copper conductors</li> </ul> Always follow local code requirements for conductor sizing.
Altitude	Up to 3000 meters (9,842 feet)

## INTERNET CONNECTION OPTIONS

Integrated Wi-Fi	802.11b/g/n
Cellular	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-06-AT-05 (4G based LTE-M1 cellular modem). Note that an Enphase Mobile Connect cellular modem is required for all Ensemble installations.
Ethernet	Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)

## COMPLIANCE

Compliance, IQ Combiner	UL 1741, CAN/CSA C22.2 No. 107.1, 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) Consumption metering: accuracy class 2.5
Compliance, IQ Gateway	UL 60601-1/CANCSA 22.2 No. 61010-1

To learn more about Enphase offerings, visit [enphase.com](https://enphase.com)

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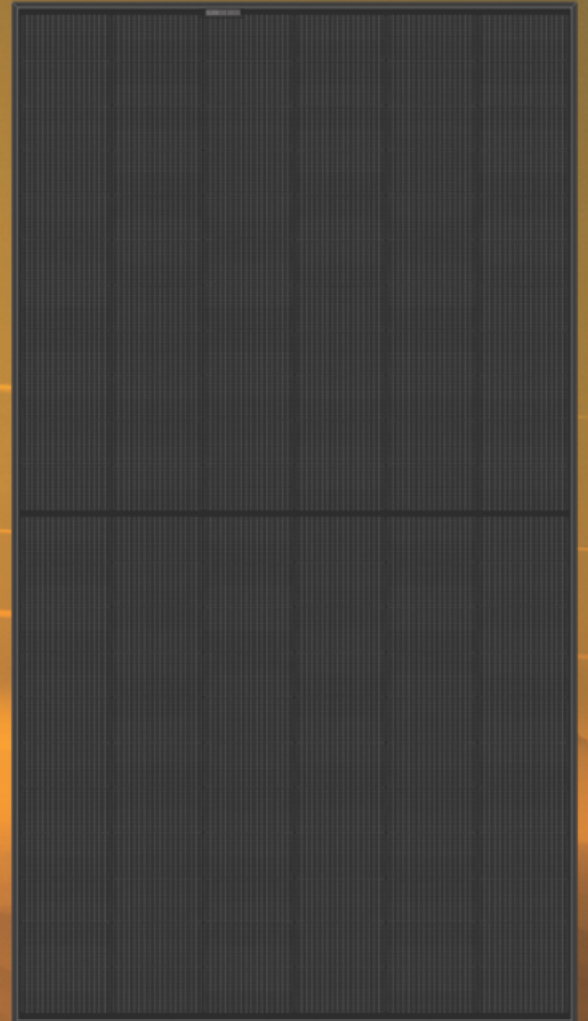


SOLAR'S MOST TRUSTED



# REC ALPH $\alpha$ <sup>®</sup> PURE BLACK SERIES

## PRODUCT SPECIFICATIONS



400<sub>WP</sub>  
20.3  $\text{FT}^2$



ELIGIBLE

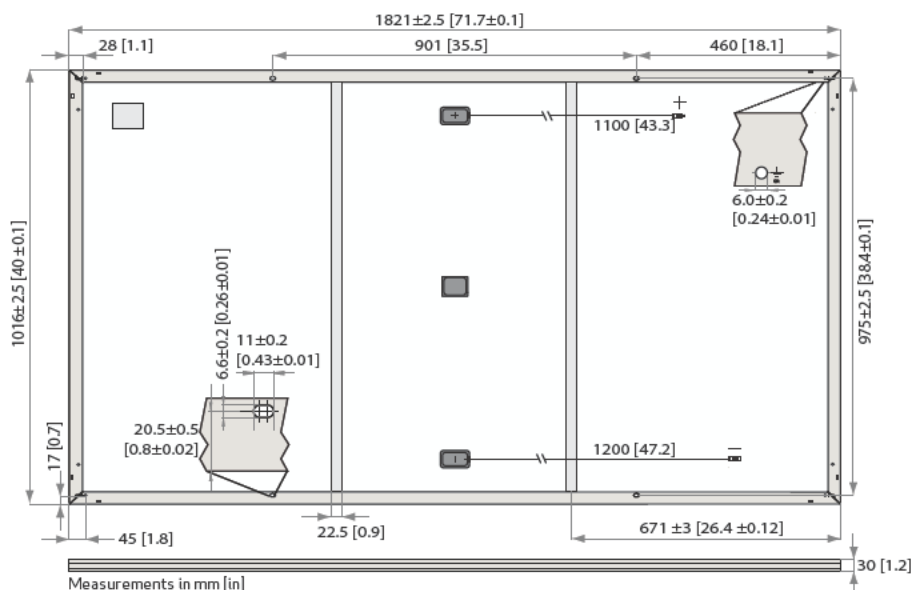


LEAD-FREE  
ROH COMPLIANT

EXPERIENCE



PERFORMANCE



## GENERAL DATA

Cell type:	132 half-cut REC heterojunction cells with lead-free, gapless technology 6 strings of 22 cells in series	Connectors:	Stäubli MC4 PV-KBT4/KST4, 12 AWG (4 mm <sup>2</sup> ) in accordance with IEC 62852 IP 68 only when connected
Glass:	0.13 in (3.2 mm) solar glass with anti-reflection surface treatment	Cable:	12 AWG (4 mm <sup>2</sup> ) PV wire, 43+47 in (1.1+1.2 m) in accordance with EN 50618
Backsheet:	Highly resistant polymer (black)	Dimensions:	71.7 x 40 x 1.2 in (1821 x 1016 x 30 mm)
Frame:	Anodized aluminum (black)	Weight:	45 lbs (20.5 kg)
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790	Origin:	Made in Singapore

 ELECTRICAL DATA

ELECTRICAL DATA		Product Code*: RECxxxAA Pure Black				
STC	Power Output - P <sub>MAX</sub> (Wp)	385	390	395	400	405
	Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
	Nominal Power Voltage - V <sub>MPP</sub> (V)	41.2	41.5	41.8	42.1	42.4
	Nominal Power Current - I <sub>MPP</sub> (A)	9.35	9.40	9.45	9.51	9.56
	Open Circuit Voltage - V <sub>OC</sub> (V)	48.5	48.6	48.7	48.8	48.9
	Short Circuit Current - I <sub>SC</sub> (A)	9.99	10.03	10.07	10.10	10.14
	Power Density (W/sq ft)	19.3	19.6	19.8	20.1	20.3
	Panel Efficiency (%)	20.8	21.1	21.3	21.6	21.9
NMOT	Power Output - P <sub>MAX</sub> (Wp)	293	297	301	305	309
	Nominal Power Voltage - V <sub>MPP</sub> (V)	38.8	39.1	39.4	39.7	40.0
	Nominal Power Current - I <sub>MPP</sub> (A)	7.55	7.59	7.63	7.68	7.72
	Open Circuit Voltage - V <sub>OC</sub> (V)	45.7	45.8	45.9	46.0	46.1
	Short Circuit Current - I <sub>SC</sub> (A)	8.07	8.10	8.13	8.16	8.19

Values at standard test conditions (STC: air mass AM1.5, irradiance 1075 W/sq ft (1000 W/m<sup>2</sup>), temperature 77°F (25°C), based on a production spread with a tolerance of  $P_{max}$ ,  $V_{oc}$  and  $I_{sc}$  ±3% within one watt class. Nominal module operating temperature (at NMOT: air mass AM1.5, irradiance 800 W/m<sup>2</sup>, temperature 68°F (20°C), wind speed 3.3 ft/s (1 m/s)). Where xxx indicates the nominal power class ( $P_{max}$ ) at STC above.

## CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730 (Pending)

ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941

 **WARRANTY**

	Standard	RECProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

See warranty documents for details. Conditions apply.


**MAXIMUM RATINGS**

Operational temperature:	-40 ... +185°F (-40 ... +85°C)
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 lbs/sq ft)*
Maximum test load (rear):	-4000 Pa (83.5 lbs/sq ft)*
Max series fuse rating:	25 A
Max reverse current:	25 A

\*See installation manual for mounting instructions.  
Design load = Test load / 1.5 (safety factor)

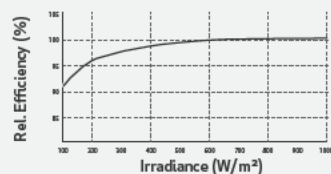
 **TEMPERATURE RATINGS\***

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of $P_{MAX}$ :	-0.26 %/°C
Temperature coefficient of $V_{OC}$ :	-0.24 %/°C
Temperature coefficient of $f_{SC}$ :	0.04 %/°C

\*The temperature coefficients stated are linear values

**LOW LIGHT BEHAVIOUR**

Typical low irradiance performance of module at STC:



Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.







## QuickMount® Lynx™

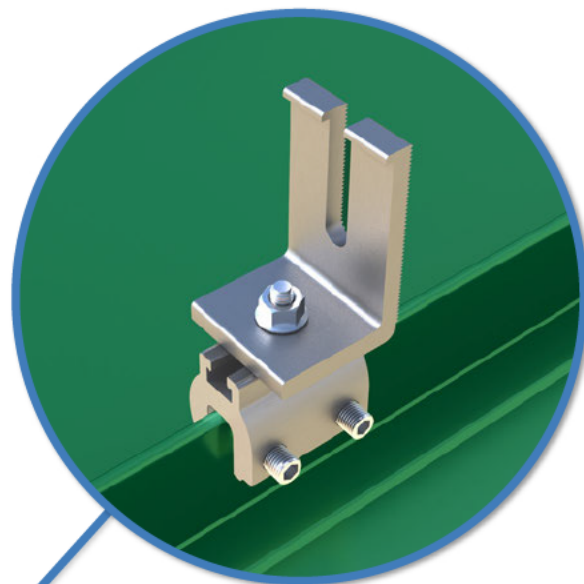
Metal Roof Attachment

### Connect with Confidence

QuickMount® has always been known for high-quality solar attachments and Lynx™ now expands that portfolio into standing seam metal roofs. This roof type can be a great option for many buildings—durable, low-maintenance, and water-tight—with seams to securely attach equipment.

Lynx™ is a robust, non-penetrating clamp for attaching solar. Designed for use with the QuickMount® L-Foot and IronRidge Rails, it offers a complete system on many standing seam roof profiles. Lynx™ can also support other racking platforms, with additional engineering.

Lynx™ is part of a UL 2703 listed system and is integrated with our Pitched Roof Design Assistant software, so you can connect your next system with the utmost confidence.

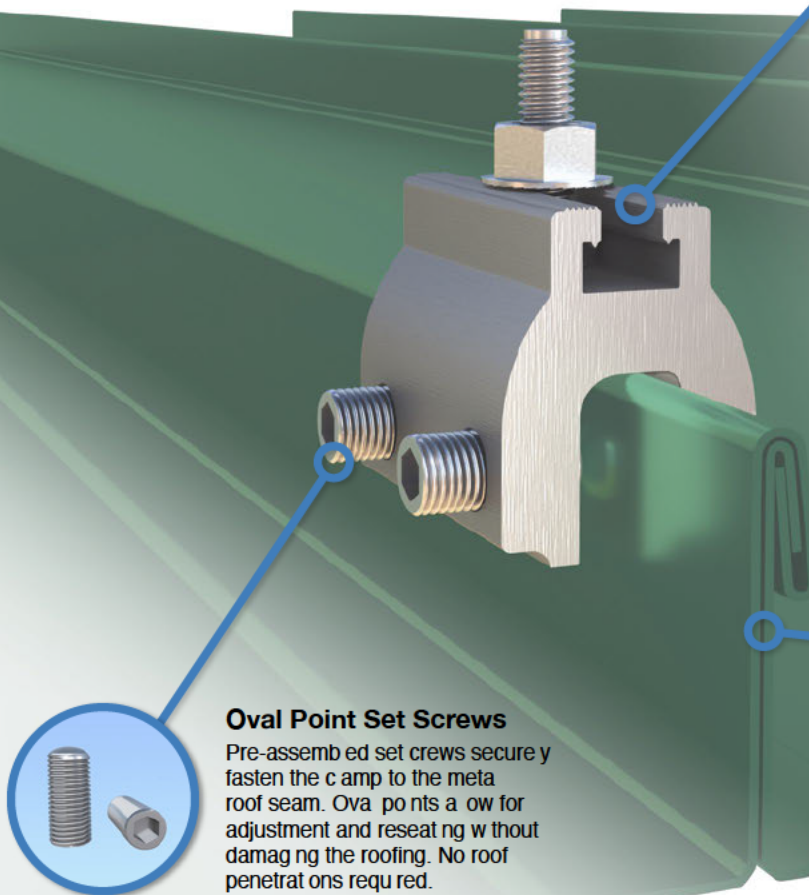


#### N-S Adjustability for QuickMount® L-Feet

Lynx™ features an open-ended T-slot for north-south adjustability, to easily line up rails. That means 2" of available adjustment for sliding L-Feet to properly connect them to rails. Coming fully packaged with the attachment hardware, Lynx™ is designed for use with QuickMount® open-slotted L-Feet and IronRidge rails.

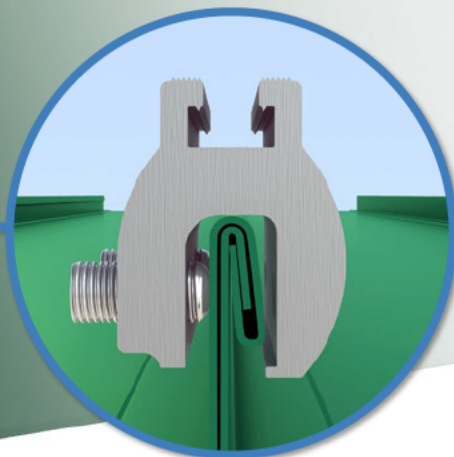


This component is part of the QuickMount® product line.



#### Oval Point Set Screws

Pre-assembled set screws securely fasten the clamp to the metal roof seam. Oval points allow for adjustment and reseating without damaging the roofing. No roof penetrations required.



#### Vast Standing Seam Compatibility

Lynx™ can be used on a majority of standing seam profiles used for metal roofs, including many snapping and folding standing seams. See backside for a comprehensive guide on the specific standing seam profiles that fit best.

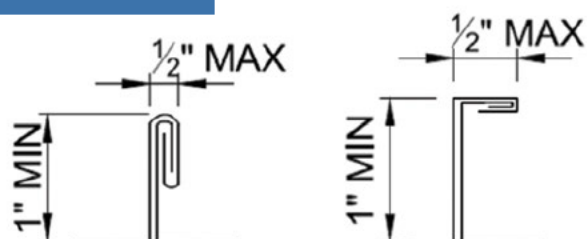


**25-Year Warranty**  
Product guaranteed free of manufacturing defects.

## Lynx™ Metal Roof Compatibility

QuickMount® Lynx™ can be used on standing seam roofs (folding and snapping styles) with a vertical seam height of at least 1.0" and a horizontal seam width maximum of 0.5". See the Flush Mount Installation Manual for installation details.

### Folding Profiles



### Snapping Profiles



## Lynx™ Racking Compatibility

Lynx™ is part of the QuickMount® family of quality solar attachments, engineered and certified to perform with IronRidge XR Rails—but also performs well under other racking solutions. Consider it on your next metal roof project.



### Included in Design Assistant

Lynx™ is available in our Pitched Roof Design Assistant, along with a stamped certification letter.



### Certification & Testing

Lynx™ is a certified component that has been tested and evaluated to conform with UL 2703.





Community Development  
Department

## **STAFF REPORT**

<b>Meeting Date:</b>	October 27, 2022
<b>Agenda Title:</b>	COA 22-31 – 92 Main Street
<b>Requested Action:</b>	Allow for new projecting sign and bracket
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Millie Latack, <i>Preservation Planner</i>

### **EXECUTIVE SUMMARY**

---

The Applicant, Megan Nagel, is seeking approval to install a new wood projecting sign with vinyl overlay and a new hanging bracket. The proposed sign is 24" by 24" (4SF) wooden with white, black and gold with accent colors.

### **BACKGROUND**

---

This building was constructed between 1931 and 1947 based on Sanborn maps. The building is a good example of two-part commercial block building and represents the mid-twentieth-century residential 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.

### **STAFF RECOMMENDATION**

---

Draft Conditions:

1. All necessary permits are acquired.
2. Sign shall be no larger than 3 SF.
3. Bracket shall be installed in the mortar with the least damaging methods.

## ATTACHMENTS

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1. Attachment A – Staff Analysis



# TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
TELEPHONE (540) 347-1101  
FAX (540) 349-2414

## ARCHITECTURAL REVIEW BOARD

Staff Report COA 22-31

October 27, 2022

**Owner/Applicant:** Megan Nagel  
**Property:** 92 Main Street  
**GPIN:** 6984-43-5258  
**Request:** New projecting sign  
**Present Use:** Commercial Retail  
**Zoning:** CBD – Commercial Business District

### Historic District Guidelines Considerations:

Historic District Guideline	Page No.	Analysis
<b>Guidelines for 4. Signage (F) Projecting Signs</b>		
2. Projecting signs should not be larger than six (6) square feet. The sign panel should have a minimum six-inch (6") clearance from the face of the building and extend to its outermost part less than four (4) feet. Projecting signs will be reviewed according to their scale and size and to the scale and size of the building to which they are proposed.	3.41	The proposed sign is 4 SF; 24" by 24".
3. Creative designs and shapes are always encouraged.		The sign is proposed wood circle with a vinyl overlay.
4. Limit the number of projecting signs to one per business.		There is no other projecting sign for this business.
When multiple tenants desire hanging signs, within reason and when space allows, individual small signs can be hung vertically in a row down from the bracket.		There are additional projecting signs on 90-92 Main Street to the left and right of the proposed location for existing businesses.

**Staff Review:**

The proposed sign aligns with existing projecting signs found within the Historic District in size and material. There will be minor impact to the structure where the new bracket will be installed. Bracket should be mounted within the mortar joints and not the brick to reduce impact.

## Vicinity Map



## Street View





Proposed Project Location



Proposed Design



## Site Photos







## COA-22-31

### Certificate of Appropriateness

**Status:** Active

**Date Created:** Sep 23, 2022

---

#### Applicant

Megan Nagel  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

#### Primary Location

92 MAIN ST Unit 103  
Unit 103  
WARRENTON, VA 20186

---

#### Staff Review

Document Signatures:

**Millie Latack**



**Kelly Machen**



---

#### Building Use

**Commercial**



#### Proposed Work Area Description

1. Add a hanging sign on a bracket to the exterior of building facing Main Street

---

#### Proposed Work

**Signage**



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**Signage**

**Sign Type**

Projecting

**Sign Material**

Wood

**Sign Width (inches)**

24

**Sign Length (inches)**

24

**Total Sign Area (Sq. Ft)**

4

**Colors**

White, black, gold, pale pink, pale blue

**Installing new bracket?**

Yes

**Bracket Type**

Metal

---

**Additional Material Information**

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**Submission Date**

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

**Check here to acknowledge understanding of official submittance day.**



---

**Applicant Signature**

I hereby certify that:

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

have been authorized by the owner to make this application as their agent.

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

Megan Nagel  
09/23/2022

**Date**

09/23/2022

---



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pumpkin

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Community Development  
Department

## **STAFF REPORT**

<b>Meeting Date:</b>	October 27, 2022
<b>Agenda Title:</b>	COA 22-35 – 22 Fisher Lane
<b>Requested Action:</b>	Allow new front porch & screened in rear porch
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Millie Latack, <i>Preservation Planner</i>

### **EXECUTIVE SUMMARY**

---

The Applicant, Ramy Hanna, is seeking approval for exterior alterations at 22 Fisher Lane with the following specifications:

- a. Install a new roof for the existing entry:
  - i. Standing seam metal roof material
  - ii. Hardieboard trim and wrapped columns
  - iii. Aluminum K-style gutters and downspouts
- b. Replace the existing front porch wooden handrail with white aluminum railing with newel posts
- c. Replace main asphalt roof in-kind with architectural asphalt shingles.
- d. Screen in the rear porch:
  - i. Grey screening with white frame rails
  - ii. Column against the structure to compliment the structural column
  - iii. Screen door
- e. Replacement of several openings
  - i. Replace the wood front door with fiberglass finished to look like wood
  - ii. Replace seventeen (17) wood windows (varying lite pattern between 6-over-6 and 6-over-9) with aluminum clad windows (mullions to match)
- f. Replace any deteriorated wood trim with Hardie trim

### **BACKGROUND**

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22 Fisher Lane was constructed ca. 1979 and does not possess any substantial architectural details and is therefore considered non-contributing to the Historic District.

### **STAFF RECOMMENDATION**

---

Draft Conditions:

1. All necessary permits are acquired.
2. Handrail thickness shall closer match the existing wood handrail.
3. Windows shall be true divided lite to match the glazing pattern of the existing windows.
4. Front door design shall match the existing design.

5. Only trim deteriorated beyond repair may be replaced with smooth fiber cement board and painted to match the existing trim.
6. Windows shall have the same glazing pattern as each respective existing window.

**ATTACHMENTS**

1. Attachment A – Staff Analysis
2. Attachment B – Proposed Plans & Material Examples



## TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
TELEPHONE (540) 347-1101  
FAX (540) 349-2414

### ARCHITECTURAL REVIEW BOARD

Staff Report COA 22-35

October 27, 2022

**Owner/Applicant:** Ramy Hanna  
**Property:** 22 Fisher Lane  
**GPIN:** 6984-21-3717  
**Request:** Exterior additions & alterations  
**Present Use:** Dwelling  
**Zoning:** R-15 Residential

#### Historic District Guidelines Considerations:

Historic District Guideline	Page No.	Analysis
<b>Guiding Principles</b>		
6. Respect the Historic Context: New buildings, additions, alterations, site elements, and signs should complement, not detract from the historic resource they serve and the surrounding district, if applicable. The historic and visual context of the Warrenton Historic District varies from block-to-block, partially due to the mixed-use nature of the district boundary. For this reason, interpretation of the historic context is important.	3.1	The structure has been considered non-contributing to the historic district due to its age and lack of architectural contribution. The context would be related to the surrounding architecture. Fisher Lane is primarily a 1980s developed area, therefore not considered historic based on the national standard of 50 years or older. Its connection to Culpeper Street merits consideration of impact on the character this neighboring community. That said, though it sits directly behind a parcel that fronts Culpeper Street, visibility of the structure from Culpeper is obscured by vegetation.



<b>Guidelines for 3A. Foundations &amp; Walls (A4) Woodwork</b>		
4. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered. The following materials have been used successfully in the past: wood composite materials (including extruded wood composites) and fiber cement siding that is historically appropriate in texture and profile, is used in limited applications, and is applied on nonprimary façades. Alternate materials may be considered if there are inherent flaws in the original materials, and/or if code requirements prompt a change.	3.19	The applicant is proposing fiber cement trim, Hardie trim, for any wood trim that is unrepairable.
<b>Guidelines for 3B. Windows &amp; Doors</b>		
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	
2. Repair window and door elements by patching, splicing, consolidating, or otherwise reinforcing the historic materials. Such repair also can include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes or sufficient documentation for an accurate reconstruction of the original.	3.21	The proposal removes 17 wood windows to replace with aluminum clad windows. The applicant states the design of the windows will match the existing lite design of each window. The initial application submission proposes no lite divisions.
3. Replace in kind an entire window or door that is too deteriorated to repair. If the overall form and detailing are still evident, use physical evidence to guide the new work. Recreate doors and windows to match the appearance of the original window or door design. While modern window materials such as extruded composites will be considered on a case-by-case basis, the new window must match the original in terms of size, shape, profile, depth of sash, width, and setback. Wood doors on primary façades should be replaced with replica wood doors and only if the original is damaged beyond repair. These guidelines encourage the use of substantial and durable materials.		A new screen door for the screened in porch at the rear of the property is being proposed.

4. Recreate door and window glazing to match the appearance of the original glazing patterns as closely as possible. Maintain the original size, shape, muntin configuration, and number of lights. Do not substantially alter the profile of the frames, sashes, or muntins to accommodate thick (double or triple) replacement glazing. Use clear window glass that conveys the visual appearance of historic glass (transparent low-e glass is preferred).		
5. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered, especially on the side or rear façades when minimally visible from the street. All replacement materials must fit the original opening without alteration. Replacement doors on the side or rear façade, when minimally visible from a public right-of-way, may be wood or paneled steel. Substitute materials will be reviewed on a case-by-case basis.		
7. Design new windows, doors, and other elements to be compatible with the original building.		
Guidelines for 3E. Entrances & Porches		
1.Design new windows, doors, and other elements to be compatible with the original building.	3.28	No proposed door design has been provided. The existing wood door is proposed to be replaced with a fiberglass door finished to simulate wood.
5.Design the replacement entrance, porch, or stoop to relate to the overall scale of the primary building. Research the history of the building to determine the location, appearance, and materials of the original entrance, porch, or stoop.	3.29	The proposed handrail is white aluminum to replace the existing wood handrail. The brick stoop is to be repointed and restored.
D. Inappropriate to repair existing porches and their details with, or replacing fully or partly deteriorated porches and details, with aluminum, synthetic, vinyl, plastic, polyurethane, polypropylene, or plywood. Do not repair or replace iron or steel railings and balustrades with hollow metals of a lesser quality.		

Guidelines for 7C. Additions to Existing Buildings		
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction. a. While substantial natural and quality of texture materials are more durable, appropriate, compatible to the historic district, they are not required on new buildings.	3.72	<p>The roof is the only new element proposed on the front of the structure.</p> <p>The proposed screening on the rear porch follows the footprint of the existing porch. A new column is proposed against the structure to balance the structural column.</p>

## Vicinity Map

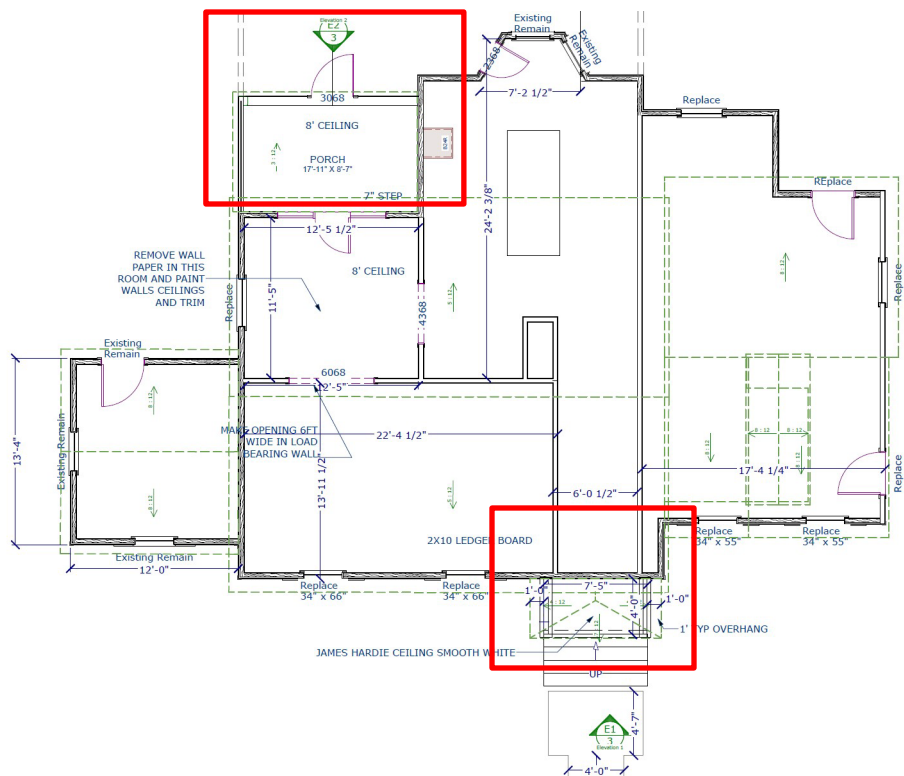


## Street View

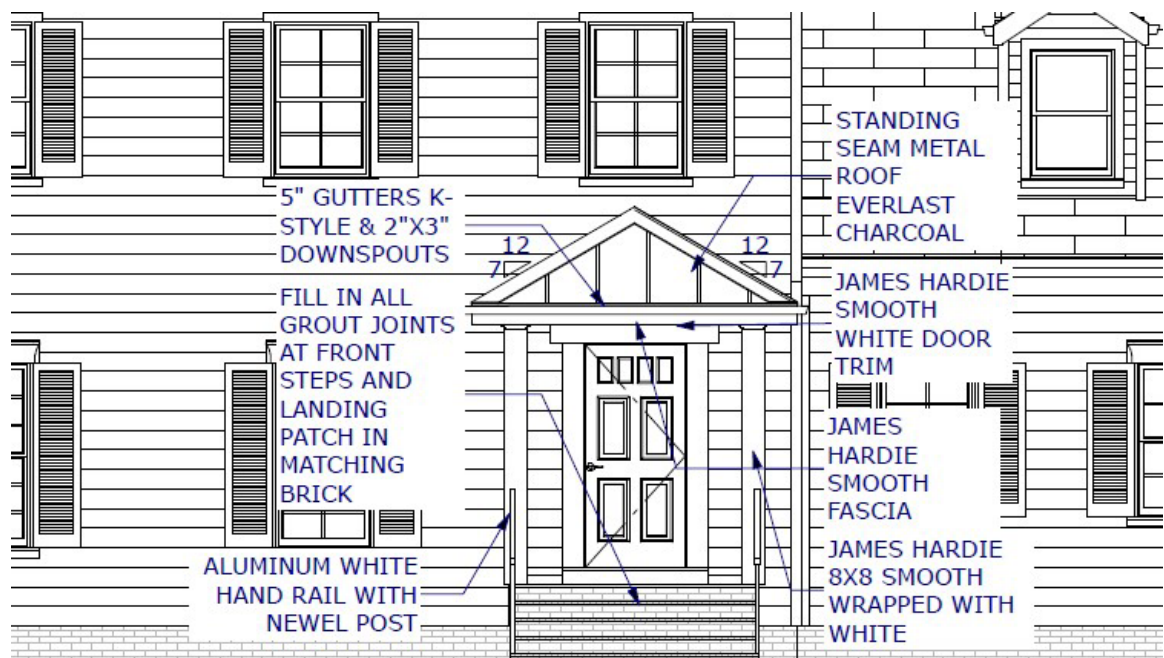




# Proposed Project Location

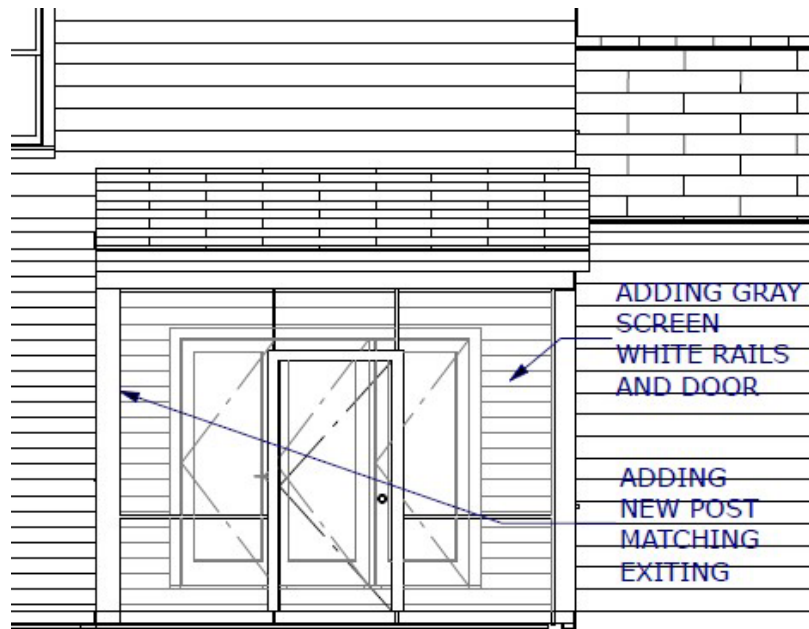


# Proposed Design: Front Porch





## Proposed Design: Rear Porch



## Proposed Materials



## Site Photos







**Staff Review:**

22 Fisher Lane is a non-contributing structure to the Historic District. Consideration to the impact of material replacement is generally more flexible than material standards of a home constructed 100 years earlier. In some instances, the original material of a 1980s construction is less substantial than modern construction technology. Therefore, concentration on preserving the character is generally encouraged.

The asphalt roof replacement is in-kind and therefore has zero impact on the character of the structure and historic district. The proposed screened in porch with accompanying column will have minimal impact of the existing structure and no impact of the historic district, having no visibility from the public right-of-way.

Hardie fiber-cement products have gained popularity within the historic district for its compatibility with historic construction materials. Though repair is encouraged wherever possible, replacement with smooth Hardie planks is not likely to distort the character of the structure, specifically when painting is required aiding in blending the two materials together.

The front porch additions will have a slight impact on the main structure where the roof will need to be attached, but generally can be removed easily to revert the structure back to its original composition. The standing seam metal roof material falls within those typically seen within the historic district. The proposed aluminum handrail may have a slight impact on the character of the front entrance in comparison to the width of the wood material used for the existing handrail. Simply increasing the width of the rails and posts would mitigate this impact.

The window replacement will have a moderate impact on the structure as proposed, as any replacement of wood to clad windows would have for any property. Without a proposed composition of window type, staff is unable to give a full analysis of the impact. Instead, staff will note 1980s homes had a prevalence for aluminum frame windows. The lite pattern of the windows should match exactly, especially in the front windows, to best preserve the character.



## COA-22-35

### Certificate of Appropriateness

**Status:** Active

**Date Created:** Oct 4, 2022

#### Applicant

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

#### Primary Location

22 FISHER LN  
WARRENTON, VA 20186

#### Owner:

HARRIS, JEFFREY A; HARRIS, LYNN E  
22 FISHER LN WARRENTON, VA 20186

#### Staff Review

Document Signatures:

**Millie Latack**



**Kelly Machen**



#### Building Use

**Residential**



#### Proposed Work Area Description

- Install new front porch with metal standing seam roof
- Install new metal handrail on sides of front porch and down stairs
- Install screening on rear porch with additional column and screened door
- Replacing existing asphalt shingles on roof with new asphalt shingles
- Replace existing Trim with new Hardie trim as needed to replace rooted boards
- Replace existing painted white wood windows with new metal clad white windows with Mullins to match existing
- Replace existing front door with new fiber glass door with stained wood look
- Repaint existing Hardie siding new Color



---

## Proposed Work

### New Addition or Construction



### Openings



### Gutters & Downspouts



### Roofing



### Exterior Finishes



---

## Gutters & Downspouts

### Existing Gutter/Downspout Style

Box

### Proposed Gutter/Downspout Style

Box

### Existing Gutter/Downspout Material

Aluminum

### Proposed Gutter/Downspout Material

Aluminum

---

## Exterior Finishes

### Existing Finish Type

Siding

### Proposed Finish Type

Siding

### Existing Siding Material

Fiber Cement

### Proposed Siding Material

Fiber Cement

---

## Openings

### Window



### Door



### Existing Window Material

Wood

### Proposed Window Material

Aluminum

### Existing Door Material

Wood

### Proposed Door Material

Fiberglass

### No. of Windows

17

### No. of Doors

1

### Existing Grille Style

True Divided Lites

### Proposed Grille Style

No Grilles

---

## Roofing Materials

### Existing Material

Asphalt Shingles

### Proposed Material

Asphalt Shingles

### Existing Asphalt Shingle Style

Architectural

### Proposed Asphalt Shingle Style

Architectural

---

## Additional Material Information

### Existing Materials

adding metal roof above front new porch

### Proposed Materials

adding metal roof above front new porch

---

## Submission Date

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

**Check here to acknowledge understanding of official submittance day.**



---

## Applicant Signature

I hereby certify that:

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

laws.

- I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent.

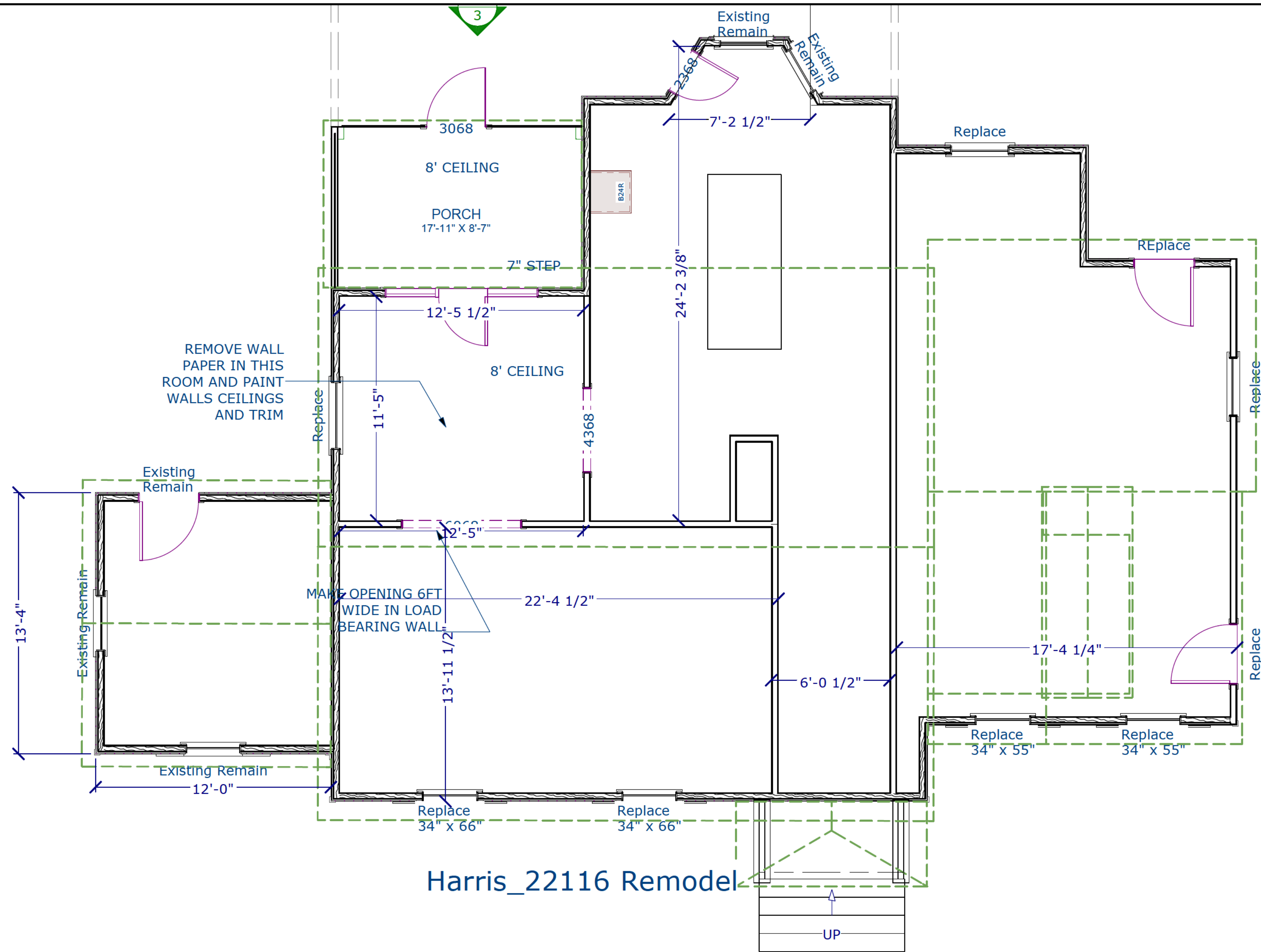
**By checking the box below, I consent my typed electronic signature constitutes certification of the truthful and accurate information provided. I agree my electronic signature captured by this means shall be a valid signature for purposes of this application.**

Ramy Hanna  
10/04/2022

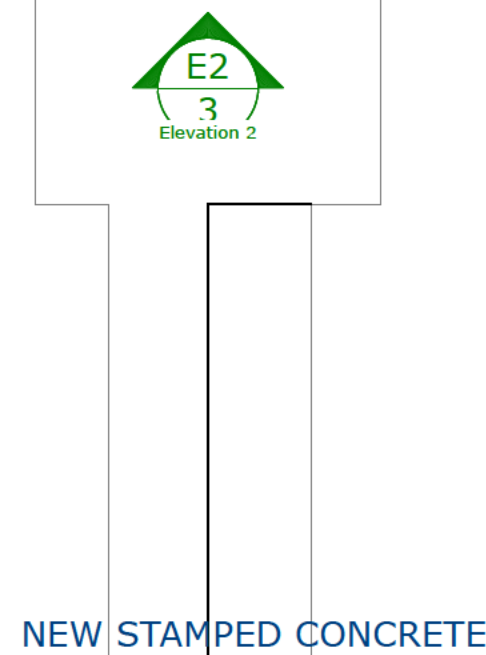
**Date**

10/04/2022

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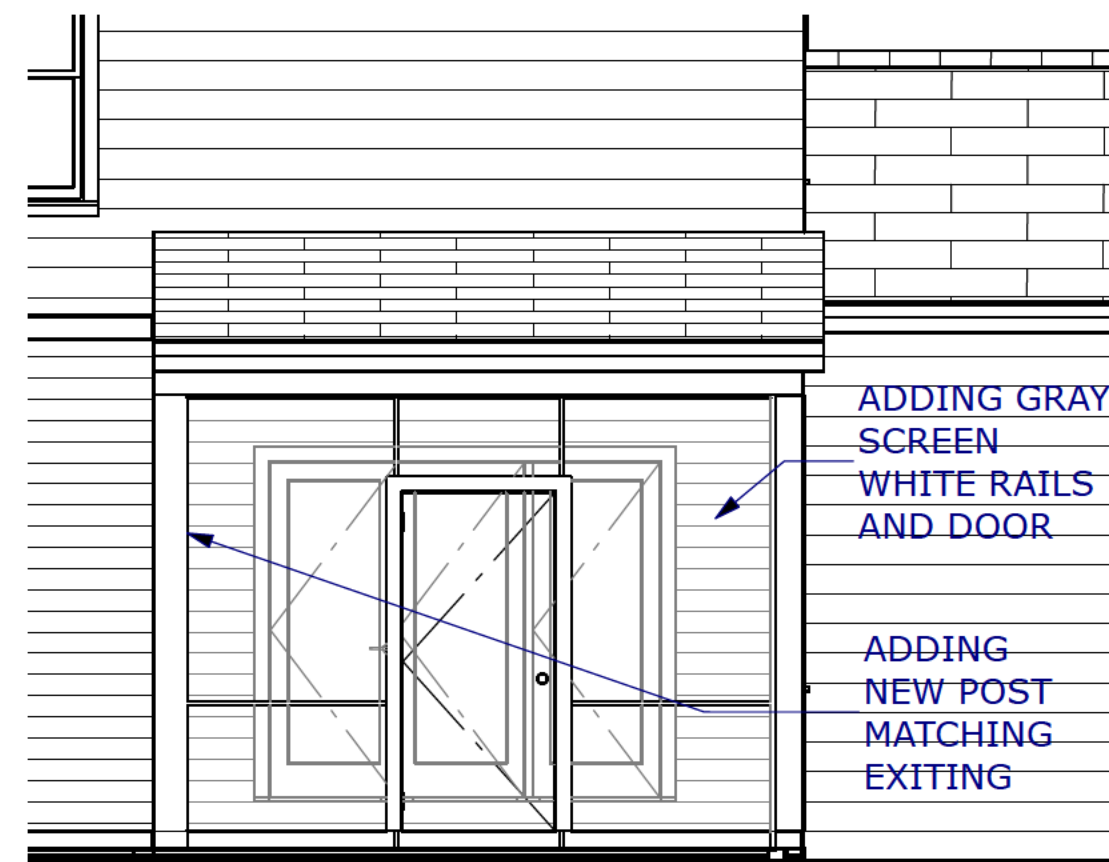
Harris\_22116 Remodel



NEW STAMPED CONCRETE

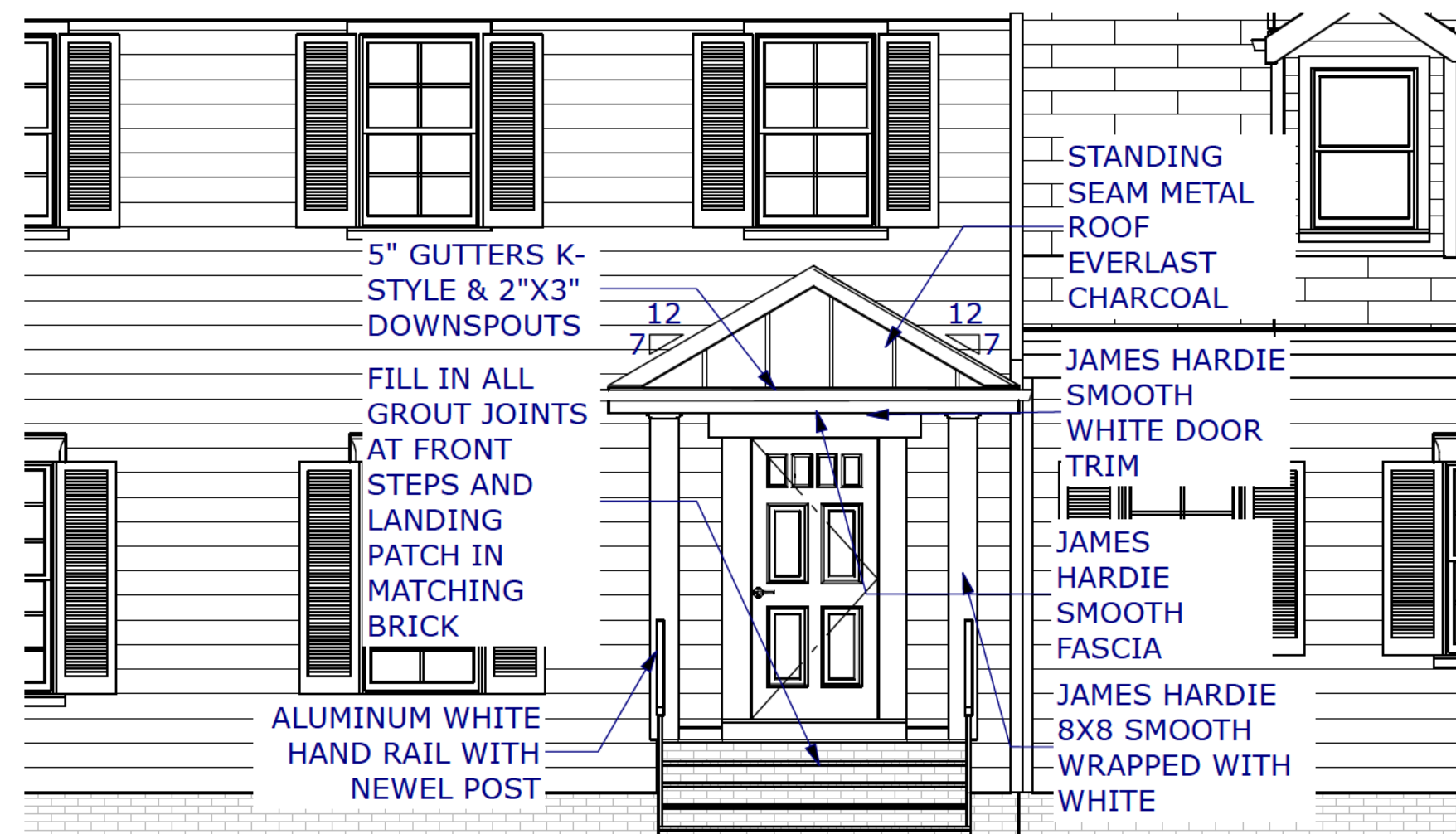
FIRST FLOOR PROPOSED PLAN

1/4 INCH = 1 FOOT @ 24X36  
1/8 INCH = 1 FOOT @ 11X17



BACK ELEVATION

1/4 INCH = 1 FOOT @ 24X36  
1/8 INCH = 1 FOOT @ 11X17



FRONT ELEVATION

1/4 INCH = 1 FOOT @ 24X36  
1/8 INCH = 1 FOOT @ 11X17



Revision	Replace	Date

PO Box 294 Catlett Rd  
Catlett, VA 20119  
540.788.3539  
www.GoldenRuleBuilders.com



Job Name/Address:

**HARRIS  
REMODEL**

22 Fisher Lane,  
Warrenton, VA 20186

Sheet Title:

**FIRST FLOOR  
PROPOSED  
PLAN**

DRAWN	BARKMAN
CHECKED	HANNA

SCALE: AS NOTED

**A1.0**



## **Harris Exterior Remodel**

- James Hardie front porch columns wrapped



- White metal handrails



- Charcoal standing seam roof on the covered porch area Everlast Metals



- Screen in porch on the back side of house with EZ screen system,