ARCHITECTURAL REVIEW BOARD MEETING



Thursday, June 15, 2023 at 7:00 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

NEW BUSINESS.

1. COA 23-38: 63 Main Street

Applicant proposes to construct two, low 12" stone walls that will gradually increase up to 18" to the rear of the wall to outline the existing stone patio, to add mulching to the existing landscaped areas, to add pea gravel to existing walkway from the gate to the patio, and to remove certain existing plantings and to add new plantings.

(This application was pre-approved by the ARB with conditions.)

2. COA 23-40: 63 Main Street

The applicant proposes to install two window signs; one on the window and one on the door.

(This application was pre-approved with conditions by the ARB.)

3. COA 23-42: 15 South Third Street

The applicant is proposing to construct an enclosed patio at the side elevation of the main building.

4. COA 23-43: 2 Court House Square

The applicant is proposing to remove four specimen trees from the perimeter of the John Barton Payne Building and the adjacent FNB Wealth Building.

5. COA 23-45: 206 Culpeper Street

The applicant is proposing to construct new two-car garage with attached breezeway and master bedroom suite.

COA 23-47: 63 Main Street

The applicant is proposing to place two flowerpots and an A-Frame ground sign on the sidewalk in front of the building.

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.



STAFF REPORT

Meeting Date: June 1, 2023

Agenda Title: COA 23-38 - 63 Main Street

Requested Action: Review proposal for the request to construct two, low 12" stone walls that

will gradually increase up to 18" to the rear of the wall to outline the existing stone patio, to add mulching to the existing landscaped areas, to add pea gravel to existing walkway from the gate to the patio, and to remove certain

existing plantings and to add new plantings.

Department / Agency Lead: Community Development

Staff Lead: Casey Squyres

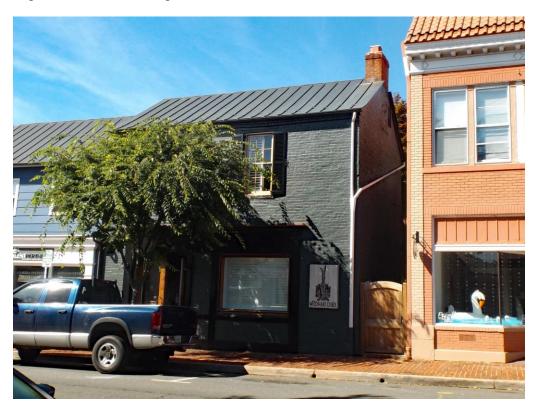
EXECUTIVE SUMMARY

The applicant is proposing to construct two, low 12" stone walls that will gradually increase up to 18" to the rear of the wall to outline the existing stone patio. The applicant is also requesting to add mulching to the landscaped areas, to add pea gravel to existing walkway from the gate to the patio, and to remove certain existing plantings and to add new plantings.

COA 23-38 | 63 Main Street June 1, 2023 Page 2

BACKGROUND

This building was constructed circa 1830 based on the Sanborn map. The building is an excellent example of a Federal style commercial building and represents the early nineteenth-century commercial resources within the district. The building retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the character of the district. Although the building does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis				
2. SITE DESIGN A. Landscaping						
1. Preserve and maintain specimen trees, allées, historic plantings, and garden designs.	3.6	The only specimen tree to be removed is one Crape Myrtle.				

COA 23-38 | 63 Main Street June 1, 2023 Page 3

Historic District Guideline	Page No.	Analysis
a. Replacement of gardens, lawns, and yards with impervious hardscape, asphalt, or built-up features. Large pavers, gravel, and mulch should not be used as a wholesale replacement for lawn area, unless historically appropriate.	3.6	The applicant is not adding additional hardscape features or replacing any gardens, lawns, or yards. Pea gravel will be utilized only on the existing walkway from the gate to the patio.
B. Fences & Walls		
2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.	3.8	The stone walls will not exceed a total of 18" in height.

STAFF RECOMMENDATION

Staff recommends approval of the request to construct two, low 12" stone walls that will gradually increase up to 18" to the rear of the wall to outline the existing stone patio, to add mulching to the existing landscaped areas, to add pea gravel to existing walkway from the gate to the patio, and to remove certain existing plantings and to add new plantings., provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) It is recommended that the proposed Nandina plantings be altered to include a new type of planting that is not considered to be an invasive species.

ATTACHMENTS

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

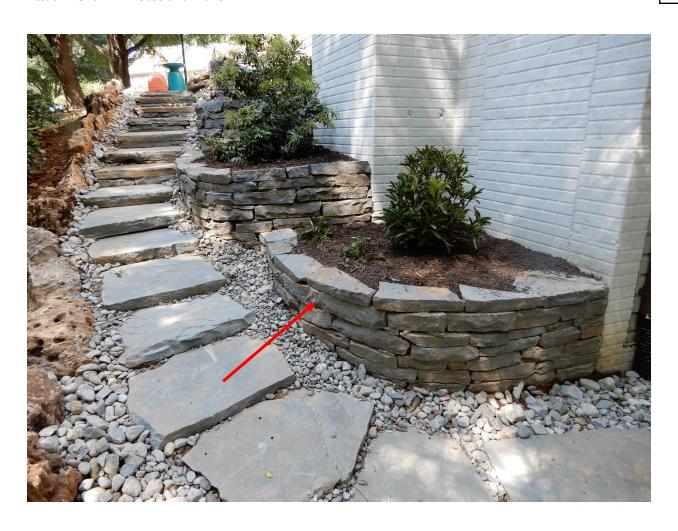
Vicinity Map – Street View



Photos:

Example stone walls:

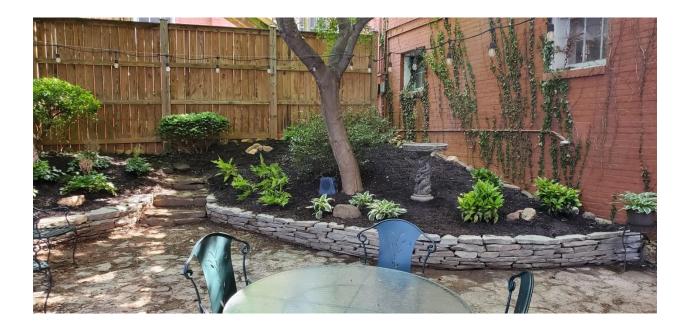




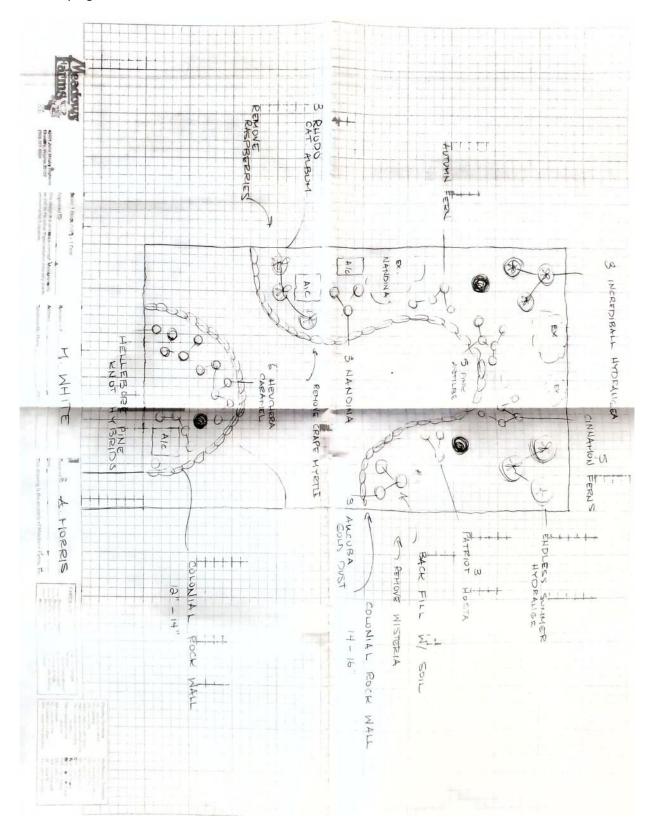


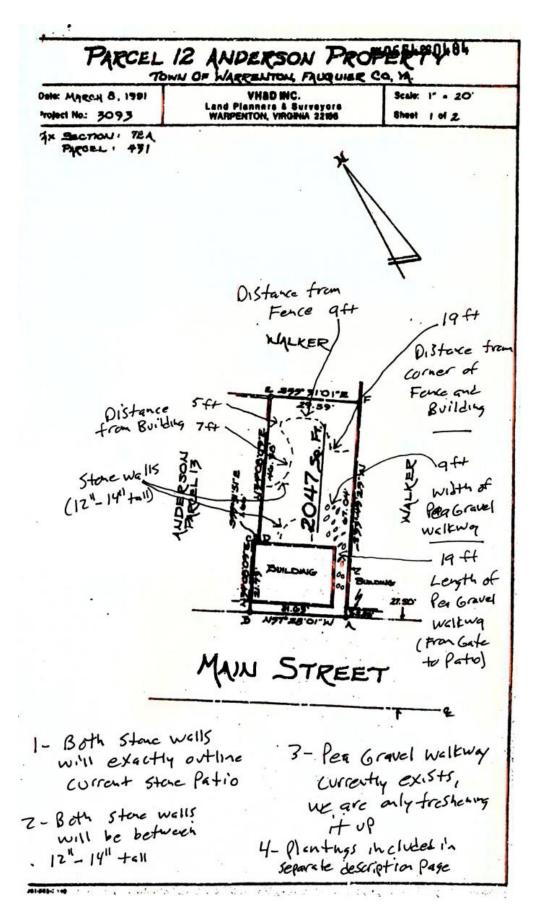
Existing rear courtyard:





Landscaping Plan:





ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS 23-38

June 15, 2023

MOTION TO APPROVE

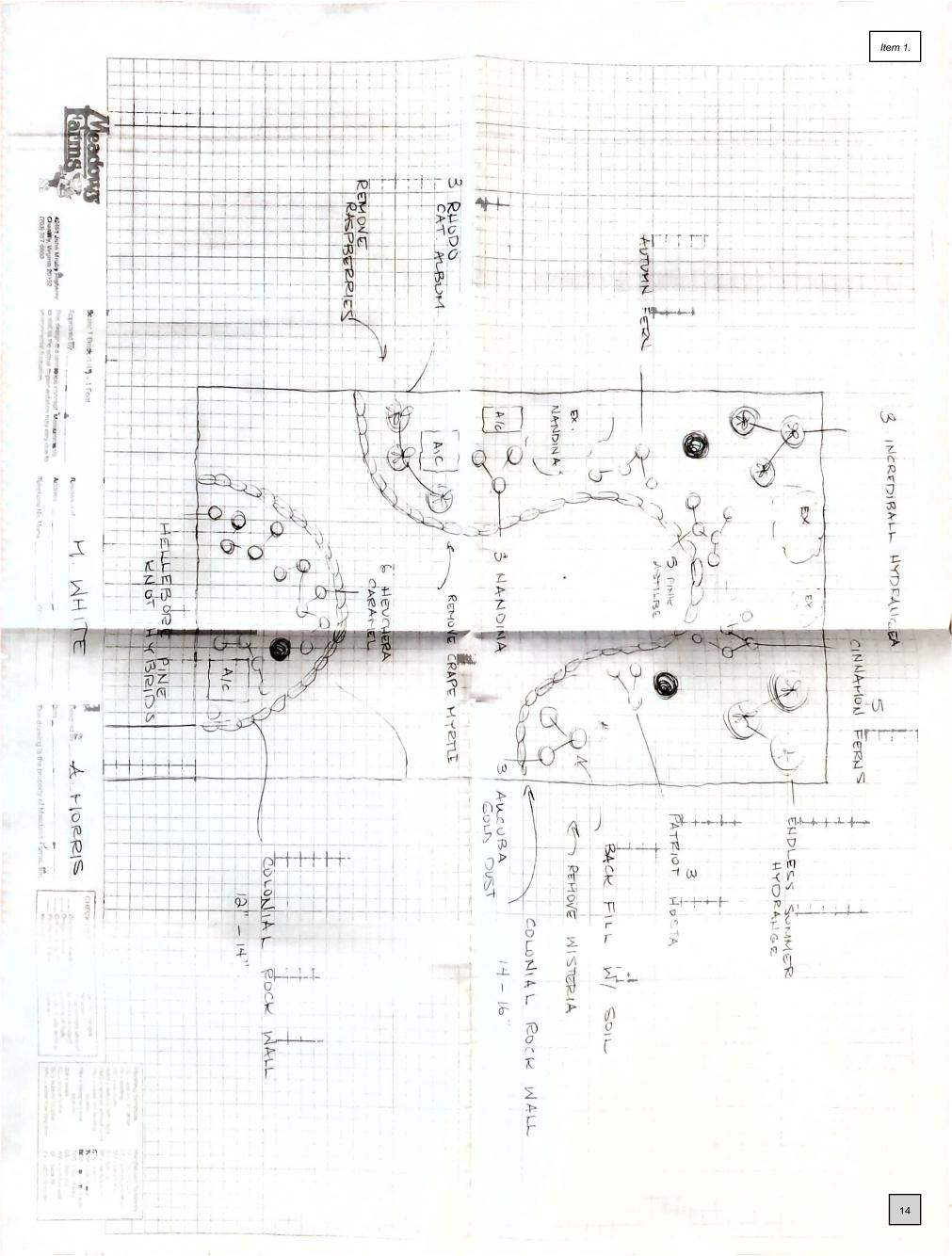
For:

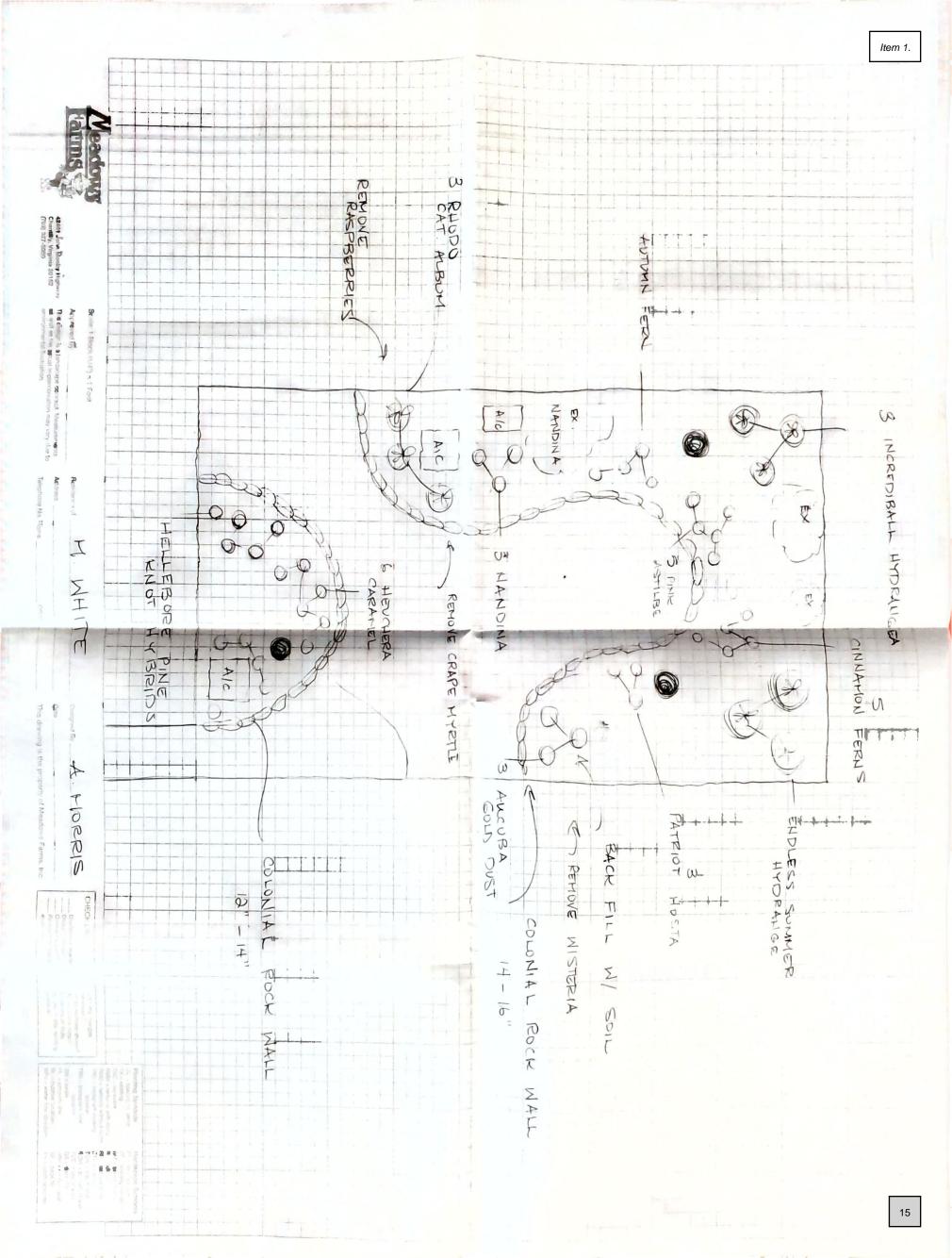
I move to approve the application for **Certificate of Appropriateness 23-38** for the request to construct two, low 12" stone walls that will gradually increase up to 18" to the rear of the wall to outline the existing stone patio, to add mulching to the existing landscaped areas, to add pea gravel to existing walkway from the gate to the patio, and to remove certain existing plantings and to add new plantings at **63 Main Street** with the following conditions:

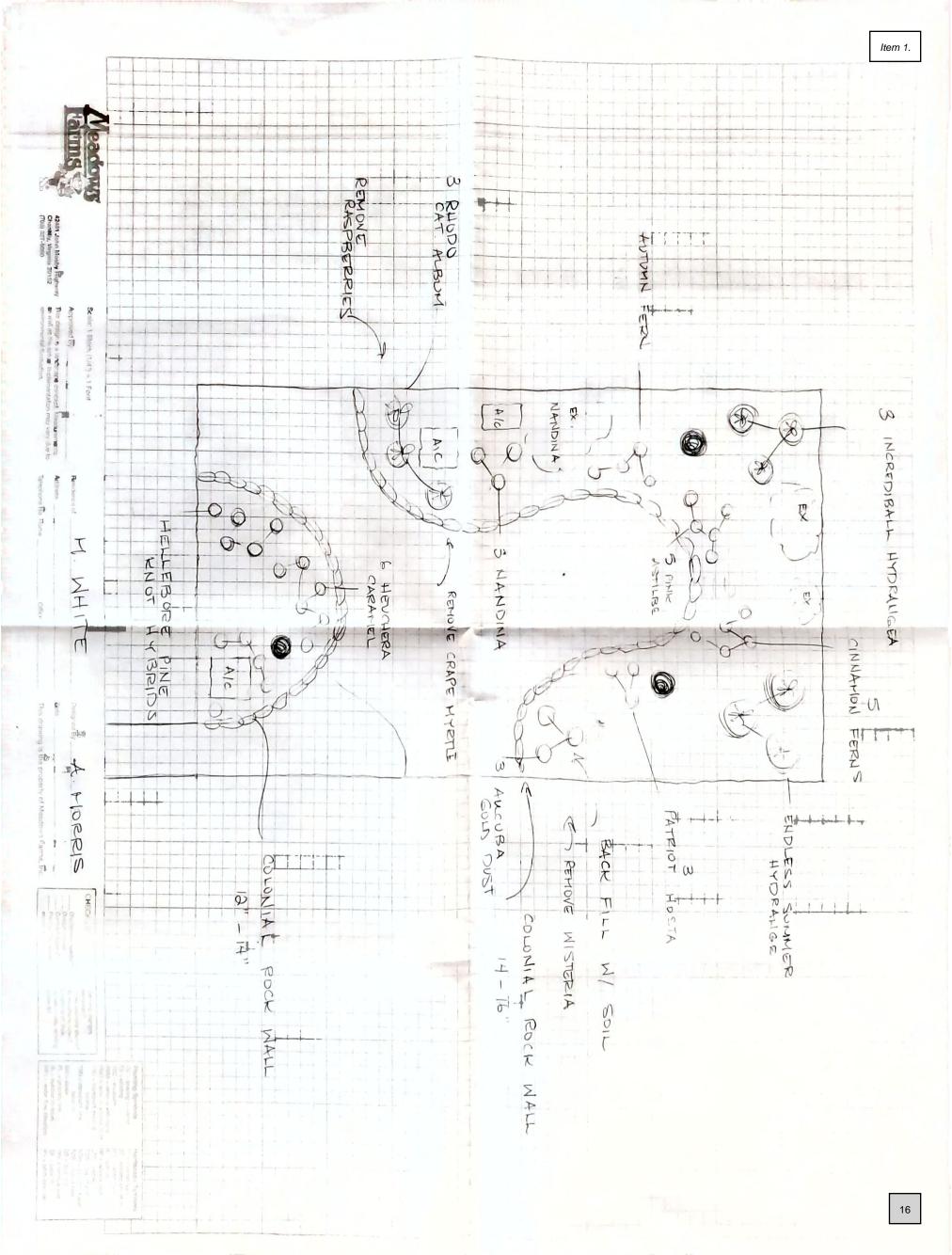
1) All necessary permits are acquired.
2) It is recommended that the proposed Nandina plantings be altered to include a new type of planting that is not considered to be an invasive species.
Motion to Approve By:
Seconded By:

Abstained:

Against:







COA#____

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

Assoc. Permit #

ARCHITECTURAL REVIEW BOARD **CERTIFICATE OF APPROPRIATNESS**

The Architectural Review Board (ARB) meets every street). Applications requiring ARB are due by the 1st immediately following) prior to the meeting. Each approximate the applicant to changes as recommended or meeting or the application will be deferred. Please readditional information Historic District requirements.	th day of each month (or the first business day plicant or a representative, who has the authority to required by the ARB are required to attend this ad the Warrenton Historic District Guidelines for						
The following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in addition to a control of the following materials are required in t	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 requir	red; this application also serves as a zoning permit).						
Project Owner							
Address/Location: 63 Main St, Warrenton VA	A 20186 GPIN: 6984-43-4541-000						
Name: Mitchell E White	Email:mitch@bewellcompany.com						
Address: 7305 Bayfield Lane, Warrenton \	VA 20187 Phone: 703-625-3821						
Applicant (If different then above)							
Name:	Email:						
Address:	Phone:						
Applicant's Representative (If different then above. No changes that may be suggested or required by the AR							
Name:	Email:						
Address:	Phone:						
Complete description of each modification or improve	ement						
Clear out and add new plantings, add 2 lower walls to outline the current stone patio, address to the pation.							
from gate to patio.							
Is there an application relevant to this property pendir Yes No If so, specify:	ng or contemplated before anther Town Board?						
David Garcia Digitally signed by David Garcia Date: 2023.05.13 02:52:52 -04'00'							
Signature of Property Owner	Signature of Applicant/Agent						
David A. Garcia	Mitchell E White						
Name (Print or Type)	Name (Print or Type)						

Item 1.

WARRENTON

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 # _____

OFFICIAL U	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	
	Deter
Certificate of Appropriateness:	Date:
Zoning Permit:	Date:
Fees	
Paid Stamp	Catifactors
	Certificate of Appropriateness:
	Zoning:

Contract Date 04/2



Project/Company

Purchaser

42461 John Mosby Highway Chantilly, Virginia 20152 VA (703) 327-5050 MD (301) 353-0606 Fax (703) 957-4093 www.MeadowsFarms.com

	ContractNumber 23043317 Addendum: 1							
6	MISS UTILITY NO							
	Designer's Name Amanda Morris							
	Attachments: Hardscape Rockwall Planting:							
	E-Mail MWHITELLC@GMAIL.COM							
ty	WARRENTON State VA Zip 20186							
	County: FAUQUIER							

Name Addr		MITCH AND NAT								
	ess	63 MAIN STREET		111111		City	WARRENTON State	VA	Zin	20186
Hom	e Phone	03 WIM STREET	Cell Pho	ne 7	036253821	City	County: FAUQUIER	<u> </u>	_ -	20100
Wor	k Phone		Ext			Mr	Mrs			
	ract Type	Planting	Status:	New			Tentative Begin/End Week	z Of•		
		T tanting	Status.				Tentative begin/End week			
Item	Description	n	Qty	Each	Total	Item	Description	Qty	Each	Total
107103	AUCUBA,GOLI GALLON	D DUST - VARIEGATED 3/5	3.00	79.00	237.00	700050	DELIVERY AND FUEL SURCHARGE	1.00	75.00	75.0
510201	FERN,AUTUM	N BRILLIANCE 1 GALLON	5.00	29.00	145.00	600046	MULCH,COLORED-DARK BROWN DYED 2 CU.FT. BAGS COVER 6 SQ.FT.	90.00	10.00	900.0
510301	FERN,CINNAM GALLON	ON-SUN/PT.SHADE 1	5.00	29.00	145.00	600052	OTHER, DEGREE OF DIFFICULTY	1.00	300.00	300.0
317503	HYDRANGEA,I GALLON	ENDLESS SUMMER 3	3.00	89.00	267.00	600022	SOILS,TOPSOIL 8 YDS.+ PER YARD	14.00	90.00	1,260.0
317703	HYDRANGEA,	INCREDIBALL 3 GALLON	3.00	89.00	267.00	700017	GRAVEL,BEIGE/CREEKWASH LARGE 1-3" PER SQ.FT \$6.50 PER SQ.FT. OVER	120.00	7.50	900.0
99505	, , ,	MESTICA 3 GALLON - NOT CALLER GROWING	3.00	79.00	237.00		150 SQ.FT IF EXCAVATION IS REQUIRED THERE IS AN ADDITIONAL CHARGE			
527702	PERENNIAL,AS	STILBE,PINK 1 GALLON	5.00	35.00	175.00	600028	ROCKWALLS,COLONIAL GRAY PER	145.00	43.50	6,307.5
37501	PERENNIAL,HI HYBRIDS 1 GA	ELLEBORE PINE KNOT LLON	5.00	40.00	200.00		FACE FT.			
530312	PERENNIAL,HI GALLON	EUCHERA CARAMEL 1	6.00	39.00	234.00					
528105		OSTA PATRIOT 1gal	3.00	29.00	87.00					
117701	RHODODENDE	RON,CAT. ALBUM 24-30"	3.00	159.00	477.00					
Notes	USE GR	AVEL IN ENTRY TO CO	URTYAR	D						
Directi	ions									
	ions ed Total		\$2,47	1.00	Deposit		\$0.00 Payment Ty	pe		
nstalle Other	ed Total Charges		\$9,74	2.50	Design Fee			pe		_
Installe Other Sales T	ed Total Charges Fax	\$1,235.50	\$9,74 \$7	2.50	Design Fee/ Credit Men Balance Du	no ie	\$0.00	pe		
Installe Other Sales T	ed Total Charges	\$1,235.50	\$9,74	2.50	Design Fee/ Credit Men	no ie		pe		_
ínstallo Other Sales T Fotal I	ed Total Charges Fax Investment	\$1,235.50 derstand the agreement	\$9,74 \$7 \$12,28	2.50 4.13 7.63	Design Fee/ Credit Men Balance Du Upon Instal	no ie llation	\$0.00		order is 1	not binding
Installo Other Sales T Fotal I	ed Total Charges Fax Investment		\$9,74 \$7 \$12,28	2.50 4.13 7.63	Design Fee/ Credit Men Balance Du Upon Instal	no le llation uctions	\$0.00	This o	approve	not binding I by the Vic andscaping

ACCEPTANCE: I accept installation and items described above in accordance with the terms of the agreement.

PARCEL 12 ANDERSON PROPER

TOWN OF WARRENTON FAUQUIER CO, M.

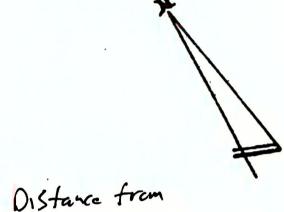
Date: MARCH 8, 1991

Project No.: 3093

YHAD MC. WARPENTON, VIRGINIA 22106 Scale: 1" . 20"

Sheet 1 of 2

AX SECTION: TEA PHORL : 491



Fence 9ft MYLKER

.19 ft

Distance from corner of

Force and Building

Distance from Building 7A

54+

Stone walls (12"-14" tail)

19f+ width of Pea Gravel walkwa

19 ft

Leigth of Per Gravel weltug

(From Gate to Patro)

MAN STREET

1- Both Stare Wells will exactly outline current stone Patio

Z-Both Store wells will be between 12"- 14" +all

3- Pea Gravel Weltway currently exists, we are only freshering

27.50

4- Plantings included in separate description Page

PARCEL 12 ANDERSON PROPERTY BKU65475U485 TOWN OF WARRENTON, PAUGUIER CO., VA.

Sheet 2 of 2

I certify that a survey was made under my direction of a tract of land said to be in the name of Athel B. Anderson Estate, and located on the north side of Main Street in the Town of Warrenton, Fauquier co., Ya.

The said property is the land referred to in Deed Book 121 page 373 as found in the land records of Fauquier Co., Va., and is described as follows: (Note: No metes and bounds were found)

Beginning at (A), a drill hole found in the sidewalk corner to Walker and in the northern right of way line of Main Street, thence with Main Street M57°28'01"W 31.63 feet to (B), a drill hole sot corner to Anderson Parcel 13, thence with Parcel 13 and the fece of building on said Parcel 13 as follows: N34°08'09"E 21.73 feet to (C), a point, thence S55°51'51"E 1.66 feet to (U), a point, thence N34°08'09"E 46.38 feet to (E), a point corner to building on Parcel 13 and in the line of Walker, thence with Walker S55°31'01"E 29.59 feet to (P), an iron pipe found, thence S33°49'25"W 67.04 feet to (A), the point of beginning, the said Parcel 12 containing 2047 Square Peet.



Richard H. Vogel, Va.C.Z.8., #859 VH&D INC.

Item 1.

Fauquier County, VA Gail H Barb Clerk of Circuit Court

29 Ashby St Warrenton, VA 20186 Phone Number: (540) 422-8100

Official Receipt: 2023-00003475

Printed On: 05/16/2023 at 3:48:26 PM By: 40 on FC-9147

Customer:

MITCH WHITE

Date Recorded: May 16, 2023

Instrument ID	Recorded Time	Amount	
	3:48:00 PM	\$5.00	

Transaction: MISC-MISCELLANEOUS

Remarks: RESEARCH & COPIES

Accounts	Amount
236 Copies	\$1.00
315 Misc Fees	\$4.00
421 County Handling Fee	\$0.00
442 Overage <\$25 To 113/315	\$0.00

Total Due: \$5.00 Paid by Cash: \$10.00

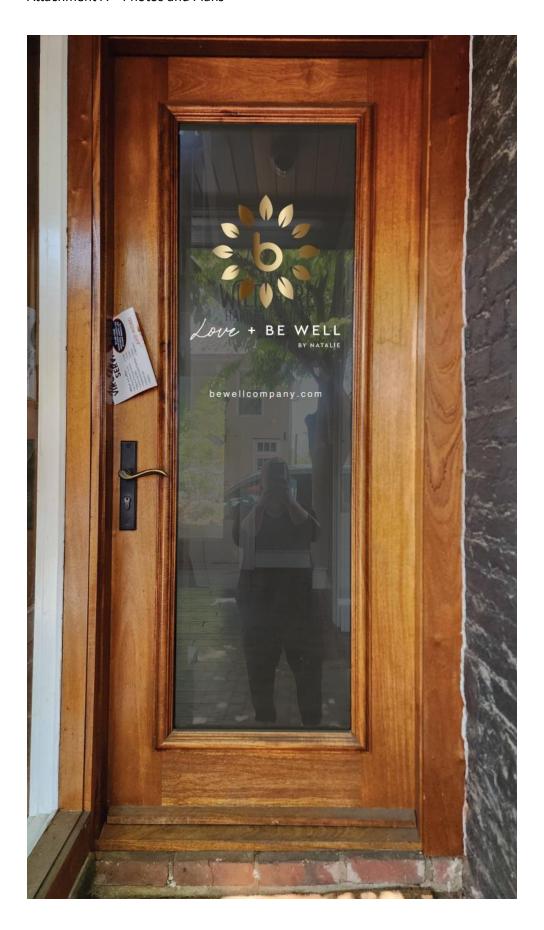
Change Tendered: \$5.00

Vicinity Map – Street View



Photos:











STAFF REPORT

Meeting Date: June 1, 2023

Agenda Title: COA 23-40 - 63 Main Street

Requested Action: Review proposal for the request to install two window signs; one on the

window and one on the door.

Department / Agency Lead: Community Development

Staff Lead: Casey Squyres

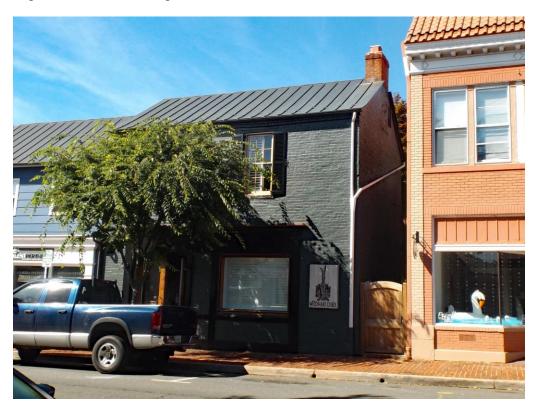
EXECUTIVE SUMMARY

The applicant is proposing to install two new window signs.

- 1) One sign will be located on the door and the other on the window.
- 2) Both signs will include name of business and company logo.
- 3) Applicant confirmed both signs will comprise of less than 25% of the total window area.
- 4) Glass size is 82" x 571/2"
- 5) The "b" is 28" x 28"
- 6) The top line is 61" x 4\%"
- 7) The bottom line is 48" x 1½"

BACKGROUND

This building was constructed circa 1830 based on the Sanborn map. The building is an excellent example of a Federal style commercial building and represents the early nineteenth-century commercial resources within the district. The building retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the character of the district. Although the building does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
E. WINDOW SIGNS		
Window signs are a form of a wall sign and should be included in the permitted	3.40	Glass size is 82" x 57½"
wall sign area. No window sign should exceed twenty-five percent (25%) of the		The "b" is 28" x 28"
window area or have letters taller than twenty-four (24) inches. Glazed doors		The top line is 61" x 41/4"
may also have lettering.		The bottom line is 48" x 1½"

COA 23-40 | 63 Main Street June 1, 2023 Page 3

Historic District Guideline	Page No.	Analysis
1. Design a window sign to minimize the amount of window covered. Where	3.40	Glass size is 82" x 57½"
larger signs would detract from viewing window displays, smaller lettering may		The "b" is 28" x 28"
be located less obtrusively near the bottom of the display window. Such		The top line is 61" x 41/4"
signs generally are more appropriate for closer pedestrian traffic.		The bottom line is 48" x 1½"
2. Traditional gold lettering is almost always appropriate for window signs. If dark colors are chosen, they should be highlighted for visibility. A solid painted background behind lettering should be avoided because it destroys the transparency of the storefront.	3.40	There will be no solid, painted background. Lettering will be white and gold.

STAFF RECOMMENDATION

Staff recommends approval of the request to install one 13" x 36" hanging sign to the existing bracket, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The "b" lettering shall be no taller than 24", as per Historic District Guidelines.

ATTACHMENTS

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



TOWN OF WARRENTON

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

Department of Community Development

SIGN PERMIT

Fach application for	· a sian permit s	should include detailed	sign drawings, showing	n	Permit #
dimensions, height, colors, lighting, and proposed location of each sign requested. Associated Permit #					ated Permit #
PROPERTY INF	ORMATION				
Property Owner:	Christine &	David Gardi Tele	phone: <u>54</u> 0-347-190	1 Email:trey@	armiva.com
Property ID: 698	34-43-4541-	-000 Parcel Addr	ess:		
Tenant/Business	s Name: <u>Be V</u>	Nell City LLC _{Tena}	ant Address/Suite: <u>6</u>	3 Main Stree	et, Warrenton VA 20186
APPLICANT IN		N			
Name:Mitchell		-	ess: <u>7305 Bayfield</u>		enton VA 20187
Telephone: 703-	-625-3821	Email:mitch@be	wellcompany.co	m	
INFORMATION	ON PROPO	SED SIGN(S) - At	ttach separate pa	ge if needed	
Type of Propos	sed Sign(s):	Location	Dimension	Area (Sqft)	Illumination Type
Company logo a	nd name	Front plate glass window Front door	2' x 4' (8 sq ft)	32.74 sq ft availab	none none
Company logo a	ind name		1' x 2' (2 sq ft)	8.16 sq ft availabl	e none
INFORMATION	ON BUILDII	NGS AND EXISTIN	NG SIGNS ON PRO	OPERTY	
		business (size/type	_		e. Historic District Only]
APPLICANT'S	SIGNATURE				
is authorized by the ovapplication. All provision	owing: I have rea wner of record of to ons of laws/ordina resume to give au mance of construc	the property identified abo ances governing the propo uthority to violate or cance	ove and, if agent, I have be osed work will be complied	een authorized by t d with whether spe ner statement, local	cified herein or not. The granting
	Sign	ature/Date		Print Name	
		FOR OF	FICIAL USE ONLY		
APPROVED	DENIED		Zoning Dis	trict:	
Notes/Restriction	S:				
Zoning Administr	rator Signature	& Date		Fe	ee Due: \$

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS 23-40

June 15, 2023

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ı	1871				1			$\boldsymbol{\nu}$		<i>,</i> –

I move to approve the application for **Certificate of Appropriateness 23-40** for the request for the installation of two window signs at **63 Main Street** with the following conditions:

1) All necessary permits are acquired.						
2) The "b" lettering shall be no taller than 24", as per Historic District Guidelines.						
Motion to Approve By:						
Seconded By:						
For:	Against:	Abstained:				

COA#_____

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

Assoc. Permit #

ARCHITECTURAL REVIEW BOARD **CERTIFICATE OF APPROPRIATNESS**

The Architectural Review Board (ARB) meets every 4 th Thursday at 7:00pm in Town Hall (21 Main Street). Applications requiring ARB are due by the 1 st 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 shee	ts, and/or samples	(Two hard/one digital copy).				
Accompanying permit applications (if requ	uired; this applicati	on also serves as a zoning permit).				
Project Owner						
Address/Location: 63 Main St, Warrenton V	/A 20186	GPIN:6984-43-4541-000				
Name: Mitchell E White	Name: Mitchell E White Email: mitch@bewellcompany.com					
Address: 7305 Bayfield Lane, Warrenton	า VA 20187	Phone: 703-625-3821				
Applicant (If different then above)						
Name:	Email:					
Address:	_	Phone:				
Applicant's Representative (If different then above changes that may be suggested or required by the A		ity to commit the applicant to make				
Name:	Email:					
Address:	_	Phone:				
Complete description of each modification or impro	ovement					
-Window sticker of shop logo on glass de	oor and front pl	ate glass window				
-Both stickers are much less than 25% of total sq ft available						
Is there an application relevant to this property penergy Yes No I If so, specify:	ding or contemplat	ed before anther Town Board?				
DAVID GARCIA	2					
Signature of Property Owner	Sign	ature of Applicant/Agent				
DAVID GARCIA	Mitchell E White					
Name (Print or Type)	Nam	ne (Print or Type)				

Item 2.

WARRENTON TO THE PROPERTY OF T

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 # _____

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:					
1 / N Other remits 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:				

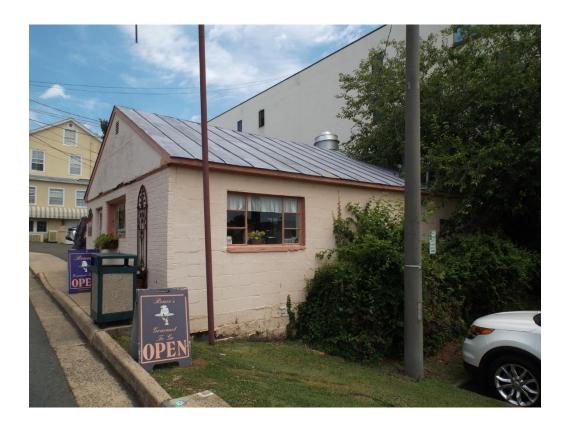
Vicinity Map – Street View



Photos: (*All photos from 2019 architectural survey, not current)





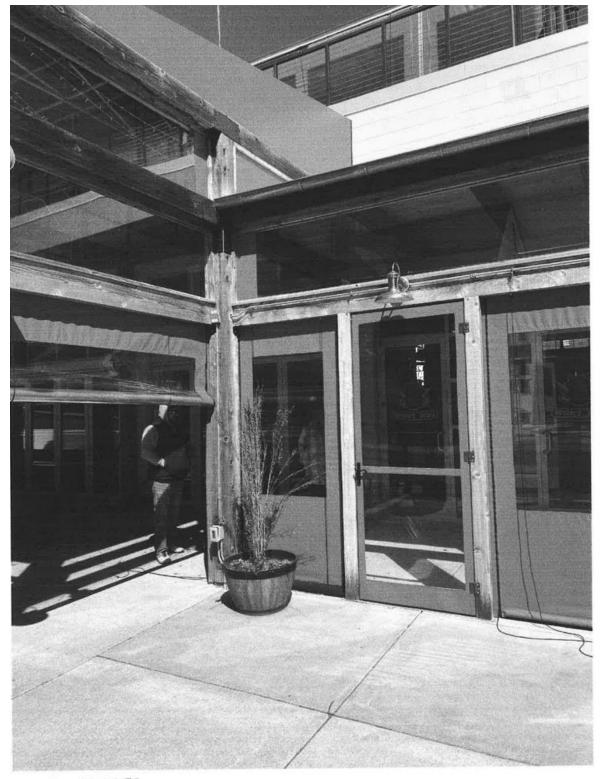


Plans:

Proposed color for roll-up fabric doors:



Example of proposed roll-up door and storm door styles:

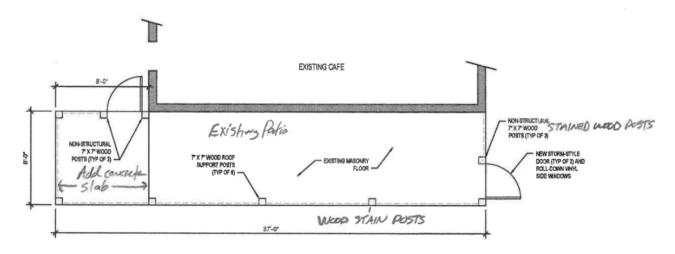


DOOPS+ SIDES

Proposed design plan:

THIRD + MAIN CAFE

DINING PATIO LAYOUT





Proposed design sketch:



ENCLOSE PATIO OVER EXISTING PATIO



ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA#	
Zoning #	
Assoc. Permit #	
Phone: 540-347-2405	
Email: planning@warrer	tonva.gov
Facsimile: 540-349-2414	

COMMUNITY DEVELOPMENT DEPARTMENT 18 Court Street, Lower Level Warrenton, VA 20186

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.

additional information Historic District requirements.	Waitemon Fissone District Guidennes for
The following materials are required in addition to a comple Photographs of the area of work. Plans, drawings, product information sheets, and/or Accompanying permit applications (if required; this	samples (Two hard/one digital copy).
Project Owner	
Address/Location: 15 South 3rd st	GPIN:
Name: Thind+ Main Gormet to Go Ema	il: thirdandmainvalgmail com
Address/Location: 15 South 3rd st Name: Thind+ Main Gormet to Go Ema Address: 15 South 3rd St. Wanney for VA. 20186	Phone: 703 577 1137
Applicant (If different then above)	
Name:Ema	il:
Address:	Phone:
Applicant's Representative (If different then above. Must have changes that may be suggested or required by the ARB)	ave authority to commit the applicant to make
Name:Ema	il:
Address:	Phone:
Complete description of each modification or improvement	
Enclose existing patro with word pollup zipperal sides w/ 2 doors	stained posts, metal post and
Is there an application relevant to this property pending or of Yes No If so, specify:	0.04
Note-Most	Intluse
Signature of Property Owner	Signature of Applicant/Agent
Robert L. MODES IN LOCALICIOUS LLC	Robert C. Moore FE
Name (Print or Type)	Name (Print or Type)

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS 23-42

June 15, 2023

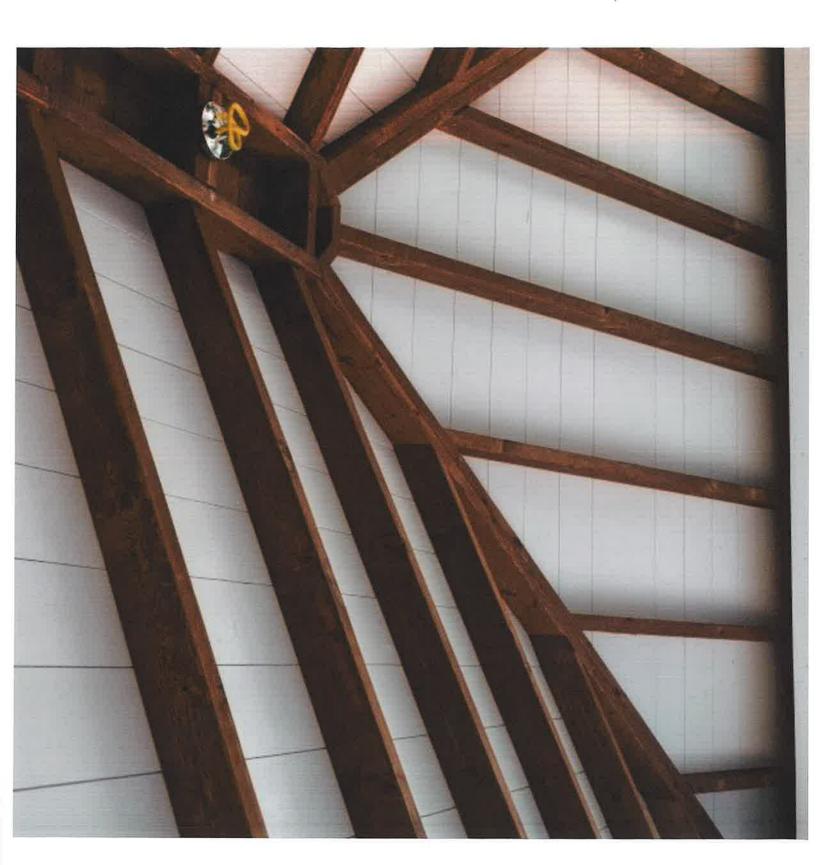
MOTION TO APPROVE

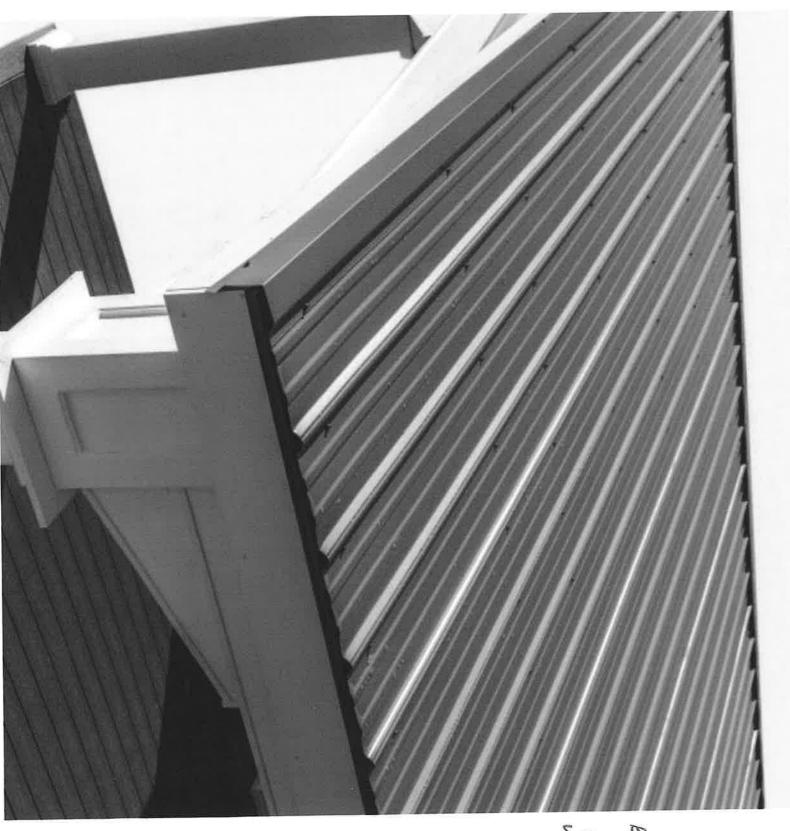
I move to approve the application for **Certificate of Appropriateness 23-42** for the request to construct an enclosed patio at the side elevation of the main building, as described and depicted within the application, at **15 S. Third Street** with the following conditions:

1) All necessary perm	its are acquired.		
2) Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size scale and architectural features.			
3) The patio shall mee	et all Zoning Ordinance requi	rements.	
Motion to Approve B	y:		
Seconded By:			
For:	Against:	Abstained:	



DOORS+ SIDES





EXTERIOR

POENT

GRANT

WILLDOOD Stained

Posts



STAFF REPORT

Meeting Date: June 15, 2023

Agenda Title: COA 23-42 – 15 S. Third Street

Requested Action: Review proposal for the request to construct an enclosed patio at the side

elevation of the main building.

Department / Agency Lead: Community Development

Staff Lead: Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to construct an enclosed patio on the side elevation of the main building to allow for all-season outdoor dining.

- 1) The patio will be clad in a galvanized metal shed roof that will measure 37" in length.
- 2) The patio roof will be set on square, wooden support posts with yellow, roll-up awning fabric panels.
- 3) The roof interior of the patio will include exposed wooden beams to match the support posts.
- 4) The patio will be installed over the existing flat, brick patio floor.
- 5) The applicant is requesting to install an approximately 8' x 8' concrete slab at the end of the existing brick patio which will also be covered by the shed-roof overhang of the new enclosed patio to allow for optimal dining space.
- 6) The applicant is requesting to install two new storm-style doors (wooden and screen) at each end of the enclosed patio to allow for proper egress for staff and customers in and out of the main building into the enclosed patio.

BACKGROUND

This commercial building was constructed in c.1950 and is in good condition. This resource represents a small scale detached commercial style building within the commercial areas of the district. This resource retains integrity of location, design, feeling, and association. It falls within the district's period of significance and contributes to the commercial character of the district. Although it does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C, for architecture.



*Image from 2019 architectural survey

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis			
C. ADDITIONS TO EXISTING BUILDINGS	C. ADDITIONS TO EXISTING BUILDINGS				
1. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale, and architectural features.	3.72	The applicant has demonstrated that the new patio enclosure will be distinguishable from the original building while maintaining appropriate massing, size, scale, and architectural features.			

COA 23-42 | 15 S. Third Street June 15, 2023 Page 3

Historic District Guideline	Page No.	Analysis
2. Additions will cause the least possible diminution or loss of the historic character of the existing building including its materials, craftsmanship, design, location and setting.	3.72	The applicant has demonstrated that the addition will not negatively impact the historic fabric of the main building.
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	The applicant has demonstrated that the new patio enclosure will be distinguishable from the original building while maintaining appropriate massing, size, scale, and architectural features.
7. Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact. For example, a small connector passage or hyphen to join a side or rear addition to the original building is less invasive and destroys less fabric than a full elevation connection.	3.72	The applicant has demonstrated that the addition will not negatively impact the historic fabric of the main building. If removed in the future, the original form, character, and integrity of the main building will remain intact.
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements	3.72	The applicant has demonstrated that the new patio enclosure will be distinguishable from the original building while maintaining appropriate massing, size, scale, and architectural features.
10. Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. Respect the spatial relationship between the wall surface and window opening of the existing building	3.72	The applicant has demonstrated that the patio enclosure will not impact the existing fenestration of the side elevation of the main building.

STAFF RECOMMENDATION

Staff recommends approval of the request to construct an enclosed patio at the side elevation of the main building, as described and depicted within the application, provided the following conditions are met:

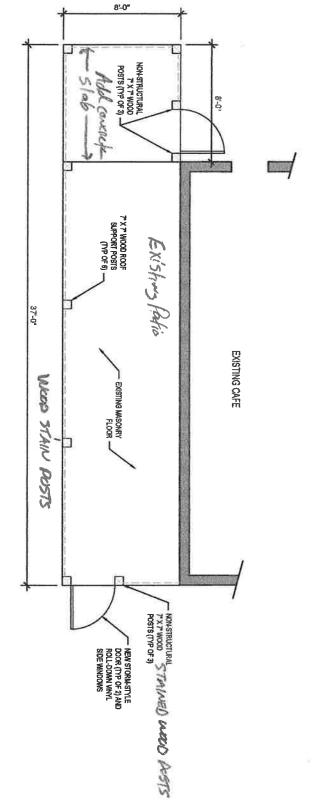
- 1) All necessary permits are acquired.
- 2) Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features.
- 3) The patio shall meet all Zoning Ordinance requirements.

COA 23-42 | 15 S. Third Street June 15, 2023 Page 4

ATTACHMENTS

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

[HIRD + MAIN CAFE DINING PATIO LAYOUT



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







Trivantage Designer &

Workroom Departments

Fabric

Fabric

Awning Fabric

Yellow Roll up Zippenel Sides

Sign In

Мy Account

Quick

Order

Requisition Lists

Become A Customer

Resource Center

Quick

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- Sign In
- My Account
- **Quick Order**
- Requisition Lists
- Become A Customer
- Resource Center



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Embellishments

Rope and Cordage

Weblangendashine Plus® Awning

626-Buffristed affither 6P-2730

Clean, Protect, Adhere

8dhasiy Gaffron

Cleaners Item # 857230 Protectants

Clearance

Clearance

Awning Fabric Sale

Marine Fabric Sale

Upholstery Fabric Sale Description Sunbrella® Sale

Hardware Sale

Inread Sale
Weblon Coastline Plus from Herculite® is an awning fabric backed by years of proven performance. It includes a strong PVC base fabric that resists shrinking
Trim & Cord Sale
and stays tight on the frame. The top surface is treated with a Rain Kleen® finish for color retention and a prolonged service life. Coastline Plus is UV, water, and
Grommets Sale criticles sale mildew resistant. The fire-retardant fabric is also heat-sealable for a strong, waterproof, and fight seal. It accepts a variety of graphics, including pressure-cleaners, Protectants, Adherents Sale sensitive graphics. Screen and Mesh Fabric Sale

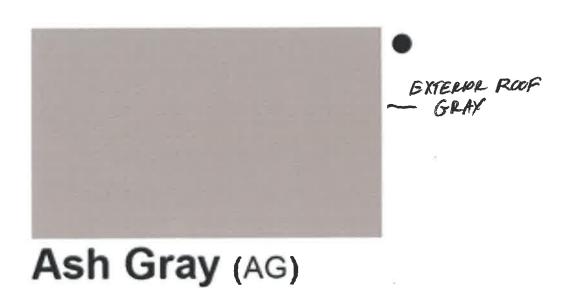


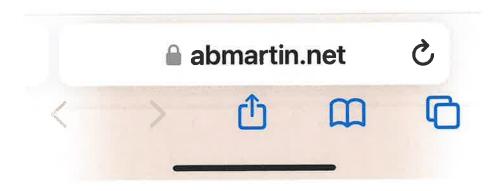
Item 3.

1 of 2



Light Stone (LS)







ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA#
Zoning #
Assoc. Permit #
Phone: 540-347-2405
Email: planning@warrentonva.gov
Facsimile: 540-349-2414

COMMUNITY DEVELOPMENT DEPARTMENT 18 Court Street, Lower Level Warrenton, VA 20186

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: 2 Courthouse Sq GPIN: Name: Fauquier County John Barton Panye Bldg Email: Address: Applicant (If different then above) Name: Fauquier County Maintenance Email: Phone: 540-422-8488 Address: 98 Manor Court 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: John Swain Email: Phone: 540-905-0665 Address: 98 Manor Court Complete description of each modification or improvement The complete removal of the overgrown trees at the rear of the JBP building. They are negitively impacting the adajcent FNB Wealth Building roof as well as the gutters and we assume the foundation of the building based on rain events that occured recently. The trees are also invading the power pole along Waterloo St. See photos Is there an application relevant to this property pending or contemplated before anther Town Board? Yes No If so, specify: Signature of Applicant/Agent Signature of Property Owner John Swain John Swain Name (Print or Type) Name (Print or Type)

COA	Ħ		
CUA	#		

	OFFICIAL USE ONLY
Approval	s Required (Circle Y or N)
	Administrative Approval
	Architectural Review Board Approval
Y / N	Other Permits Required, If yes list:
Notes	
Zoning D	Pistrict:Use:
Notes/Co	nditions of Approval:

Approval	
Certificat	te of Appropriateness: Date:
Zoning P	Permit: Date:
Fees	
Paid Star	mp Certificate of Appropriateness:
	Zoning:



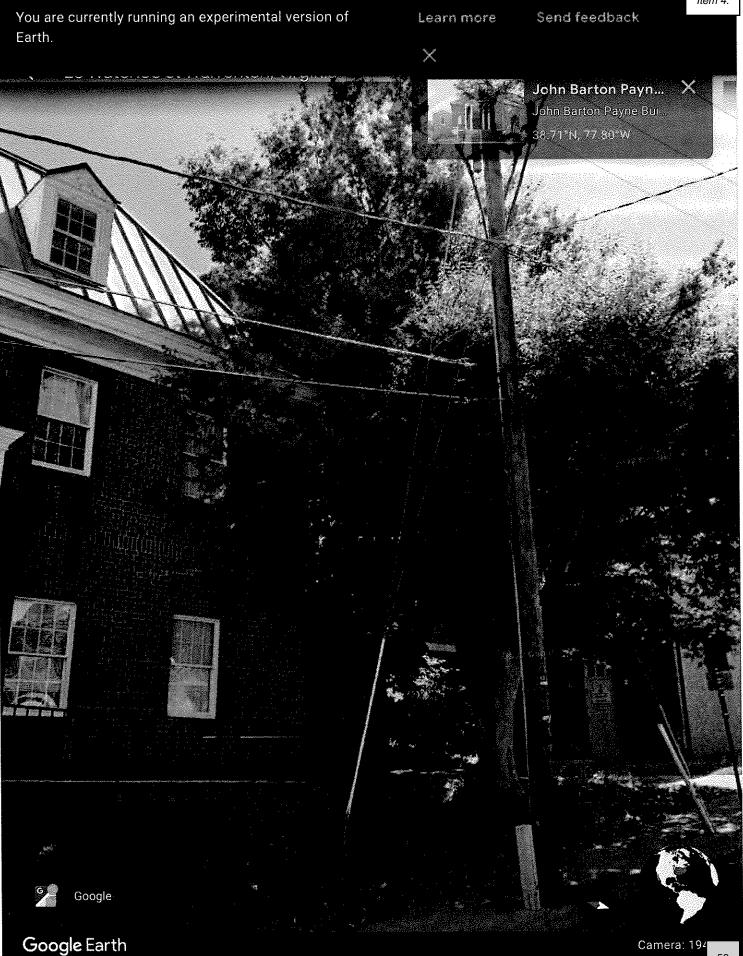


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Camera: 262 m 38°42'50"N 77°47

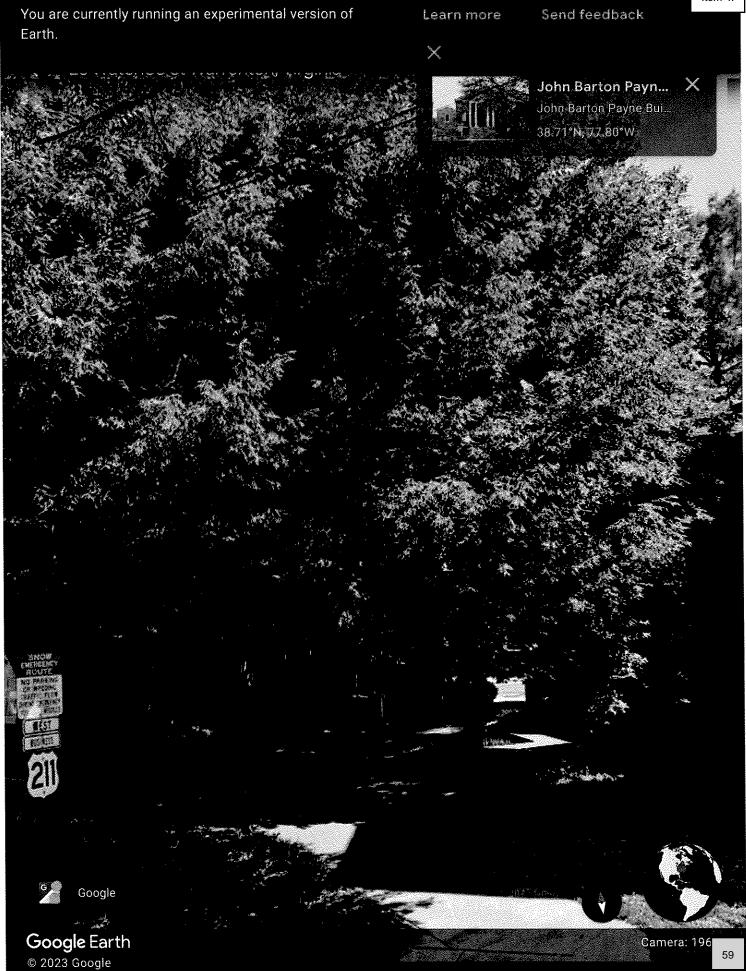




© 2023 Google

Camera: 194







Camera: 305 m 38°42'50"N 77°47

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS 23-43

June 15, 2023

MOTION TO DENY

I move to deny the application for **Certificate of Appropriateness 23-43** for the request to remove four specimen trees from the perimeter of the John Barton Payne Building and the adjacent FNB Wealth Building at **2 Court House Square** for the following reasons:

- 1) The applicant did not provide sufficient information that confirms the on-going maintenance issues at the foundations and rooflines of the two buildings is directly caused by the specimen trees.
- 2) Information is required to confirm the maintenance issues observed (minor wood deterioration at various spots along the cornices, fascia, soffits, and frieze boards and some visible cracks in the concrete and brick ramps due to settling) during an on-site visit by Staff, the Architectural Review Board, and the Tree Board is directly related to the presence of the four specimen trees and not simply a result of cyclical building maintenance.
- 3) The four specimen trees shall be retained and properly maintained, including regular trimming, to ensure that no damage does occur to any adjacent buildings or utility lines.

Motion to Appr	ove By:	
Seconded By:		
For:	Against:	Abstained:



STAFF REPORT

Meeting Date: June 15, 2023

Agenda Title: COA 23-43 – 2 Court House Square

Requested Action: Review proposal for the request to remove four specimen trees from the

perimeter of the John Barton Payne Building and the adjacent FNB Wealth

Building.

Department / Agency Lead: Community Development

Staff Lead: Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to remove four specimen trees (three Linden trees and one Bald Cypress) from the perimeter of the John Barton Payne Building and the adjacent FNB Wealth Building due to on-going building maintenance issues at the roofline and foundation, as well as the interference of the Bald Cypress tree with the utility lines along Waterloo Street.

BACKGROUND

The building being impacted is the former Warrenton Library building, which was constructed in 1923 and is in excellent condition. The architectural elements and design of this building are in keeping with the rest of the district's institutional buildings. It retains integrity of location, design, setting, materials, workmanship, feeling, and association. This resource falls within the district's period of significance and contributes to the 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 education.



*Image from 2019 architectural survey

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis	
A. LANDSCAPING			
1. Preserve and maintain specimen trees, allées, historic plantings, and garden designs.	3.6	The applicant is requesting to remove four specimen trees.	

^{**} The three Linden trees and the Bald Cypress tree in question are visible behind the building.

COA 23-43 | 2 Court House Square June 15, 2023 Page 3

Historic District Guideline	Page No.	Analysis
Specimen trees (trees that are particularly impressive or unusual examples of a species due to their size, shape, age, or other traits), healthy mature trees, and historic plantings are important components in the historic district. They should be retained whenever possible. When planting new trees, species that are commonly seen in the surrounding historic district should be selected.	3.7	The applicant has not demonstrated a sufficient reason for the removal of the four specimen trees which are otherwise healthy, mature trees that do not appear to have any direct negative impact to the adjacent buildings. Therefore, the four specimen trees are recommended to be retained and properly maintained.
Be careful not to attract moisture toward historic masonry. Avoid planting too close to a building so as not to damage or retain moisture against architectural features or building foundations. Do not encourage ivy or other organic material to grow on historic buildings	3.7	The applicant has not demonstrated a sufficient reason for the removal of the four specimen trees which are otherwise healthy, mature trees that do not appear to have any direct negative impact to the adjacent buildings. Given the trees close proximity to the adjacent buildings, and upon further inspection, no negative impacts from the trees were observed at the building's roofline or foundation. Any minor maintenance issues observed are considered to be cyclical maintenance issues for all historic buildings.

STAFF RECOMMENDATION

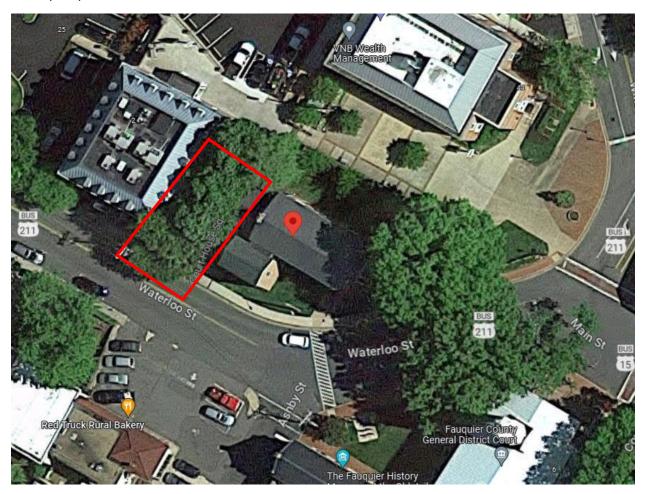
Staff recommends denial of the request to remove four specimen trees from the perimeter of the John Barton Payne Building and the adjacent FNB Wealth Building for the following reasons:

- 1) The applicant did not provide sufficient information that confirms the on-going maintenance issues at the foundations and rooflines of the two buildings is directly caused by the specimen trees.
- 2) Information is required to confirm the maintenance issues observed (minor wood deterioration at various spots along the cornices, fascia, soffits, and frieze boards and some visible cracks in the concrete and brick ramps due to settling) during an on-site visit by Staff, the Architectural Review Board, and the Tree Board is directly related to the presence of the four specimen trees and not simply a result of cyclical building maintenance.
- 3) The four specimen trees shall be retained and properly maintained, including regular trimming, to ensure that no damage does occur to any adjacent buildings or utility lines.

ATTACHMENTS

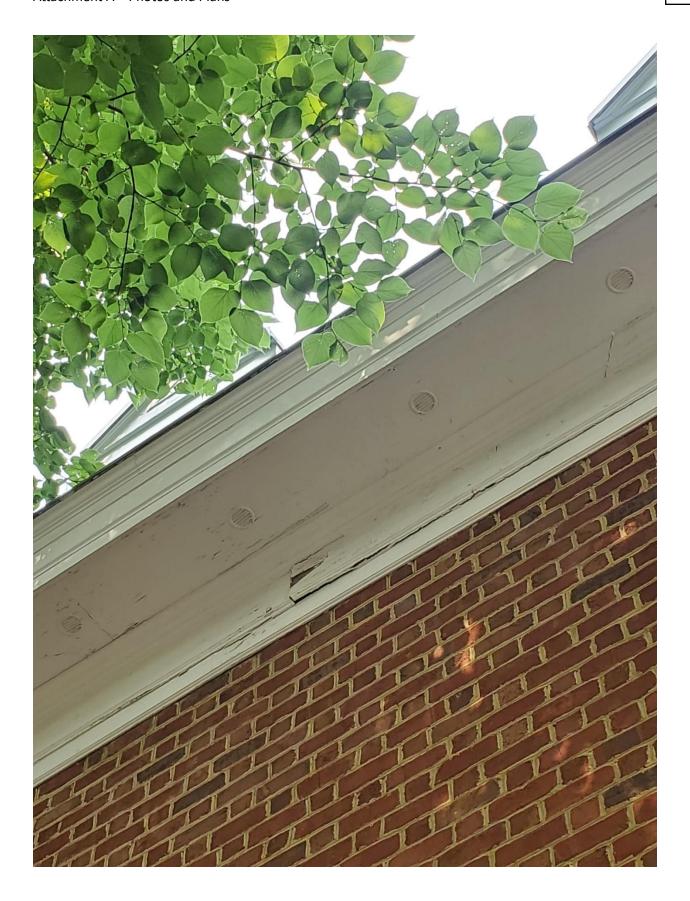
- 1. Attachment 1 Photos
- 2. Attachment 2 Draft Motion Sheet

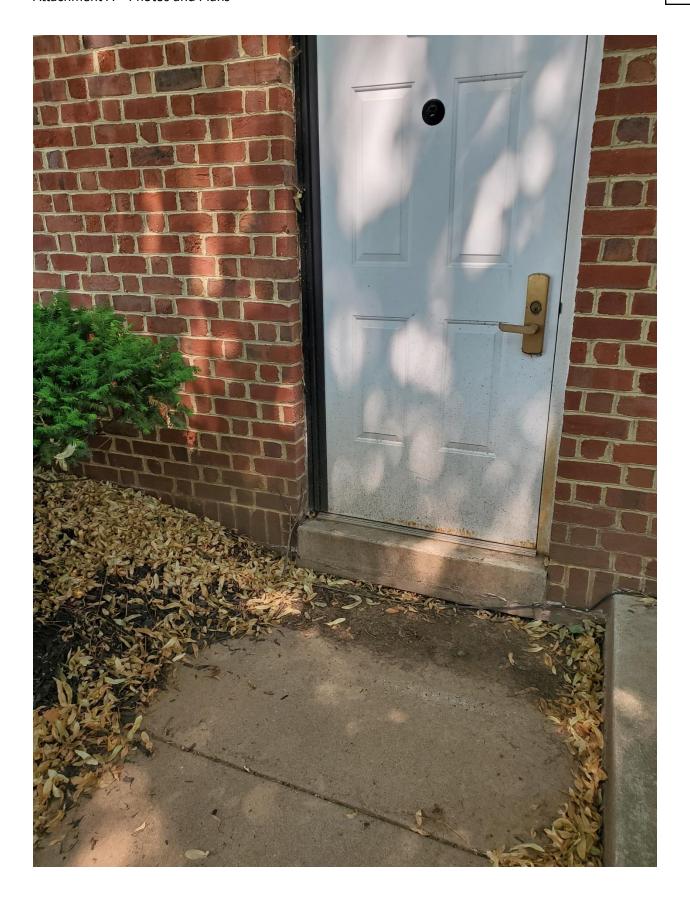
Vicinity Map – Street View



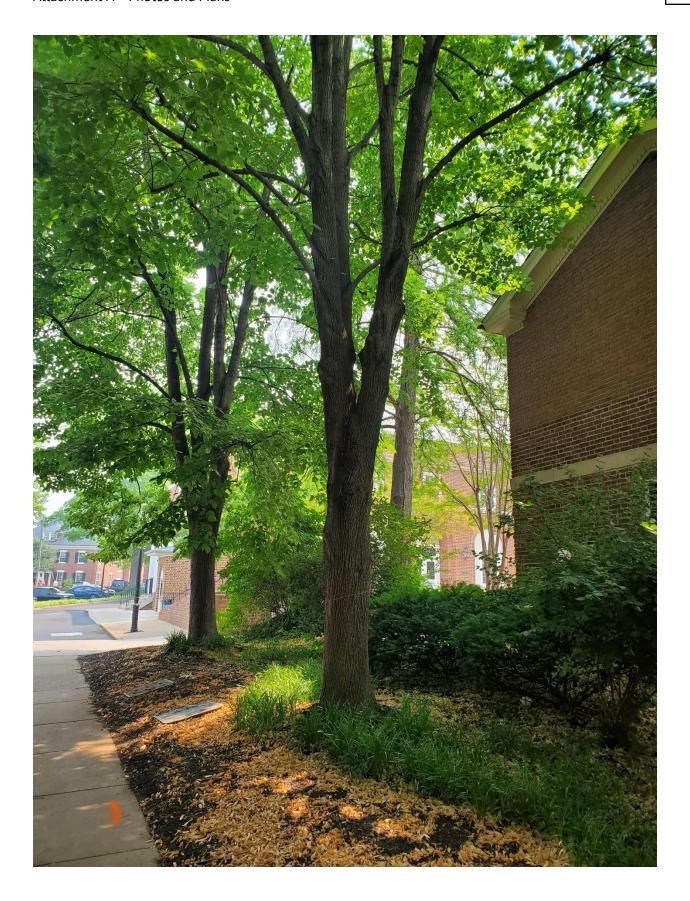
Photos:

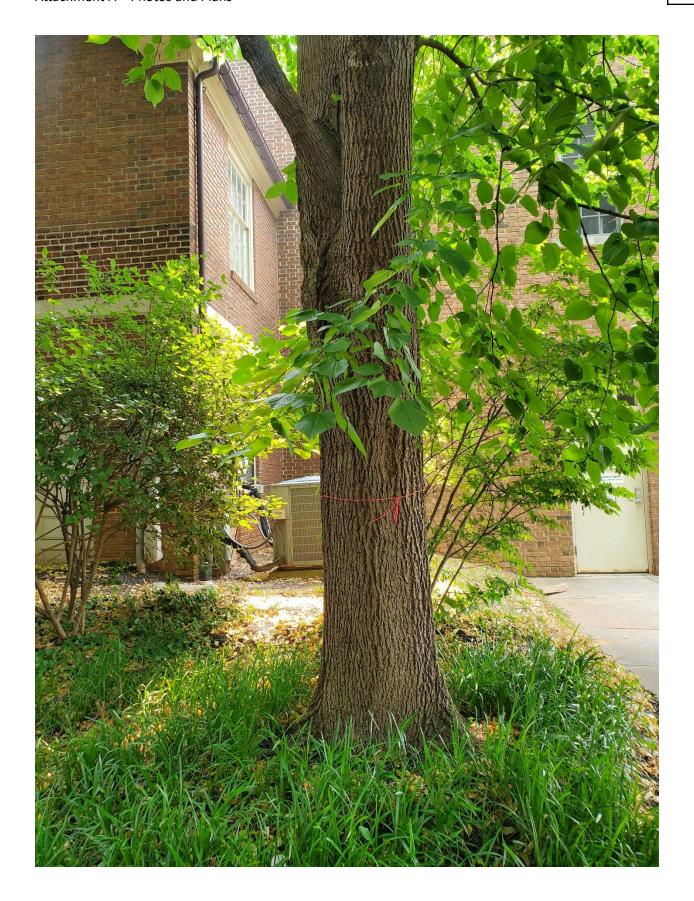


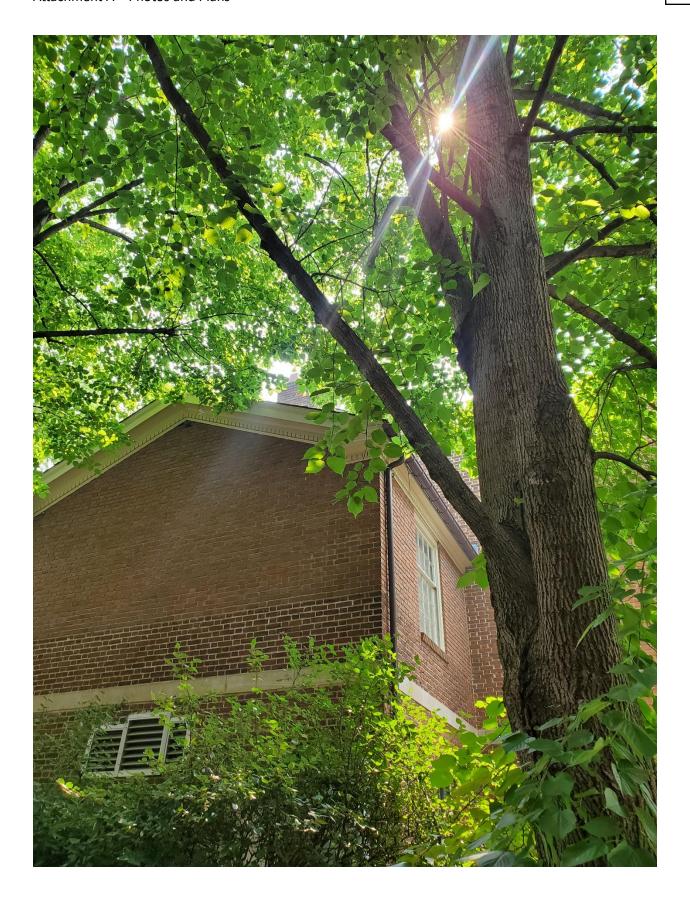


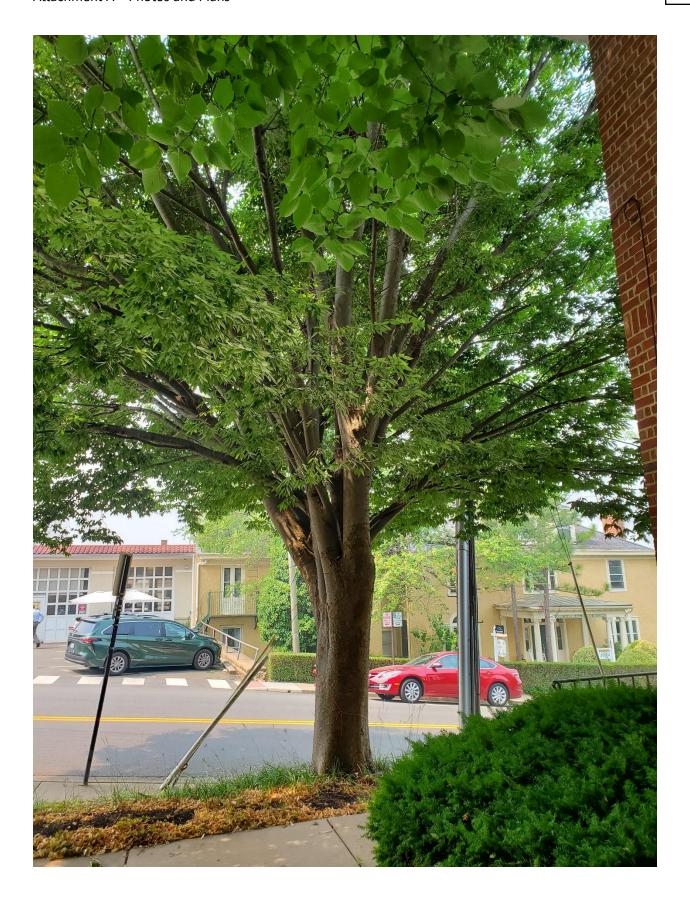


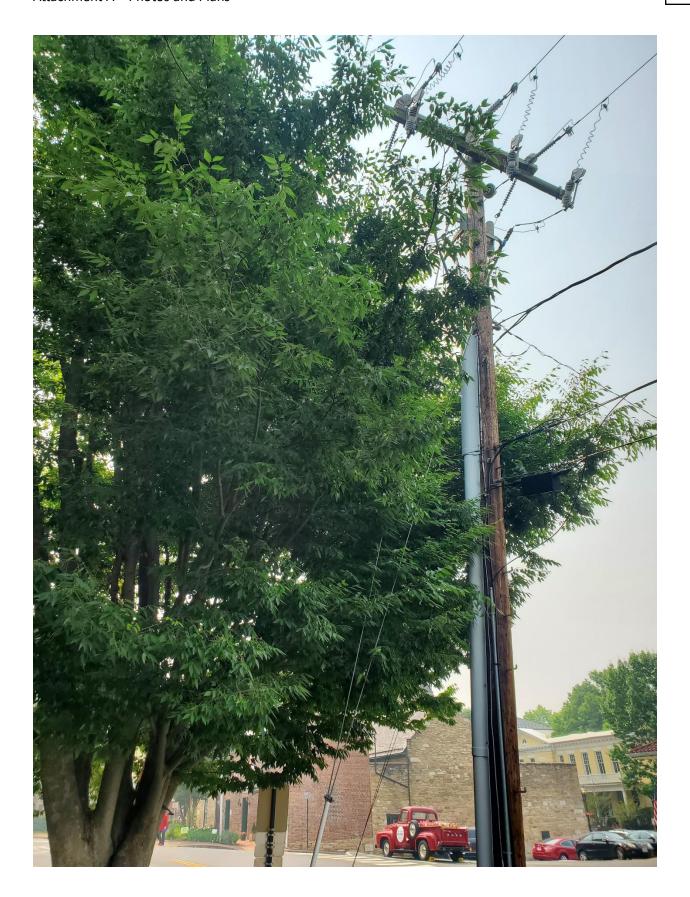




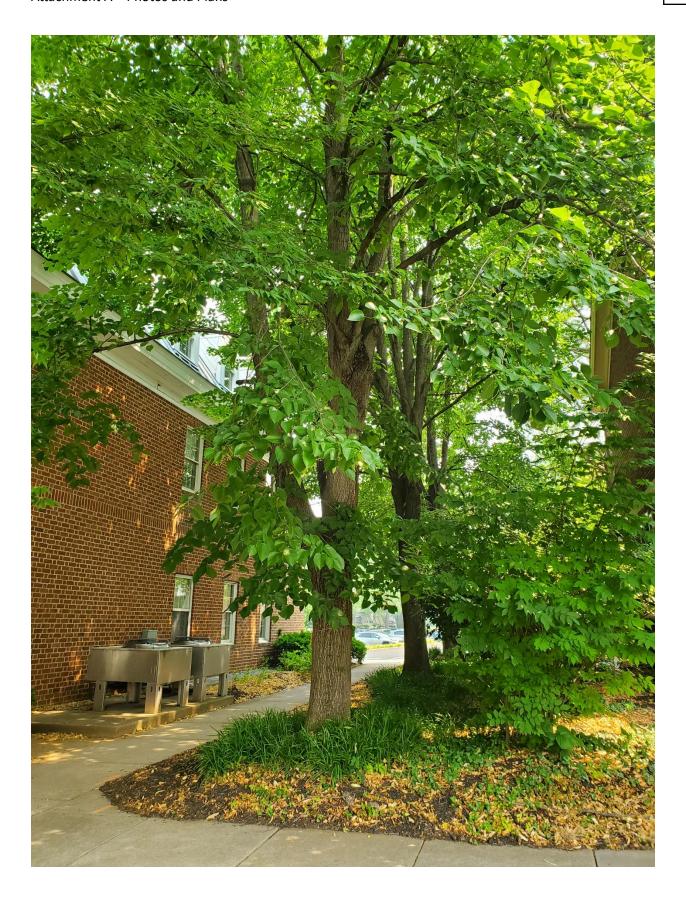


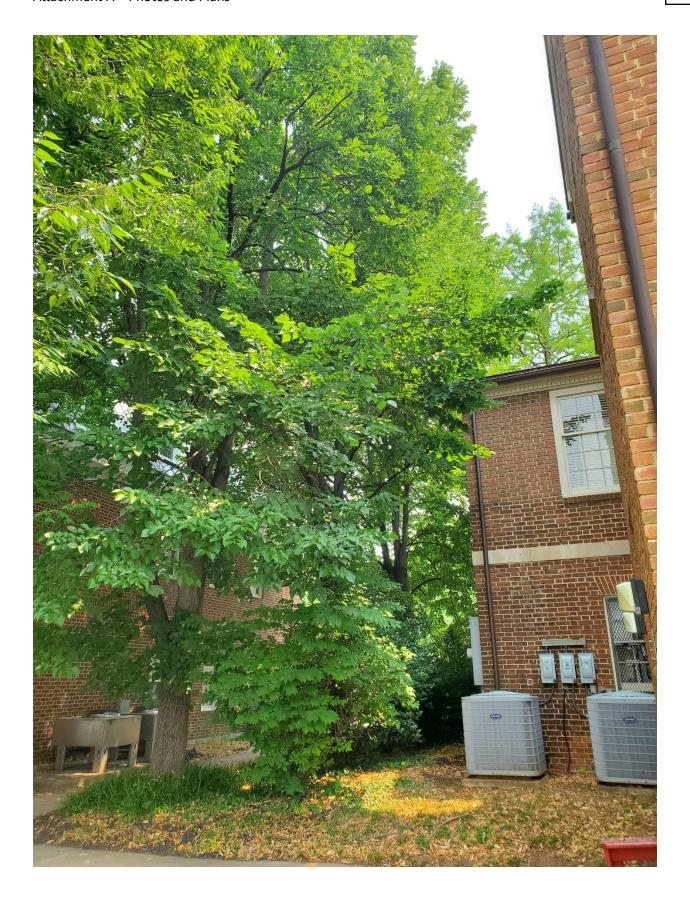


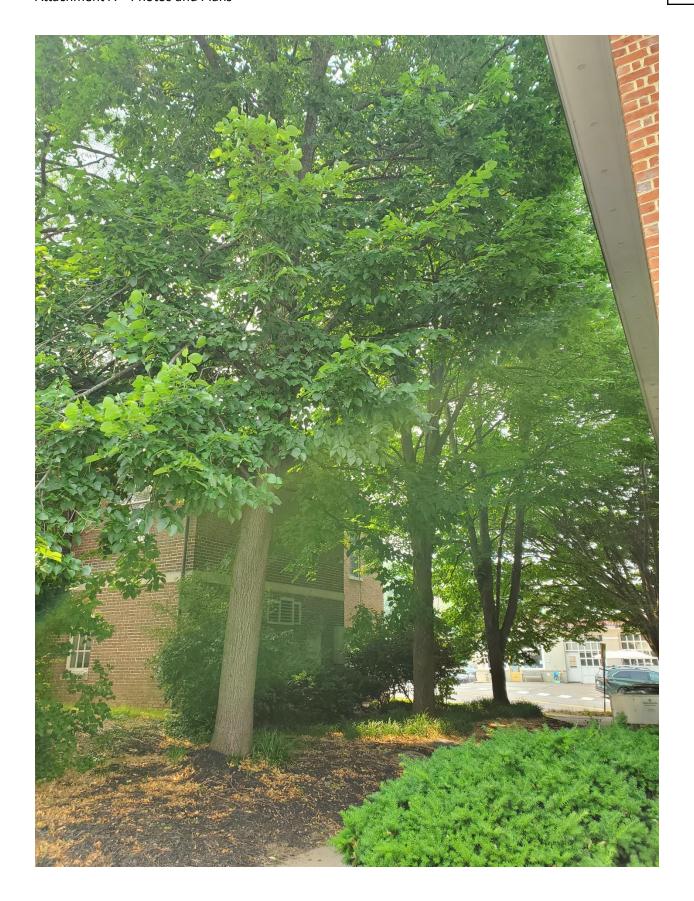


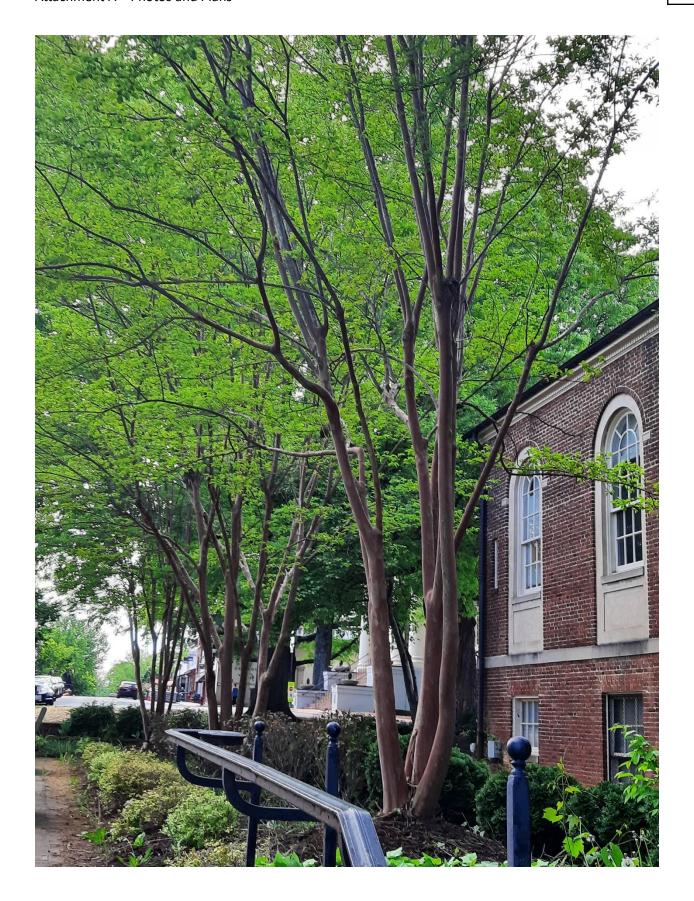


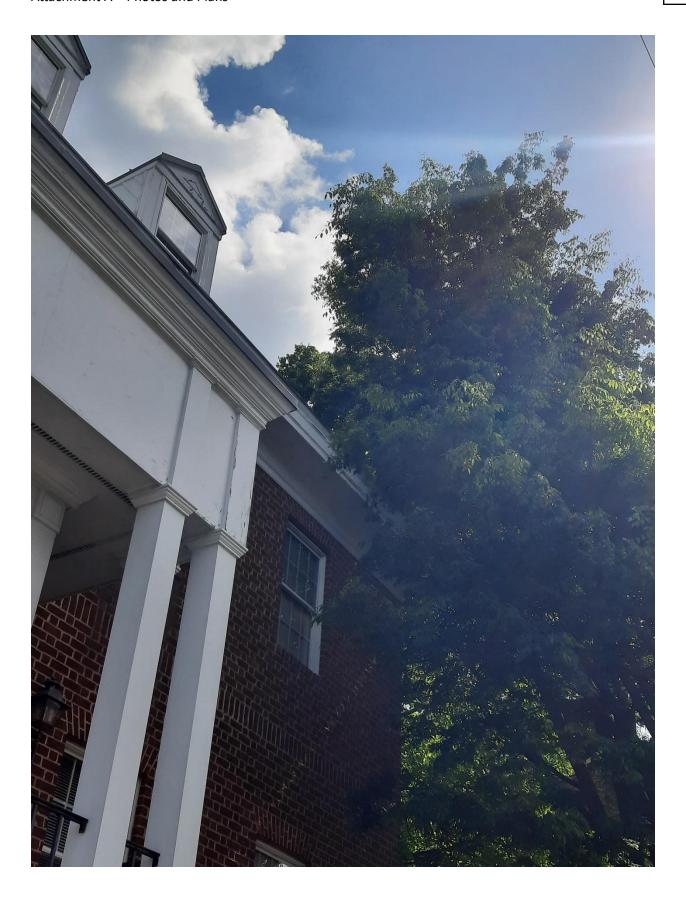


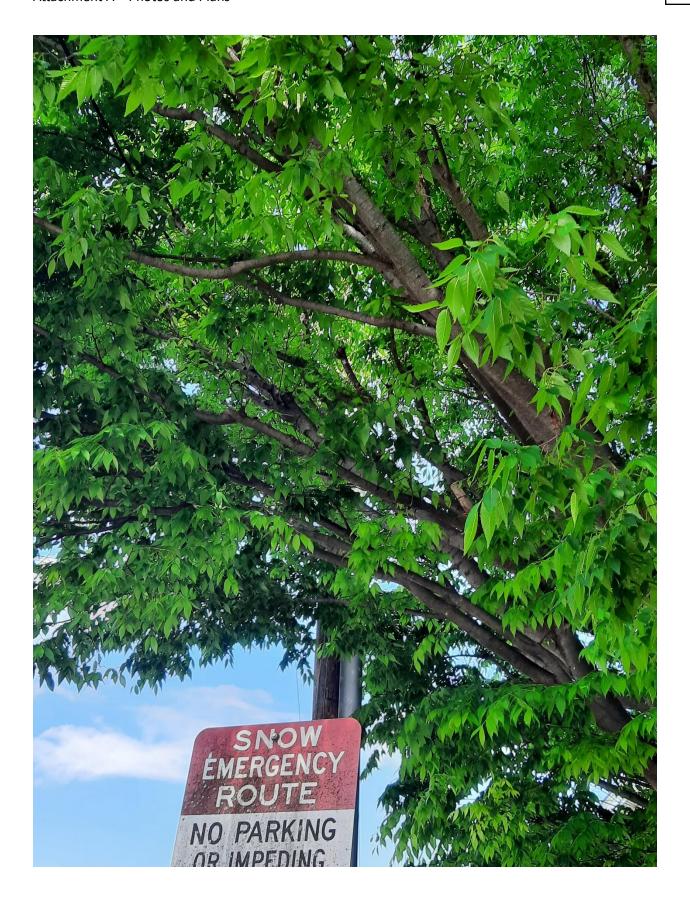


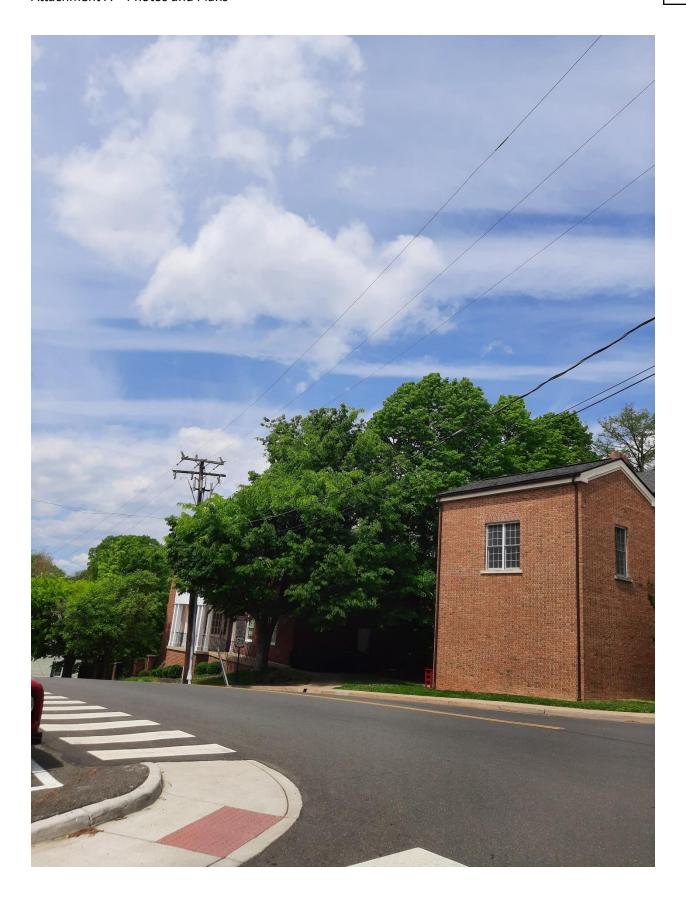


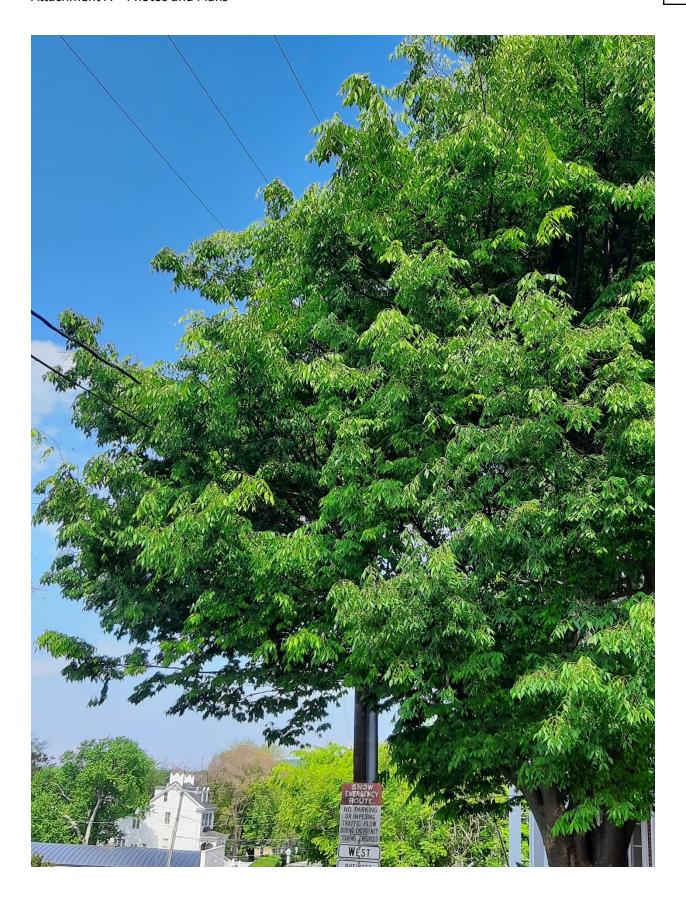


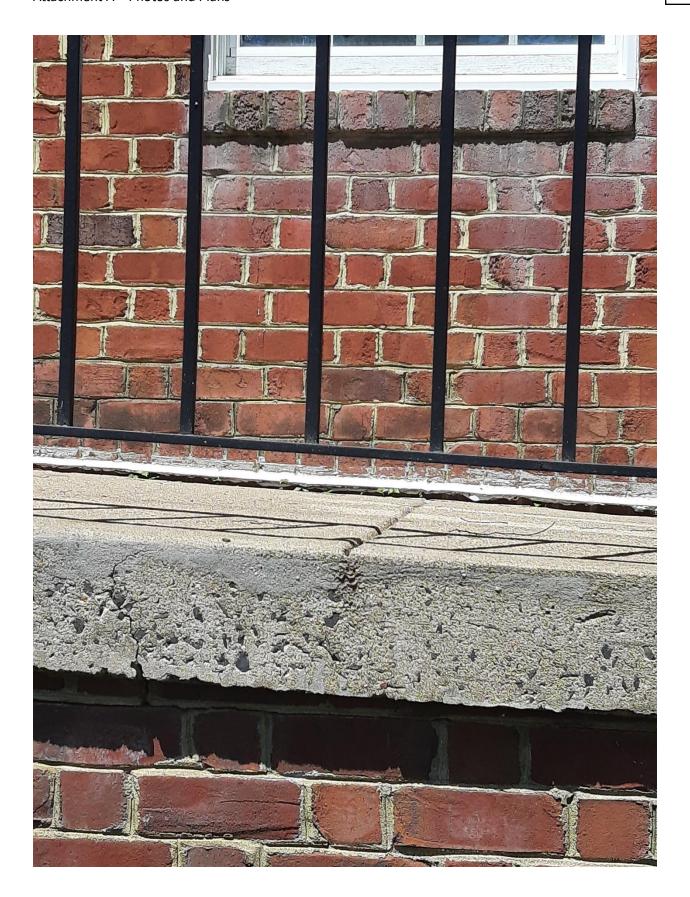














STAFF REPORT

Meeting Date: June 15, 2023

Agenda Title: COA 23-45 – 206 Culpeper Street

Requested Action: Review of proposal to construct new two-car garage with attached

breezeway and master bedroom suite.

Department / Agency Lead: Community Development

Staff Lead: Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to construct a new two-car garage with an attached, enclosed breezeway and master bedroom suite to the side elevation of the ca. 1950s main house at 206 Culpeper Street.

- 1) Garage to appear as detached with a breezeway filled with windows and hidden behind the existing pergola.
- 2) Garage is proposed to be side-gabled, one-and-a-half stories in height and two-bays in width with a central, projecting shed-roof dormer filled with three, six-over-six, double-hung windows.
- 3) The garage setback is behind the main house and 2' forward from where the existing wall is located. The roof pitch will be kept low so as to minimalize any visual impacts.
- 4) A commercial property borders the left side of the property and there is currently a thick screen of evergreen trees between the two properties. Sections of this screen may be impacted as a result of the new construction. New plantings are proposed where any existing trees may need to be removed.
- 5) The master bedroom suite will be located on the center axis of the existing in-ground pool and will be designed to appear as a pool house.
- 6) The left side of the addition is not visible to other properties.
- 7) Siding material will be appropriate but not identical to main house in order to differentiate old from new. Any brickwork used on the new addition will be whitewashed to blend in with the existing painted white brick on the main house.
- 8) No historic fabric on the main house will be impacted as a result of the new addition.

BACKGROUND

This house was constructed in 1953 and is in excellent condition. As a Colonial Revival house, it represents a typical midtwentieth-century building within the residential areas of the district. It retains integrity of location, design, setting, materials, workmanship, 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	
7. NEW CONSTRUCTION			
A. Context			
The Architectural Review Board will not	3.63	N/A	
specify a particular architectural style or			
design for new construction projects.			
The context of new construction or infill			
is more important than the decorative			
details applied, though detailing is			
important.			

Historic District Guideline	Page No.	Analysis
New construction will be evaluated based on the project's relationship to its surroundings (context) and to the details of its site (materials, cornices, trim, porches, landscaping, rhythm).	3.63	N/A
A1. Setback		
1. Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.	3.64	Applicant states that all new construction and additions will meet proper setbacks.
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	3.65	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A4. Massing		
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	3.67	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A5. Height and Width		
1. The height and width of a new building must be compatible with historic buildings within a 360-degree range of visibility of the new building.	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.

Historic District Guideline	Page No.	Analysis
2. The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type (e.g. single family to single family, multifamily to multi-family). The height of the historic structure should be calculated from the original historic ridge line (not any later additions that may be taller).	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
3. Design new buildings to respect the existing width of original structures in the district. The space should be no more than ten percent of the average spacing of other historic buildings within the subject block. Larger apartment buildings or newer dwellings that do not contribute to the existing historic character should not be included within this calculation.		The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	3.69	Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction.
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district.

Historic District Guideline	Page No.	Analysis
2. The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main house.
4. RHYTHM: Incorporate traditional façade rhythm and articulation techniques in a new design. Design a new building to replicate the rhythm of fenestration patterning found in the historic district. Arrange windows to reflect the traditional rhythm and general alignment of others in the area. Incorporate windows, doors, and other openings at a consistent ratio to those found on nearby historic buildings. Use durable window materials. Appropriate window materials include metal, wood, and various composites, as deemed appropriate by the preservation industry standards and the Architectural Review Board. Inappropriate window materials include aluminum and vinyl with plastic snap-in muntins. Use detailing to articulate a façade including window and door framing, sills, water tables and belt courses, canopies, moldings, cornices, columns, and pilasters	3.70	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house. The materials and style/design proposed appropriately avoid exact imitation of the historic main house.

Historic District Guideline	Page No.	Analysis
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.	3.70	The materials and style/design proposed appropriately avoid exact imitation of the historic main house. The materials to be utilized will be high-quality and durable in nature.
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than double leaf.	3.71	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house.
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged.	3.71	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main house.
8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings	3.71	Applicant has demonstrated through detailed drawings and plans that all new outbuilding construction will remain secondary to the main house.
C. ADDITIONS TO EXISTING BUILDINGS		

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

STAFF RECOMMENDATION

Staff recommends approval of the request to construct a new two-car garage with attached breezeway and master bedroom suite, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) New construction shall respect the established architectural character of the historic district.
- 3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.
- 4) 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.

ATTACHMENTS

1. Attachment 1 - Photos and Plans

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS 23-45

June 15, 2023

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 23-45** for the request to construct an enclosed patio at the side elevation of the main building, as described and depicted within the application, at **206 Culpeper Street** with the following conditions:

- 1) All necessary permits are acquired.
- 2) New construction shall respect the established architectural character of the historic district.
- 3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.
- 4) 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.

Motion to Approve B	y:	
Seconded By:		
For:	Against:	Abstained:



ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA #		
Zoning#		
Assoc. Permit #		
Phone: 540-347-2405		
Email: planning@warrentonva.gov		
Forgimile: 540-240-2414		

COMMUNITY DEVELOPMENT DEPARTMENT 18 Court Street, Lower Level Warrenton, VA 20186

Ema Facsimile: 540-349-

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: 206 (Ulpeger St GPIN: 6984-22-7153-000	
Name: Irvin, Joseph; Isvin Email:	
Address: 200 Culpeper St Warrerton, VA 20186 Phone:	
Applicant (If different then above)	
Name: Laura Bartee Email: gargaliano bartee agmail. con	1
Address: 9549 Springs Rd Warrenton, VA 20186 Phone: (540) 272-1202	
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: Laura Bartee Email: gargalianobartee@gmail.co	~
Address: 4549 Springs Rd Warrenton, VK 20186 Phone: (640) 272-1202	
Complete description of each modification or improvement	
ADDITION TO EXISTING HOME TO INCLUDE DETACHED STYLE GALAGE	
WISHED DOCKER ATTACHTED BY A BREEZE WAY BEHIND THE EXISTING PORCH/	
PELCOLA. ADDITION WILL ALSO INCLUDE A BAR LEVEL MASTER SUITE	
BEHIND THE GALACE OVERLOKING THE EXECUTAG POOL.	
Is there an application relevant to this property pending or contemplated before anther Town Board?	
Yes No If so, specify:	
Signature of Property Owner Signature of Applicant/Agent	
Joseph Irvin	
Name (Print or Type) Name (Print or Type)	

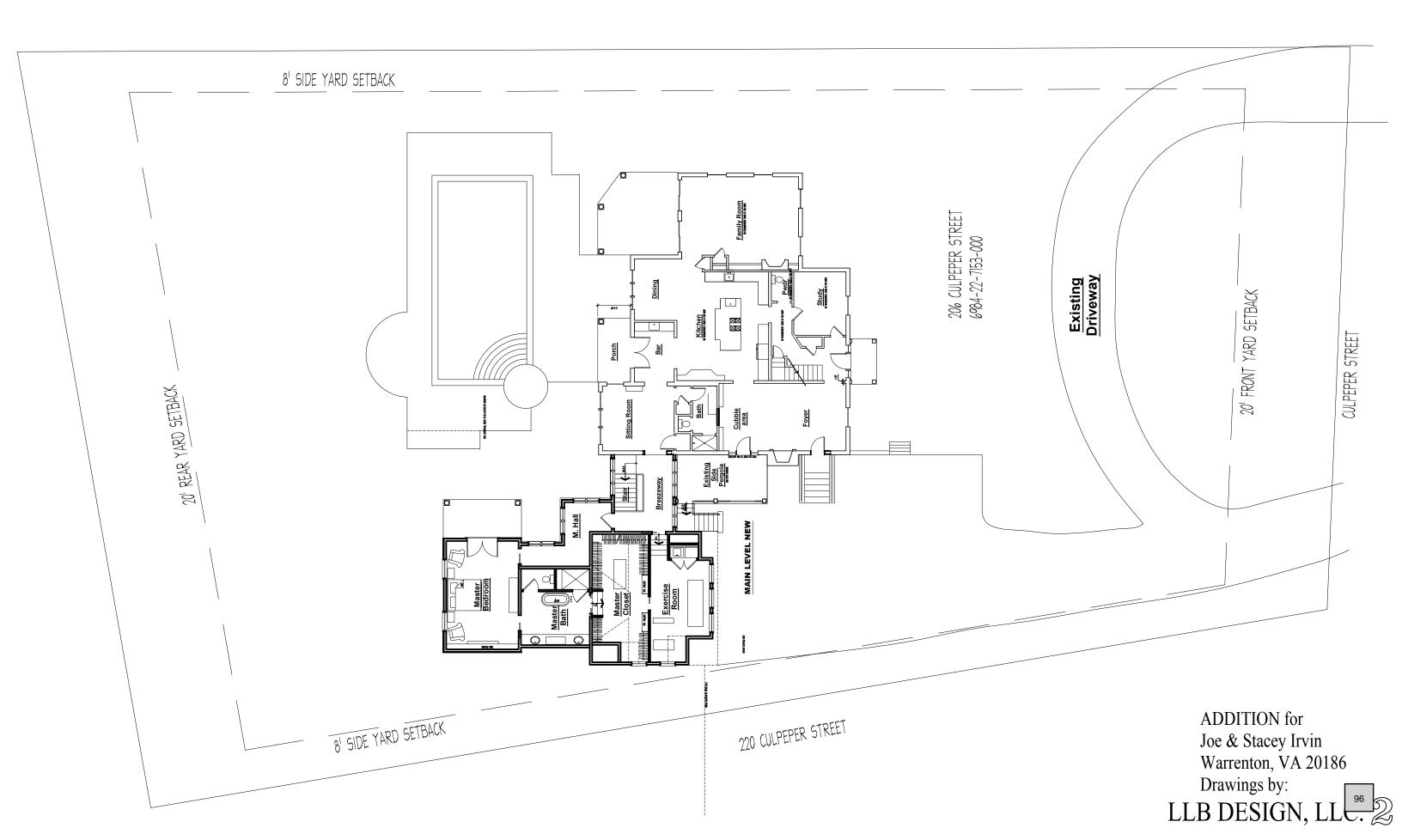


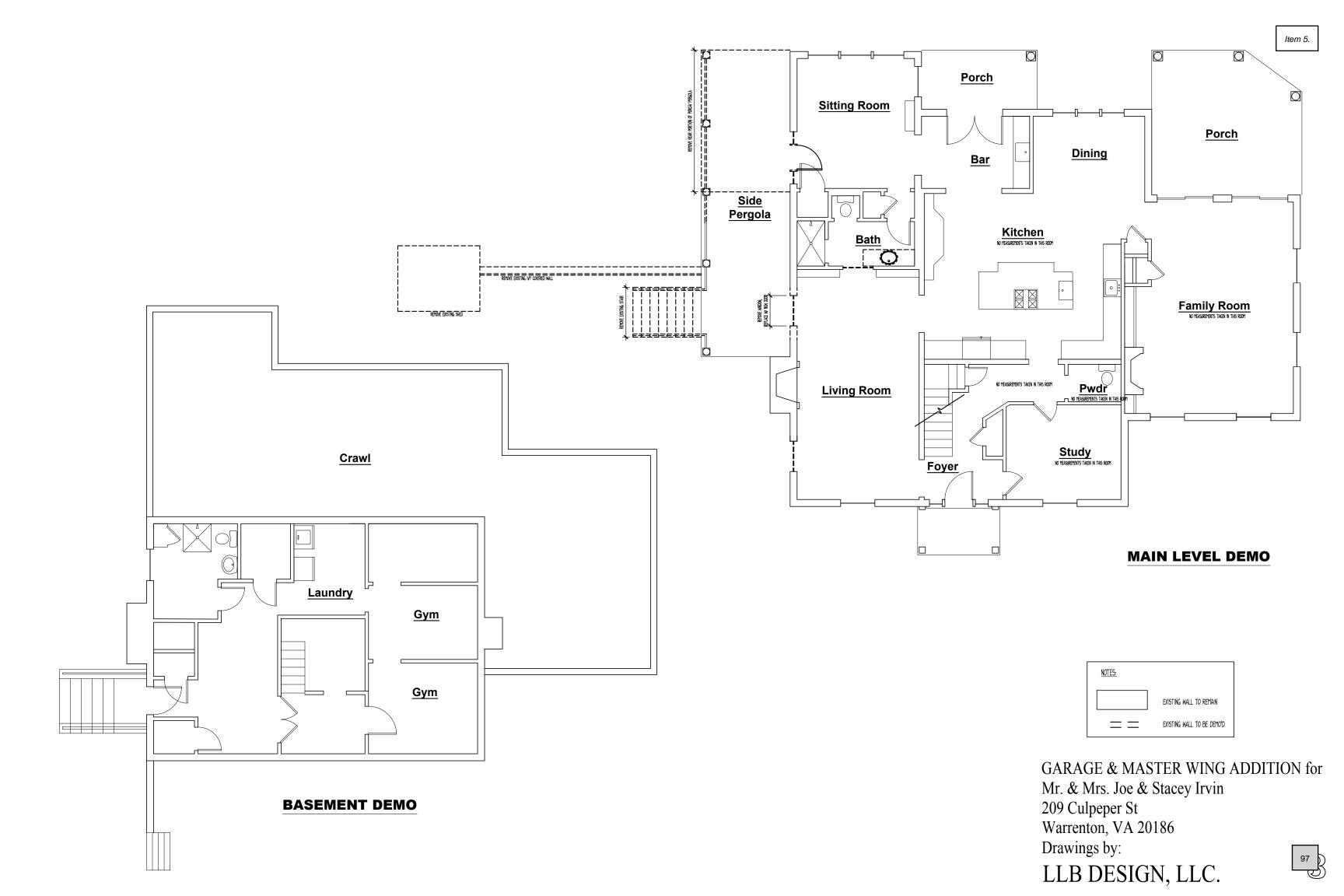


GARAGE & MASTER WING ADDITION for Mr. & Mrs. Joe & Stacey Irvin 209 Culpeper St Warrenton, VA 20186 Drawings by:

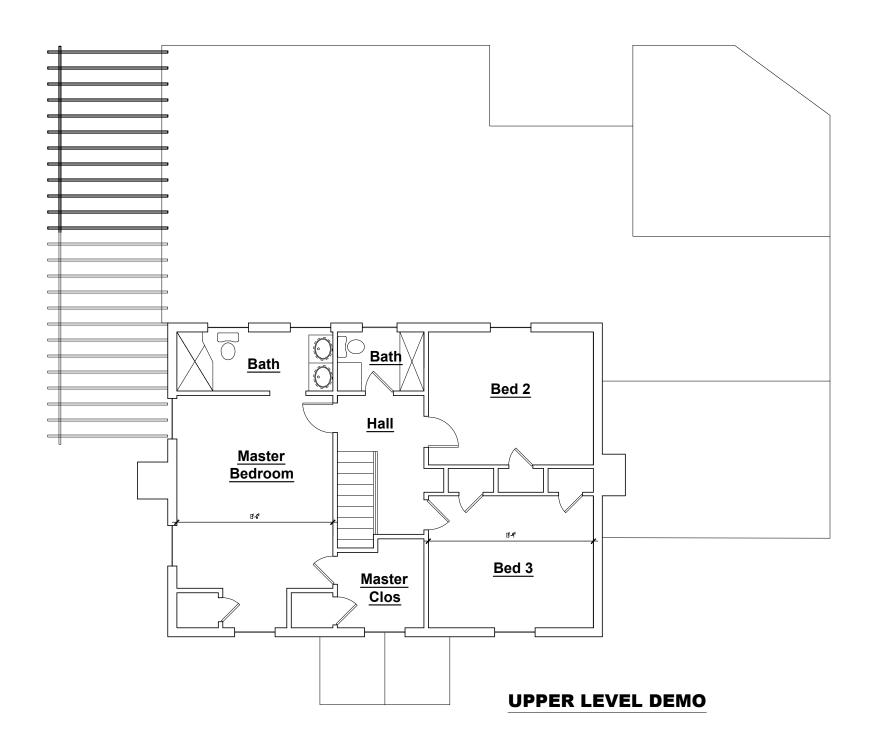
LLB DESIGN, LLC.







Item 5.

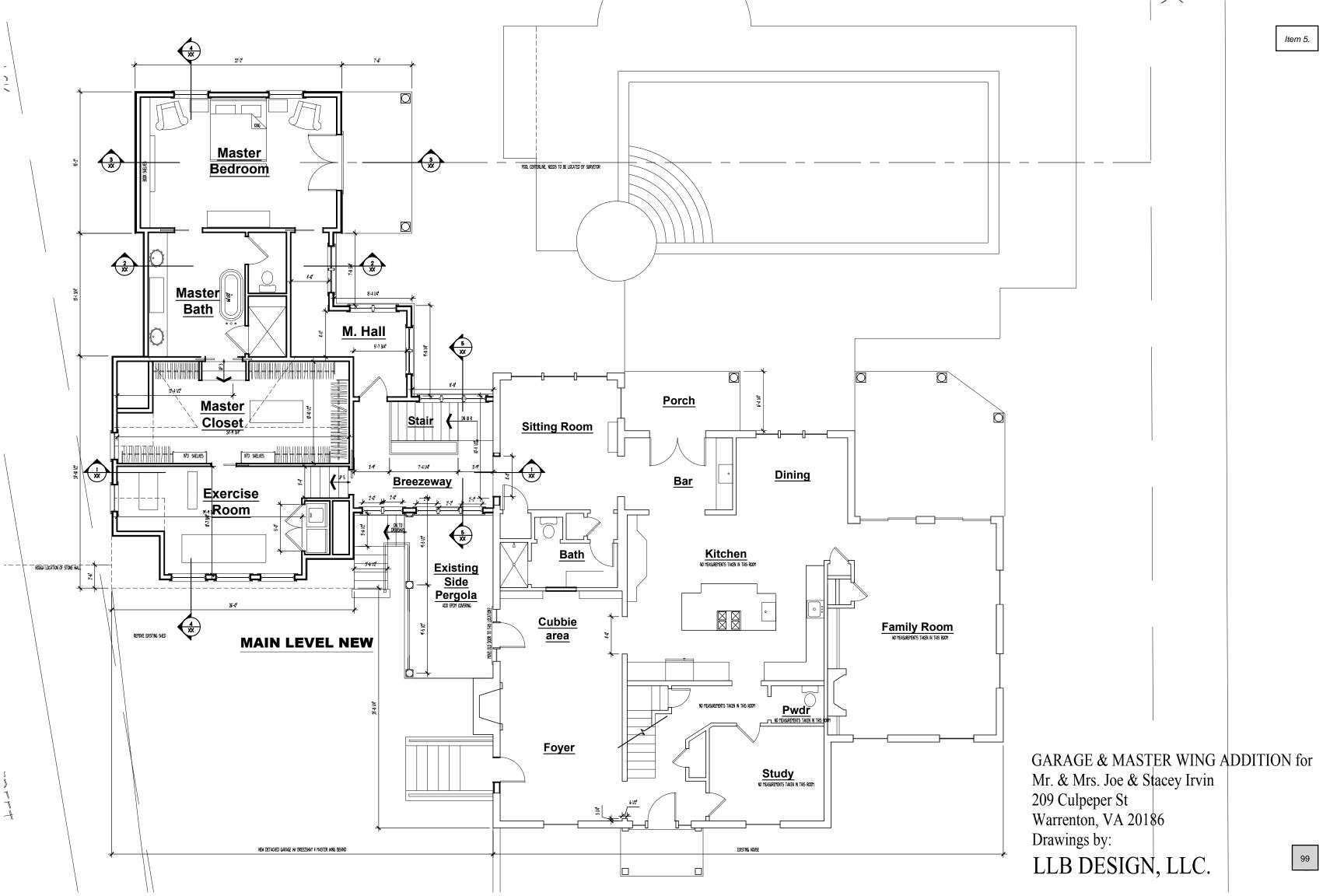


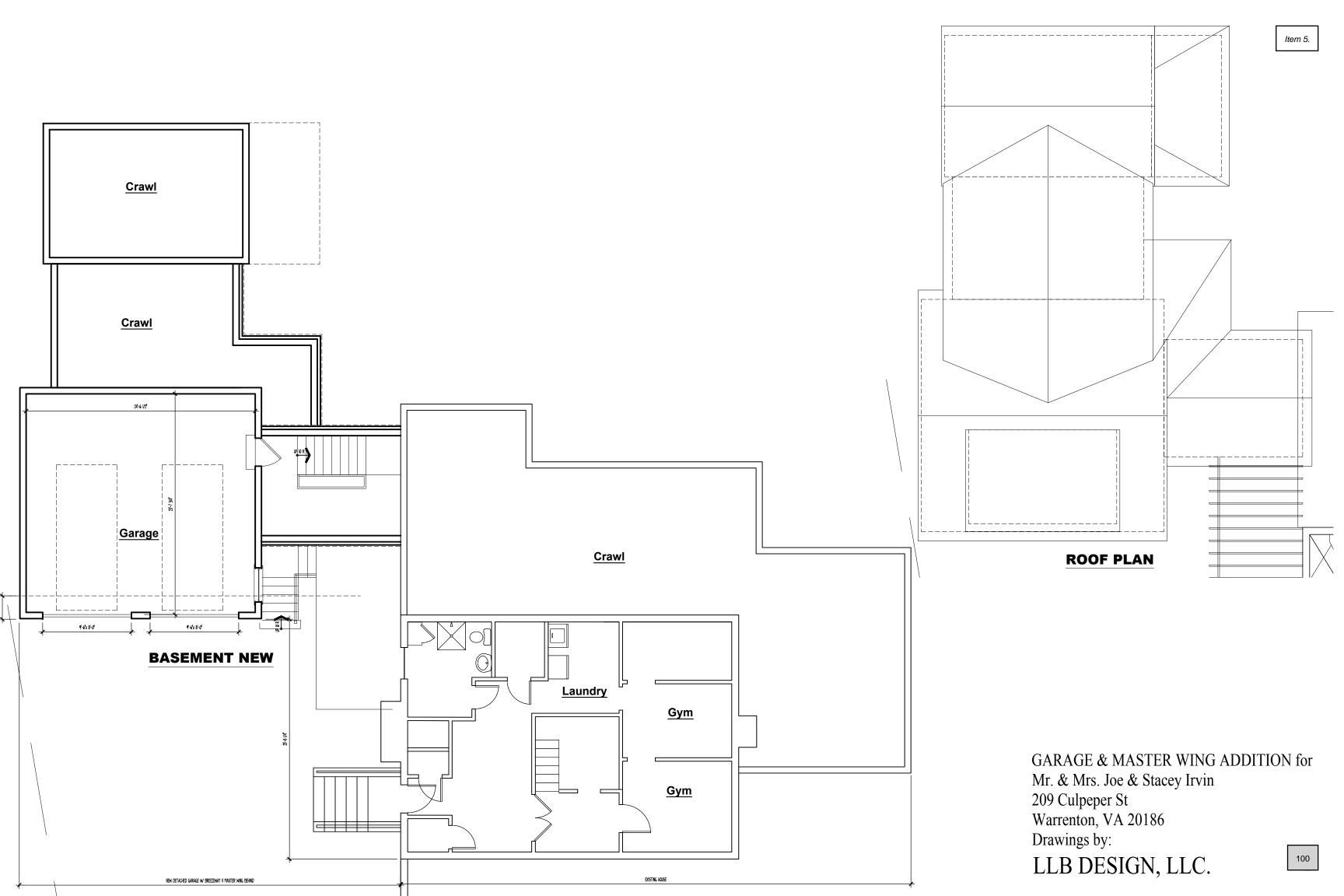
NOTES:	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMO'D

GARAGE & MASTER WING ADDITION for Mr. & Mrs. Joe & Stacey Irvin 209 Culpeper St Warrenton, VA 20186 Drawings by:

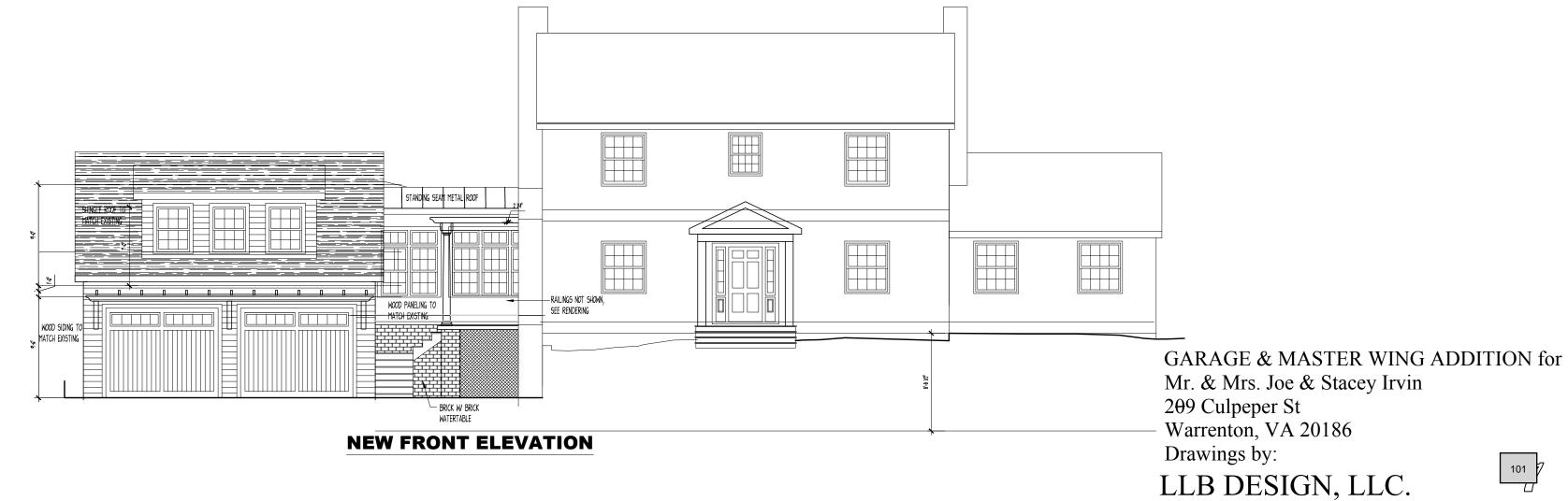
LLB DESIGN, LLC.

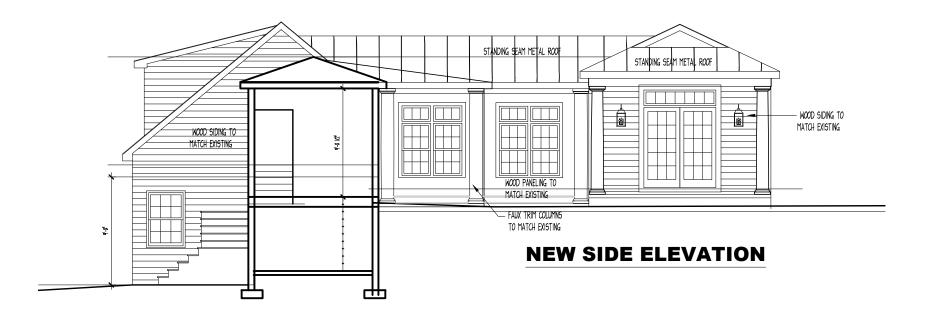


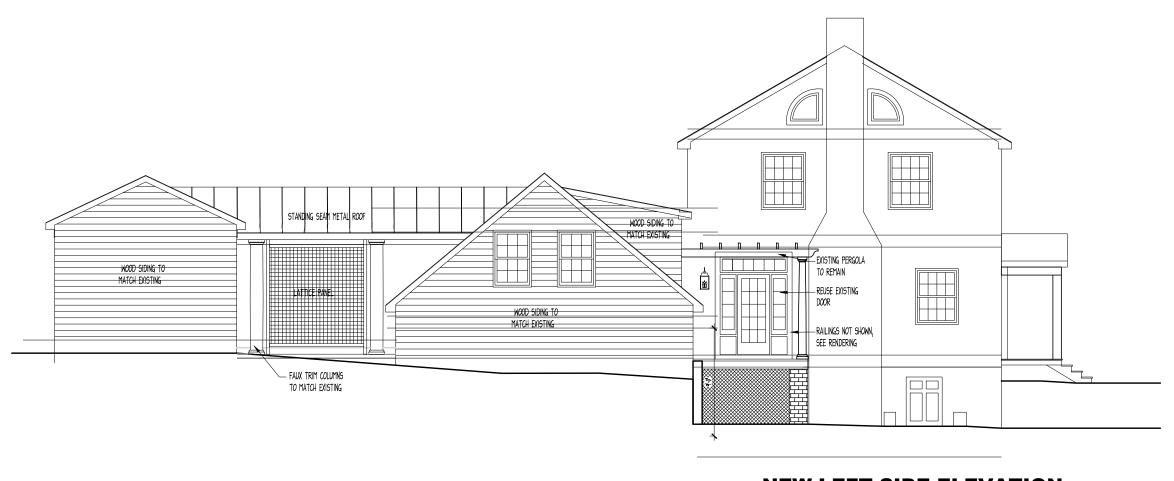












NEW LEFT SIDE ELEVATION

GARAGE & MASTER WING ADDITION for Mr. & Mrs. Joe & Stacey Irvin 209 Culpeper St Warrenton, VA 20186 Drawings by:

LLB DESIGN, LLC.



Vicinity Map – Street View





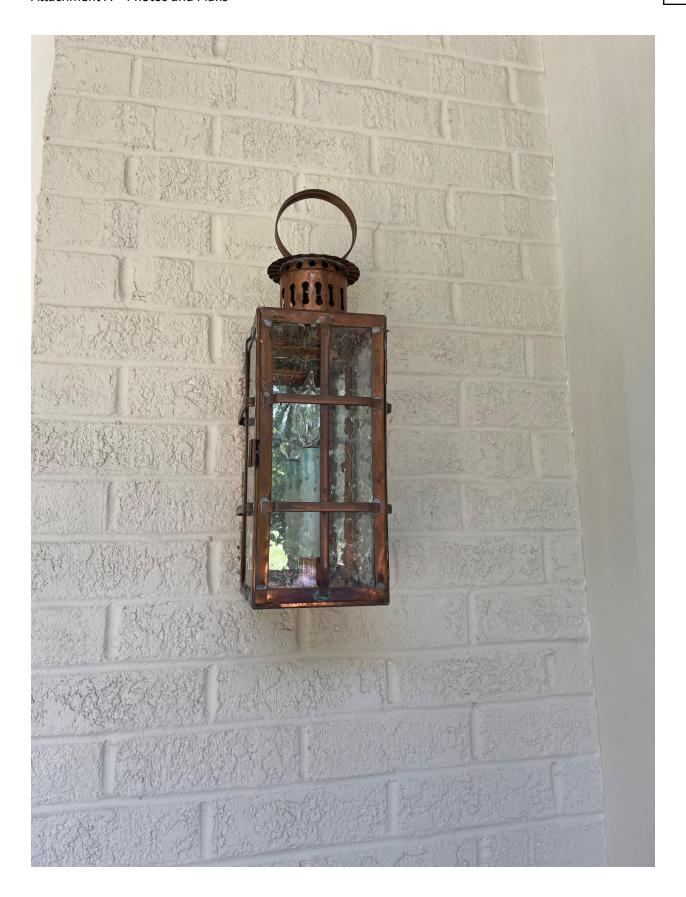




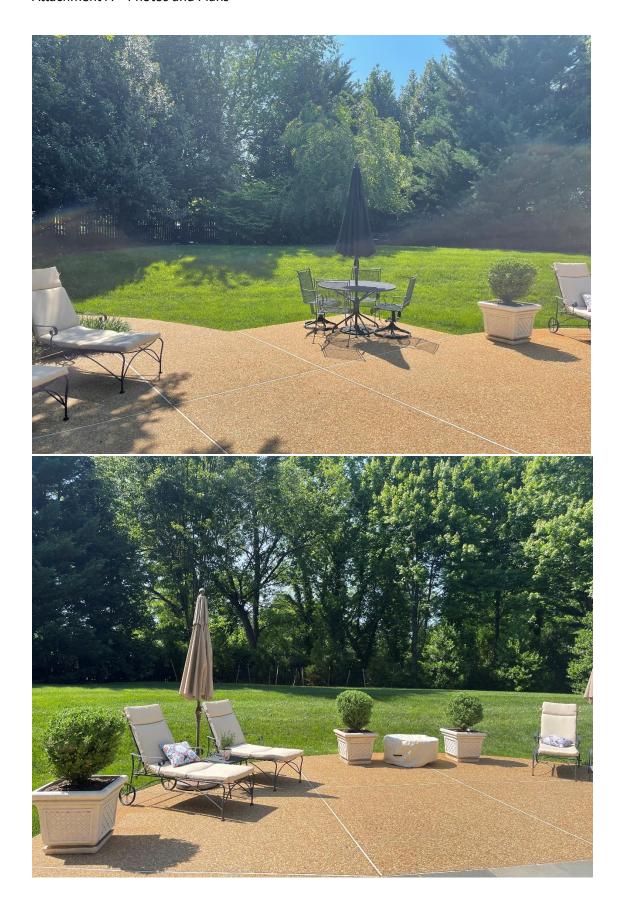
Photos:

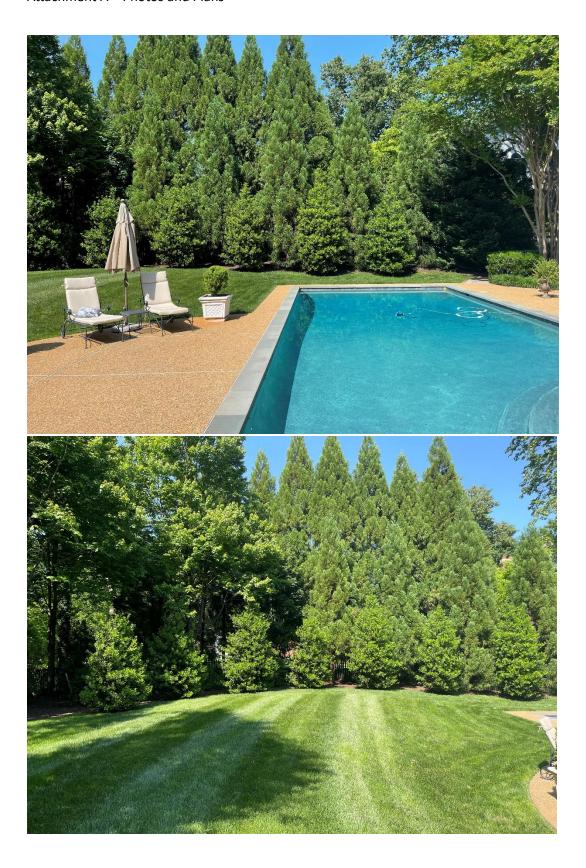


Work Se



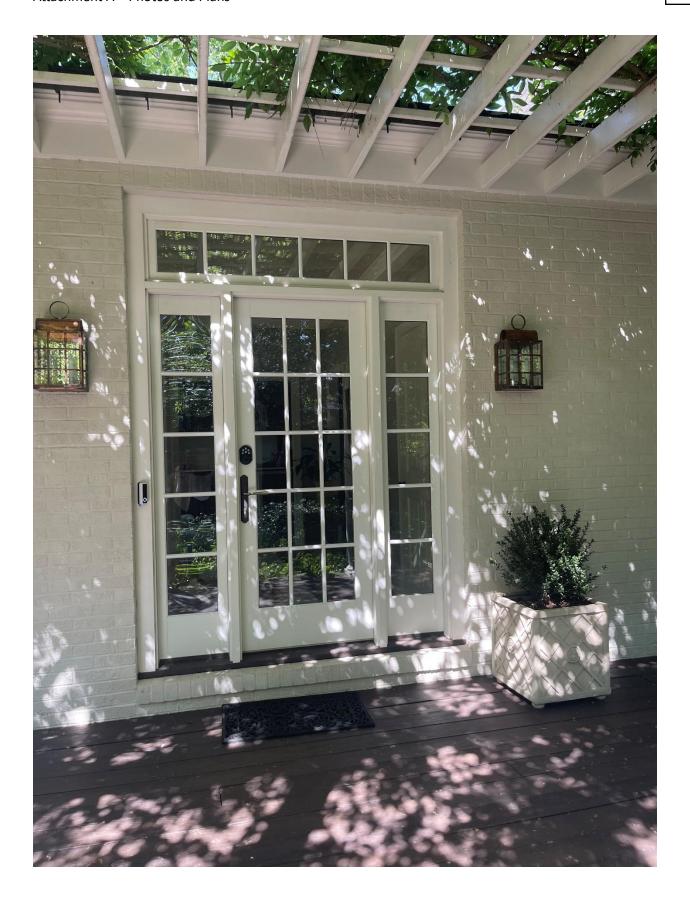








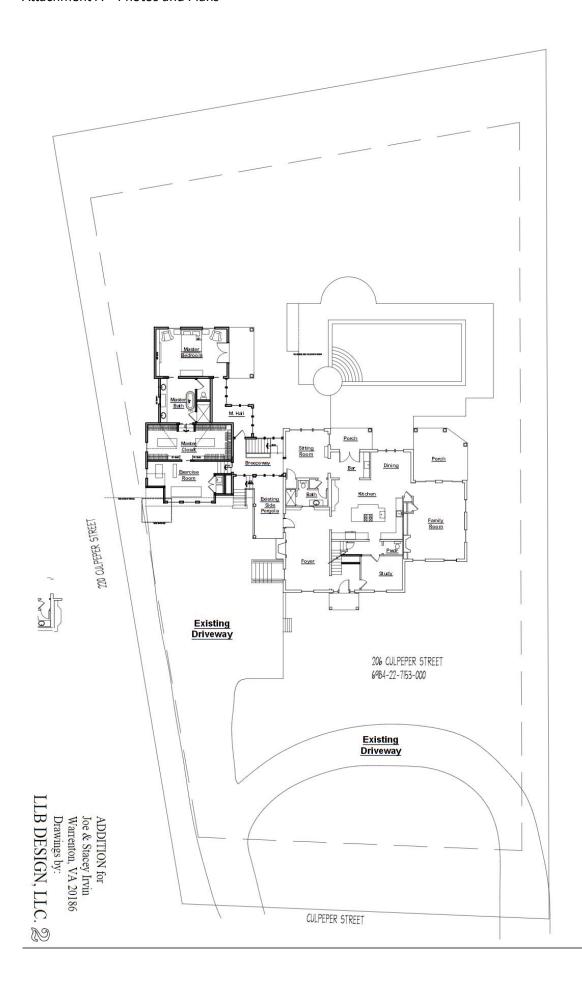


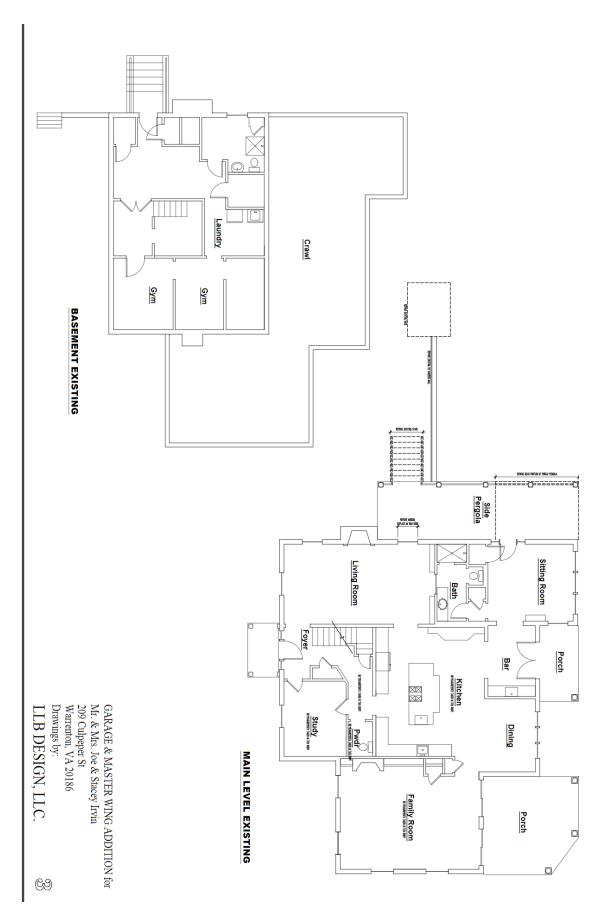


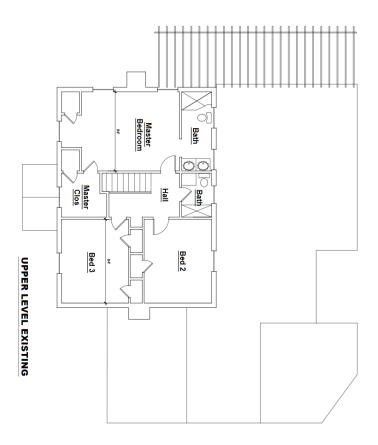
Plans:



LLB DESIGN, LLC.

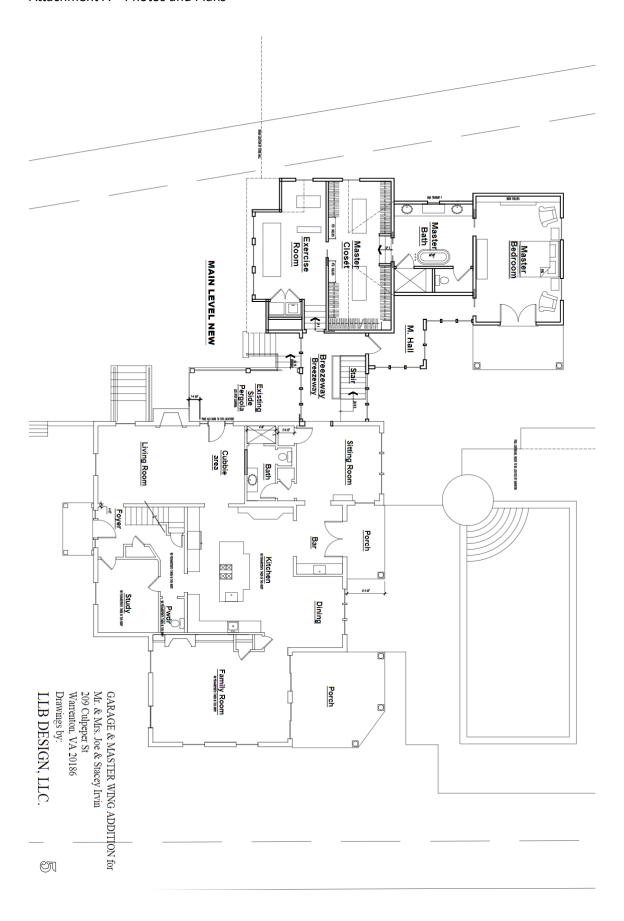


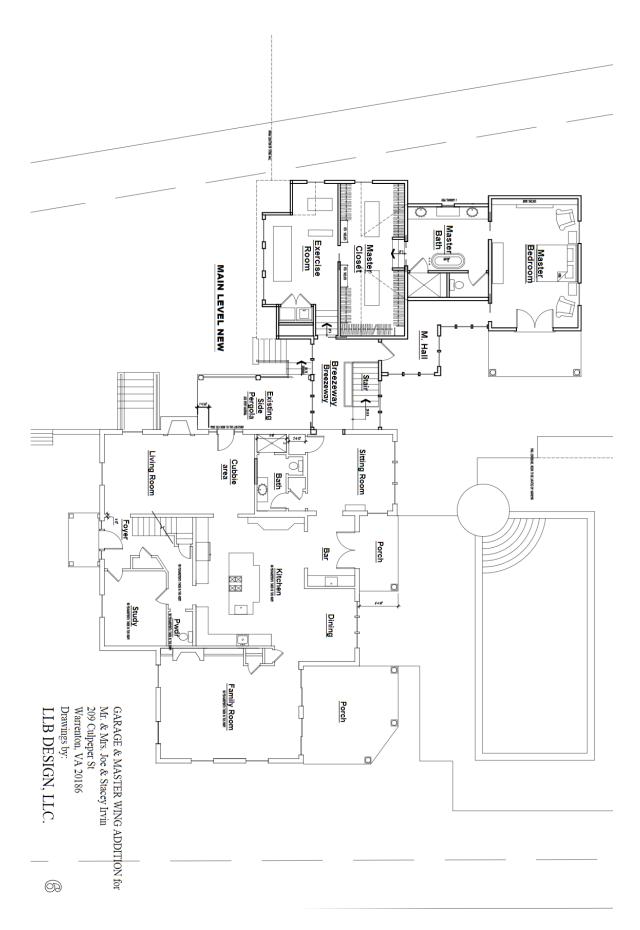


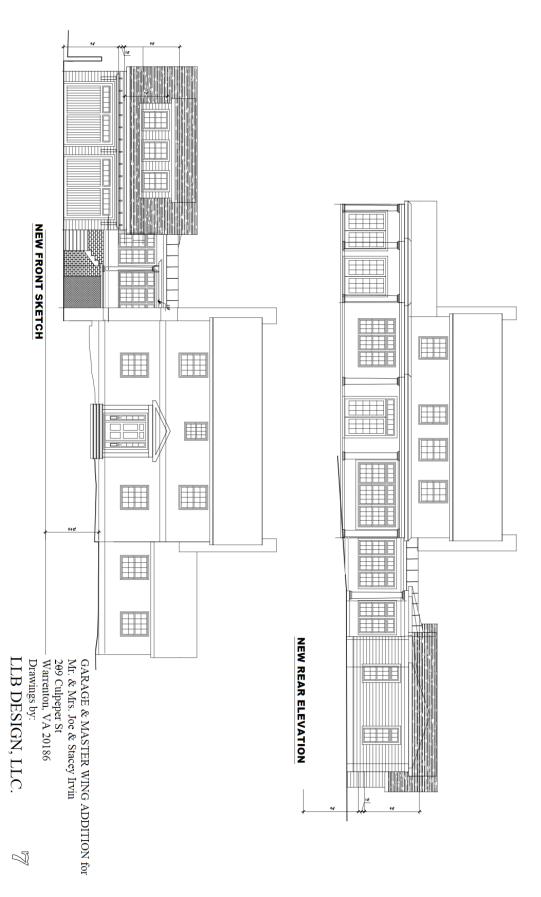


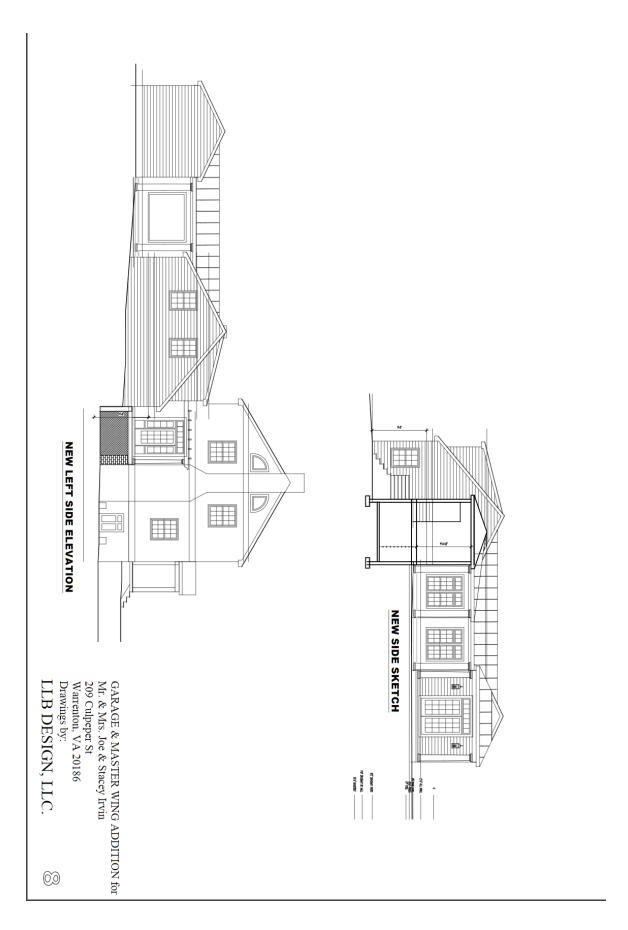
GARAGE & MASTER WING ADDITION for Mr. & Mrs. Joe & Stacey Irvin 209 Culpeper St Warrenton, VA 20186
Drawings by: LLB DESIGN, LLC.













STAFF REPORT

Meeting Date: June 15, 2023

Agenda Title: COA 23-47 - 63 Main Street

Requested Action: Review proposal for the request to place two flowerpots and an A-Frame

ground sign on the sidewalk in front of the building.

Department / Agency Lead: Community Development

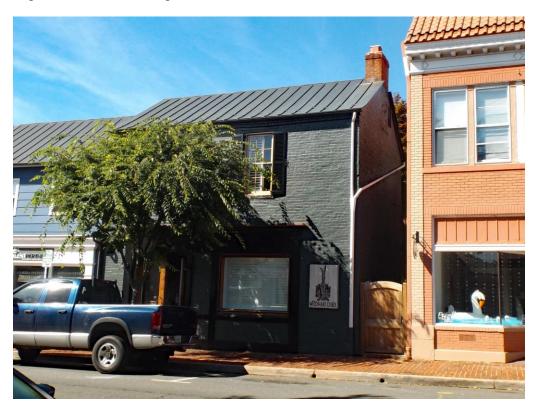
Staff Lead: Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to place two flowerpots and an A-Frame ground sign on the sidewalk in front of the building.

BACKGROUND

This building was constructed circa 1830 based on the Sanborn map. The building is an excellent example of a Federal style commercial building and represents the early nineteenth-century commercial resources within the district. The building retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the character of the district. Although the building does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis	
G. GROUND SIGNS			
1. Ground signs should be used only if the building is set back from the sidewalk, and placement will not impede the use of the front yard or pedestrian circulation.	3.42	The applicant has confirmed that the sign will not impede the use of pedestrian circulation and meets all Zoning requirements.	
2. Ground signs must be in size and scale to the building, lot, and setting.	3.42	The applicant has confirmed that the sign will be to scale to the building lot and setting and meets all Zoning requirements.	
3. Creative designs and shapes are encouraged.	3.42	The applicant has requested a chalk-board A-Frame design with a wooden border.	

COA 23-47 | 63 Main Street June 15, 2023 Page 3

STAFF RECOMMENDATION

Staff recommends approval of the request to place two flowerpots and one A-Frame sign on the sidewalk, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The A-frame signs must be internally weighted per Zoning Ordinance 6-15.6.2, #11.

ATTACHMENTS

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

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS 23-47

June 15, 2023

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ı	N 1	\sim	ті	$\overline{}$	NI	$T \cap$	ΑP	\mathbf{D}	\sim	/_
ı	1871				1			$\boldsymbol{\nu}$		<i>,</i> –

I move to approve the application for **Certificate of Appropriateness 23-47** for the request to place two flowerpots and one A-Frame sign on the sidewalk at **63 Main Street** with the following conditions:

following conditions:		
1) All necessary perm	its are acquired.	
2) The A-frame signs	must be internally weighted	per Zoning Ordinance 6-15.6.2, #11.
Motion to Approve B	y:	
Seconded By:		
For:	Against:	Abstained:

Vicinity Map – Street View

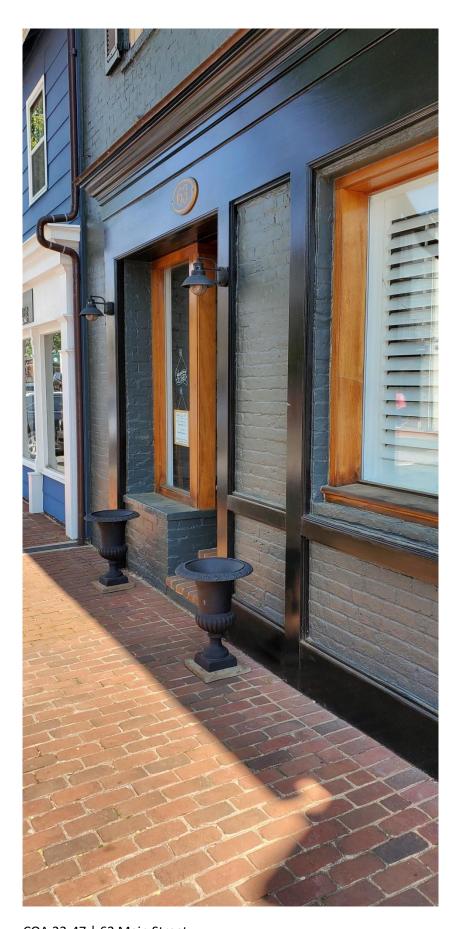


Photos:

Sidewalk Measurements:







COA 23-47 | 63 Main Street



A-Frame Example:



COA#_____

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

Assoc. Permit #

ARCHITECTURAL REVIEW BOARD **CERTIFICATE OF APPROPRIATNESS**

Street). Applications requiring ARB are due by the immediately following) prior to the meeting. Each commit the applicant to changes as recommended	applicant or a representative, who has the authority to or required by the ARB are required to attend this read the Warrenton Historic District Guidelines for			
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 shee	ets, and/or samples (Two hard/one digital copy).			
Accompanying permit applications (if req	quired; this application also serves as a zoning permit).			
Project Owner				
Address/Location: 63 Main St, Warrenton \	VA 20186 GPIN:6984-43-4541-000			
Name: Mitchell E White	Email: mitch@bewellcompany.com			
Address: 7305 Bayfield Lane, Warrenton	n VA 20187 Phone: 703-625-3821			
Applicant (If different then above)				
Name:	Email:			
Address:	Phone:			
Applicant's Representative (If different then above changes that may be suggested or required by the	e. Must have authority to commit the applicant to make ARB)			
Name:	Email:			
Address:	Phone:			
Complete description of each modification or impr	rovement			
 -2 black, iron flower pots to be placed at either side of front entrance (see attached pic) -1 36" x 20" sandwich board to be placed on sidewalk during store open hours (see attached pic) 				
Is there an application relevant to this property per Yes No If so, specify:	nding or contemplated before anther Town Board?			
David Garcia	M			
Signature of Property Owner	Signature of Applicant/Agent			
David Garcia	Mitchell E White			
Name (Print or Type)	Name (Print or Type)			

Item 6.

WARRENTON

TOWN OF WARRENTON

ARCHITECTURAL REVIEW BOARD

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

COA # _____

CERTIFICATE OF APPROPRIATNESS (540) 347-2405

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:					
A 1					
Approvals					
Certificate of Appropriateness:	Date:				
Zoning Permit:	Date:				
Fees					
Paid Stamp	Certificate of Appropriateness:				
	Zoning:				