



# ARCHITECTURAL REVIEW BOARD MEETING

Thursday, February 29, 2024 at 7:00 PM

## AGENDA

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**CALL TO ORDER.**

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

**APPROVAL OF MINUTES.**

- [1.](#) September 28, 2023 ARB Meeting Minutes Draft

**NEW BUSINESS**

- [2.](#) COA 23-91: 206 Culpeper Street

- Modification to previously approved COA 23-45: Applicant proposes to remove the garage/basement level of the previously approved addition to the main house; to install a gable roof with no dormer for the previously approved addition; removing a portion of the previously approved breezeway; to replace wall face of existing retaining wall with brick; and to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch.

- [3.](#) COA 24-1: 11 S. Second Street

- Modification to previously approved COA 22-152: Applicant proposes to minimize the size of the previously approved back patio.

- [4.](#) COA 24-6: 226 E. Lee Street

- Review of proposal for existing barn-to-ADU conversion.

- [5.](#) COA 24-7: 271 Winchester Street

- Review of proposal for demolition of existing non-contributing and non-historic Parrish Office building (ca. 1980) for new 13,000sq. ft. office building at St. John the Evangelist Catholic Church.

**UPDATES.**

**BOARD MEMBERS TIME.**

**ADJOURN.**



# ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, September 28, 2023, at 7:00 PM

## MINUTES

**A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON SEPTEMBER 28<sup>TH</sup>, 2023, AT 7:00 P.M**

### Regular Meeting

PRESENT

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

PRESENT VIA  
ELECTRONIC MEANS

ABSENT

Mr. John Thorsen

### **REGULAR MEETING – 7:00 PM**

Ms. Laura Bartee, Chair read the purpose statement and called the meeting to order at 7:00 PM, a quorum was present, and business could be conducted.

### **APPROVAL OF MINUTES.**

1. Draft Minutes – August 24, 2023

Mr. Wojcik moves to approve the August 24, 2023, meeting minutes, as presented. Ms. Gerrish Seconded. There was no discussion. The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen

**The minutes were approved unanimously.**

### **NEW BUSINESS.**

1. COA 2023-65: 20 N 5<sup>th</sup> STREET

Ms. Squyres provides a brief introduction of the application.



Ms. Malayna Campbell, applicant, comes forward to speak.

Ms. Bartee asks for further details on the area leading to the proposed doorway.

Ms. Campbell responds, providing the requested information.

Ms. Bartee begins reviewing the proposed motion with the Board.

Ms. Bartee asks the Board for a motion.

Ms. Lavarney moves to approve COA-23-65 with the presented approval conditions, Seconded by Mr. Wojcik. There was no discussion. The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen

**COA 2023-65 passed unanimously.**

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## 2. COA 2023-66: 92 WINCHESTER STREET

Ms. Squyres provides a brief introduction of the application.

Mr. Keith MacDonald, applicant, comes forward to speak.

Mr. Wojcik asks for clarification on the proposed door.

Mr. MacDonald responds, clarifying the type and style of door.

Mr. Wojcik asks about the current method of access to the mechanical room.

Mr. MacDonald Responds providing the requested information.

Ms. Bartee briefly discusses with the applicant the site and foundation modifications necessary to accommodate the proposed doorway.

Ms. Bartee asks for a motion.

Ms. Gerrish moves to approve COA-23-66 with the presented approval conditions, Seconded by Mr. Wojcik. There was no discussion, The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen

**COA 2023-66 passes unanimously**

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### 3. COA 2023-72: 101 WINCHESTER STREET

Ms. Lavarney recuses herself.

Ms. Squyres provides a brief introduction of the application.

Mr. William Reidy, applicant, comes forward to speak.

Mr. Reidy provides samples of and discusses the proposed roofing material.

Ms. Gerrish asks about the potential for the color of the proposed material fading.

Mr. Reidy responds outlining the information provided by the manufacturer.

Ms. Bartee provides her opinion on the material color.

Ms. Squyres comments on her prior experiences with similar materials.

Mr. Wojcik asks for further details on the installation of the proposed shingle material.

Mr. Reidy responds outlining the requested information.

Mr. Reidy provides brief information on the previous use and status of the structure.

An audience member, identifying himself as a neighbor comes forward to speak, audio inaudible.

Ms. Bartee asks for a motion.

Mr. Wojcik moves to approve COA-23-72 with the presented approval conditions, Seconded by Ms. Gerrish. There was no discussion, The vote was as follows:

Ayes: Ms. Laura Bartee, Chair; Ms. Virginia Gerrish, Vice-Chair; Mr. Steve Wojcik

Nays:

Abstention: Ms. Karen Lavarney

Absent: Mr. John Thorsen

**COA 2023-72 passes unanimously**

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### 4. COA 2023-74: 56 EAST LEE STREET

Ms. Squyres provides a brief introduction of the application.

Mr. Christian Layke, applicant, comes forward to speak.

Ms. Bartee asks for clarification on the revised drawings.

Mr. Layke responds, outlining the changes.

Ms. Bartee asks about the construction of the enclosure doors.

Mr. Layke responds, outlining his design preference for the doors.

Ms. Bartee asks about the posts for the enclosure.

Mr. Layke responds, outlining the decisions and constraints when reaching the proposed design.

Ms. Gerrish and Mr. Layke briefly discuss the shape of the enclosure doors.

The Board and Mr. Layke briefly discuss the proposed motion and design options for the proposed enclosure.

Mr. Wojcik moves to approve COA-23-74 with the presented approval conditions, Seconded by Ms. Lavarney. There was no discussion, The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen

**COA 2023-74 passes unanimously**

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## **UPDATES**

Ms. Squyres and the Board have a brief discussion on the upcoming holiday schedule.

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## **BOARD MEMBERS TIME.**

**Ms. Gerrish** – Discusses an upcoming trip.

**Mr. Wojcik** – Discusses the new owner of Alwington Manor.

**Ms. Lavarney** – Thanks Staff and the Board for the management of a portion of the meeting.

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## **ADJOURNMENT.**

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

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

Nays:

Abstention:

Absent: Mr. John Thorsen

**With no further business, this meeting was adjourned at 7:50 PM on Thursday, September 28<sup>th</sup>, 2023.**

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 23-91

**February 22, 2024**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 23-91** for the request to modify previously approved COA 23-45 to include the following modifications: 1) to remove the garage/basement level of the previously approved addition to the main house; 2) to install a gable roof with no dormer for the previously approved addition; 3) removing a portion of the previously approved breezeway; 4) to replace wall face of existing retaining wall with brick; and 4) to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch, all 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.
- 5) New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.
- 6) Existing or new brick or stone masonry walls should remain unpainted.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



Community Development  
Department

## STAFF REPORT

<b>Meeting Date:</b>	February 22, 2024
<b>Agenda Title:</b>	COA 23-91 – 206 Culpeper Street
<b>Requested Action:</b>	Review of proposal to remove the garage/basement level of the previously approved addition to the main house; to install a gable roof with no dormer for the previously approved addition; removing a portion of the previously approved breezeway; to replace wall face of existing retaining wall with brick; and to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres

### EXECUTIVE SUMMARY

The applicant is proposing the following modifications to previously conditionally approved COA 23-45 at the ca. 1950s main house at 206 Culpeper Street:

- **Remove Garage/basement level of addition.**
- **Exercise room and Laundry area reworked with gable roof and no dormer and white washed brick façade.**
- **Breezeway on rear elevation reworked.**
  - The breezeway that was proposed in the original application has been reworked and a portion has been removed.
  - None of the existing structure is being altered.
  - The new breezeway materials will be wood windows, wood trim to appear as columns and whitewashed brick water table to match the existing adjacent sitting room exterior.
- **The existing retaining wall will be replaced with a new wall faced with brick.**
  - The retaining wall at the front of the addition will be replaced with a new wall (same height around 4.6 ft)
  - The green scalloped railing will be replaced with a 3 ft railing to match existing white railing on the porch.
- **Fence/railing on wall to match existing rail at side porch.**

- New fence on southwest side to match existing scalloped fence. Currently three different styles of fencing exist on the property. The Applicant will be removing a wrought iron fence that was used for the pool access where the addition will be located and will be replacing the wood scalloped fence on the three sides of the backyard – this fence is currently deteriorating, and the Applicant would like more privacy with the pool by installing the new fence.
- These fences will be replaced to all match the wooden fence on the northwest (front) side of the property. The scalloped fence is painted wood with alternating vertical slats on front and back. It will match the existing height of around 6 ft at the highest point of the post scalloped down to the center at about 5 ft.
- In addition, the retaining wall at the front of the addition will be replaced with a new wall (same height around 4.6 ft) and the green scalloped railing will be replaced with a 3 ft railing to match existing white railing on the porch.
- **Roof material and all other details to remain as proposed in original application.**
  - Same as originally proposed to match the existing house. Architectural shingles on the gable roofs and metal on the low breezeway and master porch roofs.

What was previously reviewed and conditionally approved at the June 15, 2023 ARB Meeting (COA 23-45):

- 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 minimize 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
<b>7. NEW CONSTRUCTION</b> <b>A. Context</b>		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	<b>3.63</b>	N/A

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
<b>A1. Setback</b>		
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.
<b>A2. Spacing</b>		
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.
<b>A4. Massing</b>		
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.
<b>A5. Height and Width</b>		
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).	<b>3.68</b>	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.
<b>A6. Scale</b>		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	<b>3.69</b>	Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction.
<b>B. NEW BUILDING</b>		
1. New construction shall respect the established architectural character of the historic district.	<b>3.70</b>	Applicant has demonstrated that all new construction will respect the established character of the historic district.

Historic District Guideline	Page No.	Analysis
<p>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.</p>	<p><b>3.70</b></p>	<p>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.</p>
<p>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</p>	<p><b>3.70</b></p>	<p>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.</p>

Historic District Guideline	Page No.	Analysis
<p>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.</p>	<p><b>3.70</b></p>	<p>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.</p>
<p>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.</p>	<p><b>3.71</b></p>	<p>Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house.</p>
<p>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.</p>	<p><b>3.71</b></p>	<p>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.</p>
<p>8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings</p>	<p><b>3.71</b></p>	<p>Applicant has demonstrated through detailed drawings and plans that all new outbuilding construction will remain secondary to the main house.</p>
<p><b>C. ADDITIONS TO EXISTING BUILDINGS</b></p>		

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

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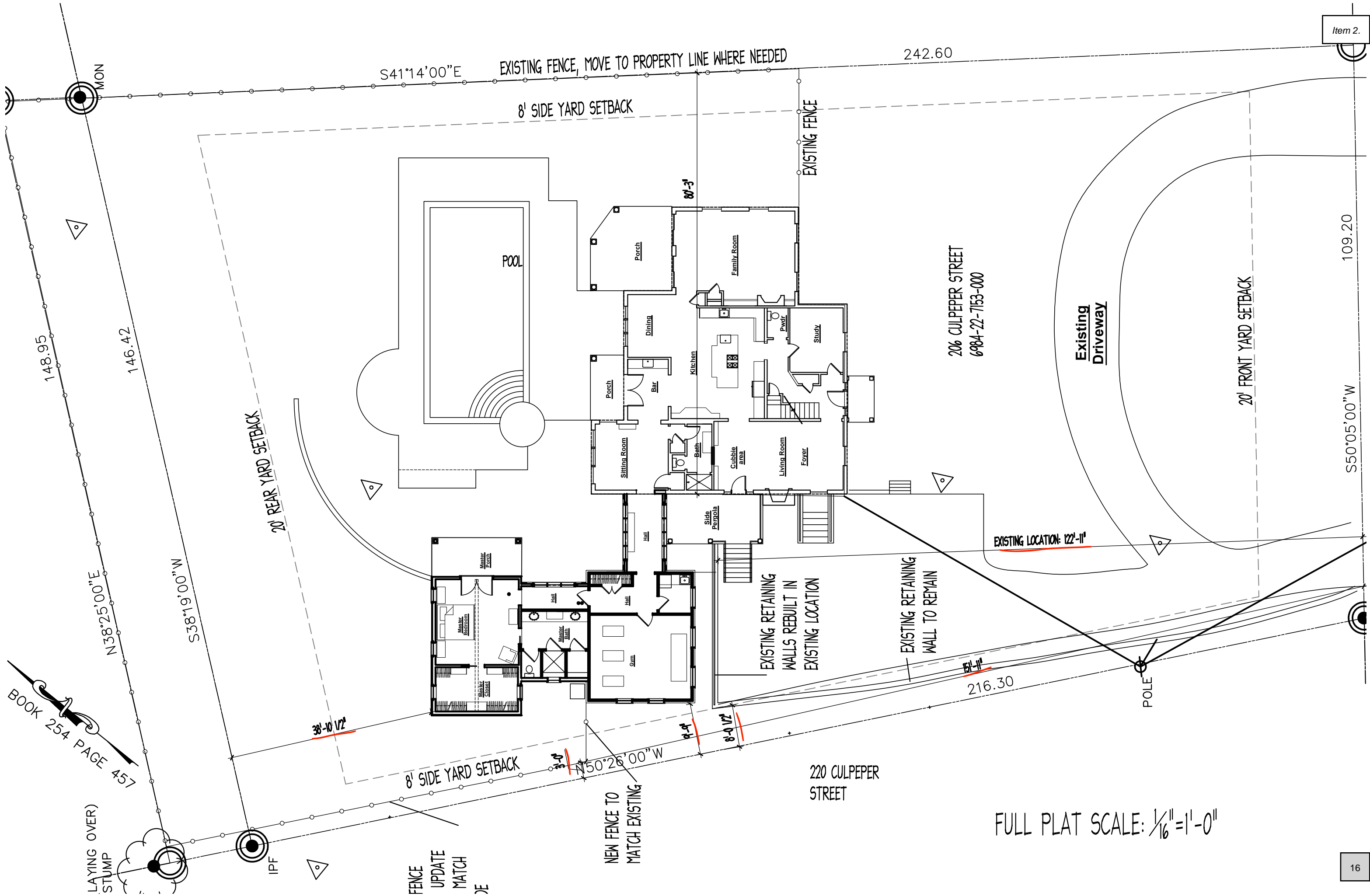
Staff recommends approval of Certificate of Appropriateness 23-91 for the request to modify previously approved COA 23-45 to include the following modifications: 1) to remove the garage/basement level of the previously approved addition to the main house; 2) to install a gable roof with no dormer for the previously approved addition; 3) removing a portion of the previously approved breezeway; 4) to replace wall face of existing retaining wall with brick; and 4) to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch, all 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.
- 5) New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.
- 6) Existing or new brick or stone masonry walls should remain unpainted.

## ATTACHMENTS

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1. Attachment 1 – Photos and Plans



FULL PLAT SCALE: 1/16" = 1'-0"



Community Development Department

February 1, 2024

Mr. & Mrs. Irvin  
206 Culpeper Street  
Warrenton, VA 20186

**Re: Architectural Review Board Pre-Approval for Certificate of Appropriateness 2023-91**

Dear Mr.& Mrs. Irvin:

Thank you for submitting an application for a Certificate of Appropriateness (COA), required for properties within the Warrenton Historic District. Following **unofficial** Architectural Review Board (ARB) review of your application, we have determined that the request to modify the previously approved COA 23-45 to include the following modifications: 1) to remove the garage/basement level of the previously approved addition to the main house; 2) to install a gable roof with no dormer for the previously approved addition; 3) removing a portion of the previously approved breezeway; 4) to replace wall face of existing retaining wall with brick; and 4) to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch, all as described and depicted within the application, at 206 Culpeper Street, with the following conditions meets the criteria for approval of alterations, provided the following conditions are met:

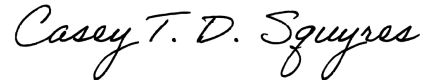
- 1) All necessary permits are acquired.
- 2) New construction shall respect the established architectural character of the historic district.
- 3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.
- 4) Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact.
- 5) New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.
- 6) Existing or new brick or stone masonry walls should remain unpainted.

Please note that this is an **unofficial** ARB pre-approval subject to denial if any work is determined to be inappropriate at the time of the official ruling. ARB pre-approvals are typically only considered in events of an emergency and/or matters that present a direct risk to public

safety or health. Please be aware that your COA is subject to public hearing and conditions may be added in response; **proceed with the abovementioned project at your own risk.**

Additionally, you will receive a notification from OpenGov prompting you to pay any necessary fees associated with all applications and permits. If any work to be conducted at the site will deviate from the proposal in any way, additional ARB review may be required. If you have any additional questions or concerns please feel free to contact me at 540-347-1101 ext. 311.

Sincerely,



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





# ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA # \_\_\_\_\_  
Zoning # \_\_\_\_\_  
Assoc. Permit # \_\_\_\_\_

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

Phone: 540-347-2405  
Email: [planning@warrentonva.gov](mailto:planning@warrentonva.gov)  
Facsimile: 540-349-2414

The Architectural Review Board (ARB) meets every **4<sup>th</sup> Thursday at 7:00pm** in Town Hall (18 Court Street). Applications requiring ARB are due by the **1<sup>st</sup> 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).

Forthcoming  Accompanying permit applications (if required; this application also serves as a zoning permit).

### Project Owner

Address/Location: 206 Culpeper St GPIN: 6984-22-7153-000

Name: Irvin, Joseph; Irvin Stacey Lowe Email: stacey.irvin@saintjamesepiscopalschool.org

Address: 206 Culpeper St Warrenton VA 20186 Phone: (540) 270-6940

### Applicant (If different then above)

Name: see above Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

### Applicant's Representative (If different then above. Must have authority to commit the applicant to make changes that may be suggested or required by the ARB)

Name: see above Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

### Complete description of each modification or improvement

Modify original addition approved by ARB. Remove Garage/basement level of addition. Exercise room and Laundry area

reworked with gable roof and no dormer and white washed brick facade. Breezeway on rear elevation reworked

Existing retaining wall will be replaced with new retaining wall faced with brick. Fence/ railing on wall to match existing rail at side porch

Roof material and all other details to remain as proposed in original application. New fence on south west side to match existing scalloped fence.

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

Yes  No  If so, specify: previous ARB Approval

Signature of Property Owner

STACEY IRVIN

Name (Print or Type)

Signature of Applicant/Agent Property Owner

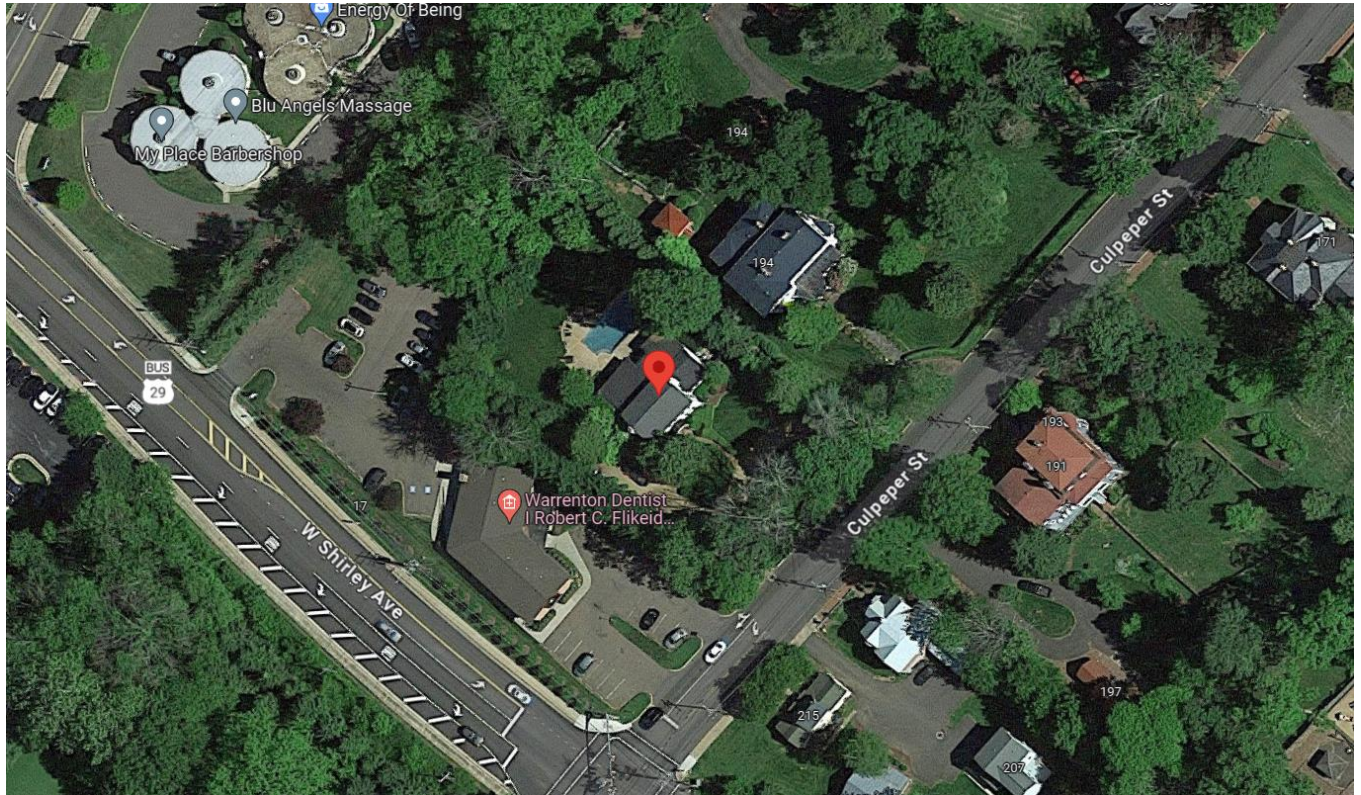
Joseph Irvin

Name (Print or Type)





Site Map:



Street View:







Fencing:

















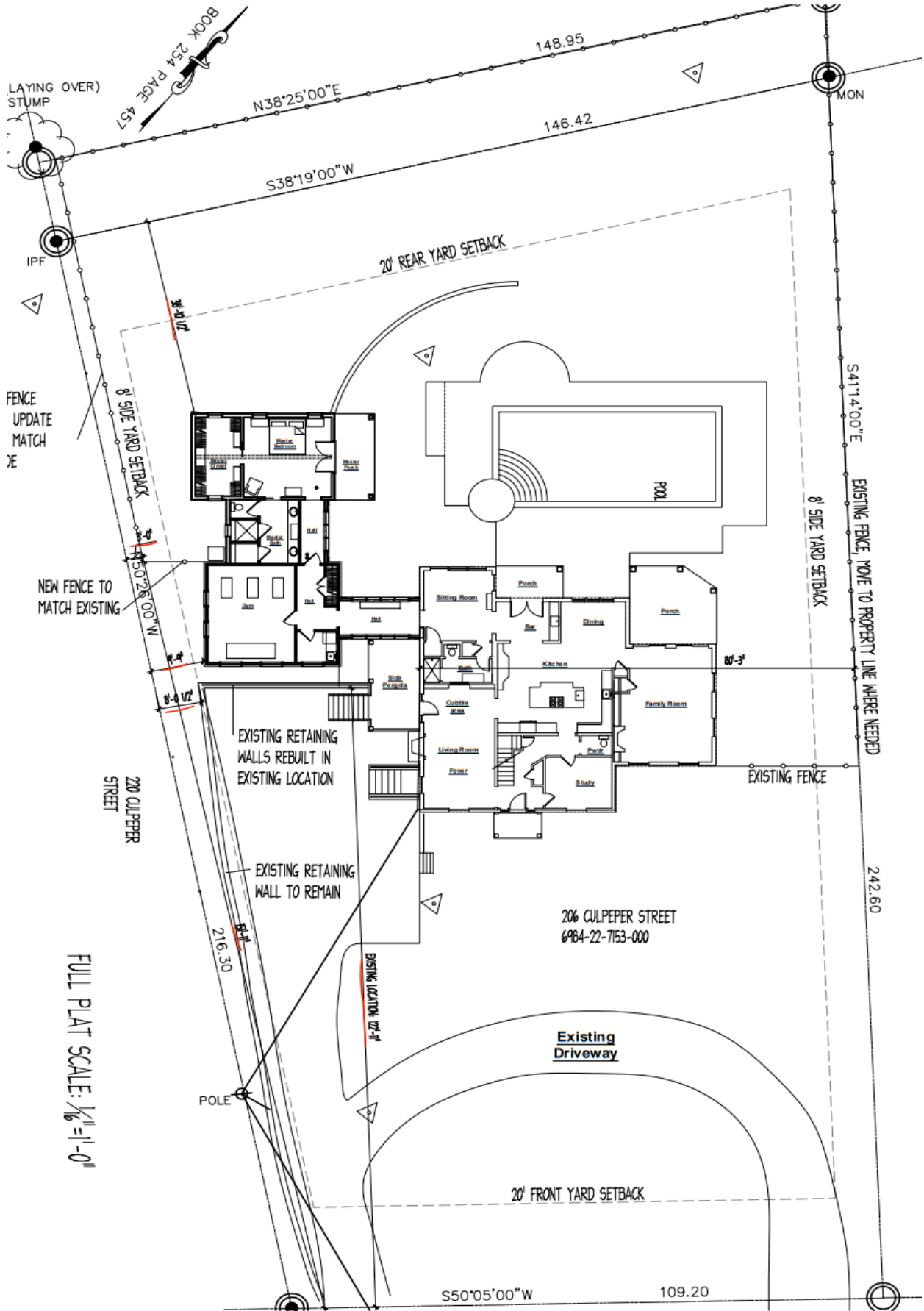




Revised Plans:

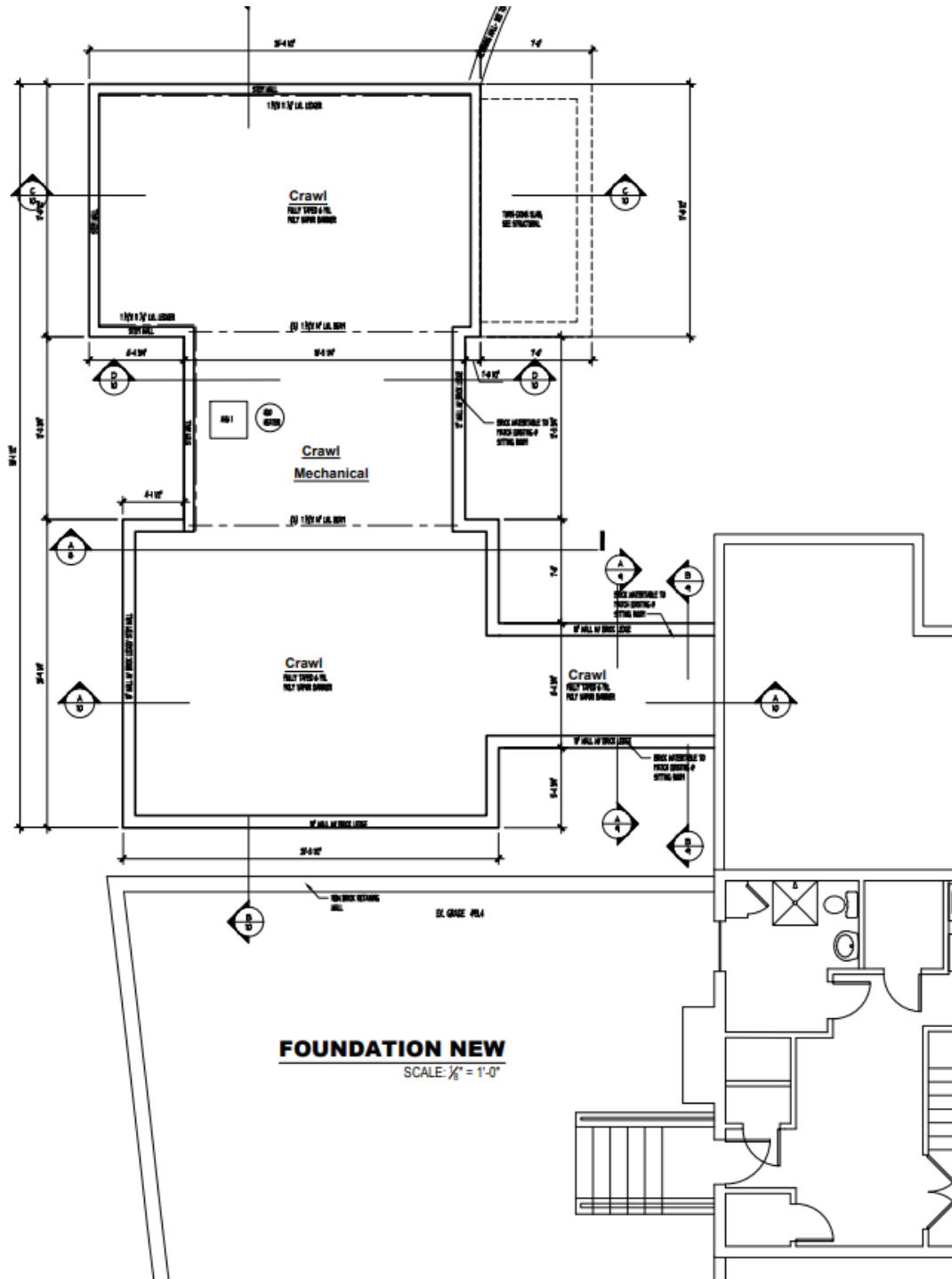


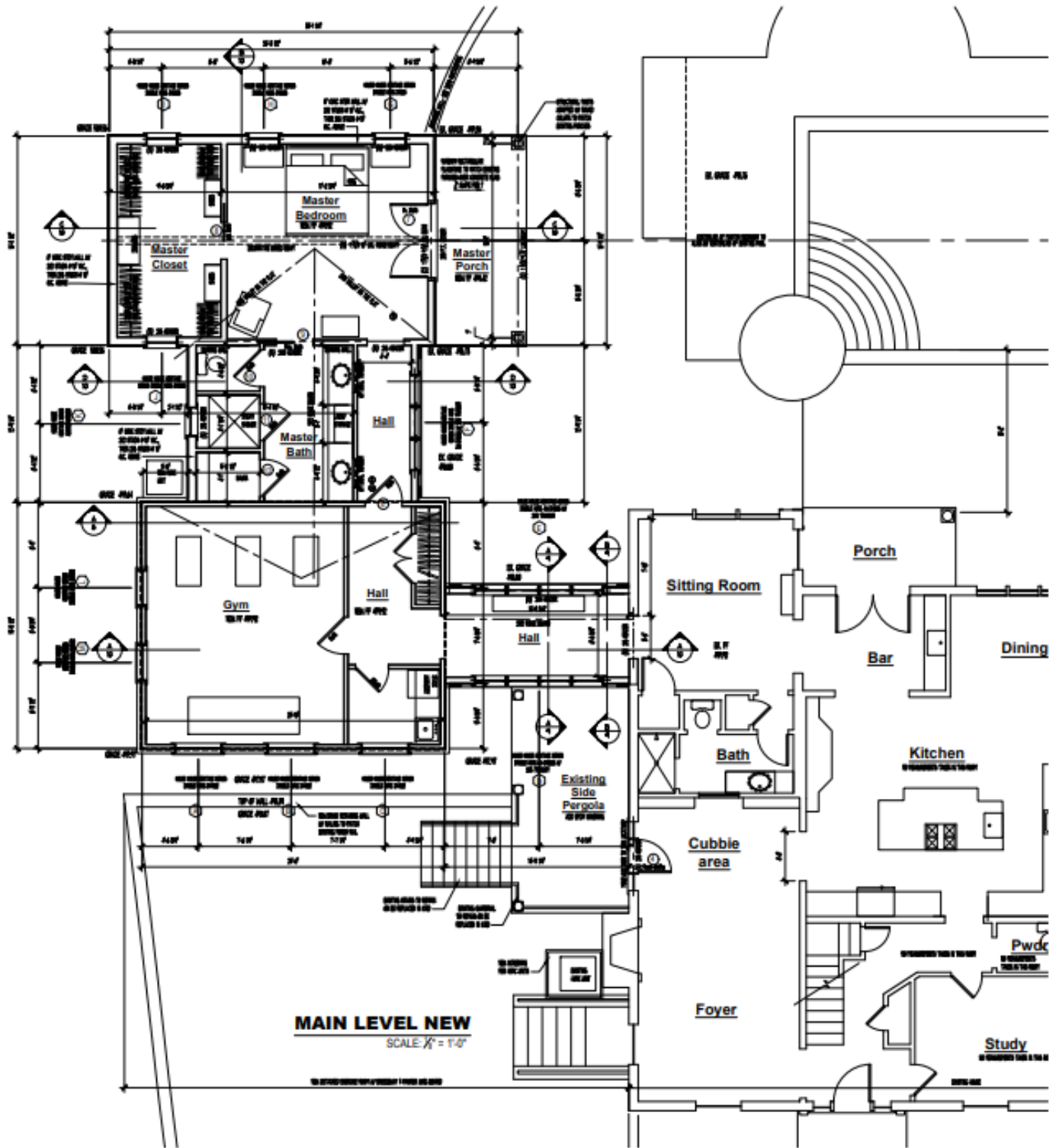
GARAGE & MASTER WING ADDITION for  
Mr. & Mrs. Joe & Nancy Irwin  
206 Culpeper St.  
Warrenton, VA 20186  
12/26/2023

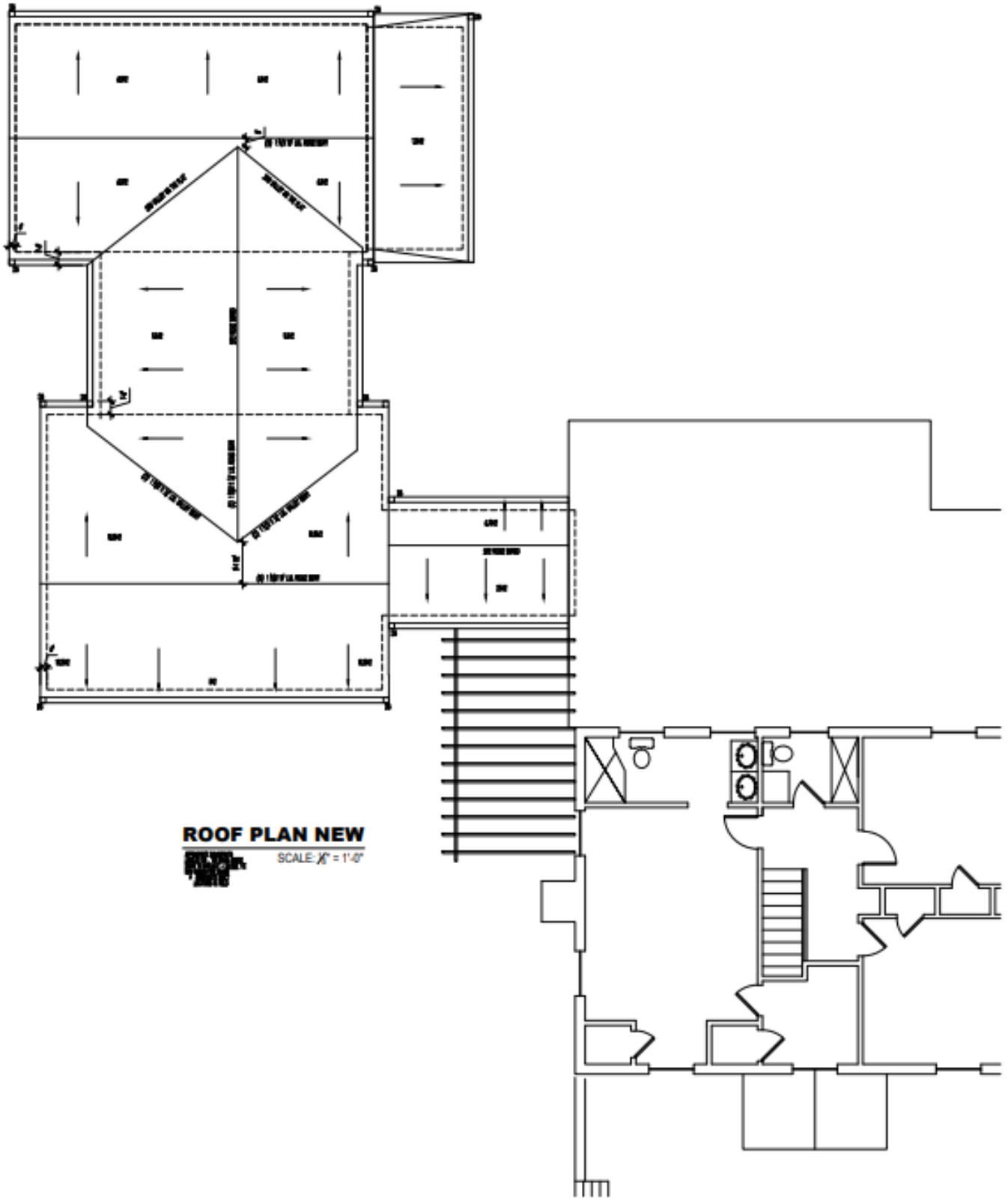


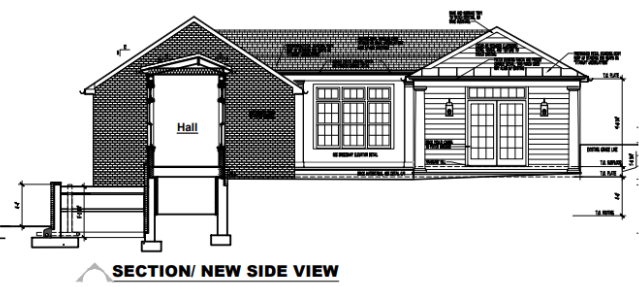
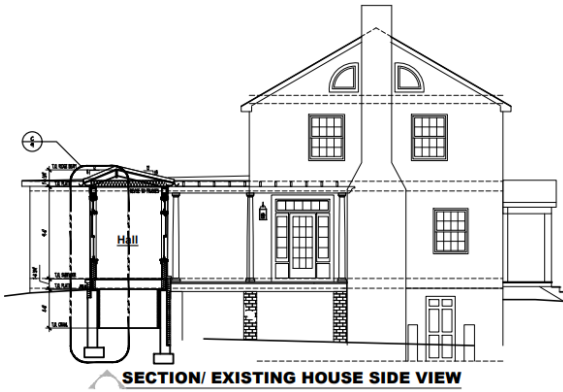
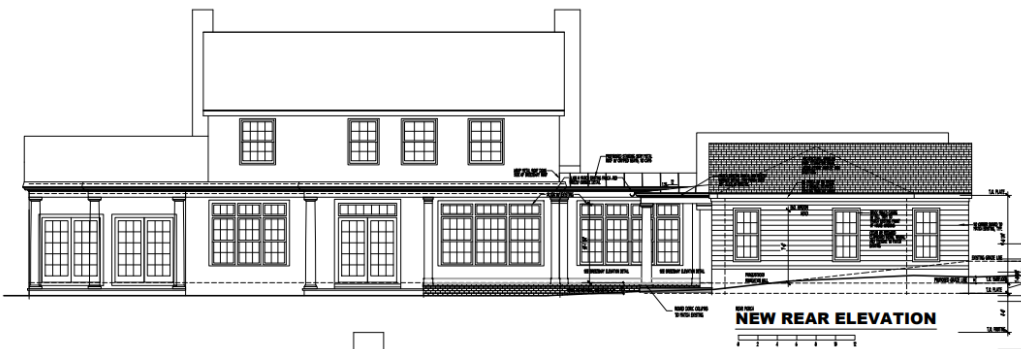
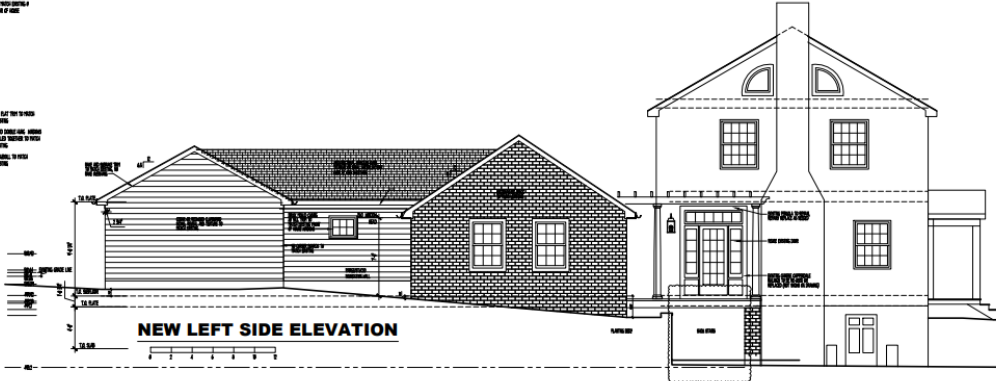
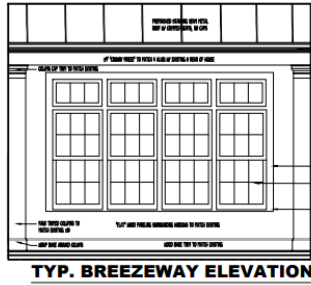
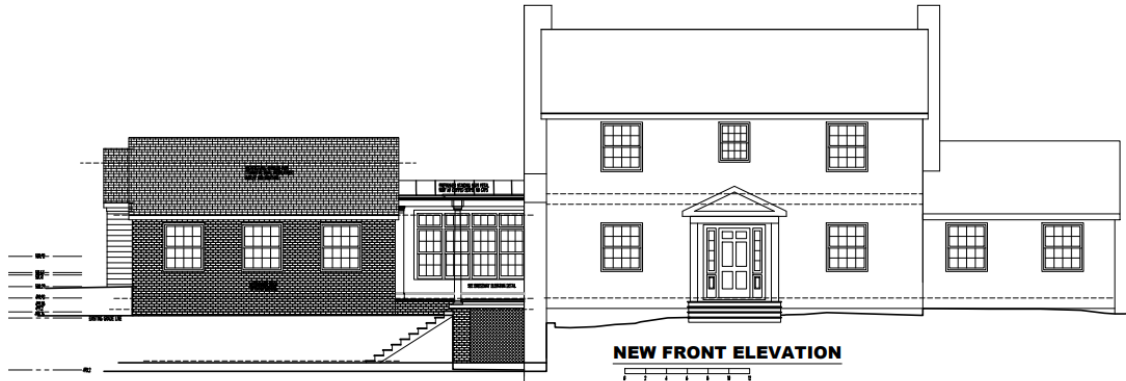
FULL PLAT SCALE: 1/16" = 1'-0"









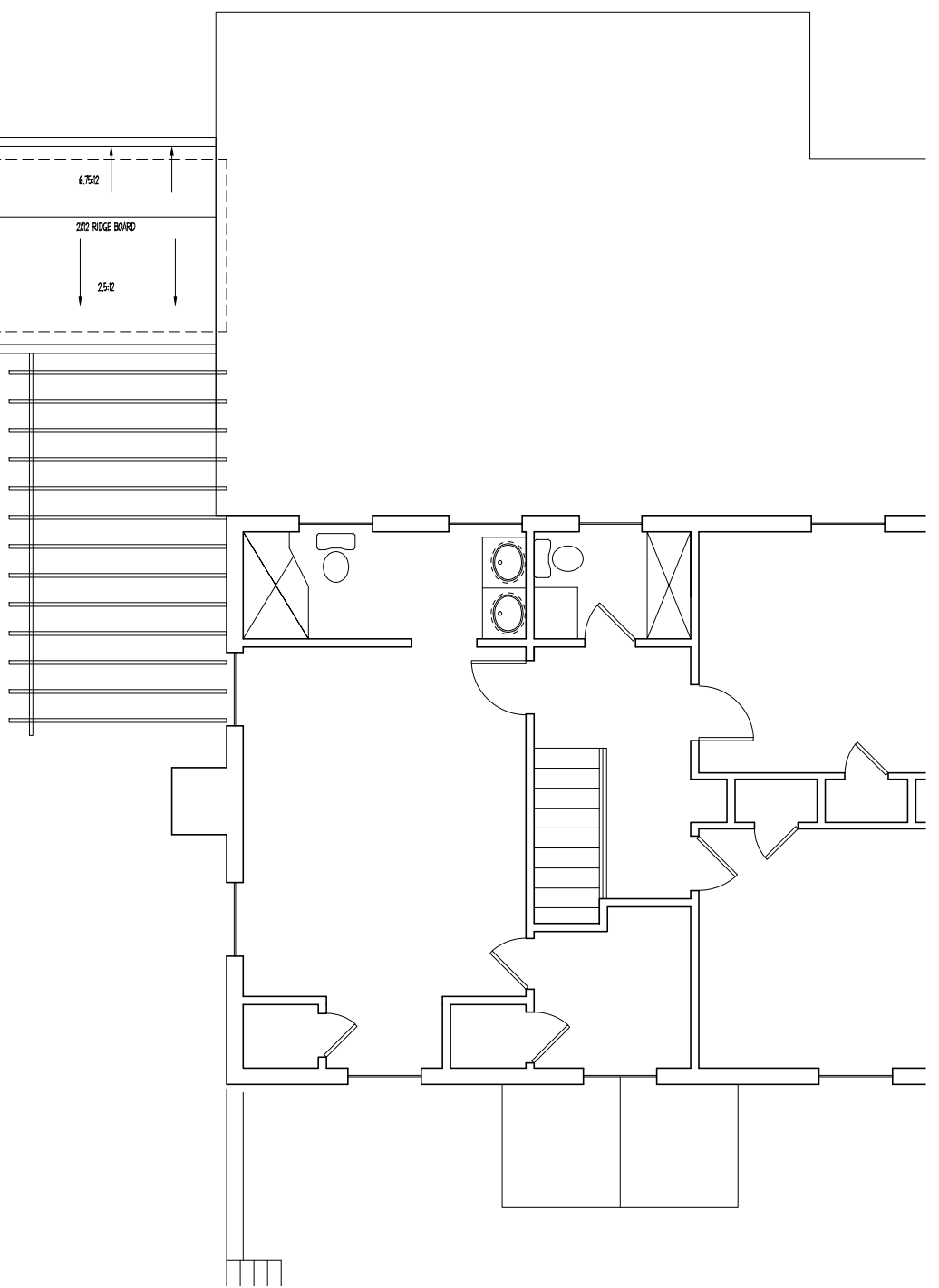
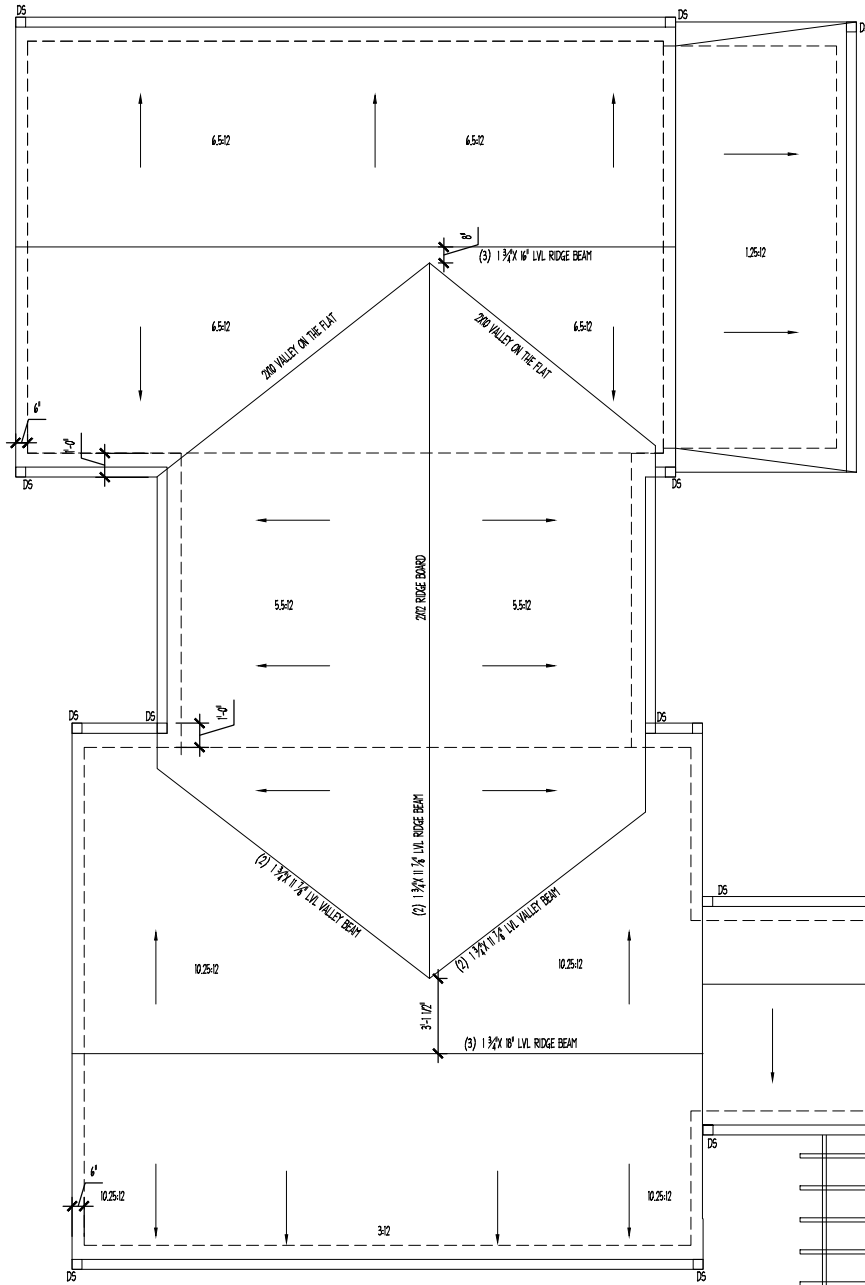








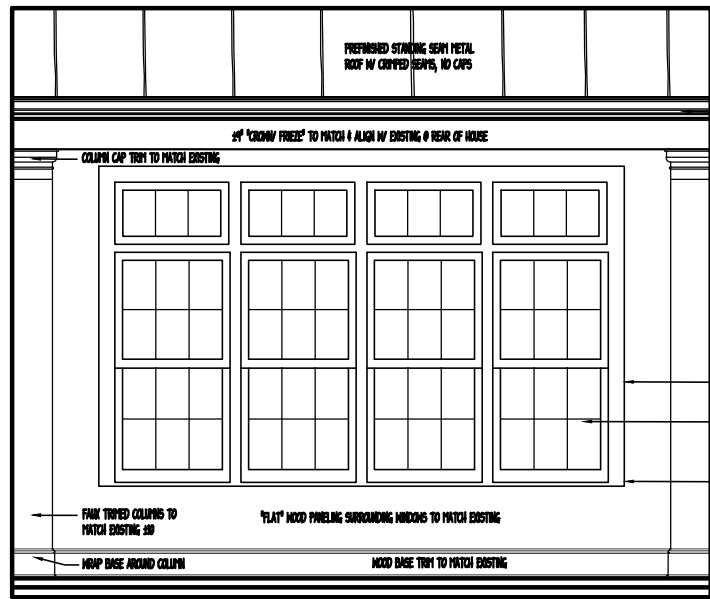
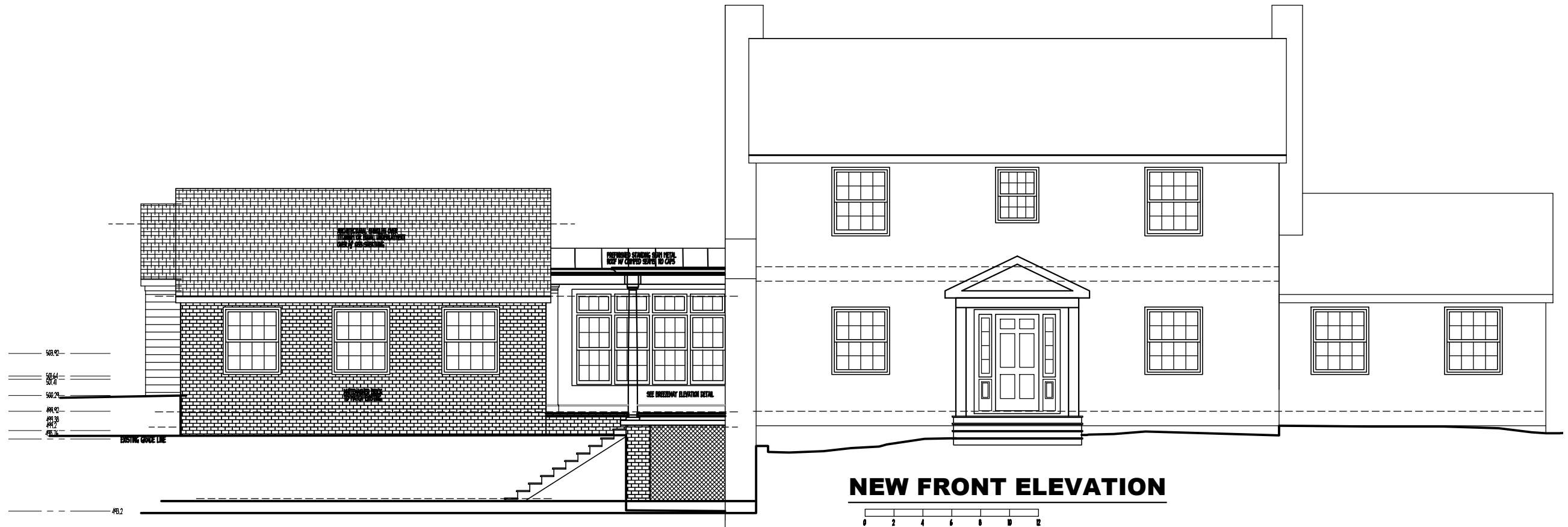




**ROOF PLAN NEW**

APPROXIMATE DIMENSIONS  
 LABELED D5 - THE BELOW GRADE  
 DRAW TO DAYLIGHT - DO NOT TIE  
 INTO FOUNDATION FRAMES  
 \* COORDINATE EXACT  
 LOCATIONS IN FIELD

SCALE: 1/8" = 1'-0"



**TYP. BREEZEWAY ELEVATION**

PREPARED STANDING SEAM METAL ROOF W/ CRIPPED SEAMS, NO CAPS

1/4" "KNOX FREEZE" TO MATCH & ALIGN W/ EXISTING @ REAR OF HOUSE

COLUMN CAP TRY TO MATCH EXISTING

1/4" FLAT TRY TO MATCH EXISTING

WOOD DOUBLE HUNG WINDOWS PULLED TOGETHER TO MATCH EXISTING

1" SIDING TO MATCH EXISTING

FUNK TRIPED COLUMNS TO MATCH EXISTING SID

1/4" FLAT WOOD PANELING SURROUNDING WINDOWS TO MATCH EXISTING

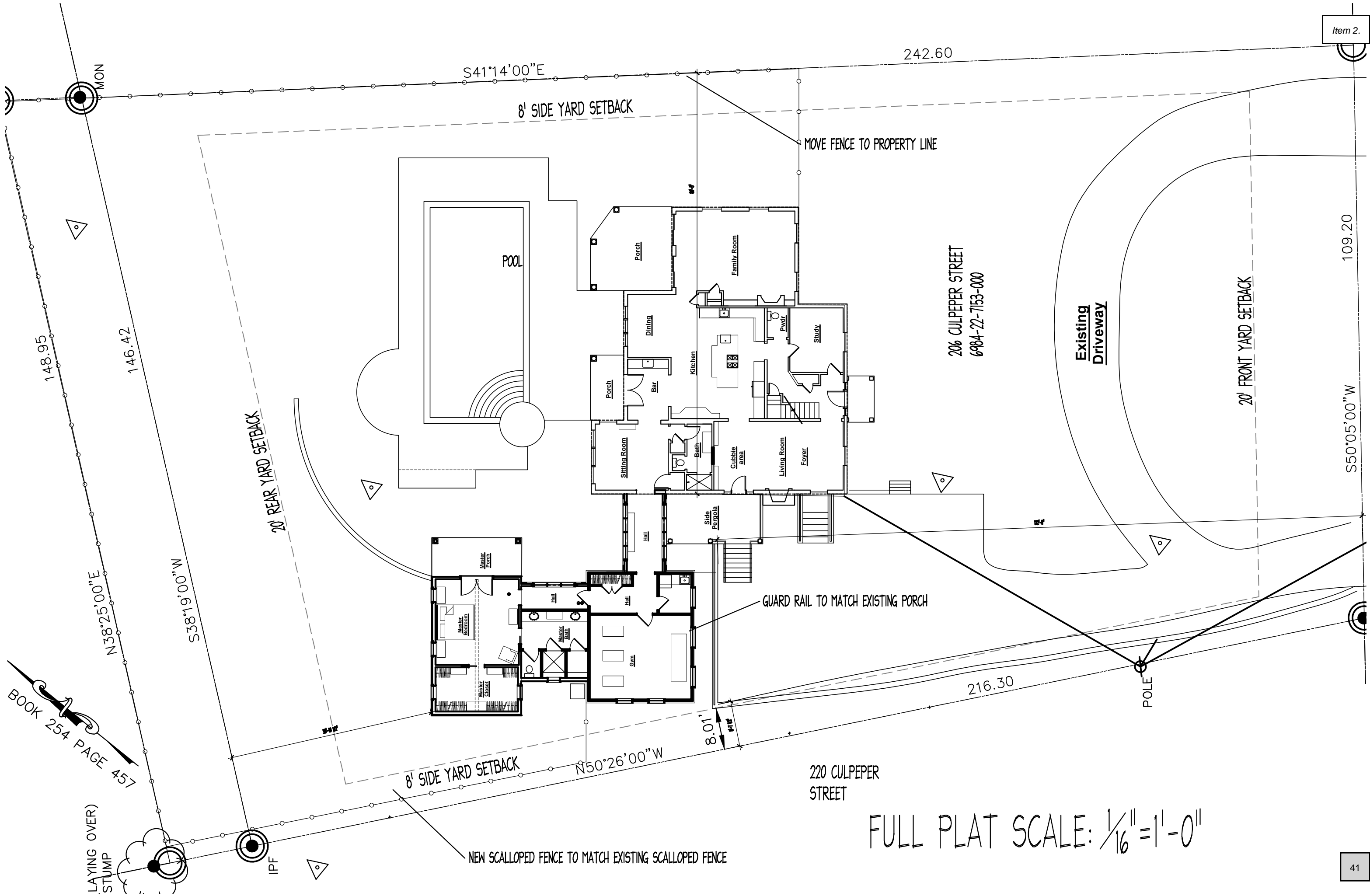
WOOD BASE TRY TO MATCH EXISTING

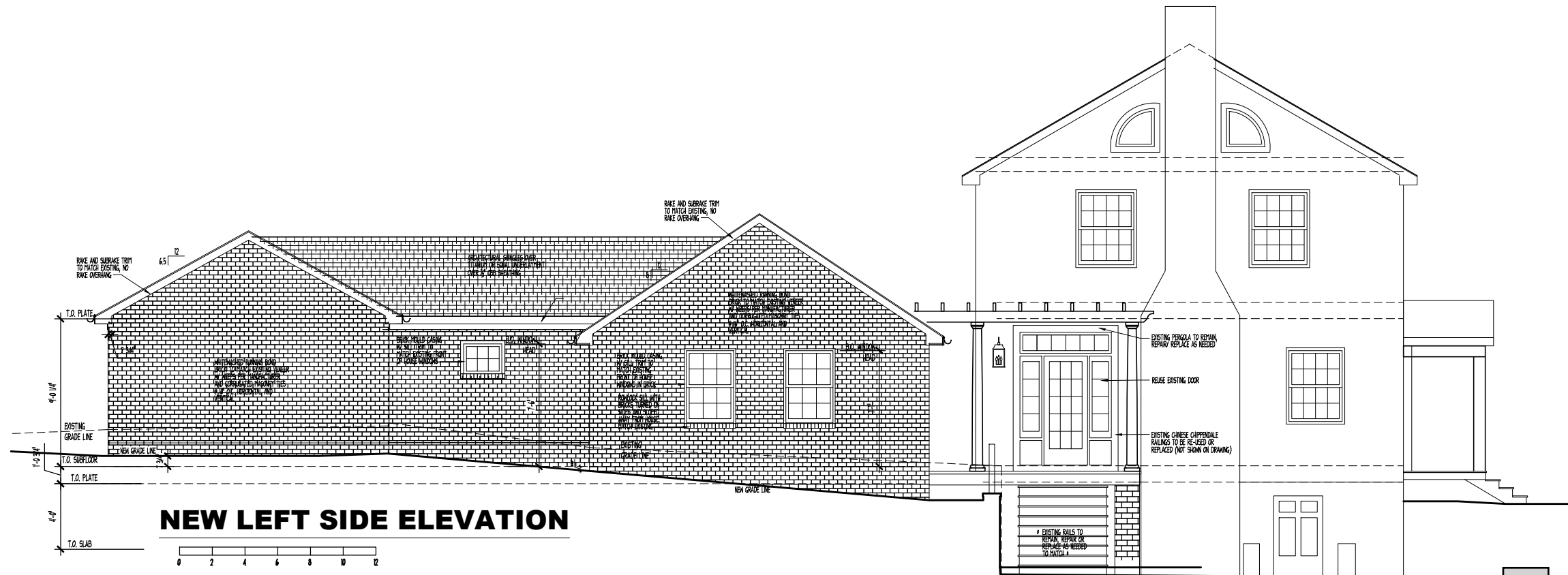
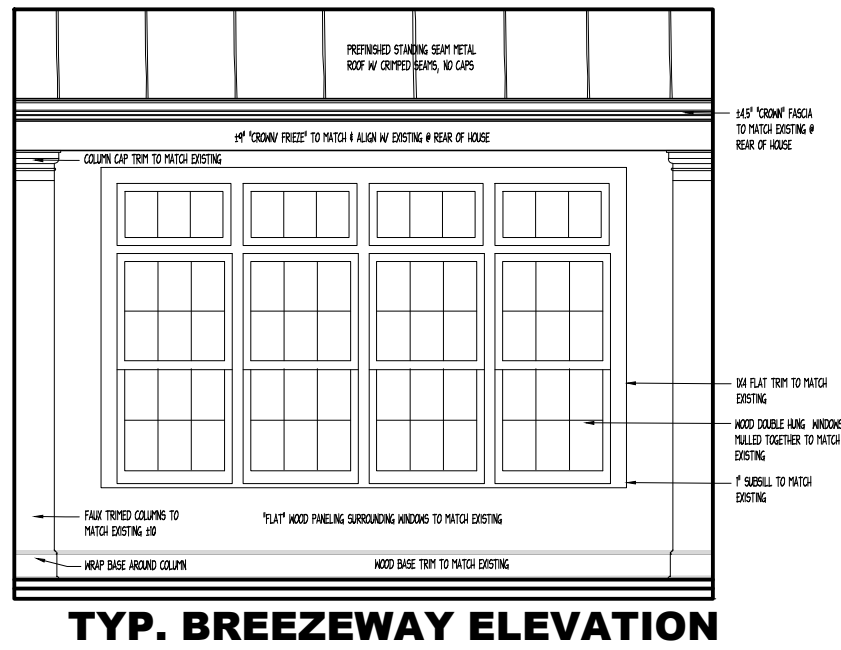
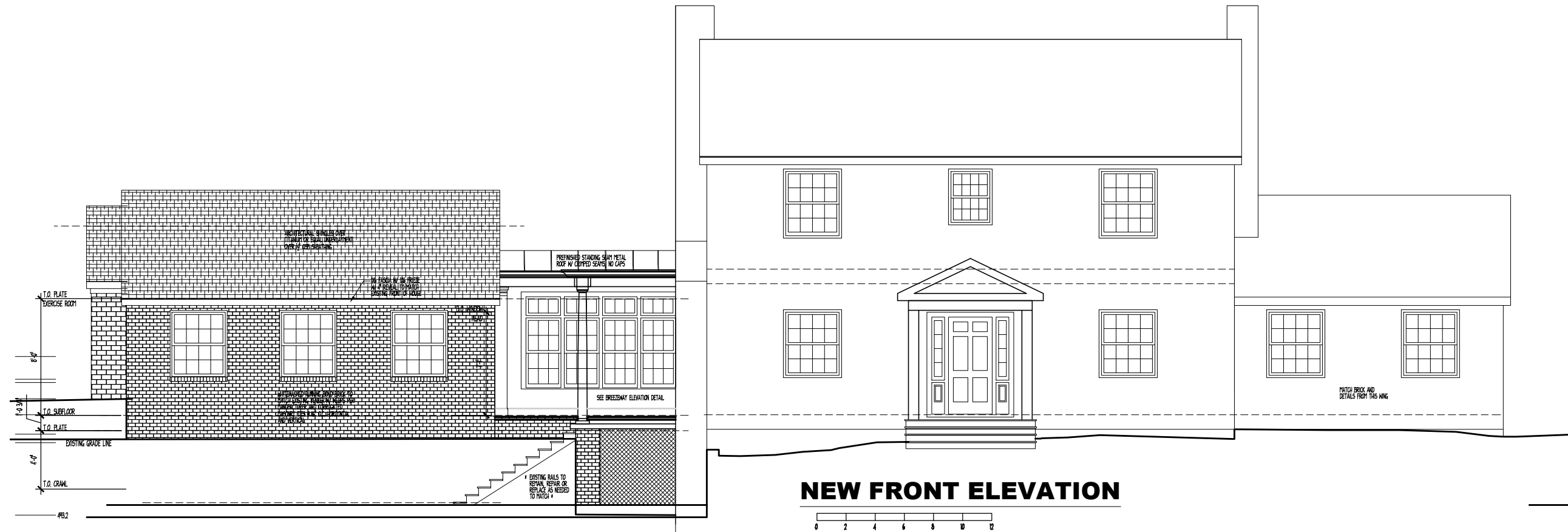
WRAP BASE AROUND COLUMN



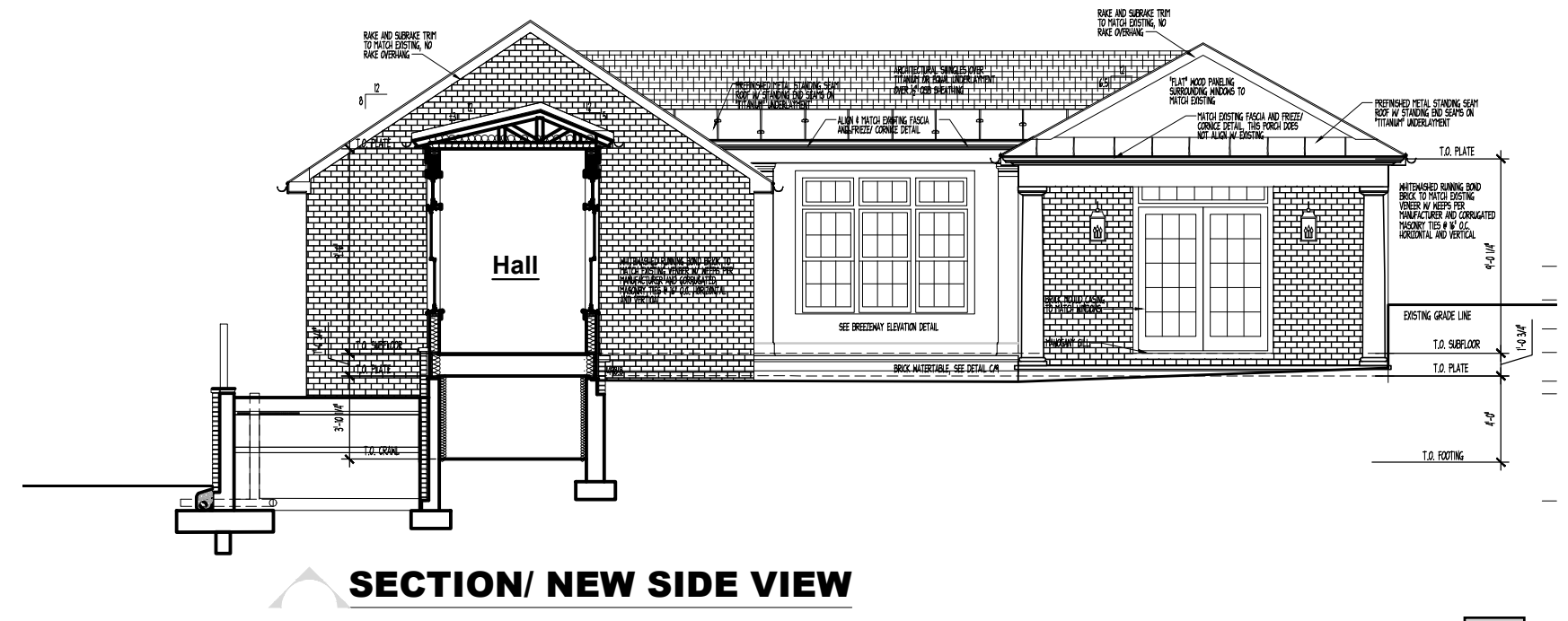
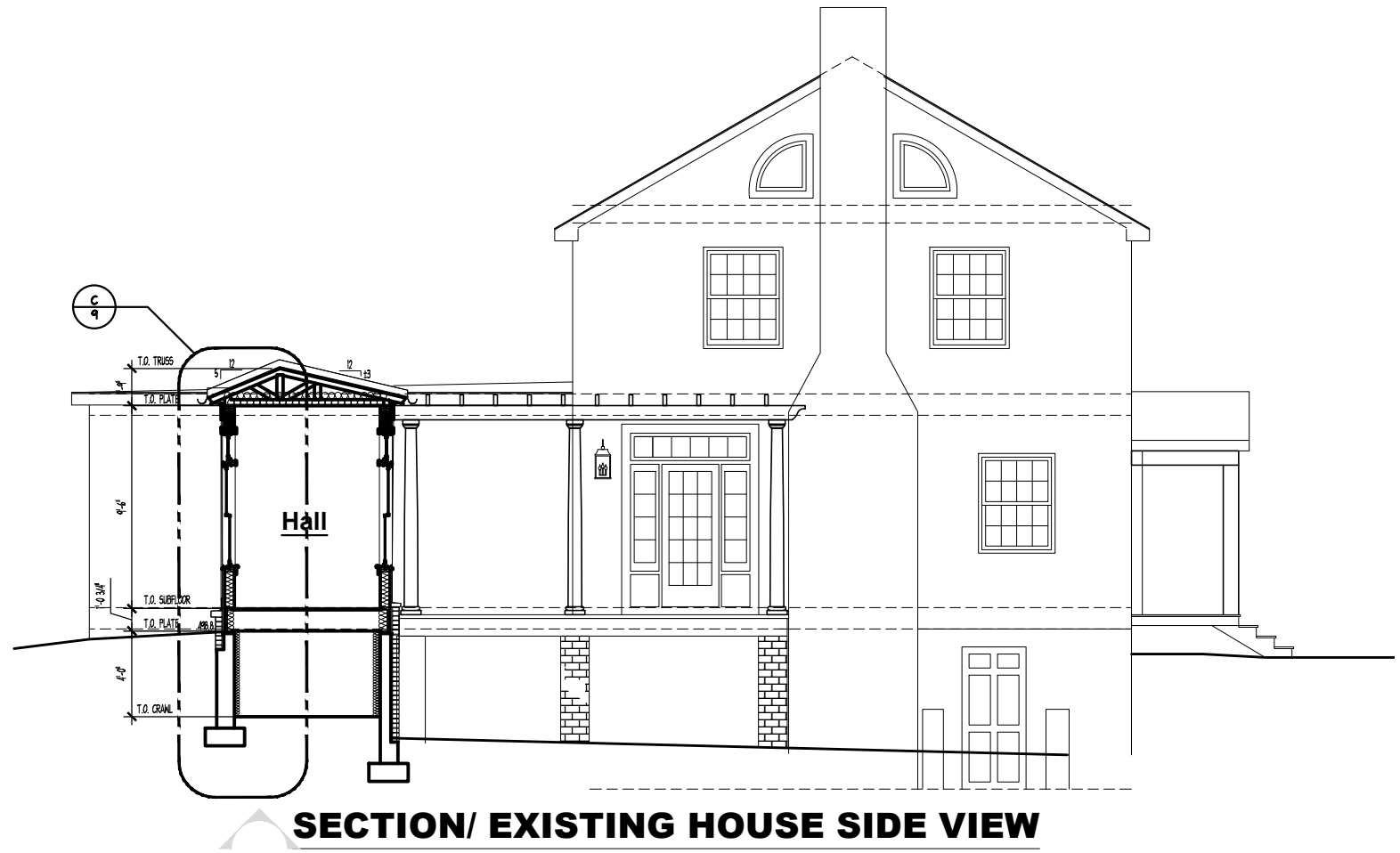
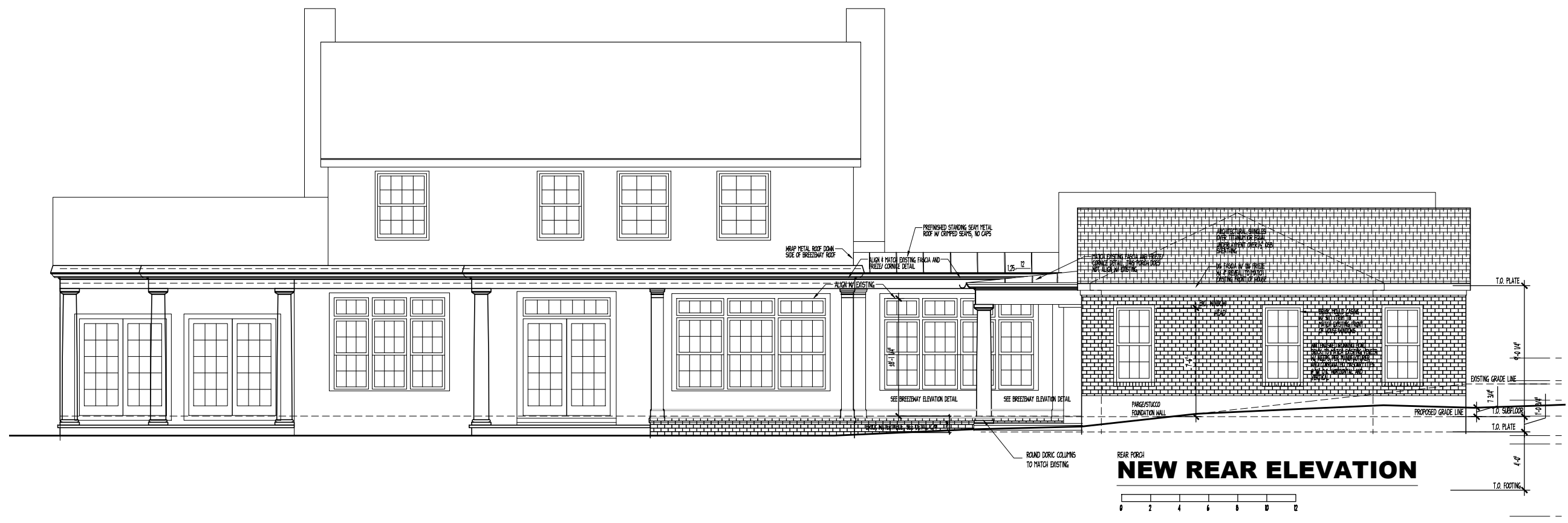
**NEW LEFT SIDE ELEVATION**











ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 2024-1

**February 22, 2024**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2024-1** for the request to modify previously approved COA 22-152 by minimizing the size of the side patio on the west elevation fronting Second Street, as described and depicted within the application, at **11 S. Second Street**, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The installation of the patio 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) The patio must contain an ADA-access point that complies with the Zoning Ordinance.
- 4) The patio shall be appropriately screened with native shrubbery/plantings to obscure the patio framing and to provide additional visual interest to the landscaping.
- 5) Any further changes or alterations to any exterior element of the building will require the submission of a new Certificate of Appropriateness and review and approval by the Architectural Review Board prior to being undertaken.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:

# ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS 2022-152

May 26, 2022

## MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2022-152** 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 be designed as proposed, in conformance with code requirements.
16. West patio end from deck to ground shall be finished with lattice or wood equivalent.

Motion to Approve By: Laura Bartee

Seconded By: John Thorsen

For: 4      Against: 0      Abstained: 0

### Vicinity Map



### Street View





### Proposed Project Locations

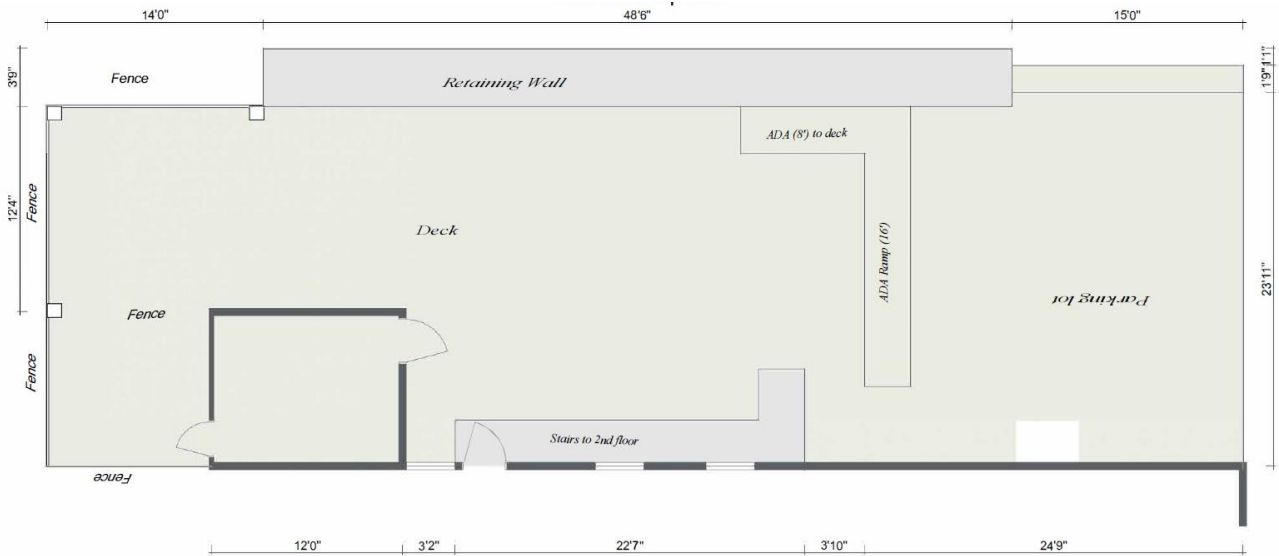


### Proposed Patio Railing

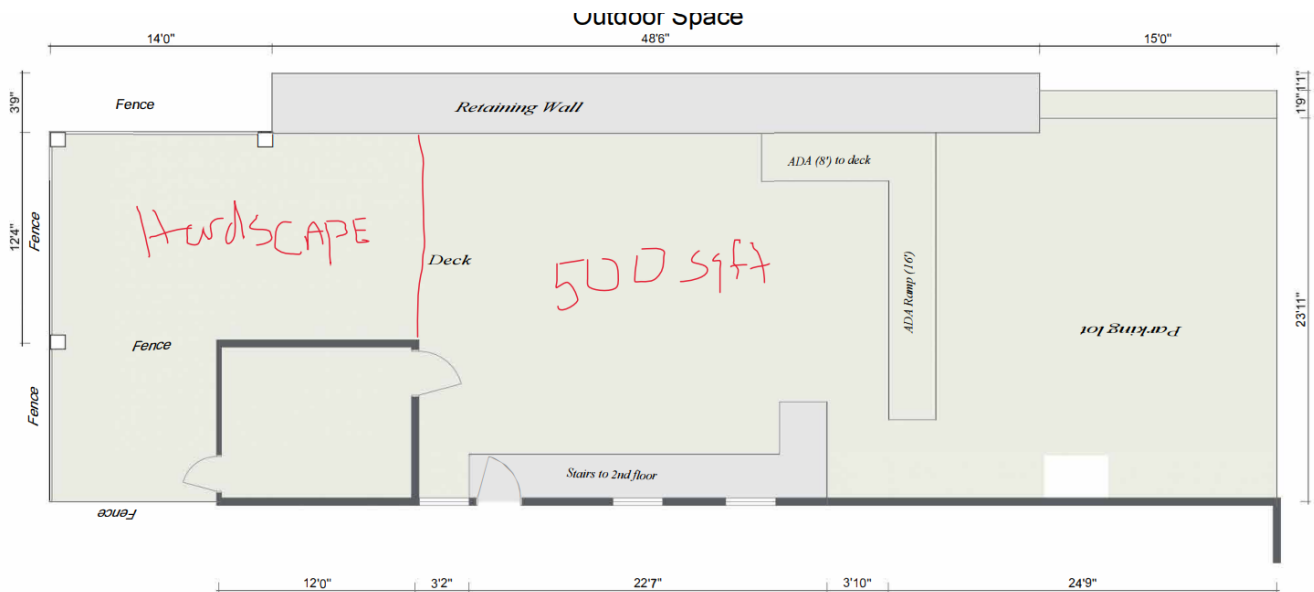


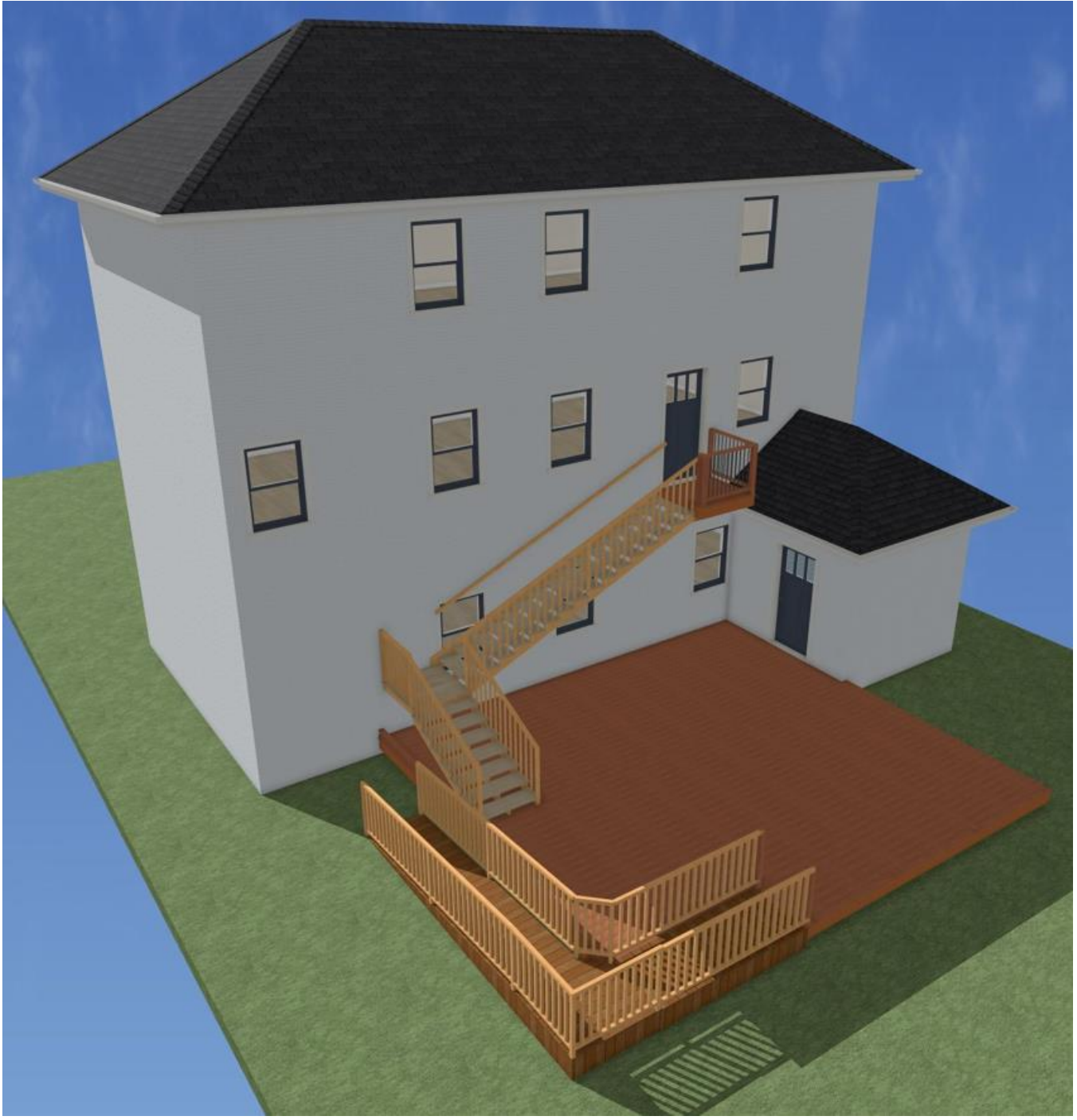
## PATIO RENDERING

### PREVIOUS PLAN:



### CURRENT PLAN (patio size cut back):







### Site Photos

















TOWN OF WARRENTON

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

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATNESS

COA # \_\_\_\_\_

Assoc. Permit # BLDG-24-3

The Architectural Review Board (ARB) meets every 4<sup>th</sup> Thursday at 7:00pm in Town Hall (21 Main Street). Applications requiring ARB are due by the 1<sup>st</sup> 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: 11 S 2nd Street GPIN: \_\_\_\_\_

Name: Cast Iron Craft House Email: castironcrewva@gmail.com

Address: 11 S 2nd Street, Warrenton, VA 20186 Phone: \_\_\_\_\_

**Applicant (If different then above)**

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**Applicant's Representative (If different then above. Must have authority to commit the applicant to make changes that may be suggested or required by the ARB)**

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

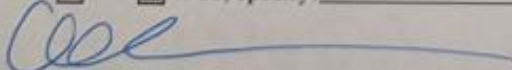
**Complete description of each modification or improvement**

Build a 575sqft Deck, ADA Ramp, and Stairs to 2nd floor.

\_\_\_\_\_  
\_\_\_\_\_

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

Yes  No  If so, specify: \_\_\_\_\_



Signature of Property Owner

Signature of Applicant/Agent

Wesley Ross

Name (Print or Type)

Name (Print or Type)





Community Development Department

January 30, 2024

Philip Wesley Ross  
11 S. Second Street  
Warrenton, VA 20186

**Re: Architectural Review Board Pre-Approval for Certificate of Appropriateness 2024-1**

Dear Mr. Ross:

Thank you for submitting an application for a Certificate of Appropriateness (COA), required for properties within the Warrenton Historic District. Following **unofficial** Architectural Review Board (ARB) review of your application, we have determined that the request to minimize the overall footprint of the previously approved (COA 22-152) back patio, as described and depicted within the submission, at 11 S. Second Street meets the criteria for approval of alterations, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The installation of the patio 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) The patio must contain an ADA-access point that complies with the Zoning Ordinance.
- 4) The patio shall be appropriately screened with native shrubbery/plantings to obscure the patio framing and to provide additional visual interest to the landscaping.
- 5) Any further changes or alterations to any exterior element of the building will require the submission of a new Certificate of Appropriateness and review and approval by the Architectural Review Board prior to being undertaken.

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

Additionally, you will receive a notification from OpenGov prompting you to pay any necessary fees associated with all applications and permits. If any work to be conducted at the site will deviate from the proposal in any way, additional ARB review may be required. If you have any additional questions or concerns please feel free to contact me at 540-347-1101 ext. 311.

Sincerely,



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



Community Development  
Department

# STAFF REPORT

<b>Meeting Date:</b>	February 22, 2024
<b>Agenda Title:</b>	COA 24-1 – 11 S. Second Street
<b>Requested Action:</b>	Review proposal to minimize the size of the previously approved (COA 22-152) back patio.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres

## EXECUTIVE SUMMARY

The Applicant is proposing to minimize the overall footprint of the previously approved (COA 22-152) back patio. The Applicant has confirmed that there will be no changes to the previously approved design or materials.

Revised patio dimensions:

- The modified footprint will be a 575 Sqft deck in sealed natural wood with an ADA ramp and stairs (existing) to the 2nd floor.
- Previously it was a 55' long by 13' and 23' wide wood patio; 24" maximum height

**BACKGROUND**

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.



**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Analysis
<b>C. Addition(s) to Existing Buildings</b>		
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.	<b>3.72</b>	PATIO- Proposed new wood patio has been minimalized compared to the previously approved patio which spanned the length of the side elevation to the existing retaining wall. Maximum height on the patio is 24" with additional height for required handrail.



Historic District Guideline	Page No.	Analysis
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	PATIO- Will be highly visible from second street but obscured from all other angles. It will be freestanding with minimal impact on the physical structure.
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.	3.72	PATIO- Will be highly visible from second street but obscured from all other angles. It will be freestanding with minimal impact on the physical structure.

**STAFF RECOMMENDATION**

Staff recommends approval of the request to modify previously approved COA 22-152 by minimizing the size of the side patio, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The installation of the patio 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) The patio must contain an ADA-access point that complies with the Zoning Ordinance.
- 4) The patio shall be appropriately screened with native shrubbery/plantings to obscure the patio framing and to provide additional visual interest to the landscaping.
- 5) Any further changes or alterations to any exterior element of the building will require the submission of a new Certificate of Appropriateness and review and approval by the Architectural Review Board prior to being undertaken.

**ATTACHMENTS**

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



# Cast Iron Craft House

## Outdoor Space



ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 2024-6

**February 22, 2024**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2024-6** for the request to convert the existing frame barn in the rear yard at **226 E. Lee Street** into an Accessory Dwelling Unit (ADU), as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) 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) New construction shall respect the established architectural character of the historic district.
- 4) 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.
- 5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



Community Development  
Department

# STAFF REPORT

<b>Meeting Date:</b>	February 22, 2024
<b>Agenda Title:</b>	COA 24-6 – 226 E. Lee Street
<b>Requested Action:</b>	Review of proposal for existing barn-to-ADU conversion.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres

## EXECUTIVE SUMMARY

The applicant is proposing to convert the existing frame barn in the rear yard to a new ADU at 226 E. Lee Street.

- 1) The original building form will be retained and converted into a new ADU.
- 2) The existing shed-roof overhang addition will be removed and converted into a new shed-roof style addition with a lower roof attachment.
- 3) A shed-roof addition will be constructed on the opposite side of the main form of the existing building and will include a small side porch.
- 4) The total size of the existing main house on the parcel is 4746 sq. ft.
- 5) The total size of the existing barn on the parcel is 458 sq. ft.



## BACKGROUND

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This house was constructed in c.1900 and is in good condition. This is a good example of a Federal style house within the district and it represents a early twentieth-century building within the residential areas. 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 residential character of the district. Although the building does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.

Located behind the house is the ca. 1900 board and batten garage/shed. It has a front gabled roof with metal standing seam. Much of the resource is obscured by vegetation and not visible from the street.



**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Analysis
<b>7. NEW CONSTRUCTION</b>		
<b>A. Context</b>		
<p>The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.</p>	3.63	<p>The Applicant has demonstrated through plans that the architectural style will be sensitive to the main house and will blend with the overall character of the Historic District.</p>
<p>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).</p>	3.63	N/A
<b>A1. Setback</b>		
<p>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.</p>	3.64	<p>Applicant states that all new construction and additions will meet proper setbacks.</p>
<b>A2. Spacing</b>		
<p>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.</p>	3.65	<p>Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.</p>
<b>A4. Massing</b>		
<p>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.</p>	3.67	<p>Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.</p>
<b>A5. Height and Width</b>		

Historic District Guideline	Page No.	Analysis
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.
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.
<b>A6. Scale</b>		
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>B. NEW BUILDING</b>		
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
<p>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.</p>	<p><b>3.70</b></p>	<p>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.</p>
<p>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</p>	<p><b>3.70</b></p>	<p>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.</p>



Historic District Guideline	Page No.	Analysis
<p>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.</p>	<p><b>3.70</b></p>	<p>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.</p>
<p>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.</p>	<p><b>3.71</b></p>	<p>Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house.</p>
<p>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.</p>	<p><b>3.71</b></p>	<p>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.</p>
<p>8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings</p>	<p><b>3.71</b></p>	<p>Applicant has demonstrated through detailed drawings and plans that all new outbuilding construction will remain secondary to the main house.</p>
<p><b>C. ADDITIONS TO EXISTING BUILDINGS</b></p>		

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 minimal 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 COA 24-6 for 226 E. Lee Street for the request to convert the existing frame barn in the rear yard into an Accessory Dwelling Unit (ADU), as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) 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) New construction shall respect the established architectural character of the historic district.
- 4) 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.
- 5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings.

## ATTACHMENTS

---

1. Attachment 1 – Photos and Plans



# ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA # \_\_\_\_\_  
Zoning # \_\_\_\_\_  
Assoc. Permit # \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT  
18 Court Street, Lower Level  
Warrenton, VA 20186  
Phone: 540-347-2405  
Email: [planning@warrentonva.gov](mailto:planning@warrentonva.gov)  
Facsimile: 540-349-2414

The Architectural Review Board (ARB) meets every **4<sup>th</sup> Thursday at 7:00pm** in Town Hall (18 Court Street). Applications requiring ARB are due by the **1<sup>st</sup> 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). Bldg permit future

### Project Owner

Address/Location: 226 E Lee Street Warrenton, VA 20186 GPIN: 6984-52-4022-000  
Name: Lawrence, James Email: james@lawrencedirect.com  
Address: 226 E Lee Street Warrenton, VA 20186 Phone: (703)969-0270

### Applicant (If different then above)

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

### Applicant's Representative (If different then above. Must have authority to commit the applicant to make changes that may be suggested or required by the ARB)

Name: Peter Lawrence Email: pete@rahcountryside.com  
Address: 918 Amherst St. Winchester, VA 22601 Phone: 540-505-4980

### Complete description of each modification or improvement

Dismantle existing barn and salvage all intact wood. Build new ADU to resemble existi  
New structure to be one level slab on grade with one Bedroom, Bathroom and Closet,  
Exterior siding to be vertical hardie board and batten (alternate t-11 w/ oak battens) Ne  
Posts to be wrapped with Hardie or similar, barn style lights. See attached photos and

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

Yes  No  If so, specify: ARB Work session and SUP Application has been approved

James Lawrence Digitally signed by James Lawrence  
Date: 2024.02.01 12:42:57 -05'00'

Signature of Property Owner  
James Lawrence

Name (Print or Type)

Signature of Applicant/Agent

Name (Print or Type)

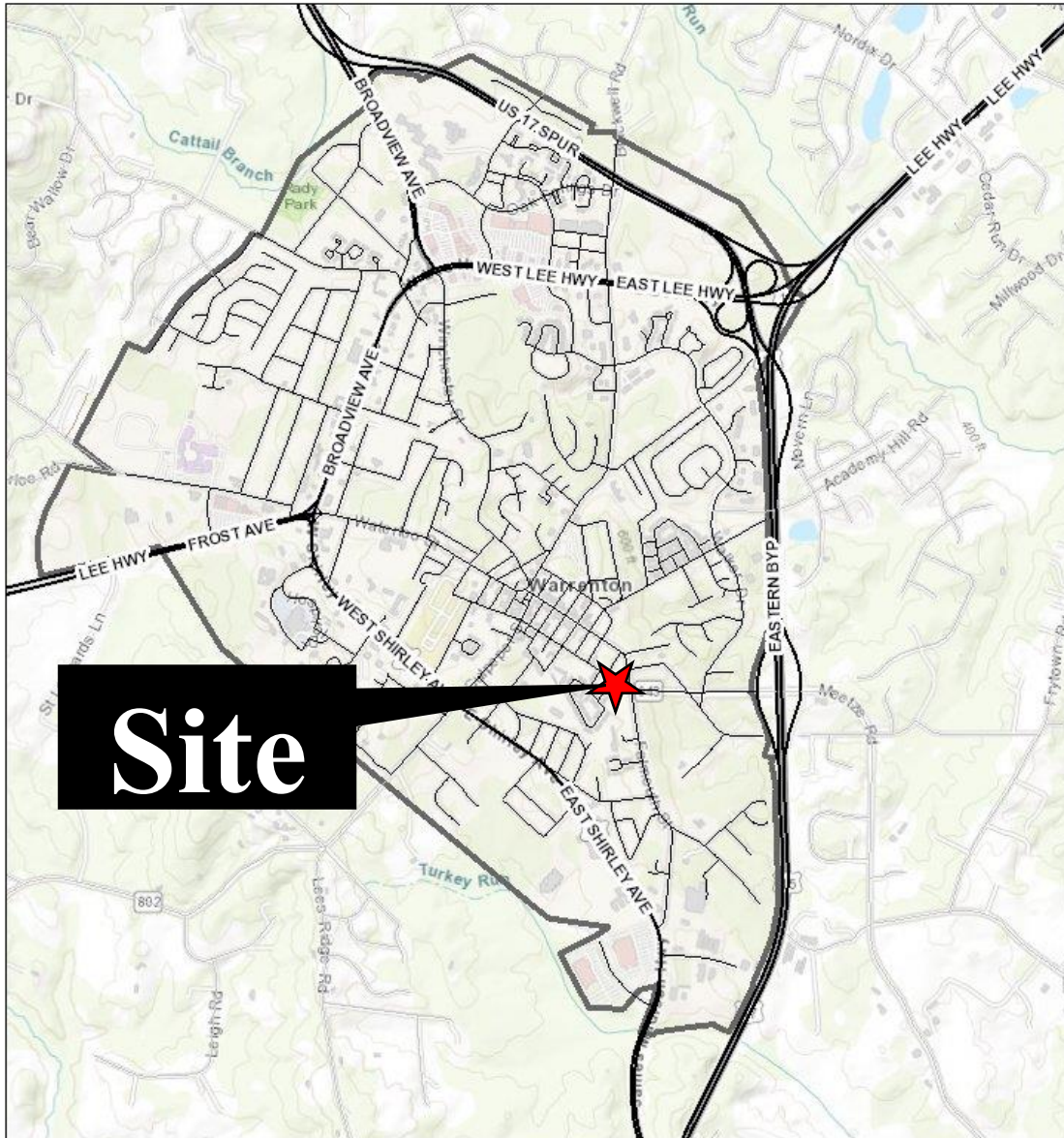




# Attachment A – Maps, Elevations, & Photos

Vicinity Map:

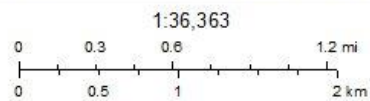
Town of Warrenton, VA WebGIS



July 27, 2017

**Major Roads**

- |  |             |
|--|-------------|
|  | MAJOR       |
|  | MINOR       |
|  | PRIVATE     |
|  | COUNTY      |
|  | LOCAL       |
|  | Town Limits |



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# Attachment A – Maps, Elevations, & Photos

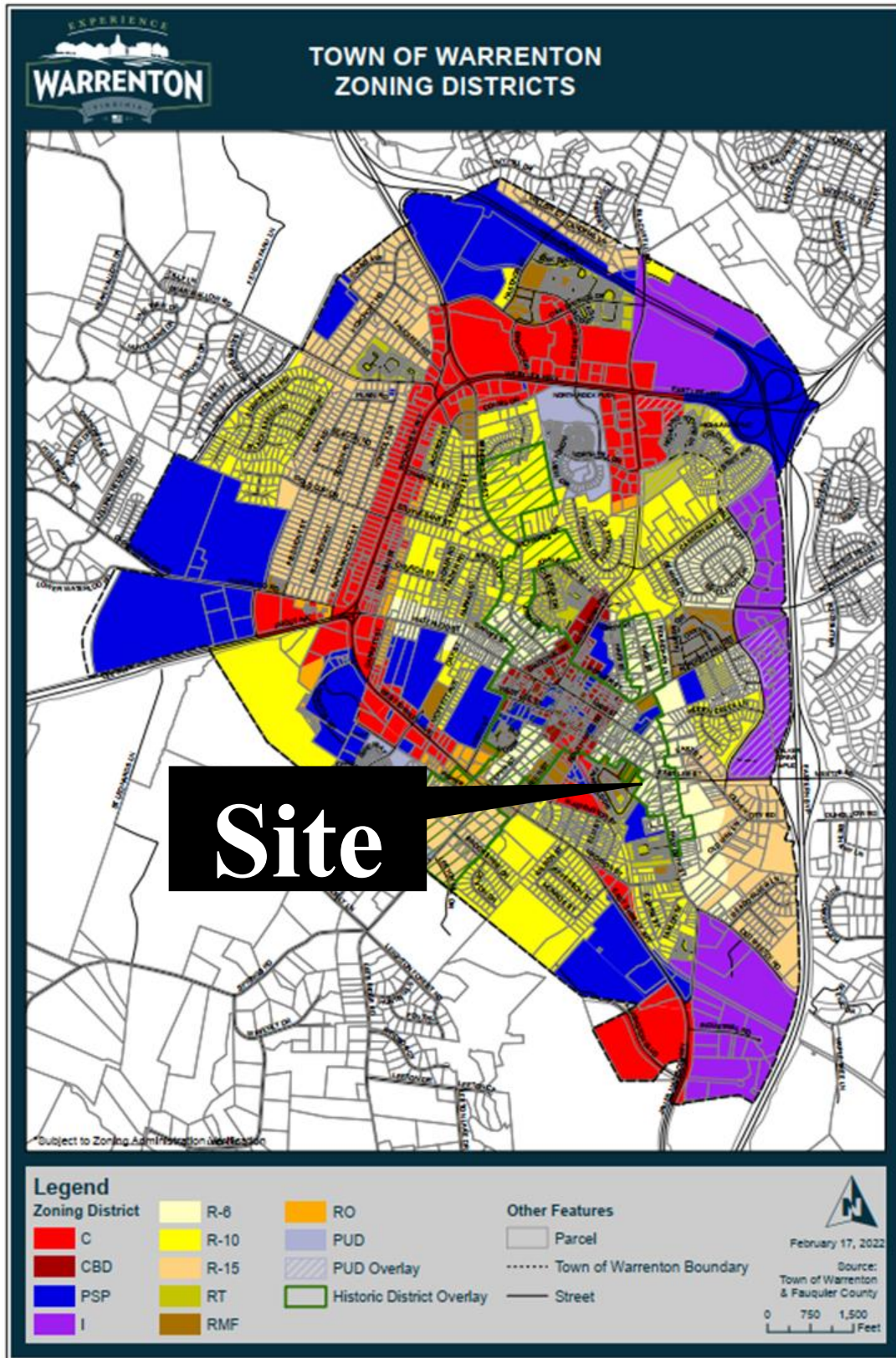
Aerial Map:





# Attachment A – Maps, Elevations, & Photos

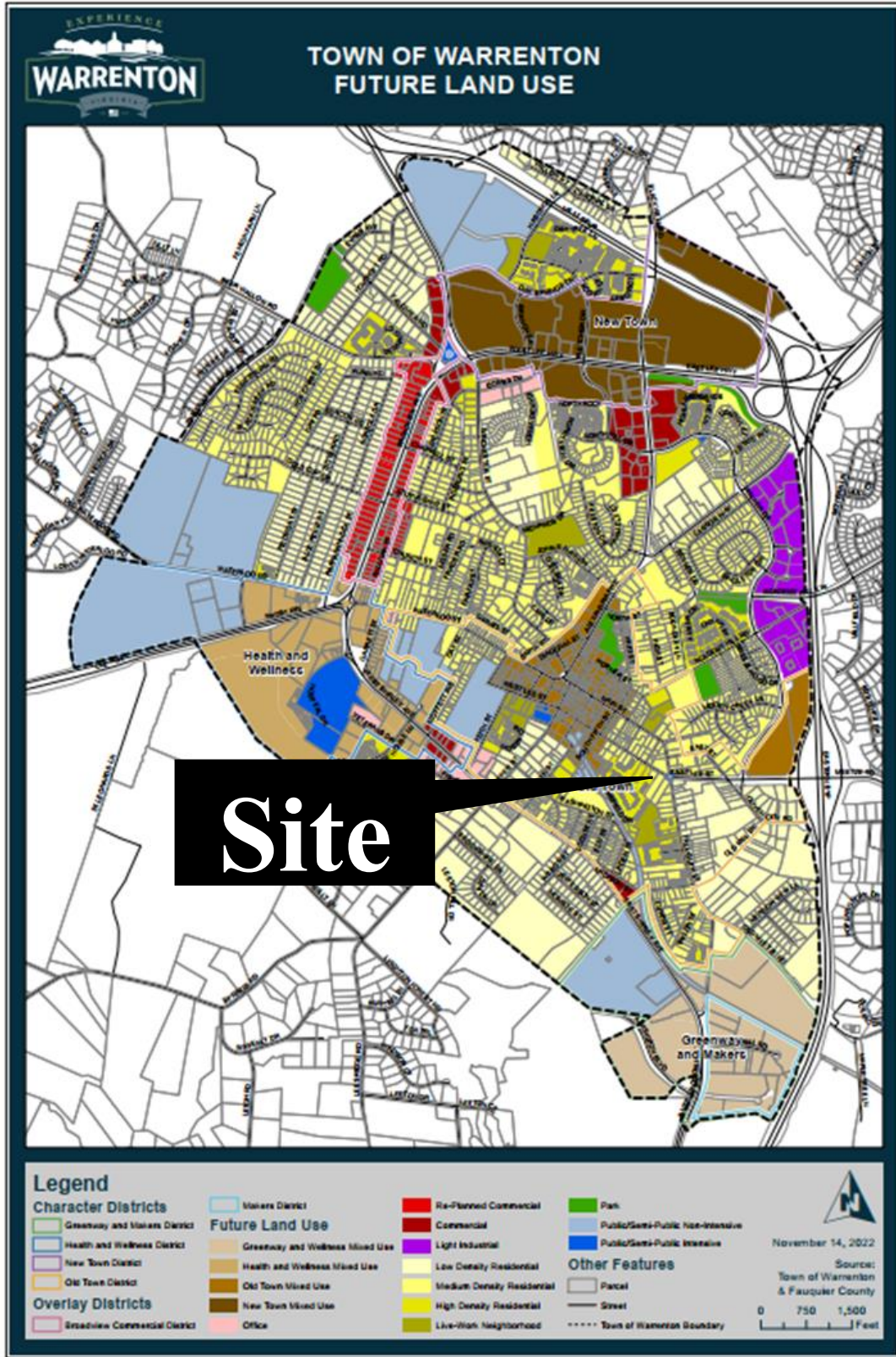
Zoning Map:





# Attachment A – Maps, Elevations, & Photos

Future Land Use Map:



# Attachment A – Maps, Elevations, & Photos

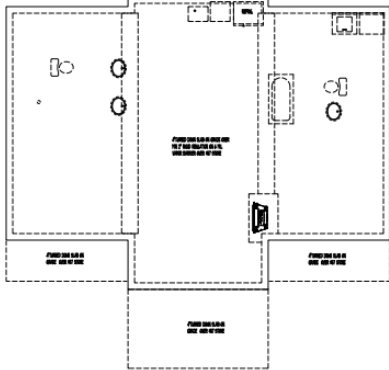
Proposed Elevations:



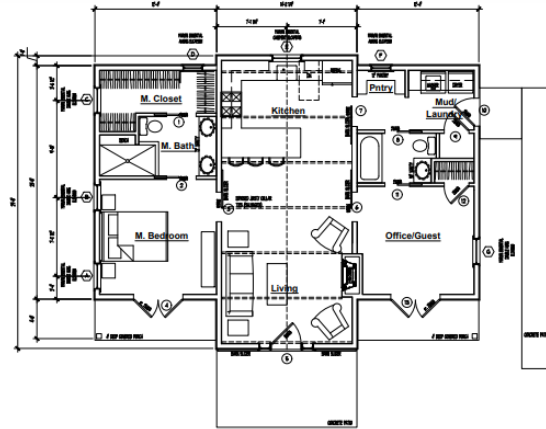


# Attachment A – Maps, Elevations, & Photos

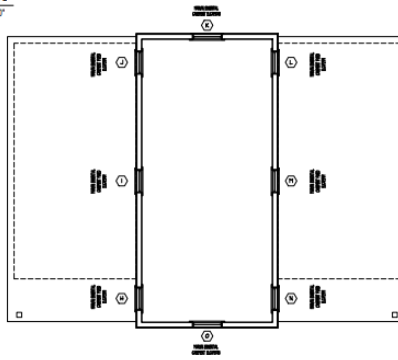
Item 4.



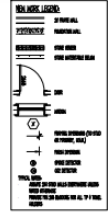
**FOUNDATION PLAN**  
SCALE: 1/2" = 1'-0"



**MAIN LEVEL PLAN**  
SCALE: 1/2" = 1'-0"



**ROOF/ UPPER PLAN**  
SCALE: 1/2" = 1'-0"



PER COUNTY TAX RECORDS  
2196 x 25 = 1049 sq. ft.

NEW ADU for  
James and Nell Lawrence  
226 E Lee St  
Warrenton, VA

LLB DESIGN, LLC.  
ARCHITECTURE • MECHANICAL ENGINEERING • PERMITTING  
1000 W. WASHINGTON AVE. SUITE 100  
GARDEN CITY, VA 22648  
703.444.1111

NO.	DESCRIPTION	DATE

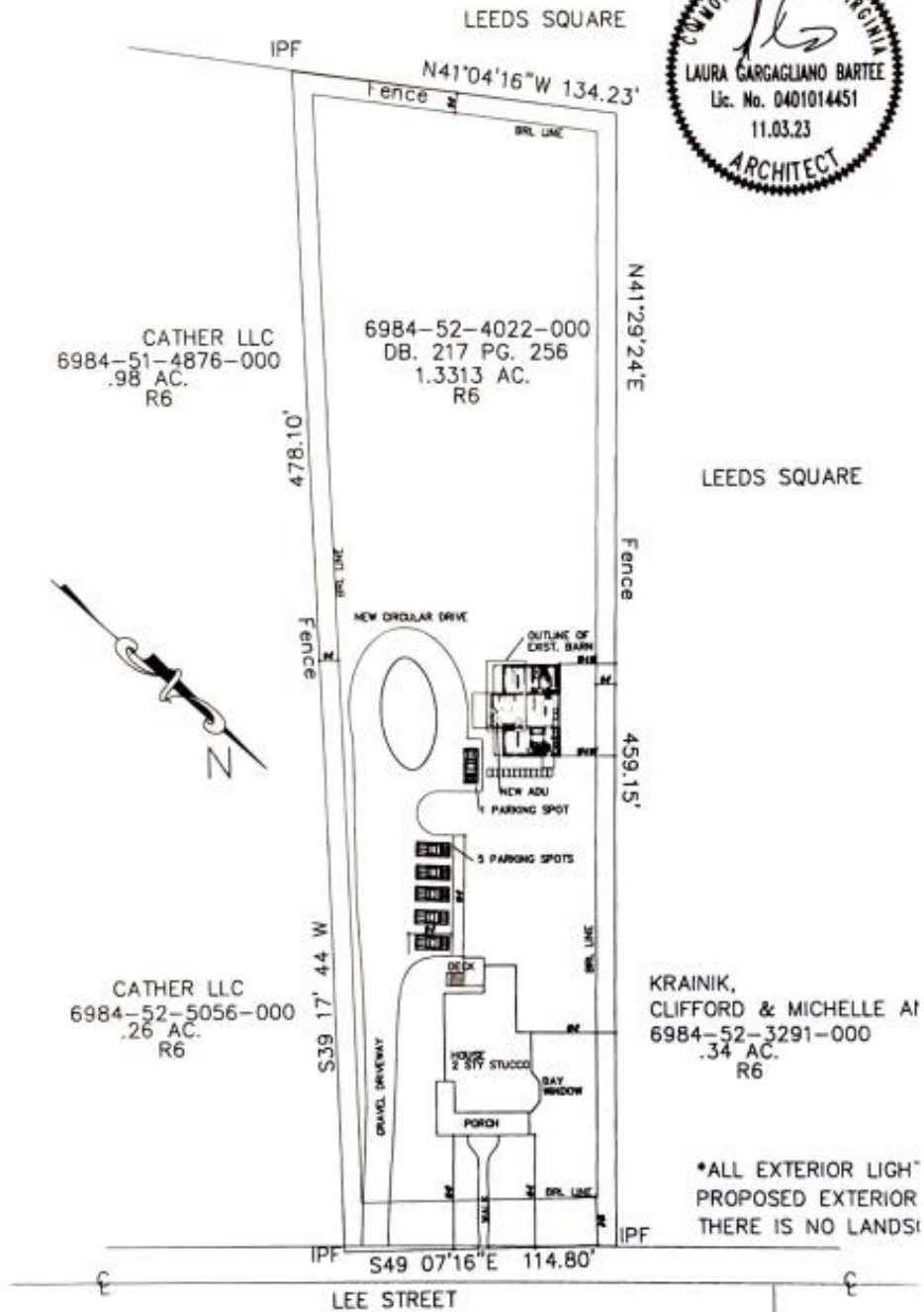
**3**







# Attachment A – Maps, Elevations, & Photos



HOUSE LOCATION SURVEY ON THE PROPERTY ON ROBERT J. KENEFICK, ET-UX D.B 326 PG 756

SCALE = 1"=50'

\* TAKEN FROM SURVEY PROVIDED BY JAMES H HARRIS & ASSOCIATES APRIL 10, 1986

\*ALL EXTERIOR LIGHT PROPOSED EXTERIOR THERE IS NO LANDS!

# Attachment A – Maps, Elevations, & Photos

Existing Main House:





# Attachment A – Maps, Elevations, & Photos

## Existing Barn:





# Attachment A – Maps, Elevations, & Photos

Item 4.





# Attachment A – Maps, Elevations, & Photos

**PROPOSED MATERIALS:**

Siding – Hardie Plank or T-11 with Oak Batten



(Hardie Plank)



(T-11 with Oak Batten)

Roof – Standing seam grey metal (match existing roof)



# Attachment A – Maps, Elevations, & Photos

Window and Door – White Marvin, Clad EXT, Wood Interior Simulated Divided Light



EXT Garage Light – Side porches is ceiling mounted or recessed light



(Front and back)



# Attachment A – Maps, Elevations, & Photos

Item 4.

Posts – White Hardie or Cedar



Shutters – Wood



# Attachment A – Maps, Elevations, & Photos



(Side)

Patio -









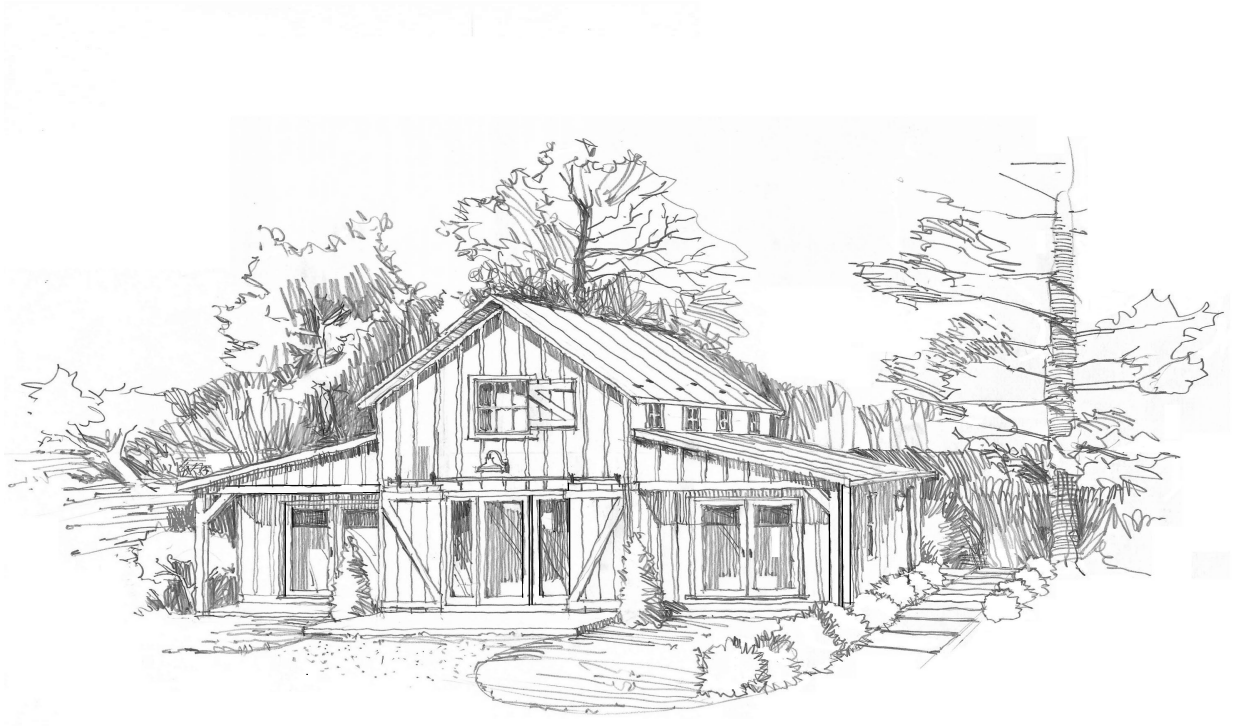








LAWRENCE- ARB MATERIALS



(New Barn Design)



(Existing Barn)





(Existing Barn) Shift building footing to leave room for tree

Siding – Hardie Plank or T-11 with Oak Batten



(Hardie Plank)





(T-11 with Oak Batten)

Roof – Standing seam grey metal (match existing roof)



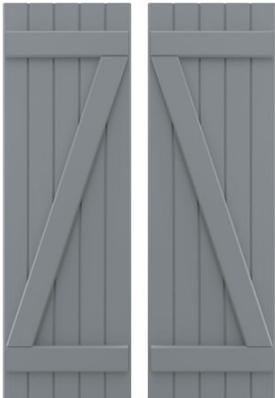
Window and Door – White Marvin, Clad EXT, Wood Interior Simulated Divided Light



Posts – White Hardie or Cedar



Shutters – Wood



EXT Garage Light – Side porches is ceiling mounted or recessed light



(Front and back)



(Side)

Patio -



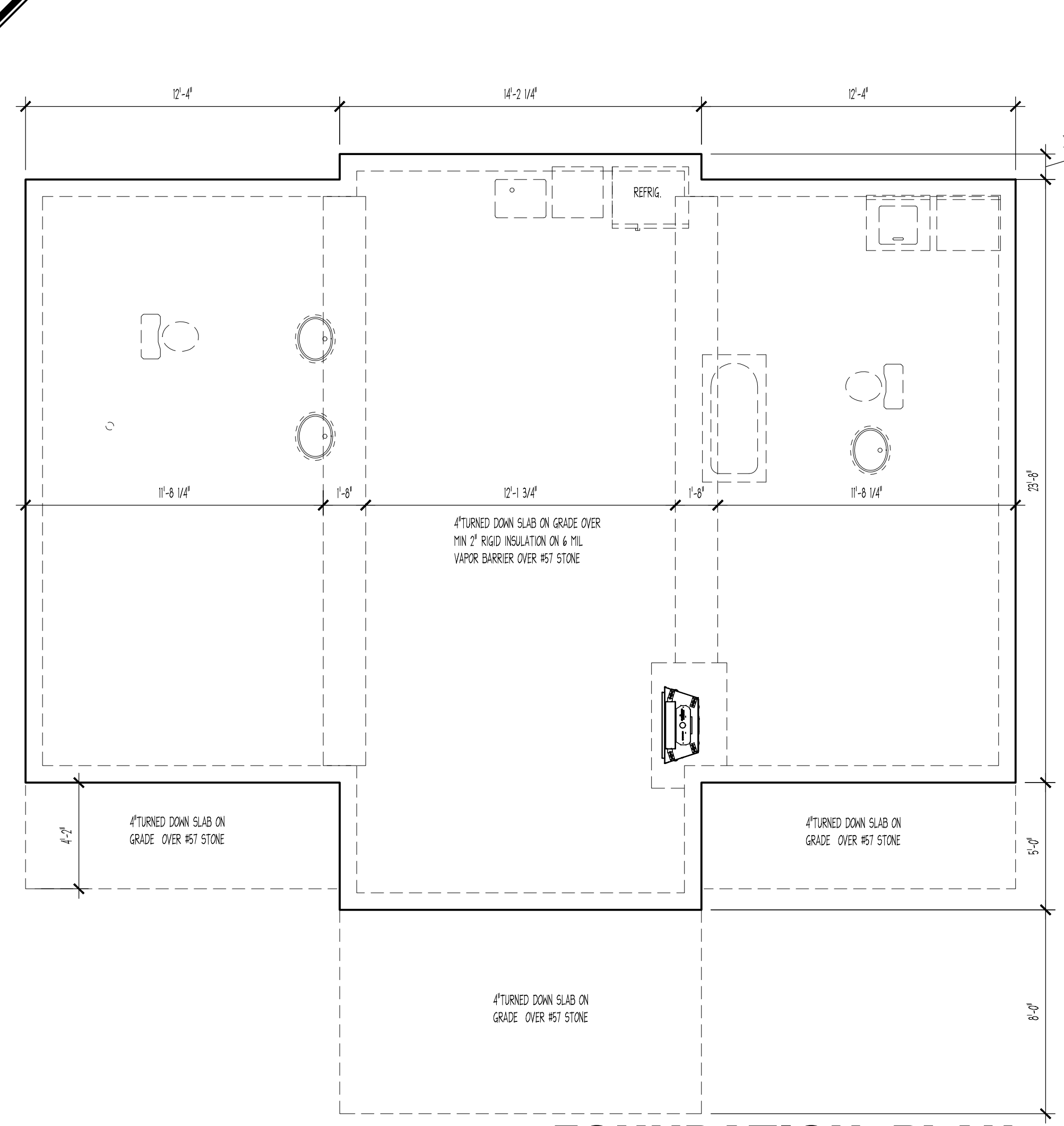




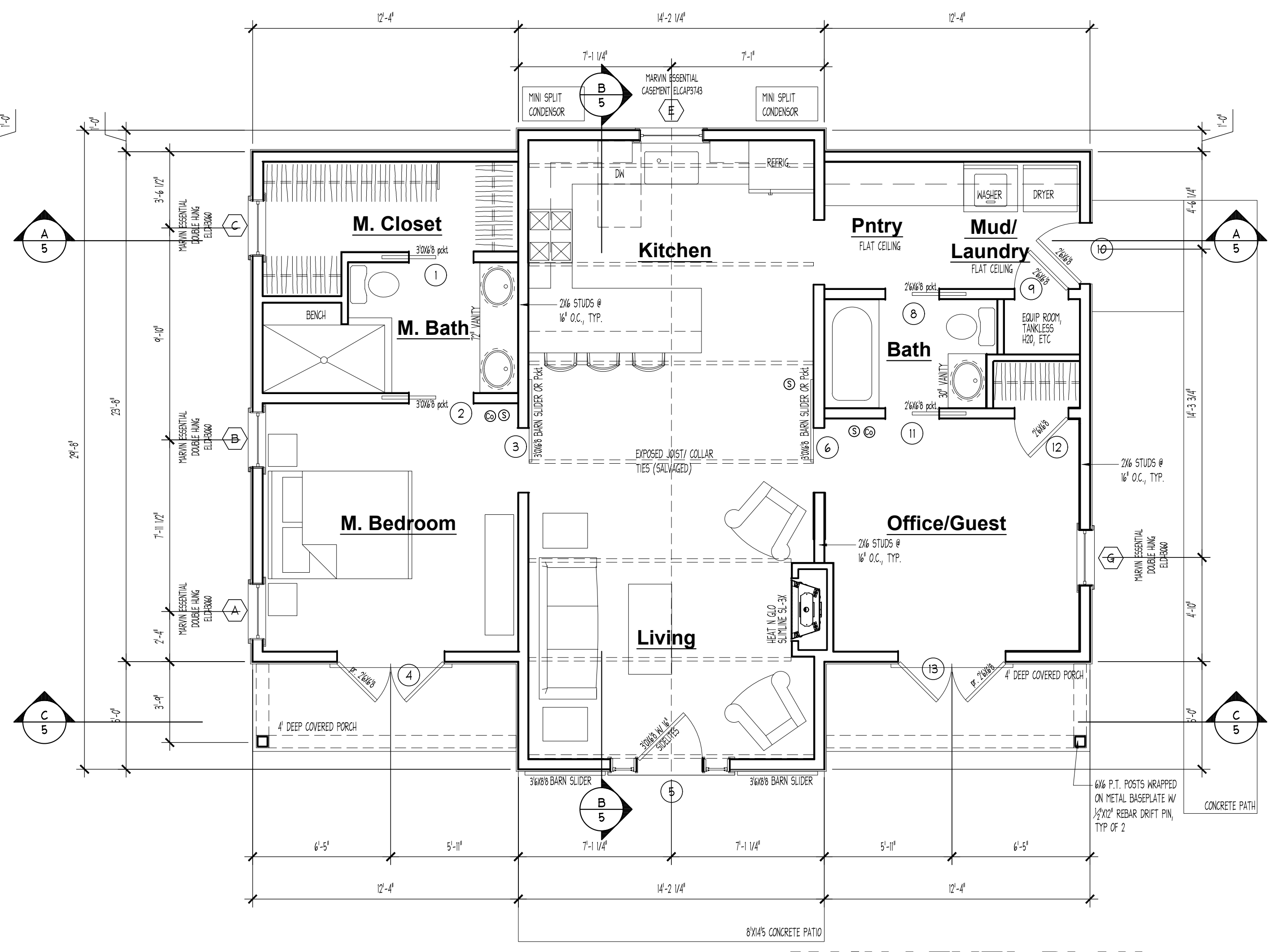




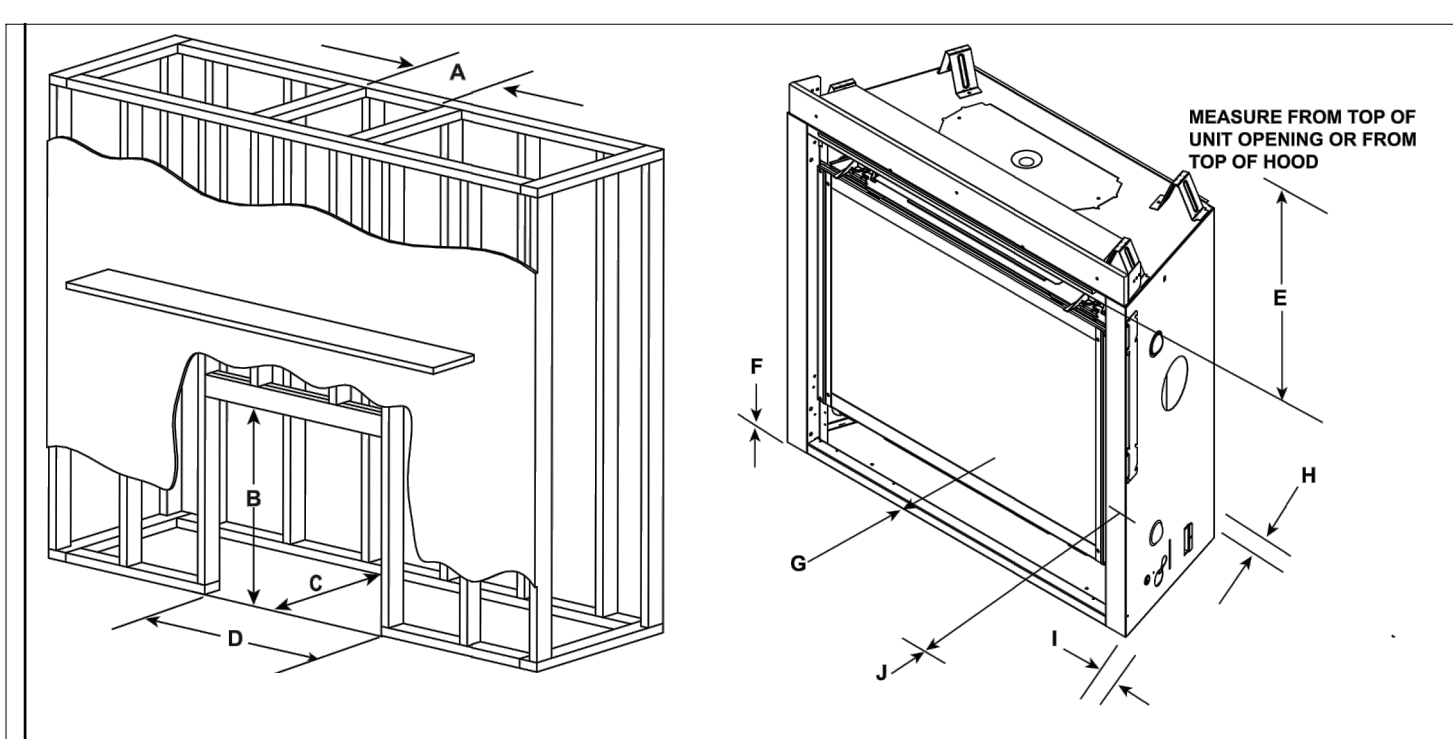




**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



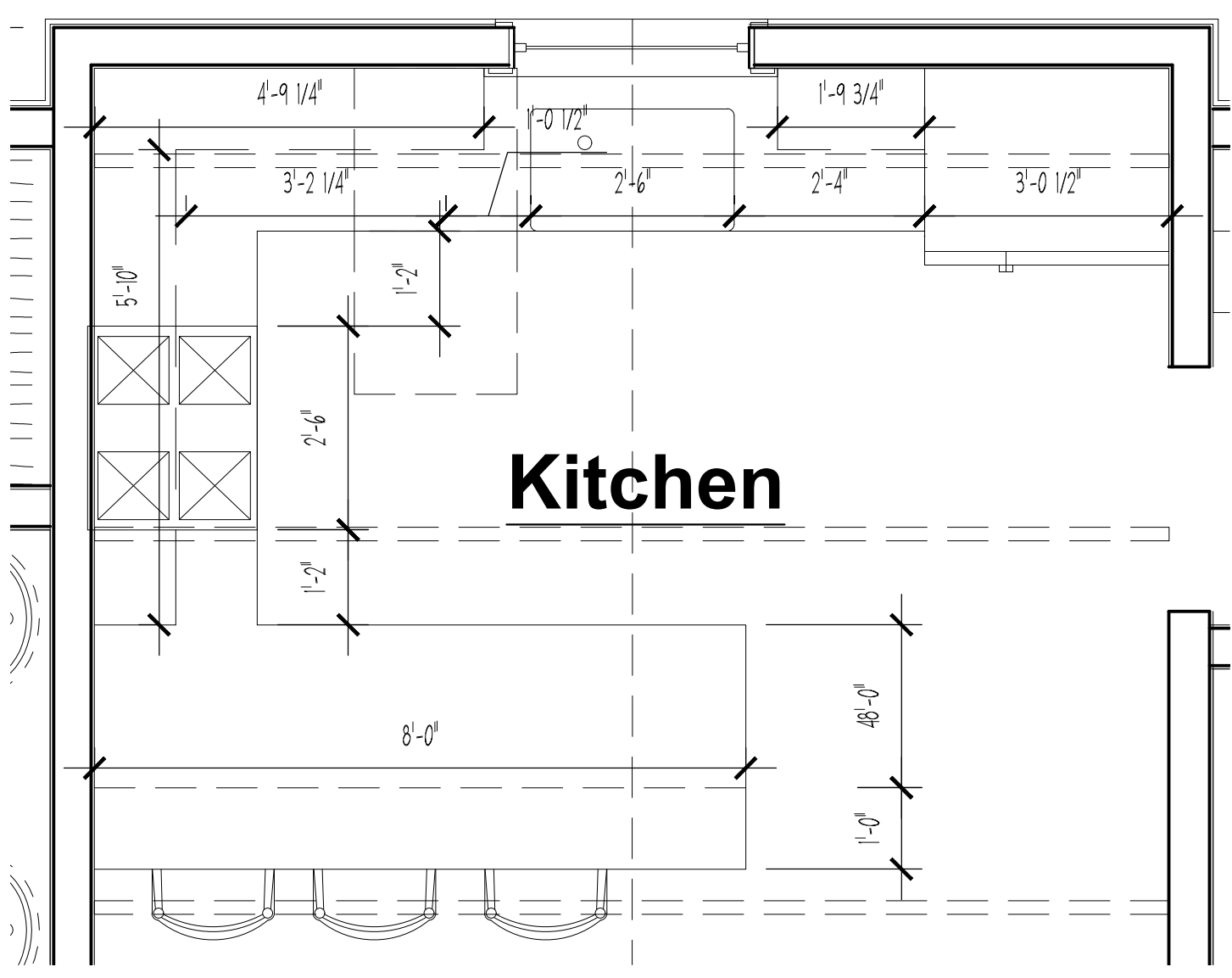
**MAIN LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



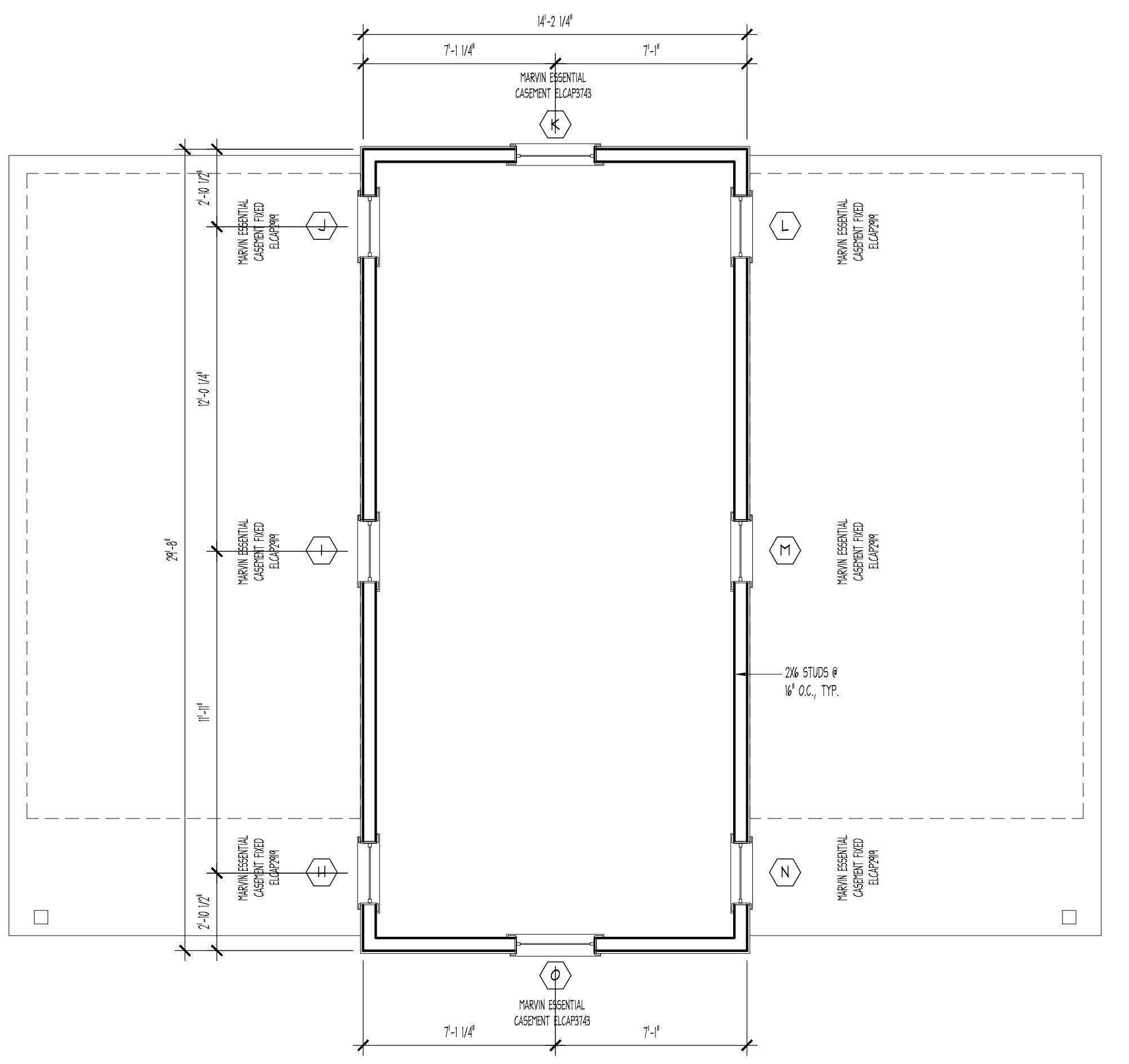
**\* MINIMUM FRAMING DIMENSIONS**

Models	A		B		C		D		E		F		G		H		I		J	
	DVP Pipe (Width)	SLP Pipe (Depth)	Rough Opening (Width)	Rough Opening (Depth)	Rough Opening (Width)	Rough Opening (Depth)	Rough Opening (Width)	Rough Opening (Depth)	Clearance to Floor Ceiling	Combustible Floor	Minimum Hearth Required	Behind Appliance	Sides of Appliance	Front of Appliance						
SL-3X-1FT	10	8-5/8	32-3/4	16-1/4	16-1/4	34	32	0	0	0	0	1/2	1/2	36						
	254	219	832	413	413	864	813	0	0	0	0	13	13	914						

\* Adjust framing dimensions for interior chase sheathing (such as sheetrock)  
 \*\* Add 12 inches when rear venting with one 90° elbow.  
 \*\*\* When using combustible flooring materials, such as carpeting and padding, the combustible flooring material must not extend higher than one inch from the base of the appliance when the appliance is mounted at floor level.  
 \*\*\*\* For installations with vinyl flooring see section 3.D.



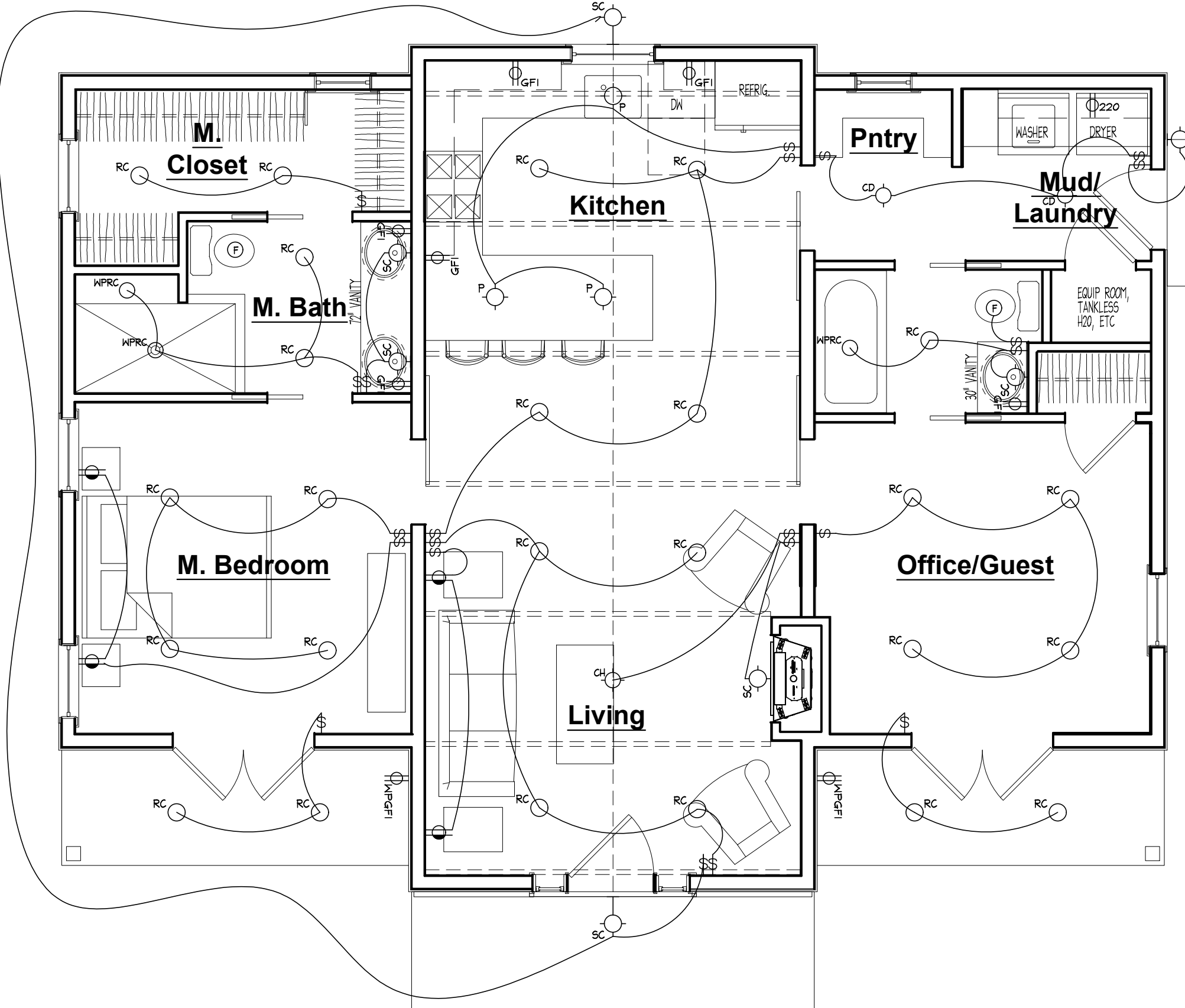
**KITCHEN BLOW-UP**  
SCALE: 1/2" = 1'-0"



**ROOF/ UPPER PLAN**  
SCALE: 1/4" = 1'-0"

- SYMBOLS LEGEND:**
- ⊕ WALL SWITCH # 40" A.F.F. TYPICAL, UNLESS NOTED.
  - ⊖ RHEOSTAT SWITCH - DIMMABLE, LUTRON ARIADNE OR EQUAL.
  - ⊕ TSTAT THERMOSTAT - AS REQUIRED. (SEE MECHANICAL DRAWINGS)
  - ⊕ BATHROOM EXHAUST FAN - DUCT TO EXTERIOR.
  - ⊕ 220V - APPLIANCE OUTLET
  - ⊕ DUPLEX OUTLET - HEIGHT DIMENSIONS NOTED ARE TO CENTER LINE.
  - ⊕ T.V. PREWIRE - JACK WITH COVER PLATE - COAXIAL SUITABLE FOR ANTENNAE AND SATELLITE SYSTEMS.
  - ⊕ TELEPHONE PREWIRE (4) HOME RUN LINES.
  - ⊕ DATA/ CABLE
  - ⊕ 120V, BATTERY BACKUP INTERCONNECTED SMOKE DETECTOR.
  - ⊕ BRASS FLOOR OUTLET.
  - ⊕ W/PGFI WATERPROOF GROUND FAULT INTERRUPTED, GFI- GROUND FAULT INTERRUPTED
  - ⊕ CLOCK RECEPTACLE FOR PICTURE LIGHT / HANGER, MOUNT # 66" A.F.F. OR AS NOTED, CONFIRM W/ OWNER.
  - ⊕ HALF-SWITCHED OUTLET
  - ⊕ CLOSET LIGHT
  - ⊕ UNDER CABINET LIGHT - LED DIMMABLE
  - ⊕ CEILING DECORATIVE LIGHT
  - ⊕ SCONE
  - ⊕ RECESSED CAN
  - ⊕ WATERPROOF RECESSED CAN W/ LENSE
  - ⊕ SMALL RECESSED CAN (4")
  - ⊕ PATH LIGHT
  - ⊕ KEYLESS
  - ⊕ CHANDELLIER
  - ⊕ PENDANT LIGHT
  - ⊕ FAN
  - ⊕ HET PROOF FLOURESCENT W/ BUG FREE HOUSING

- NOTES:**
- ALL WORK MUST COMPLY WITH THE 2008 NATIONAL ELECTRIC CODE
  - NOT ALL OUTLETS REQUIRED BY CODE ARE SHOWN. OUTLETS SHOWN DENOTE OWNER'S REQUIREMENTS ONLY.
  - LOCATE OUTLETS AT COUNTERTOPS 4'-6" ABOVE COUNTER. LOCATE OUTLETS IN BASEBOARD AT ALL OTHER LOCATIONS. UNLESS NOTED OTHERWISE, LOCATE OUTLETS AT APPLIANCES PER MANUFACTURER'S RECOMMENDATIONS.
  - INSTALL SWITCHES # 44" OFF FINISHED FLOOR, UNLESS NOTED OTHERWISE.
  - LOCATE OUTLETS, COVER PLATES, SWITCHES AND DEVICES SHALL BE PAINTED TO MATCH SURROUND, UNLESS NOTED OTHERWISE.
  - PROVIDE FRESH AIR FLOW OR NON VOC INSULATION/SEALANT AROUND ALL OUTLET/FITURE BOVES # EXTERIOR WALLS.
  - ALL BATH EXHAUST FANS SHALL BE WIRED TO A TIMER WITH A MAXIMUM RUNNING TIME OF 30 MINUTES.
  - PROVIDE AUTO SWITCH AT PANEL FOR FUTURE GENERATOR.



**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

- NEW WORK LEGEND:**
- 2X FRAME WALL
  - FOUNDATION WALL
  - STONE VENEER
  - STONE WATERTABLE BELOW
  - DOOR
  - WINDOW
  - FRAMING DIMENSIONS (TO STUD OR MASONRY, UNCL.)
  - FINISH DIMENSION
  - SMOKE DETECTOR
  - CO2 DETECTOR
- TYPICAL NOTES:**
- ASSUME 2X6 STUD WALLS EVERYWHERE UNLESS NOTED OTHERWISE
  - PROVIDE MIN 2X6 BLOCKING FOR ALL TP & TONEL HOLDERS
  - ALL FLOORING TO BE LVT OVER SLAB. BATHROOMS TO HAVE ELECTRIC FLOOR HEAT

revision	date

date	February 9, 2024
scale	
drawn by	LGB
project no	1133

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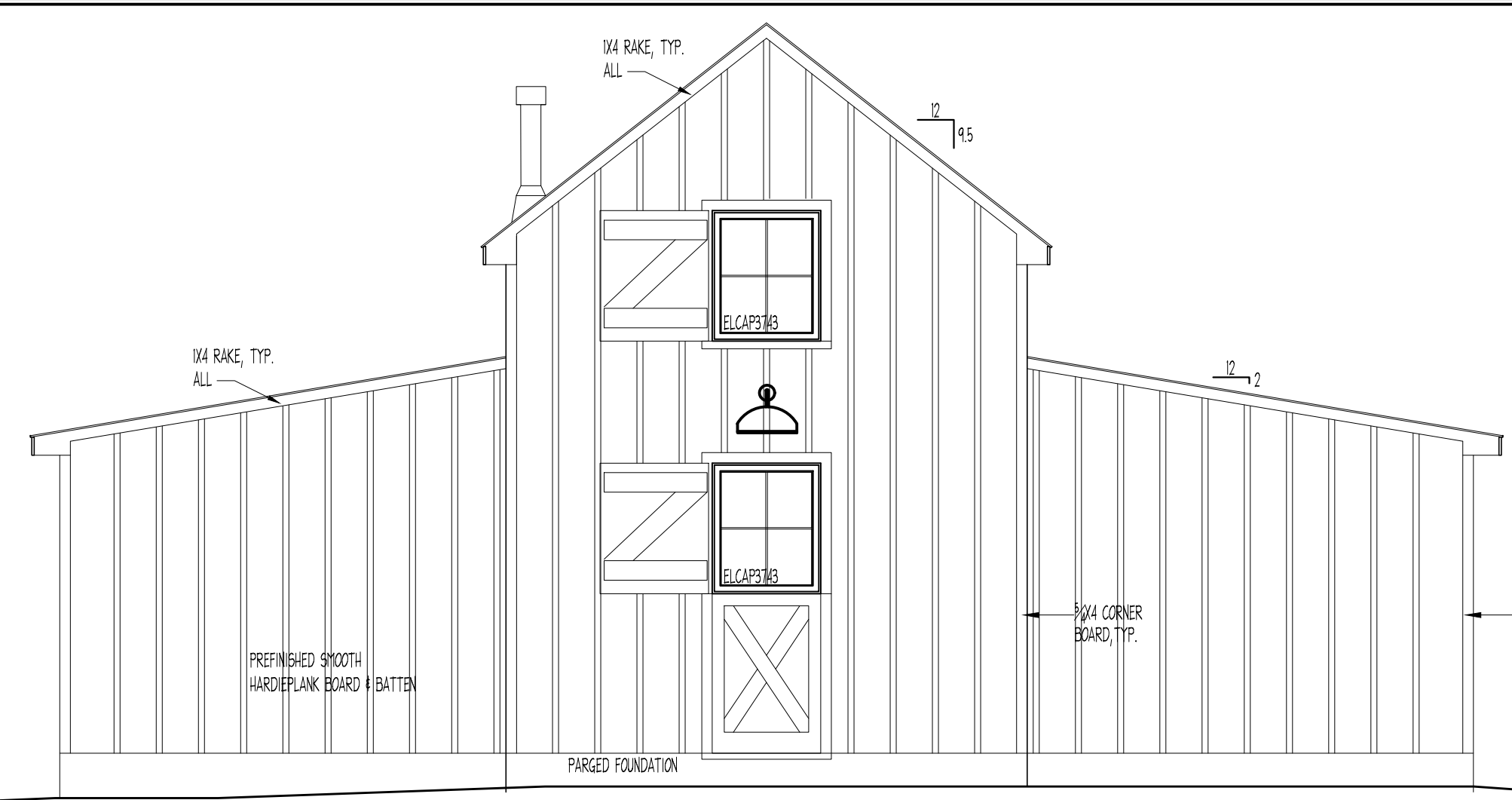
NEW ADU for  
James and Nell Lawrence  
226 E Lee St  
Warrenton, VA

LLB DESIGN, LLC.  
ARCHITECTURE • MECHANICAL ENGINEERING • PERMITTING  
9549 SPRINGS ROAD WARRENTON, VA 20186 540.272.1202  
GARGAGLIANOBARTEE@GMAIL.COM

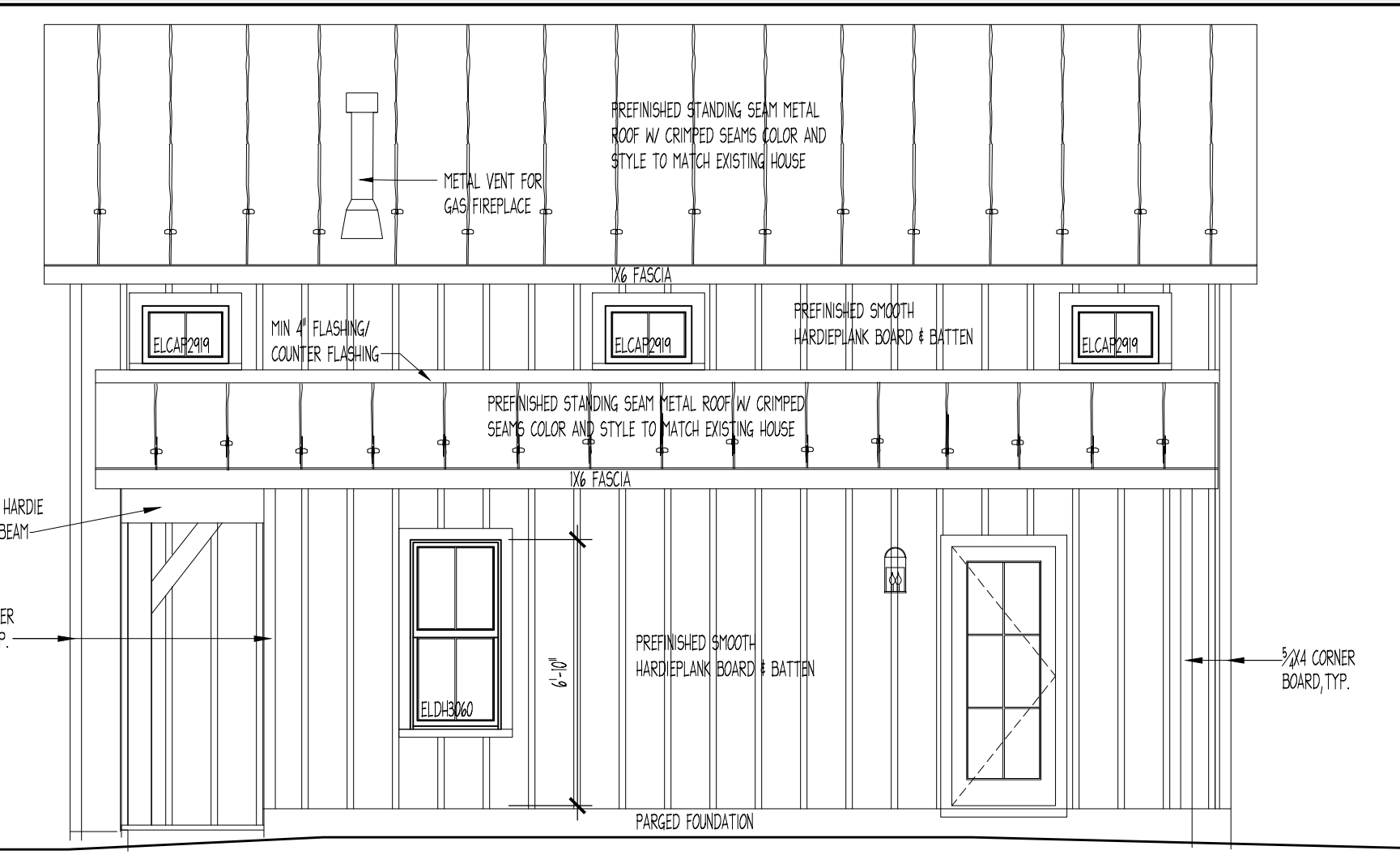




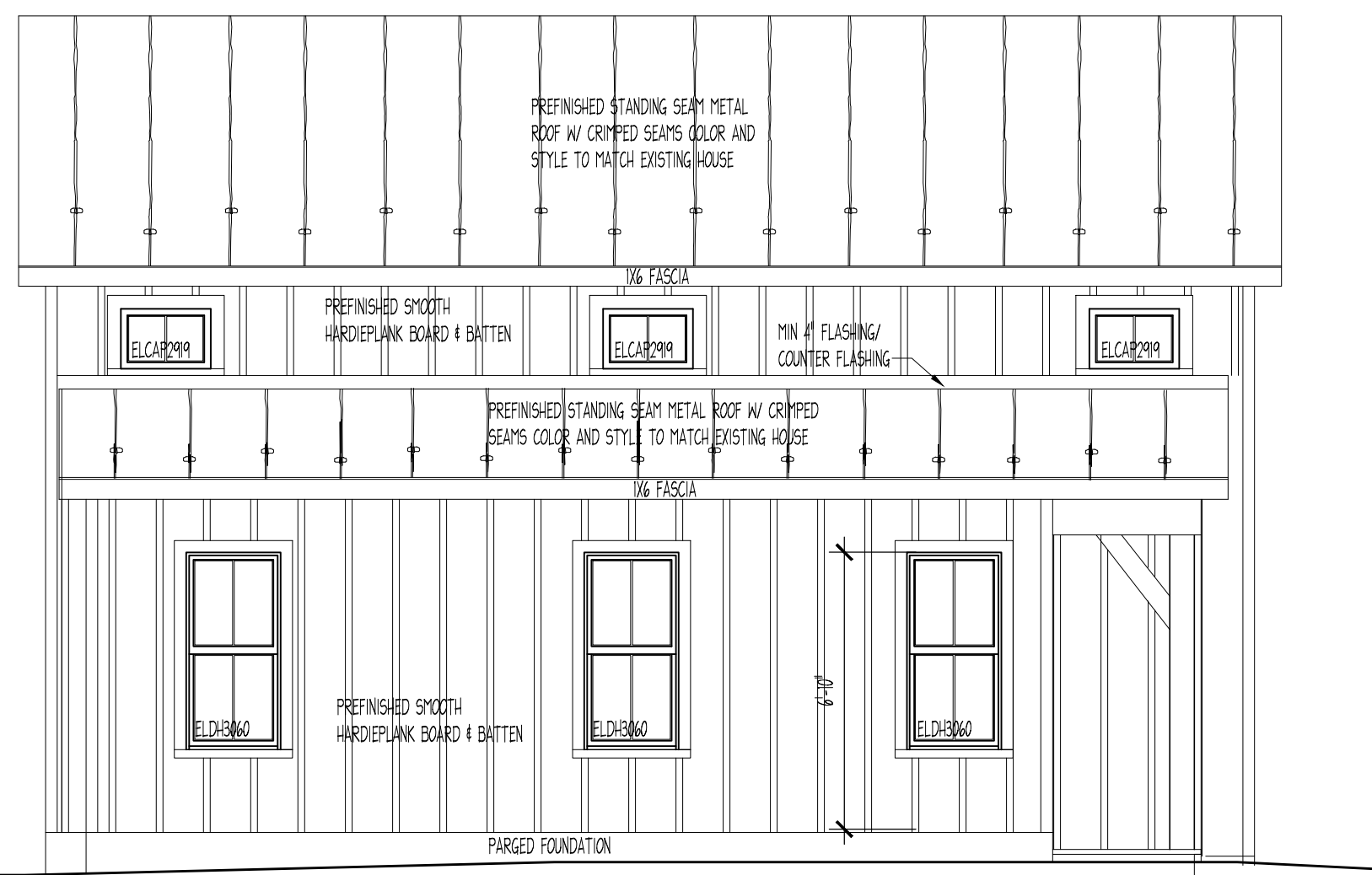
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



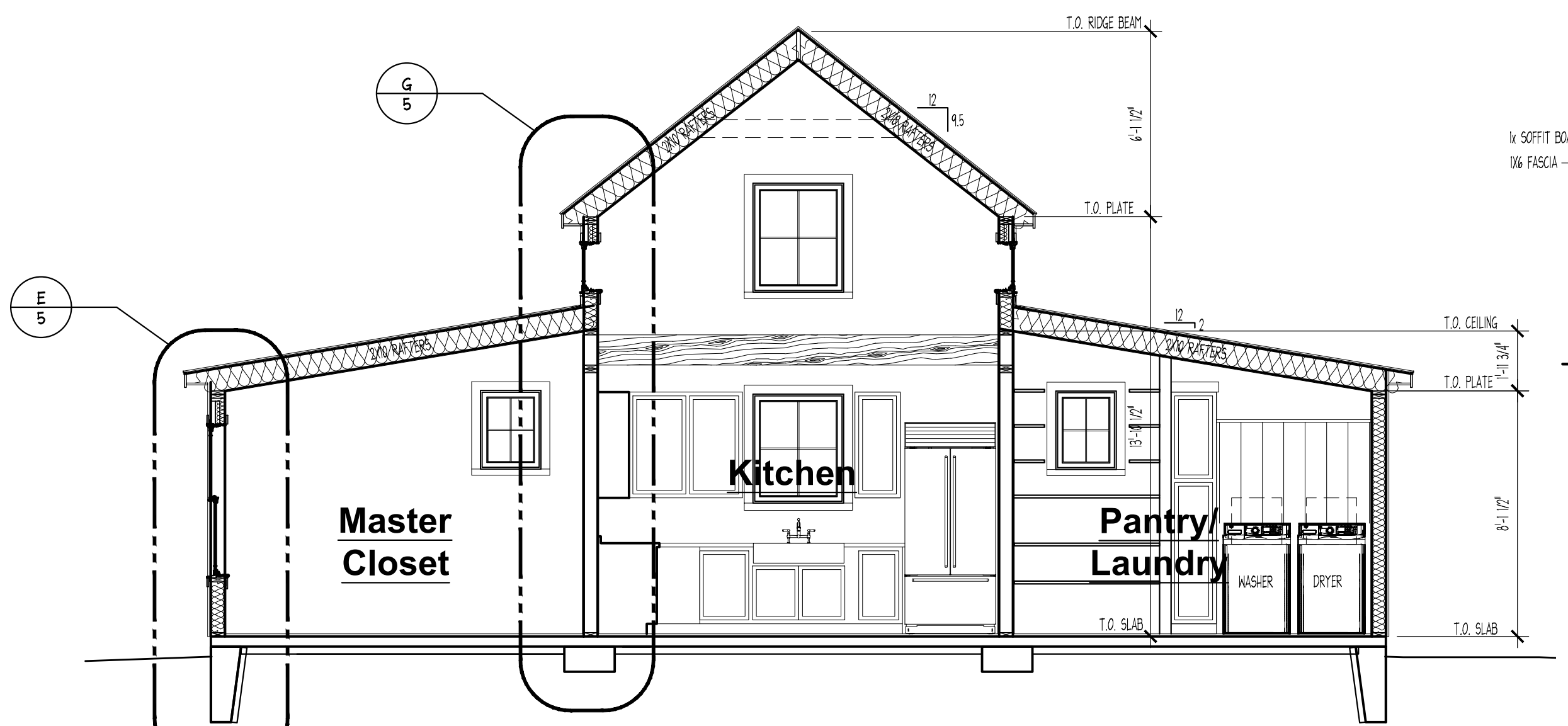
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



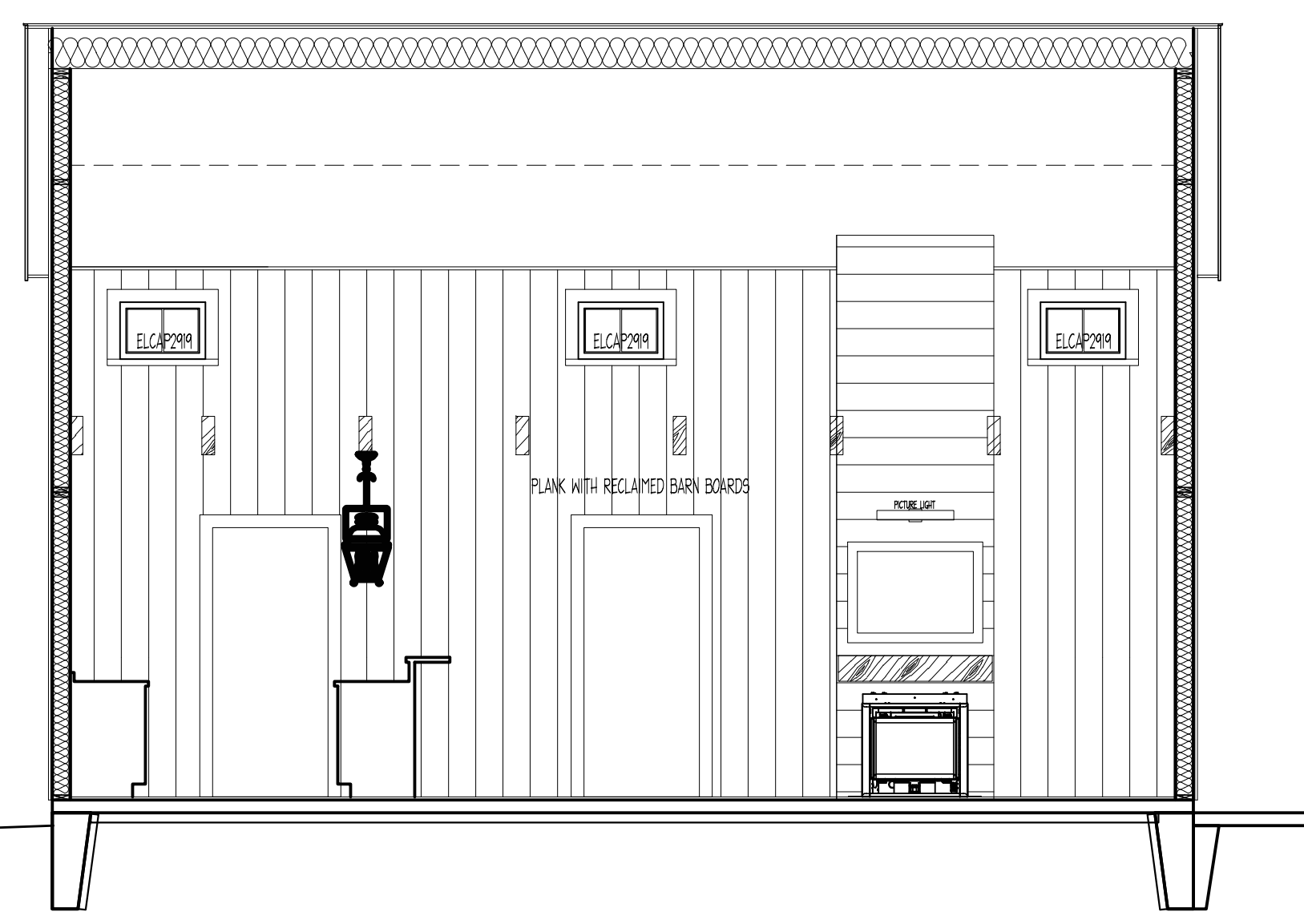
**SIDE A ELEVATION**  
SCALE: 1/4" = 1'-0"



**SIDE B ELEVATION**  
SCALE: 1/4" = 1'-0"



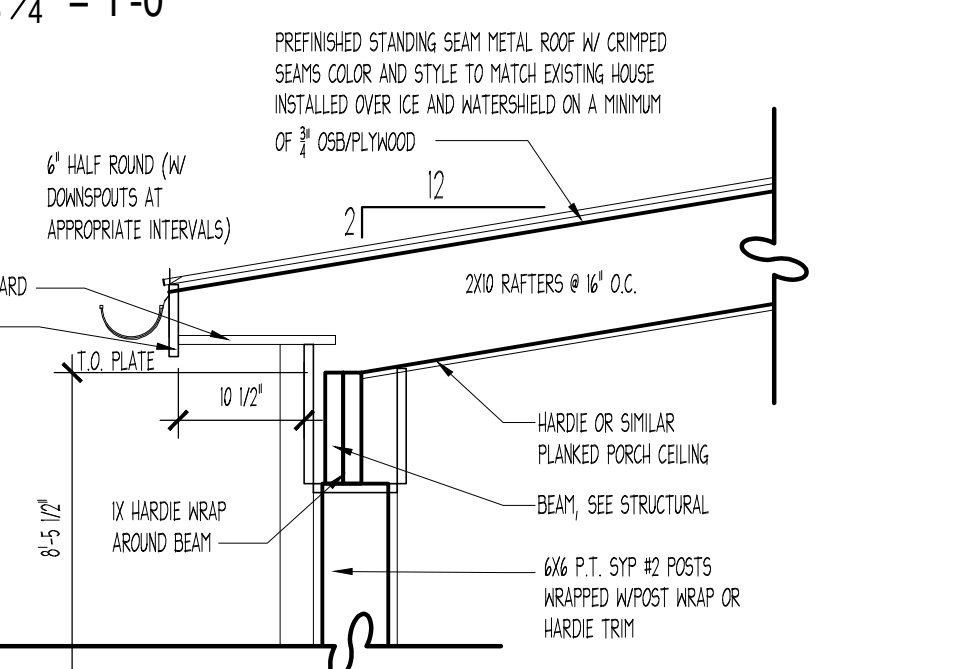
**SECTION THRU KITCHEN**  
SCALE: 1/4" = 1'-0"



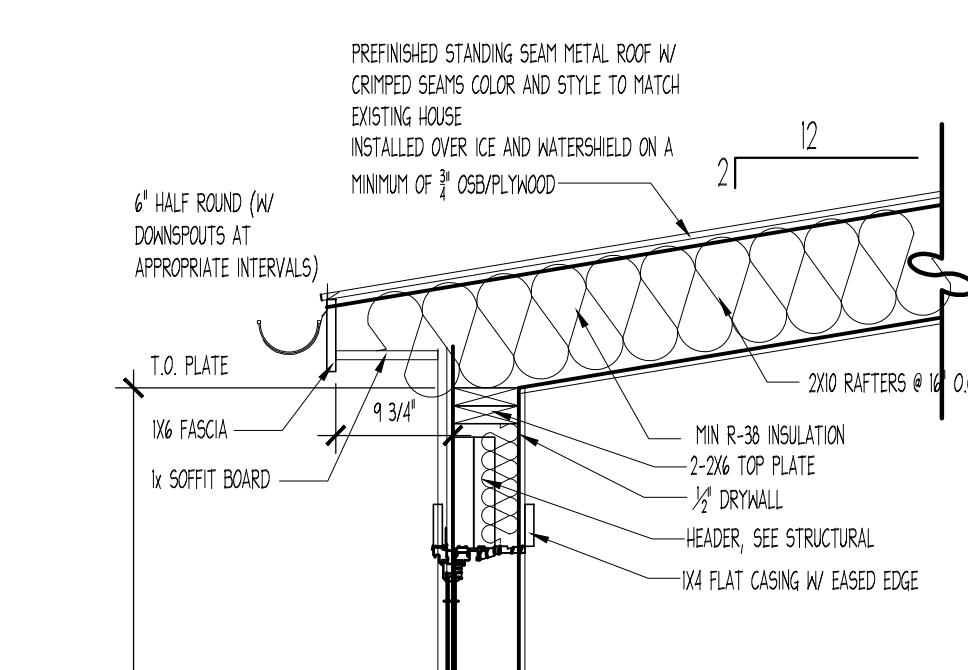
**SECTION THRU PORCH**  
SCALE: 1/4" = 1'-0"



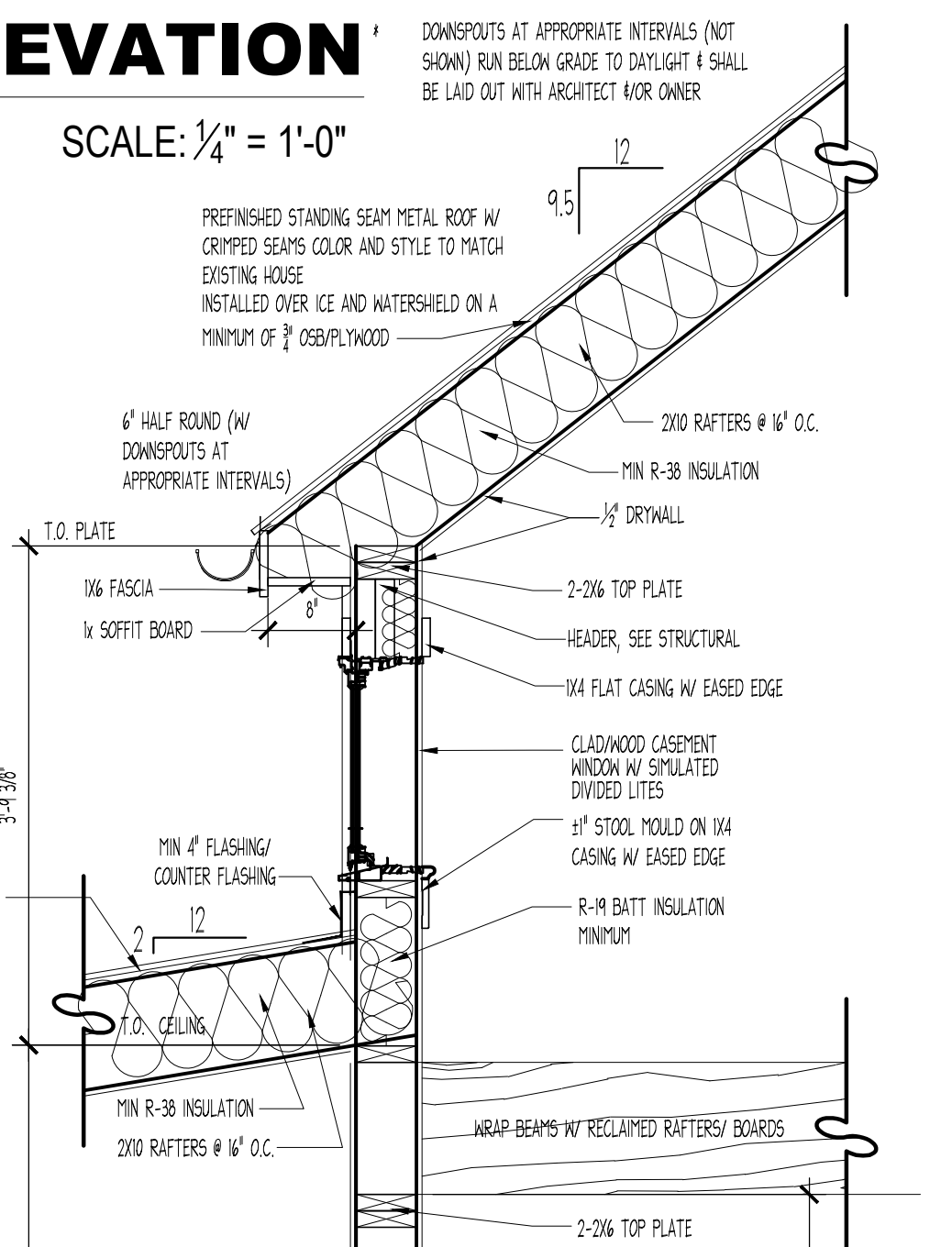
**SECTION THRU PORCH**  
SCALE: 1/4" = 1'-0"



**POST**  
SCALE: 3/4" = 1'-0"



**TYP. EXT. WALL**  
SCALE: 3/4" = 1'-0"



**TYP. INT. WALL**  
SCALE: 3/4" = 1'-0"

NEW ADU for  
James and Neil Lawrence  
226 E Lec St  
Warrenton, VA

**LLB DESIGN, LLC.**  
ARCHITECTURE • MECHANICAL ENGINEERING • PERMITTING  
9549 SPRINGS ROAD WARRENTON, VA 20186 540.272.1202  
GARGAGLIANOBARTEE@GMAIL.COM

revision	date

date	February 22, 2024
scale	
drawn by	LGB
project no	1133

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Community Development  
Department

## STAFF REPORT

<b>Meeting Date:</b>	February 22, 2024
<b>Agenda Title:</b>	COA 24-7 – 271 Winchester Street
<b>Requested Action:</b>	Review of proposal for demolition of existing non-contributing and non-historic building for new 13,000sq. ft. office building at St. John the Evangelist Catholic Church.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres

### EXECUTIVE SUMMARY

An Entitlement to Special Use Permit (SUP) 2023-01 for St John the Evangelist, the Applicant, and the Owner, the Catholic Diocese of Arlington (St Johns Catholic School Tees) has been granted to allow for the demolition of an existing non-contributing and non-historic ca. 1980 Parrish Office building and the construction of a new 13,000 square foot office building.

The Applicant has since submitted the required COA 24-7 for the project for review and approval by the Architectural Review Board.

Regarding the demolition of the non-contributing ca. 1980 Parrish Office building – the Historic District Guidelines only dictate conditions for contributing buildings and structures within the Historic District. However, any demolition of non-contributing buildings and structures within the Historic District must obtain any necessary permits in order to proceed.



## BACKGROUND

---

The church building that encompasses St. John the Evangelist Catholic Church at 271 Winchester Street was constructed in 1964. It is in excellent condition and retains a high degree of integrity. The building does not possess sufficient architectural or historical significance for individual listing in the NRHP; however, it is a contributing resource to the Warrenton Historic District Boundary Increase 2023 under Criterion C – Distinctive Characteristics of Architecture/Construction.

Adjacent to the main church building is a non-contributing circa 1980 office building that is currently used as the Parrish Office. This building was determined to be in fair condition at the time of the most recent survey in July 2023. This building is proposed for demolition and will be replaced with the new proposed office building.



**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Analysis
<p><b>7. NEW CONSTRUCTION</b>  <b>A. Context</b></p>		
<p>The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.</p>	<p><b>3.63</b></p>	<p>The Applicant has demonstrated through plans that the architectural style will be sensitive to the main church building and will blend with the overall character of the Historic District.</p>
<p>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).</p>	<p><b>3.63</b></p>	<p>N/A</p>
<p><b>A1. Setback</b></p>		
<p>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.</p>	<p><b>3.64</b></p>	<p>Applicant states that all new construction and additions will meet proper setbacks.</p>
<p><b>A2. Spacing</b></p>		
<p>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.</p>	<p><b>3.65</b></p>	<p>Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.</p>
<p><b>A4. Massing</b></p>		

Historic District Guideline	Page No.	Analysis
<p>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.</p>	<p><b>3.67</b></p>	<p>Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.</p>
<p><b>A5. Height and Width</b></p>		
<p>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.</p>	<p><b>3.68</b></p>	<p>The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.</p>
<p>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).</p>	<p><b>3.68</b></p>	<p>The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.</p>
<p>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.</p>		<p>The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.</p>



Historic District Guideline	Page No.	Analysis
<b>A6. Scale</b>		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	<b>3.69</b>	Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction.
<b>B. NEW BUILDING</b>		
1. New construction shall respect the established architectural character of the historic district.	<b>3.70</b>	Applicant has demonstrated that all new construction will respect the established character of the historic district.
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.	<b>3.70</b>	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 church building.

Historic District Guideline	Page No.	Analysis
<p>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</p>	<p>3.70</p>	<p>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 church building.</p>

Historic District Guideline	Page No.	Analysis
<p>5. <b>MATERIALS:</b> 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.</p>	<p><b>3.70</b></p>	<p>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.</p>
<p>6. <b>DOORS AND WINDOWS:</b> 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.</p>	<p><b>3.71</b></p>	<p>Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main church building.</p>
<p>7. <b>STYLE:</b> 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.</p>	<p><b>3.71</b></p>	<p>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 church building.</p>

Historic District Guideline	Page No.	Analysis
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 church building.

## STAFF RECOMMENDATION

---

Staff recommends approval of COA 24-7 for 271 Winchester Street for the request to demolish an existing non-contributing, non-historic Parrish Office Building and to construct a new, more architecturally compatible Office Building of approximately 13,000sq.ft., as described and depicted in the application and plans, provided the following conditions are met:

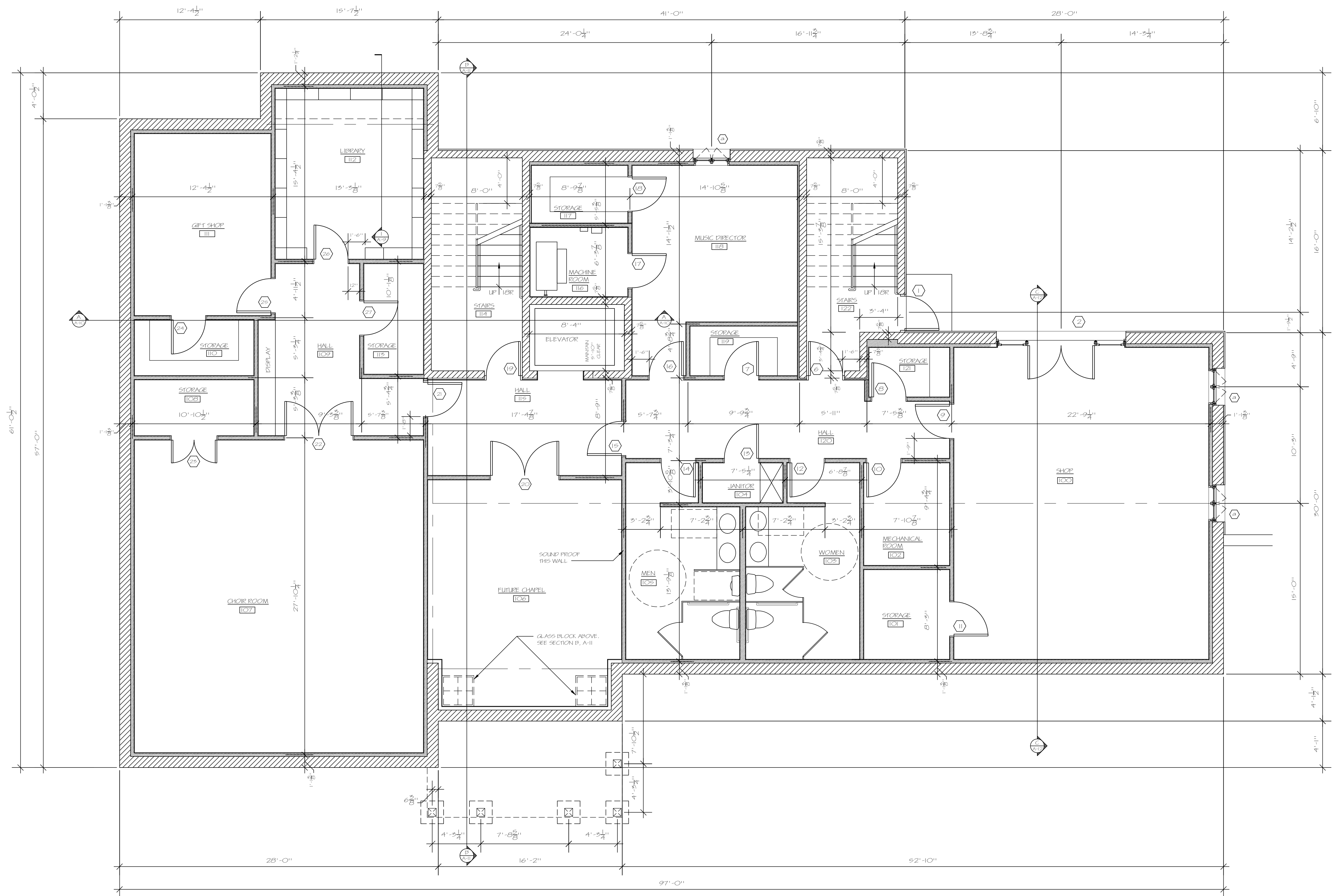
- 1) All necessary permits are acquired.
- 2) Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.
- 3) New construction shall respect the established architectural character of the historic district.
- 4) 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.
- 5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings.
- 6) 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.
- 7) The demolition of the non-contributing ca. 1980 Parrish Office building shall conform to all necessary Building and Zoning Codes and Ordinances.

## ATTACHMENTS

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1. Attachment 1 – Photos and Plans



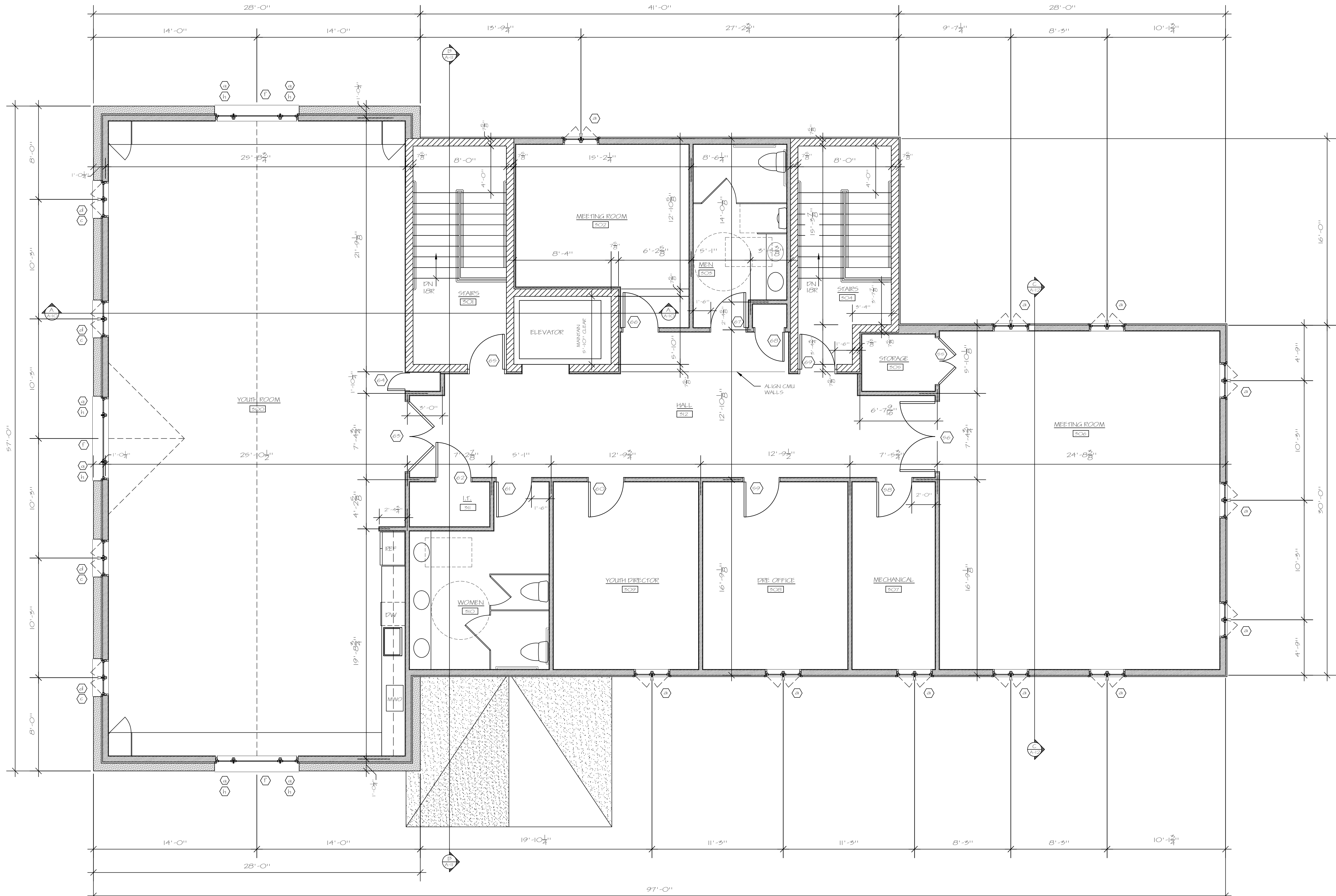


LOWER LEVEL PLAN  
SCALE 1/4" = 1'-0"

PRELIMINARY  
01-26-24

HINCKLEY • SHEPHERD • NORDEN, P.L.C.  
A R C H I T E C T S  
19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540-347-4232

JOB ST. JOHN - NEW OFFICE BUILDING  
WARRENTON, VIRGINIA 20186  
SHEET LOWER LEVEL PLAN  
COMM NO. 1004-K DRAWN PK SCALE AS NOTED DATE XX-XX-23  
REVISION  
DWG A-2



UPPER LEVEL PLAN  
SCALE 1/4" = 1'-0"

PRELIMINARY  
01-26-24

HINCKLEY • SHEPHERD • NORDEN, P.L.C.  
A R C H I T E C T S  
19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540-347-4232

JOB ST. JOHN - NEW OFFICE BUILDING		WARRENTON, VIRGINIA 20186	
SHEET UPPER LEVEL PLAN		DWG	
COMM NO. 1004-K	DRAWN PK	SCALE AS NOTED	DATE
REVISION		A-4	





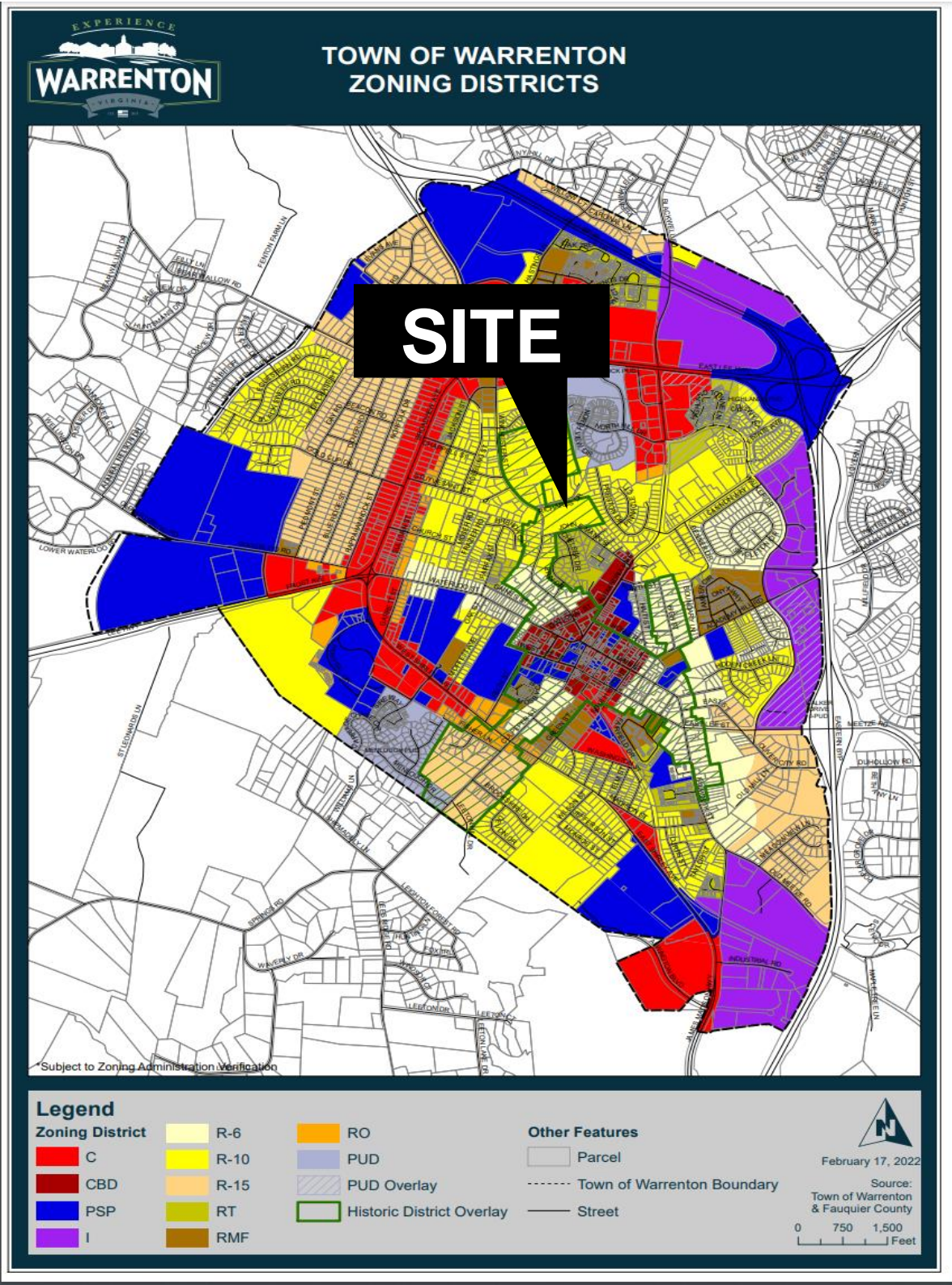


Attachment A - Map  
**AERIAL MAP**





Attachment A - Map  
**EXISTING ZONING MAP**



# Attachment A - Map FUTURE LAND USE MAP

## FUTURE LAND USE

### Character Districts

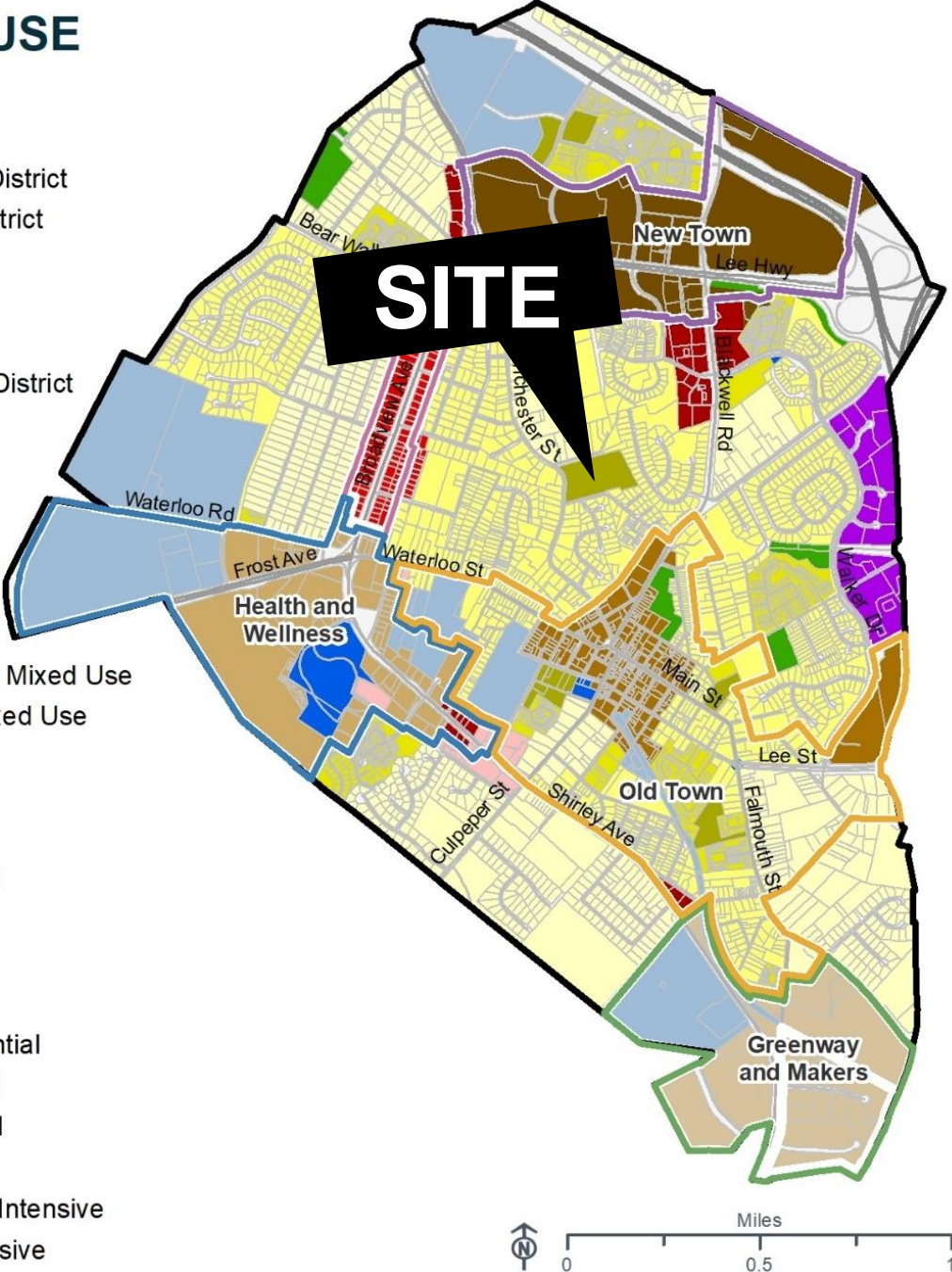
- Greenway and Makers District
- Health and Wellness District
- New Town District
- Old Town District

### Overlay Districts

- Broadview Commercial District
- Makers District

### Future Land Use

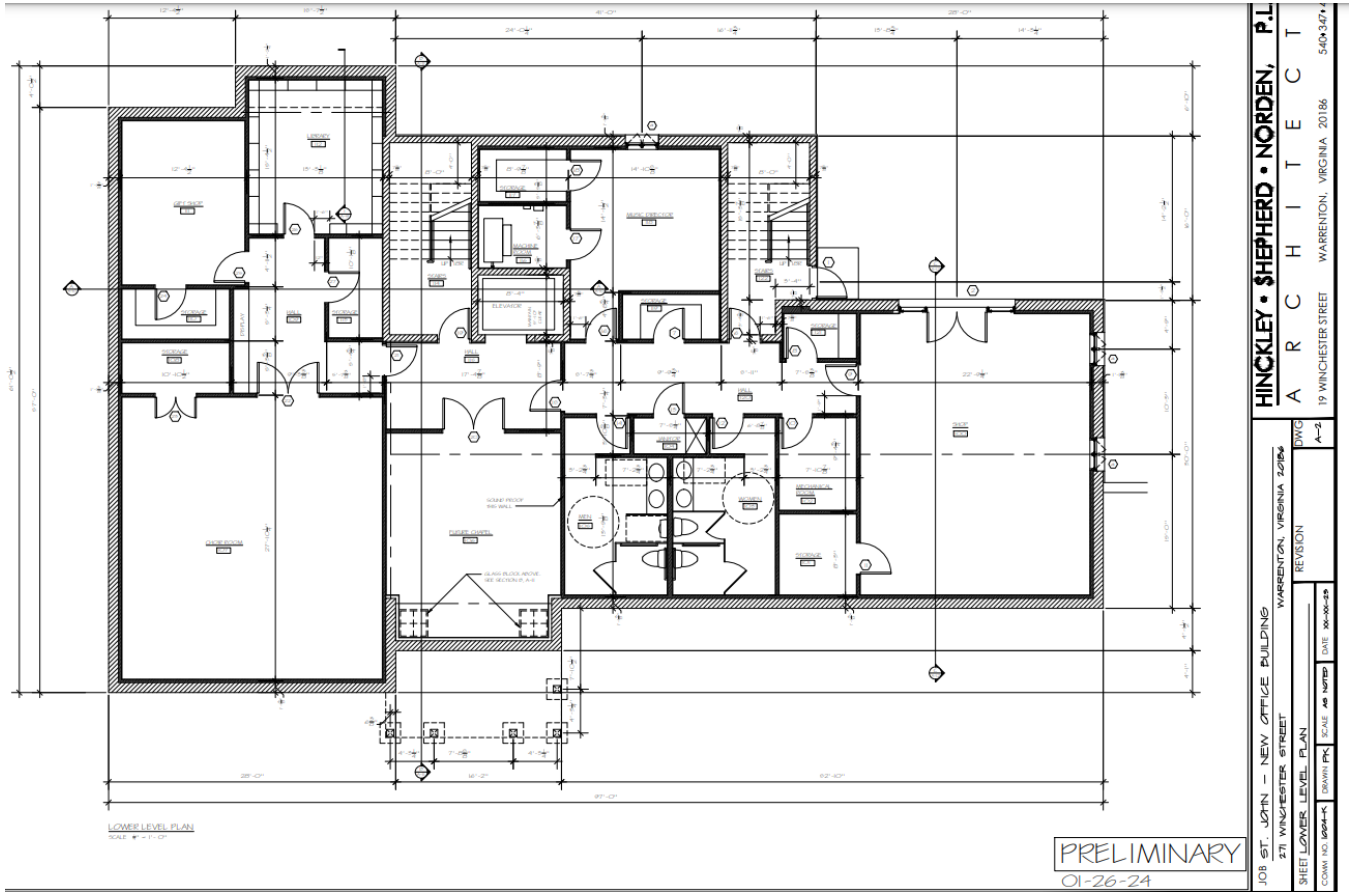
- Greenway and Wellness Mixed Use
- Health and Wellness Mixed Use
- Old Town Mixed Use
- New Town Mixed Use
- Office
- Re-Planned Commercial
- Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Live-Work Neighborhood
- Park
- Public/Semi-Public Non-Intensive
- Public/Semi-Public Intensive



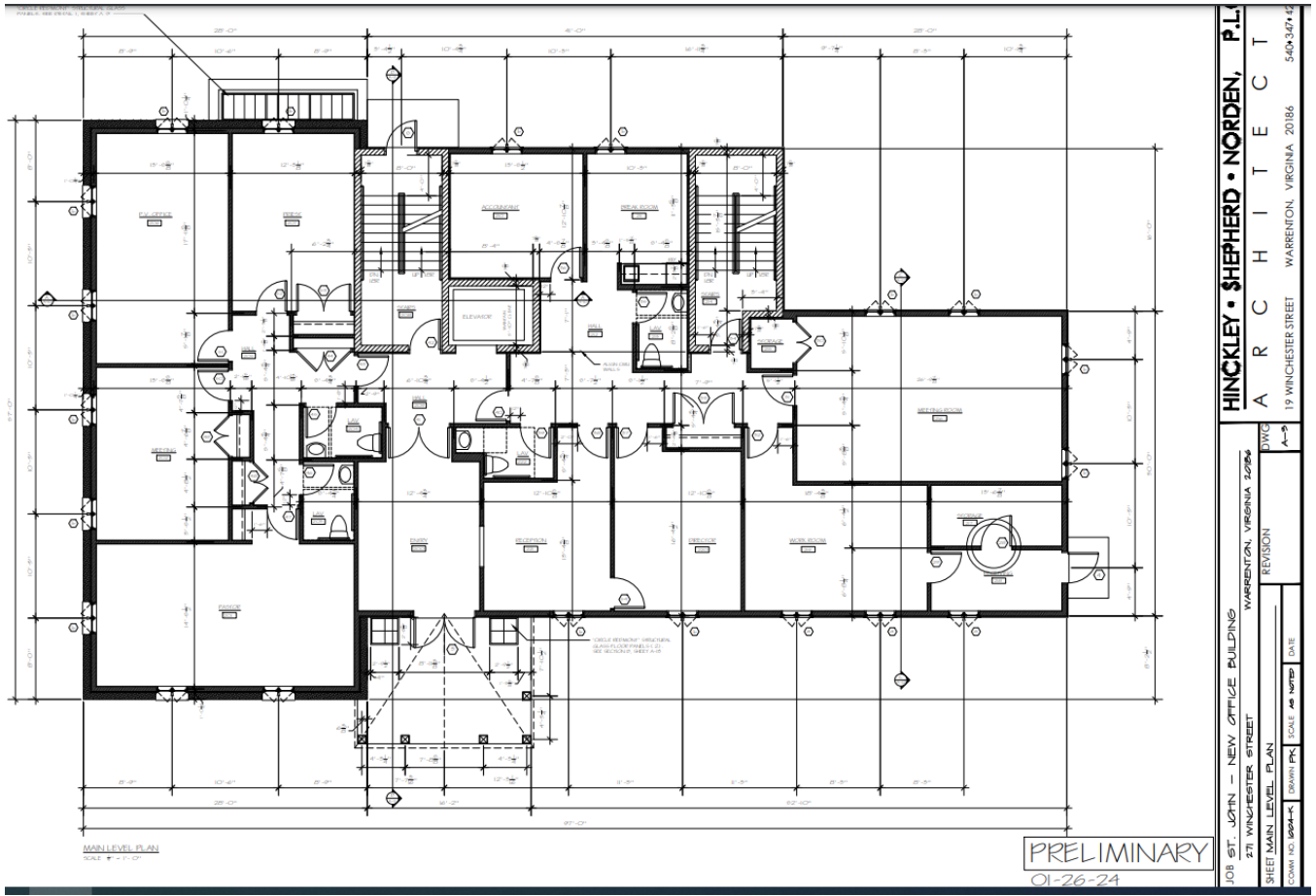


Attachment A - Map

PLANS:

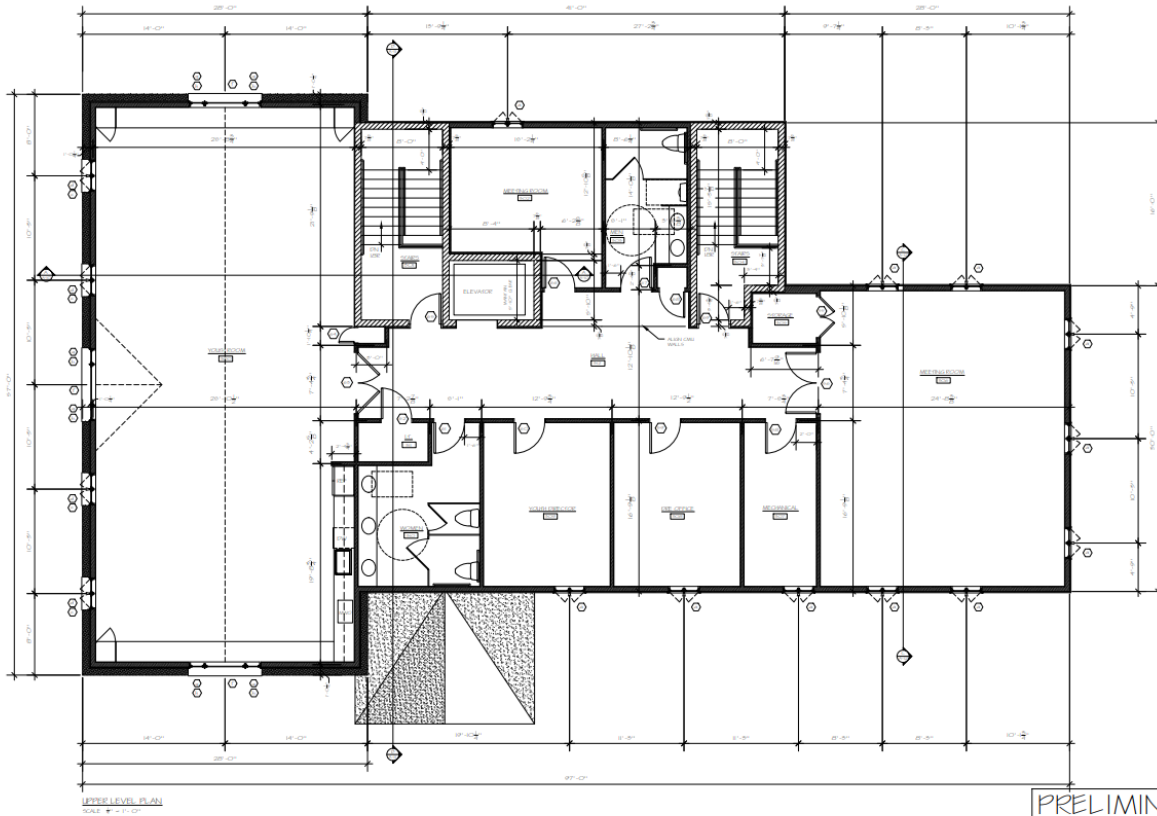


Attachment A - Map





Attachment A - Map



UPPER LEVEL PLAN

PRELIMINARY  
01-26-24

JOB: JOHN - NEW OFFICE BUILDING 271 WINCHESTER STREET WARRENTON, VIRGINIA 2026		DRAWN BY: [blank]		DATE: [blank]
SHEET UPPER LEVEL PLAN		DWG: A-4		REVISION: [blank]
DRAWN FOR: [blank]		SCALE: AS SHOWN		DATE: [blank]
HINCKLEY • SHEPHERD • NORDEN, F		WARRENTON, VIRGINIA 20186		540'S
A R C H I T E C T		19 WINCHESTER STREET		

Attachment A - Map

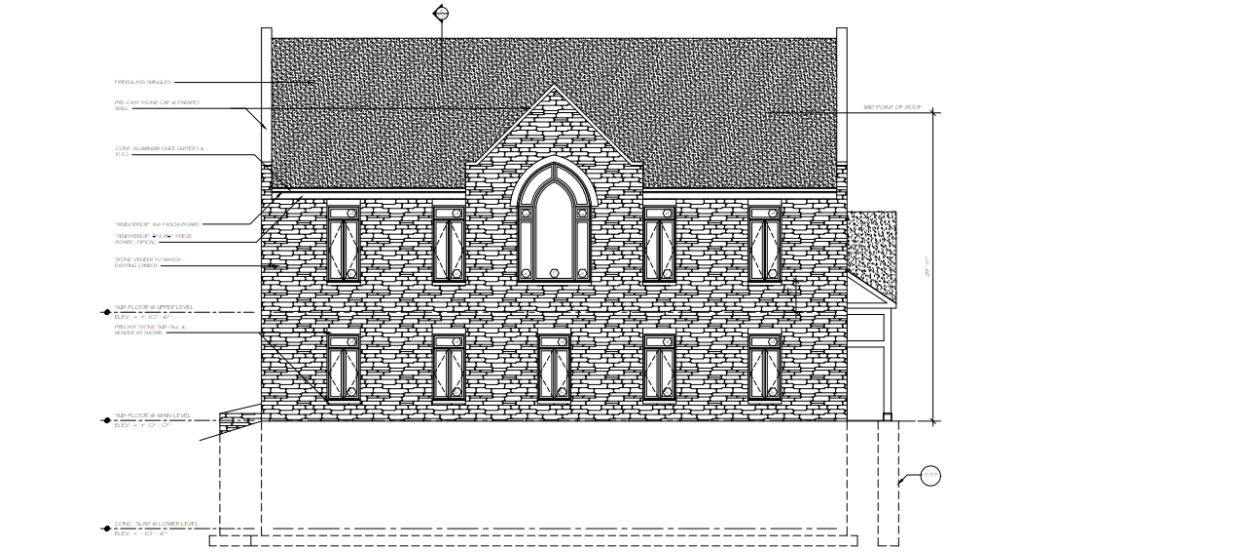


HINCKLEY • SHEPHERD • NORDEN  
 ARCHITECT  
 19 WINCHESTER STREET WARRENTON, VIRGINIA 20184 5404

JOB: ST. JOHN - NEW OFFICE BUILDING  
 271 WINCHESTER STREET WARRENTON, VIRGINIA 20184

SHEET SOUTH ELEVATION  
 DWG: A-5  
 REVISION: DATE: SCALE: AS SHOWN

PRELIMINARY  
 01-26-24



HINCKLEY • SHEPHERD • NORDEN  
 ARCHITECT  
 19 WINCHESTER STREET WARRENTON, VIRGINIA 20184

JOB: ST. JOHN - NEW OFFICE BUILDING  
 271 WINCHESTER STREET WARRENTON, VIRGINIA 20184

SHEET WEST ELEVATION  
 DWG: A-5  
 REVISION: DATE: SCALE: AS SHOWN

PRELIMINARY  
 01-26-24

Attachment A - Map



NORTH ELEVATION  
SCALE 1/4" = 1'-0"

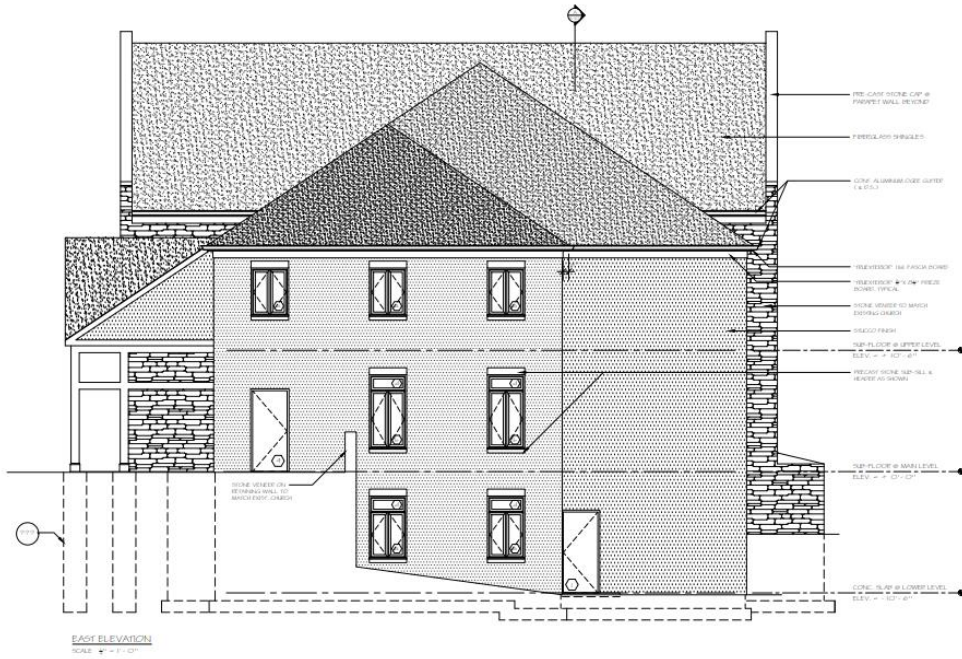
PRELIMINARY

01-26-24

<b>HINKLEY • SHEPHERD • NORDE</b>	
<b>A R C H I T E</b>	
19 WINCHESTER STREET WARRENTON, VIRGINIA, 20186	
JOB NO. 24-01N - NEW OFFICE BUILDING	WARRENTON, VIRGINIA, 20186
271 WINCHESTER STREET	SHEET NORTH ELEVATION
DATE: 01-26-24	SCALE: 1/4" = 1'-0"
DRAWN BY: [blank]	CHECKED BY: [blank]
DATE: [blank]	DATE: [blank]
REVISION	DWG. NO. A-7



Attachment A - Map



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

PRELIMINARY  
01-26-24

<b>HINCKLEY • SHEPHERD • NOR</b>	
A R C H I T E	
19 WINCHESTER STREET WARRENTON, VIRGINIA 20	
JOB NO. 2024-01-26-24	DWG NO. A-8
JOB ST. 271N - NEW OFFICE BUILDING 271 WINCHESTER STREET WARRENTON, VIRGINIA 2024	REVISION
SHEET EAST ELEVATION	DATE
DRAWN BY: [Name]	SCALE: 1/4" = 1'-0"

**CURRENT STREET VIEW:**

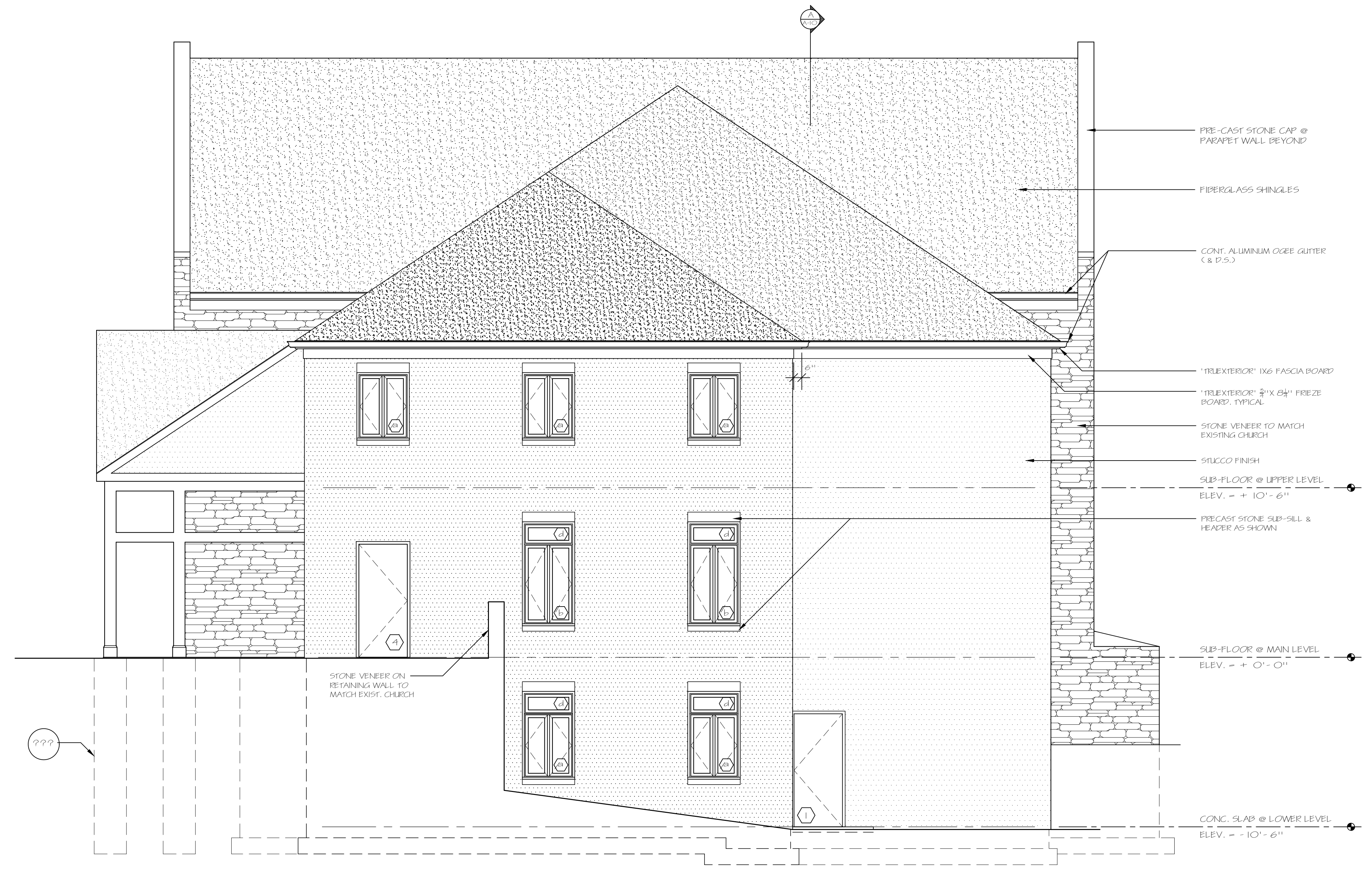




**PROPOSED:**





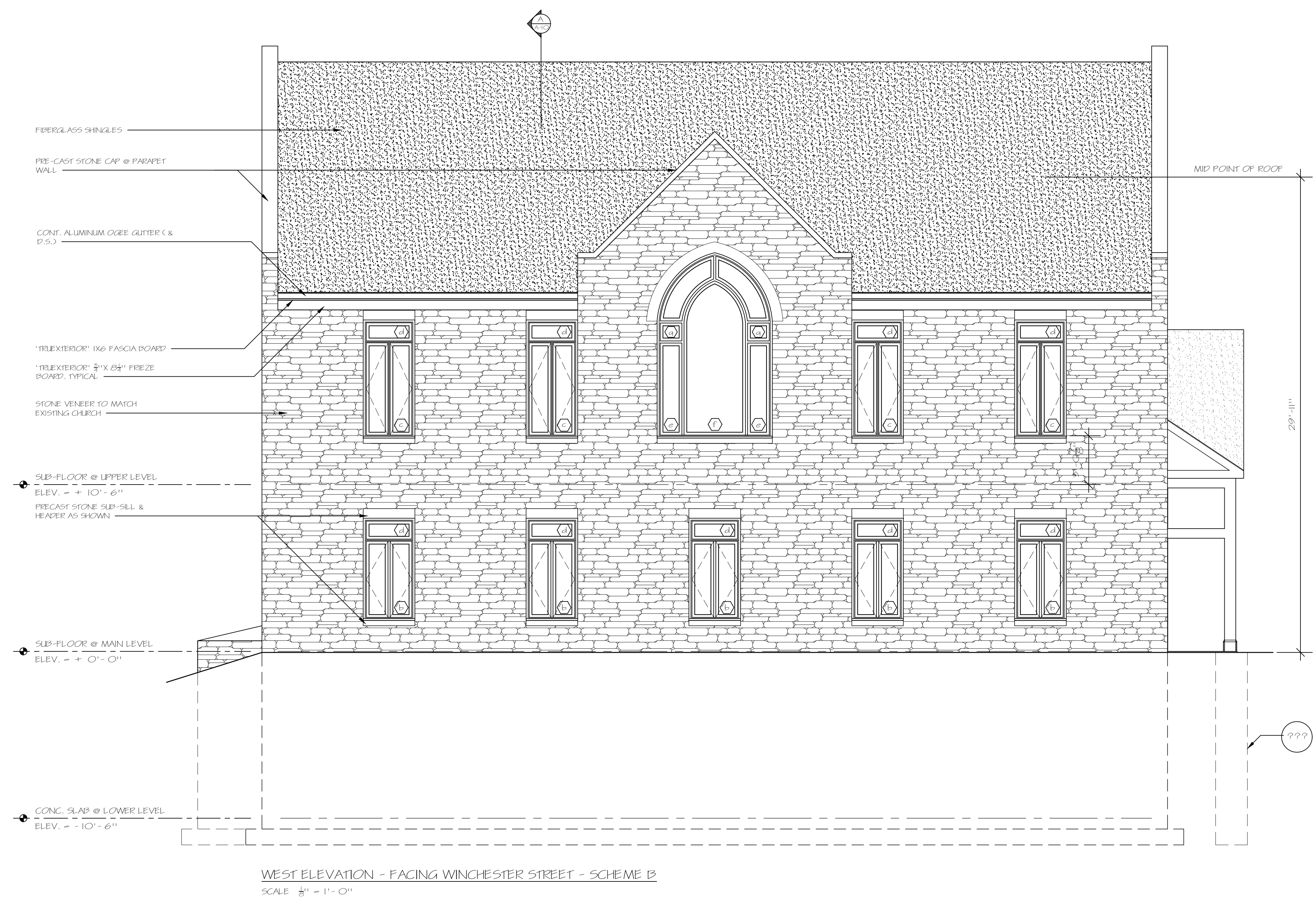


EAST ELEVATION  
SCALE 1/4" = 1'-0"

PRELIMINARY  
01-26-24

HINCKLEY • SHEPHERD • NORDEN, P.L.C.  
A R C H I T E C T S  
19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540-347-4232

JOB ST. JOHN - NEW OFFICE BUILDING		WARRENTON, VIRGINIA 20186	
SHEET EAST ELEVATION		DWG A-2	
COMM NO. 1004-K	DRAWN PK	SCALE AS NOTED	DATE
REVISION			



WEST ELEVATION - FACING WINCHESTER STREET - SCHEME B  
 SCALE 1/8" = 1'-0"

PRELIMINARY  
 01-26-24

HINCKLEY • SHEPHERD • NORDEN, P.L.C.  
 ARCHITECTS  
 19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540-347-4232

JOB ST. JOHN - NEW OFFICE BUILDING		WARRENTON, VIRGINIA 20186	
271 WINCHESTER STREET		REVISION	
SHEET WEST ELEVATION		DWG A-6	
COMM NO. 1004-K	DRAWN PK	SCALE AS NOTED	DATE



NORTH ELEVATION  
SCALE 3/4" = 1'-0"

SUB-FLOOR @ UPPER LEVEL  
 ELEV. = + 10'-6"  
 RETAINING WALL BEYOND  
 SUB-FLOOR @ MAIN LEVEL  
 ELEV. = + 0'-0"  
 CONC. SLAB @ LOWER LEVEL  
 ELEV. = -10'-6"

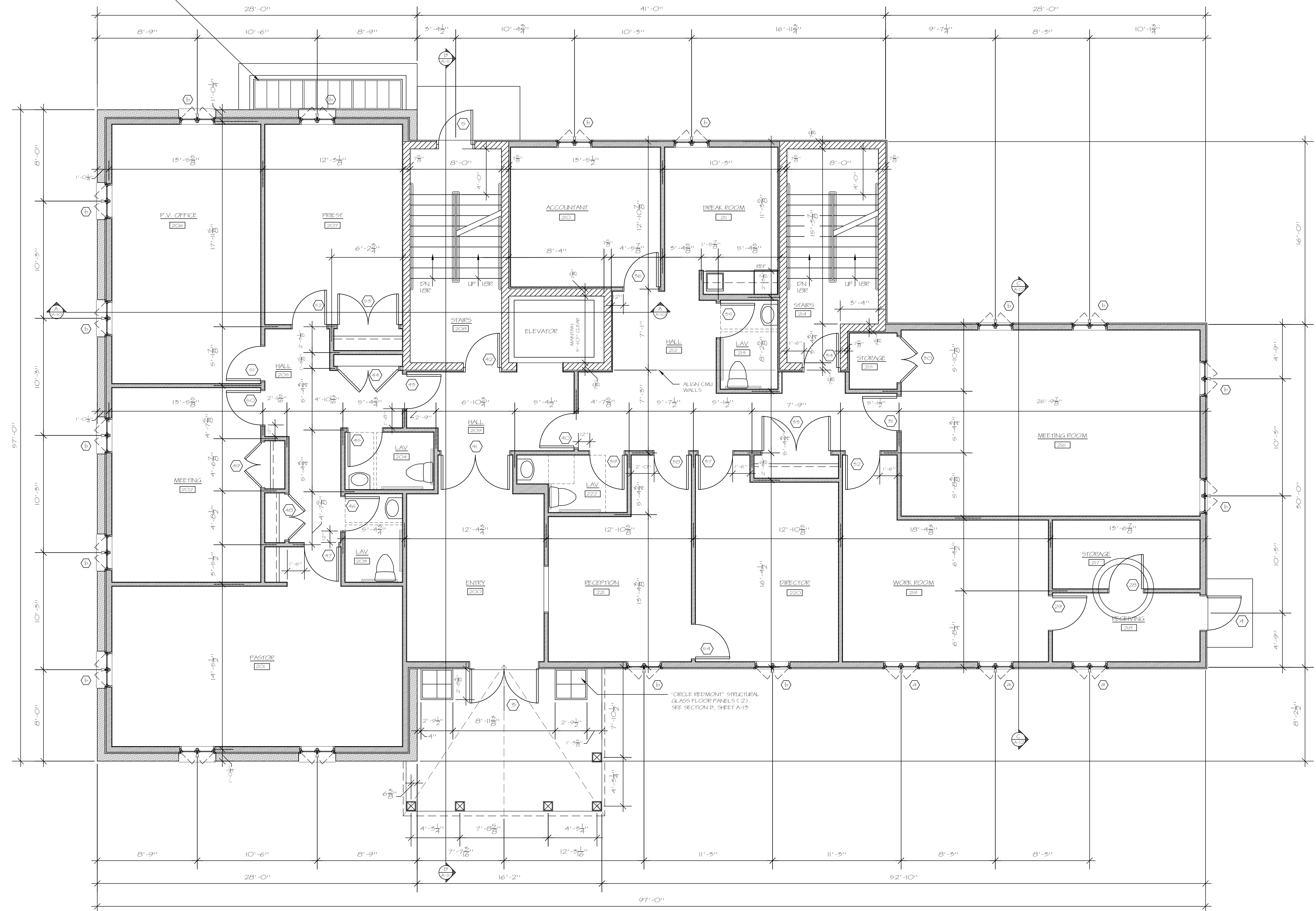
**PRELIMINARY**  
 01-26-24

**HINCKLEY • SHEPHERD • NORDEN, P.L.C.**  
**A R C H I T E C T S**  
 19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540-347-4232

JOB ST. JOHN - NEW OFFICE BUILDING		WARRENTON, VIRGINIA 20186	
SHEET NORTH ELEVATION		DWG A-7	
COMM NO. 1004-K	DRAWN PK	SCALE AS NOTED	DATE
REVISION			



\*CIRCLE REDMONT\* STRUCTURAL GLASS FLOOR PANELS (2). SEE SECTION B, SHEET A-9



MAIN LEVEL PLAN  
SCALE 3/8" = 1'-0"

PRELIMINARY  
01-26-24

**HINCKLEY • SHEPHERD • NORDEN, P.L.C.**  
**A R C H I T E C T S**  
 19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540-347-4232

JOB ST. JOHN - NEW OFFICE BUILDING		WARRENTON, VIRGINIA 20186	
271 WINCHESTER STREET		DWG	
SHEET MAIN LEVEL PLAN		REVISION	
COMM NO. 1004-K	DRAWN PK	SCALE AS NOTED	DATE
			A-3



SOUTH ELEVATION - SCHEME B  
 SCALE 1/8" = 1'-0"

PRELIMINARY  
 01-26-24

HINCKLEY • SHEPHERD • NORDEN, P.L.C.  
 ARCHITECTS

19 WINCHESTER STREET  
 WARRENTON, VIRGINIA 20186  
 540-347-4232

JOB ST. JOHN - NEW OFFICE BUILDING  
 271 WINCHESTER STREET  
 WARRENTON, VIRGINIA 20186

SHEET SOUTH ELEVATION  
 COMM NO. 1004-K  
 DRAWN PK SCALE AS NOTED DATE

REVISION  
 DWG A-5

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 2024-7

**February 22, 2024**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2024-7** for **271 Winchester Street** (St. John the Evangelist Catholic Church) for the request to demolish an existing non-contributing, non-historic Parrish Office Building and to construct a new, more architecturally compatible Office Building of approximately 13,000sq.ft., as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) 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) New construction shall respect the established architectural character of the historic district.
- 4) 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.
- 5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings.
- 6) 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.
- 7) The demolition of the non-contributing ca. 1980 Parrish Office building shall conform to all necessary Building and Zoning Codes and Ordinances.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:





ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATNESS

COA # \_\_\_\_\_
Zoning # \_\_\_\_\_
Assoc. Permit # \_\_\_\_\_

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

Phone: 540-347-2405
Email: planning@warrentonva.gov
Facsimile: 540-349-2414

The Architectural Review Board (ARB) meets every 4th Thursday at 7:00pm in Town Hall (18 Court Street). Applications requiring ARB are due by the 1st day of each month (or the first business day immediately following) prior to the meeting. Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the ARB are required to attend this meeting or the application will be deferred. Please read the Warrenton Historic District Guidelines for additional information Historic District requirements.

The following materials are required in addition to a complete, signed application (check if submitted):

- Photographs of the area of work.
Plans, drawings, product information sheets, and/or samples (Two hard/one digital copy).
Accompanying permit applications (if required; this application also serves as a zoning permit).

Project Owner

Address/Location: 271 Winchester Street GPIN: 6984-36-7135
Name: St. John the Evangelist Catholic Church Email: Royfrancis711@gmail.com
Address: 271 Winchester Street, Warrenton, Virginia 20186 Phone: \_\_\_\_\_

Applicant (If different then above)

Name: \_\_\_\_\_ Email: \_\_\_\_\_
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Representative (If different then above. Must have authority to commit the applicant to make changes that may be suggested or required by the ARB)

Name: David A. Norden, AIA Email: David@hsnaia.com
Address: 19 Winchester Street, Warrenton, Virginia 20186 Phone: 540-347-4232

Complete description of each modification or improvement

A new 3-story office building of approximately 13,000 square feet to replace an existing office building of similar size which is being demolished.

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

Signature of Property Owner
Charles C. Smith
Name (Print or Type)

Signature of Applicant/Agent
David A. Norden, AIA
Name (Print or Type)

