

ARCHITECTURAL REVIEW BOARD MEETING

Thursday, February 29, 2024 at 7:00 PM

AGENDA

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 28TH, 2023, AT 7:00 P.M

<u>Regular Meeting</u> PRESENT

Ms. Laura Bartee, Chair; Ms. Virginia Gerrish, Vice-Chair; Mr. Steve Wojcik; Ms. Karen Lavarnway; 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 Lavarnway Nays: Abstention: Absent: Mr. John Thorsen

The minutes were approved unanimously.

NEW BUSINESS.

1. COA 2023-65: 20 N 5th 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. Lavarnway 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 Lavarnway Nays: Abstention: Absent: Mr. John Thorsen

COA 2023-65 passed unanimously.

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 Lavarnway Nays: Abstention: Absent: Mr. John Thorsen

COA 2023-66 passes unanimously

3. COA 2023-72: 101 WINCHESTER STREET

Ms. Lavarnway 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 Lavarnway Absent: Mr. John Thorsen

COA 2023-72 passes unanimously

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. Lavarnway. There was no discussion, The vote was as follows:

Ayes: Ms. Laura Bartee, Chair; Ms. Virginia Gerrish, Vice-Chair; Mr. Steve Wojcik; Ms. Karen Lavarnway
Nays:
Abstention:
Absent: Mr. John Thorsen

COA 2023-74 passes unanimously

UPDATES

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

BOARD MEMBERS TIME.

Ms. Gerrish - Discusses an upcoming trip.

Mr. Wojcik - Discusses the new owner of Alwington Manor.

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

ADJOURNMENT.

Ms. Lavarnway 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 Lavarnway Nays: Abstention:

Absent: Mr. John Thorsen

With no further business, this meeting was adjourned at 7:50 PM on Thursday, September 28th, 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

Meeting Date: Agenda Title:	February 22, 2024 COA 23-91 – 206 Culpeper Street
Requested Action:	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.
Department / Agency Lead:	Community Development
Staff Lead:	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.

COA 23-91 | 206 Culpeper Street January 25, 2024 Page 2

- 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 minimalize any visual impacts.

4) A commercial property borders the left side of the property and there is currently a thick screen of evergreen trees between the two properties. Sections of this screen may be impacted as a result of the new construction. New plantings are proposed where any existing trees may need to be removed.

5) The master bedroom suite will be located on the center axis of the existing in-ground pool and will be designed to appear as a pool house.

6) The left side of the addition is not visible to other properties.

7) Siding material will be appropriate but not identical to main house in order to differentiate old from new. Any brickwork used on the new addition will be whitewashed to blend in with the existing painted white brick on the main house.

8) No historic fabric on the main house will be impacted as a result of the new addition.

COA 23-91 | 206 Culpeper Street January 25, 2024 Page 3

BACKGROUND

This house was constructed in 1953 and is in excellent condition. As a Colonial Revival house, it represents a typical midtwentieth-century building within the residential areas of the district. It retains integrity of location, design, setting, materials, workmanship, feeling, and association. This resource falls within the district's period of significance and contributes to the residential character of the district. Although the dwelling does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C, for architecture.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
7. NEW CONSTRUCTION		
A. Context		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	N/A

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

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

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

Historic District Guideline	Page No.	Analysis
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.	3.70	The materials and style/design proposed appropriately avoid exact imitation of the historic main house. The materials to be utilized will be high-quality and durable in nature.
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than double leaf.	3.71	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house.
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged.	3.71	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main house.
8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings	3.71	Applicant has demonstrated through detailed drawings and plans that all new outbuilding construction will remain secondary to the main house.
C. ADDITIONS TO EXISTING BUILDINGS		

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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.

COA 23-91 | 206 Culpeper Street January 25, 2024 Page 9

STAFF RECOMMENDATION

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.

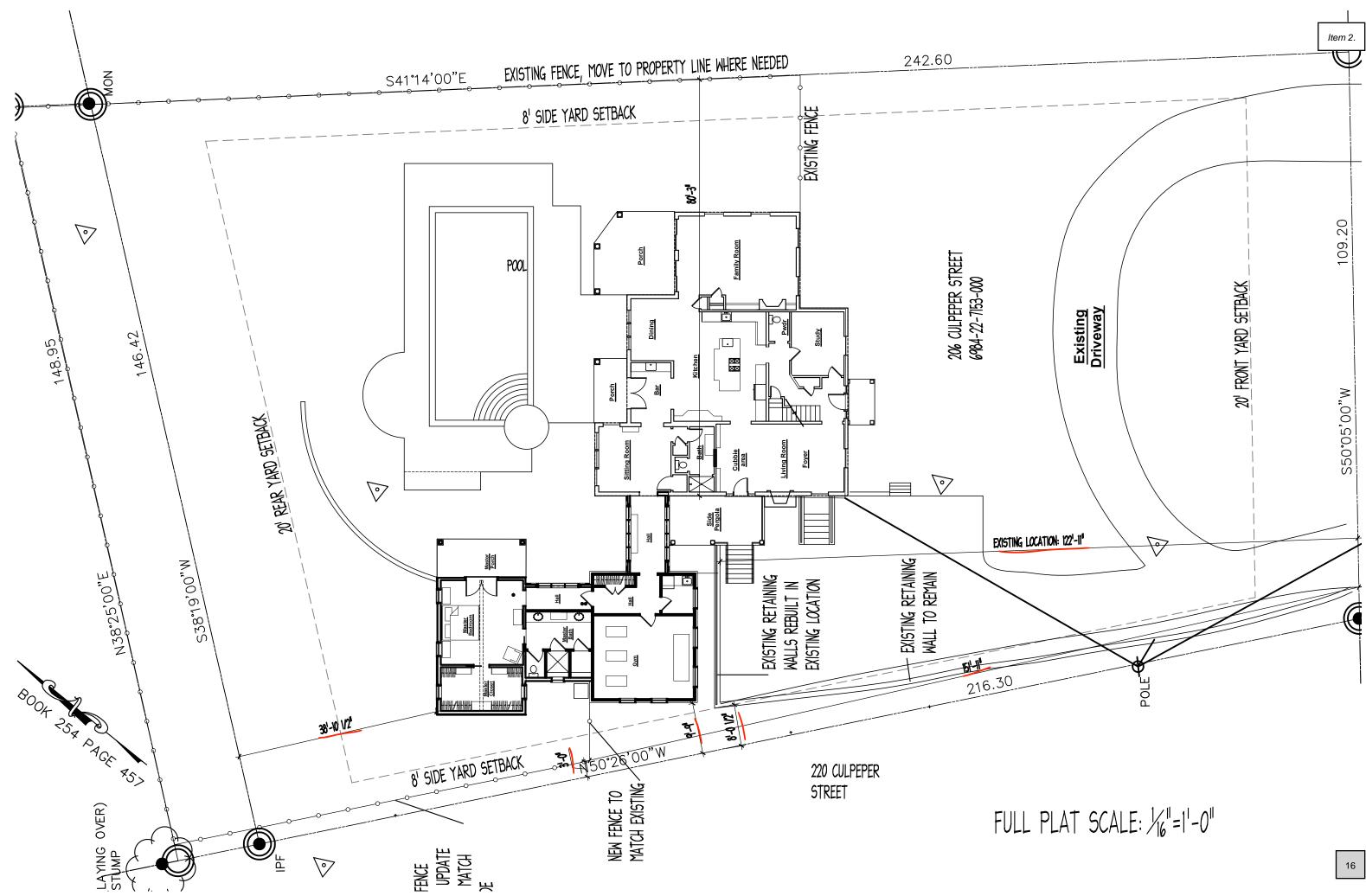
4) Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact.

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

1. Attachment 1 - Photos and Plans





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 T. D. Squyres

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



V

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

	the second s
Zoning #	
Assoc. Permit #	

COA #

COMMUNITY DEVELOPMENT DEPARTMENT	Phone: 540-347-2405
18 Court Street, Lower Level	Email: planning@warrentonva.gov
Warrenton, VA 20186	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 <u>Warrenton Historic District Guidelines</u> 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 Stac		y.irvin@saintjamesepiscopalschool.org
Address: 206 Culpeper St Warr	renton VA 20186	Phone: (540) 270-6940
Applicant (If different then above)		
Name: see above	Email:	
Address:		
Applicant's Representative (If differ	rent then above Must have auth	ority to commit the applicant to make
	and has the ADD)	
changes that may be suggested or re	equired by the ARB)	
changes that may be suggested or re Name: see above	equired by the ARB)Email:	~
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changes that may be suggested or re Name: <u>see above</u> Address: Complete description of each modif	equired by the ARB)Email: Fication or improvement we Garage/basement level of addition. Exerc	Phone:
changes that may be suggested or re Name: See above Address: Complete description of each modif Modify original addition approved by ARB. Remo	Equired by the ARB) Email: Email: Email: Email: Encented of addition. Exercented of addition. Exercented white washed brick facade. Breezewa	Phone: ise room and Laundry area ay on rear elevation reworked

Signature of Property Owner STALEYIRVIN

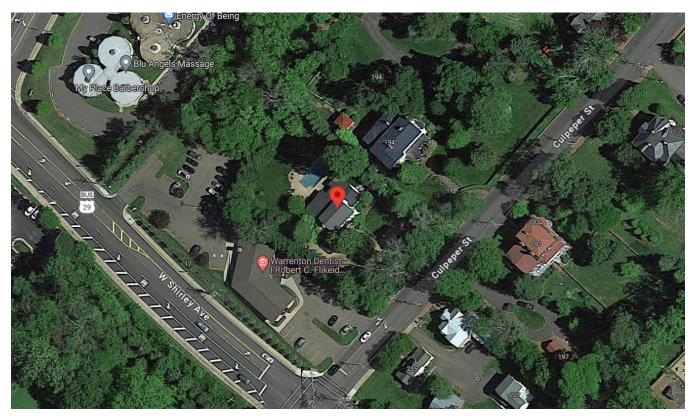
Name (Print or Type)

Joseph Irvin Name (Print or Type)

Signature of Applicant/Agent Property Owner

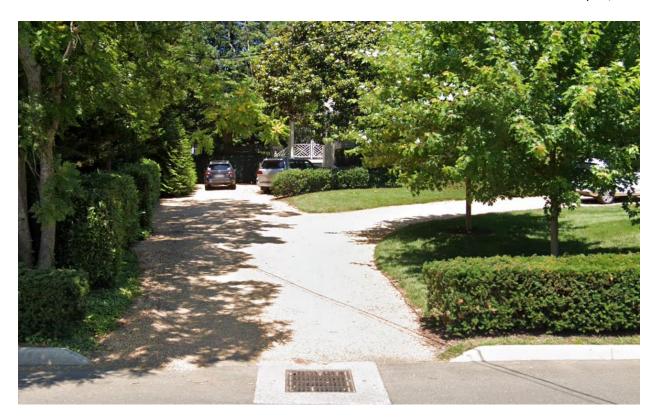
C	OFFICIAL USE ONLY
Approvals Required (Circle Y or N)	
 Y / N Administrative Approval Y / N Architectural Review Board Ap Y / N Other Permits Required, If yes 1 	proval ist:
Notes	
Zoning District:	Use:
Notes/Conditions of Approval:	
Approvals	
Certificate of Appropriateness:	Date:
Zoning Permit:	Date:
Fees	
Paid Stamp	Certificate of Appropriateness:
	Zoning:

Site Map:



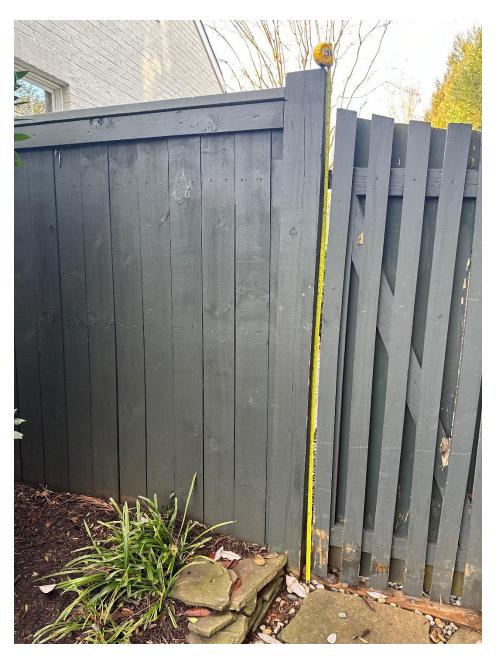
Street View:



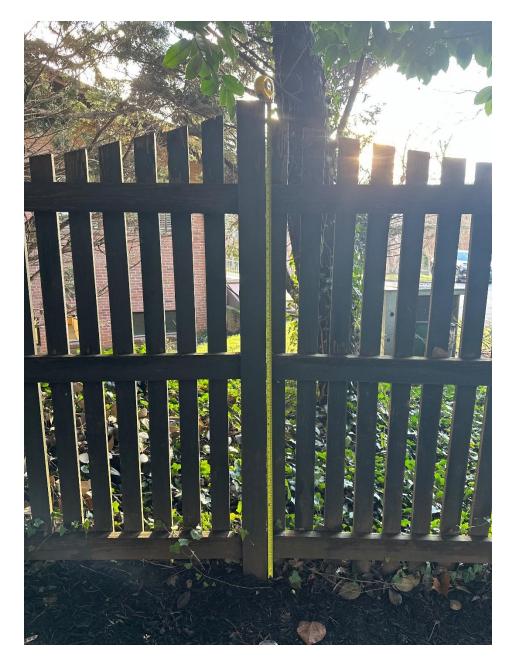


Fencing:

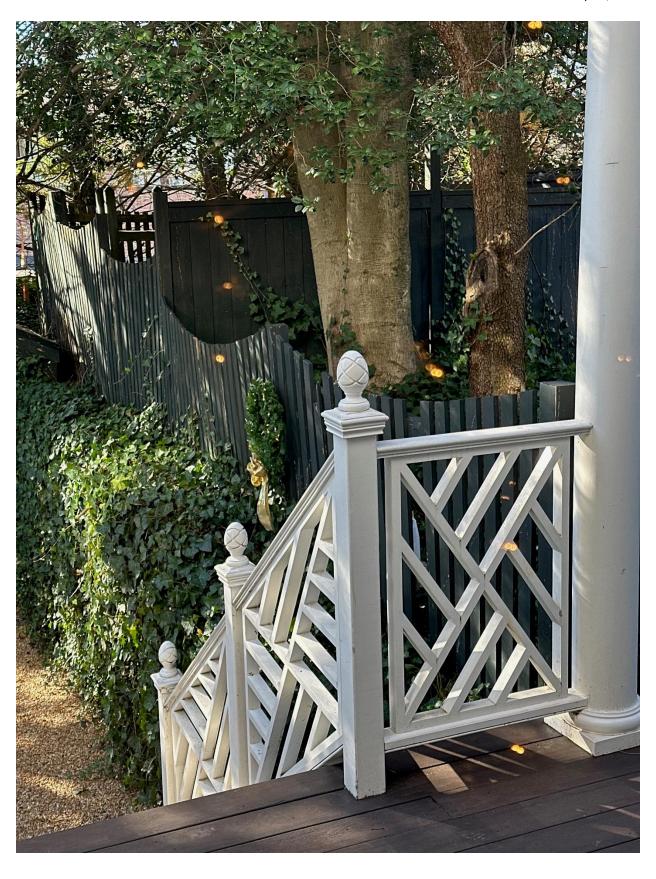








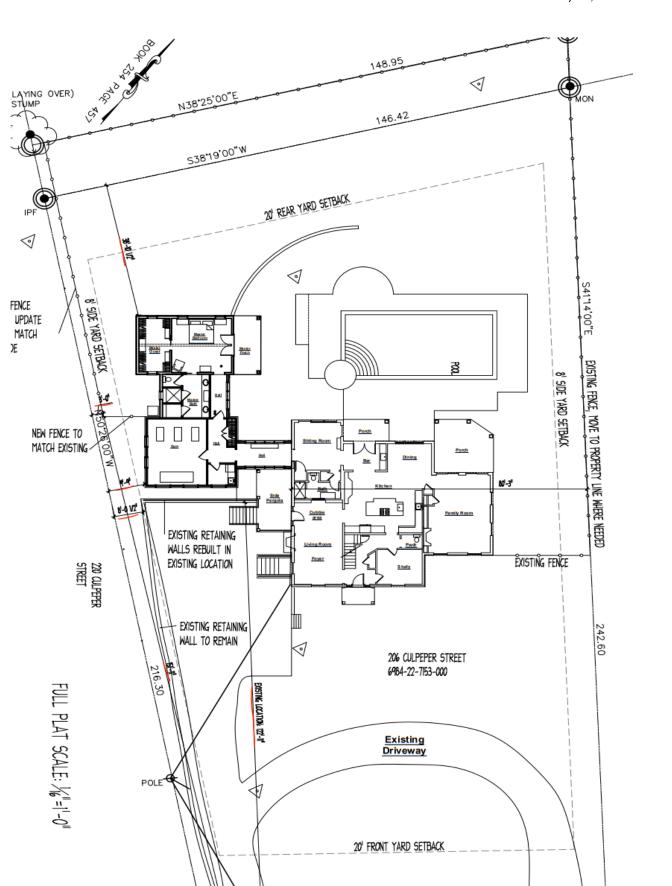






Revised Plans:

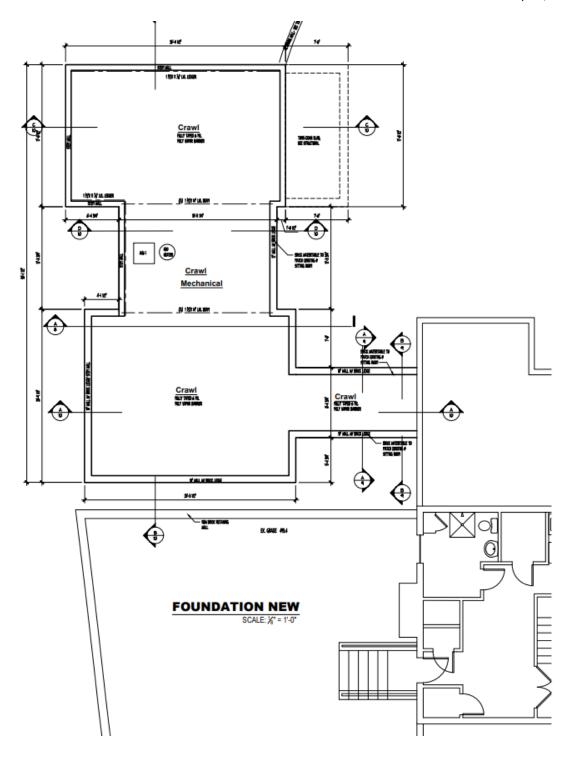




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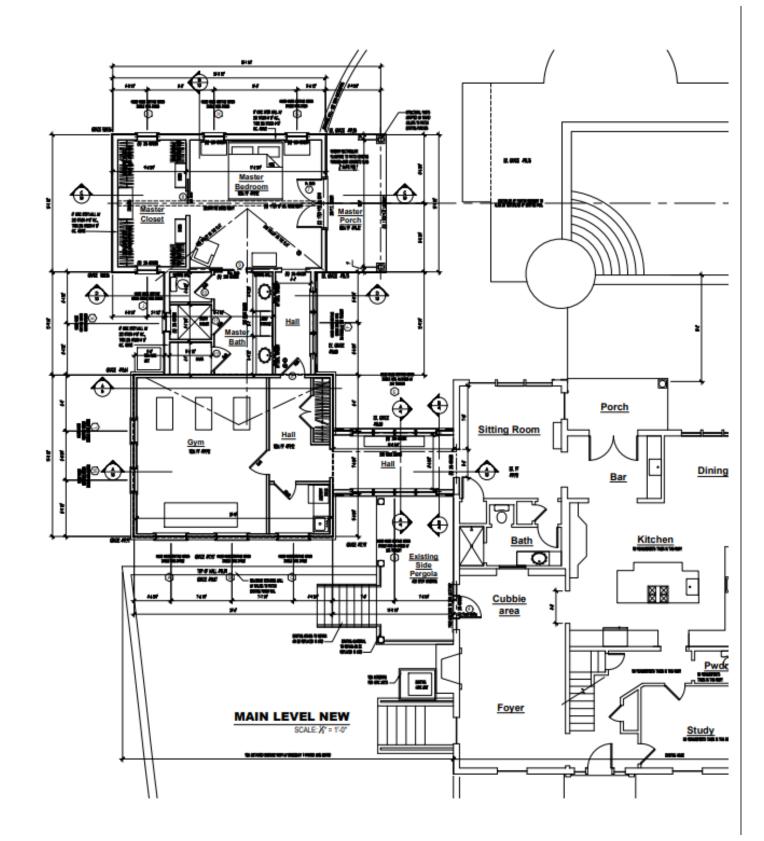
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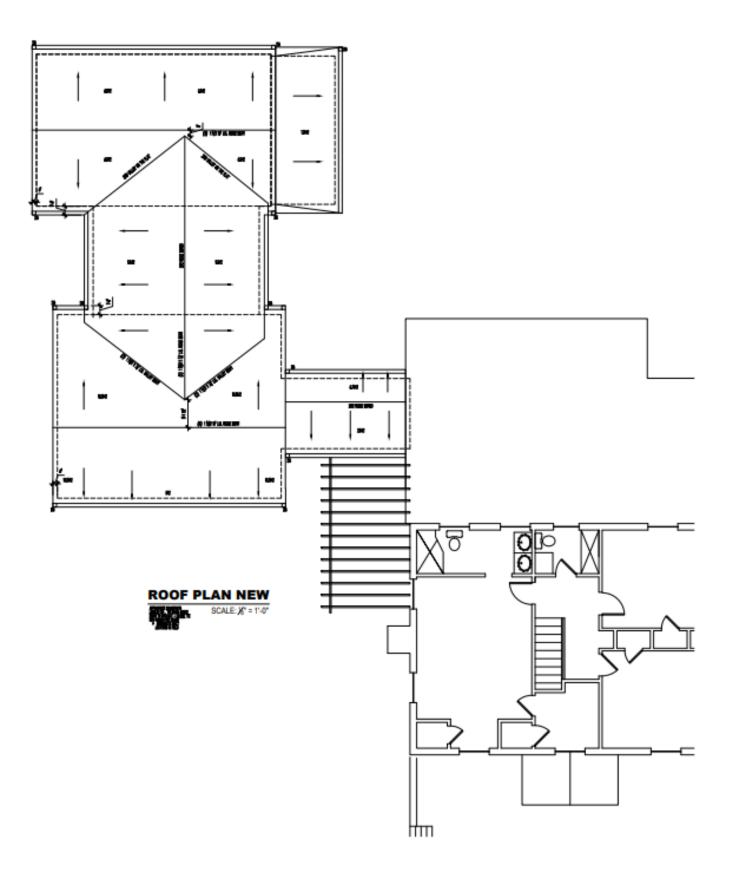


COA 23-91: 206 Culpeper Street February 22, 2024

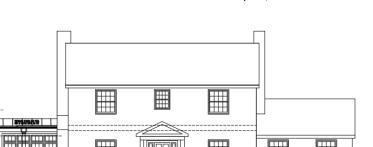


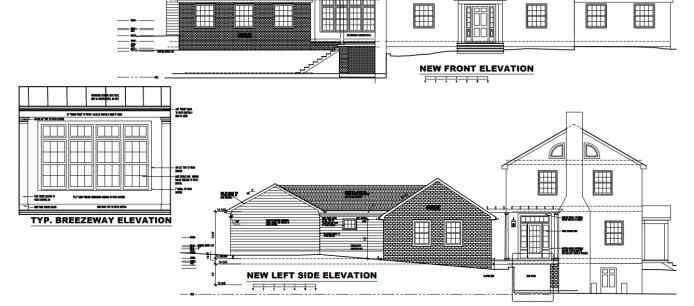


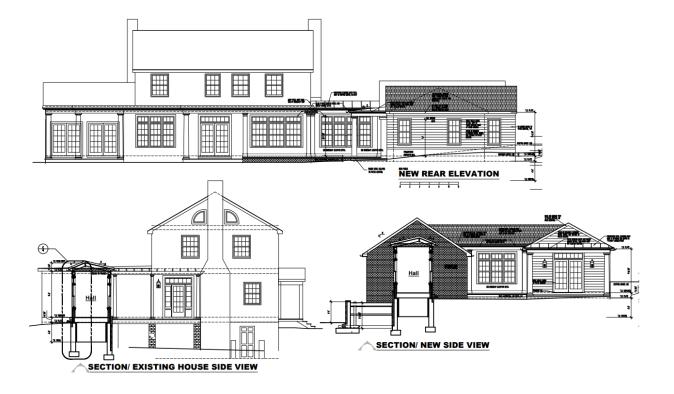
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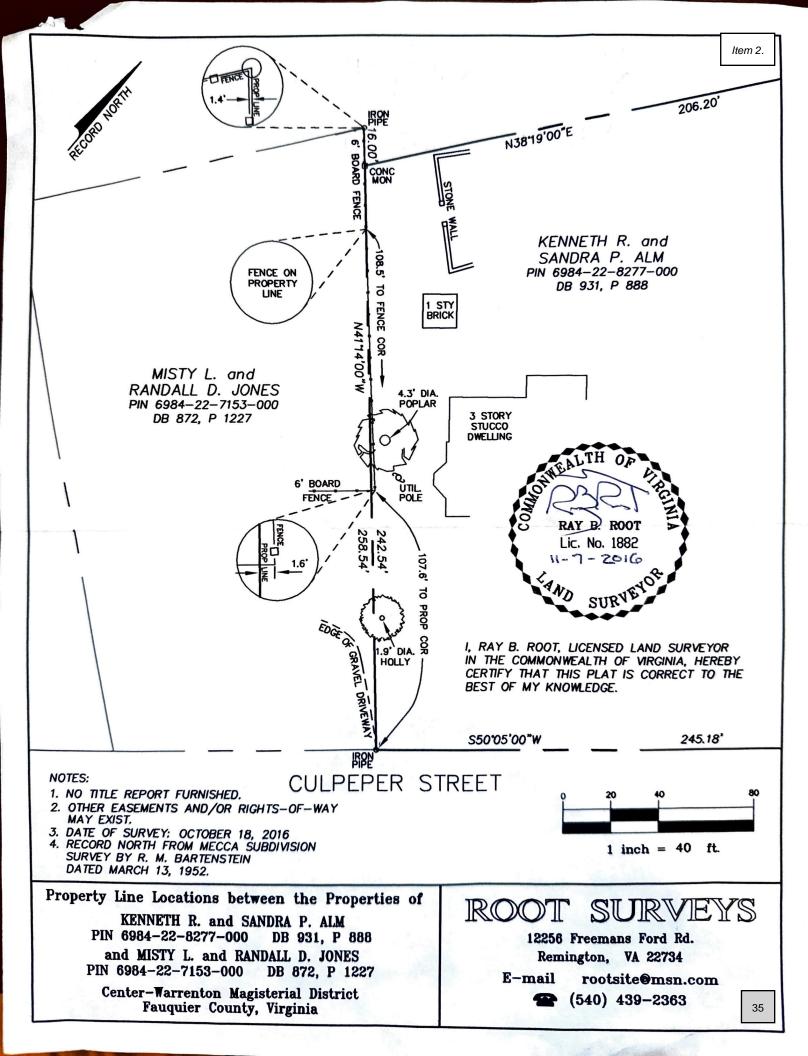


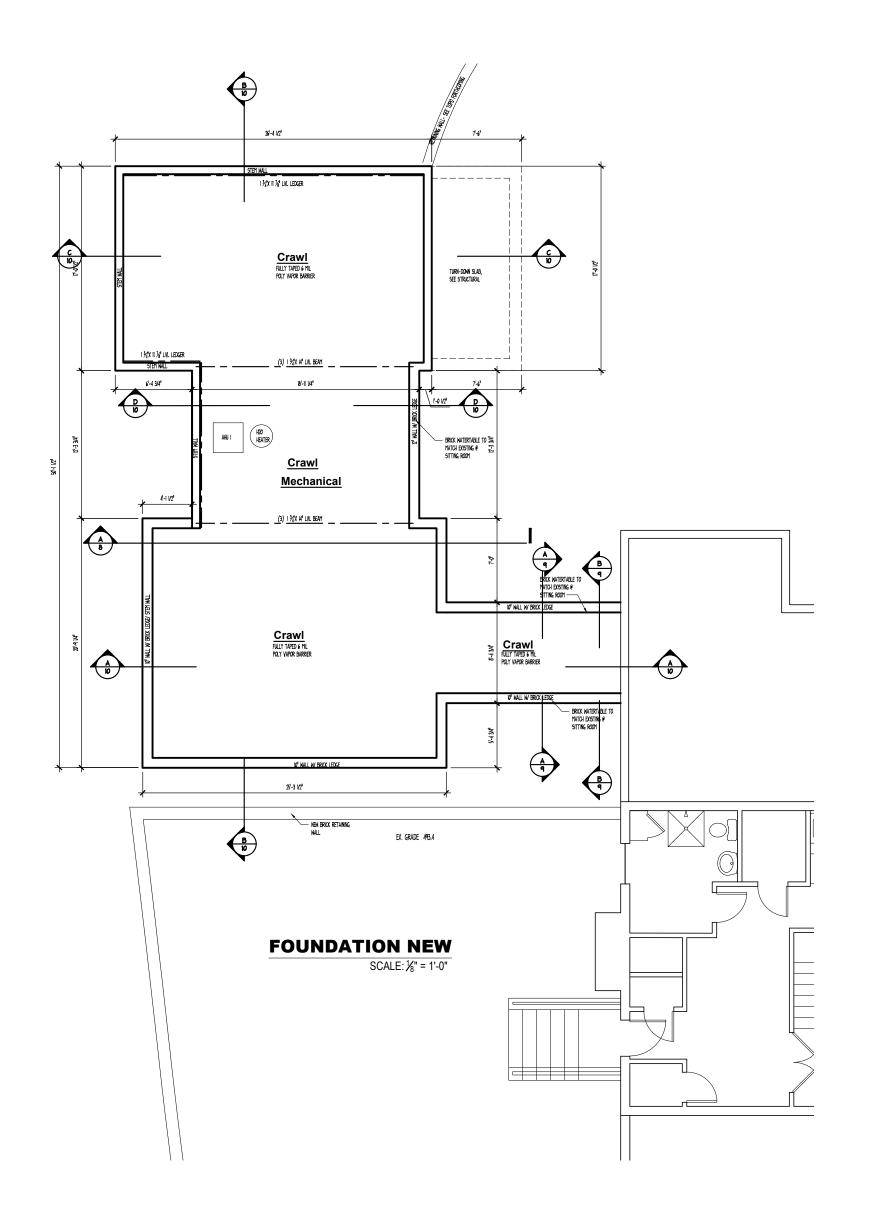
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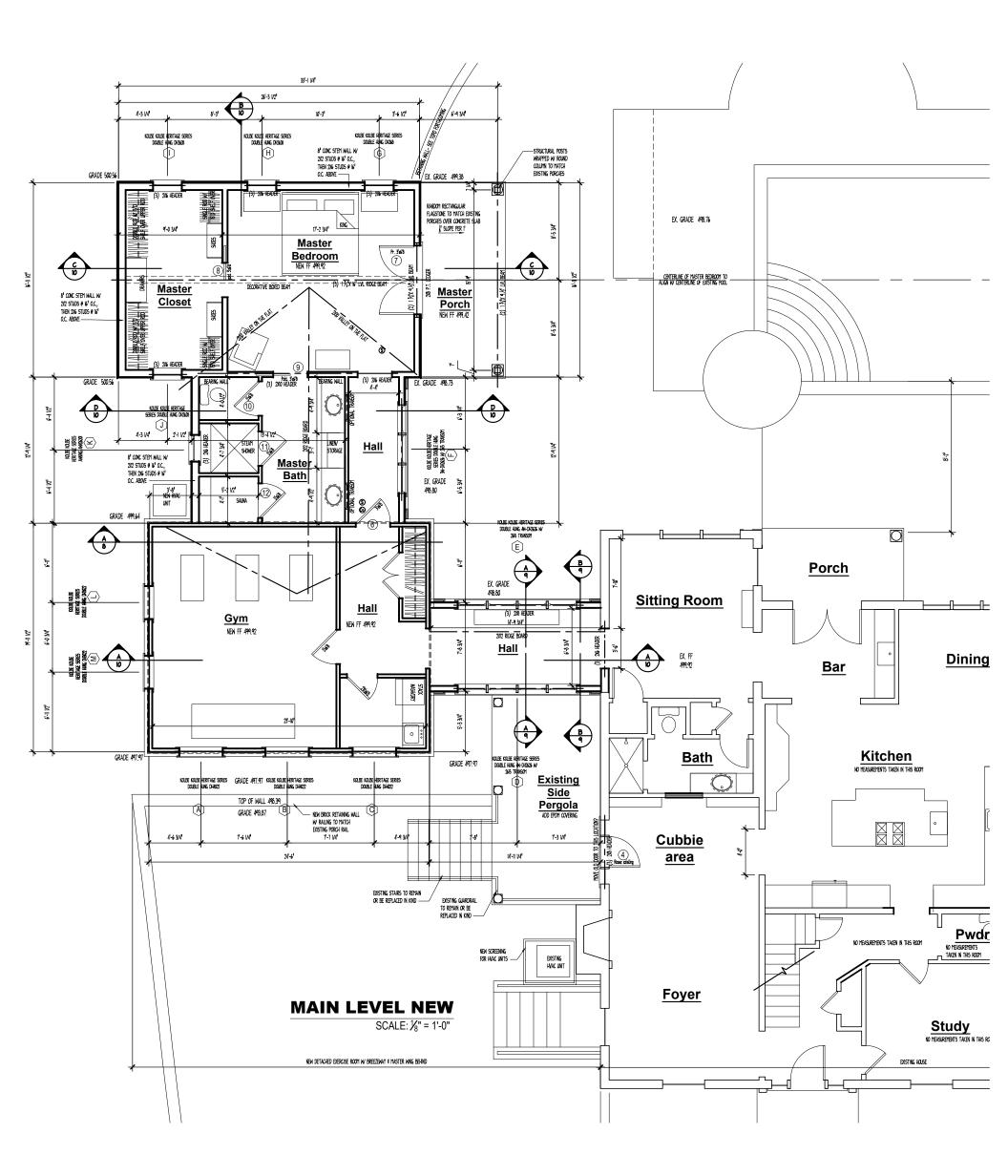


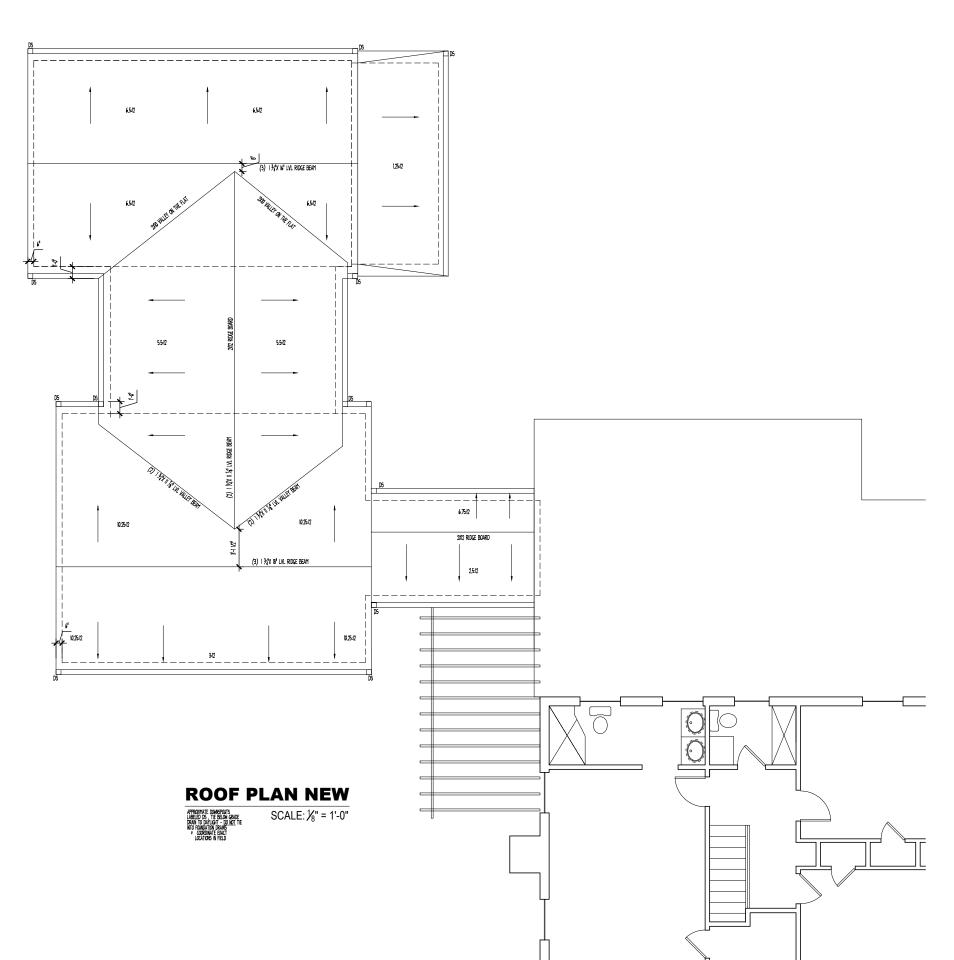


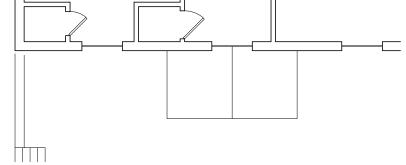


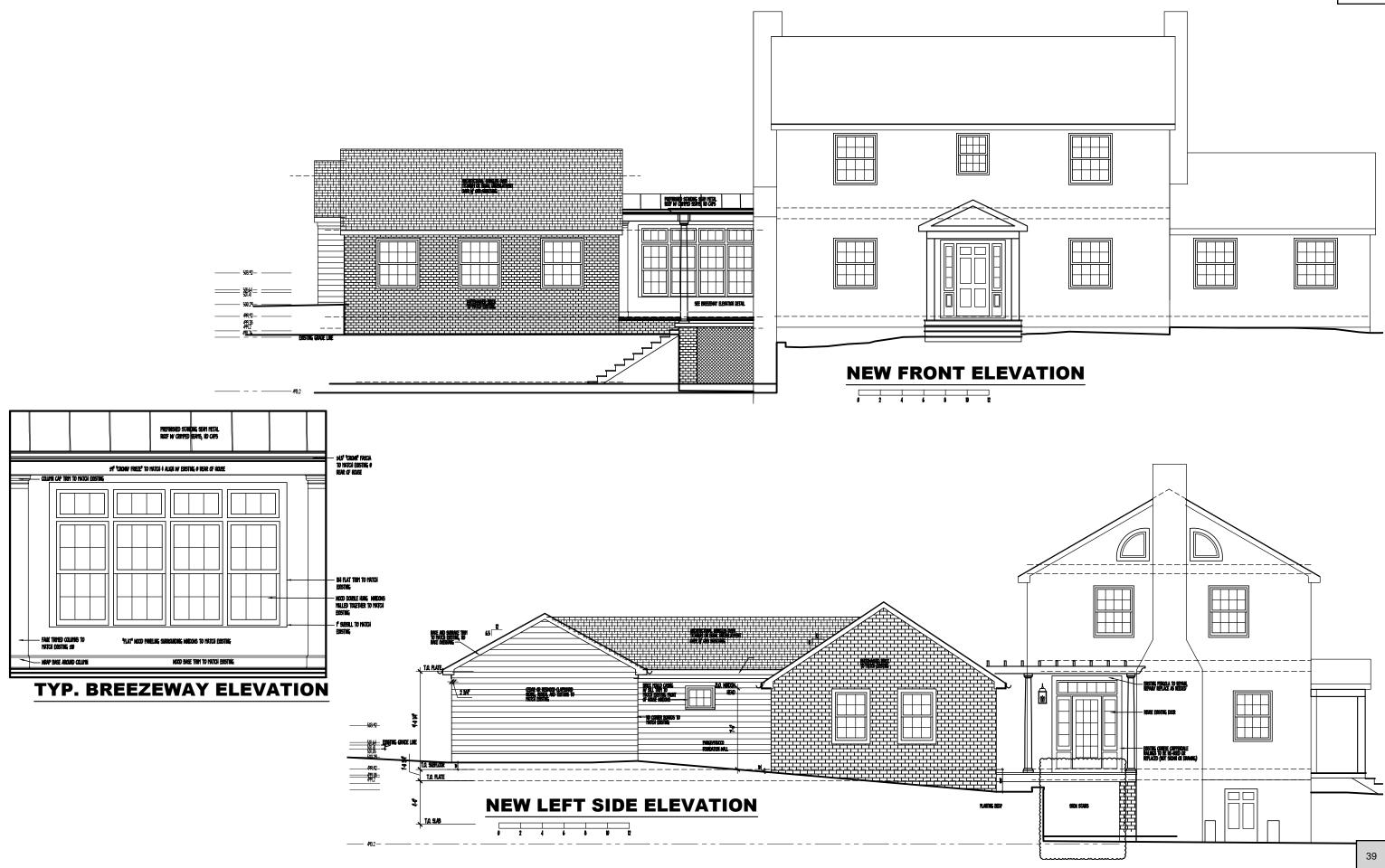




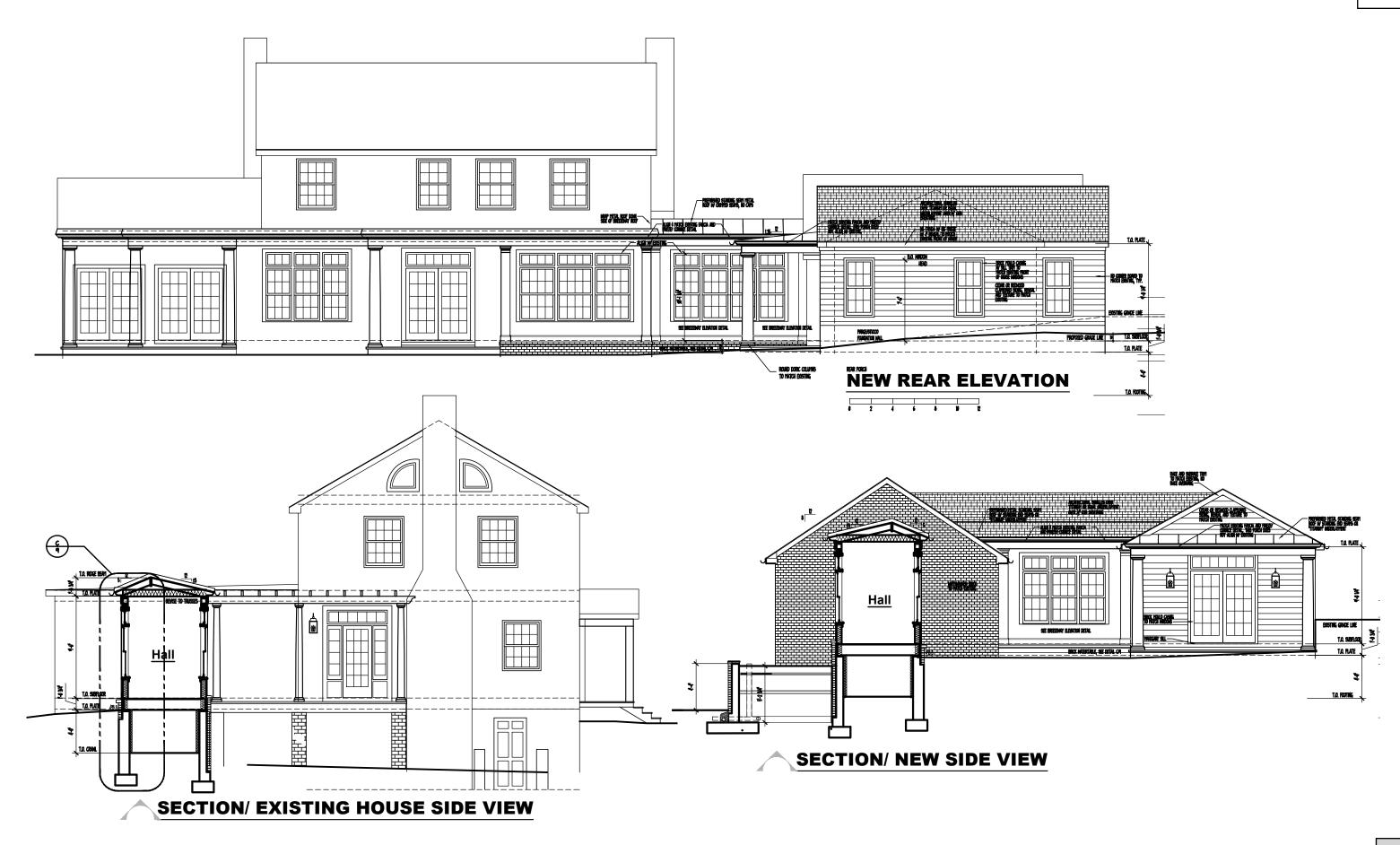




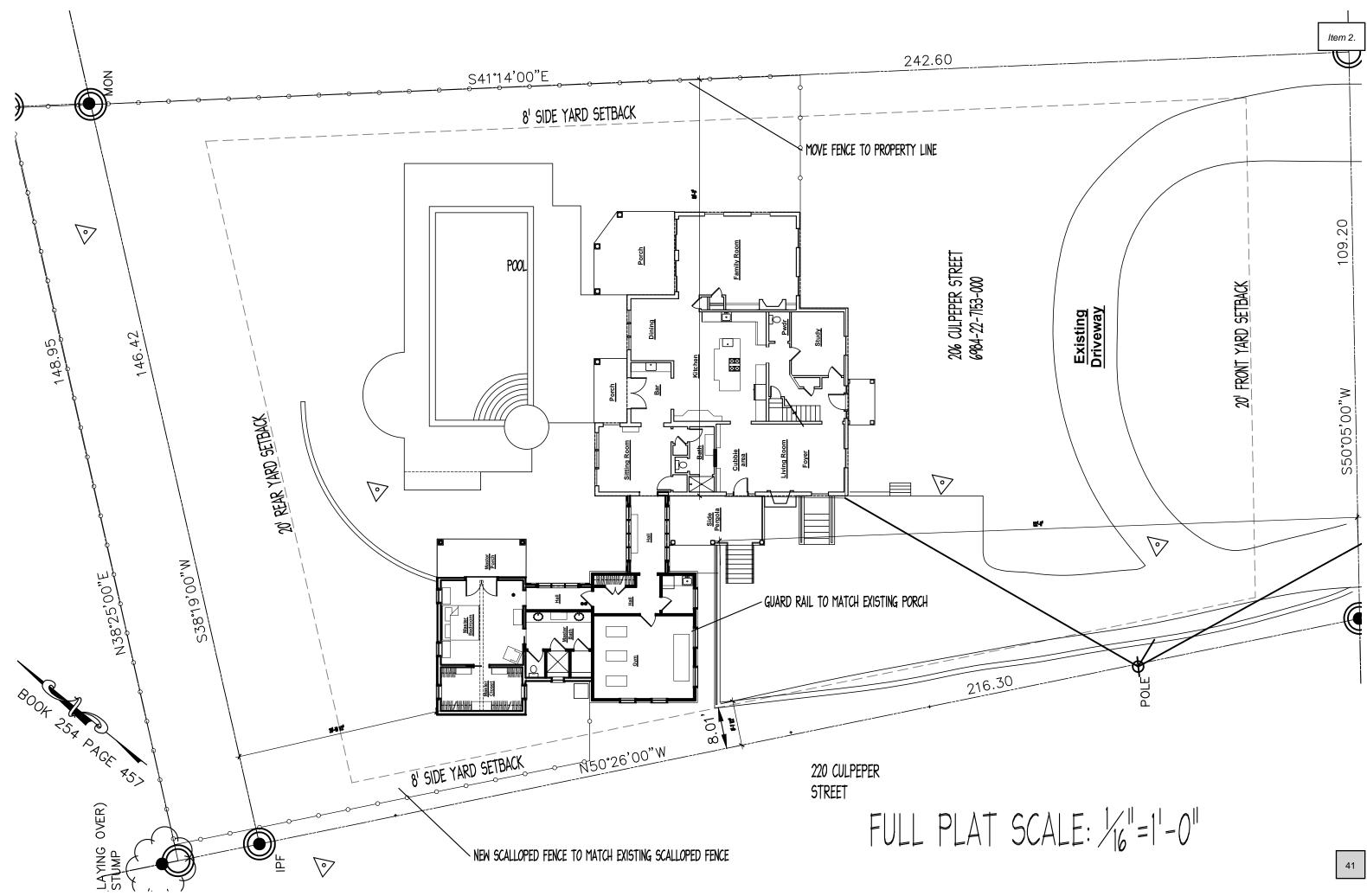




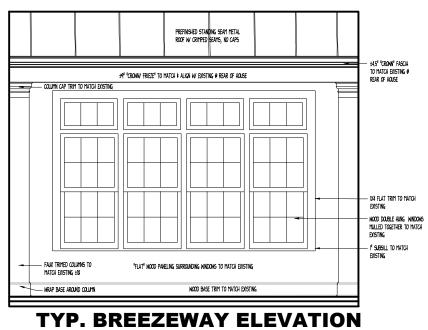


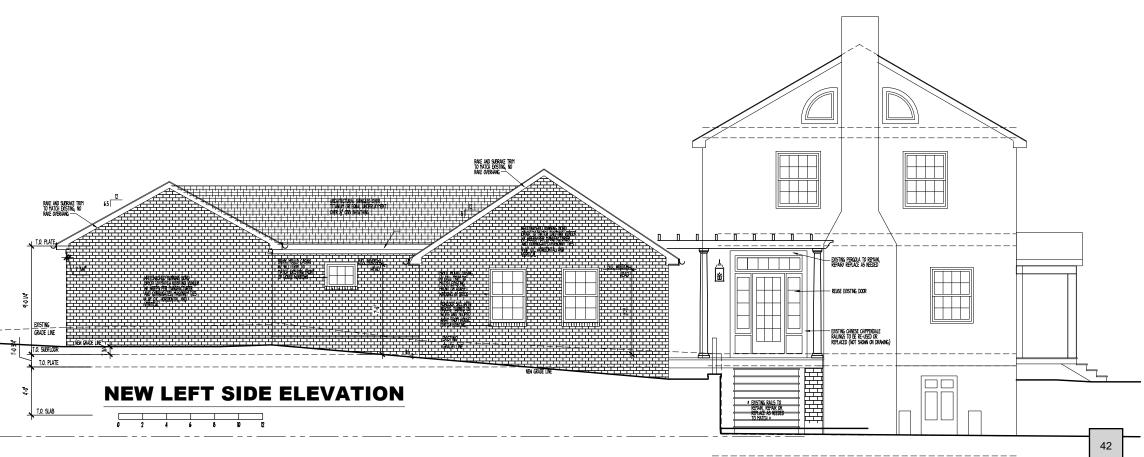


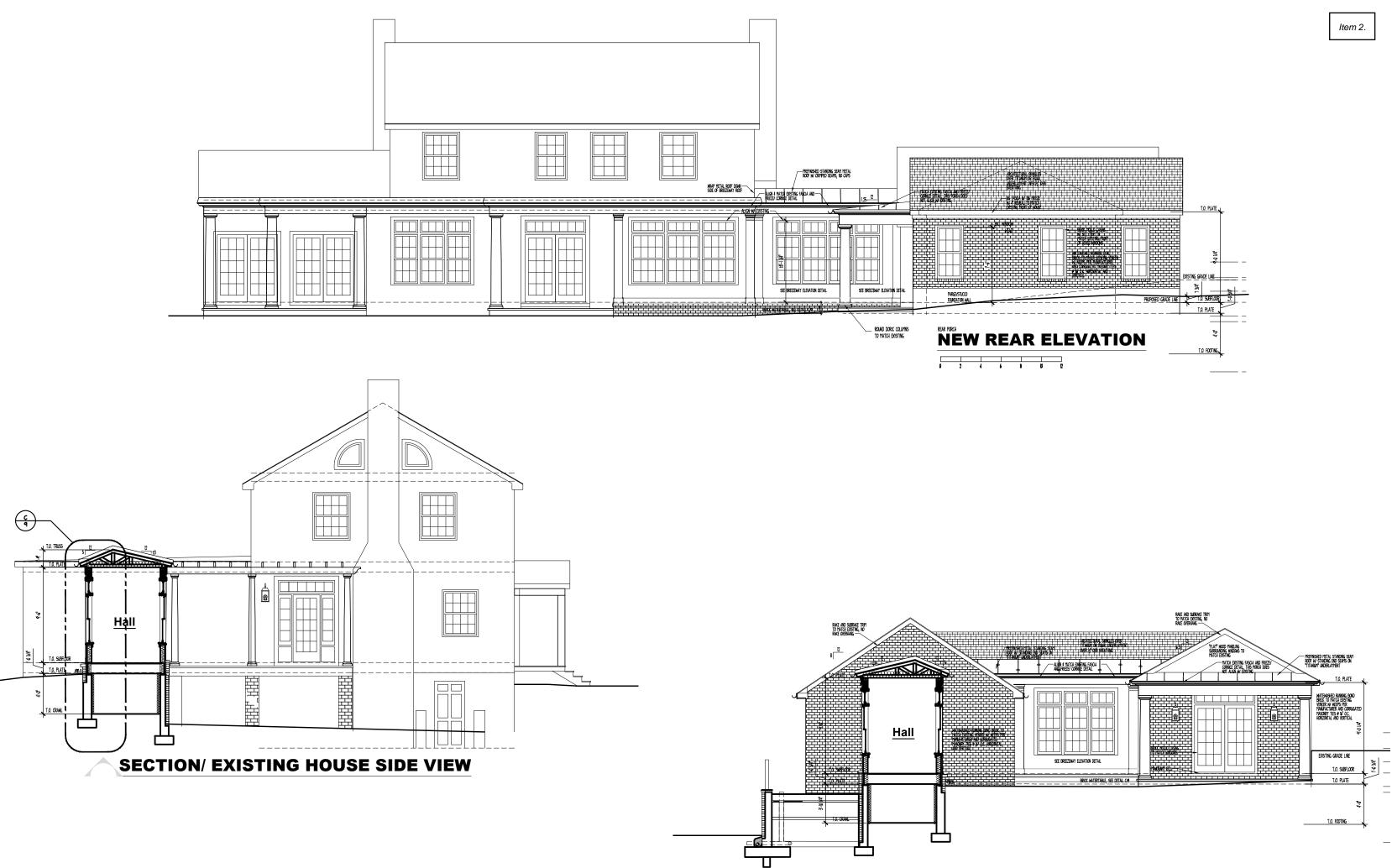
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SECTION/ NEW SIDE VIEW

43

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 $1\frac{1}{2}$ " tall standing seams.
- 5. Cellar door shall be wood with dark hardware, as proposed.
- 6. All metal roofing, handrails, and treads shall be black with a matte finish.
- 7. Fence shall be sealed natural wood with the shadowbox design.
- 8. LED lighting shall be minimal to prevent the casting of excessive light.
- 9. All elements of the addition shall be in-kind replacements, as proposed, with additional door being metal to match the original west-facing door.
- 10.Patio accessibility shall be as proposed in the May 16, 2022 amended application.
- 11. Patio materials shall be wood with black cable railing, as proposed.
- 12. Wood lattice shall be installed to shield any visibility below the patio.
- 13. Shrubs or planters shall be placed in front of any lattice to soften.
- 14. Metal cable railing shall be installed in the front, patio, and side stairwell.
- 15. Canopy shall designed as proposed, in conformance with code requirements.
- 16. West patio end from deck to ground shall be finished with lattice or wood equivalent.

Motior	n to Approv	ve By:	Laura Bartee				
Seconded By:			John Thorsen				
For:	4	Against:	0	Abstained:	0		

Vicinity Map



Street View



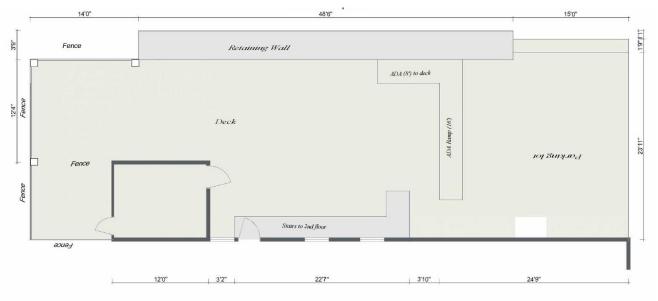
Proposed Project Locations



Proposed Patio Railing



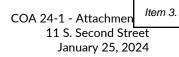
PATIO RENDERING

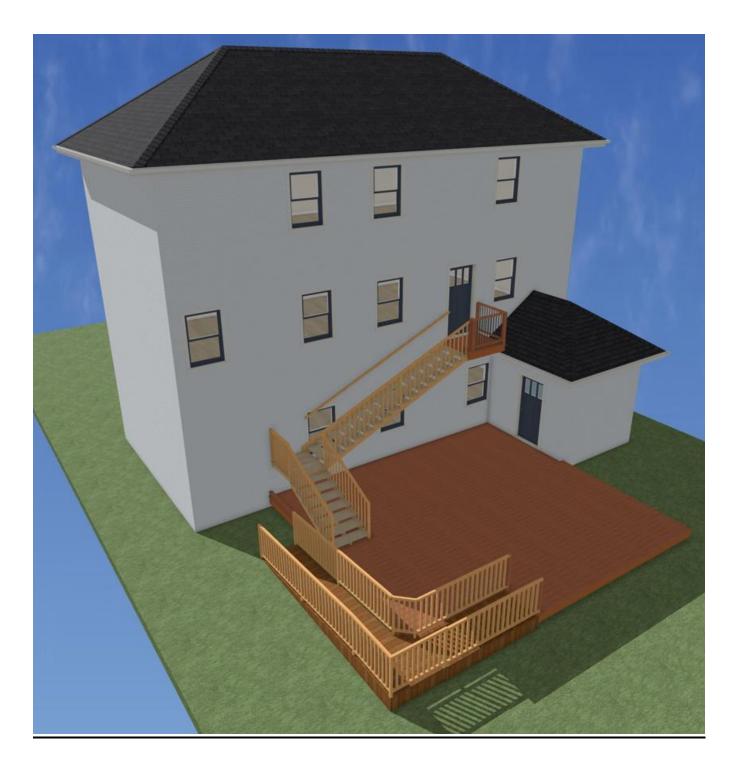


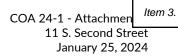
PREVIOUS PLAN:

CURRENT PLAN (patio size cut back):





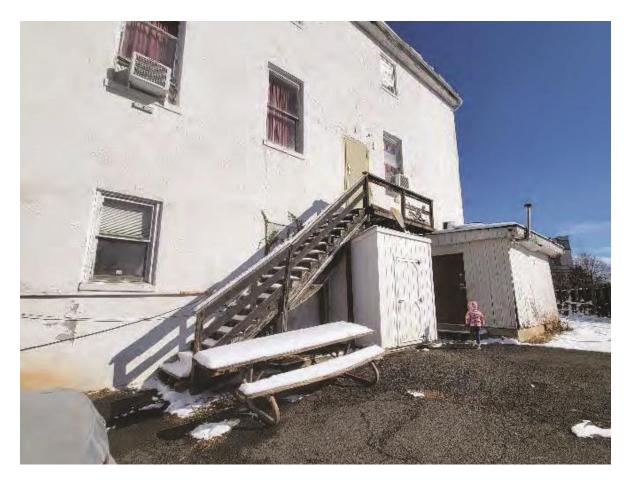


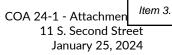


Site Photos

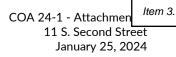














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WARRENTON	RCHITECTURAL REVIEW BO	http://www.warrentonva.go
	ERTIFICATE OF APPROPRIA	15401 347 340E
COA #	Assoc. Perm	nit # BLDG-24-3
Street). Applications requiring immediately following) prior commit the applicant to chang	ard (ARB) meets every 4 th Thursday g ARB are due by the 1 st day of each to the meeting. Each applicant or a re ges as recommended or required by th II be deferred. Please read the <u>Warren</u> the District requirements.	month (or the first business day presentative, who has the authority the ARB are required to attend this
The following materials are re-	equired in addition to a complete, sign	ned application (check if submitted)
Photographs of the ar		
Plans, drawings, prod	fuct information sheets, and/or sampl	les (Two hard/one digital copy).
Accompanying permi	it applications (if required; this applie	cation also serves as a zoning perm
Project Owner	Contraction of the second second	
Address/Location: 11 S 2nd S	treet	GPIN:
Name Cast Iron Craft House	Email: casti	roncrewva@gmail.com
Address: 11 S 2nd Street, Wa	rrenton, VA 20186	Phone:
Applicant (If different then abo	ove)	
Name:	Email:	The second second
Address:		Phone:
Applicant's Representative (If changes that may be suggested	different then above. Must have aut l or required by the ARB)	hority to commit the applicant to n
Name:	Email:	
Address:		Phone:
Complete description of each n	nodification or improvement	The state of the s
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	THE REPORT OF THE REPORT OF	ALL ALL AND A DESCRIPTION OF A DESCRIPTI
Is there an application relevant Yes No If so, specify:_	to this property pending or contemp	plated before anther Town Board?
Ol		
Signature of Property Owner		ignature of Applicant/Agent
Wesley Ross		



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

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



Community Development Department

STAFF REPORT

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

COA 24-1 | 11 S. Second Street February 22, 2024 Page 2

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		
C. Addition(s) to Existing Buildings				
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.		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.		

Item 3.

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



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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.
- 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

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

COA 24-6 | 226 E. Lee Street February 22, 2024 Page 2

BACKGROUND

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.



COA 24-6 | 226 E. Lee Street February 22, 2024 Page 3

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
7. NEW CONSTRUCTION		
A. Context		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	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.
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). A1. Setback	3.63	N/A
1. Relate the setback of any new	3.64	Applicant states that all new construction and additions will
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.		meet proper setbacks.
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	3.65	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A4. Massing		
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	3.67	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A5. Height and Width		
	•	

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. A6. Scale		The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
 Ab. Scale 1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes. 	3.69	Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction.
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district.

COA 24-6 | 226 E. Lee Street February 22, 2024 Page 5

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

COA 24-6 | 226 E. Lee Street February 22, 2024 Page 6

Historic District Guideline	Page No.	Analysis
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.	3.70	The materials and style/design proposed appropriately avoid exact imitation of the historic main house. The materials to be utilized will be high-quality and durable in nature.
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than double leaf.	3.71	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house.
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged.	3.71	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main house.
8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings	3.71	Applicant has demonstrated through detailed drawings and plans that all new outbuilding construction will remain secondary to the main house.
C. ADDITIONS TO EXISTING BUILDINGS		

		rage /
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.
 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.

COA 24-6 | 226 E. Lee Street February 22, 2024 Page 8

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 #	
c. Permit #	

Asso

COMMUNITY DEVELOPMENT DEPARTMENT	Phone: 540-347-2405
18 Court Street, Lower Level	Email: <u>planning@warrentonva.gov</u>
Warrenton, VA 20186	Facsimile: 540-349-2414

The Architectural Review Board (ARB) meets every **4**th **Thursday at 7:00pm** in Town Hall (18 Court Street). Applications requiring ARB are due by the **1**st **day of each month** (or the first business day immediately following) prior to the meeting. Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the ARB are required to attend this meeting or the application will be deferred. Please read the <u>Warrenton Historic District Guidelines</u> 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 20		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@	Prahcountryside.com		
Address: 918 Amherst St. Winchester,	VA 22601	Phone: 540-505-4980		
Complete description of each modification or improv	vement			
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 light	s. See attached photos and		
Is there an application relevant to this property pendi $\mathbf{X} = \mathbf{X} + $				

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

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

Signature of Property Owner

James Lawrence

Name (Print or Type)

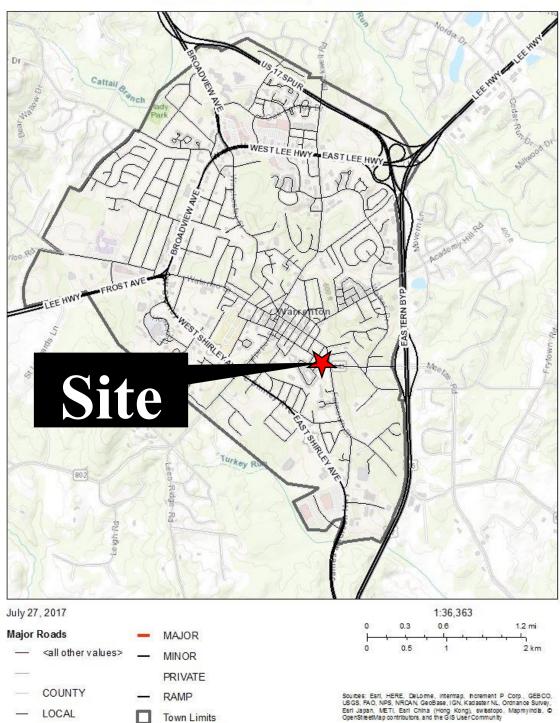
Signature of Applicant/Agent

Name (Print or Type)

OFFICIAL USE ONLY			
Approvals Required (Circle Y or N)			
 Y / N Administrative Approval Y / N Architectural Review Board Approval Y / N Other Permits Required, If yes list: 			
Notes			
Zoning District:	Use:		
Notes/Conditions of Approval:			
Approvals			
Certificate of Appropriateness:	Date:		
Zoning Permit:	Date:		
Fees			
Paid Stamp	Certificate of Appropriateness:		
	Zoning:		

Attachment A – Maps, Elevations, & Photos

Vicinity Map:

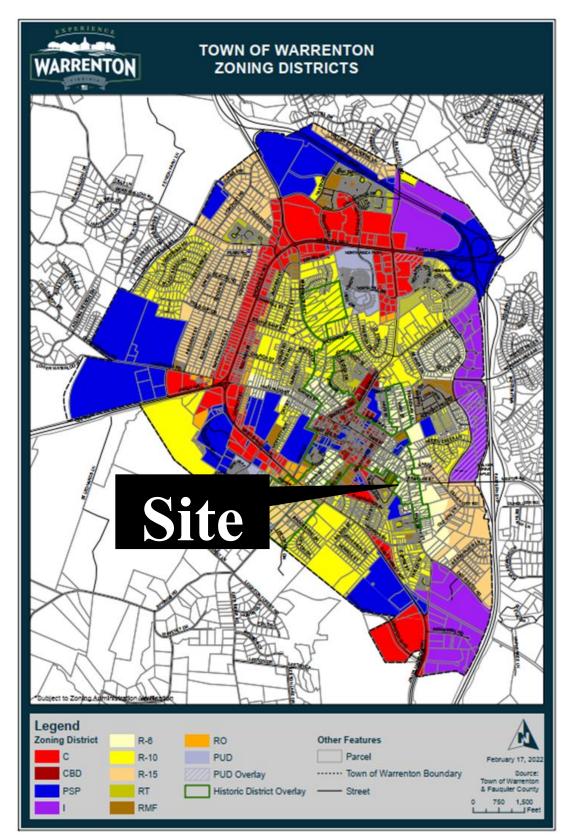


Town of Warrenton, VA WebGIS

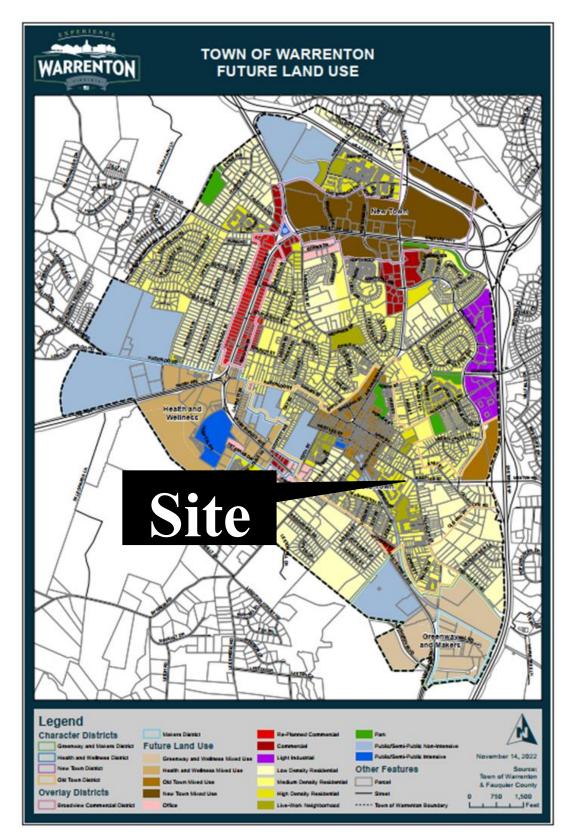
Aerial Map:



Zoning Map:

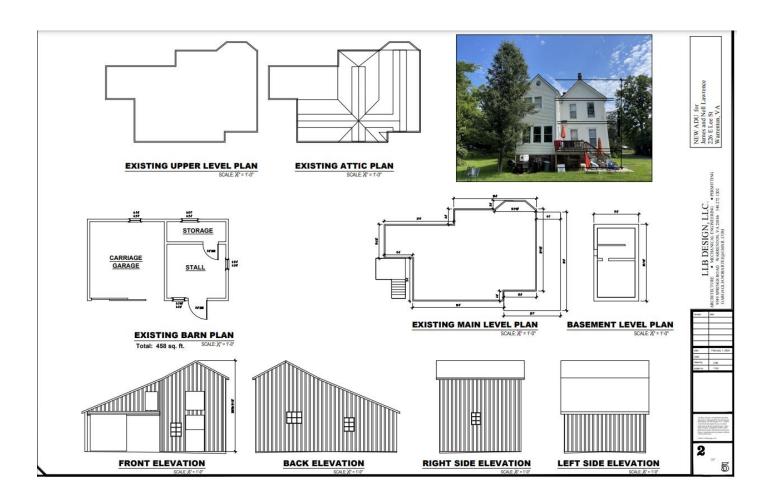


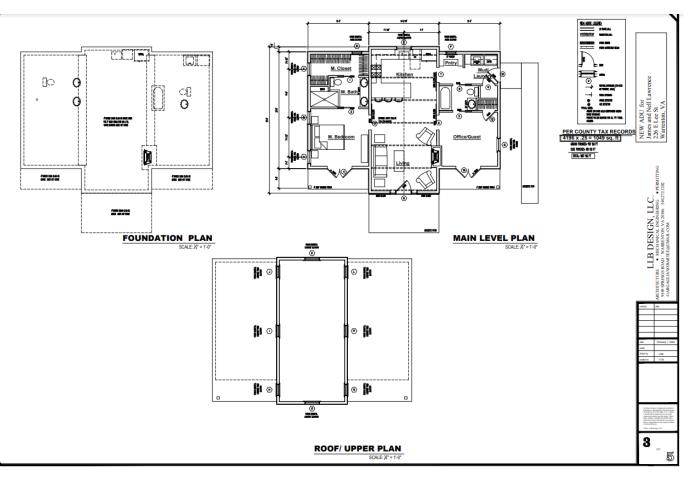
Future Land Use Map:



Proposed Elevations:

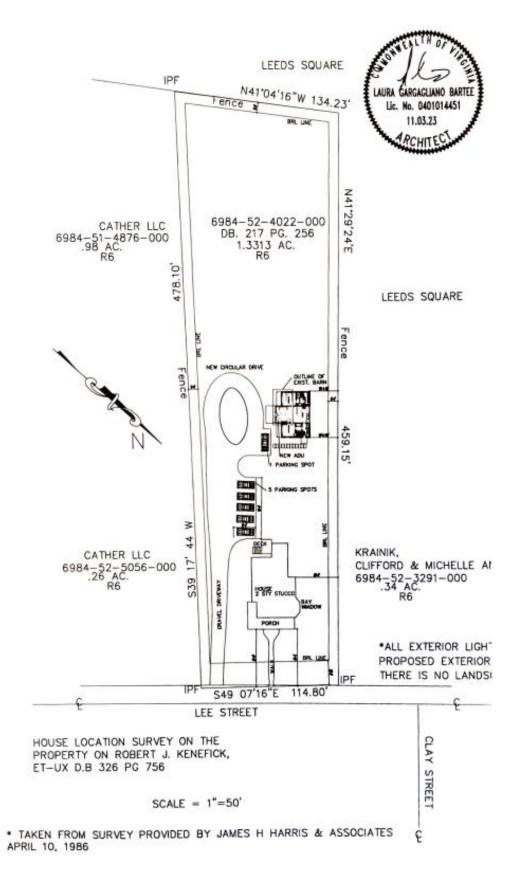












Existing Main House:



Existing Barn:





ltem 4.

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)

ltem 4.

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)



Shutters - Wood

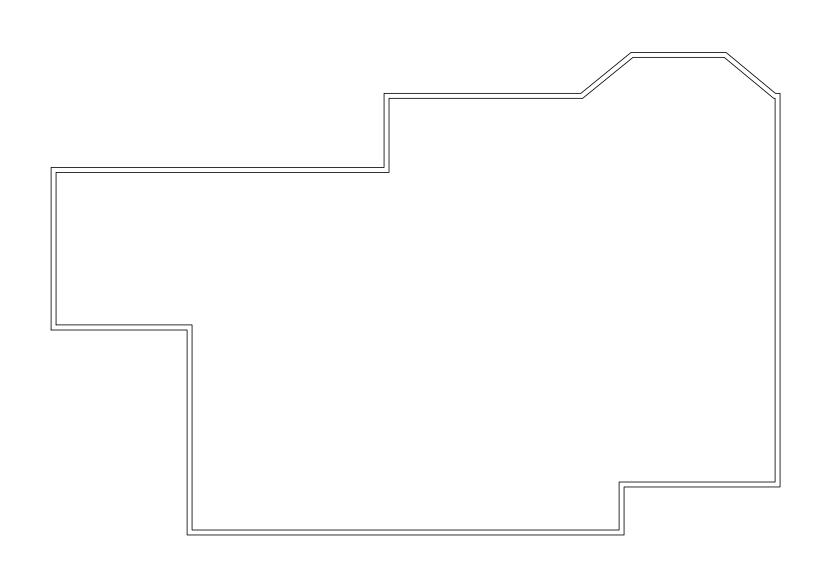




(Side)

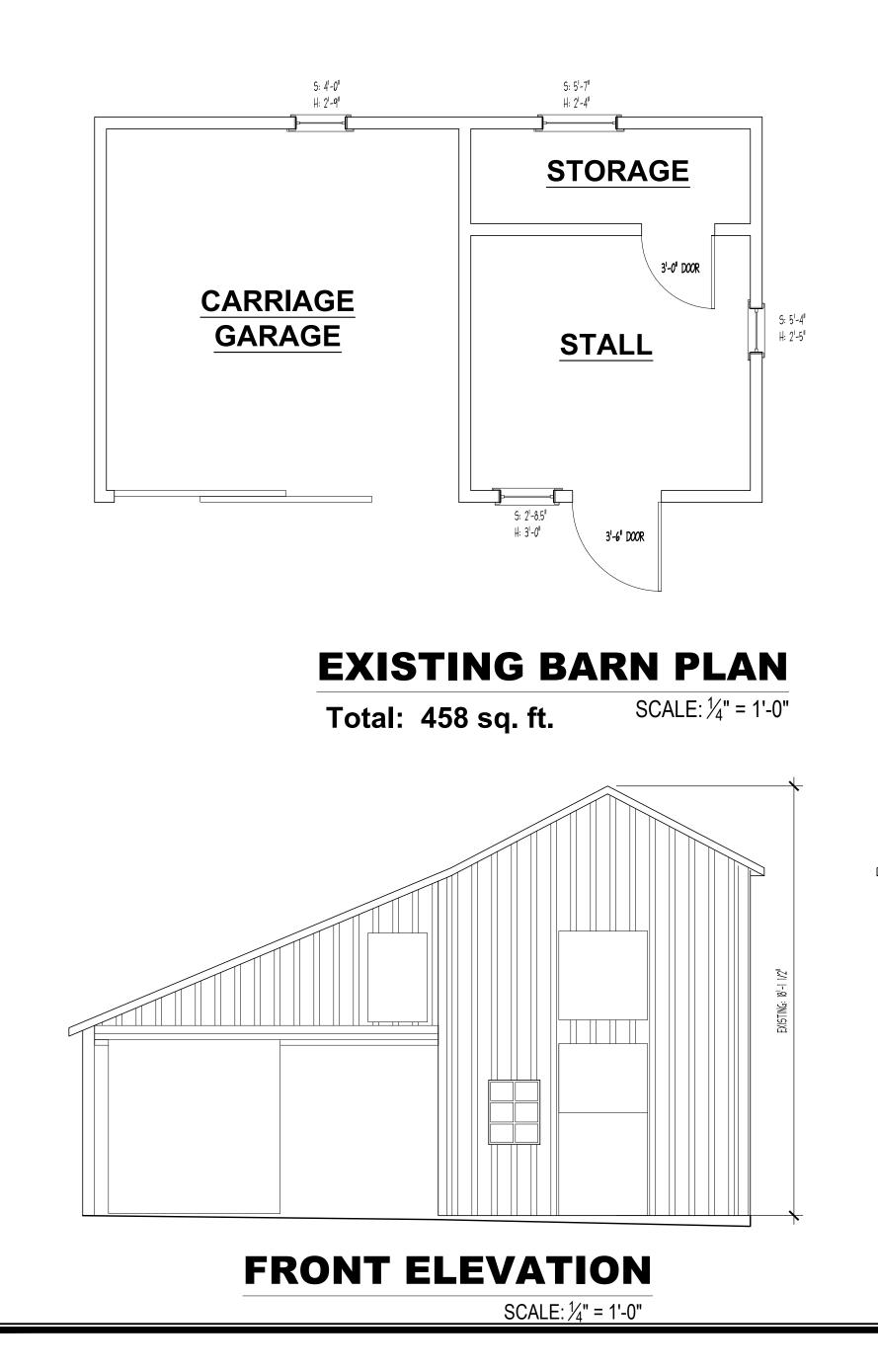
Patio -

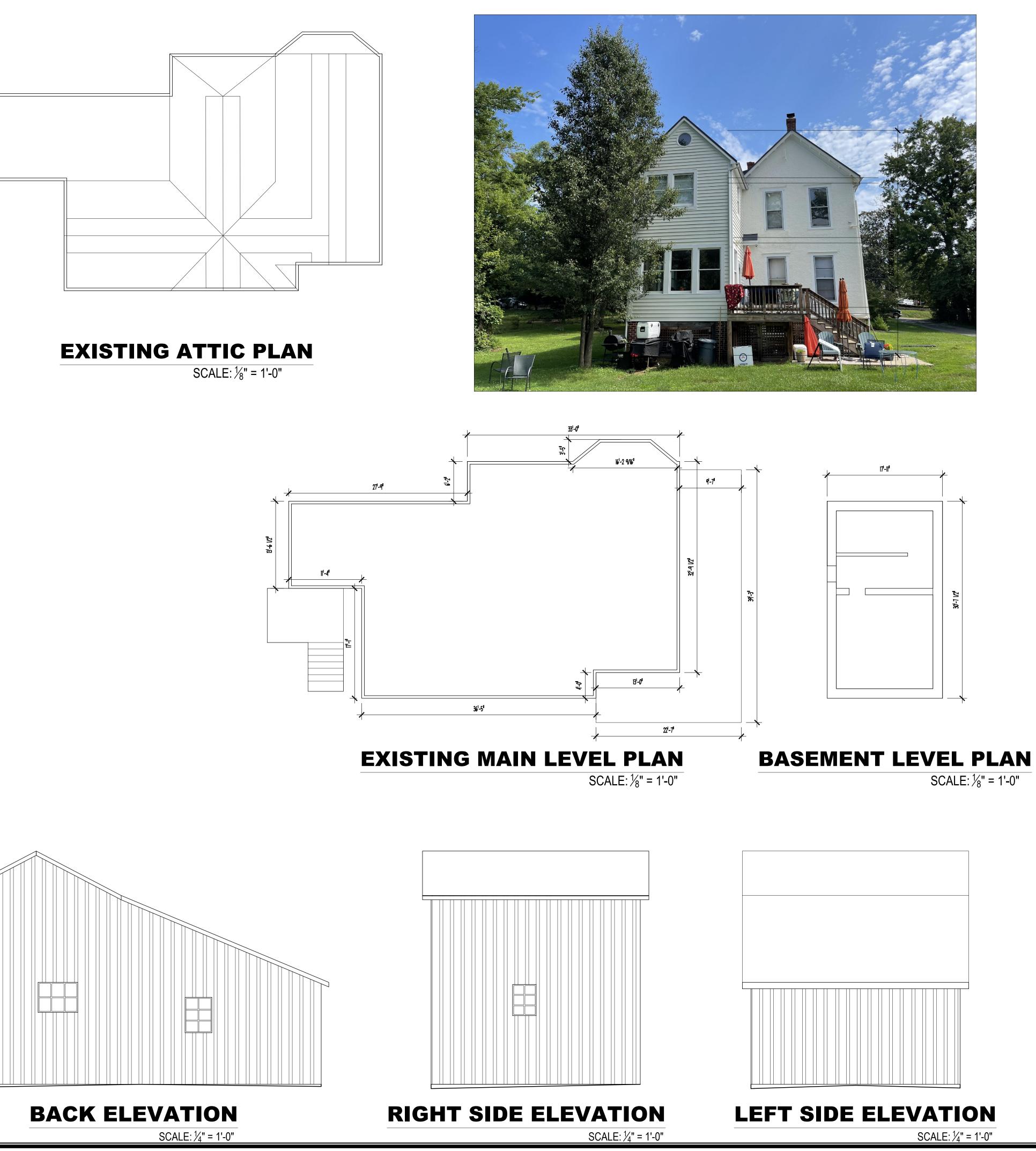




EXISTING UPPER LEVEL PLAN

SCALE: ¹/₈" = 1'-0"





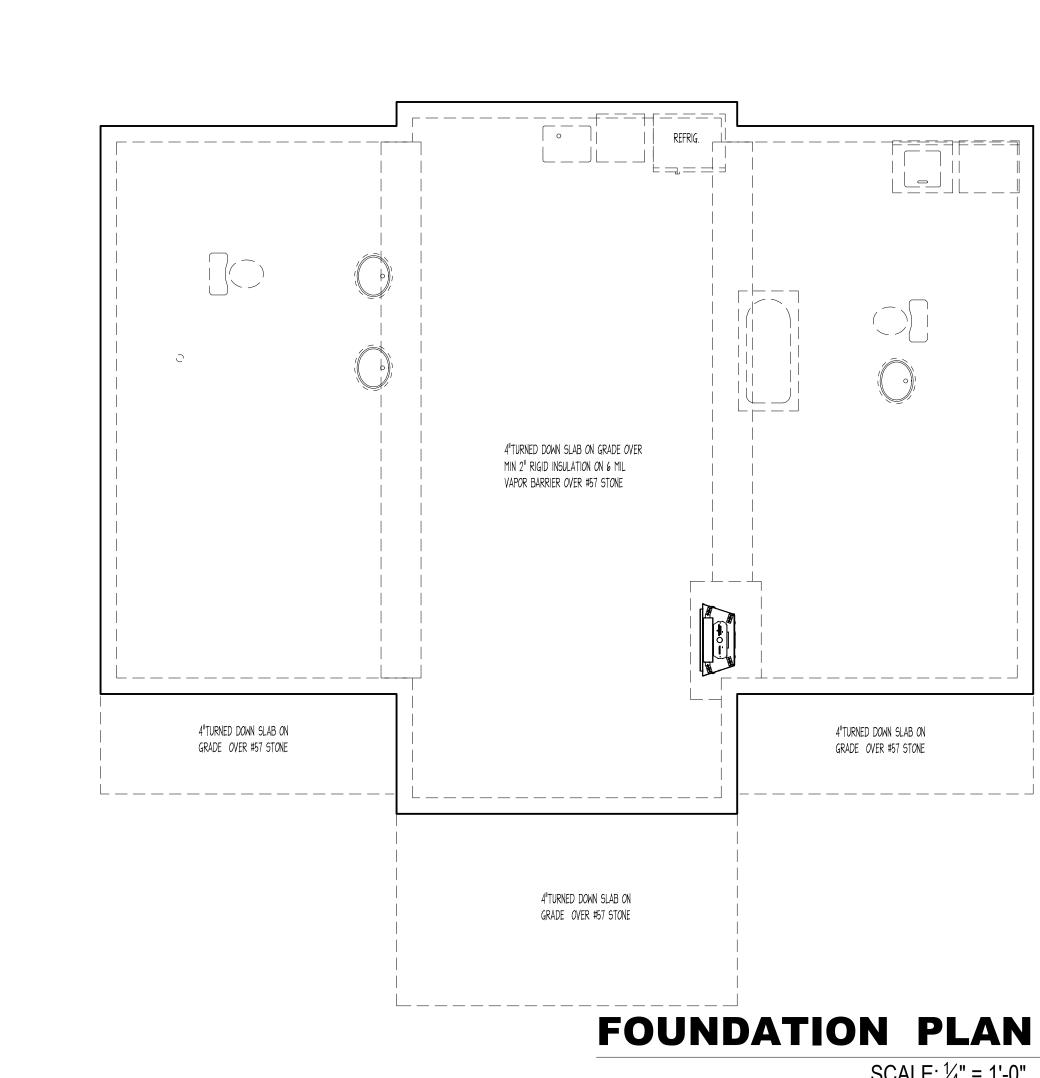
ence ell foi PERMITTING ..1202 LLB D ARCHITECTURE • MECH 9549 SPRINGS ROAD WARI GARGAGLIANOBARTEE@G February 1, 2024 LGB drawn by 1133 project no

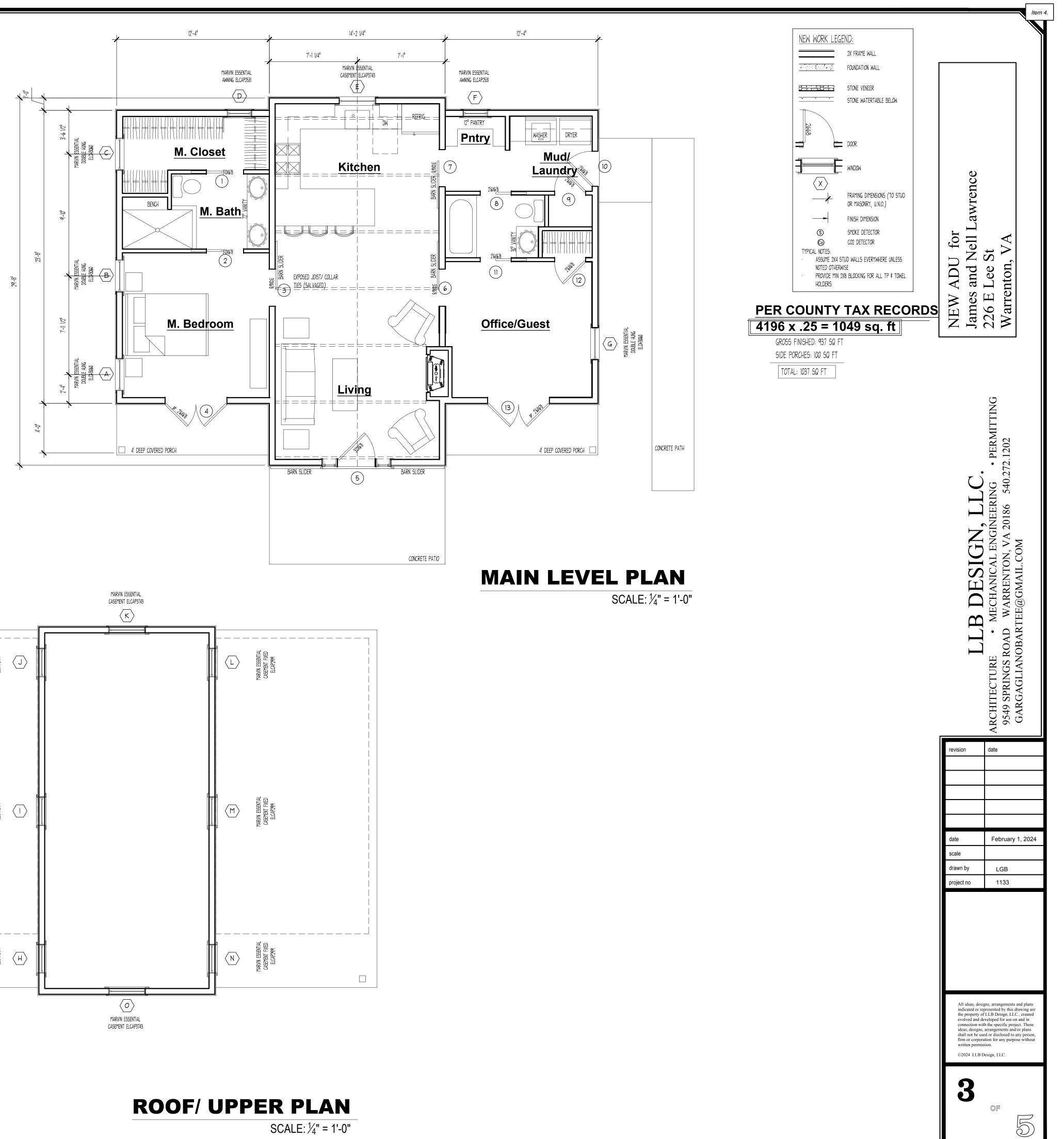
All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of LLB Design, LLC., created evolved and developed for use on and in connection with the specific project. These ideas, designs, arrangements and/or plans shall not be used or disclosed to any person, firm or corporation for any purpose without written permission. written permission. ©2024 LLB Design, LLC.

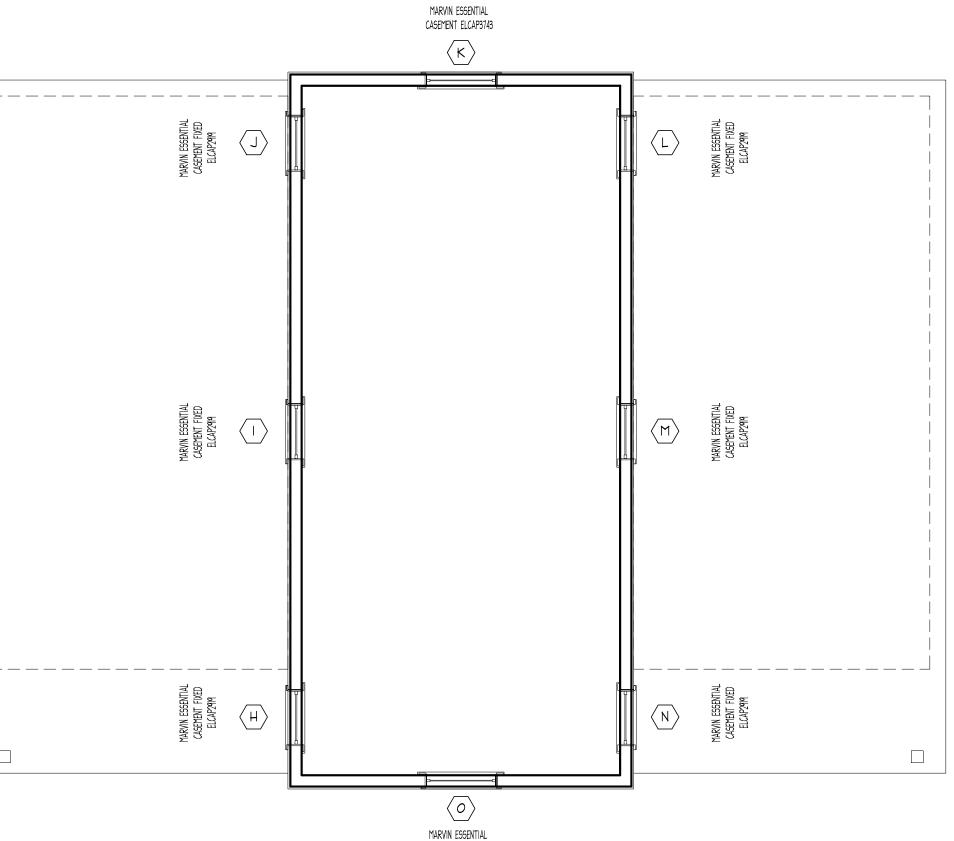
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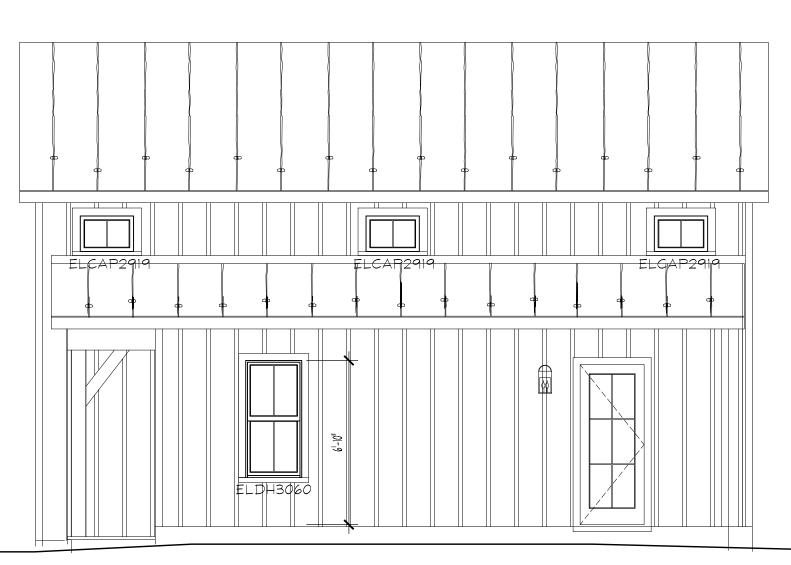








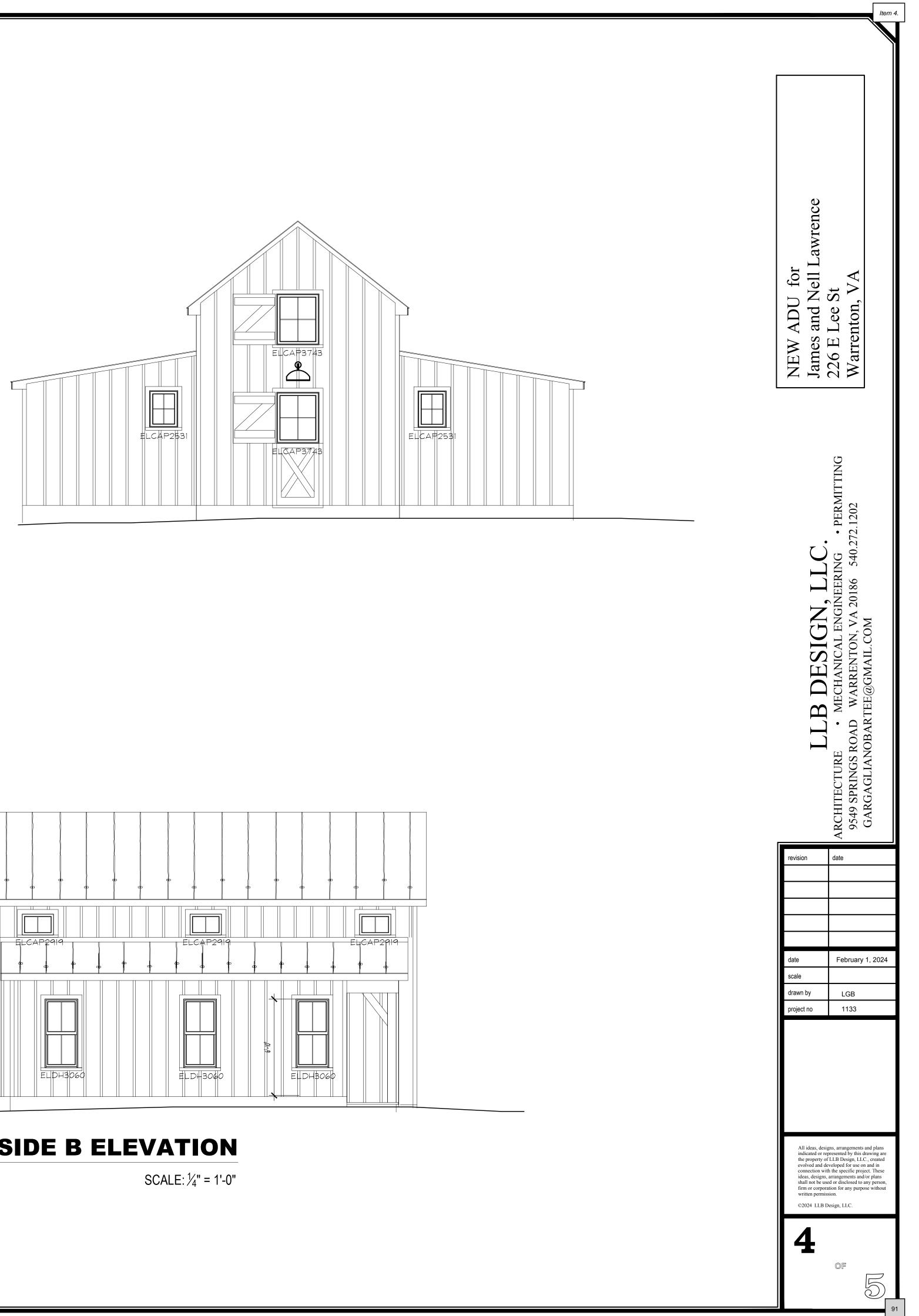


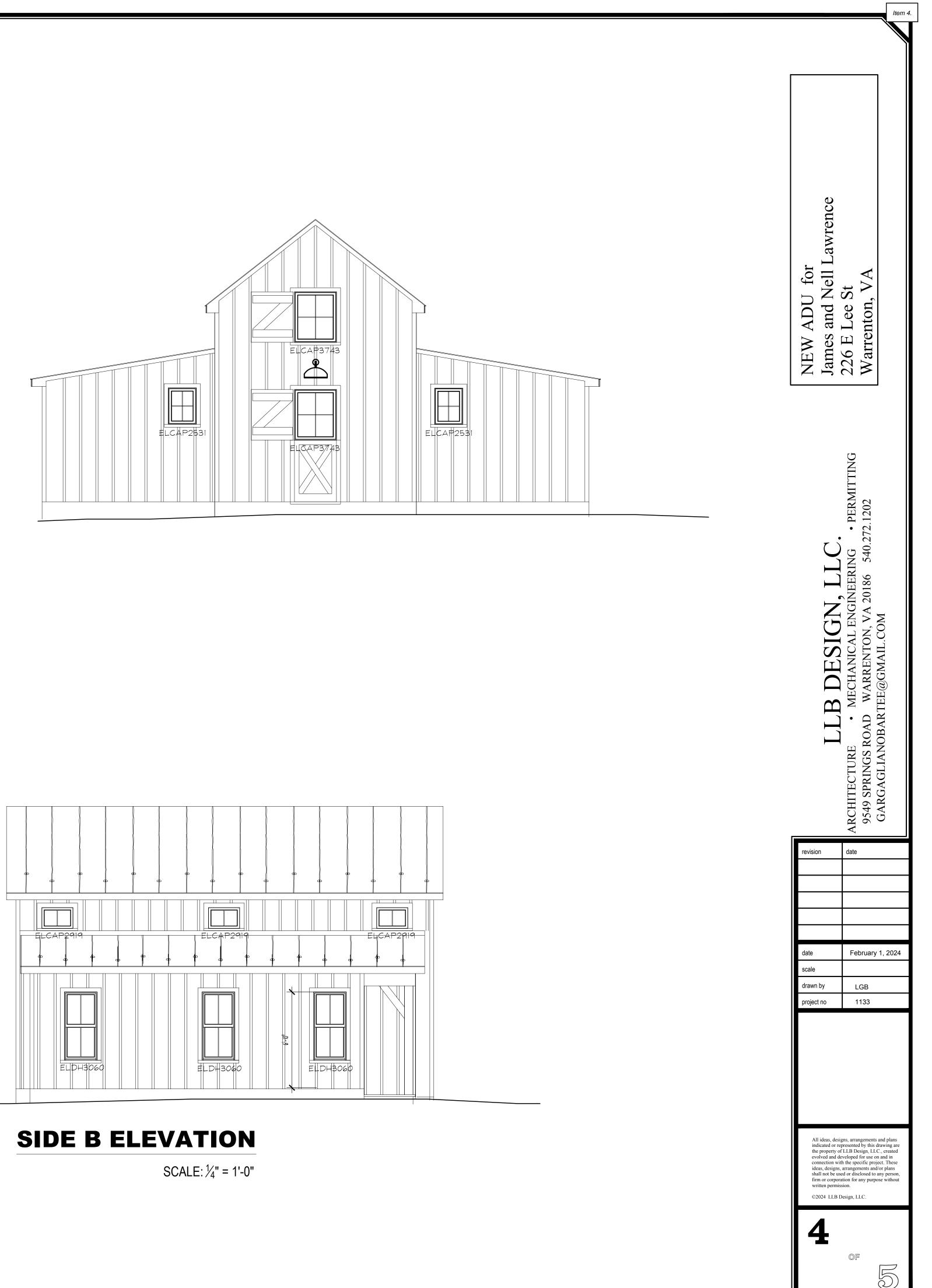


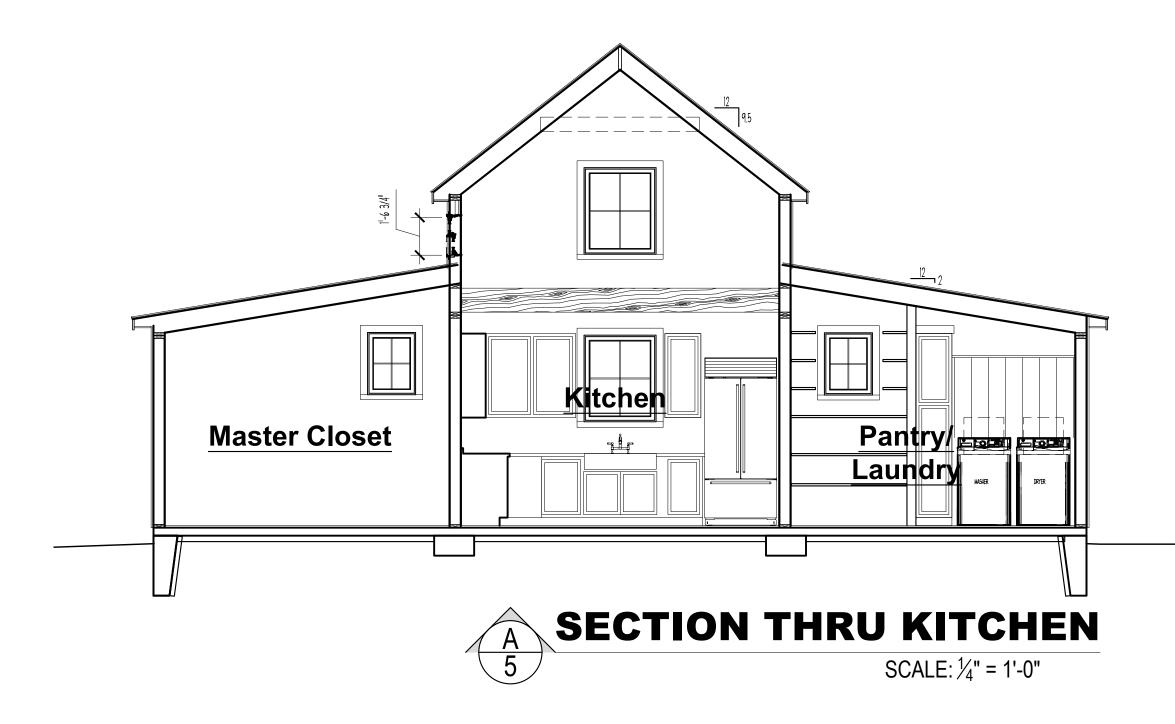
SIDE A ELEVATION

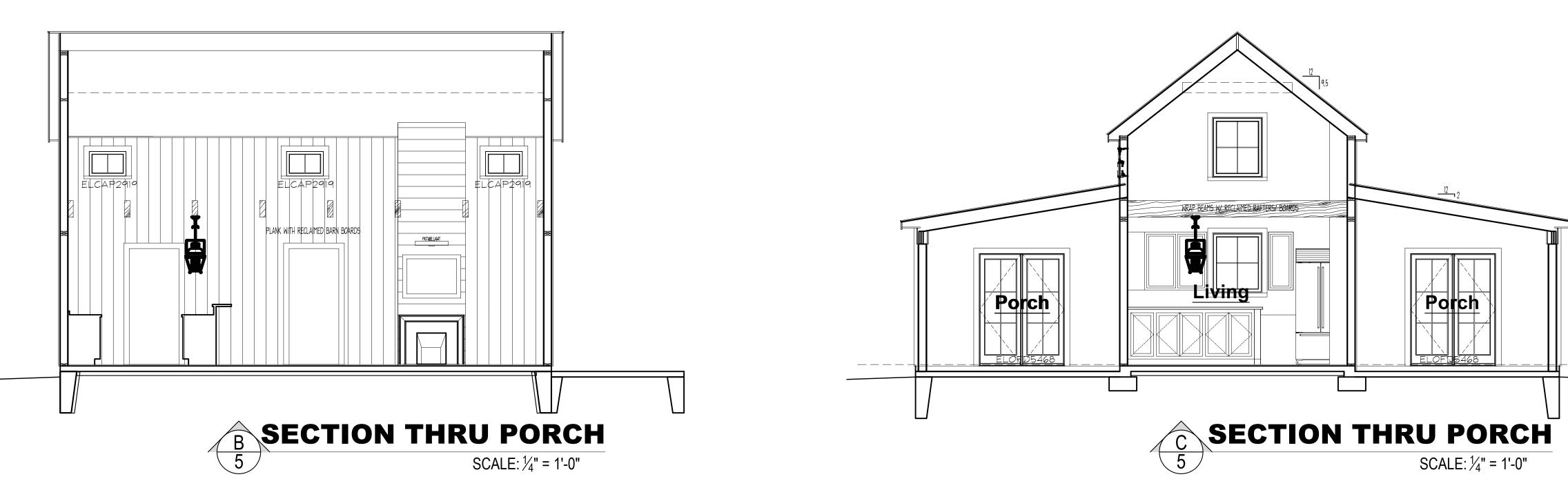
SCALE: 1/4" = 1'-0"

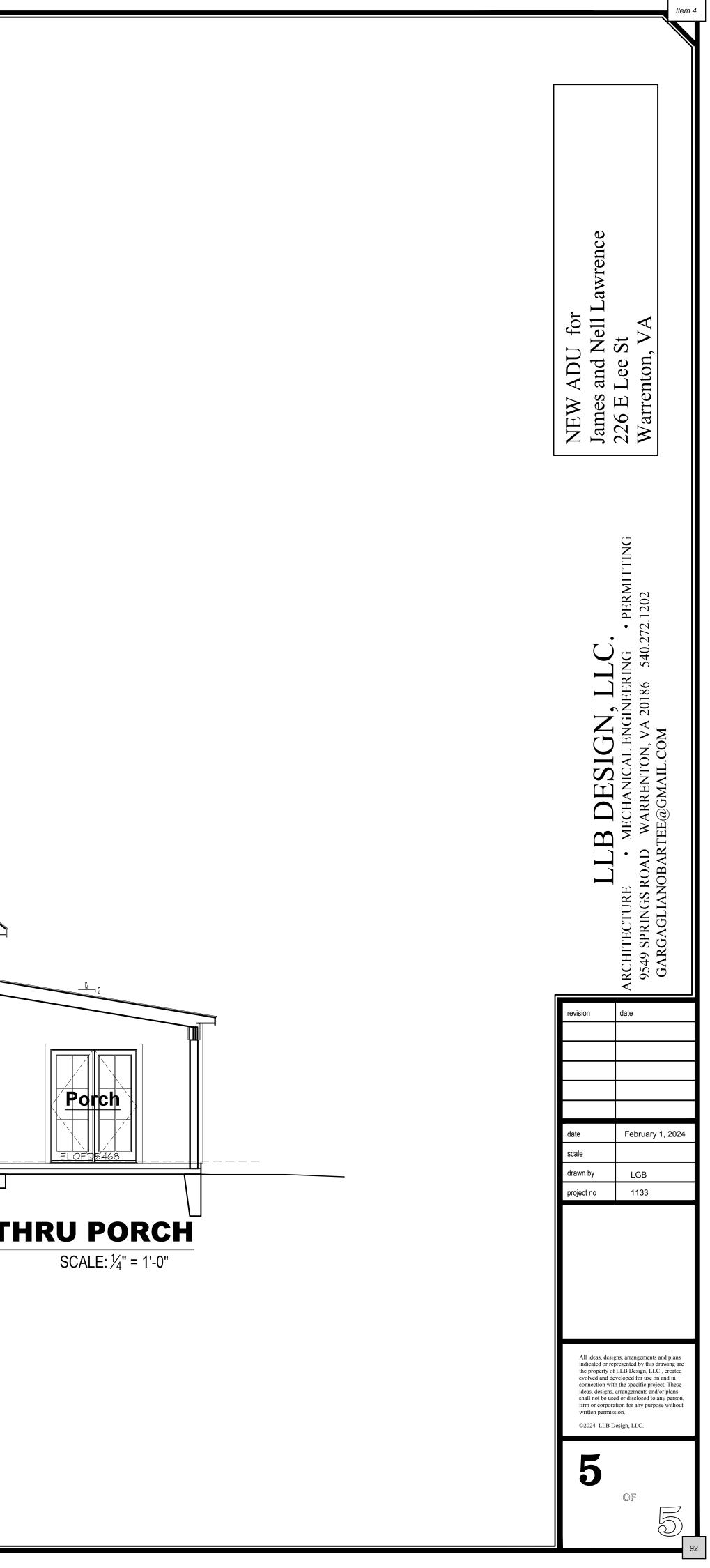




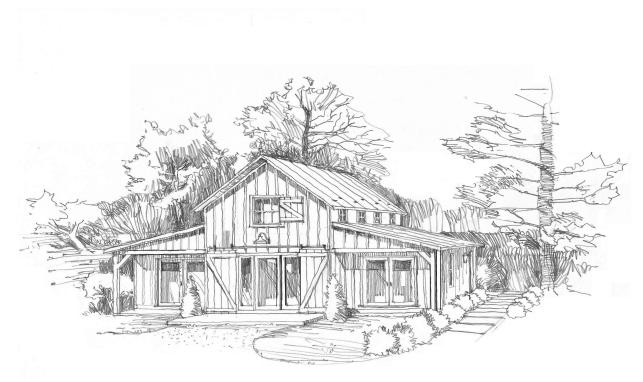








LAWRENCE- ARB MATERIALS



(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)

ltem 4.



(Side)





SQ FOOTAGE

Z +		
۲ ۲	- DESCRIPTION-	-AREA-
<u>ل</u>	EXISTING HOUSE PER COUNTY TAX RECORDS	4196 SQ FT
≚ "∣	%25 ALLOWABLE SQ FOOTAGE FOR ADU	1049 SQ FT
5 JSI		
EXISTING MAIN HOUSE		
+		
	- DESCRIPTION-	-AREA-
	EXISTING BARN	458 SQ FT
EXISTING BARN		
RN NT		
BAR BAR		
ш ш +		
	- DESCRIPTION-	-AREA-
\supset	EXISTING FINISHED LIVING (GROSS)	937 SQ FT
D D	SIDE PORCHES	100 SQ FT
7	TOTAL	1037 SQ FT
NEM ADU		
~+		

PROJECT DESCRIPTION:

BEDROOM SUITE, OFFICE/ CARETAKER ROOM WITH FULL BATH, AND SMALL LAUNDR'

PROPOSED Accessory Dwelling Unit for Mr. James and Mrs. Nell Lawrence $WARREN' \Gamma ON \bullet \bullet \bullet \bullet$

GENERAL REQUIREMENTS

DEFINITIONS:

1. APPROVE, USED IN CONJUNCTION WITH ACTION ON SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ARCHITECT'S DUTIES AND RESPONSIBILITIES AS STATED IN THE CONDITIONS OF THE CONTRACT. 2. REGULATION INCLUDES LAWS, ORDINANCES, STATUTES, AND LAWFUL ORDERS ISSUED BY THE AUTHORITIES HAVING JURISDICTION, AND RULES, CONVENTIONS, AND

AGREEMENTS WITHIN THE CONSTRUCTION INDÚSTRY THAT CONTROL PERFORMANCE OF THE WORK.

3. FURNISH MEANS "SUPPLY AND DELIVER, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS." 4. INSTALL DESCRIBES OPERATIONS AT THE SITE INCLUDING "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, ANCHORING, APPLYING, WORKING TO DIMENSION, PROTECTING, CLEANING AND SIMILAR OPERATIONS."

5. PROVIDE MEANS "FURNISH AND INSTALL, COMPLETE, INSPECTED AND READY FOR USE."

6. LANGUAGE: LANGUAGE USED IN SPECIFICATIONS IS THE ABBREVIATED TYPE. IMPLIED WORDS AND MEANINGS SHALL BE INTERPRETED AS APPROPRIATE. SINGULAR WORDS WILL BE INTERPRETED AS PLURAL AND PLURAL WORDS INTERPRETED AS SINGULAR WHERE APPLICABLE AND THE CONTEXT SO INDICATES. 7. PERMITS, LICENSES, AND CERTIFICATES: FOR THE OWNER'S RECORDS, SUBMIT COPIES OF PERMITS, LICENSES, CERTIFICATIONS, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PAYMENTS, JUDGMENTS, AND SIMILAR DOCUMENTS, CORRESPONDENCE, AND RECORDS ESTABLISHED IN CONJUNCTION WITH COMPLIANCE WITH STANDARDS AND REGULATIONS BEARING ON THE PERFORMANCE OF THE WORK. GENERAL NOTES:

I. THE DRAWINGS ARE INTENDED TO COVER A COMPLETE PROJECT. IT IS UNDERSTOOD THAT FAILURE TO MENTION ANY WORK INCIDENTAL TO AND NORMALLY REQUIRED TO COMPLETE A PROJECT OF SIMILAR SCOPE SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TO PROVIDE SUCH WORK AS PART OF THE CONTRACT FOR CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

2. CONTRACTOR/ARCHITECT SHALL FURNISH THE OWNER WITH A MARKED-UP AS-BUILT DRAWING REFLECTION ALL MECHANICAL, ELECTRICAL, PLUMBING LINES, ETC AS WELL AS ANY SPECIAL CONDITIONS AS CONSTRUCTED. 3. PROVIDE ALL WORK IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES OF FAUQUIER COUNTY AND THE UNIFORM STATEWIDE BUILDING CODE OF VIRGINIA,

VRC 2015. 4. ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER CONSISTENT WITH GENERALLY ACCEPTED TRADE PRACTICES BY WORKMEN SKILLED AND EXPERIENCED IN THE TRADE TO RESULT IN A QUALITY PRODUCT. 5. THE CONTRACTOR SHALL REVIEW ALL DIMENSIONS AND CONDITIONS OF THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

DRAWINGS ARE PRINTED TO SCALE, BUT IF A DIMENSION IS NOT PRESENT CONTRACTOR SHOULD VERIFY WITH ARCHITECT. 6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER UNLESS SPECIFICALLY DIRECTED OTHERWISE, IN WRITING, BY THE ARCHITECT OR OWNER. CONTRACTOR SHALL CONFIRM THE ADEQUACY OF ALL ITEMS TO MEET THE INTENDED NEED AND THEIR COMPATIBILITY WITH OTHER RELATED ITEMS AND THE ADEQUACY OF THE SPACE THAT THEY ARE TO BE INSTALLED PRIOR TO ORDERING. 7. THE CONTRACTOR SHALL SUBMIT MANUFACTURERS PRODUCT SPECIFICATIONS INCLUDING PROPOSED OPTIONS AND COLOR SAMPLES FOR EQUIPMENT, FIXTURES, FITTINGS, AND

ARCHITECTURAL FINISHES FOR OWNER / ARCHITECT APPROVAL PRIOR TO ORDERING AND INSTALLATIONS OF THESE ITEMS. 8. ALL STEEL SHALL BE IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION (AISC-13TH EDITION). 9. LOADS: LIVE LOADS:

ROOF LOAD	30 PSF (MINIMUM)	WIND LOAD:	
FLOOR LOADS	40 PSF (LIVING AREAS), 30 PSF SLEEPING AR	PEAS	15 VOLT .0
DEAD LOADS:		EXPOSURE I SNOW LOAD	3
ACTUAL MATERIAL WEIGHTS ROOF:	17 PSF		30.0 PSF* 0.7
FLOOR: FLOOR DEFLECTION:	15 PSF L/480		.0

SITE WORK:

1. ALL FOUNDATION PERIMETERS SHALL HAVE TERMITE SHIELD APPLIED BY A REPUTABLE FIRM EXPERIENCED IN THE TRADE. 2. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL THROUGHOUT THE COURSE OF CONSTRUCTION ON THE PROJECT TO COMPLY WITH THE COUNTY REQUIREMENTS. 3. CONTRACTOR SHALL FINE GRADE AND SEED OR SOD AS REQUIRED AT ALL DENUDED AREAS OF THE SITE DUE TO CONSTRUCTION AS NECESSARY TO ESTABLISH A PERMANENT LAWN GROUND COVER. ALL AREAS WITHIN TEN FEET OF THE BUILDING PERIMETER SHALL BE SODDED.

FOOTING & FOUNDATION NOTES: 1. FOOTINGS ARE DESIGNED BASED ON 1500 PSF BEARING CAPACITY (ASSUMED WITH OUT SOILS REPORT). ALL FOOTING BOTTOMS SHALL REST ON FIRM UNDISTURBED VIRGIN SOIL TO ACCOMMODATE THE BEARING DESIGN VALUE AS STATED HERE-IN AND WITH LOCAL CODES. 2. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 30" BELOW EXTERIOR FINISH GRADE. ELEVATION OF FOOTINGS MAY VARY FROM DRAWINGS DUE TO GRADE

CONDITIONS 3. OUTER FACE OF FOUNDATION WALL AND TOP OF FOOTING TO BE COVERED WITH WATERPROOFING TO PREVENT THE MIGRATION OF WATER FROM FOOTING INTO FOUNDATION

4. ALL CONCRETE SHALL BE 1:2.5:5 READY-MIX AND CHECKED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE EXPOSED TO WEATHER-FREEZE/THAW TO BE 3,500 PSI, 5% AIR ENTRAINED. CONCRETE SLUMP (AT POINT OF CONCRETE SHALL BE 3" MINIMUM AND 6" MAXIMUM). 5. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318), THE ACI DETAILING MANUAL (ACI 315), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI).

6. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION GRADE 60. WWF SHALL COMPLY WITH ASTM A185. 7. LAP ALL BARS MINIMUM 48 DIAMETERS. LAP ALL WWF A MINIMUM OF 6". 8. FLOAT AND TROWEL INTERIOR SURFACES W/ CURING AND HARDENING COMPOUND.

9. EXTERIOR EXPOSED SURFACES TO BE MEDIUM BROOM FINISH WITH EDGES STRUCK. PROVIDE EXPANSION JOINTS TO LIMIT SLAB AREAS TO 600 SQ. FT. MAXIMUM. 10. ALL STRUCTURAL STEEL SHALL BE ASTM A-992-50 GRADE 50 AND SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE W/ THE LATEST AISC MANUAL OF STEEL CONSTRUCTION. TUBE STEEL COLUMNS SHALL BE HSS, GRADE A500-GR.B-42.



IL STEEL UNTLE FOR HIGGREY OPENING SALL HAVE FINITUM OF 4" BIOBRARIKG AND EXPANSION CLEARANCE AND HAVE MINITUM 4" OF MAGARY THROGEDS UNLESS (CERTIFICATION FOLLING (LATE TO BELL LIFEL WITTO B FT 4.5 × 5. 6 FT TO S FT 4.5 × 5. 6 FT TO S FT 4.5 × 5. 6 FT TO S FT 4.5 × 5. 7 FT S FT 4.5 × 5. 7 FT S FT 4.5 × 5. 7 FT S FT 5. 7 FT S FT 4.5 × 5. 7 FT S FT 5	i	FOOTING & FOUNDATION NOTES CONT'D:	AIR-S
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TMANUAL, B), MATIONAL POREST PRODUCTS ASSOCIATION - MATIONAL DESIGN SPECIFICATIONS FOR MODE CONSTRUCTION, C), APRICAN FUTWOOD SASSOCIATION - PUTWOOD 2: STOR DESIGN SPECIFICATION, D), APRICAN WOOD PRESERVERS ASSOCIATION STANDARDS, E), MATIONAL LUMPER MANAFATTREE ASSOCIATION - MATIONAL DESIGN SPECIFICATIONS 5: STORESS GRADE LUMPER AND ITS FASTENINGS. 10: TO			
DESIGN SPECIFICATION, D). AFERICAN WOOD PRESERVERS ASSOCIATION STANDARDS, E). NATIONAL LUPBER MANAFACTURES ASSOCIATION - NATIONAL DESIGN SPECIFICATIONS, 4. HEADERS AT NON-BEARING CONDITIONS SHALL BE AS FOLLOWS: VERNING SIZE WOOD HEADER WINT DO WOOD HEADER WINT CONTERN SITE AT HEADERSIN WOOD HEADER WINT CONTERN SITE AT HEADER WINT HOU ON SITE AT HEADERSIN WOOD HEADER WINT CONTERN SITE AT HEADER SITE AT HEADER WINT HOU ON SITE AT HEADER WINT HOU ON SITE AT HEADER SITE WOOD HEADER HEADER SITE AT HEADER SITE			
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ADDITIONAL X-BRIDGING AS REQUIRED BY FARRICATOR. PROVIDE A MINIPUM OF ONE LINE OF BLOCKING / X-BRIDGING FOR ALL SPANS EXCEEDING & T. ALL HEADERS IN EXTERICING AULUS SHALL BE INSULATED. 6. NO UNINCESSARY CRIPPLES. 7. PROVIDE STRUCTURAL PLYMOOD CONTINUOUS SHEATHING OR APPROVED EQUAL AT ALL SIDES OF CORNERS FOR WIND BRACING. SHEATHING SHALL BE A MINIPUM OF 74" OSE MULLS SEXCEEDING & T. T. AT 44" O.C. MITH BLOCKING INSTALLE 0° HORIZOTTAL PLYMOOD SHEATHING JOINTS SHALL BE A MINIPUM OF 74" OSE MULLS SEXCEDING & T. T. AT 44" O.C. MITH BLOCKING INSTALLE 0° HORIZOTTAL PLYMOOD SHEATHING JOINTS SHALL BADY BADY WALLS SEXCEBING & T. T. AT 44" O.C. MITH BLOCKING INSTALLE 0° HORIZOTTAL PLYMOOD SHEATHING JOINTS SHALL BADY BADY MULLS SEXCEBING & T. T. AT 44" O.C. MITH BLOCKING INSTALLE 0° HORIZOTTAL PLYMOOD SHEATHING JOINTS SHALL HAVE MO (2) JOISTS UNDER WITH CENTER TO CENTER DIFIBISION = STUD MALL ON TEXCED 0°-6" MAILS FERK ODE, WHERE INDICATED. 9. PROVIDE INDER AUTH CORNER WALLS CORNER VALLS CORNER STUD ALLA CORNERS OF STUD MALL TO CUTSIDE FACE OF OR CORNER STUDS AND LESS THAN 44" WIDE, BUT GREATING VER 9. PROVIDE MEDIC TO ENDER MITH LESS THAN AN 21'USE SIMPSON 'STROMGAUL' OR EQUILAS REQUIRED. 9. PROVIDE MEDIC TO ENDER MITH LESS THAN AN 21'USE SIMPSON 'STROMGAUL' OR EQUILAS REQUIRED. 9. PROVIDE MEDIC TO ENDER TO LE CORNER WALLS STELL, STROMGAUL' SUPPORTING BUIDENS FLOOS OR ROOF TO RETAIN 48%/CF. FLASHING IN CONTACT AND BEARING 9. PROVIDE MEDIC TO ALL DETERMENC OR STAINLESS STELL, 10. SHEATHING FOR ROOFS SHALL BE ENVENDED STELL FLASHING, FOR MALLS FOR THE STROMGAUL' BE 1/4" FLASHING IN CONTACT AND BEARING 9. PROVIDE TO JOISTS. 11. LAINTER TO DE COPER, INTERMENC OR STAINLESS STELL, 12. STELES 13. AUDATIONER (LVL) LAINTARE DEARS SHALL BE ENVENDED FARSHER, INCLUDING AUCORD DE TINGSES (EXPONDE TO ANSESS, EXPLOYED BY ALL CONNERS STELL, 13. AUDATIONER (LVL) LAINTARE DEARS SHALL BE ENVENDED AND SECTION DRAININGS AND HEET OR EXCEED LVL BAD REACTONS. 14. LEINTARIA DE ACORDINA TO ALE DETERMENTS FOR PLYMOOD FLOOR / RO		5. HEADERS IN BEARING WALLS TO BE SIZED TO ACCOMMODATE LIVE & DEAD LOAD CONDITIONS. O.C. MAX SPACING FOR ALL WOOD JOISTS AND WOOD RAFTERS. PROVIDE	3. PROV
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 T. PROVIDE STRUCTURAL PLYMCOD CONTINUOUS SHEATHING OR APPROVED EQUAL AT ALL SIDES / CORRESF OR NIND BRACING, SHEATHING SHALL BE A MININUM OF %/ 036). M. LESS NOTED OTHERWISE, CONNECTIONS OF PLYMCOD SHALL COMPLY WITH APA NAILING REQUIREMENTS FOR PLYMCOD SHEAR WALLS. PROVIDE SOLID BLOCKING NAILL STUDY WALLS SCEEDING & FT. AT 40° O.C., WITH BLOCKING, INSTALLED & HORIZONTAL PLYMCOD SHEATHING, JOINTS, FRAME WALLS ABOYE AND PARALLEL TO JOINTS SHALL HAVE TWO (2) JOISTS UNDER WITH CENTER DIFICISION - STUDY WALL SUDTH PLUS 11 /2′. BRACED WALLS PROVIDE SOLED, BUT GREATER THAN 20′. EXTEND (2) JOISTS UNDER WITH CENTER DIFICISION - STUDY WALL SOLED & 4° AND LESS THAN 40° MIDE, BUT GREATER THAN 20′. EXTEND (2) JOISTS UNDER WITH CENTER TO CONTRALL CONNERS OF STUD WALL INTO PLUS 11 /2′. BRACED WALLS ARD SEGURE AND FUNCTIONAL SINCE STUDY AND STRUCTURAL INTER PUT HOLED CONTRACT AND BEARING. JOINTEES AND SHEATH WITH WITH WALL AN HIDTH PLYMCOD SHEAT HING YOR READ RECOVER, WHERE ADVE CONDER TOPE AND FERTING LIMBERS OF SELL, FRANKING UNDER TOPE COPER, METRIANS OF ALL ESTERD READ REVORE YOR AND STRUCTURAL LY SUPPORTING BUTDING FLOORS OR ROOT TO RETAIN SEAVER. THAT STUDY AND SERVICE TRANSLATION STRUCTURAL LY SUPPORTING STRUCTURAL METERS THAN 20′. CONTACT AND BEARING CONTACT WALLS STRUCTURAL LY SUPPORTING TO RETAIN SEAVER STRUCTURAL LY SUPPORTING STRUCTURAL METERS 24′. O.C., AULT OB ECLIPPED AND NAILED TO TUSSES. (EXPOSURE 1) MALLING STRUCTURAL LY SUPPORTING STRUCTURAL LY SUPPORTING STRUCTURAL LY SUPPORTING STRUCTURAL LY SUPPORTING STRUCTURAL STRUCTURAL STRUCTURAL STRUCTURAL LY SUPPORTING STRUCTURAL STR			GRADE A
UNLESS NOTED OTHERNISE, CONNECTIONS OF PLYMODD SHALL COMPLY WITH APA NAILING REQUIREMENTS FOR PLYMODD SHEAR MALLS. PROVIDE SOLID BLOCKING IN ALL STUD MALLS EXCEEDING & FT. AT 40° CC, WITH EDOCKING INSTALLED & PLYMODD SHEATING AND PARALLE. NO JOINTS SHALL HAVE MOD (2) JOINTS UNDER WITH CENTER TO CENTER DIMENSION = STUD WALL WIDTH PLYS OD SHEATING AND PARALLE. NO JOINTS SHALL HAVE MOD (2) JOINTS UNDER WITH CENTER TO CENTER DIMENSION = STUD WALL WIDTH PLYS OD SHEATING AND PARALLE. OF AND PARALLES (2) JOINTS UNDER WITH CENTER TO CENTER DIMENSION = STUD WALL WIDTH PLYS OF STUD WALLS NOT EXCEED A'C' AND LESS THAN 48' (C), CO WOOD, SUITABLE FOR GROUND CONTACT AND BEARING ONTO HEADER ABOVE ROUGH OPENING, AT CORNER WALLS ATHL LESS THAN 21' USE SIMPSON "STRONGHALL" OR EQUIR AS REQUIRED. STAND 37 (A) PROVIDE PRESSURE TREATED LUMERER WALLS ATHLESS THAN 21' USE SIMPSON "STRONGHALL" OR EQUIR AS REQUIRED. STAND 17 (A) PROVIDE PRESSURE TREATED LUMERER WALLS ATHLESS THAN 21' USE SIMPSON "STRONGHALL" OF EQUIR D'ALLS AND KENT, OR OTTACT WITH ARTH OR MASONRY, OR OTHERWING STAND 37 (A) PROVIDE PRESSURE TREATED LUMERER WILED IN GROUND STRUCTURALL SUPPORTING BUILDING FLOOR SCOPT TO RETAIN \$47CF. PASHNG IN CONTACT WITH STAND 37 (A) PROVIDE PRESSURE TREATED LUMERER WILES AND RECOVER TRUTCHALL AND EXCENTING STRUCTURAL I RATED PLYMOOD STAND 37 (A) STAND 37			
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ONTO HEADER ABOVE ROUGH OPENING. AT CORNER WALLS WITH LESS THAN 21" USE SIMPSON "STRONGMALL" OR EGUIAL AS REGURED. STAND 9. PROVIDE PRESSURE TREATED LUMBER TYPE ACG(B,D) OR CBA-A, CA-B TREATED LUMBER TO RETAIN.4#/CF. OF WOOD, SUITABLE FOR GROUND CONTACT AND BEARING STAND 9. PROVIDE PRESSURE TREATED LUMBER TYPE ACG(B,D) OR CBA-A, CA-B TREATED LUMBER TO RETAIN.4#/CF. OF WOOD, SUITABLE FOR GROUND CONTACT W/ STAND 9. PROVIDE PRESSURE TREATED LUMBER BURIED IN GROUND STRUCTURALLY SUPPORTING BUILDING FLOORS OR ROOF TO RETAIN.6#/CF. FLASHING IN CONTACT W/ STAND 9. SHEATHING FOR ROOPS SHALL BE TRINDENDARE OR STAINLESS STEEL. STAND TO THAT EFFECT OR AS NOTED FOR ALL SO'S STAILESS STEEL. STAND TO THAT EFFECT OR AS NOTED FOR ALL SO'S STAILE STAINLESS STEEL. STAND TO THAT EFFECT OR AS NOTED FOR ALL SO'S STEEL. STAND TO THAT EFFECT OR AS NOTED FOR ALL SO'S STAILE STAINLESS STEEL. STAND TO THAT EFFECT OR AS NOTED FOR ALL SO'S STEEL. STAND TO THAT EFFECT OR AS NOTED FOR ALL SO'S STEEL. STAND TO THAT EFFECT OR AS NOTED AND ALL SO'S STAILE STEEL. STAND TO THAT EFFECT OR AS NOTED THERENTS (EXPOSURE 1)SHEATHING AT PARTED STANDERS TO BE MININUM \$\$'T GO FILTWOOD, GUED STANDERS TO DE MININUM \$\$'T GO FILTWOOD, GUED AND SCREAGE 1). STAND THAT ESTIMATE OF THE SO'S STALL BE AND THE NUTHALL COMPLY WITH APA REQUIREMENTS FOR PLAY PARALAM OR EQUIVALENT WITH THE FOLLOWING MININUM \$\$'T GO FILTWOOD, GUED STANDERS STAIL SE DESIGNAL ALL COMPLY WITH APA REQUIREMENTS FOR PLAY SO THAL STANDERS TO STAIL STANDERS THE SO'S STALL SE DESIGNAL ALL COMPLY WITH ALL COMPLY WITH APA REQUIREMENTS. STAND TO THAT ESTIMATE SO STALL SE DESIGNED AND FARMAINTAL SELES SEGURD AND FREATING AND RECO			7. PROV
9. PROVIDE PRESSURE TREATED LIMBER TYPE ACQ(B,D) OR CBA-A, CA-B TREATED LIMBER TO RETAIN .4#/CF. OF WOOD, SUITABLE FOR GROUND CONTACT AND BEARING. STAMP TO THAT EFFECT OR AS NOTED FOR ALL EXTERIOR EXPOSED FRAMING LUMBER, OR LUMBER WITHIN & of OF GRADE, IN CONTACT WITH EARTH OR MASONRY, OR OTHERWISE STAMP TO THAT EFFECT OR AS NOTED FOR ALL EXTERIOR EXPOSED FRAMING LUMBER, OR LUMBER WITHIN & of OF GRADE, IN CONTACT WITH EARTH OR MASONRY, OR OTHERWISE STAMP TO THAT EFFECT OR AS NOTED FOR ALL EXTERIOR EXPOSED FRAMING LUMBER, OR LUMBER, WITHIN & of OR COPT OR REAL MICH ARTHOR MASONRY, OR OTHERWISE STAMP TO THAT EFFECT OR AS NOTED FOR ALL EXTERIOR EXPOSED FOR TAIL SAFELY. 10. SHEATING FOR ROOFS SHALL BE MINIMUM VILLESS STEEL, INSTALLATION FRACESS 24" O.C., ALL TO BE CLIPPED AND NAILED TO TRUSSES. (EXPOSURE 1) SHEATHING FOR WALLS SHALL BE 1/2" THICK 32/6 SPAN RATED STRUCTURAL I RATED PLYWOOD STAMP TO THAT EFFECT 0, OC., AND 5/8" TKG MINIMUM # SYSTEM FASTEMERS, INLING STALL TO TRUSSES. (EXPOSURE 1) SHEATHING FOR WALLS SHALL BE 1/2" THICK 32/6 SPAN RATED STRUCTURAL I RATED PLYWOOD, GLUED AND SCREPED TO JOISTS. IL LIMINATED VENER LUMBER (LVL) LAMINATED SHALL BE MICROLAM, G-P LAW, PARALAM OR EQUIVALENT WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES: IL LEC 10. LUMINERS SHALL BE ACCORDING TO THE LVL MANUFACTURERS RECOMMENDATIONS AND MET OR EXCEED LVL END REACTIONS. IL ELC IL LIMINATED VENER LUMBER (LVL) LAMINATED VENER RECOMMENDATIONS AND MET OR EXCEED LVL END REACTIONS. IL LEC 12. RFE-ENGINEEED ROOF WOODEN TRUSSES SHALL BE DESIGNED AND FABRICATED ACCORDING TO THE TPI DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD MINIMUM ALLOWABLE STRESSES. I. LEC I. LEC I. LEC <			
STAMP TO THAT EFFECT OR AS NOTED FOR ALL EXTERIOR EXPOSED FRAMING LUMBER, OR LUMBER, OR ADDER, OF CALED FOR OR REGIRED. FRAMING LUMERE DURIED IN GROUND STRUCTURALLY SUPPORTING BUILDING FLOORS OR ROOF TO RETAIN. <i>GavCT</i> . F. FLASHING IN CONTACT WITH CARTH OR MASONEY, OR OTHERVISE, TREATED LUMBER TO BE COPPER, MEMBRANE OR STAINLESS STEEL, FASTENERS, INCLUDING ANCHOR BOLTS, TO BE HOT DIPPED SPEC'D G-185 OR STAINLESS STEEL. 10. SHEATHING FOR ROOFS SHALL BE MINIMUM /2" THICK 32/16 SPAN RATED APA STRUCTURAL I RATED PLYKOOD SHEATHING AT RAFTERS @ 16' O.C. AND 5/8' T& MINIMUM @ 10. SHEATHING (EXPOSURE 1). MAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR / ROOF DIAPHRAGMS. ALL FLOORS TO BE MINIMUM #14' T& PLYWOOD, GLUED AND OXCHAET MINIED TO TRUSSES. (EXPOSURE 1)SHEATHING FOR MALLS SHALL BE 12' THICK 32'/16 SPAN RATED DESTRUCTURAL I RATED PLYWOOD, GLUED AND SCHEET I). MAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR / ROOF DIAPHRAGMS. ALL FLOORS TO BE MINIMUM #14' T& PLYWOOD, GLUED AND SCHEET I). MAILING SHALL COMPLY WITH APA REQUIREMENTS FOR PLYWOOD FLOOR / ROOF DIAPHRAGMS. ALL FLOORS TO BE MINIMUM #14' T& PLYWOOD, GLUED AND SCHEET IV. THE OLDONING SHALL BE DESIGNED SHALL BE MICROLAM, G-P LAM, PARALAM OR EQUIVALENT WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES: 10. LATINATED VENEER LUMBER (LVL) LAMINATED BEAMS SHALL BE MICROLAM, G-P LAM, PARALAM OR EQUIVALENT WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES: 11. LATINATED VENEER LUMBER (LVL) LAMINATURE BEAMS SHALL BE MICROLAM, G-P LAM, PARALAM OR EQUIVALENT WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES: 11. LATINATED VENEER LUMBER (LVL) LAMINATURE BEAMS SHALL BE CORFIFIED AND STATHERS FELS. 12. PRE-ENGINEED SOF MOOTE NUMBER AND FARRICED. TRUSSES SHALL BE CERTIFIED AND STATHERS FOR DIAPHARGMS AND ERECTION DRAWINGS SHALL PROVIDE CONNECTIONS FOR LIGHT METAL PLATE CONNECTED WODD THRUSSES SHALL BE DESIGNED AND FARRICED. TRUSSES SHALL BE CERTIFIED AND STATHERS. SHOWED TO LAKE TO BE XALLESSES SHALL BE DESIGNED AND FARRING AND AND PREMANENTLY BR			
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12. PRE-ENGINEERED ROOF WOODEN TRUSSES SHALL BE DESIGNED AND FABRICATED ACCORDING TO THE TPI DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES. COMPLETE SHOP DRAWINGS AND LAYOUT DRAWINGS ARE REQUIRED. TRUSS DESIGN SHALL BE CERTIFIED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH. TRUSSES SHALL BE TEMPORARILY AND PERMANENTLY BRACED PER TRUSS MANUFACTURER'S ENGINEERING REQUIREMENTS AND PER LOCAL BUILDING AUTHORITY REQUIREMENTS. 13. WOOD FLOOR I-JOIST'S SHALL BE DESIGNED AND FURNISHED BY SUPPLIER WITH SHOP DRAWINGS AND ERECTION DRAWINGS. DESIGN DRAWINGS SHALL BE CERTIFIED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH. ALL SHOP/ERECTION DRAWINGS SHALL PROVIDE CONNECTION, BEARING DETAILS, BRIDGING AND BRACING DETAILS, NOMINAL DIMENSIONS AND JOIST LAYOUT CONFIGURATION. TOTAL DEFLECTION SHALL BE LIMITED TO L/480 FOR FLOORS. PROVIDE HEADER/OPENING DETAILS WHERE REQUIRED. 14. PROVIDE IN-WALL BLOCKING FOR INSTALLATION OF KITCHEN AND OTHER CABINETS. PROVIDE 2 X BLOCKING IN WALLS FOR ATTACHMENT OF ACCESSORIES SUCH AS TOWEL BARS, CURTAIN RODS, ETC 15. CLOSET SHELVING TO BE PLYWOOD WITH EDGE BAND, TYPICALLY 15" INSIDE AT HANGING, MAXIMUM DEPTH ELSEWHERE OR AS NOTED. HANGING RODS TO BE 1 1/4" STANDARD WOOD. SHELVING CLEATS TO BE 1/2 WITH 1/2" FACE EDGE BEVEL OR IX 48 BEVELED AT RODS. CAULK ALL VISIBLE SHELVING JOINTS TO WALL OR CLEAT BOARDS. 16. ALL FRAMING LUMBER & MATERIALS SHALL BE KEPT COVERED WHILE STORED ON-SITE. 17. INSTALL SILL FLASHING AT ALL DOORS AND MINDOWS IN A PAN TYPE INSTALLATION TO DIVERT WATER BACK TO THE EXTERIOR. USE COPPER (OR STAINLESS AT STUCCO) OR TYVEK "FLEXWRAP" OR EQUAL FLEXIBLE MEMBRANE MATERIAL. INSTALL STRICTLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. PAPER OR OR HOUSE WRAP OVER ALL ONLY F			
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<u>Sealing notes:</u>

- ALL BAND JOISTS TO SILL(S) BELOW. ALL SUBFLOOR TO BAND JOIST(S) BELOW. BETWEEN ALL DOUBLE TOP PLATES. ALL BOTTOM PLATES TO SUBFLOOR RIOR PLYWOOD SHEATHING SHALL BE GLUED AT ALL JOINTS.
- ATION NOTES:
- ERIOR FINISH NOTES:

DE FLAGSTONE OF PENNSYLVANIA RANDOM WIDTH EXPOSED EDGES 1 ½" TO 2" THICK FLAMED, SET IN MORTAR BED OVER REINFORCED CONCRETE SLAB. MINIMUM SIZE 2"X12". USE LUCK STONE PATTERN #2 OR SIMILAR. E MASONRY TO BE THIN STONE VENEER REAL STONE, SAMPLE TO BE CHOOSEN BY OWNER AND MOCK-UP TO BE PRESENTED TO OWNER BEFORE WORK COMMENCES. OFF SHARP CORNERS AND GENERALLY DEVELOP RECTANGULAR TO SQUARE SHAPES INSTEAD OF TRIANGLES. LAY STONES IN A GENERALLY HORIZONTAL ORIENTATION WITH ERTICALS. SORT STONE TO GENERAL UNIFORM THICKNESS AND LAY UNIFORM THICKNESS THROUGHOUT INDIVIDUAL AREAS. STONE VENEER TO BE CONSTRUCTED WITH 🖉 ATURAL MORTAR JOINTS RAKED, RECESSED ½" TO 3/2" WITH STRUCK JOINTS. ALL CORNERS TO BE SQUARE AND PLUMB WITH ALTERNATING CORNER STONES TO TIE THE Y TOGETHER IN AN INFORMAL, RANDOM QUOIN APPEARANCE. LIMIT CONTINUOUS HORIZONTAL GROUT LINES TO 3 STONES. INSTALL THINSTONE ON METAL LATH W/ I COAT OVER MOISTURE CONTROL BARRIER WITH WEEPS ON STUCCO WRAP PR EQUAL AT WOOD SHEATHING. INSTALL THINSTONE ON MORTAR SETTING BED AT FE/CMU FOUNDATION WALLS 'IDE EXTERIOR HARDIE OR EQUAL SIDING WITH HARDIE OR EQUAL BATTENS OVER HOUSEWRAP WHERE SHOWN OR SMOOTH HARDIE BOARD LAP SIDING OR EQUAL WITH 6-7"

AND 2" CLEARANCE FROM ROOFING REPARED ACCORDING TO THE FINISH MANUFACTURER'S MOST STRINGENT RECOMMENDATIONS. AN DOWNSPOUTS 20 FT. O.C. MAXIMUM.

FRICAL NOTES: RICAL OUTLET LAYOUT SHALL BE DONE PER LOCAL CODES. ELECTRICAL FIXTURES LOCATIONS SHALL BE TO CODE AND SHALL BE DETERMINED BY THE OWNER/CONTRACTOR. IDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ON EACH FLOOR AND SMOKE DETECTORS IN EACH SLEEPING ROOM. BING NOTES:

Y WATER PIPING TO BE CPVC.

TO BE 3/4" SERVING A GROUP OF MAXIMUM THREE (3) FIXTURES AND 1/2" FOR SERVING INDIVIDUAL FIXTURES. IDE SUPPLY STOPS AT ALL FIXTURES. LOCATION OF THE WATER HEATER TO BE DETERMINED BY THE INSTALLER.

NOTES:

UCTWORK SHALL BE MINIMUM 26 GAUGE GALVANIZED STEEL AND SHALL BE FABRICATED ACCORDING TO LATEST ASHRAE STANDARDS. FLEX DUCT TO BE INSTALLED OR SOUND DAMPENING, REMAINDER TO BE HARD DUCT. ER SHALL SELECT FINAL FINISH COLOR OF ALL SUPPLY AND RETURN REGISTERS FROM CONTRACTOR'S STANDARD OPTIONS. 3. EXACT LOCATION OF FURNACE/ HEAT PUMP, DUCT WORK SUPPLY AND RETURNS TO BE DETERMINED BY HVAC CONTRACTOR/ ENGINEER. 4. PROVIDE CONDENSATION LINE DRAIN FROM HEAT PUMP TO SUMP OR NATURAL DRAIN TO DAYLIGHT AS REQUIRED.

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)ľ	l Lawrence	Warrenton,
NEW ADU for	James and Nell	226 E Lee St

SHEET INDEX

SHEET	CONTENTS	SCALE
1	COVER SHEET / GENERAL NOTES	
2	SITE PLAN	½ [™] = 1 [™] -0 [™]
3	EXISTING HOUSE PLANS/ EXISTING BARN PLANS	1 ¹ / ₄ = 1 ¹ -0 ¹¹
4	ADU NEW PLANS & ELECTRICAL PLAN	1 ¹ / ₄ = 1 ¹ -0 ¹¹
5	ELEVATIONS & SECTION & DETAILS	1/4"=1'-0", 3/4"= 1'-0"
S001	STRUCTURAL NOTES & DETAILFOUNDATION PLAN	
5002	FOUNDATION PLAN	
5003	FIRST FLOOR FRAMING PLAN & LOW ROOF FRAMING PLAN	
S004	FIRST FLOOR WALL BRACING PLAN	
5005	FOUNDATION DETAILS & FRAMING DETAILS	

IDE INSULATION AS CALLED FOR IN THE DRAWINGS AND AS REQUIRED FOR COMPLETE AND EFFICIENT INSULATION OF THE BUILDING ENVELOPE. IDE 1" SPRAY FOAM WITH R-15 BATT INSULATION IN PERIMETER 2X6 WALLS & BAND JOISTS. MINIMUM FULL WALL VALUE OF R-19. /IDE 1" SPRAY FOAM AT ALL FOUNDATION BAND JOISTS \$ MIN R-13 BATT INSULATION IN 2X4 WALLS AT BASEMENT PERIMETER. IDE SPRAY FOAM INSULATION IN ALL ROOFS WHERE SHOWN WITH A MINIMUM VALUE OF R-38. PROVIDE R-38 BATT INSULATION IN RAFTERS/ CEILING JOISTS WHERE

IDE "TYVEK" OR EQUAL HOUSEWRAP OVER ENTIRE VERTICAL BUILDING EXTERIOR SHEATHING OR OTHER AS NOTED.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PAY SPECIAL ATTENTION TO PRIME ALL END CUTS, DO NOT CAULK ENDS, MAINTAIN MINIMUM 6" CLEARANCE FROM

VIDE ALL EXTERIOR TRIM OF HARDIE OR EQUAL OR BORAL TRIM MILLED AND PLANED TO SIZES AND SHAPES INDICATED ON THE DRAWINGS. USE HOT DIPPED IZED NAILS SET AND FILLED. HOLD ALL TRIM ½" ABOVE ALL WATER DRAINING SURFACES. IDE PRIMER, IF NOT FACTORY PRIMED, AND 2 COATS OF SEMI-GLOSS LATEX TRIM AND HOUSE PAINT. COLORS TO BE SELECTED BY OWNER/ARCHITECT. ALL SURFACES

IDE ROOFS OF DIMENSIONAL (ARCHITECTURAL) SHINGLES OF TAMKO RAISED PROFILE OR EQUAL OVER "TITANIUM UNDERLAY 30" OR EQUAL UNDERLAYMENT. IDE METAL ROOF WHERE NOTED OF PREFINISHED 26 GAUGE STEEL SHEET METAL, STANDING SEAM COLOR CLAD OR EQUAL IN LOW GLOSS COLORS SELECTED BY OWNER TANIUM" ADHERED PSU-30 UNDERLAYMENT. PROVIDE PANS OF 17" WIDE WITH ±1" HIGH SEAMS. RIDGE TO BE FOLDED STANDING SEAM TYPE. END SEAMS TO BE ING SEAM. INSTALL PANS W/ CLEATS 12" O.C. MAXIMUM. INSTALL AS LONG A LENGTH PANS AS POSSIBLE TO ELIMINATE CROSS SEAMS. PROVIDE SNOW GUARDS WHERE ON EVERY SEAM ON 2 ROWS ALTERNATING ON EVERY OTHER COURSE, PREPAINT TO MATCH ROOF COLOR. PROVIDE FLASHING AND COUNTER FLASHING AS NECESSARY. HROUGH CHIMNEY MASONRY AND UP INTO FLUE LINERS AS PAN FLASHING WITH SOLDIERED STAINLESS STEEL FLASHING TO MATCH ROOF COLOR. IDE GUTTERS OF SEAMLESS PREFINISHED ALUMINUM OF SIZES AND SHAPES INDICATED ON THE DRAWINGS. ALL DOWNSPOUTS TO TIE INTO BELOW GRADE ADS DRAIN (OR 40 PVC AT OWNER/BUILDER'S OPTION)TO DAYLIGHT. DO NOT TIE INTO FOUNDATION DRAINS, INSTALL WIRE FABRIC SCREENS ON ALL GUTTERS, HANGERS TO BE MOUNTED SPACED 2FT. 6IN. O.C. MAXIMUM. DOWNSPOUT STRAPS TO BE 6 FT. O.C. MAXIMUM. PROVIDE EXPANSION JOINTS MAXIMUM 40 FT. O.C. FOR GUTTERS AND SLIP

SUPPLY LINES TO BE MINIMUM I" OR $\frac{3}{4}$ " PLUMBER'S OPTION.

ALL ALL WATER PIPING IF APPLICABLE WITHIN THE BUILDING INSULATION ENVELOPE (INTERIOR WALLS IF POSSIBLE) TO PREVENT FREEZING. IDE GAS PIPING IF CALLED FOR ON THE PROJECT TO CONFORM TO NFPA 54. LINES TO GAS APPLIANCES TO BE 1" MANIFOLD WITH 3/4" BRANCH TO SINGLE UNITS ONLY. SHUT OFF VALVES NEAR EACH UNIT. PURCHASE AND INSTALL 500 GALLON BELOW GRADE STORAGE TANK, SUPPLY LINE AND REGULATOR AS REQUIRED. TION OF WATER SUPPLY, WELL PUMP, AND STORAGE TANK IF REQUIRED TO BE DETERMINED BY THE INSTALLER.

TECTU SPRIN GAGL 6 2 February 22, 2024 lrawn bv LGB 1133 proiect no

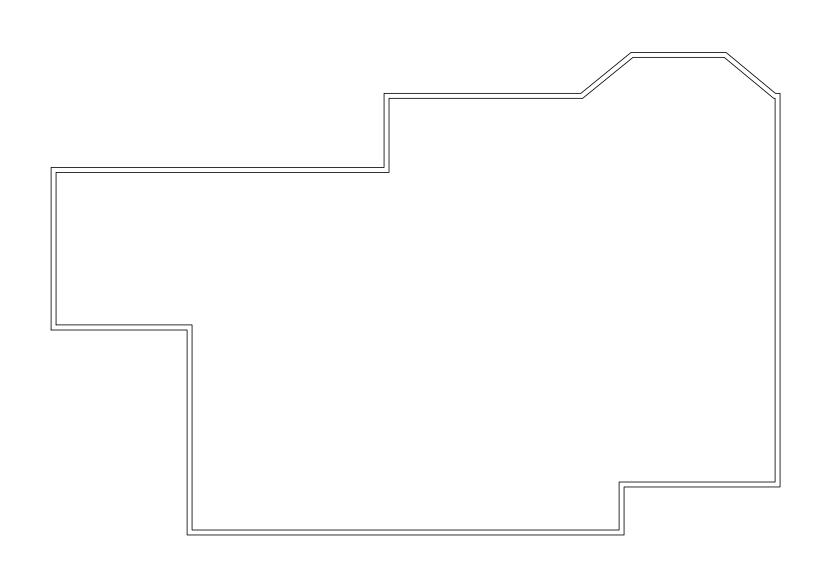
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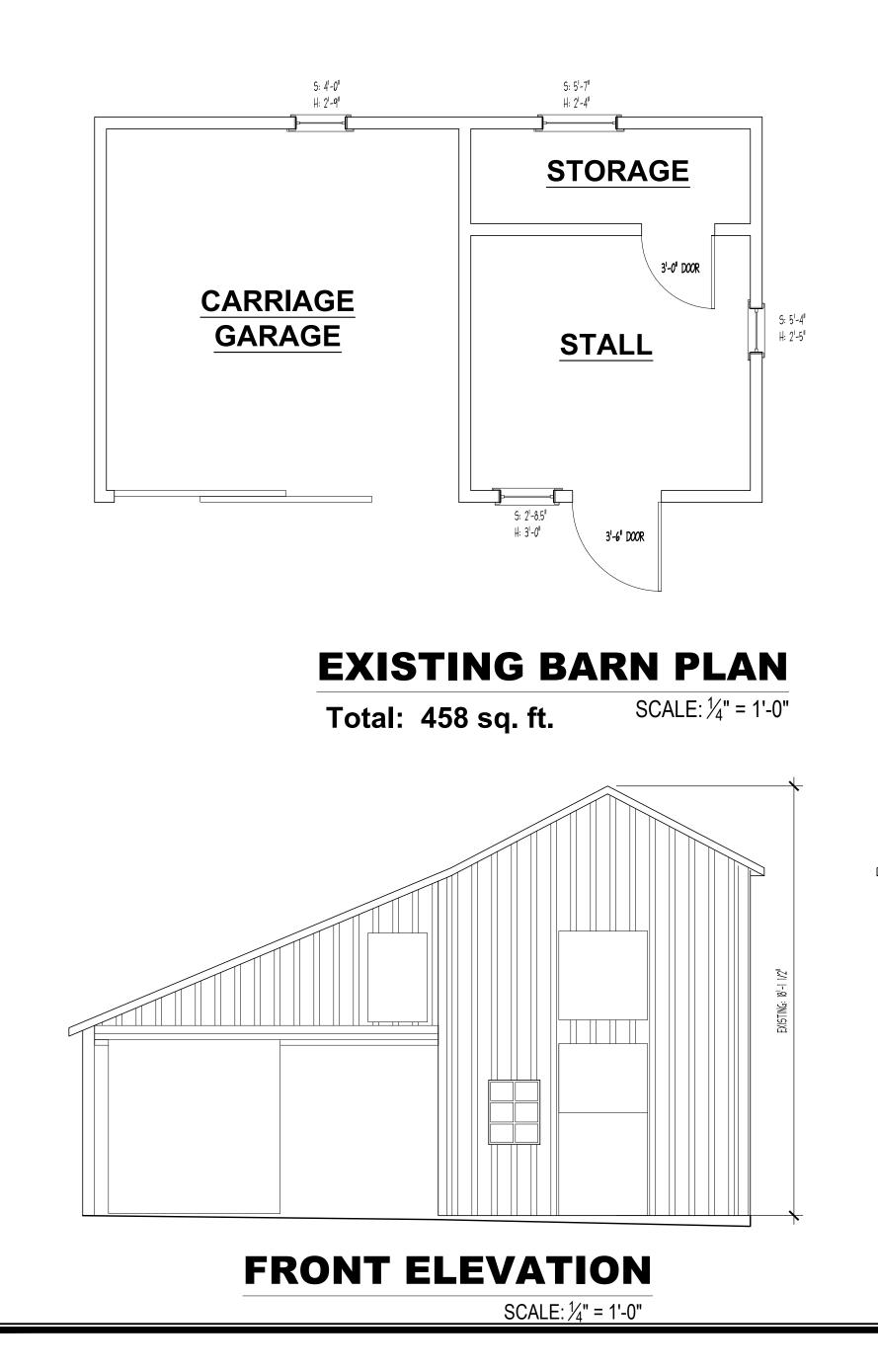
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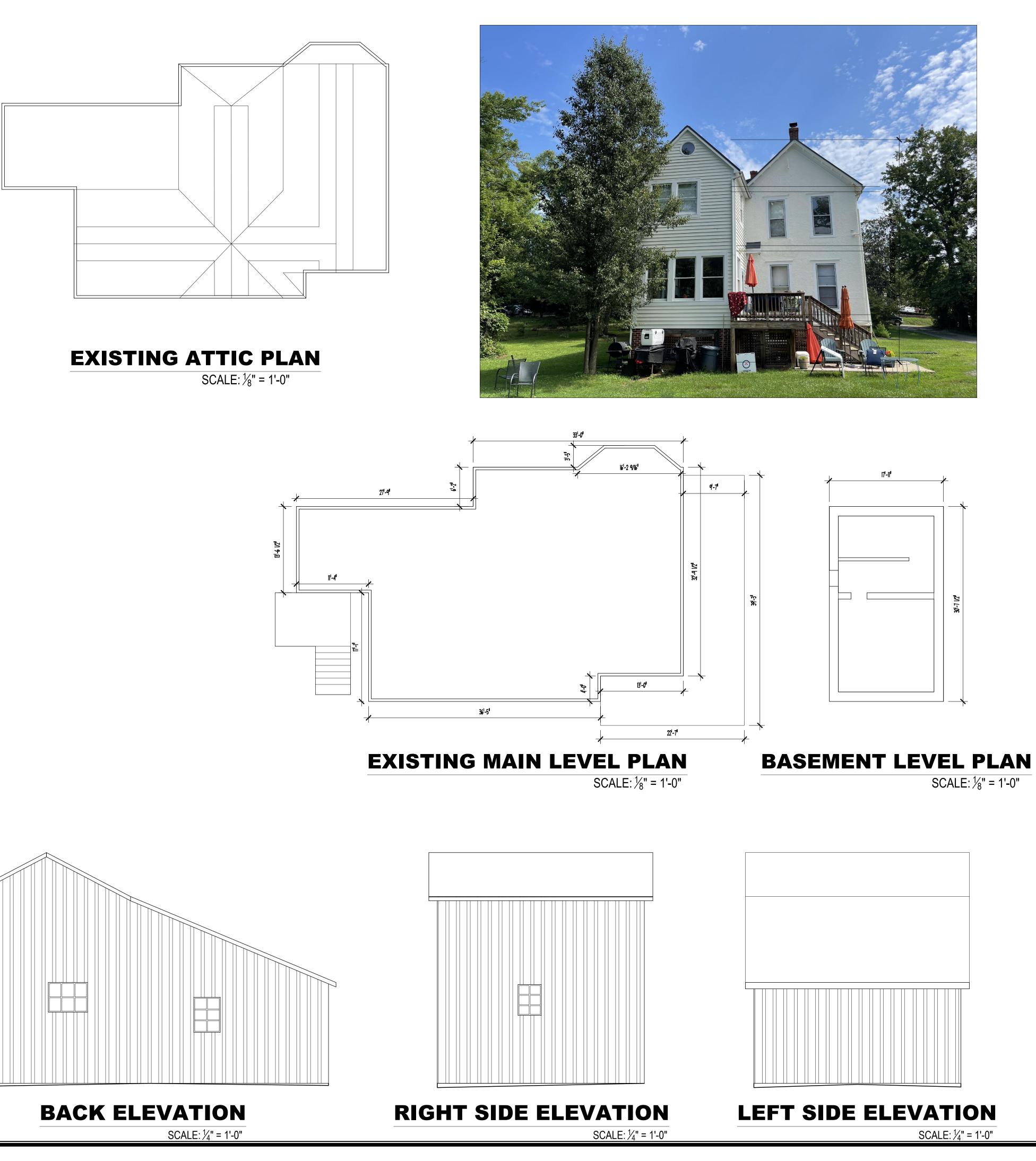
OF



EXISTING UPPER LEVEL PLAN

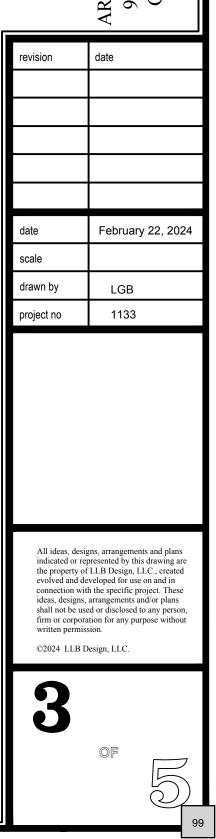
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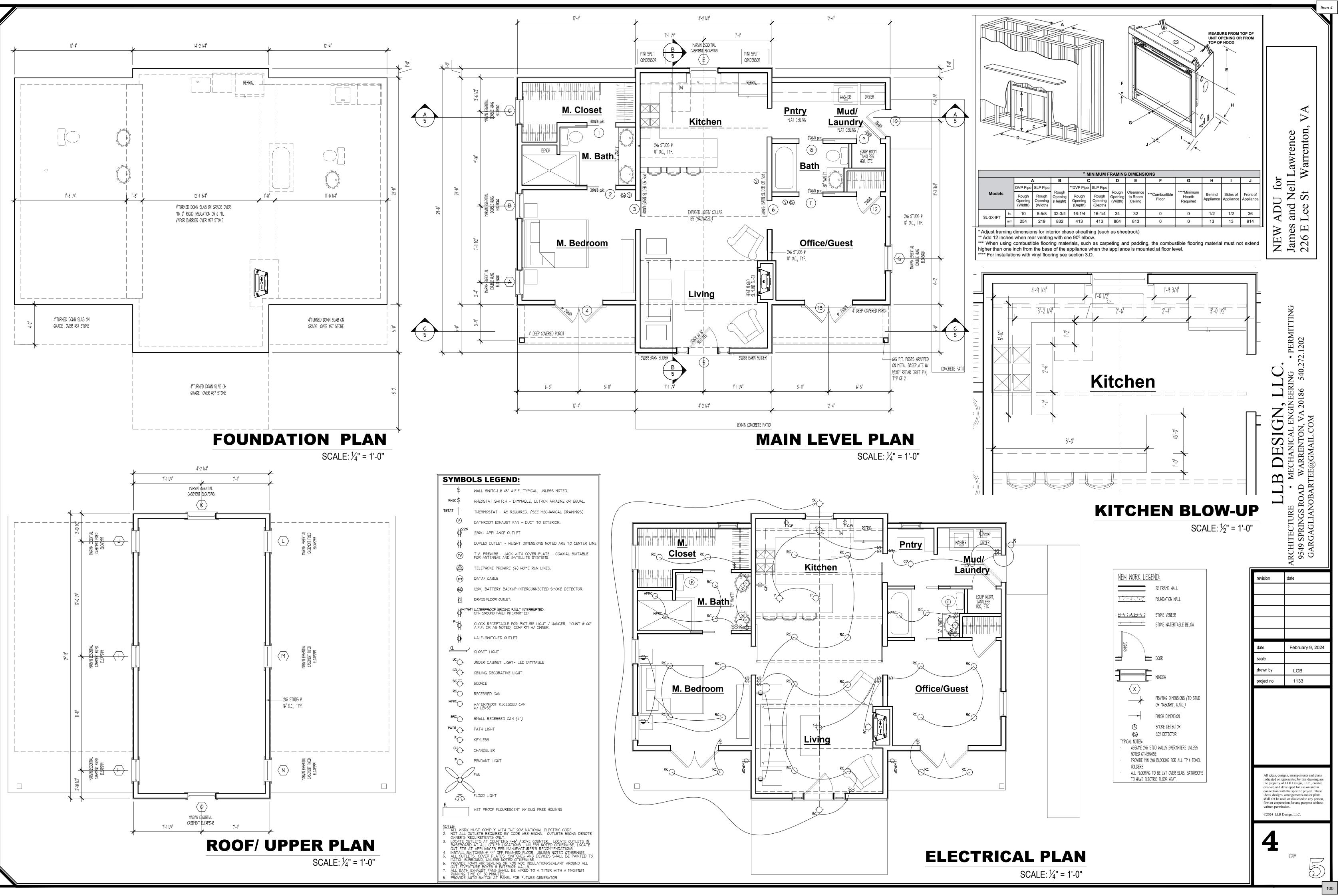


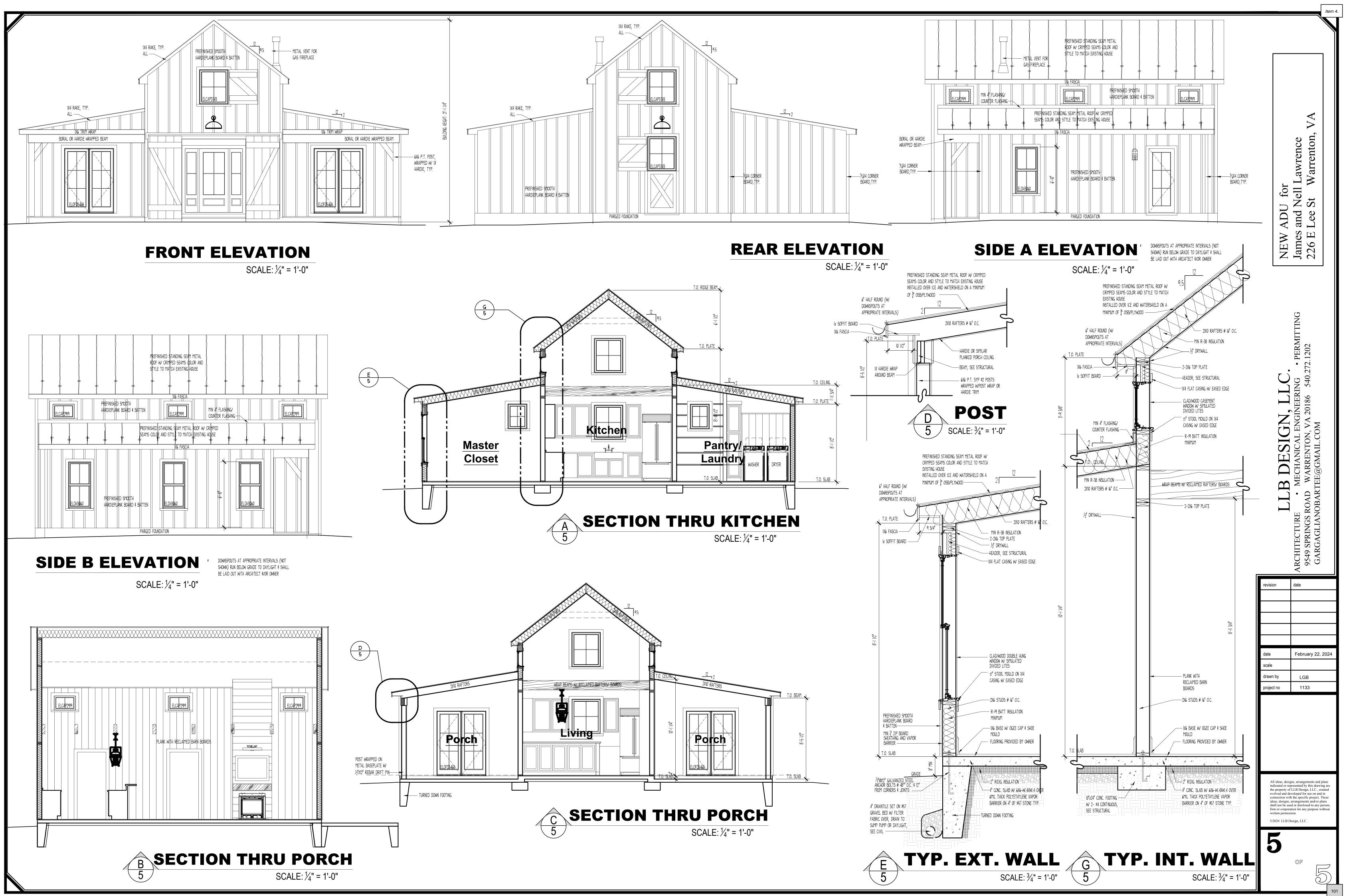


NEW ADU for James and Nell Lawrence 226 E Lee St Warrenton, VA

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Community Development Department

STAFF REPORT

Meeting Date:	February 22, 2024
Agenda Title:	COA 24-7 - 271 Winchester Street
Requested Action:	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.
Department / Agency Lead:	Community Development
Staff Lead:	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.

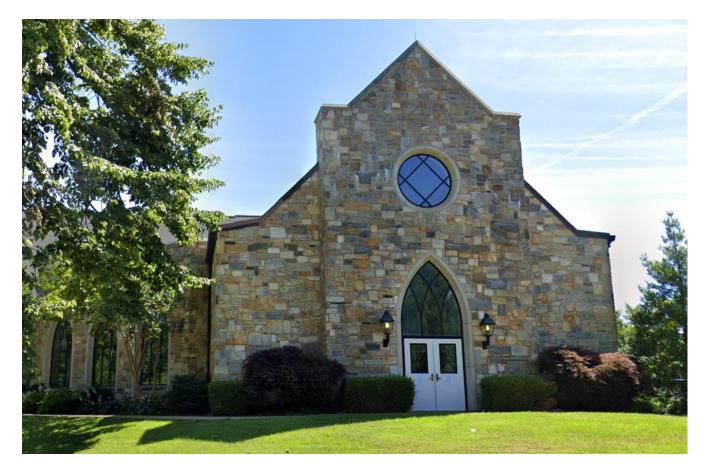
Regarding the demolition of the non-contributing ca. 1980 Parrish Office building – the Historic District Guidelines only dictate conditions for contributing buildings and structures within the Historic District. However, any demolition of non-contributing buildings and structures within the Historic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

COA 24-7: 271 Winchester Street February 22, 2024 Page 2

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
7. NEW CONSTRUCTION		
A. Context		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	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.
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). A1. Setback	3.63	N/A
1. Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.	3.64	Applicant states that all new construction and additions will meet proper setbacks.
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	3.65	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A4. Massing		

Historic District Guideline	Page No.	Analysis
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	3.67	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A5. Height and Width		
1. The height and width of a new building must be compatible with historic buildings within a 360- degree range of visibility of the new building.	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
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.

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Historic District Guideline	Page No.	Analysis
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	3.69	Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction.
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district.
2. The new building should be recognized as a product of its period of construction, design, materials and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main church building.

COA 24-7: 271 Winchester Street February 22, 2024 Page 6

Historic District Guideline	Page No.	Analysis
4. RHYTHM: Incorporate traditional façade rhythm and articulation techniques in a new design. Design a new building to replicate the rhythm of fenestration patterning found in the historic district. Arrange windows to reflect the traditional rhythm and general alignment of others in the area. Incorporate windows, doors, and other openings at a consistent ratio to those found on nearby historic buildings. Use durable window materials. Appropriate window materials include metal, wood, and various composites, as deemed appropriate by the preservation industry standards and the Architectural Review Board. Inappropriate window materials include aluminum and vinyl with plastic snap-in muntins. Use detailing to articulate a façade including window and door framing, sills, water tables and belt courses, canopies, moldings, cornices, columns, and pilasters	3.70	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house. The materials and style/design proposed appropriately avoid exact imitation of the historic main church building.

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	Page	
Historic District Guideline	No.	Analysis
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high- quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.	3.70	The materials and style/design proposed appropriately avoid exact imitation of the historic main house. The materials to be utilized will be high-quality and durable in nature.
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than double leaf.	3.71	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main church building.
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged.	3.71	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main church building.

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.

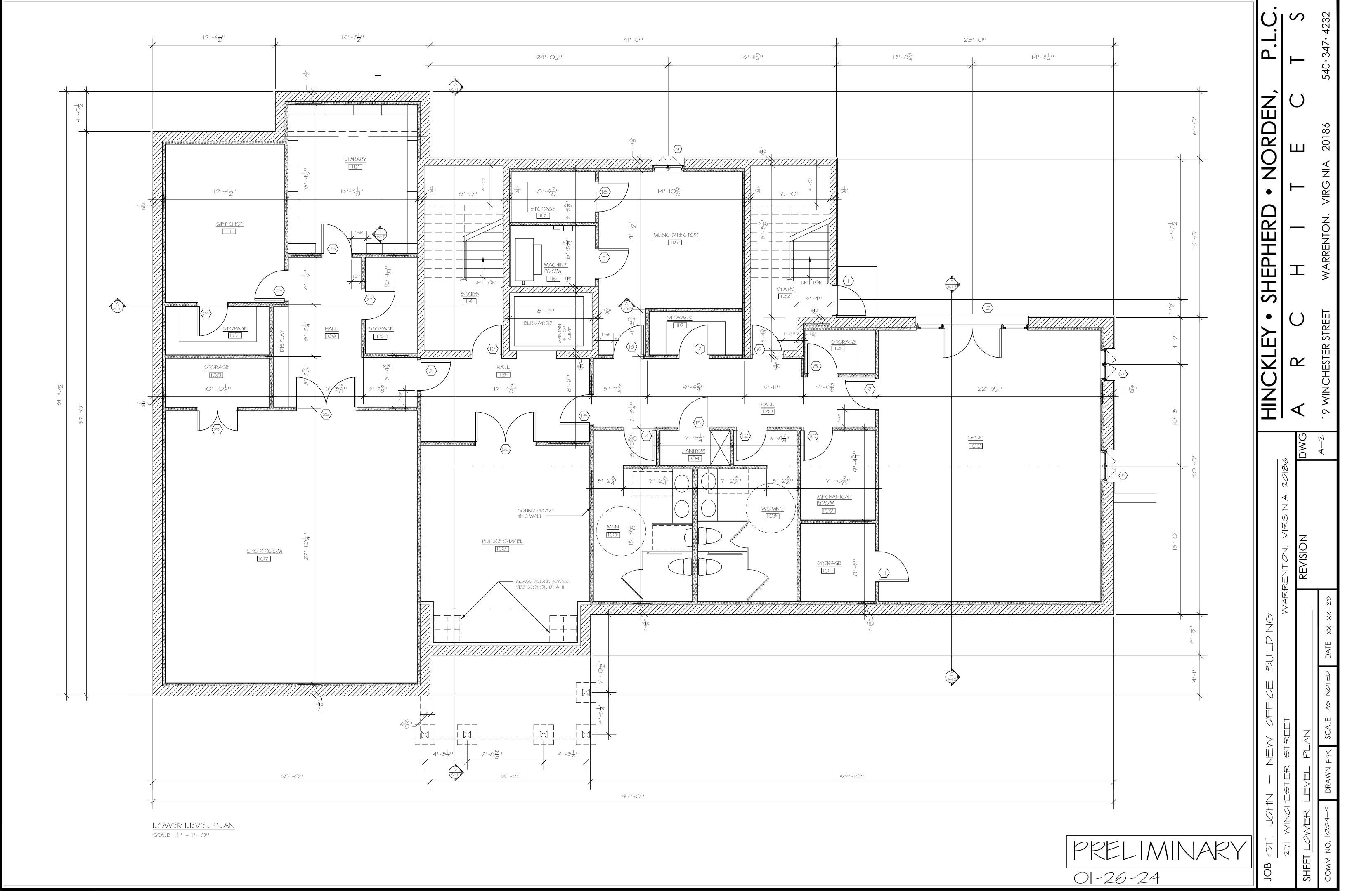
STAFF RECOMMENDATION

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.

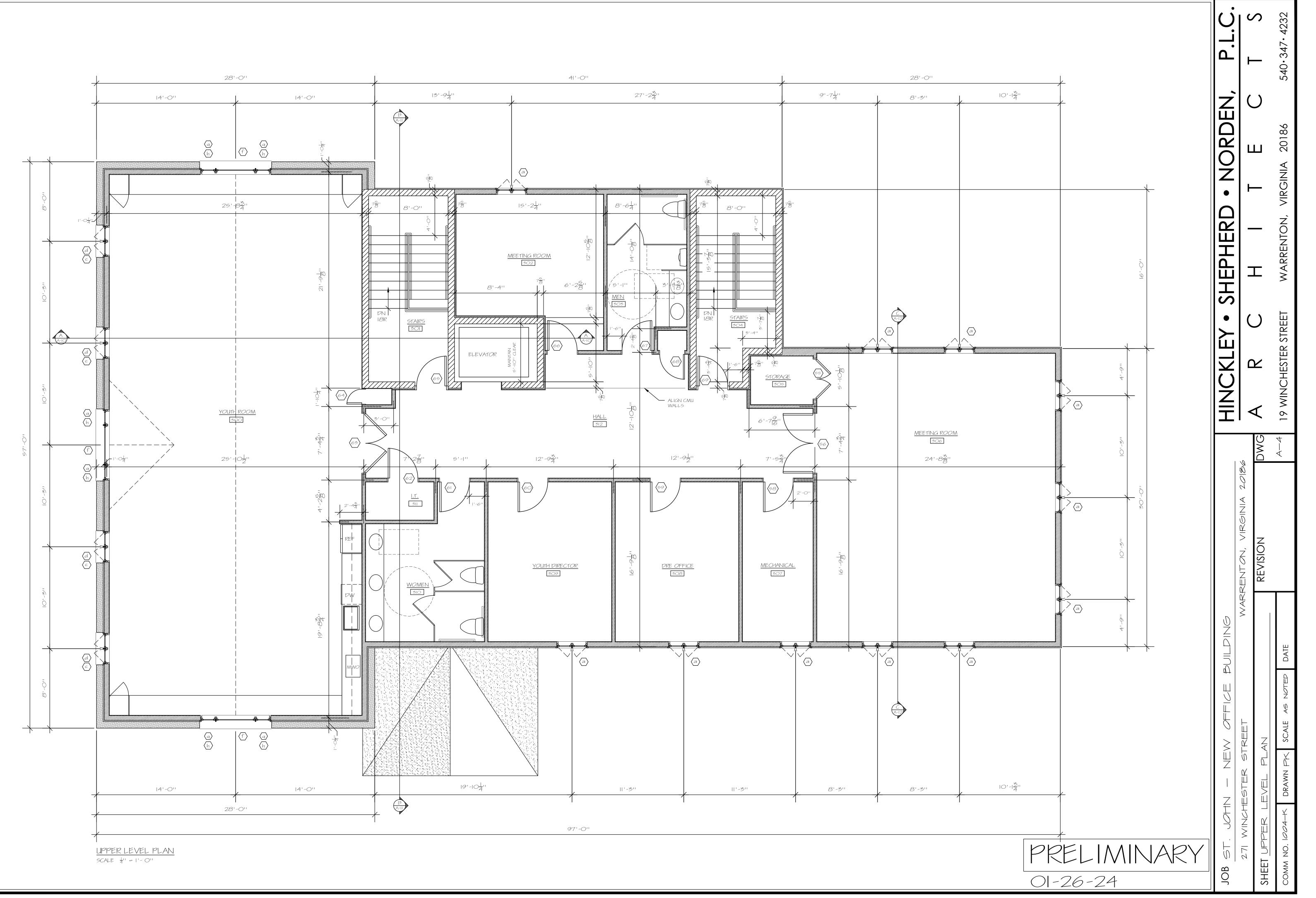
ATTACHMENTS

1. Attachment 1 – Photos and Plans



110

ltem 5.



Item 5.

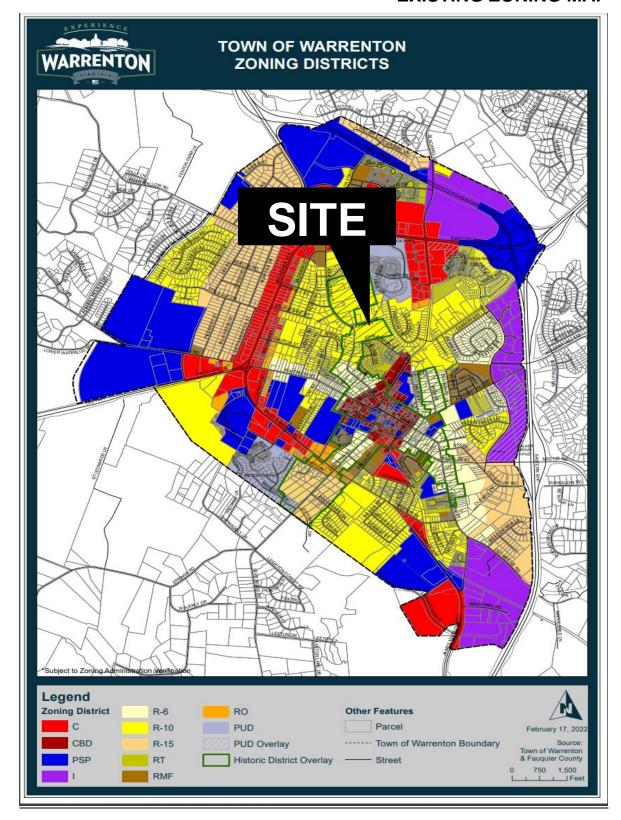
Attachment A - Map VICINITY MAP



ltem 5.

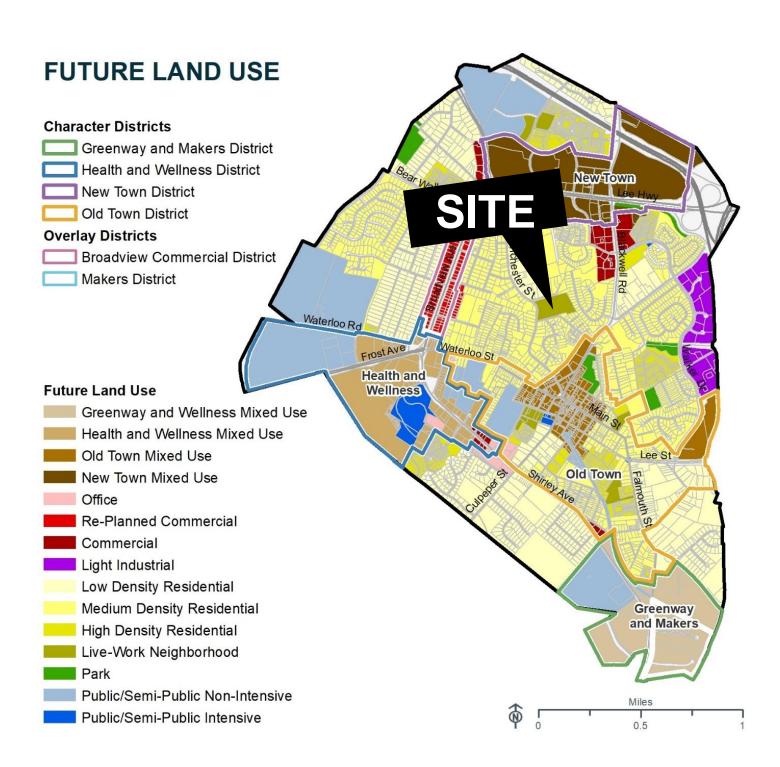


Item 5.



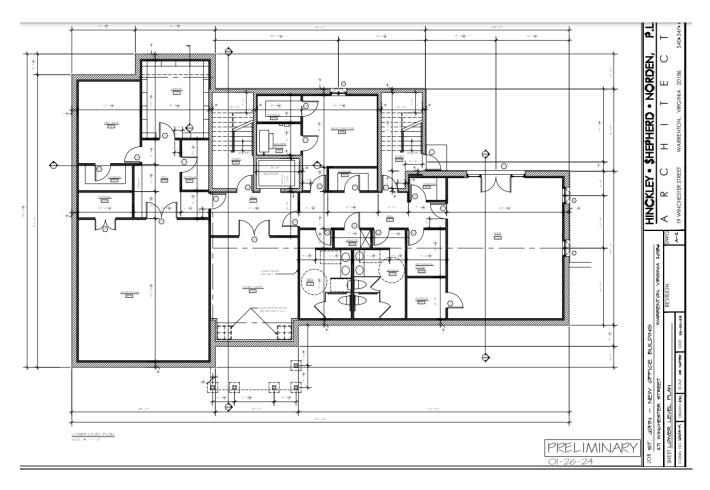
COA 24-7: 271 Winchester Street Page A-3

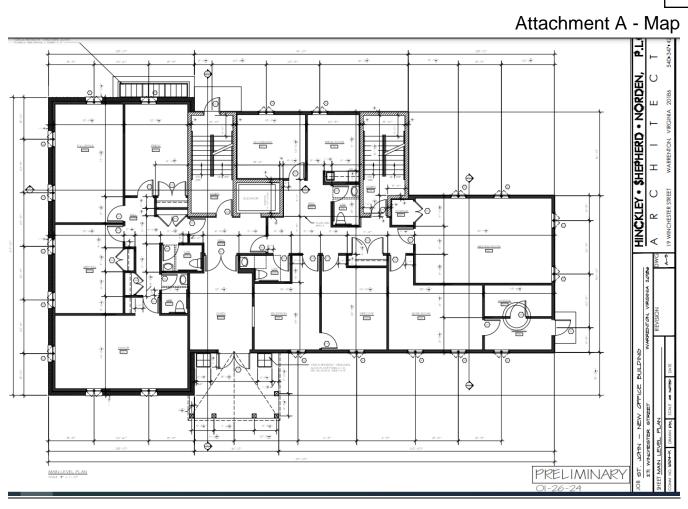
Attachment A - Map FUTURE LAND USE MAP



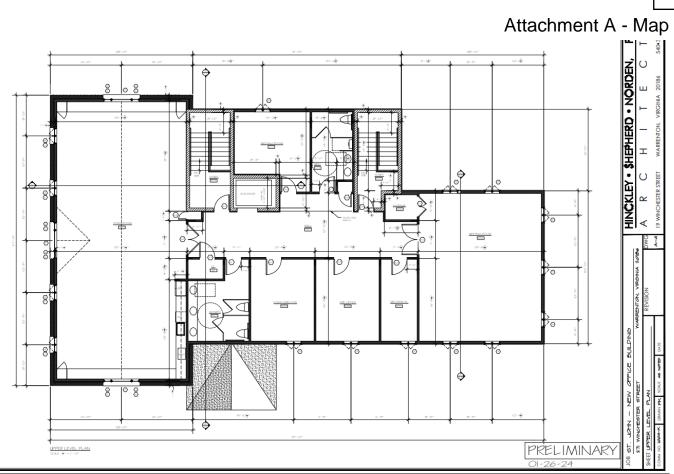
Attachment A - Map

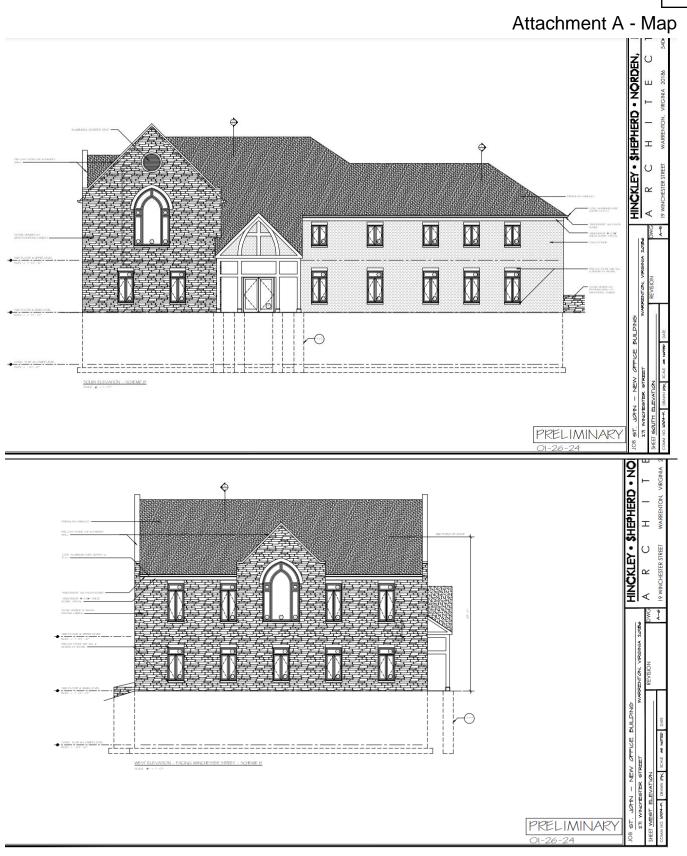
PLANS:



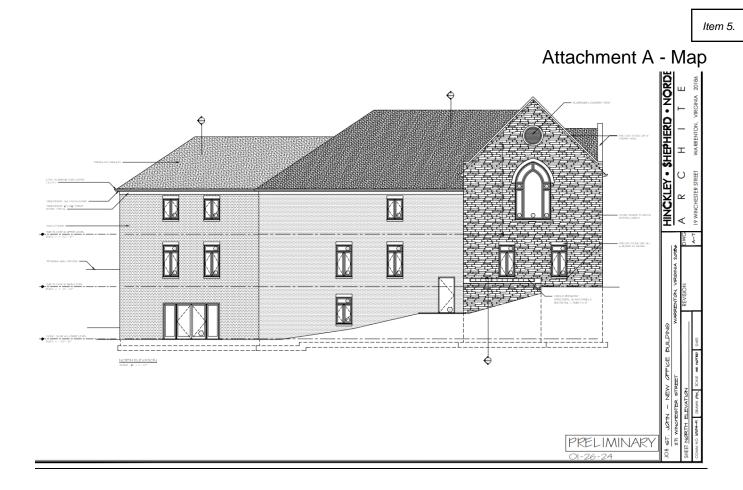


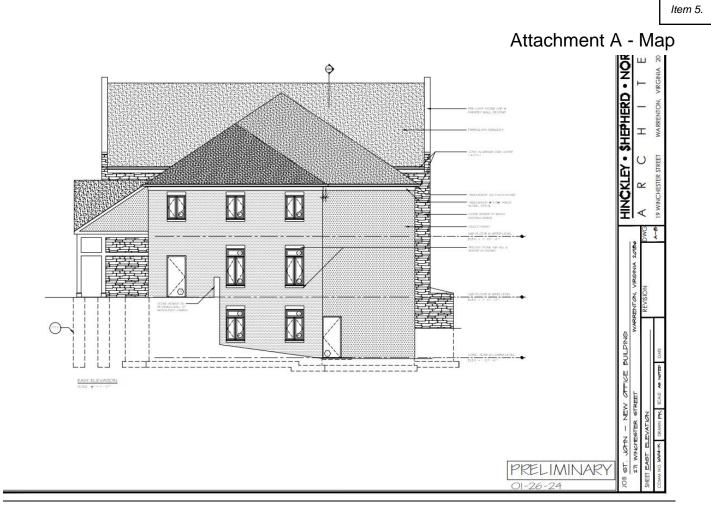
Item 5.





COA 24-7: 271 Winchester Street Page A-8





Attachment A - Map

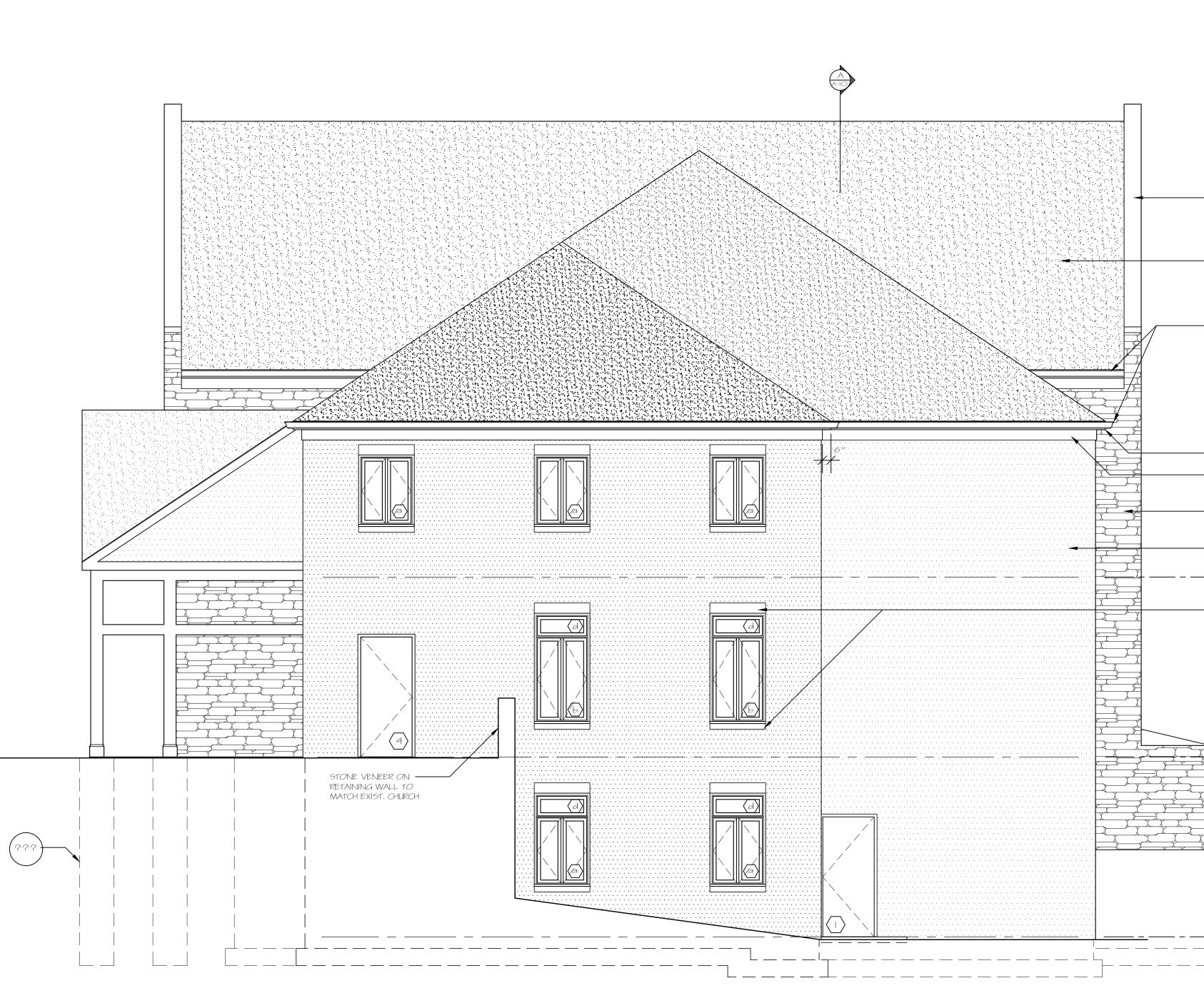
CURRENT STREET VIEW:



Attachment A - Map

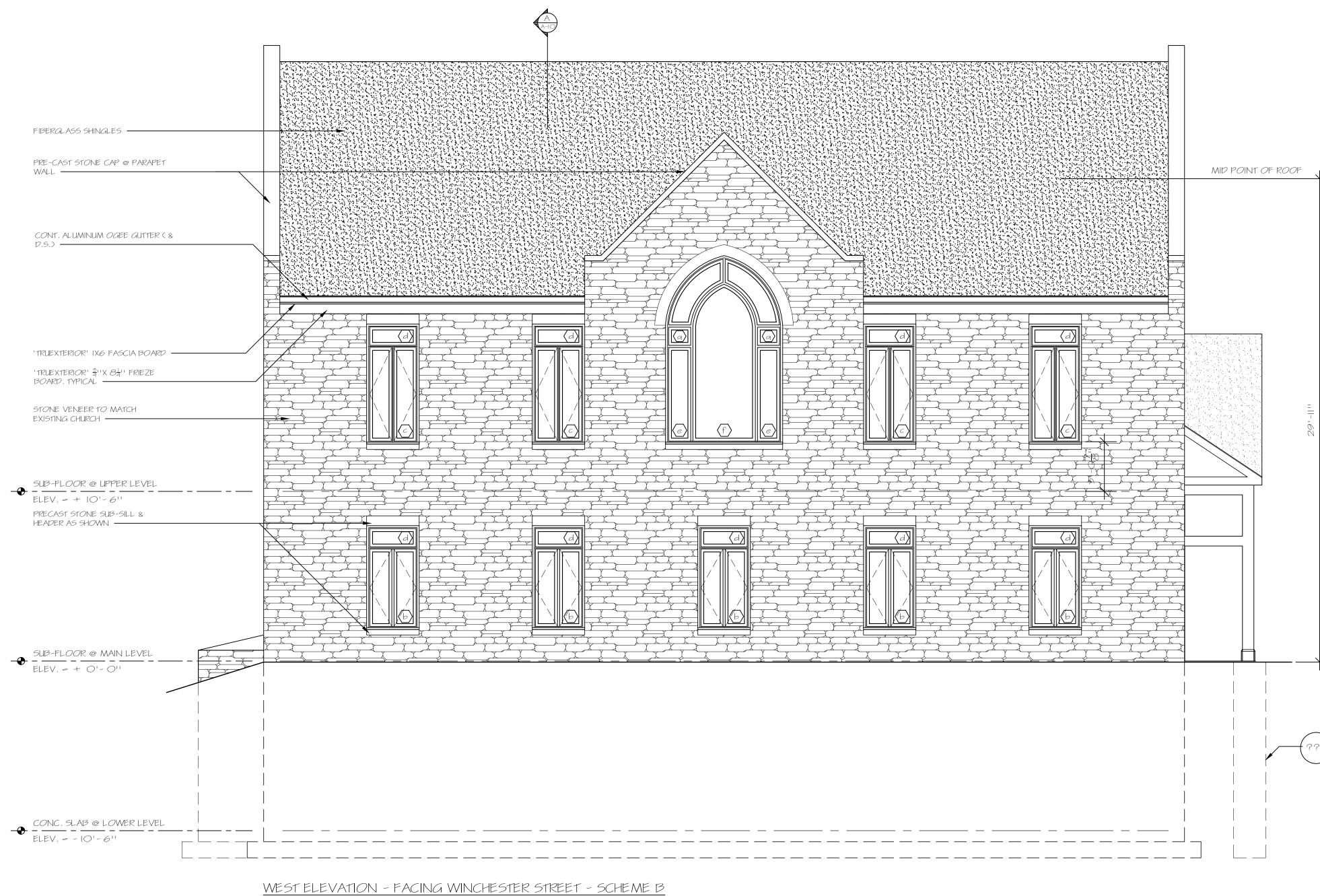
PROPOSED:





 $\frac{\text{EAST ELEVATION}}{\text{SCALE } \frac{1}{4} = 1' - 0''}$

PRE-CAST STONE C/ PARAPET WALL DEVO PIDERALASS SHINALI CONT. ALUMINUM OCE (& D.S.) 'TRUEXTERIOR' IX6 FAS 'TRUEXTERIOR' IX6 FAS 'TRUEXTERIOR' IX6 FAS 'TRUEXTERIOR' IX6 FAS 'TRUEXTERIOR' IX6 FAS 'TRUEXTERIOR' IX6 FAS 'STONE VENEER TO MA EXISTING CHURCH STUCCO FINISH SUB-FLOOR @ UPPE ELEV. = + 10'- 0'' PRECAST STONE SUB- HEADER AS SHOWN ELEV. = + 0'- 0'' CONC. SLAB @ LOW	ES E CLIMER KIA 90/ARP " PREZE ACH R LEVEL SILL &	HINCKLEY · SHEPHERD · NORDEN, P.L.			AS NOTED DATE DATE DATE 20186 540.347.4232
	PRELIMINARY 01-26-24	JOB ST. JOHN - NEW OF	271 WINCHESTER STREET	SHEET EAST ELEVATION	COMM NO. 1004-K DRAWN PK SCALE

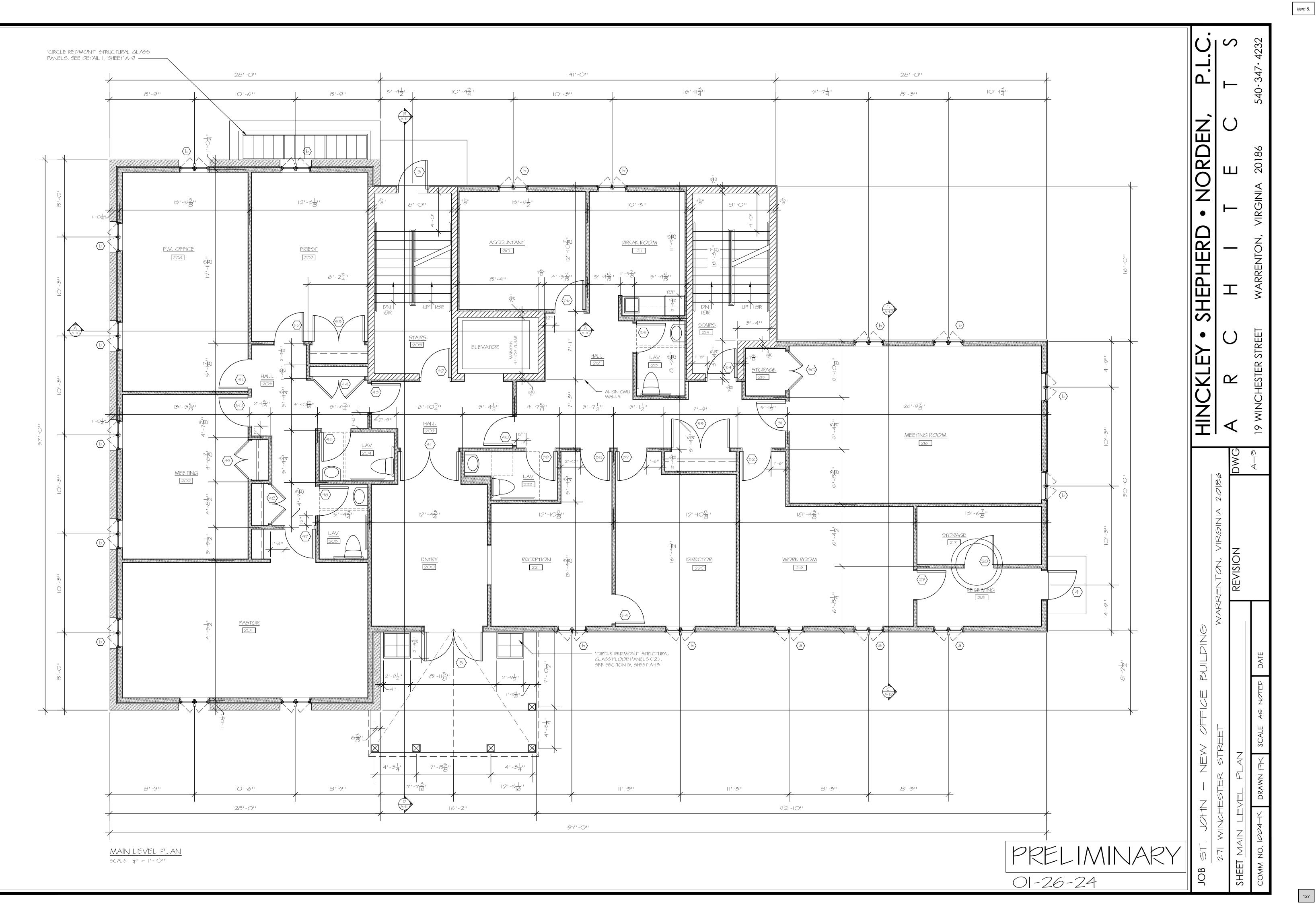


SCALE $\frac{1}{8}$ = |'- O''

ltem 5.

PRELIMINARY 01-26-24									
JOB ST. JOHN - NEW OFFICE BUILDING		HINCKLEY		SHEPHERC		NORDEN	Ż	P.L.O	
271 WINCHESTER STREET WAF	WARRENTON, VIRGINIA 20180			-					
SHEET WEST ELEVATION	REVISION	DWG	ر	Ē	_	Ш	ر	^ _	
COMM NO. 1004-K DRAWN PK SCALE AS NOTED DATE		A6 19 WINCHESTER STREET	er street	WARRENTON,		VIRGINIA 20186	54	540.347.4232	







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.
- 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.
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- 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	Phone: 540-347-2405
18 Court Street, Lower Level	Email: planning@warrentonva.gov
Warrenton, VA 20186	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 <u>Warrenton Historic District Guidelines</u> 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

V

Address/Location: 271 Winchester Street

Name: St. John the Evangelist Catholic Church Email: Royfrancis711@gmail.com

Email:

Address: 271 Winchester Street, Warrenton, Virginia 20186

Applicant (If different then above)

Name:

Address:

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

GPIN: 6984-36-7135

Phone:

Phone:

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 anther Town Board? Yes No I If so, specify:

Rev. Cherles ()

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

Signature of Applicant/Age David A. Norden, AIA

Name (Print or Type)

COA #_

Item 5.

OFFICIAI	L USE ONLY
Approvals Required (Circle Y or N)	
Y / N Administrative Approval	
Y / N Architectural Review Board Approval	
Y / N Other Permits Required, If yes list:	
Notes	
Zoning District:	
Notes/Conditions of Approval:	
Trotes Conditions of Approval.	
Approvals	
	Date:
Zoning Permit:	Date:
Fees	
Paid Stamp	Certificate of Appropriateness:
	Zoning: