



ARCHITECTURAL REVIEW BOARD MEETING

Thursday, July 24, 2025 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

NEW BUSINESS

1. COA 25-53: 3 Hotel Street

Applicant is requesting to conduct multiple exterior rehabilitation projects.

2. COA 25-56: Warrenton Crossing

Applicant is requesting approval for the construction of four (4) new single-family residential dwellings that are part of the Warrenton Crossing development and are within the Historic District boundary.

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.



TOWN OF WARRENTON

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATNESS

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

COA # _____

Assoc. Permit # _____

The Architectural Review Board (ARB) meets every **4th Thursday at 7:00pm** in Town Hall (21 Main Street). Applications requiring ARB are due by the **1st day of each month** (or the first business day immediately following) prior to the meeting. Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the ARB are required to attend this meeting or the application will be deferred. Please read the Warrenton Historic District Guidelines for additional information Historic District requirements.

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

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

Project Owner

Address/Location: 3 Hotel Street GPIN: 6984-33-9515-000

Name: Hotel Street, LLC Email: danielaharvillpllc@gmail.com

Address: c/o 9403 Grant Avenue Suite 202, Manassas, VA 20110 Phone: 703-485-3111

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: Daniel A. Harvill, Esq. Email: danielaharvillpllc@gmail.com

Address: 9403 Grant Avenue, Suite 202, Manassas, VA 20110 Phone: 703-485-3111

Complete description of each modification or improvement

See attached

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

Yes ☐ No ☒ If so, specify: _____

M. Keith Macdonald / Hotel Street LLC
Signature of Property Owner *by Daniel A. Harvill*

Keith Macdonald

Name (Print or Type)

Daniel A. Harvill
Signature of Applicant/Agent

Daniel A. Harvill

Name (Print or Type)

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA # _____

3

Exterior Windows - Window Frame Repair – in situ

Strip exterior window frames to wood
Rebuild patch and prep for paint
Mask masonry with duct tape for painting window frames
Prime window frames with oil two coats
Sand window frame
Prime with latex
Paint exterior window frames – two coats

Exterior windows - Window Sash Repair

Remove window sashes
Strip window sashes to bare wood
Remove glass and clean for reinstallation
Source historically, accurate glass as required
Clean glass with ceramic polish
Sand, clean window sashes
Repair window sashes as needed

Reassemble windows

1st Prime windows sashes with oil primer
Install glass and glaze
2nd Prime windows sashes with oil primer
3rd Prime windows sashes with oil primer
Sand to 220 grit & clean.
Mask glass for spray
Finish paint two coats

Exterior brick walls – Upper- Above grade

Remove paint from exterior walls using peel-away or CO2 blasting

Clean and wash brick façade, neutralize chemicals

Remove failed bricks as necessary rebuild using lime mortar matched to original color & hardness via US Heritage group

Re-point exterior brick wall

Seal masonry with appropriate sealant

Exterior brick walls – Lower - Below Grade

Remove sidewalk and excavate to foundation footers and inspect – store for reuse

Remove dirt and loose scale from bricks and allowed to dry.

Remove fail, bricks, and replace

Parge wall with a high lime, soft masonry mortar to 3/8-1/2 inch

Parge soft mortar with waterproof cement

Install window boxes – per the original building configuration

Install drain tile

Spray water and vapor barrier butane to seal below grade masonry

Spray 8” closed cell foam insulation

Place Geotextile Fabric into cavity

Backfill to original sidewalk elevation allowing for sidewalk pan, sand and pavers

Install 1-inch watertight expansion joint around perimeter of building and sidewalk

Install downspout cut outs and sidewalk

Remove PVC piping and replace with copper where necessary

Soffit and Fascia

Remove paint from soffit & fascia

Rebuild repair, soffit fascia

Fabricate & install missing building elements, turned knobs

Soffit and Fascia - Prime with oil, Prime with latex, Paint two coats,

Roof

Clean roof, removing rust and scale

Apply two coats metal primer using the acrylic roof ceiling system

Apply standard primer with acrylic. Macks mesh impregnated into paint.

Apply three topcoats of acrylic max paint

Sunroom Appendage - Footers

Install footers and structural beam under the appendage sunroom to mitigate termite damage

Jack to original elevation

Sister joist as necessary

Sunroom appendage

Gut room to studs, remove termite infested wood and replace as necessary

Fabricate double hung window frame, and sash replicate per the original and install

Install electrical, plumbing as required

Install spray foam insulation

Install blue board and plaster walls

Take radiator to welder to be repaired or replaced with similar unit

Sunroom appendage – exterior

Strip paint from wood along windows and clapboards repair and replace as required

Paint exterior wood using standard method

Excavate concrete pad lower grade to original depth cover with brick pavers or stone

Replace all the spalled bricks

Fabric and install new gate

Sunroom appendage - Roof (lower)

Assessed condition, options are to cover with Acrylmax paint system or remove and replace with copper standing seam.

Re-flash roof into adjacent building, masonry and seal

Remove and replace balustrade on lower roof, replaced with a more architecturally correct style

Copper Gutters

Remove aluminum gutters on the sunroom, appendage and replaced with half round copper gutters matching the central building

Basement Slab removal and replacement

Demo and excavate interior concrete basement slab

Install perimeter drain tile to sump pump

Excavate sump pump capture basin under entranceway stairwell

Concrete form work for sump pump area

Close off, seal, and waterproof below grade open doorway entrance in sump pump area

Excavate basement to required depth for slab gravel & insulation

Basement plumbing

Install water and drain piping as required prior to concrete slab pour

Install plumbing and drain piping as required for basement bathroom and kitchen knockouts

See MEP Drawings

Basement electrical

Install electrical conduit as required prior to concrete slab pour

See MEP Drawings

Basement Slab Replacement

Install gravel drainage

Install water and vapor barrier – ensure to follow Proper detailing as to lapping with J drain installed on the interior vertical walls

Install insulation

Install expansion watertight gasket around perimeter of room– ensure to follow Proper detailing as to lapping with J drain installed on the interior vertical walls

Install hydronic heating piping

Prep for concrete installation pour

Install concrete slab

See MEP Drawings

Basement stairs

Repair/rebuild basement stairs, removing rotted wood as necessary.

Reattach to the wall

Basement crawl space access

Construct hinged book shelving area/door to fit into existing window millwork

Construct removable insulation/air seal to rear of hinged book shelf

New basement windows

Design new basement window windows

Construct/fabricate new basement windows with tinted thermal plain & argon gas, triple pain glass

Remove existing window wood header where required

Install temporary structural supports

Install temporary masonry clamps

Installed new mill window header constructed out of White Oak

Install new windows, insulate, and seal as required

Basement Frame-Out

Install J drain & vapor/ water barrier. Installed as a curtain on walls from ceiling joist to below the slab, installed so as to contain and force water into the sump pump drain tile

Offset Metal Wall framing 1.5" off the concrete / brick walls.

Install conduit, electrical boxes, and utility access etc

Insulate with closed cell foam flush to studs' face

Window Headers - Millwork

Design and reconstruct missing window headers, to include millwork, copper work, and flashings

Install Millwork

Paint millwork on the exterior

Install Flash with 1lb copper

Window shutters – Millwork

Do takeoff on the shutters, and do build drawing for shutters fabrication

Fabricate Shutters in Spanish Cedar

Salvage, existing shutter, hinges, strip, clean, prime, and paint black

Prime twice with oil, two finish coats

Install shutter hinges

Install shutters

Plaster Work

Lime plaster failed plaster in entryway and 1st floor hallway ceiling

Lime plaster 1st floor front ceiling

Lime plaster cut-out for electrical run/pulling

Front Entry Door and Millwork

Do you take-off of doorway and surrounding millwork and do build drawings for replacement millwork fabrication.

Fabricate door in Santos Mahogany

Fabricate surrounding millwork in Santos Mahogany

Install conduit and electronics for door controls, security as necessary in building, surrounds and millwork

Install entranceway keypad and video camera

Install gas line and control wiring for exterior gas luminaries

Install Santos mahogany columns, Prime and paint using standard methods

Repair in situ, existing doorway, header millwork, Prime and paint using standard methods

Fabricate copper flashing for existing doorway header millwork

Attic Area

Remove all existing legacy wiring, including knob and tube, ceramic connectors

Vacuum out all existing insulation and dirt

Install lighting, sufficient for productive work in area, place illuminated light switch at egress area.

Install light visible in the ceiling/wall area, indicating that the attic is in the on or off position

Inspect HVAC air handler in attic and make an assessment as to next steps

Install spray foam installation - 4-pound open cell foam to 6" depth

Install conduit for service entrance cable, that crossing the building through the attic and exiting to the rear alley

Remove legacy electrical wire that runs around the perimeter of the building and remove legacy service meter

Electrical

Install electrical as shown in MEP drawings, and field conditions demand

Tasks

Install electrical service entrance conduit to run from utility three wire drop, across the interior of the attic to the rear alleyway, soffit fascia, down the exterior wall to new meter base installed.

Install new meter base, with two 3-inch conduits exit in the rear of the box, and passing through exterior brick and rim plate into the ceiling of the basement as shown in the MEP drawings

Install two 200 amp, master breakers panel boxes with built-in electronic monitoring controls as shown in MEP drawings

Install Riser and Pathway conduit, cable tray, raceways etc.

Install Spider Voltage/Data boxes

Install - Run 1" Flex conduit for electrical - Greenfield

Install - Run 1" Flex conduit for Data - Greenfield

Install - Run 3/4" Flex conduit for electrical Lighting Figure – Home run all lighting to centralized control panel

Building Controls / Automation**Lighting**

Lighting and systems control VIA Lutron Vive, Maestro Wireless Dimmers/Switches, and Pico remotes

All switching is home run to central control panel

All Lighting is home run to central control panel/breakers

All wall switches are wireless Pico remotes

All rooms have motion sensors / automation for illumination and HVAC

Vive Hub / Central processors placed in hallway on each floor level

Fire

Siemens Cerberus PRO or Honeywell MS-10UD - TBD

Door/Egress

DoorBird D2101KV / D1101V - TBD

Window

Sade Controls Lutron - TBD

Low-Voltage Systems Installation**Structured Cabling**

Install Riser and Pathway conduit, cable tray, raceways etc.

Data networks (Cat7 & Fiber), Voice (VoIP), Security systems & access control, Fire alarms, Audio/visual systems, Building automation systems

See MEP Drawings

HVAC**Boiler – Legacy Radiators**

Remove existing boiler and piping to include the gas line, retain piping as necessary for the reattachment of radiators.

Reuse black pipe for new gas line runs

Build new manifold and pump station in area as indicated in MEP drawings

Label and remove radiators to offsite contractor to sandblasting and electrostatic paint, retain, and label legacy valves,

Clean, and refurbished valves

Reinstall radiators using refurbished valves connecting to Aquatherm pipe runs.

HVAC CONTROLS

Install intelligent controls to manage integration between the boiler and the Mitsubishi mini split heating system

Install 10 thermostats co-integrated into Mitsubishi HVA system and the boiler

Boiler – radiant floor

Install radiant floor manifold and pump system as indicated in the MEP drawings using a heat exchanger of primary boiler manifold.

Install Rehau PEX radiant tubing in the concrete slab

Install Rehau, stainless steel manifold, and pump system

Install Rehau sensors in concrete slab

Mitsubishi mini split

Install Mitsubishi mini split system – 10 zones (3 zones Basement, 4 zones 1st floor, 3 zones 2nd floor)

Install intelligent controls to manage integration between the boiler and the Mitsubishi mini split heating system

Interior Finishes

All Millwork to be striped to bare wood, sanded, cleaned and repaired. Primed twice with oil, once with latex and two topcoats.

Windows

Window locks

South & West facing windows receive automated window shades - TBD

Doors

Door locks and controls - TBD

Base Boards

Entryway door Area – Rebuild

Demo Floor & Rotted Joist

Rebuild with countersunk bronze pan to accommodate bristle doormat flush with surrounding wood flooring.

Source wood flooring to match existing wood floors

Plaster

Repair plaster walls as required using linen as bridging between the running cracks courses from earthquake damage

Floor

All floors and stair treads to be sanded, stained, sealed and refinished in BONA HD Traffic Satin Finish - Three Coats

Paint

1st Primer Oil – Sherwin Williams premium exterior oil primer

2nd Primer Oil – Sherwin Williams premium Interior or exterior Latex primer

Finish Coat – As specified or Typically Farrow & Ball Dead Flat Two Coats

Bathroom – Basement

Bathroom – 2nd floor

Kitchenette Area – 1st Floor Under Stairway

Design and fabricate cabinets with Corian countertop to accommodate microwave, coffee, machine, and Butler's sink.

Handrail - Baluster Repair & Refinish

Handrail inspect make assessment for needed repairs

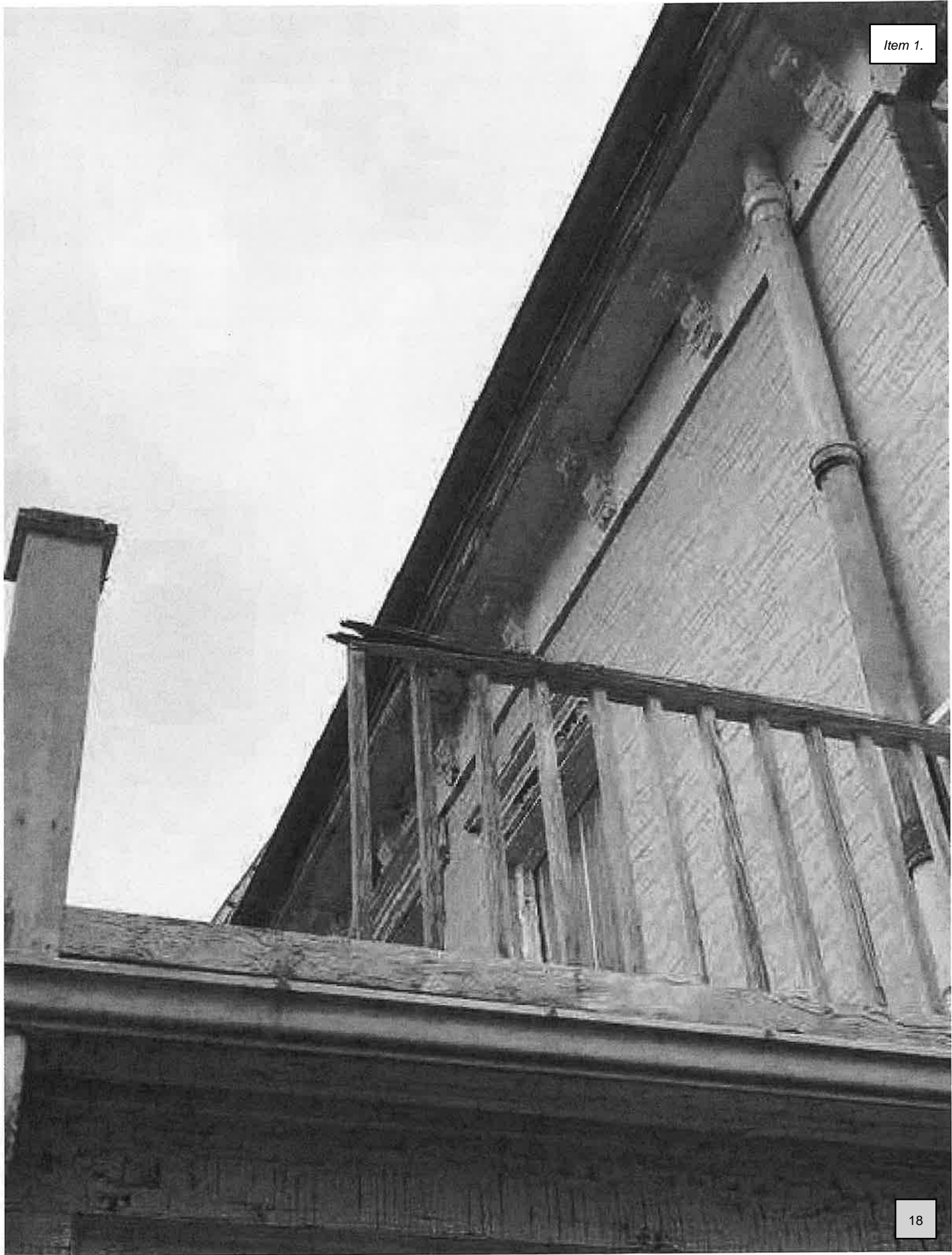
Baluster sand/remove paint and repaint

Ceiling medallions

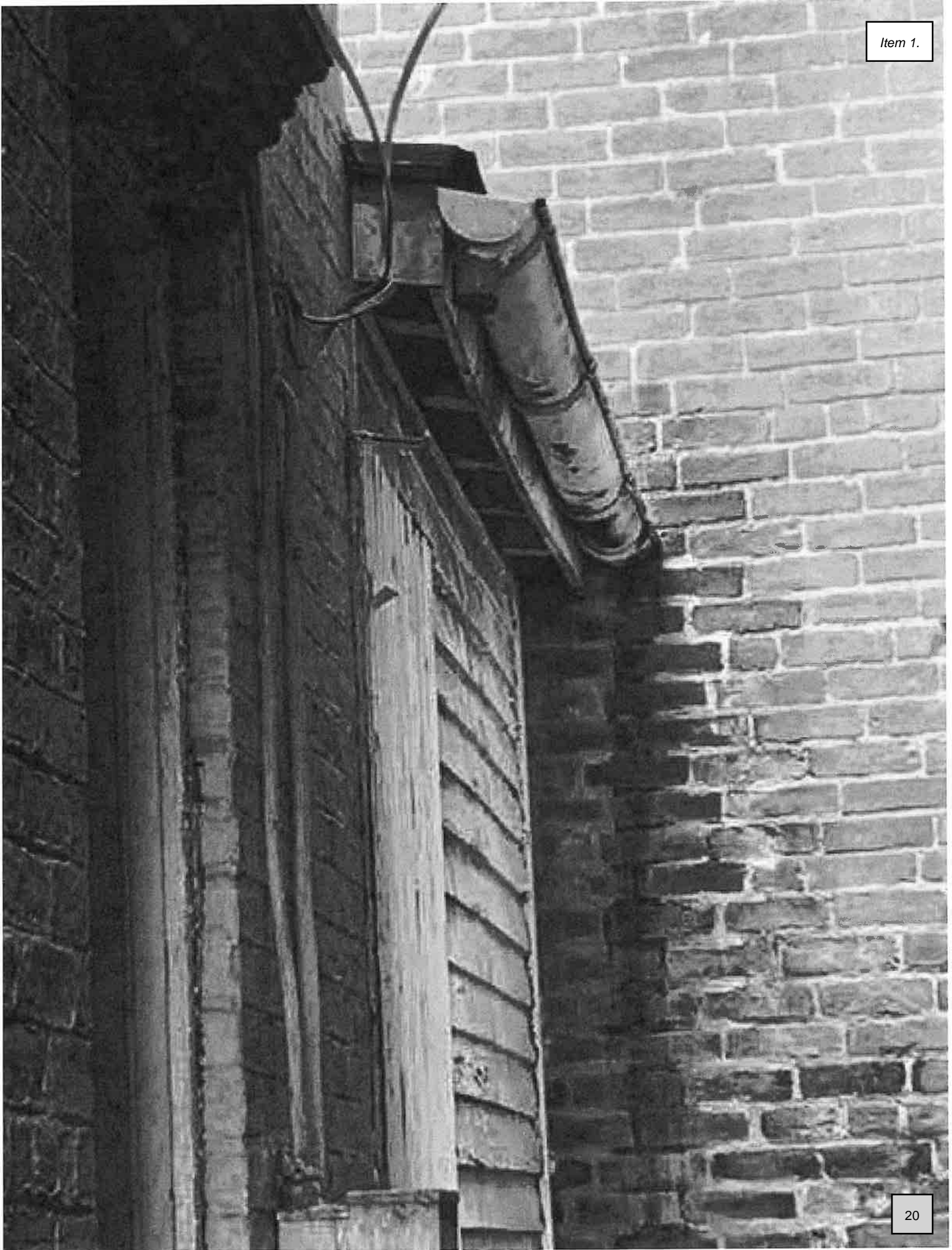
Wall Lighting

Ceiling lighting

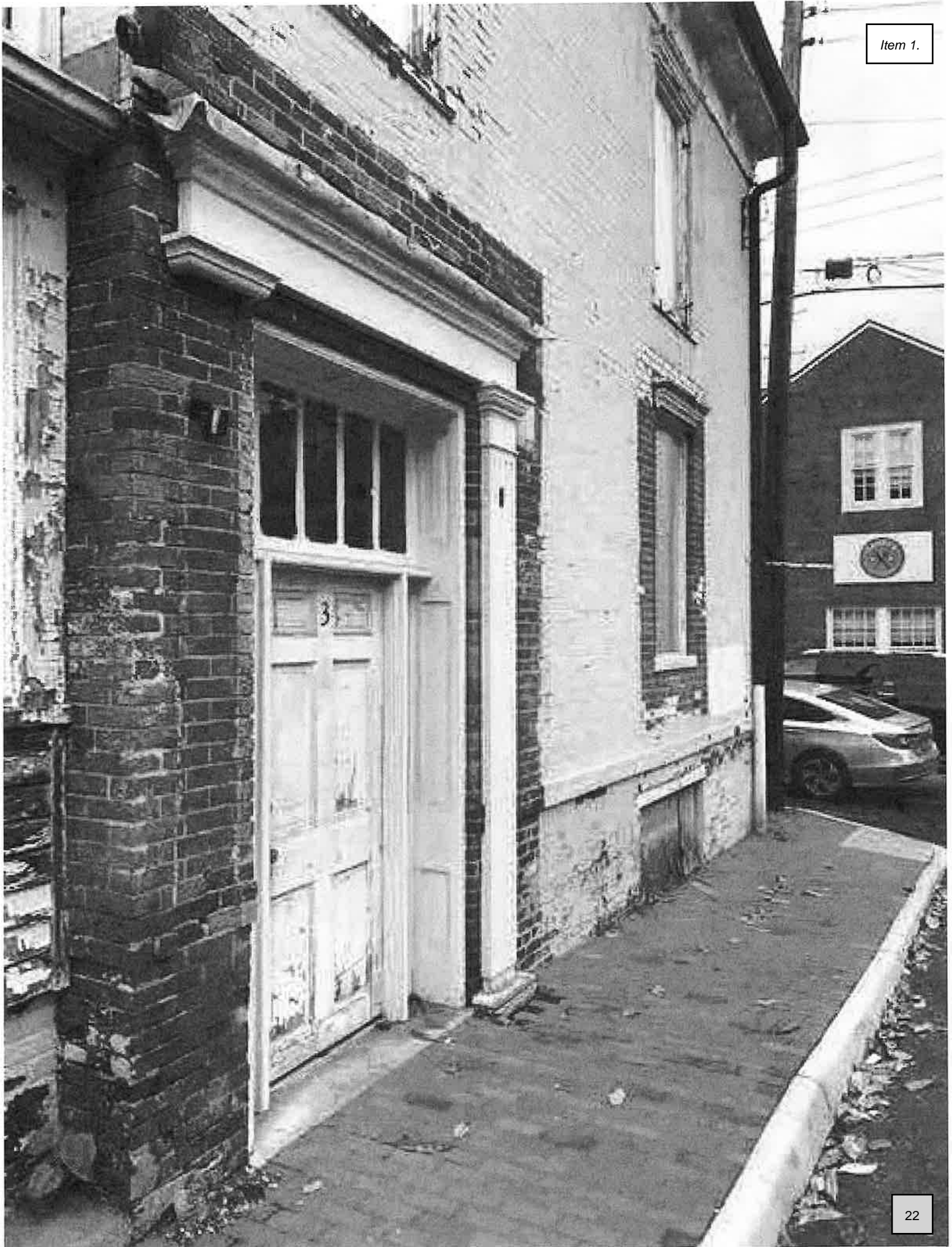




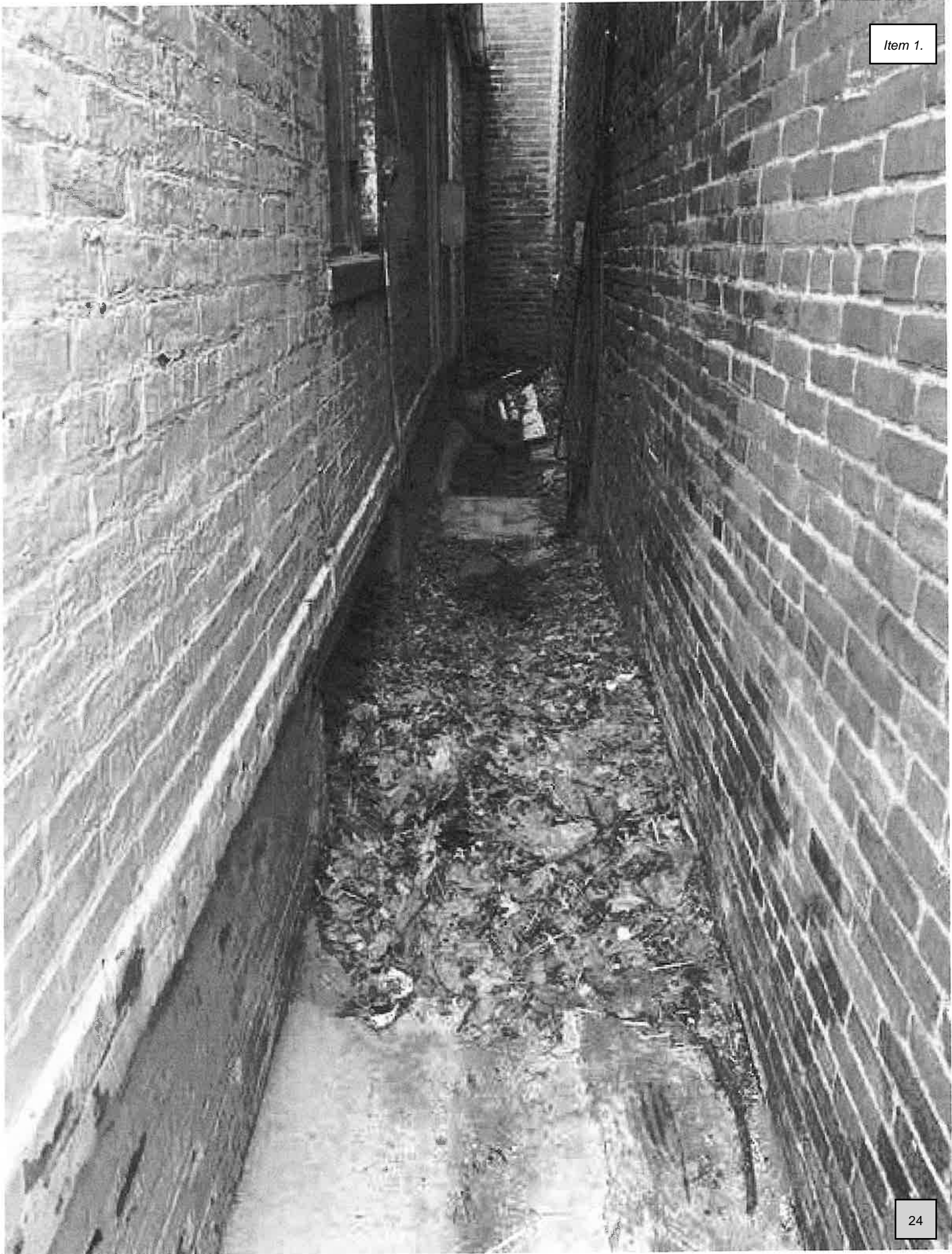














Item 1.









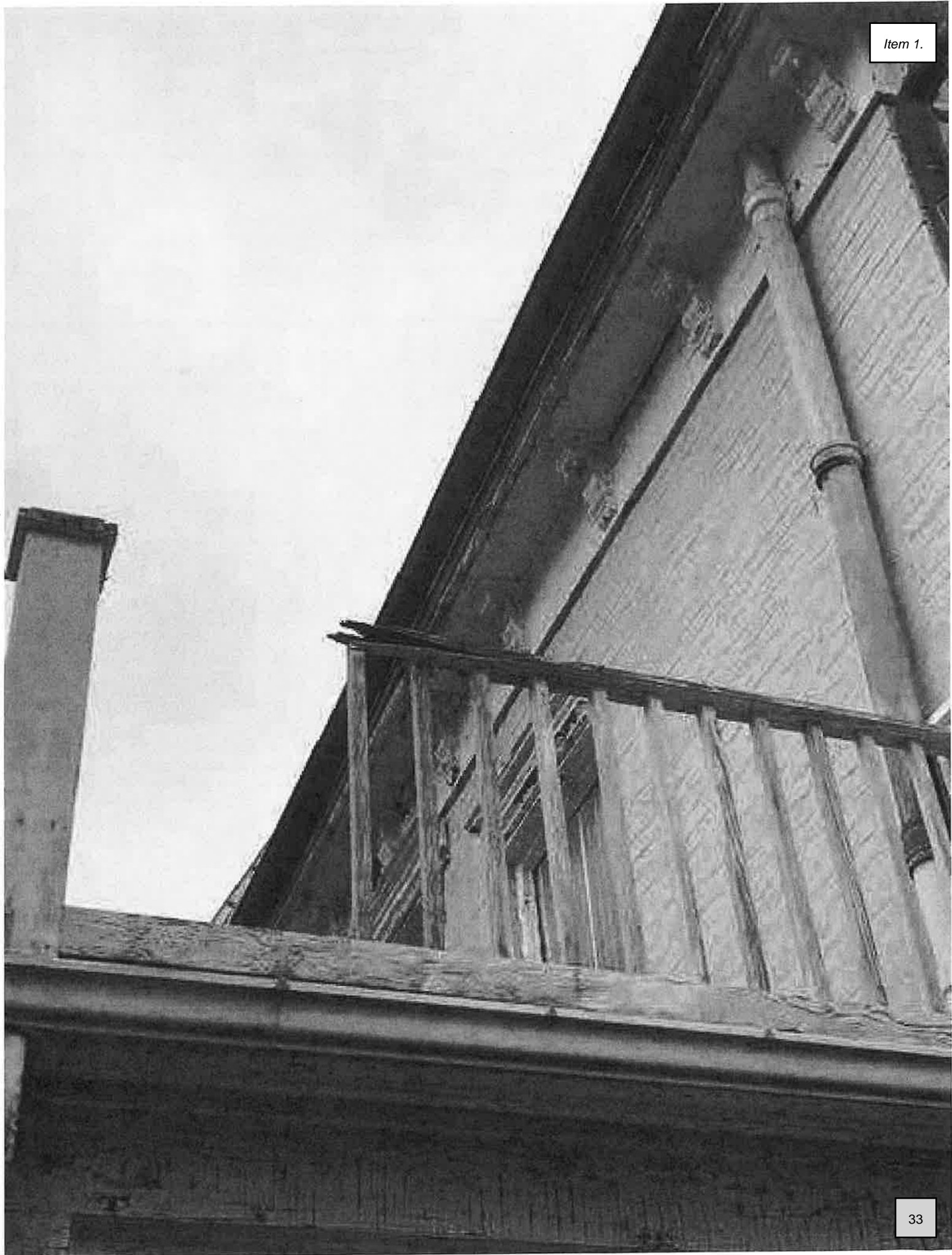
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Item 1.







ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 25-53

July 24, 2025

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 25-53** located at **3 Hotel Street** for the request to request to conduct multiple in-kind exterior rehabilitation projects, including masonry and mortar joint repairs, roof repairs, repairs to windows and doors, and all associated architectural elements at **3 Hotel Street**, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The use of any pressure washing beyond 300psi shall not be permitted, as it is considered too abrasive and can damage historic masonry. Any cleaning of masonry shall be conducted utilizing the gentlest means possible.
- 3) The use of any spray foam shall not be permitted.
- 4) The following recommendations outlined in the Historic District Guidelines shall be adhered to:
 - a. 1. MAINTENANCE ACTIVITIES
 - i. C. Maintenance & Cleaning
 - b. 3. BUILDING COMPONENTS
 - i. A. Foundations & Walls
 1. A1: Masonry
 2. A3: Mortar & Pointing
 3. A4: Woodwork: Trim, Decoration, & Siding
 - ii. B. Windows & Doors
 - iii. F. Roofs

5) Any additional comments as needed.

Motion to Approve By:

Seconded By:

For:

Against:

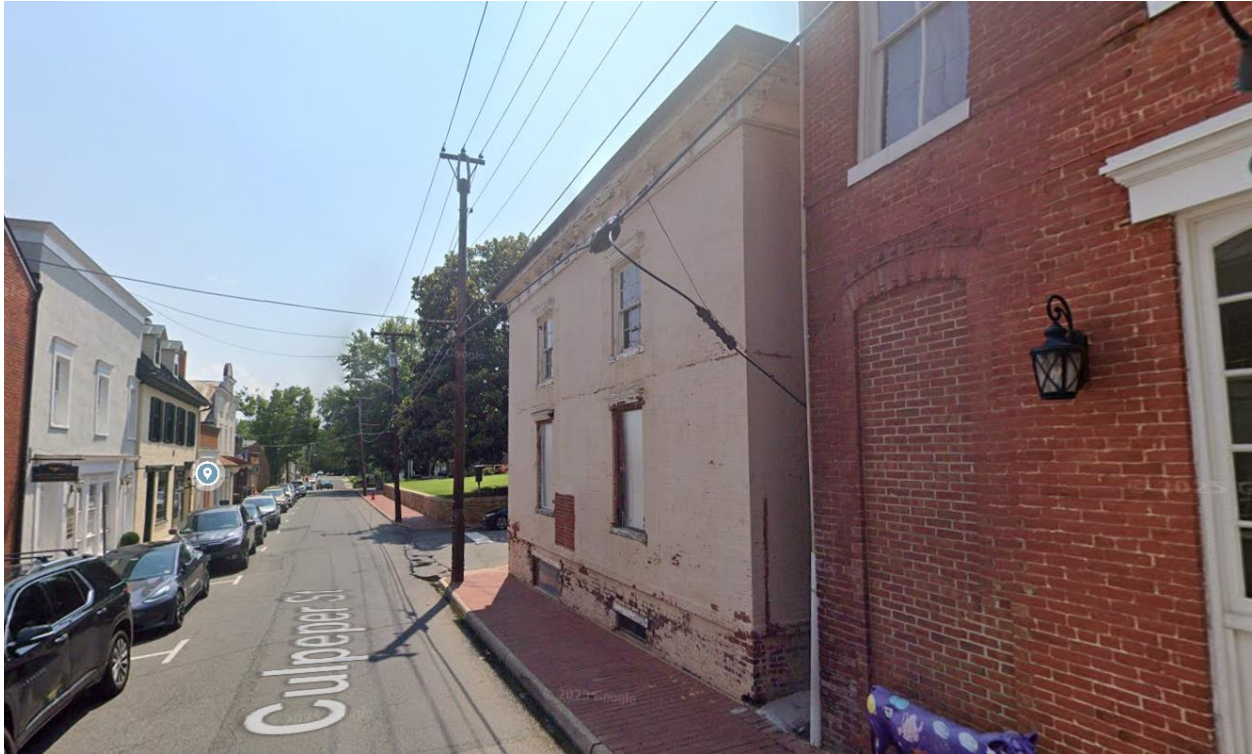
Abstained:

Vicinity Map – Street View



Street View:





Photos/Plans (*Additional Applicant-provided plans and photos will be provided prior to the scheduled meeting. Please see current photos and scope of work provided.)



Community Development
Department

STAFF REPORT

Meeting Date:	July 24, 2025
Agenda Title:	COA 25-53 3 Hotel Street
Requested Action:	Review proposal for the request to conduct in-kind exterior rehabilitation.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to conduct the following exterior rehabilitation projects:

1) Exterior Windows - Window Frame Repair - in situ

Strip exterior window frames to wood

Rebuild patch and prep for paint

Mask masonry with duct tape for painting window frames

Prime window frames with oil two coats

Sand window frame

Prime with latex

Paint exterior window frames – two coats

2) Exterior Windows - Window Sash Repair

Remove window sashes

Strip window sashes to bare wood

Remove glass and clean for reinstallation

Source historically, accurate glass as required

Clean glass with ceramic polish

Sand, clean window sashes

Repair window sashes as needed

Reassemble windows

1st Prime windows sashes with oil primer

Install glass and glaze

2nd Prime windows sashes with oil primer

3rd Prime windows sashes with oil primer

Sand to 220 grit & clean.

Mask glass for spray

Finish paint two coats

Window Headers - Millwork

Design and reconstruct missing window headers, to include millwork, copper work, and flashings

Install Millwork

Paint millwork on the exterior

Install Flash with 1lb copper

Window shutters – Millwork

Do takeoff on the shutters, and do build drawing for shutters fabrication

Fabricate Shutters in Spanish Cedar

Salvage, existing shutter, hinges, strip, clean, prime, and paint black

Prime twice with oil, two finish coats

Install shutter hinges

Install shutters

3) Exterior Brick Walls - Upper - Above Grade

Remove paint from exterior walls using peel-away or CO2 blasting

Clean and wash brick façade, neutralize chemicals

Remove failed bricks as necessary rebuild using lime mortar matched to original color & hardness via US Heritage group

Re-point exterior brick wall

Seal masonry with appropriate sealant

4) Exterior Brick Walls - Lower - Below Grade

Remove sidewalk and excavate to foundation footers and inspect – store for reuse

Remove dirt and loose scale from bricks and allowed to dry.

Remove fail, bricks, and replace

Parge wall with a high lime, soft masonry mortar to 3/8-1/2 inch

Parge soft mortar with waterproof cement

Install window boxes – per the original building configuration

Install drain tile

Spray water and vapor barrier butane to seal below grade masonry

Spray 8” closed cell foam insulation

Place Geotextile Fabric into cavity

Backfill to original sidewalk elevation allowing for sidewalk pan, sand and pavers

Install 1-inch watertight expansion joint around perimeter of building and sidewalk

Install downspout cut outs and sidewalk

Remove PVC piping and replace with copper where necessary

5) Soffit and Fascia

Remove paint from soffit & fascia

Rebuild repair, soffit fascia

Fabricate & install missing building elements, turned knobs

Soffit and Fascia - Prime with oil, Prime with latex, Paint two coats,

6) Roof

Clean roof, removing rust and scale

Apply two coats metal primer using the acrylic roof ceiling system

Apply standard primer with acrylic. Macks mesh impregnated into paint.

Apply three topcoats of acrylic max paint

7) Sunroom Appendage – Footers

Install footers and structural beam under the appendage sunroom to mitigate termite damage

Jack to original elevation

Sister joist as necessary

8) Sunroom Appendage – Exterior

Strip paint from wood along windows and clapboards repair and replace as required

Paint exterior wood using standard method

Excavate concrete pad lower grade to original depth cover with brick pavers or stone

Replace all the spalled bricks

Fabric and install new gate

9) Sunroom Appendage - Roof (Lower)

Assessed condition, options are to cover with Acrylmax paint system or remove and replace with copper standing seam.

Re-flash roof into adjacent building, masonry and seal

Remove and replace balustrade on lower roof, replaced with a more architecturally correct style

10) Copper Gutters

Remove aluminum gutters on the sunroom, appendage and replaced with half round copper gutters matching the central building

11) New Basement Windows

Design new basement window windows

Construct/fabricate new basement windows with tinted thermal plain & argon gas, triple pain glass

Remove existing window wood header where required

Install temporary structural supports

Install temporary masonry clamps

Installed new mill window header constructed out of White Oak

Install new windows, insulate, and seal as required

12)**Front Entry Door and Millwork**

Do you take-off of doorway and surrounding millwork and do build drawings for replacement millwork fabrication.

Fabricate door in Santos Mahogany

Fabricate surrounding millwork in Santos Mahogany

Install conduit and electronics for door controls, security as necessary in building, surrounds and millwork

Install entranceway keypad and video camera

Install gas line and control wiring for exterior gas luminaries

Install Santos mahogany columns, Prime and paint using standard methods

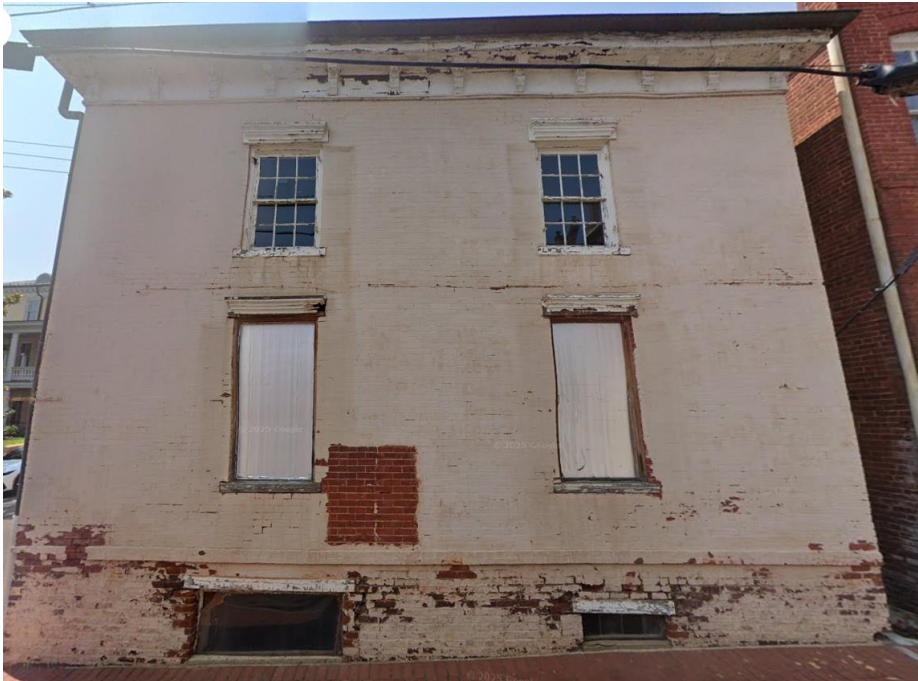
Repair in situ, existing doorway, header millwork, Prime and paint using standard methods

Fabricate copper flashing for existing doorway header millwork

BACKGROUND

This resource was constructed in c.1850. Historically, this building was used as an office building by D.H. Lees Real Estate and Insurance. By 1915, a 1-story addition was constructed and connected 3 Hotel Street to 7 Hotel Street. This resource represents a typical mid-nineteenth-century commercial-style building within the district. This resource retains integrity of location, design, setting, materials, workmanship, feeling, and association. It falls within the district's period of significance and contributes to the commercial character of the district. Although it does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.





DESIGN GUIDELINE CONSIDERATIONS

C. MAINTENANCE & CLEANING

Maintenance helps to preserve the integrity of historic buildings. Regular cleaning and annual inspections of historic buildings help to prolong the lifespan of a building. Be sure all maintenance is appropriate for the individual structure. Inappropriate cleaning and coating treatments are a major cause of damage to historic buildings.

GUIDELINES

1. Clean building surfaces with the gentlest means possible.
2. Clean surfaces only when sufficiently soiled, to avoid inflicting unnecessary damage to materials. Test all cleaning methods on an inconspicuous surface prior to application on remainder of building.

NOT historically appropriate:

- a. Sandblasting and other cleaning methods that will damage the historic building.
- b. Corrosive cleaning products, acids, high pressure water cleaning, and steam cleaning are not appropriate for historic buildings, nor is the use of water or liquid cleaners when there is a possibility of freezing temperatures.

[CLICK FOR MORE INFORMATION](#)

BEST PRACTICES

- Clean masonry surfaces only when necessary using the gentlest means possible. Water washing at 100 PSI sprayed down from the eave (not upward) and avoiding crevices, architraves and openings is recommended. A mild non-ionic detergent may be added to remove oils. A soft natural bristle brush is recommended but avoid joints. Never wash in/near freezing weather. Tests for the proposed method of cleaning should be performed before cleaning the entire area to ensure that the cleaning will not harm the masonry. Tests should be performed over a sufficient period of time to evaluate both the immediate and long-range effects of the cleaning.
- Clean soft metals such as bronze, lead, tin, copper,terneplate, and zinc with appropriate chemical methods because their finish can be easily damaged with abrasive methods. Use the gentlest cleaning methods for cast iron, wrought iron, steel, and hard metals in order to remove paint buildup and corrosion. If hand-scraping and wire brushing have proven ineffective, low pressure dry grit blasting may be used as long as it does not abrade or damage the surface. Test cleaning methods on an inconspicuous area prior to application on the remainder of the feature or building component. Use cleaning methods that do not alter or damage the historic color, texture, and finish of metals. Do not remove the patina of historic metal or clean soft metals using abrasive methods that damage the surface.
- A variety of treatments are available for graffiti removal that will not damage the surface of historic masonry. Removal techniques, which are chosen according to the type of graffiti and the masonry, range from simply erasing penciled graffiti with soft erasers, or removing chalked graffiti with soft brushes, to poulticing with water (with or without detergents), poulticing with organic solvents or alkali-based paint removers, or applying bleach to remove painted graffiti. In very limited situations, it may mean using very delicate and controlled abrasive means. Successful graffiti removal often requires a combination of cleaning materials and methods.
- If historic masonry is in good condition, water-repellent coatings should not be necessary. In most instances, waterproof coatings should not be applied to historic masonry.
- Although masonry construction is known for its durability, brick, stone, and concrete block walls are often mistreated with harmful chemicals and abrasive cleaning methods. Rotary disc sanders, sandblasting, or power blasting wet or dry grits including nut shells, glass powder, silica beads, plastic, ice or sponge particles, and baking soda work by removing portions of the masonry along with the offending dirt, graffiti, or paint subject. The loss of any part of the face of brick begins an erosive spalling of the fabric. Sandstone and limestone are vulnerable soft stones and harder ones crack. Without their protective face finish, water absorption increases and hastens deterioration. Although promoted as safe products, water-repellent coatings are intended to seal masonry surfaces from liquid water penetration while allowing water vapors to escape. However, structural harm occurs when water vapor condenses in cold spots, liquidizes, and becomes trapped inside the wall but cannot escape outside the repellent coat. Further, similar to waterproof coatings, when dampness rises through masonry capillaries from the ground, the wall cannot breathe or dry. The moisture then has no recourse but to rise higher into the wall where spalling, staining or plaster failure may evolve. Visually, water-repellents darken and leave an unnatural shiny or polished finish. With so many unsolved risks, it is recommended that water-repellent and waterproofing coatings not be applied to historic buildings and that

A. FOUNDATIONS & WALLS**A1. MASONRY**

Figure 3-23 Salt efflorescence is a sign of nemetual moisture on masonry surfaces

BEST PRACTICES

- Evaluate the overall condition of the masonry, mortar, and drainage system. Determine the source of moisture in the foundation (if any) and repair improper drainage systems and disintegrating mortar with similar consistency and color first.
- Repair and maintain leaking or poorly functioning roof drainage, flashing, gutters, and down spouts. Fasten an extender or ground leader to down spouts or install an underground French drainage system to carry water away from the foundation.
- The treatment of typically porous masonry with recurrent salt crystallization is challenging for architectural conservators. Clean walls gently with a soft natural bristle brush or try a clay poultice or one of paper or cotton fibers to draw the salts out of the masonry as a maintenance treatment. Masonry may be stable for long periods but an environmental change such as suddenly dehumidifying a humid cellar may make salts appear on the walls which will cease and stabilize in time.
- Stone walls and foundations with bulges, separating cracks, and stones sheared from pressure should be investigated for cause of weight shifting and monitored for further movement. Is the foundation supporting an abnormal load such as a later floor addition? If so, it may need additional support below grade or buttressing. Hydraulic cement may be introduced below grade.



A. FOUNDATIONS & WALLS

A1. MASONRY

GUIDELINES

1. Retain, preserve, and repair the historic masonry including foundations, walls, and masonry details or features of the building.
2. Restore and repair masonry features by patching, piecing in, or consolidating the masonry using recognized preservation methods. Repair also may include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes or sufficient historical documentation for an accurate reconstruction of the original. Do not remove or rebuild a major portion of a masonry feature that can be repaired.
3. Replace and recreate original masonry in kind if missing or damaged beyond repair. When damaged or missing masonry must be replaced, use materials of the same size, color, and hardness. When appropriate, alternative materials may be used for masonry that convey the visual appearance of the surviving parts of the masonry feature and that are physically and chemically compatible with the historic fabric.
4. Recreate, design, and install a new masonry feature such as a cornice or door surround when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation, or be a new design that is compatible with the size, scale, material, and color of the historic building. Be careful not to create a false historic appearance by adding features that were not historically extant or that are not appropriate to the building.
5. Remove organic plant material climbing the building and from areas close to the foundation and facades. Consider planting a thick grassy turf or putting a river rock pebble gravel against the wall instead of invasive plants.
6. Erosion of soil away from or up to a foundation can cause moisture and structural problems in masonry. It is recommended that the slope direction be evaluated and a positive slope away from the building be established.

NOT historically appropriate:

- a. Removing paint from historically painted masonry; do not nor paint a previously unpainted masonry building or wall.
- b. Using a rotary disc sander, grinder, or power saw to remove paint or cement on masonry.
- c. Sandblasting or power blasting wet or dry gritty substances of any kind, including baking soda on a masonry building or structure. This extremely harmful practice removes fabric along with the offending paint, dirt, biological matter, or graffiti and accelerates deterioration.
- d. Using water-repellent or water-proofing coatings.
- e. Using synthetic stone or synthetic masonry on contributing buildings.



A. FOUNDATIONS & WALLS

A3. MORTAR & POINTING

Mortar is an important component of a stone or brick masonry wall in consistency and color. Although fired strong and enduring hundreds of years, early bricks can be relatively porous and are not as rigid as those made since the addition of Portland cement after circa 1880. Mortar recipes for masonry were commonly softer up to the twentieth century and were comprised of either lime and sand or added clay. Pulverized oyster shells and brick were sometimes substituted for lime or clay content, as well as color for the latter. Early bricklayers and stonemasons recognized that mortar served as a cushion as well as a bond that allowed some movement relative to each form. Their masonry structural systems depended on flexibility to compensate for uneven settlement of foundations whereas modern walls rely on rigidity requiring reinforcement rods to deter cracking. Pre-1900 bricks and softer mortar recipes are a good marriage, just as their later mass produced twentieth- and twenty-first-century counterparts are compatible to one another.

After re-pointing with hard inflexible cement, porous and softer historic bricks are prone to spalling in the summer and mortar separation in the winter, allowing water to enter the joints and further deterioration to occur. The original mortar allowed for expansion/contraction and re-pointing with a similar mortar will extend the life of the wall.



Figure 3-24: This brick wall was improperly repaired; the replaced mortar does not match the existing mortar profile, color, composition, or texture. Further, an improper re-pointing technique damaged the brick.

GUIDELINES

1. Use Portland cement on repair of buildings post-1900 unless the earlier common lime-sand-clay mortar was used. Original mortar type, color, and coarseness should be replicated.
2. If mortar joints are disintegrating and loose bricks or stones need repair, determine the original mortar consistency and content of any re-pointing. Determine whether brick is handmade or pre-dates the late nineteenth-century. Early bricks are irregular, slightly larger, and more porous than later manufactured bricks. Replicate the original mortar inconsistency and color and match joint tooling.

NOT historically appropriate:

- a. Removing non-deteriorated mortar from sound joints.
- b. Use of hard or Portland cement mortar on old handmade bricks and avoid its use on pre-1900 masonry. This non-flexible modern mortar is harmful to old brick and does not replicate the original in consistency, color, or appearance.



Figure 3-25: Do not re-point masonry joints with a mortar that does not duplicate the old in strength, composition, color, and texture, as pictured above. Whether original to the house or added at a later date—the appropriate design minimally affects the integrity of the house.

A. FOUNDATIONS & WALLS

A4. WOODWORK: TRIM, DECORATION, & SIDING

The wood wall surface is another important character-defining feature in the Warrenton Historic District. There were many frame nineteenth-century commercial buildings and houses in Warrenton that were destroyed by the fires of 1909 and 1910. The fires caused the Town Council to ban frame buildings for a period; the two remaining at 22-24 and 68 Main Street are rare commercial examples. There are more residential frame buildings, clad with weatherboard, vertical and horizontal planks, board and batten, and wood shingles. Pine, white oak, poplar, and cedar are among the favored tree species for wood wall cladding.



Figure 3-26: Identify, preserve, and retain all original wood features. Wood details are critical to the integrity of the built environment.



Figure 3-27: The unpainted wood siding on this house is inappropriate to the character of the street and clashes with the historic neighborhood.



Figure 3-28: The wood detailing of this intricate Greek Revival portico includes a full Doric entablature supported by columns and an ornate door surround.

GUIDELINES

1. Identify, preserve, and retain all original wood features, especially those that are important in defining the overall historic character of the building such as cornices, brackets, window and doorway trim, and siding.
2. Repair wood features by patching, piecing in, or reinforcing the wood using recognized preservation methods, such as an epoxy consolidant and filler. Repair may also include the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of features when there are surviving prototypes or sufficient documentation for an accurate reconstruction of the original.
3. Replace and recreate original woodwork in-kind if missing or damaged beyond repair. Use physical evidence to guide the new work if the overall form and detailing are still evident. Only replace the deteriorated or missing parts of the feature.
4. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered. The following materials have been used successfully in the past: wood composite materials (including extruded wood composites) and fiber cement siding that is historically appropriate in texture and profile, is used in limited applications, and is applied on non-primary façades. Alternate materials may be considered if there are inherent flaws in the original materials, and/or if code requirements prompt a change.

NOT historically appropriate:

- a. Covering or obscuring original wood siding or other features with vinyl, aluminum, or other products.
- b. Entirely removing any historic wood trim as a feature of the home.

BEST PRACTICES

- Evaluate the overall condition of the wood wall surfaces, wood features, and drainage system.
- Repair and maintain leaking or poorly functioning roof drainage, flashing, gutters, and down spouts. Fasten an extender or ground leader to down spouts or install an underground French drainage system to carry water away from the foundation of the building to deter rising moisture.
- Before completing repairs, make sure that insect and fungal infestation is treated by a licensed exterminator, preferably one who has expertise with historic buildings.
- Treatments to wood wall surfaces and other character-defining wood details should take into account their craftsmanship, design, texture, style, historic character and period of construction.

[CLICK FOR MORE INFORMATION](#)

B. WINDOWS & DOORS

GUIDELINES

1. Preserve and retain historic window and door openings, including window frame, sash, muntins, mullions, glazing, lintels, sills, architraves, shutters, doors, pediments, hoods, transoms, sidelights, steps, and all hardware. Retain fenestration patterning, size, shape, and operation. Owners of buildings with windows and doors that have been altered in the past are encouraged to restore these elements to their original appearance based on site evidence and appropriate historic research.
2. Repair window and door elements by patching, splicing, consolidating, or otherwise reinforcing the historic materials. Such repair also can include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes or sufficient documentation for an accurate reconstruction of the original.
3. Replace in kind an entire window or door that is too deteriorated to repair. If the overall form and detailing are still evident, use physical evidence to guide the new work. Recreate doors and windows to match the appearance of the original window or door design. While modern window materials such as extruded composites will be considered on a case-by-case basis, the new window must match the original in terms of size, shape, profile, depth of sash, width, and setback. Wood doors on primary façades should be replaced with replica wood doors and only if the original is damaged beyond repair. These guidelines encourage the use of substantial and durable materials.
4. Recreate door and window glazing to match the appearance of the original glazing patterns as closely as possible. Maintain the original size, shape, muntin configuration, and number of lights. Do not substantially alter the profile of the frames, sashes, or muntins to accommodate thick (double or triple) replacement glazing. Use clear window glass that conveys the visual appearance of historic glass (transparent low-e glass is preferred).
5. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered, especially on the side or rear façades when minimally visible from the street. All replacement materials must fit the original opening without alteration. Replacement doors on the side or rear façade, when minimally visible from a public right-of-way, may be wood or paneled steel. Substitute materials will be reviewed on a case-by-case basis.
6. If a new use requires that an exterior opening be closed, leave the architrave, window sash, or door in place and frame the new wall over it or to it. Depending upon the exterior plan, a new shutter may cover the opening or the window could remain exposed. This approach leaves the sill, lintel, casing, window sash, or door details unharmed and later owners can more easily restore the feature. Other exterior solutions to save the feature in situ for later use is to consider carrying the wall material across the opening which will cause the removal of the sill but leaves the lintel intact. Do not cover the opening with an entirely different material, such as cinder block, which will draw greater attention to the alteration. The best preservation principle here is to retain the ability to reverse the alteration with the least harm to the historic resource. If the architrave and window sash or door must be removed, the elements should remain in safe storage on the property for potential re-use.
7. Design new windows, doors, and other elements to be compatible with the original building.
8. Construct a new door or window when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation, or be a new design that is compatible with the size, scale, material, and color of the historic building. New windows and doors should also be compatible with the historic character and use of the building.
9. Install additional windows or doors on façades of limited historic interest, usually only in minimally visible rear or side walls. Their design should be compatible with the overall design of the building. Locate new doors and windows to be consistent with the historic architectural style and rhythm of the building. Be careful not to significantly increase the amount of glazing as it will negatively affect the historic integrity of the building by changing the overall design of the building.
10. Design insect screens and storm windows to minimize visual impacts. When replacement windows are installed, double or triple glazing is appropriate as energy-saving elements. Storm windows can be added, either on the outside or the inside, to help insulate and protect existing windows. A storm window should correspond in size, shape, major divisions, and color with the window it covers. New storm windows should not alter the basic shape of the opening. All meeting rails and mullions must align with the original sash and should be painted to match the window frame color. Exterior vinyl or aluminum storm windows are not permissible. Use storm window inserts designed to match the original window frame if placed externally.

CONTINUE ON NEXT PAGE

B. WINDOWS & DOORS

GUIDELINES CONT.

11. Design a new screen or storm door to minimize visual impacts. Storm doors that are mostly glass can be used in appropriate colors. Use a painted wooden screen door or louvered wooden storm door backed with screening in a residential context. Do not use a screen door with a highly decorative design (metal scroll-work, etc.) where it would be out of character. Do not introduce mill finished aluminum storm windows or storm doors.
12. Install operable window shutters, if proper to the style of the building. They should be operable or mounted to look as if they are operable (with all hardware) and of appropriate size.
13. Design new window security devices to minimize visual impacts. Where necessary, use window security devices that are simple in design. Introduce wrought iron security bars with vertical pickets that cover only the lower sash of the first-floor windows or the full height of basement windows. Install security bars on the inside of windows, if possible.

NOT historically appropriate:

- a. Removing a character-defining window, dormer, door, or details such as brackets, quoins, arches, keystones, lentils, sills, hoods, hood molds, paneled or decorated jambs, pilasters, entablature, cornices, pediments, or other related embellishments.
- b. Changing the size, number, and location of doors and windows, which affects the original design and style of the building.



Figure 3-30: Preserve and retain original and historic-age doors such as these double-leaf, panel and glass doors. Note the corresponding screen doors, made to fit.



B. WINDOWS & DOORS

B1. CRITERIA FOR WINDOW REPLACEMENT REVIEW

When applying for the installation of replacement windows or doors, it is important that the new windows be a visual match for the original windows. To help ensure that, the Architectural Review Board reviews the following criteria:

- The technical feasibility of replacing the windows in kind;
- Identical arrangement and shape of the window sashes and muntins;
- Identical sidelines (widths of window elements and expanse of glass);
- Comparable window elements in terms of size, shape, profile, depth of sash, width, and setback;
- Sash detailing (including beveled recreations of the window putty at sash and muntins);
- Custom profiles to match the original window framing;
- Custom color(s);
- Clear, unwarped glazing (yielding unwarped reflections).



Figure 3-31: The window on right is a wood replacement with moderately accurate detailing. It mimics an original window, as seen on the left. The replacement has slightly thicker muntin profile than the original and also has an incorrect division of lights (nine-over-nine-light as opposed to the original six-over-six-light sashes). Despite these inconsistencies, it is a good fit for the historic district.

CLICK FOR MORE INFORMATION

F. ROOFS

Zoning Ordinance Article 3-5.3.4.1 (4)

The principal roof forms include flat, hipped, mansard, gambrel, shed (half gable), gable, and pyramidal. There are several variations or combinations of these resulting in cross gables, a clipped or jerkin-head gable, which has a short hip slant at the gable end, and the rare gable roof on top of a hip. The rise of a wall above the eave creates a parapet roof. The repetition of the slope and pitch height of the roof in a particular architectural style ultimately made the form an easily recognized feature of that design. A gambrel roof immediately suggests Dutch influence and is a prominent character-defining feature of the Dutch Colonial Revival style. The Greek Revival roof has a lower pitch than the steeply-pitched gable of its Federal-style predecessor. The low-pitched hipped roof with wide overhanging eaves is associated with the Italianate style, as the mansard roof prominently indicates the Second Empire.

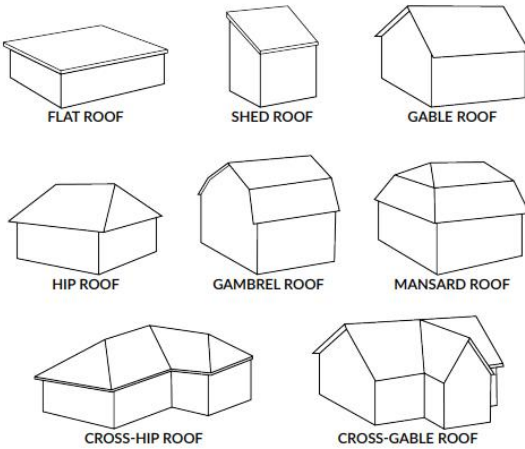


Figure 3-39: The Ullman House has a superb, patterned, polychromatic slate roof.

GUIDELINES

1. Preserve and repair original roofing materials and designs, especially if the roofing is unusual and lends considerable character to the building (such as irregular or patterned slates, clay tiles, or metal), it should be retained, repaired, or replaced in kind to match its appearance.
2. Preserve and retain roofs and their functional features that are important in defining the overall historic character of the building. This includes the roof's shape; decorative features such as cresting and chimneys; and roofing materials such as slate, clay tile, and metal; as well as its size, color, and patterning.
- 3 **Roof Shape:** Preserve the perceived line and orientation of the roof as seen from the street. Maintain traditional overhangs as they contribute to the perception of the building's historic scale. Do not alter the angle of a historic roof. Do not truncate or remove exposed roof rafters or soffits.

CONTINUE ON NEXT PAGE



F. ROOFS

GUIDELINES CONT.

4. **Roofing Materials:** Preserve and maintain clay tile, slate, and metal roofs. If total replacement is warranted, then in-kind replacement is preferred. However, alternative materials will be considered on a case-by-case basis.
5. Whenever possible, replace broken or missing slates with new or good-condition recycled rock slates of the same size, thickness, texture, pattern, and color as the existing roof with compatible copper fasteners.
6. Galvanized metals and terne, copper, or even tin metals if available, are acceptable replacements for deteriorated, non-repairable standing- or flat-seam metal roofs. They shall be hand-formed or mechanically-formed on site during installation. In addition, they should be site painted, not factory pre-painted.
7. Copper flat- or standing-seam roofs are encouraged when the existing contributing metal roof cover is deteriorated beyond repair because the durable material requires no paint and naturally darkens. Copper shall not be painted after installation but allowed to darken naturally.
8. Pre-painted/pre-finished metal roofs may be applied to contributing buildings. Be sure nails and other fasteners, flashing, and snow guards are of a compatible metal to the roof surface and will not cause corrosive reaction, staining, or deterioration.
9. **New Roofs:** Replace and recreate roofing in-kind if missing or damaged beyond repair. Replace with historically appropriate materials whenever possible.
10. When a roof covering is deteriorated beyond repair, the new roofing should match the original in material, dimension, composition, texture, pattern, design, and details. If the existing material is not available, the material utilized should match as closely as possible.
11. Recreate features that are completely missing (such as a chimney or cupola) based on historical, pictorial, and physical documentation.
12. Rehabilitate the roof to include necessary functional features such as dormers, skylights, roof hatches, chimneys, and mechanical units in a way that does not detract from the historic significance and integrity of the building.
13. Design additions to roofs such as elevator housing, decks, dormers, and skylights to be inconspicuous from the public right-of-way, and do not damage or obscure character-defining features.
14. New rooftop decks may be permitted only where they are not visible from the public street or right-of-way. Visible rooftop decks may be approved on secondary façades on a case-by-case basis. Rooftop decks should blend in with the style of the building and its materials, should be as modest as possible (lowest railings permitted, clear if possible, no pergola or roof coverings), and should not cause any irreversible damage to the historic building.
15. Design new dormers to match the size, number, proportion, and styling of dormers on similar buildings where precedents exists. New dormers may be more appropriately added to the rear façade of a building. Do not enlarge existing dormers unless they are minimally visible at a rear façade.
16. Design new skylights on side or rear-facing roof slopes but never on the front façade. Skylights should have a low profile and should be minimally visible.
17. Install mechanical or service equipment on the roof be inconspicuous from the public right-of-way and in such a way as to not damage or obscure character-defining features. Screen visible rooftop exhaust fans, mechanical equipment, and HVAC units with compatible architectural materials, as used on the exterior.

NOT historically appropriate:

- a. Construction of additional floors, penthouses, and mechanical spaces (shall be avoided).
- b. Removing and replacing a major portion of the roof covering or its features, thereby creating new and no longer historic roof surface, instead of repairing or replacing in kind only that part that is deteriorated beyond preservation.
- c. Removing a contributing roof feature, such as a dormer, tower, chimney, cupola, steeple, pinnacle, or cresting that is deteriorated beyond repair, and not rebuild it in the same place using the same size, materials, composition, style, and design.

F. ROOFS**F2. GUTTERS & DOWNSPOUTS**

Figure 3-43: This galvanized steel downspout is not historically appropriate. To comply with the guidelines, the downspout should be painted to blend in with building.

GUIDELINES

1. Repair and maintain functioning roof drainage, flashing, gutters, and down spouts. Keep gutters clean of leaves, debris, and vegetation. Fasten an extender or ground leader to down spouts or install an underground French drainage system to carry water away from the foundation of the building to deter rising moisture.
2. Built-in gutters on the visible parts of the roof should be retained, not replaced with a hung gutter.
3. Gutters, down spouts and their fasteners should be metal. Half-round gutters and round down spouts are encouraged. Unless copper is used, paint the surfaces for protection and to blend into the façade. Fasten gutters and down spouts in the least harmful manner to the historic fabric and architectural detailing of the building.

NOT historically appropriate:

- a. Using vinyl or other synthetic gutters or down spouts on contributing buildings.

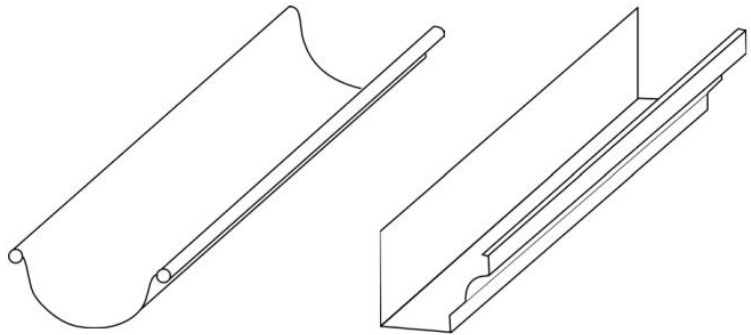


Figure 3-44: Half-round gutters (left) are the typical gutter style seen throughout the historic district. Half-round gutters best represent the rain system style of colonial houses. K-style gutters (right) were introduced in the late 1940s.

F. ROOFS**F3. ENTABLATURE, CORNICES, EAVES, & DETAILS****GUIDELINES**

1. Retain, protect, and repair the entablature, cornices, eaves, and their details.
2. If replacement is necessary, remove only that deteriorated portion and replicate the material, composition, texture, profile, shape, design, and craftsmanship in kind, then reapply a protective finish of paint.

NOT historically appropriate:

- a. Removing or obscuring the entablature, cornice, or decorations including modillions, dentils, brackets, king posts, pinnacles, verge board, or other details or alter the eave overhang as all are important character-defining features.
- b. Applying liquid ceramic coatings or liquid vinyl coatings to any part of the entablature, cornice, or eave details including the soffit, moldings, decoration, or brackets. Never obscure the wood soffit with aluminum, vinyl, plastic, synthetic, fiber-cement, fiber composite, or fiberglass or any other similar product.
- c. Recreating original entablature and cornice features using in-kind materials. If alternate materials are desired, their application requires approval by the Architectural Review Board. The following materials have been used successfully in the past: wood composite materials (including extruded wood composites) and fiberglass casts that are historically appropriate in texture and profile. Alternate materials may be considered if there are inherent flaws in the original materials and/or if code requirements prompt a change.
- d. Aluminum or vinyl soffit and fascia. This material may cause damage to the underlying historic materials.



Figure 3-45: The cornice of 140 Winchester is a prominent architectural feature typical in Colonial Revival structures.



Figure 3-46: This interesting rooftop deck appears to be integral with the building. It is located at the rear of the property, is minimally ornamented, and maintains the rhythm and patterning of the fenestration pattern.

STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2025-53** for the request to conduct multiple in-kind exterior rehabilitation projects, including masonry and mortar joint repairs, roof repairs, repairs to windows and doors, and all associated architectural elements at **3 Hotel Street**, as described and depicted in the application and plans, provided the following conditions are met:

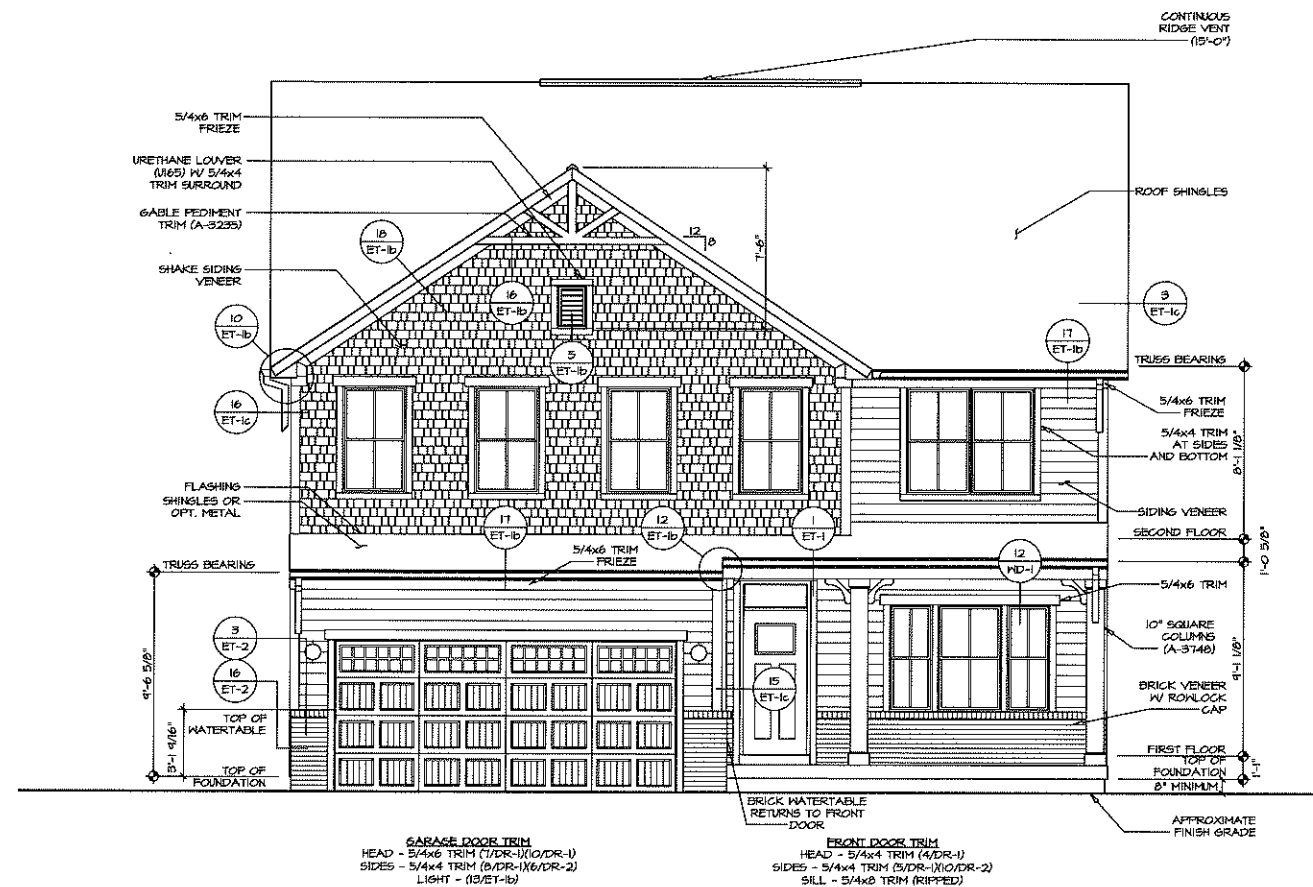
- 1) All necessary permits are acquired.
- 2) The use of any pressure washing beyond 300psi shall not be permitted, as it is considered too abrasive and can damage historic masonry. Any cleaning of masonry shall be conducted utilizing the gentlest means possible.
- 3) The use of any spray foam shall not be permitted.
- 4) The following recommendations outlined in the Historic District Guidelines shall be adhered to:
 - a. 1. MAINTENANCE ACTIVITIES
 - i. C. Maintenance & Cleaning
 - b. 3. BUILDING COMPONENTS
 - i. A. Foundations & Walls
 1. A1: Masonry
 2. A3: Mortar & Pointing
 3. A4: Woodwork: Trim, Decoration, & Siding
 - ii. B. Windows & Doors
 - iii. F. Roofs
- 5) Any additional comments as needed.

ATTACHMENTS

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

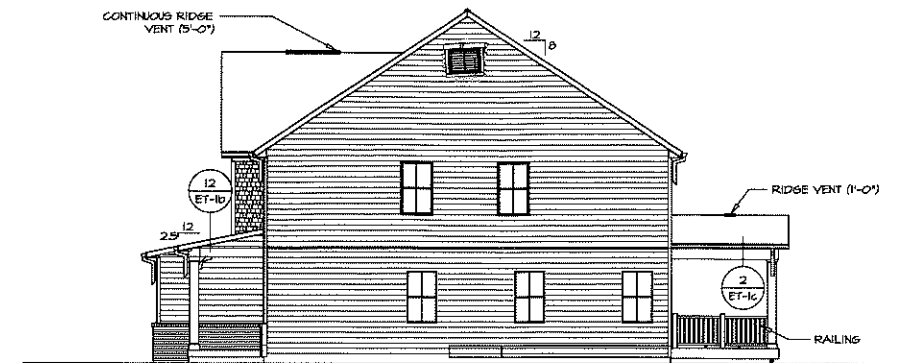
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NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



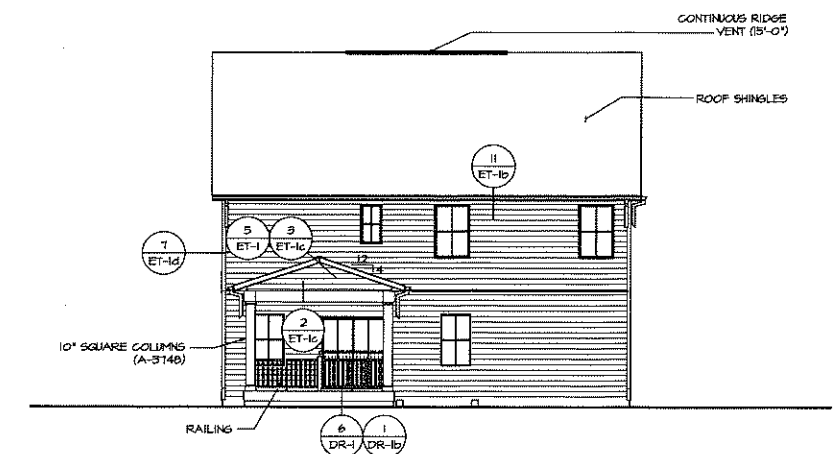
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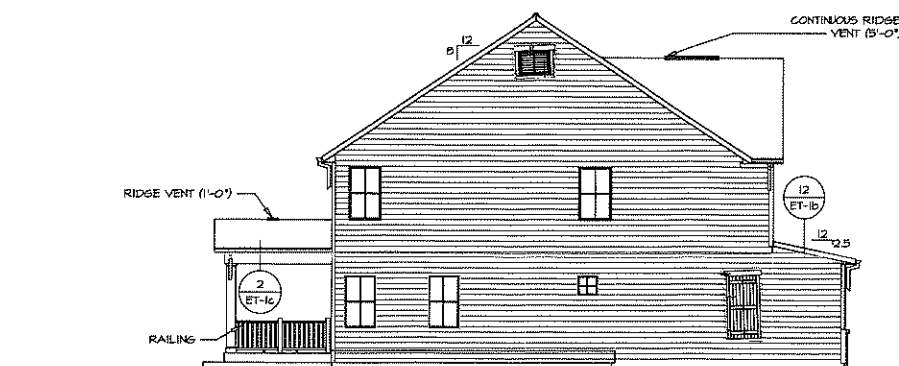
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REAR ELEVATION

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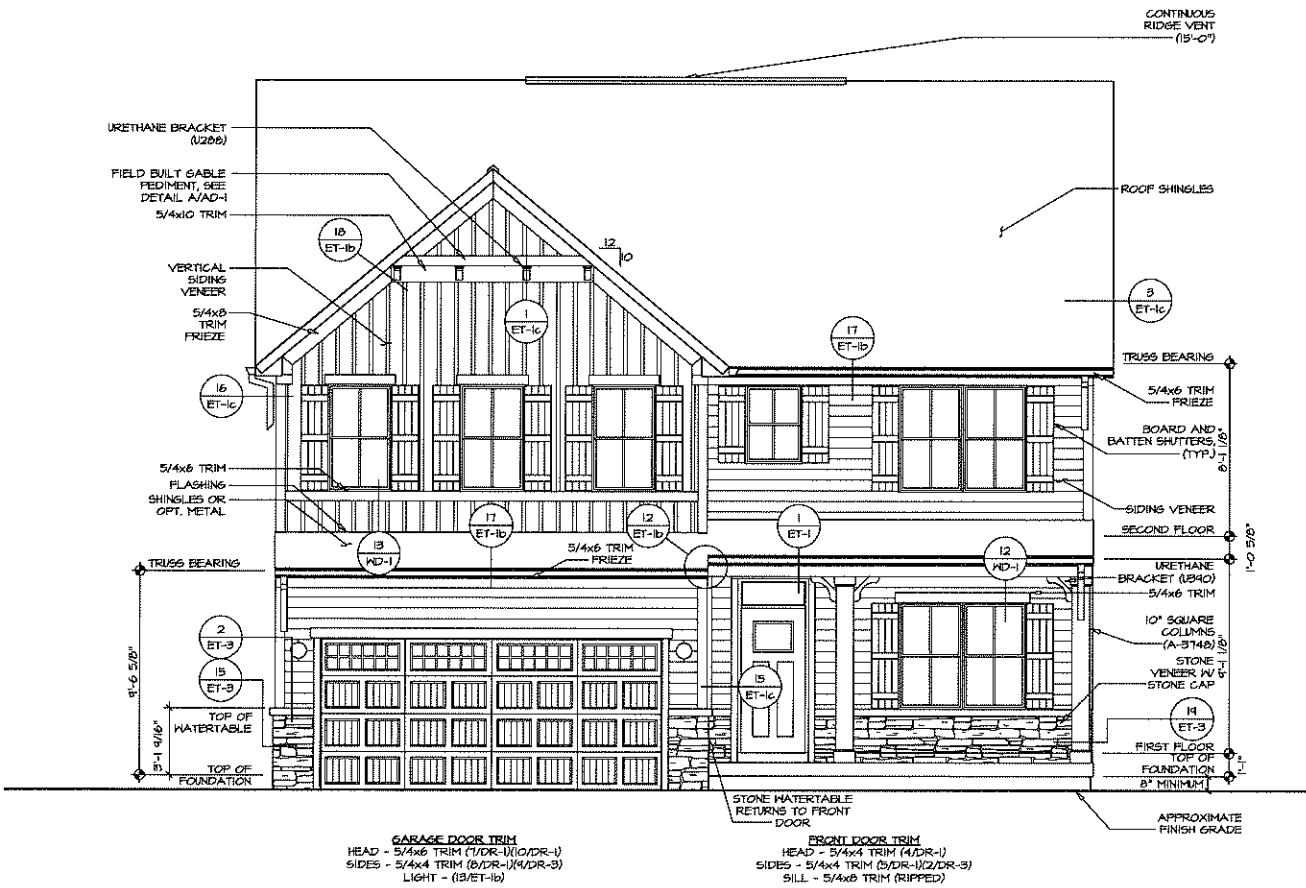
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STREET ADDRESS	JOHNES COURT
CITY	MARRENTON
STATE	VA
ZIP	
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SET NO. HUDCO	VERSION 01
RELEASE NO.	---
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OPTION	FBA
MODEL	HUDSON
DRAWING TITLE	ELEVATIONS
OPTION DESCRIPTION	FULL BASEMENT FOUNDATION
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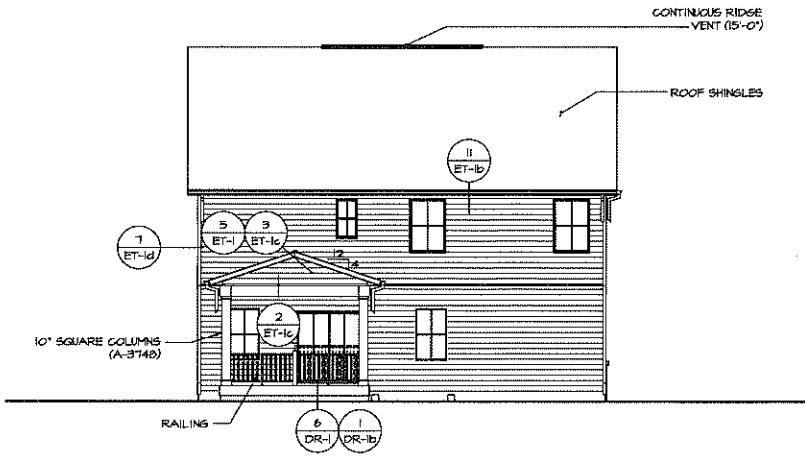
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GARAGE DOOR GLASS
DESIGN MAY VARY BY
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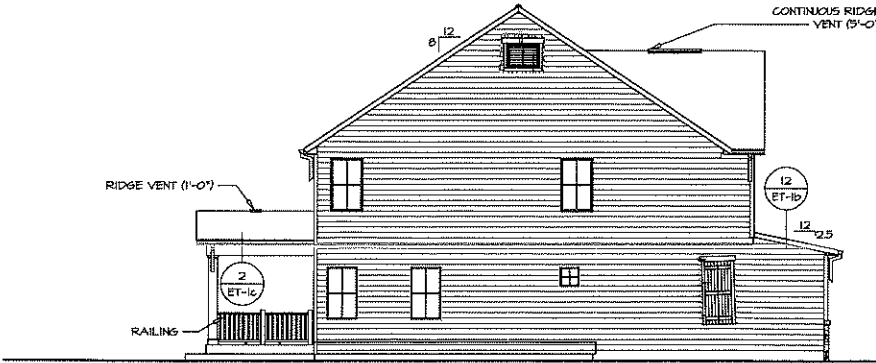
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3 REAR ELEVATION A-1
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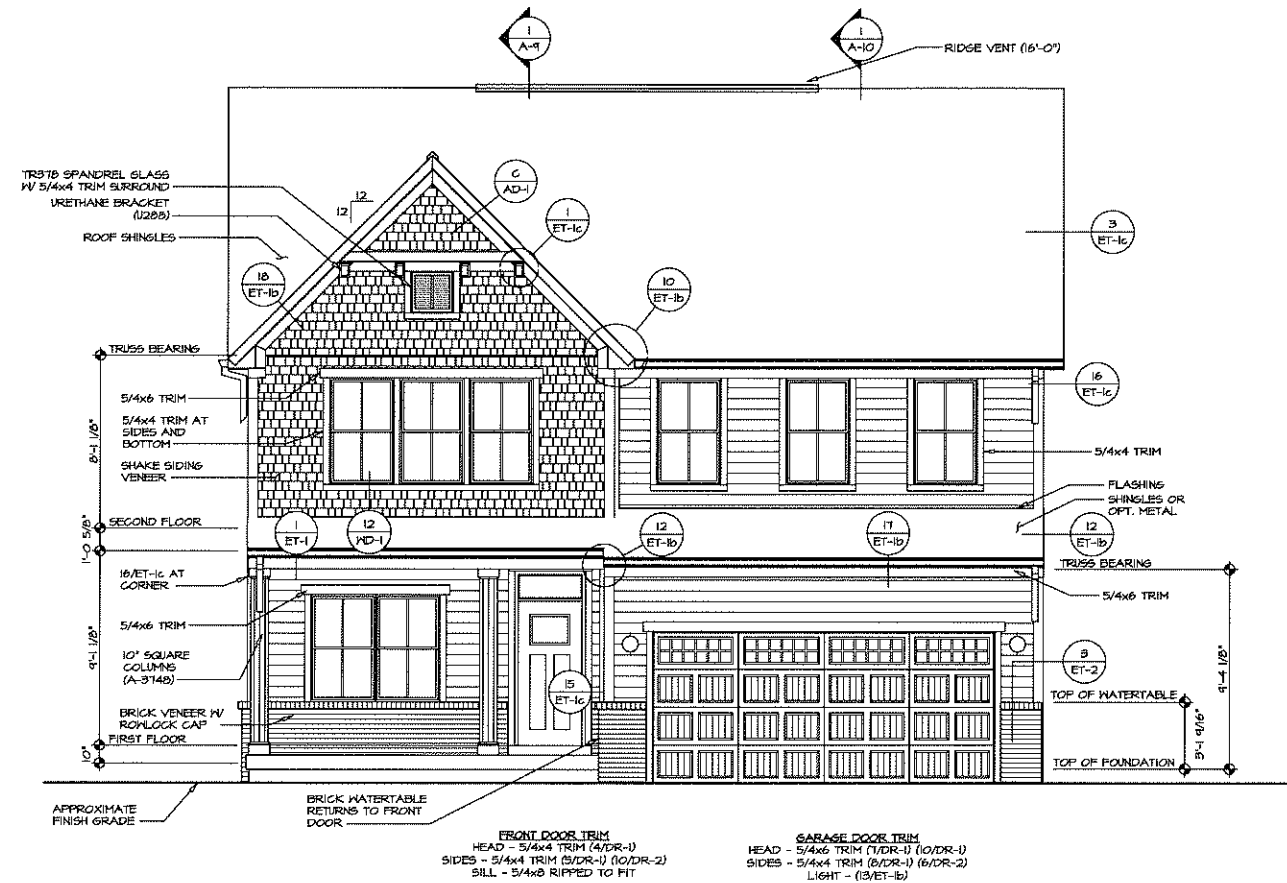
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CITY MARRENTON
STATE VA
APT. NO.
ZIP

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SHEET NO. 3
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DRAWING TITLE ELEVATIONS
DRAWN BY SGA
DATE
OPTION DESCRIPTION
FULL BASEMENT FOUNDATION



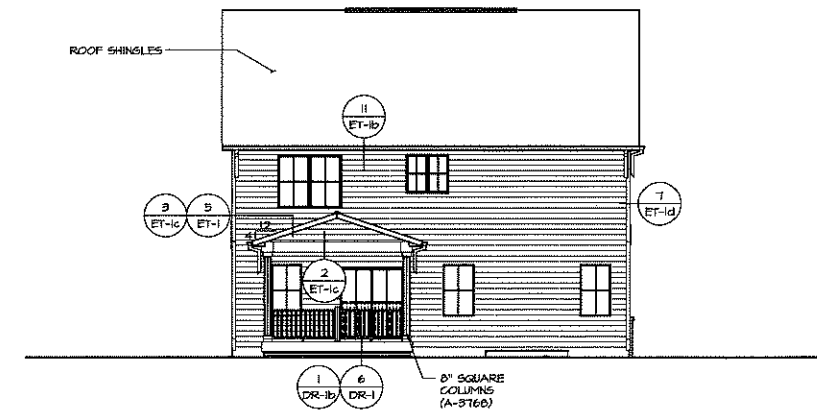
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A-1

RIGHT ELEVATION

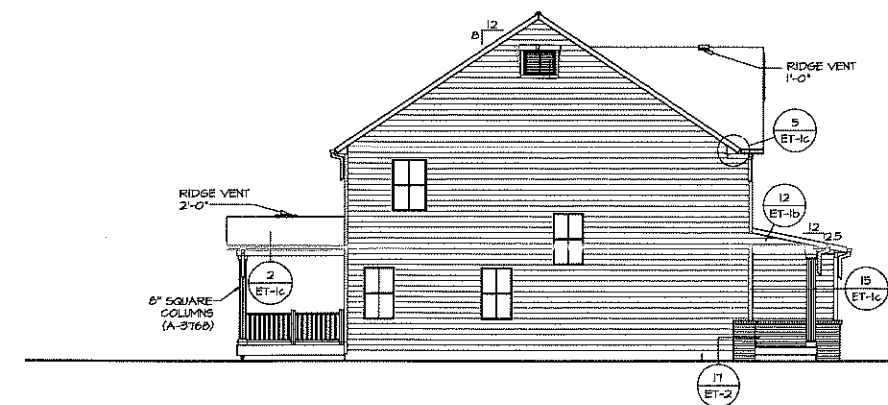
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3
A-1

REAR ELEVATION

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4 LEFT ELEVATION
A-1 SCALE: 1/8" = 1'-0"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

LOT-UNIT
WAW-MI-0109

DIV-COMM-LOT-UNIT
WAW-MI-
COMM-LOT
WARRENTON CROSSING - 0109

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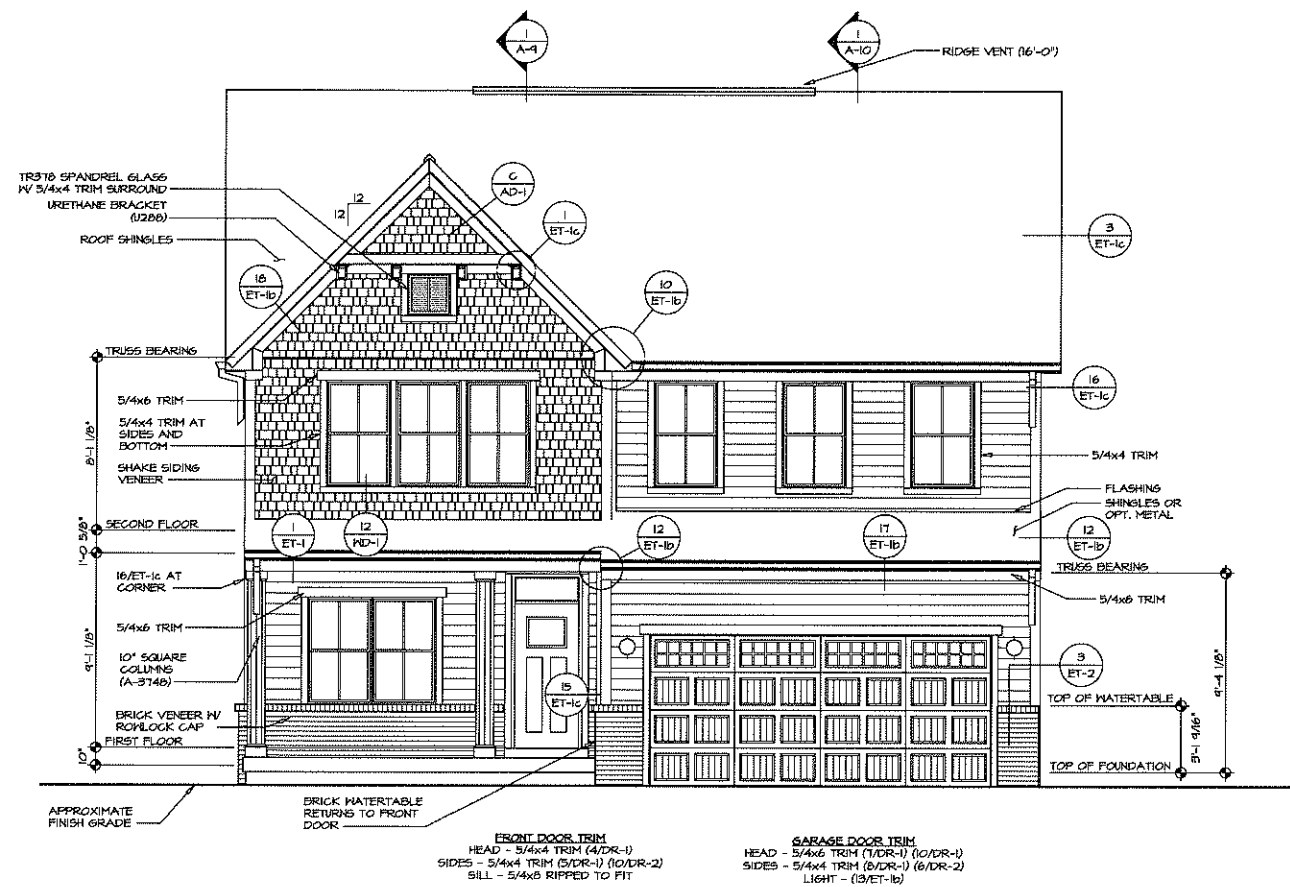
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COLUMBIA	VERSION 01

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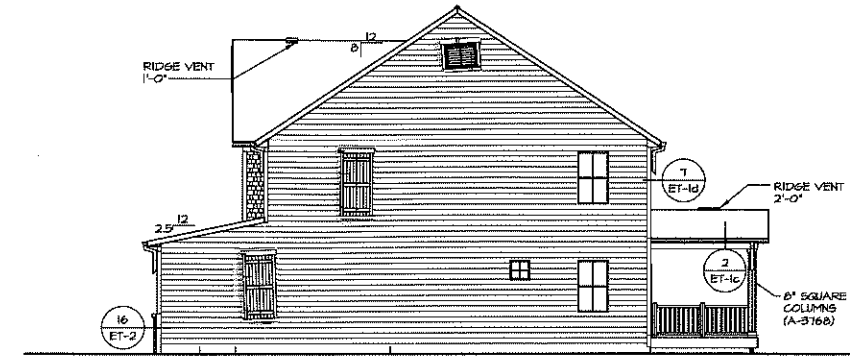
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FULL BASEMENT FOUNDATION FBA

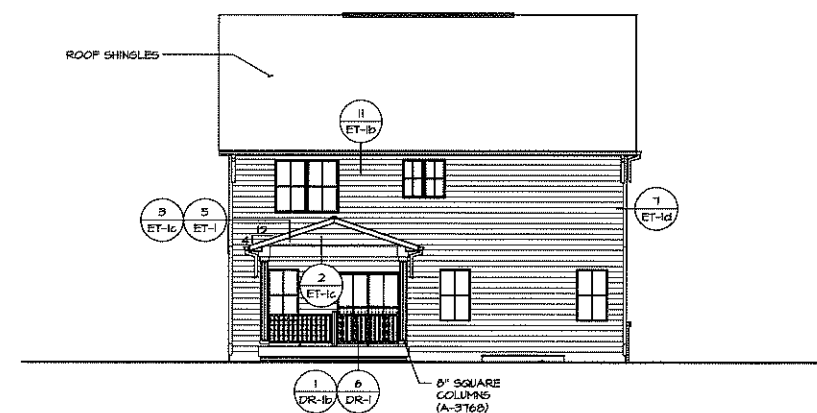
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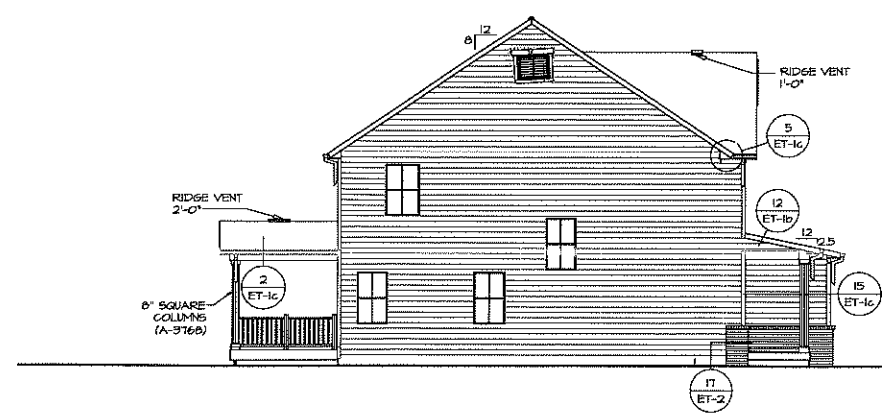
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SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

Item 2.

DIV-COMM-LOT-UNIT
WAW-MI-0119
COMM-LOT
HARRINGTON CROSSING - 0119
STREET ADDRESS
CITY BALL PLACE
STATE VA
ZIP

NVR, Inc. The owner, expressly reserves the right to make any changes to the design or construction of the project without notice. The owner, NVR, Inc., is not responsible for any errors or omissions in this drawing. The owner, NVR, Inc., is not responsible for any errors or omissions in this drawing.

NVR
NVR, Inc. 100
5285 Westview
Fountain, MO 63023

SHEET NO. A-1
MODEL COLUMBIA
DRAWING TITLE ELEVATIONS
OPTION DESCRIPTION FULL BASEMENT FOUNDATION
SET NO. CLM00
VERSION 01
RELEASE NO. 01
DRAWN BY ARM
DATE: 07/04/20
OPTION FBA

NOTES

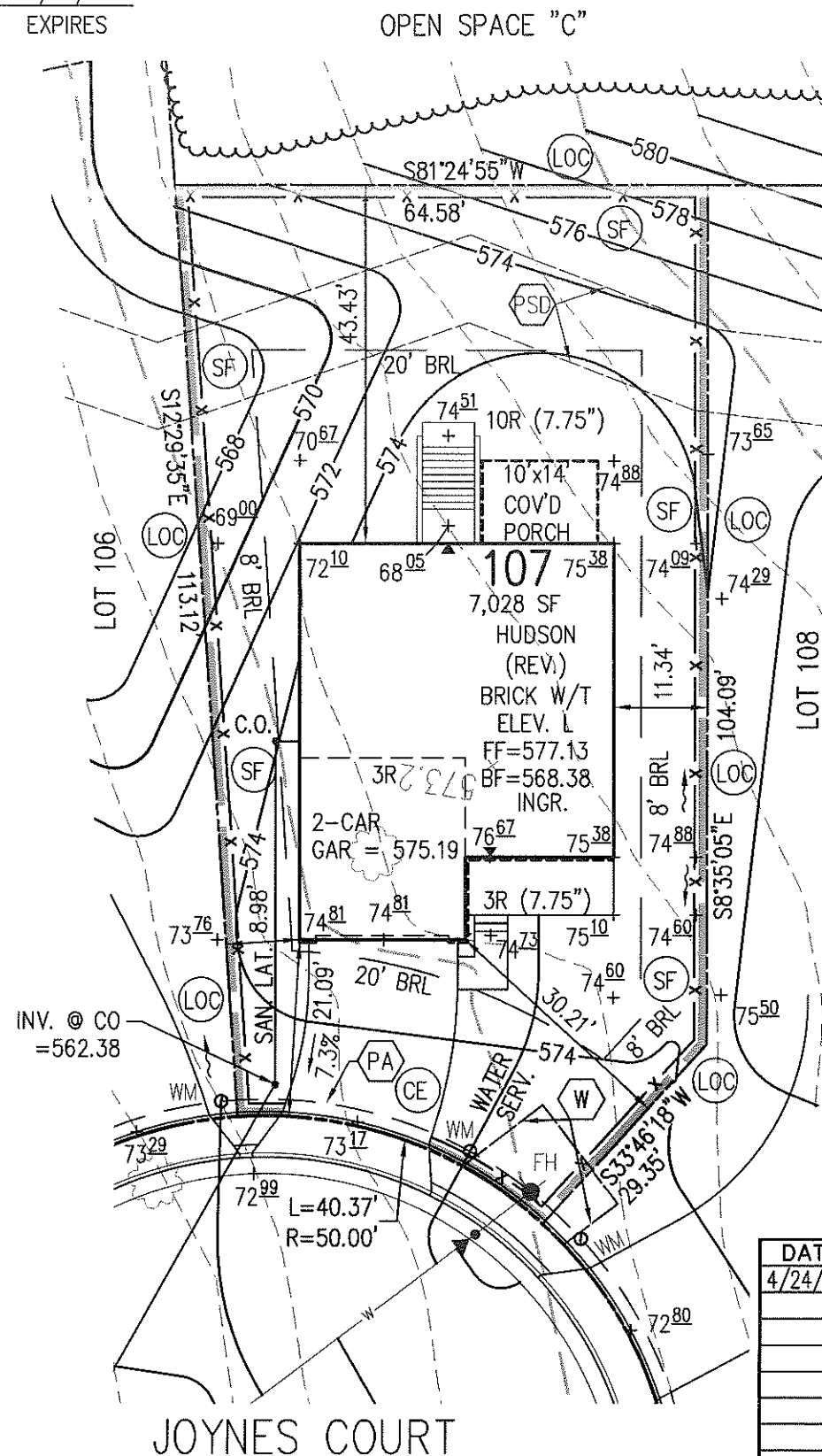
1. APPLICANT (CONTRACT PURCHASER):
RYAN HOMES
3926 PENDER DRIVE, SUITE 200
FAIRFAX, VA 22030
2. GPIN: 6984-61-0388, 6984-61-1248
3. ZONING: R-6
4. YARDS:

FRONT: 20'
SIDE: 8'
REAR: 20'

5. THE BUILDER / DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING IF RESTRICTIVE COVENANTS EXIST THAT WOULD REQUIRE SETBACKS GREATER THAN THOSE REQUIRED BY THE TOWN ZONING ORDINANCE.
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22. THIS GRADING PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ANY OR ALL ENCUMBRANCES ON THE SUBJECT PROPERTY.

NOTE: THE RESPONSIBLE LAND DISTURBER FOR THIS PROJECT:

BRETT CAMERON	RLD00483	12/31/2026
NAME	CERT. NO.	EXPIRES



LEGEND

- +242.0 EXISTING SPOT ELEVATION
+08.5 PROPOSED SPOT ELEVATION
---242--- EXISTING CONTOUR
——242—— PROPOSED CONTOUR
- x— SILT FENCE (STD. & SPEC. 3.05)
CE CONSTRUCTION ENTRANCE (STD. & SPEC. 3.02)
LOC LIMITS OF CLEARING & GRADING
- NOTE: STD. & SPEC. NUMBERS REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK

EASEMENT LEGEND

- PSD PRIVATE STORM DRAINAGE EASEMENT
PA PUBLIC ACCESS EASEMENT
W WATERLINE EASEMENT

LOT GRADING PLAN
WARRENTON CROSSING
LOT 107
CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON, VA
SCALE: 1"=20' APRIL 24, 2025

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATE	REVISION
4/24/25	ISSUE TO CLIENT

c Bowman Consulting Group, Ltd.

Bowman

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1300 Central Park Boulevard
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Phone: (540)371-0268
Fax: (540)371-3479
www.bowman.com

P:\5225 - Mosby's Crossing\5225-03-001 (ENG) - Matrix & Composite Plan (Ryan)\Engineering\Engineering Plans\HGP\5225-03-001 BASE.dwg

BY: JML

CHK: WED

BCG PROJECT NO: 5225-03-002

COUNTY REF NO:

SHEET 1 OF 1

5225-B-GP-107

NOTES

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RYAN HOMES
3926 PENDER DRIVE, SUITE 200
FAIRFAX, VA 22030
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NOTE: THE RESPONSIBLE LAND DISTURBER FOR THIS PROJECT:

NAME	CERT. NO.	EXPIRES
BRETT CAMERON	RLD00483	12/31/2026

LEGEND

- ±242.0 EXISTING SPOT ELEVATION
 - +08.5 PROPOSED SPOT ELEVATION
 - 242--- EXISTING CONTOUR
 - 242— PROPOSED CONTOUR
 - DRAINAGE FLOW ARROW
 - (SF) —x— SILT FENCE (STD. & SPEC. 3.05)
 - (CE) CONSTRUCTION ENTRANCE (STD. & SPEC. 3.02)
 - (LOC) ——— LIMITS OF CLEARING & GRADING
- NOTE: STD. & SPEC. NUMBERS REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK

EASEMENT LEGEND

- (PSD) PRIVATE STORM DRAINAGE EASEMENT
- (PA) PUBLIC ACCESS EASEMENT
- (W) WATERLINE EASEMENT

LOT GRADING PLAN WARRENTON CROSSING LOT 108

CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON, VA
SCALE: 1"=20' APRIL 24, 2025

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATE	REVISION
4/24/25	ISSUE TO CLIENT

Bowman

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1300 Central Park Boulevard
Fredericksburg, Virginia 22401

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BCG PROJECT NO: 5225-03-002 COUNTY REF NO: SHEET 1 OF 1

5225-B-GP-108

NOTES

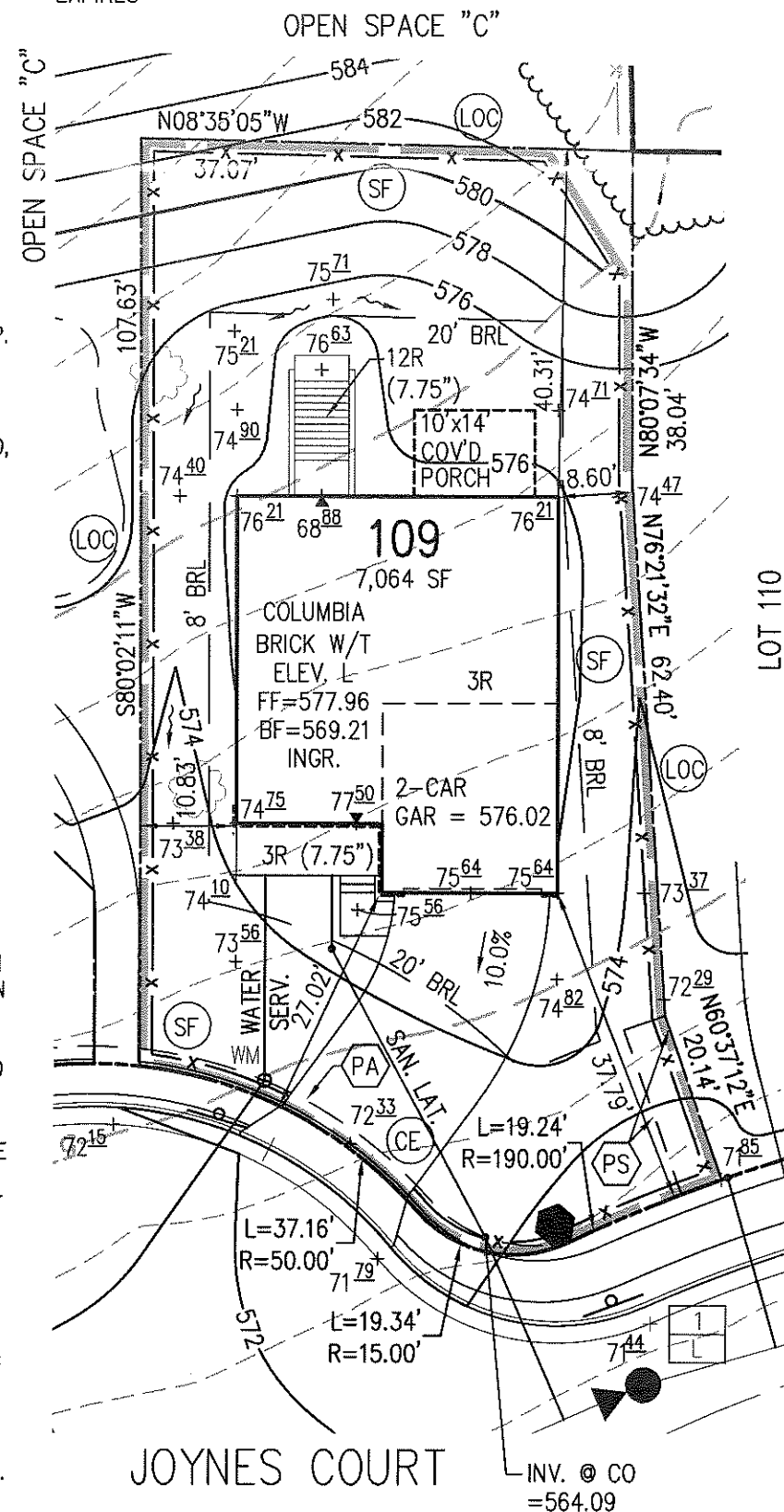
1. APPLICANT (CONTRACT PURCHASER):
RYAN HOMES
3926 PENDER DRIVE, SUITE 200
FAIRFAX, VA 22030
2. GPIN: 6984-71-0492
3. ZONING: R-6
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NOTE: THE RESPONSIBLE LAND DISTURBER FOR THIS PROJECT:

BRETT CAMERON RLD00483 12/31/2026
NAME CERT. NO. EXPIRES



LEGEND

- +242.0 EXISTING SPOT ELEVATION
+08.5 PROPOSED SPOT ELEVATION
--- 242 --- EXISTING CONTOUR
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(LOC) LIMITS OF CLEARING & GRADING
- NOTE: STD. & SPEC. NUMBERS REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK

EASEMENT LEGEND

- (PS) PRIVATE SANITARY SEWER EASEMENT
(PA) PUBLIC ACCESS EASEMENT

LOT GRADING PLAN
WARRENTON CROSSING
LOT 109
CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON, VA
SCALE: 1"=20' APRIL 24, 2025

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATE	REVISION
4/24/25	ISSUE TO CLIENT

Bowman

Bowman Consulting Group, Ltd.
1300 Central Park Boulevard
Fredericksburg, Virginia 22401

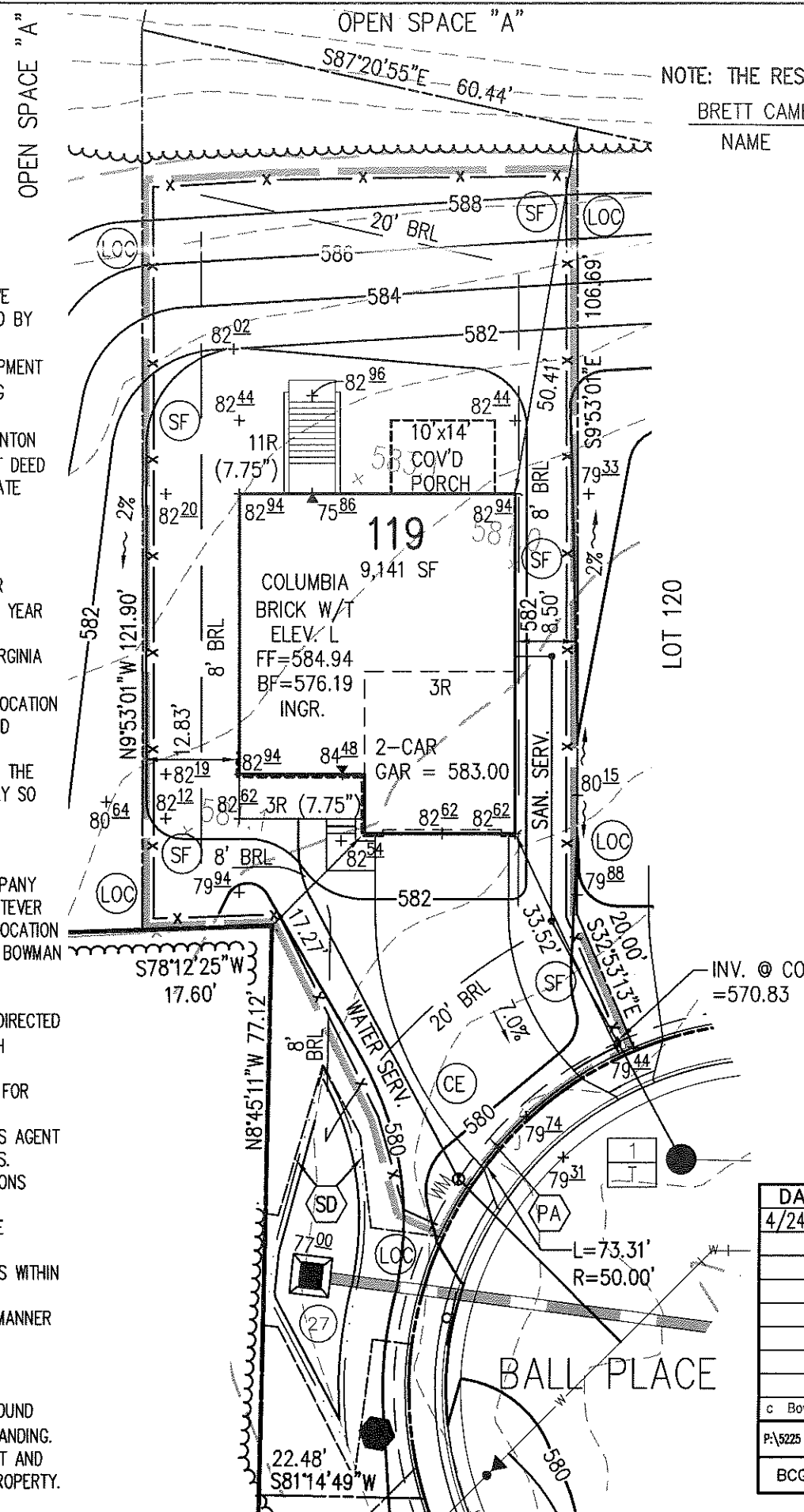
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P:\5225 - Mosby's Crossing\5225-03-001 (ENG) - Matrix & Composite Plan (Ryan)\Engineering\Engineering Plans\HGP\5225-B-HGP BASE.dwg	BY:JML	CHK: WED
BCG PROJECT NO:5225-03-002	COUNTY REF NO:	SHEET 1 OF 1

5225-B-GP-109

NOTES



1. APPLICANT (CONTRACT PURCHASER):
RYAN HOMES
3926 PENDER DRIVE, SUITE 200
FAIRFAX, VA 22030
 2. GPIN: 6984-61-1989
 3. ZONING: R-6
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BRETT CAMERON	RLD00483	12/31/2026
NAME	CERT. NO.	EXPIRES

LEGEND

- LEGEND:
- | | |
|---|--|
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| + 08.5 | PROPOSED SPOT ELEVATION |
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EASEMENT LEGEND

- | | |
|---|---------------------------------|
|  | PRIVATE STORM DRAINAGE EASEMENT |
|  | PUBLIC ACCESS EASEMENT |
|  | STORM DRAINAGE EASEMENT |

LOT GRADING PLAN
WARRENTON CROSSING
LOT 119

CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON, VA
SCALE: 1"=20' APRIL 24, 2025



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

[illegible]

c Bowman Consulting Group, Ltd.

Bowman

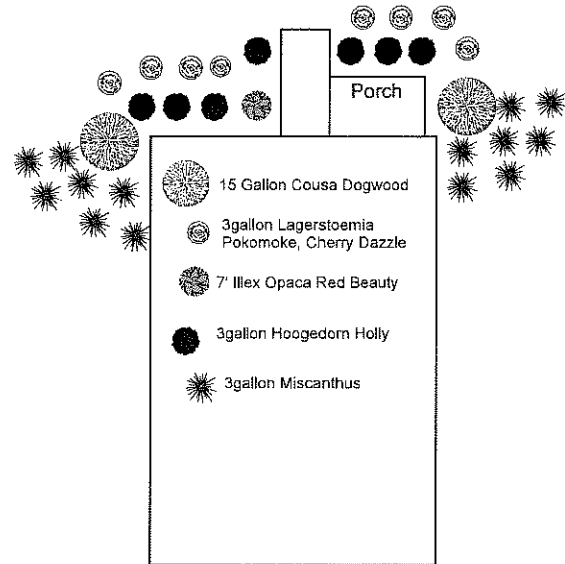
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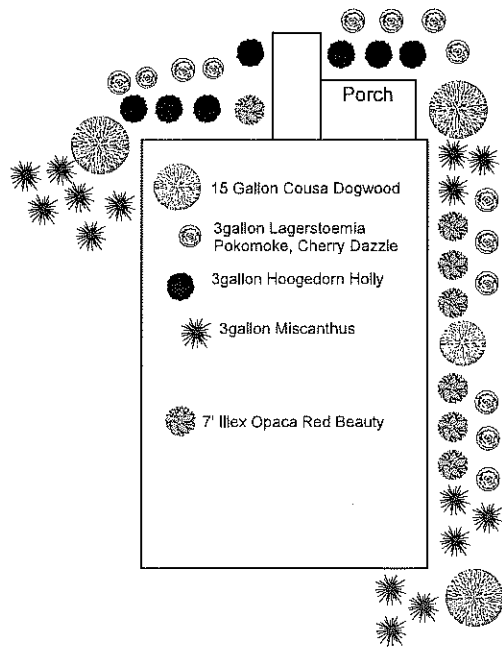
P:\5225 - Mosby's Crossing\5225-03-001 (ENG) - Matrix & Composite Plan (Ryan)\Engineering\Engineering Plans\HGP\++5225-B-HGP BASE.dwg		BY: JML	CHK: WED
BCG PROJECT NO: 5225-03-002	COUNTY REF NO:	SHEET 1 OF 1	

5225-B-GP-119

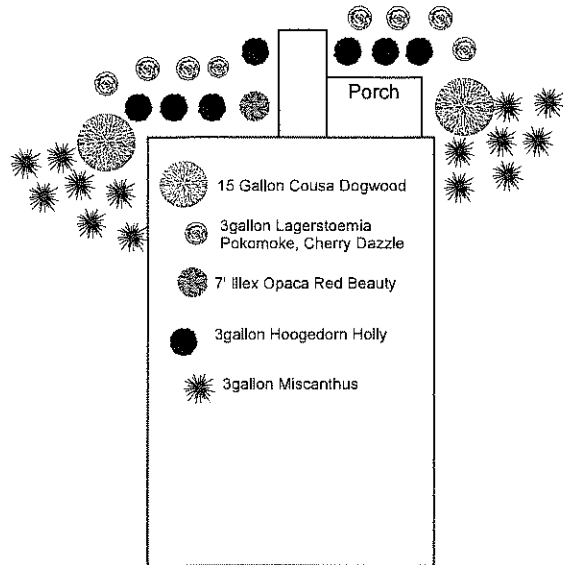
Rear of Lot 107



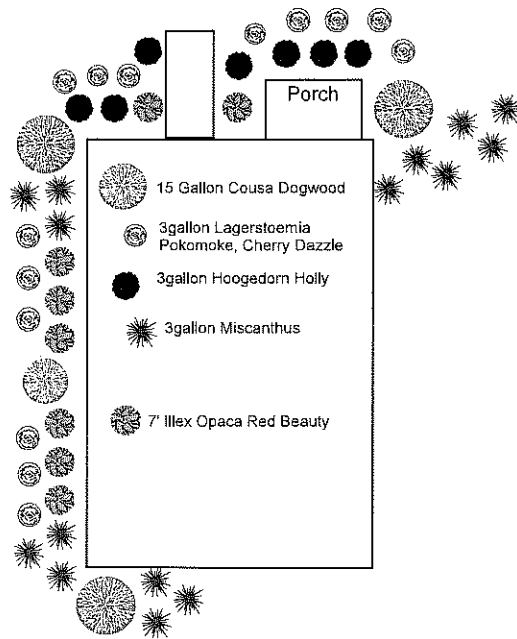
Rear of Lot 108



Rear of Lot 109



Rear of Lot 119



Sustainable Building, Responsible Living

We're committed to reducing our impact on the environment and providing products that help ensure a sustainable future.

Sustainable Resources

- Vinyl products made from abundant natural resources²
- Minimal construction site waste
- Aluminum products contain over 80% recycled content
- Ply Gem facilities reuse and recycle

Energy Efficiency

- Vinyl siding requires less energy to manufacture than brick³
- National distribution network reduces energy use and emissions
- Variform insulated siding increases a home's energy efficiency

Lifecycle Benefits

- Variform vinyl siding is durable and requires no site finish
- Vinyl siding should never require painting or staining
- All of our aluminum accessories are easily recyclable

^{*}Tested in accordance with ASTM D5206. Windspeed rating will vary depending on specific code region and construction method. Refer to local building codes for detailed requirements concerning allowable wind loads and specified conversion tables for actual windspeed.

^{**}Example wind velocity for 55.6 PSF is 150 MPH Zone B @ 30' building height

[†]"A Dozen Things You Might Not Know That Make Vinyl Siding Green," page 9, Tad Radzinski, P.E., LEED AP, and VSI, October 10, 2009. <<http://vinylsiding.org/greenpaper/>>

[‡]Ibid, page 10.

Exterior Lighting

Item #	Category	Collection	Description	Dimensions	Image	Dark Sky?
P6430-3130K9	Outdoor	East Haven LED	East Haven Led 1-9W LED POST LANTERN BK	7.5"L 7.5"W15"H		YES
P6077-2030K9	Outdoor	East Haven LED	East Haven Small LED Wall Lantern BZ	5.75"L 7.5"W7.875"H		YES
P6077-3130K9	Outdoor	East Haven LED	East Haven Small LED Wall Lantern	5.75"L 7.5"W7.875"H		YES
P6078-2030K9	Outdoor	East Haven LED	East Haven 1-Light Med LED Wall Lantern	7.5"L 9.125"W9.75"H		YES
P6078-3130K9	Outdoor	East Haven LED	East Haven 1-Light Med LED Lantern BL	7.5"L 9.125"W9.75"H		YES
P6079-2030K9	Outdoor	East Haven LED	East Haven 1-Light LG LED WallLanternABZ	9.5"L 11.125"W12"H		YES



Garage Door Specifications

Amarr Hillcrest 1000

Non-Insulated

90 MPH Wind Load

White Beadboard Door

Clear Glass No Insert Windows

Blue Ridge Hardware







Upgrade from wood with the authentic wood visual of the Prime+ Collection®. Featuring natural, inviting colors and a textured straight grain pattern this collection delivers attractive aesthetics at an attainable price point.

PRIME+ COLLECTION®

Timeless Wood Grain

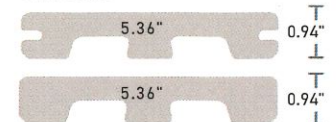
Features and benefits of Prime+:

- Natural color blending with varied hues and texture straight grain
- Scalloped board reduces weight while maintaining structural integrity
- Made from approximately 85% recycled material
- Covered by 25-Year Limited Product and Fade & Stain Warranties



DARK COCOA

STANDARD



BASIXX

RAILING

DECK RAILING MADE SIMPLE

VINYL RAILING

WITH SQUARE BALUSTERS

RAILING FEATURES

- 5', 6', 8' & 10' Level Rail Kit Lengths
- 6' & 8' Stair Rail Kit Lengths
- 36" & 42" Railing Height Options
- 1-1/2 Square Balusters
- High Quality PVC
- Aluminum Inserts (Top & Bottom Rails)
- Available in White & Beige
- Stainless Steel High/Low Cut Thread Screws

VINYL LEVEL RAILING KITS INCLUDE:

- 5' - Top & Bottom Rails w/Aluminum Inserts
11 Square Balusters
4 Mounting Brackets w/Screws
- 6' - Top & Bottom Rails w/Aluminum Inserts
14 Square Balusters
4 Mounting Brackets w/Screws
- 8' - Top & Bottom Rails w/Aluminum Inserts
18 Square Balusters
4 Mounting Brackets w/Screws
- 10' - Top & Bottom Rails w/Aluminum Inserts
23 Square Balusters
4 Mounting Brackets w/Screws
1 Adjustable Foot Block



VINYL STAIR RAILING KITS INCLUDE:

- 6' - Top & Bottom Rails w/Aluminum Inserts
10 Square Balusters
4 Mounting Brackets w/Screws
- 8' - Top & Bottom Rails w/Aluminum Inserts
14 Square Balusters
4 Mounting Brackets w/Screws



Single Boxed Rail Kits

36" VINYL RAILING w/SQUARE BALUSTERS	UNIT QTY.	WHITE	BEIGE
5' Level Rail Kit w/Square Balusters	20	4200-060W	4200-060B
6' Level Rail Kit w/Square Balusters		4200-072W	4200-072B
8' Level Rail Kit w/Square Balusters		4200-096W	4200-096B
10' Level Rail Kit w/Square Balusters		4200-120W	4200-120B
6' Stair Rail Kit w/Square Balusters		4201-072W	4201-072B
8' Stair Rail Kit w/Square Balusters		4201-096W	4201-096B
42" VINYL RAILING w/SQUARE BALUSTERS	UNIT QTY.	WHITE	BEIGE
5' Level Rail Kit w/Square Balusters	20	4200-42-060W	4200-42-060B
6' Level Rail Kit w/Square Balusters		4200-42-072W	4200-42-072B
8' Level Rail Kit w/Square Balusters		4200-42-096W	4200-42-096B
10' Level Rail Kit w/Square Balusters		4200-42-120W	4200-42-120B
6' Stair Rail Kit w/Square Balusters		4201-42-072W	4201-42-072B
8' Stair Rail Kit w/Square Balusters		4201-42-096W	4201-42-096B



AZEK® TRIM AND MOULDING WARRANTY

LIFETIME LIMITED WARRANTY

Statement of Warranty: This warranty is given to either (1) the original purchaser or (2) the owner(s) of the property at the time of installation, if different from the original purchaser (collectively hereinafter "Purchaser"), of AZEK Trim or Moulding Products (hereinafter "Products").

Except as set forth in the exclusions, limitations and restrictions set forth below, The AZEK® Company LLC (hereinafter "Manufacturer") warrants that for the lifetime of the Product, the Products will, from the date of the original purchase, be free from material defects in workmanship and materials that (1) occur as a direct result of the manufacturing process, (2) occur under normal use and service, (3) occur during the warranty period and (4) results in corrosion, rotting, splitting, splintering, delamination, warping or swelling excessively from moisture.

Each purchaser of the Products is solely responsible for determining the effectiveness, suitability and safety of any particular use or application of the Product. Building code regulations vary from area to area. Each Purchaser should consult local building and safety codes for specific requirements.

LIMITATIONS – CONDITIONS NOT COVERED BY THIS WARRANTY: Manufacturers liability under this Warranty is limited solely and exclusively to replacement of defective Products. In no event shall Manufacturer be liable for labor, installation, reinstallation, freight, taxes or any other charge related to defective Products. Manufacturer shall not be liable for any indirect, incidental, punitive, consequential, exemplary or other damages of any kind whatsoever, whether any such claim is based upon theories of contract, warranty, negligence, tort strict liability or otherwise. This warranty does not cover and the Manufacturer is not liable for damage or failure of the Products as a result of one or more of the following: intentional or unintentional misuse of or damage to the Product; impact of foreign objects; earthquakes, fire, flood, lightning, ice, tornado, hurricane, windstorm or any other Acts of God; improper installation of the Product or its structural supports; movement, settlement, distortion, warping or cracking of the Products structural supports or accessories used in connection therewith; physical abuse, vandalism, riot, insurrection, improper maintenance, use or incompatible accessories; or other products that cause a Product defect or failure to occur; pollution, acid rain, application of harmful chemicals or vapors applied to the Product; or ordinary and expected weathering due to exposure to the elements; which for purposes of this Warranty is defined to be fading, chalking or darkening of the surface of the Product due to exposure to ultraviolet light and extremes of atmospheric conditions that are unique to and may vary in each geographic location. This Warranty does not cover painted finishes or coatings applied to the Product by the Purchaser or any third party. Failure to adhere to Manufacturers recommended guidelines for application of painted surfaces may void this Warranty. All claims under this Limited Warranty must be made within 90 days from the time that the defect is discovered and while the Product is in place. Manufacturer shall be given a reasonable opportunity to inspect and test the Product, its installation, and the environment in which it was used prior to removal by the original purchaser. Failure to comply with these notice and inspection provisions shall void all warranties with regard to the Products.

This Warranty may not be altered or amended except in a written instrument signed by the Manufacturer and Purchaser. No dealer or other person or entity is authorized by the Manufacturer to make statements or representations regarding the performance of Products except as contained in this Warranty, and the Manufacturer shall not be bound by any such statements other than those contained herein.

TRANSFER OF WARRANTY: This warranty may be transferred one (1) time, within the five (5) year period beginning from the date of original purchase by Purchaser, to a subsequent buyer of the property upon which the Products were originally installed.

THE FOREGOING WARRANTY IS EXCLUSIVE AND IN LIEU OF ANY AND ALL OTHER APPLICABLE WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Some states do not permit limitations on the duration of implied warranties or exclusions or limitations of incidental or consequential damages. This warranty gives you specific legal rights. You may have other rights that vary from state to state.

HOW TO FILE A WARRANTY CLAIM: To file a claim under this Warranty, Purchaser must send proof of purchase, a picture of the defective Product and a written description to the Manufacturer using AZEK's online warranty claim form process available at <http://www.azek.com/warranty/warranty-claims-center.aspx>. Alternatively, Purchaser may submit a claim by contacting the Manufacturer at the following address:

AZEK Building Products, 888 N. Keyser Avenue, Scranton, PA 18504

Manufacturer reserves the right to investigate any claim hereunder. Upon verification of a claim, Manufacturer shall, at its option, either arrange for the delivery of replacement Product or issue a refund equal to the original cost of the Product only.

This warranty is effective for consumer purchases made on or after January 1, 2017.

Copyright © 2018 The AZEK® Company LLC

Lot 107

Lot 108

Lot 109

Lot 108

Lot 109

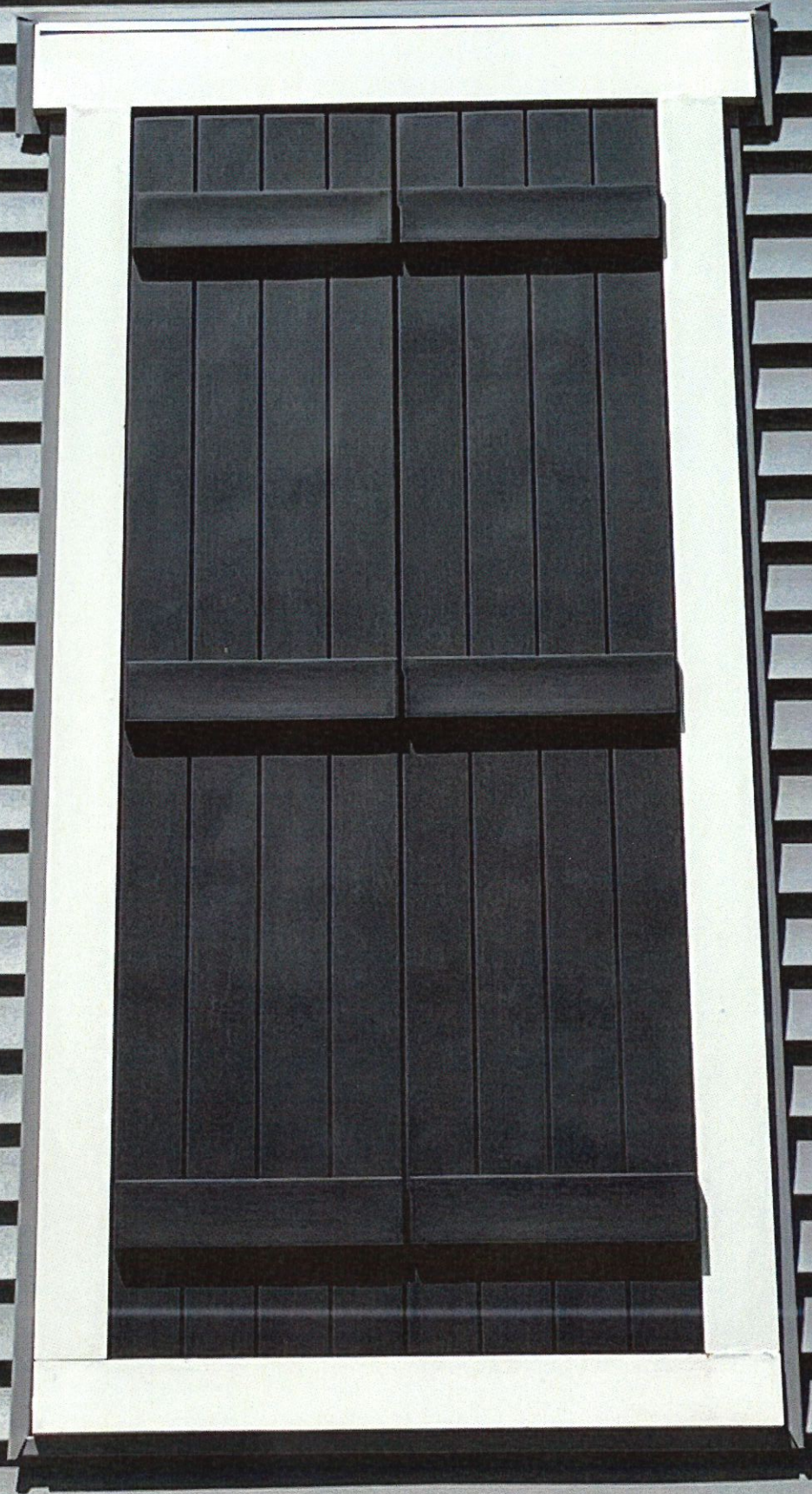


Lot 119

E Lee St

Hardie Siding with
brick pattern foundation wall
painted to match siding color

Item 2.



Board & Batten Shutter Assembly

Hardie® Plank Lap Siding

Submittal Form

01

Submitted to:

Project Name:

Submitted by:

Date:

☐ HZ5® Product Zone ☐ HZ10® Product Zone

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Product Finish: ☐ Primed ☐ ColorPlus® Technology

Product Texture: ☐ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn®
☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Vents

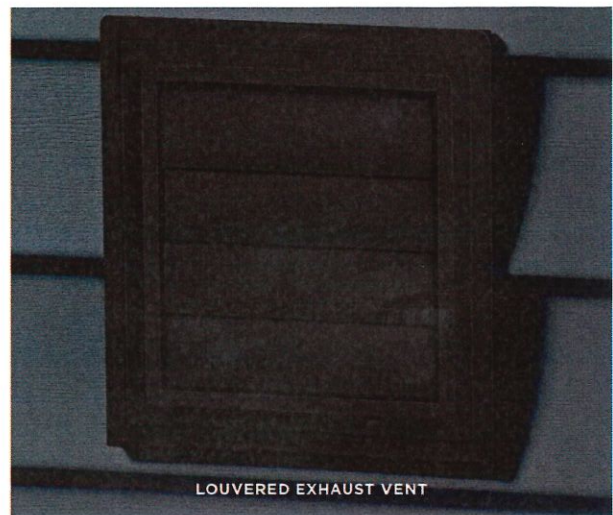
We design vents for a variety of uses and all of our vents are engineered to prevent intrusion by birds, insects and animals, and are made to last for years to come.

UTILITY VENTS

Our utility vents are sturdy and provide excellent cross-ventilation of garages, foundations, and range hoods. The Louvered Exhaust Vent is ideal for removing the moist air of dryers and bathrooms. Intake louvers and soffit intakes work in tandem with the vents to maximize the flow of air.

GABLE VENTS








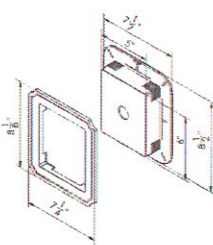
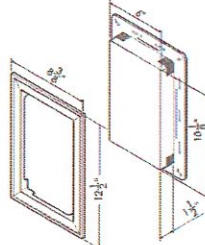
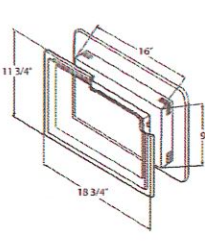
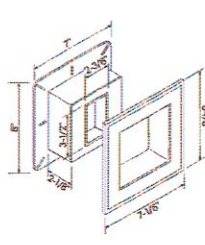
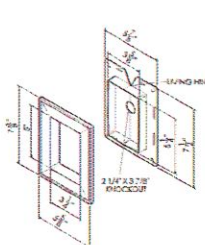
For the perfect finishing touch to your home, our gable vents are offered in round, half-round, square, octagonal, and rectangular styles to fit the look you want to create. Best of all, our uniquely designed snap-on system is easy to install, helping to keep your attic ventilated and temperate.



THE RIGHT COLORS FOR YOU

Any of our vents are available in over 100 beautiful colors. They can be matched to most colors and virtually any siding option. The paintable version can be painted to match any unique color with a high-quality latex paint.

Mounting Blocks

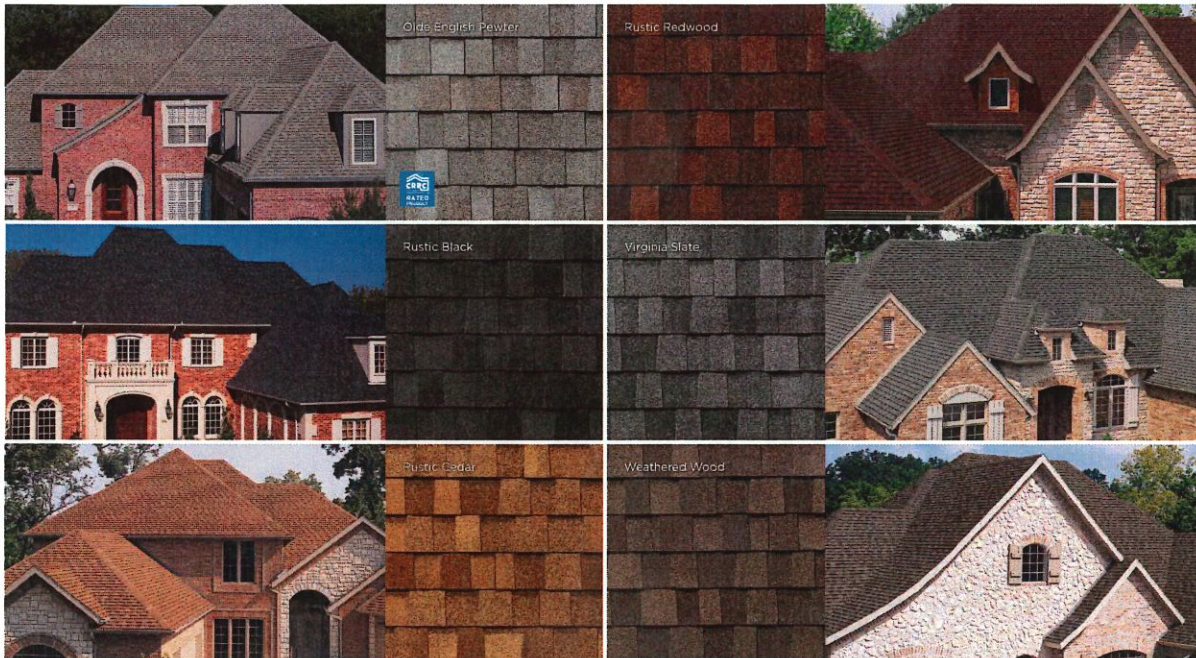
					
	UNIVERSAL J-BLOCK® SQUARE OR SCROLL CUT SQUARE MOUNTING BLOCK	UNIVERSAL LARGE J-BLOCK® MOUNTING BLOCK	UNIVERSAL JUMBO J-BLOCK® MOUNTING BLOCK	UL MOUNTING BLOCK	SPLIT RECESSED J-BLOCK® MOUNTING BLOCK
Uses	The J-Block® mounts provide multiple uses, including the ability to easily and attractively mount light fixtures and receptacles.	The Large J-Block® is designed to mount large light fixtures, house numbers and mailboxes.	The Jumbo J-Block® is designed to mount oversized light fixtures, house numbers and mailboxes.	The Electrical UL® Mounting Block is designed to mount light fixtures or electrical outlets. Includes electrical box and mounting block.	The Split Recessed J-Block® has a patented hinge that allows for ease of installation without removal of electrical receptacles and water faucets.
Product Code	Square: UNIBLØCK Scroll-Cut Square: UNIBLØCKSC	JMBLØCK	UNIBLØCKXL	EBLØCK Includes electrical box and mounting block	MBLØCKR
Surface Dimensions	5" x 6"	8 5/8" x 12 1/8"	9" x 16"	5" x 6"	5 5/8" x 7 3/8"
Flange Dimensions	7 3/16" x 8 3/16"	1 1/2"	11 3/4" x 18 3/4"	7 1/8" x 8 1/8"	6" x 7 1/2"
J-Channel I.D.*	1/2" adjusts to 1/4"	1/2" adjusts to 1/4"	1/2" adjusts to 1/4"	1/2" adjusts to 1/4"	1/2" adjusts to 1/4"
Knockouts	Round: 4" Diameter Rectangle: 2 3/8" x 3 3/4"	Rectangle: 2 1/8" x 4 1/8"	Round: 4" Diameter Rectangle: 2 3/8" x 3 3/4"	—	Rectangle: 2 1/4" x 3 1/8"
Multi Depth	✓	✓	✓	✓	✓
 Limited Lifetime Warranty	✓	✓	✓	✓	✓
 Perfect Match	✓	✓	✓	✓	✓
Technical Drawings					



HERITAGE[®]

ARCHITECTURAL ASPHALT SHINGLES





- **LIFETIME LIMITED WARRANTY***
- **10-YEAR FULL START†**
Non-prorated warranty period.
- **130 MPH HIGH WIND WARRANTY***
15-year Limited Warranty when following Heritage's high wind application instructions and fastening pattern.
- **10-YEAR ALGAE CLEANING LIMITED WARRANTY**
- **ENHANCED SHINGLE TOP COATING**
Proprietary engineering to increase top coating where it's needed most, for a weathering layer of asphalt designed for protection.
- **APEX COLOR™ TECHNOLOGY**
Proprietary granule blends and advanced color drops create superior color.

Insist on TAMKO® products for the full TAMKO Complete® Roof System.



TAMKO products are specifically designed to work together, building layer upon layer of protection.



* See TAMKO's Limited Warranty and Application Instructions for full details.
† 15-year Limited Warranty when following Heritage's high wind application instructions and fastening pattern.



WE ARE PROUD OF OUR HERITAGE

More than 80 years of U.S. manufacturing, family-led, founded in the heartland of America.



BEAUTIFUL WOODSHAKE CUT

LIMITED LIFETIME WARRANTY

QUALITY CONSTRUCTION





STEEL
SHEETS AND COIL

COLORS	STEEL		
	22g	24g	26g
Matte Black	●	✓	✓

Galvalume & Galvalume Plus

Galvalume® and Galvalume Plus®, which Englert offers exclusively, are produced by coating steel with a special Aluminum-Zinc alloy that provides more than twice the corrosion resistance of galvanized steel by delivering the optimum combination of the features of aluminum and zinc.

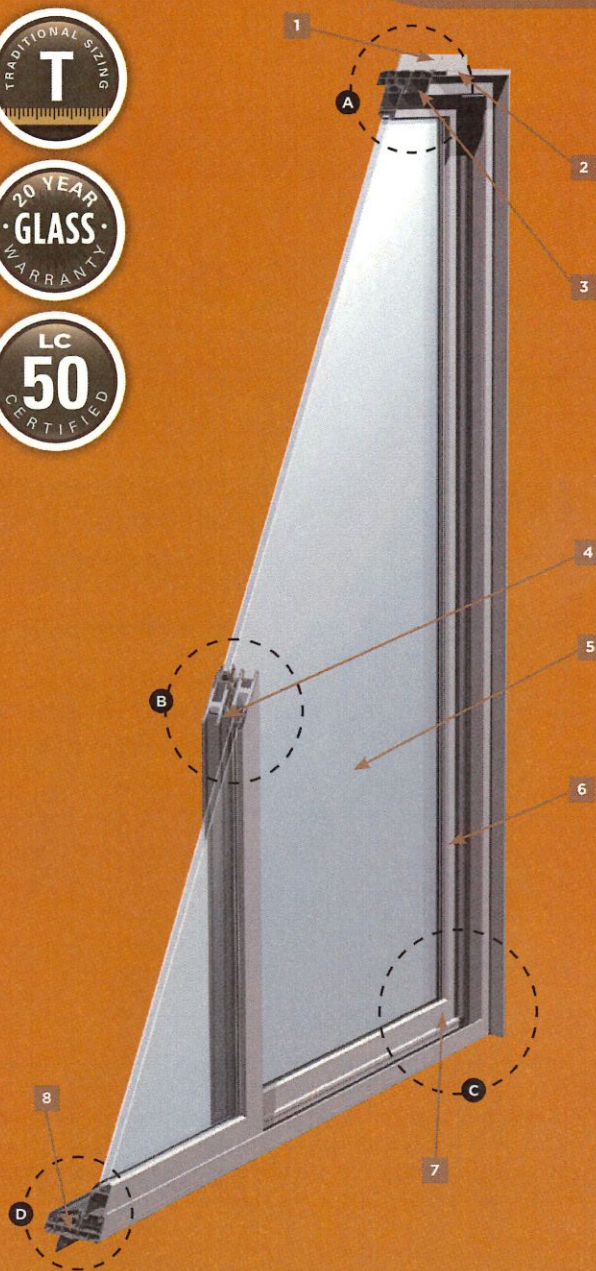
Our Galvalume steel, available in 22, 24 and 26-gauge coil or sheet, is an ideal roofing material because of its strength, extraordinary outdoor corrosion resistance and longevity.

Galvalume is offered in both bare and pre-painted versions. Galvalume Plus is the same bare Galvalume product with a thin, clear acrylic coating. Galvalume Plus can be roll-formed dry without vanishing oil, making it much easier to form and install safely.





CLASSIC SLIDING PATIO DOOR



FEATURES

- 1 Pre-punched nailing fin with fusion-welded corners for simple and accurate installation
- 2 Interior and exterior accessory groove for drywall return, extension jamb and exterior brickmould application
- 3 Maintenance-free multi-chamber PVC construction with fully welded corners for weather-tight performance
- 4 Self-centering interlock satisfies forced entry requirements
- 5 3/4" IGU tempered glass systems with energy-efficient Warm Edge (standard) or Warm Edge+ (optional upgrade) available in Low-E or HP tempered glass package options (see page 12 for details)
- 6 Field reversible panels for simple on-site conversions (8-0 height is not reversible)
- 7 Simple roller adjustment access through end of panel ensures smooth operation
- 8 Aluminum threshold and sill track for enhanced durability



One door opens up all kinds of possibilities. Our Classic sliding patio doors feature a unique design that allows for simple field reversibility before or even after installation. They are constructed with full-perimeter weatherstripping for a tight and consistent seal. Plus, you can pick from a variety of optional features including exterior handles with or without a keyed lock, coastal hardware or an ADA compliance kit for 6-0 wide doors with an ADA handle and ramps, and coastal hardware.

A



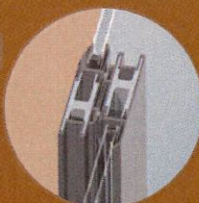
Maintenance-free multi-chamber PVC construction with fully welded corners for weather-tight performance

C



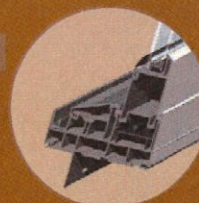
Simple roller adjustment access through end of panel ensures smooth operation

B



Self-centering interlock satisfies forced entry requirements

D



Aluminum threshold and sill track

1. Optional Warm Edge+ spacer upgrade for enhanced performance. 2. Optional Low-E glass packages for better performance, see page 12 for details. 3. Optional HP glass packages combines Low-E with argon gas fill for high performance, see page 12 for details. 4. Impact Rated units are available in select sizes and configurations, see page 14 for details. 5. Optional coastal hardware available. 6. Americans with Disabilities Act (ADA) compliant accessibility upgrade package available.

Lot 107
Hudson
Elevation L

Item 2.



Lot 108
Hudson
Elevation K



Lot 109
Columbia
Elevation L

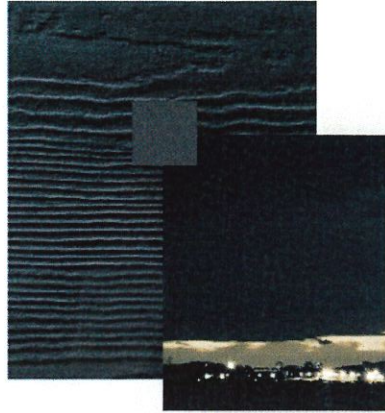


Lot 119
Columbia
Elevation L



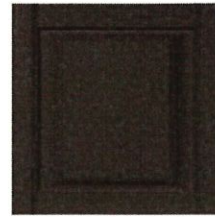
Lot 107 – Lake Reflect 15A

Siding: Evening Blue



EVENING BLUE

Shutters: Black



Brick: Cordoba



Trim/Windows: White

Shingles/Metal Roof: Black

Front Door: Tricorn Black



Lot 108 – Lake Reflect 22A

Siding: Countryside Red

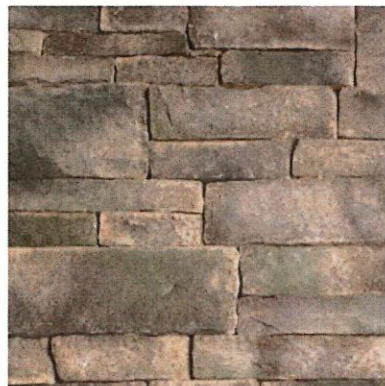


COUNTRYLANE RED

Shutters: Black



Stone: Appalachian Ledgestone



Trim/Windows: White

Shingles/Metal Roof: Black

Front Door: Tricorn Black

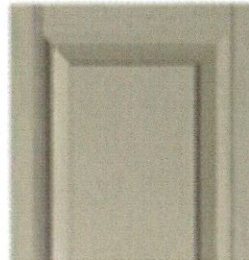


Lot 109 – Lake Reflect 16A

Siding: Iron Gray



Shutters: Pebblestone Clay



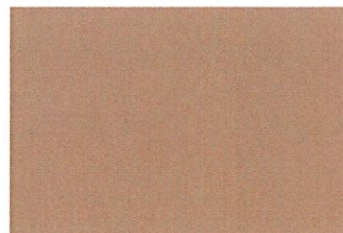
Brick: LaCava



Trim/Windows: White

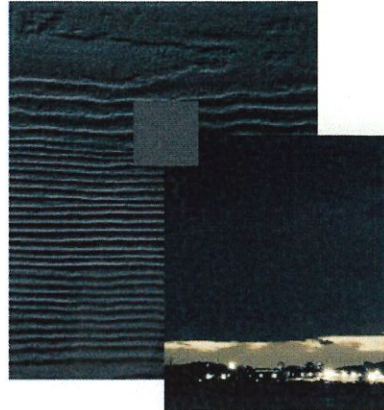
Shingles/Metal Roof: Black

Front Door: Chocolate Powder



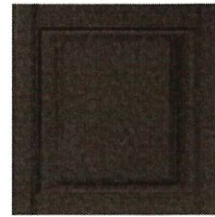
Lot 119 – Lake Reflect 15A

Siding: Evening Blue



EVENING BLUE

Shutters: Black



Brick: Cordoba



Trim/Windows: White

Shingles/Metal Roof: Black

Front Door: Tricorn Black





ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

COA # _____

Zoning # _____

Assoc. Permit # _____

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

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

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

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

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

Project Owner

Address/Location: 107: 6984-61-0388, 6984-61-1248 108: 6984-61-0388, 6984-61-1248 GPIN: 109: 6984-71-0492 119: 6984-61-1989

Name: TI-Warrenton Crossing, LLC Email: msimes@tricordinc-va.com

Address: P.O. Box 42150 Fredericksburg, VA 22401 Phone: (540) 870-0057

Applicant (If different then above)

Name: NVR, Inc. (DBA Ryan Homes) Email: cpollack@nvrinc.com

Address: 3926 Pender Drive Suite 200 Fairfax VA 22030 Phone: (703) 259-6800

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: Brett Cameron Email: bcameron@nvrinc.com

Address: 3926 Pender Drive Suite 200 Fairfax VA 22030 Phone: (703) 929-6829

Complete description of each modification or improvement

Lot 107 - Hudson - Elevation L - Single Family Detached Home, New Construction

Lot 108 - Hudson - Elevation K - Single Family Detached Home, New Construction

Lot 109 - Columbia - Elevation L - Single Family Detached Home, New Construction

Lot 119 - Columbia - Elevation L - Single Family Detached Home, New Construction

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

Yes ☐ No ☒ If so, specify: _____

DocuSigned by:

Marc Simms

Signature of Property Owner

TI-Warrenton Crossing LLC.

Name (Print or Type)

DocuSigned by:

Brett Cameron

Signature of Applicant/Agent

Brett Cameron

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	
<u>Paid Stamp</u>	
Certificate of Appropriateness: _____	
Zoning: _____	

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 25-56

July 24, 2025

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2025-56** for the request to construct four (4) new single-family dwellings (addresses still to be assigned as per Zoning designation), 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, all setbacks should be within 10% of all 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 surrounding contributing buildings.
- 6) Any additional conditions as necessary.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



Community Development
Department

STAFF REPORT

Meeting Date:	July 24, 2025
Agenda Title:	COA 25-64 No addresses assigned
Requested Action:	Review proposal for the request to construct four (4) new single-family residential dwellings on four (4) lots associated with the Warrenton Crossing development that are within the Historic District boundary.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct four (4) new single-family residential dwellings on four (4) lots associated with the Warrenton Crossing development that are within the Historic District boundary. The Applicant presented each dwelling to the Architectural Review Board at a Work Session on Thursday, June 26, 2025.

- 1) Lot Numbers – Dwelling Models – Dwelling Elevations – Dwelling Type – Current GPINS
 - a. Lot 107 - Hudson - Elevation L - Single Family Detached Home, New Construction - 6984-61-0388-000/6984-61-1248-000
 - b. Lot 108 - Hudson - Elevation K - Single Family Detached Home, New Construction - 6984-61-0388-000/6984-61-1248-000
 - c. Lot 109 - Columbia - Elevation L - Single Family Detached Home, New Construction - 6984-71-0492-000
 - d. Lot 119 - Columbia - Elevation L - Single Family Detached Home, New Construction - 6984-61-1989-000
- 2) The proposed style is a contemporary farmhouse, which is frequently seen in new construction within the Historic District.
- 3) The Applicant is seeking approval from the Architectural Review Board regarding the proposed style, design, massing, and scale of the dwelling based on feedback presented by the ARB at the Thursday, June 26, 2025 Work Session.

BACKGROUND

These are vacant lots with no extant buildings or structures.

Lot Numbers - Dwelling Models - Dwelling Elevations - Dwelling Type - Current GPINS

- a. Lot 107 - Hudson - Elevation L - Single Family Detached Home, New Construction - 6984-61-0388-000/6984-61-1248-000
- b. Lot 108 - Hudson - Elevation K - Single Family Detached Home, New Construction - 6984-61-0388-000/6984-61-1248-000
- c. Lot 109 - Columbia - Elevation L - Single Family Detached Home, New Construction - 6984-71-0492-000
- d. Lot 119 - Columbia - Elevation L - Single Family Detached Home, New Construction - 6984-61-1989-000



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 ARB will not specify a particular architectural style. However, the new construction being proposed is similar in design/style to other new construction that has been previously approved within 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).	3.63	The new construction shall meet all setback requirements as per the Zoning Ordinance. The ARB will evaluate the siting of the new dwelling and ensure the overall context of the Historic District is within an appropriate range.
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	The new construction shall meet all setback requirements as per the Zoning Ordinance.
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.	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.
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	3.69	Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction.
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district.

Historic District Guideline	Page No.	Analysis
2. The new building should be recognized as a product of its period of construction, design, materials, and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.
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 Historic District. The materials and style/design proposed appropriately avoid imitation of the surrounding historic resources.

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 imitation of the surrounding historic resources. 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 that can be compared to the overall viewshed of the Historic District.
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 imitation of the surrounding historic resources.
8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings	3.71	Applicant has confirmed that no outbuildings are being proposed at this time.

STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2025-56** for the request to construct four (4) new single-family dwellings (addresses still to be assigned as per Zoning designation), as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
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- 5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with surrounding contributing buildings.
- 6) Any additional conditions as necessary.

ATTACHMENTS

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

Vicinity Map –







Photos/Plans (*Please see Applicant provided plans for high resolution and for product specifications – not all Applicant-provided plans and drawings are shown here):

