



## ARCHITECTURAL REVIEW BOARD MEETING

Thursday, October 23, 2025 at 6:30 PM

### AGENDA

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#### CALL TO ORDER.

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

#### APPROVAL OF MINUTES.

- [1.](#) July 24, 2025 ARB Meeting Minutes Draft
- [2.](#) August 28, 2025 ARB Meeting Minutes Draft

#### NEW BUSINESS

- [3.](#) COA 25-72: 135 Main Street
  - Request approval to construct new ADA accessible ramp along side elevation of building (including relocating steps)
- [4.](#) COA 25-73: 150 John E. Mann Street
  - Request to install a new 4' wrought iron fence on property.
- [5.](#) COA 25-79: 266 Falmouth Street
  - Request to install an in-ground pool in rear yard of property, to install fencing at property borders and around pool, place a shed on the property, and to install two pillars at driveway entrance.
- [6.](#) COA 25-76: 16 Courthouse Square
  - Request to remove and replace existing mature trees along pathway between 16 Courthouse Square and the John Barton Payne Building.
- [7.](#) COA 25-77: 16 Courthouse Square
  - Request to replace areas of rotted wood along the roofline (soffits and fascia) with PVC lumber material.
- [8.](#) COA 25-82: 0 Main Street
  - Request from the Town to remove and replace two trees along Main Street. The first tree is located in front of 45 Main Street and the 2nd is located at 81A Main Street. The current root system is creating a trip hazard due to uneven brick.

#### UPDATES.

9. Thursday, December 4th or Thursday, December 11th

**BOARD MEMBERS TIME.**

**ADJOURN.**





## ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, July 24, 2025, at 6:30 PM

### MINUTES

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#### A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JUNE 26, 2025

##### Regular Meeting

##### PRESENT

Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Ms. Millie Latack;  
Ms. Karen Lavarney, Chair; Ms. Casey Squyres, Historic  
Preservation Planner

##### PRESENT VIA ELECTRONIC MEANS

##### ABSENT

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#### REGULAR MEETING – 6:30 PM

Ms. Lavarney reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

##### 1. COA 2025-53: 3 Hotel St.

Review proposal for the request to conduct multiple exterior rehabilitation projects.

Ms. Squyres states the applicant is not present.

Ms. Squyres provides further information about the proposed work to be done.

Ms. Squyres states there are no product specification sheets provided by the applicant at this time.

Ms. Squyres opens the floor for questions.

Mr. Beidler asks for clarification on the work being done on the roof.

Ms. Squyres responds, the applicant is conducting in-kind repairs to certain roof elements, not a full roof replacement.

Mr. Beidler responds, understood that there will not be a full roof replacement.

Mr. Hunter Digges steps forward to speak.

Mr. Beidler asks who is enforcing the interior of the structure.

Mr. Digges responds that the enforcement focus is on the exterior of the structure for now.

Ms. Latack asks for further details on the window materials.

Ms. Latack indicates her preference that there is no removal of the paint or use of organic solvent removers.

Ms. Lavernway suggests adding downspouts as a condition.

Mr. Wojcik agrees to add Ms. Latacks and Ms. Lavernways conditions.

Ms. Squyres confirms the applicant has one year to finish after the ARB approval.

Mr. Digges also confirms the applicant has 365 days once the COA is issued to finish all work.

Mr. Beidler states he agrees with the in-kind replacements of what is there, but not the addition of additional things.

Ms. Squyres reads the proposed motion.

The motion is updated to include allowing in-kind replacements of existing structures only.

Mr. Beidler makes a motion to approve the proposed motion as drafted.

Mr. Beidler moves to approve COA-25-53 with the presented approval conditions, Seconded by Ms. Latack.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Ms. Millie Latack; Ms. Karen Lavernway, Chair

Nays:

Abstention:

Absent:

**COA 2025-53 passes 4-0-0**

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## 2. COA 2025-56: Warrenton Crossing

Request for the construction of four new residential dwellings that are part of the Warrenton Crossing development that are within the Historic District boundary- Lots 107, 108, 109, and 119.

Mr. Brett Cameron, production manager with Ryan Homes, has come forward providing a brief overview of the application.

Mr. Beidler asks about the elevations having openings on one side with shutters that are closed.

Mr. Cameron responds, discussing this is just to dress up the sides.

Ms. Latack question's other locations that include these shutters.

Mr. Cameron responds, discussing which models include the shutters

Ms. Latack expresses her concern for the disconnect of the shutters not being consistent on Lot 107, 109, and 119.

Mr. Cameron responds that these shutters could still be removed if needed.

Ms. Latack suggests tying in shutters on other facades to make it less random.

Mr. Cameron responds, discussing some change of the shutters.

Mr. Wojcik questions the proposed shingle material.

Mr. Cameron responds, outlining the proposed material.

Mr. Wojcik asks for clarification on the exterior of these lots being pre-determined.

Mr. Cameron provides clarification, this is correct.

Ms. Squyres reads the proposed motion.

Mr. Wojcik moves to approve COA-25-56 with the presented approval conditions, Seconded by Ms. Latack.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack

Nays:

Abstention:

Absent:

**COA 2025-56 passes 4-0-0**

## UPDATES.

1. Interviews on 7/25 with 3 potential candidates for the vacant position on the ARB.

### **BOARD MEMBERS TIME.**

Ms. Latack updates the Board on this being her last meeting, she has resigned. Mr. Wojcik asks for updates and expresses his concern about the Oak Spring building and encourages the town to restore the spring. Also, the vacant building on (Wojcik's neighborhood?) encourages the Town to make the Path foundation aware of the importance/significance of this building.

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### **ADJOURNMENT.**

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

Ayes: Mr. Michael Beidler, Vice Chair; Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack  
 Nays:  
 Abstention:  
 Absent:

**With no further business, this meeting was adjourned at 8:00 PM on Thursday, July 24<sup>th</sup>, 2025.**



## ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, August 28, 2025, at 6:30 PM

### MINUTES

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#### A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON AUGUST 28, 2025

##### Regular Meeting

##### PRESENT

Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. William Hemmingson; Ms. Casey Squyres, Historic Preservation Planner

##### PRESENT VIA ELECTRONIC MEANS

##### ABSENT

Ms. Karen Lavarney, Chair

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#### REGULAR MEETING – 6:30 PM

Mr. Michael Beidler reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

#### APPROVAL OF MINUTES.

##### 1. ARB Meeting Minutes – June 26, 2025

Mr. Wojcik moves to approve June 26, 2025, meeting minutes, as presented.

Mr. Beidler seconds the motion.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Mr. William Hemmingson

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

The minutes were approved.

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#### NEW BUSINESS.

**1. COA 2025-62: Fisher Lane Lot 1 & 2**

Requesting approval for the construction of two (2) new houses on Lot 1 & Lot 2 along Fisher Lane, directly behind 320 Culpeper Street (no addresses assigned by Zoning yet).

Mr. Beidler states the applicant is not present.

Ms. Squyres provides a brief overview of the proposed work.

Mr. Beidler asks about the proposed finishing for the houses.

Ms. Squyres responds, discussing the proposed finishing.

Mr. Beidler opens the floor for questioning.

Mr. Wojcik comments on the fencing near the property.

Mr. Wojcik suggests adding a condition to ensure any fencing added matches the existing fencing.

Mr. XXX asks for clarification on clearing on the highway side of Shirley Ave.

Ms. Squyres responds, there is no intention of disrupting the barrier of foliage.

Mr. Beidler briefly suggests his concern about the proposed fenestration pattern.

Mr. Hemmingson comments on the design and asks for clarification on the siding.

Ms. Squyres responds, providing what information she has on the proposed siding.

Mr. Beidler asks about the proposed gutters.

Ms. Squyres responds, there is no current information on the proposed gutters.

Board members have a brief discussion about the garage door specifications.

Mr. Beidler asks for a motion.

Mr. Wojcik reads the proposed motion as presented.

Mr. Wojcik moves to approve COA-25-62 with the presented approval conditions,  
Seconded by Mr. Beidler.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

**COA 2025-62 passes 3-0-1.**

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**2. COA 2025-64: 54 East Lee Street, Suite 100**

Requesting approval to install a new metal sign bracket and hanging sign on the building exterior.

Ms. Squyres provides a brief overview of the proposed signage.

Mr. Beidler opens the floor for questions/comments.

Mr. Wojcik asks for clarification on the sign placement.

Ms. Squyres responds, confirming height placement.

Mr. Hemmingson reads the proposed motion.

Mr. Hemmingson moves to approve COA-25-64 with the presented approval conditions, Seconded by Mr. Beidler.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

**COA 2025-64 passes 3-0-1**

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**3. WORK SESSION – 35 S. Fifth St:** Discussion to review options for the construction of an addition to the existing historic shed.

Mr. Beidler invites the applicant to step forward to speak.

Ms. Squyres provides a brief overview of the history of the existing shed.

Mr. Chris Mothersead comes forward to speak, providing a brief overview of the proposed project.

Mr. Mothersead asks the board for suggestions.

Mr. Beidler asks for the plan including the property line.

Mr. Mothersead provides the property line information.

Mr. Beidler asks Mr. Rob Walton for further zoning/setback requirements.

Mr. Walton responds, there are no setback requirements.

Mr. Hemmingson asks for clarification on the sidewalk.

Mr. Mothersead responds providing further details including an easement.

Mr. Beidler expresses his concerns with this project.

Mr. Wojcik briefly expresses his thoughts and concerns.

Mr. Mothersead asks about potentially relocating the shed.

Mr. Wojcik responds, providing his thoughts.

There is a brief discussion on the shed location.

Mr. Beidler asks for clarification from Ms. Squyres about the use of the shed.

Ms. Squyres responds, providing comments from the zoning administrator, Ms. Heather Jenkins.

A brief discussion on the different options for the shed occurs. ???

Mr. Beidler expresses his concern about moving the shed.

Mr. Cameron provides a brief closing statement.

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## UPDATES.

### 1. 9 Culpeper St: Roof Replacement

Ms. Squyres presents a brief summary of the proposed work.

Ms. Latack asks if salvage has been considered.

Ms. Squyres responds, noting the possibility.

Ms. Latack notes that the deterioration of the roof does not appear to necessitate full replacement.

Ms. Squyres expresses her agreement.

Mr. Beidler states his opinion that repair should be pursued over replacement and compares the work to a similar project he is aware of.

Ms. Latack agrees with Mr. Beidler's opinion.



Mr. Wojcik notes that the roof is visible and provides his opinions on the roofs condition.

2. 3 Hotel St and 45 Winchester St

Ms. Squyres updates the Board that applications for the properties may be coming and will be an expedited review.

Mr. Beidler asks what an expedited review would look like.

Ms. Squyres responds that she is unsure and will need to consult other staff and the Town Attorney.

### **BOARD MEMBERS TIME.**

Mr. Wojcik updates the Board on status of a window restoration he has been working on and some architectural salvage he has acquired. He also mentions several houses around Town with ongoing restoration efforts.

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### **ADJOURNMENT.**

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

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Ms. Millie Latack

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

**With no further business, this meeting was adjourned at 8:00 PM on Thursday, June 26<sup>th</sup>, 2024.**



Community Development  
Department

## **STAFF REPORT**

<b>Meeting Date:</b>	October 23, 2025
<b>Agenda Title:</b>	COA 25-72   135 Main Street
<b>Requested Action:</b>	Review proposal for the request to construct new ADA accessible ramp along the side elevation of building (including relocating steps).
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

### **EXECUTIVE SUMMARY**

The applicant is requesting approval to construct new ADA accessible ramp along the side elevation fronting N. Sixth Street of building (including relocating steps).

### **BACKGROUND**

This building was constructed between 1908 and 1915 based on Sanborn maps. The building is a good example of Craftsman-Foursquare style dwellings representing the early-twentieth-century residential resources within the district. The building retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the character of the district. Although the building does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.



**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Historic District Guideline
<b>C. ACCESSIBILITY</b>	<b>3.52</b>	
<b>1. Make buildings accessible all while preserving the integrity of the historic fabric. Preserve and retain key features of the historic building in any design.</b>		<b>2. Design improvements to follow the requirements of ADA and to respect the historic character of the building.</b>
Assess the historic and architectural significance of the property. The goal is to preserve the materials, style, and form of the building, as well as the principal façades and major features. Generally, secondary elements, finishes, or features, including later non-significant additions (some additions can be significant), previously altered sections, and utilitarian and service areas, may generally be altered without damaging the historic significance of the property.		Assess the existing and required level of accessibility in accordance with the ADA Accessibility Guidelines.
Identify and evaluate the options to make the property as accessible as possible while conforming with preservation standards that recommend the retention of all significant features and materials. In exterior work, the goal is to provide an accessible path to the building and to make the main or prominent public entrance accessible, while retaining and protecting historic materials and features. All alterations should be in scale with and visually compatible with the building and should be reversible (that is, if the modifications were removed, the original design would survive).		<b>SITE:</b> An accessible route from a parking lot, sidewalk, or public street to an accessible entrance is essential. The route must be at least three (3) feet wide, stable, firm, and slip-resistant. If the route has a slope that is less than 1:20 (one inch rise for every twenty inches of length), then there is no requirement for railings. If existing steps and surrounding landscape features are not significant, then it may be possible to regrade the entry area to make an entrance accessible.

Historic District Guideline	Page No.	Historic District Guideline
<p><b>RAMPS:</b> A "ramp" is defined as a path with a slope greater than 1:20; the maximum allowable slope is 1:12 (see alternate minimum standards, below). Any change in grade or level that is greater than one-half (1/2) inch must be accommodated by use of a ramp or a mechanical lift. Ramps must have landings (at least five-foot square) at the top and bottom of each ramp run, which may not be greater than thirty (30) feet in length. There must be two-inch-high curbs along the edges of ramps, and handrails must be provided on both sides of ramps at a height of 34 to 38 inches above the ramp surface. (These are summarized requirements; please check the building and accessibility codes as well.)</p>		<p>Handrails should be made of metal (but not wire or cable) if the ramp is masonry, or of wood if the ramp is wood. They should be simple and unobtrusive in design. The design should be taken from existing ornamental metal (or wood) elements elsewhere on the building, if feasible. In order to prevent hazards to pedestrians, the vertical elements supporting the ends of railings should take the form of newel posts (so that they are highly visible), and the ends of railings should be returned so that there are no sharp protrusions.</p>

## STAFF RECOMMENDATION

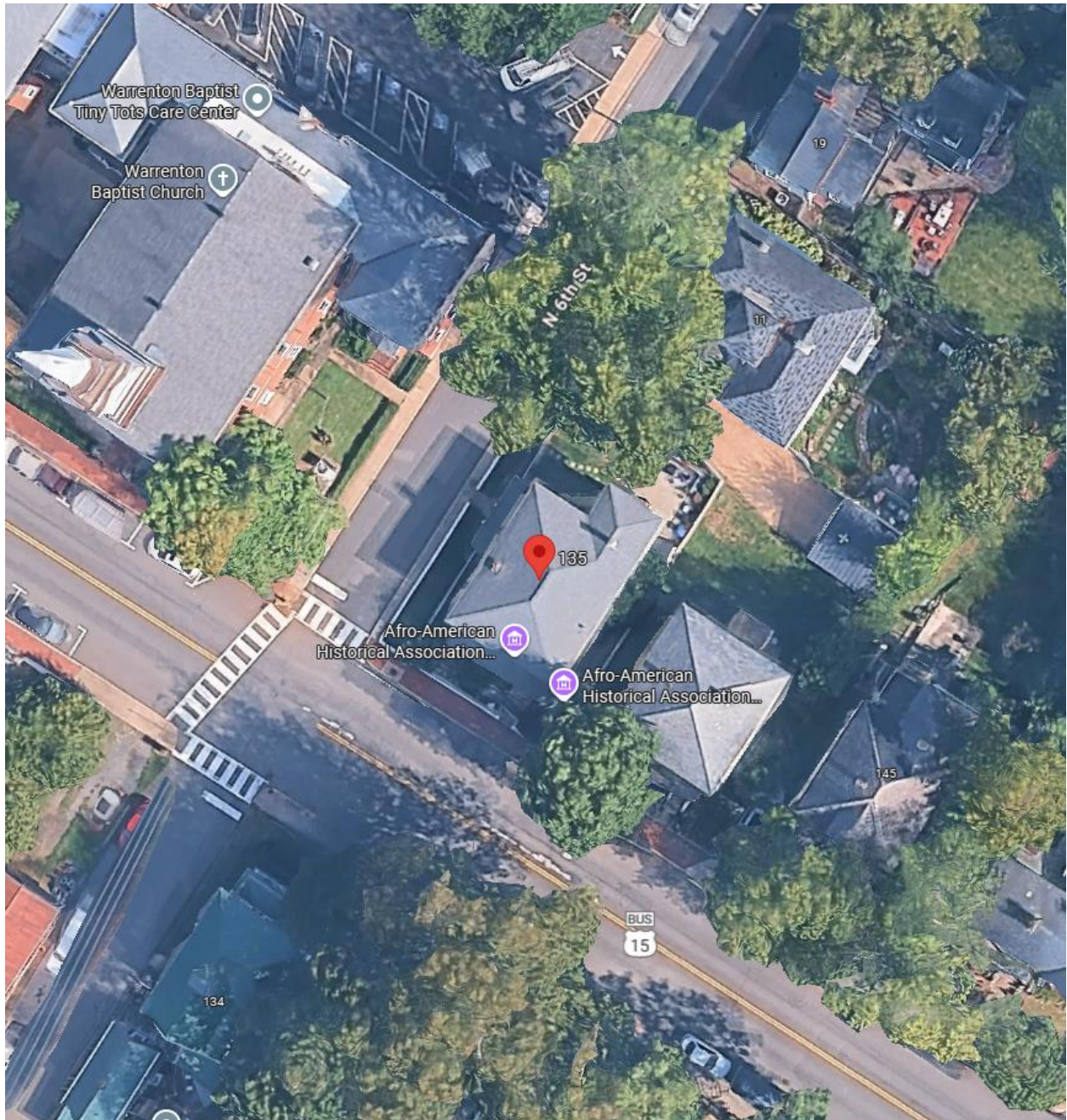
Staff recommends approval of **Certificate of Appropriateness 2025-72** for the request to install an ADA-accessible ramp with handrailing along the side elevation (facing N. Sixth Street), at **135 Main Street**, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The ramp shall meet all ADA-accessibility laws which the Historic District Guidelines shall not inhibit or prevent.

## ATTACHMENTS

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





























ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 25-72

**October 23, 2025**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2025-72** for the request to install an ADA-accessible ramp with handrailing along the side elevation (facing N. Sixth Street), at **135 Main Street**, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The ramp shall meet all ADA-accessibility laws which the Historic District Guidelines shall not inhibit or prevent.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



## TOWN OF WARRENTON

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS

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

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

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

Project OwnerAddress/Location: 135 Main St GPIN: \_\_\_\_\_Name: Afro-American Historical Assoc of Fauquier County Email: karenwhite@aahafauquier.orgAddress: 135 Main St Phone: 703-966-6898Applicant (If different then above)Name: Cameron Appel Email: cameron@appelscontracting.comAddress: 3072 Leeds Manor Rd, Markham, VA 22643 Phone: 540-841-0977

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

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

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

Complete description of each modification or improvement

Install concrete ADA Handicap ramp and railings from Main St sidewalk to the side porch entrance along 6th St.

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

Yes ☐ No ☒ If so, specify: \_\_\_\_\_

Karen White  
Signature of Property Owner

Karen White  
Name (Print or Type)

C S Appel

Signature of Applicant/Agent

Cameron Appel

Name (Print or Type)

# ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

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

2





























Community Development  
Department

## **STAFF REPORT**

<b>Meeting Date:</b>	October 23, 2025
<b>Agenda Title:</b>	COA 25-73   150 John E. Mann Street
<b>Requested Action:</b>	Review proposal for the request to install a wrought iron fence at the front of the property.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

### **EXECUTIVE SUMMARY**

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The applicant is requesting approval to install a 4' wrought iron fence at the front of the property.

### **BACKGROUND**

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This building was constructed in 2006 and it is in excellent condition. Although located within the Warrenton Local Historic District, as a result of its construction date, this resource would not contribute to the Warrenton Historic District Boundary Increase. Because of its status as a non-contributing resource on the edge of the district boundary, it has not been included within the National Register Nomination for the Warrenton Historic District Boundary Increase.

COA 25-73 | 150 John E. Mann Street  
October 23, 2025  
Page 2







#### DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Historic District Guideline
<b>B. FENCES &amp; WALLS</b>	<b>3.8</b>	
<b>2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.</b>		<b>3. Design fencing and gates for visual interest in addition to function; choose appropriate materials such as stone, brick, cast stone, rusticated concrete block, cast cement, wood, iron, steel, and metal wire.</b>



## STAFF RECOMMENDATION

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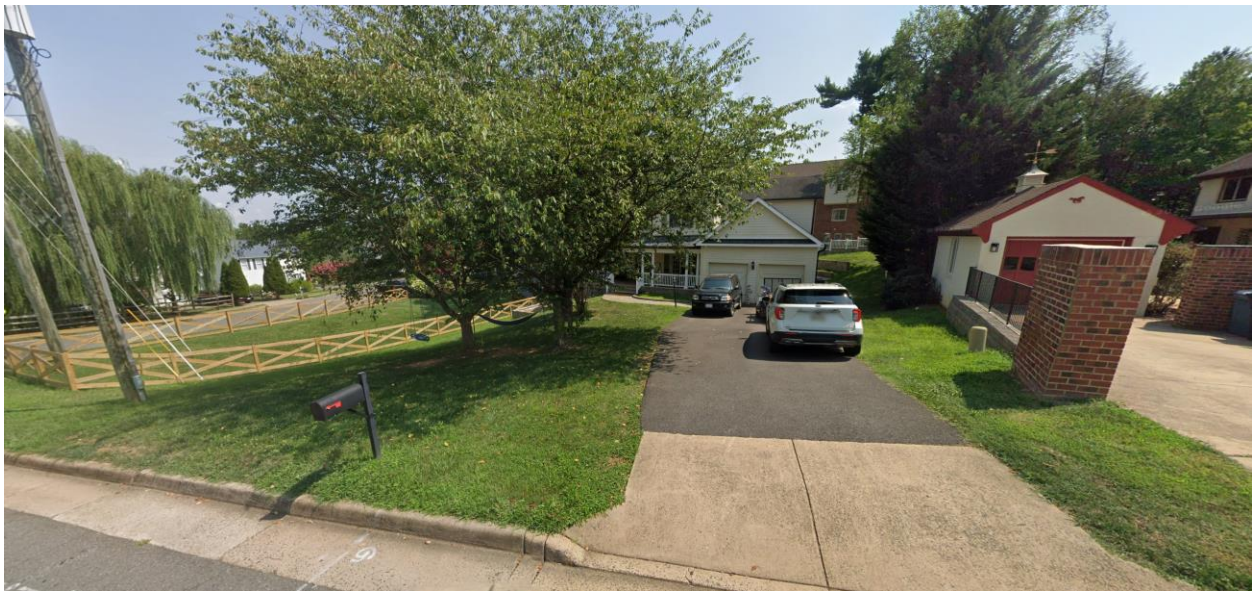
Staff recommends approval of **Certificate of Appropriateness 2025-73** for the request to install a new, 4' wrought iron fence and gate at 150 John E. Mann Street, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.

## ATTACHMENTS

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





Example fence:



ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 25-72

**October 23, 2025**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2025-73** for the request to install a new, 4' wrought iron fence and gate across the front yard at **150 John E. Mann Street**, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



## ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

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

Zoning # \_\_\_\_\_

Assoc. Permit # \_\_\_\_\_

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

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

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

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

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

### Project Owner

Address/Location: 150 John E Mann GPIN: 6984354658000  
Name: Eric Maybach Email: eric.maybach@fauquiercounty.gov  
Address: 150 John E Mann street Warrenton Va. 20186 Phone: 5402295440

### Applicant (If different then above)

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

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

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

### Complete description of each modification or improvement

Adding a  
adding a 4ft Wrought Iron fence to front yard

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

*Eric J Maybach*  
Signature of Property Owner  
Eric Maybach  
Name (Print or Type)

\_\_\_\_\_  
Signature of Applicant/Agent  
\_\_\_\_\_  
Name (Print or Type)

40









Community Development  
Department

# STAFF REPORT

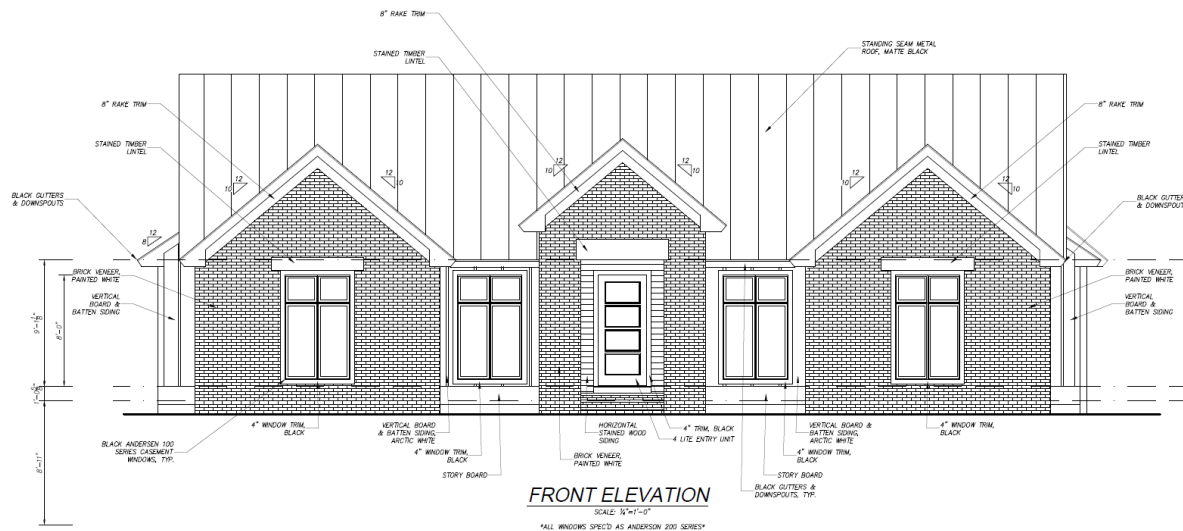
<b>Meeting Date:</b>	October 23, 2025
<b>Agenda Title:</b>	COA 25-79   266 Falmouth Street
<b>Requested Action:</b>	Review proposal for the request to install an in-ground pool in rear yard of property, to install fencing at property borders and around pool, place a shed on the property, and to install two pillars at driveway entrance.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The applicant is requesting approval to install an in-ground pool in rear yard of property, to install fencing at property borders and around pool, place a shed on the property, and to install two pillars at driveway entrance.

## BACKGROUND

This building is new construction within the Historic District that was approved by the ARB in 2024 and is still under construction.





**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Historic District Guideline
<b>B. FENCES &amp; WALLS</b>	<b>3.8</b>	
2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.		3. Design fencing and gates for visual interest in addition to function; choose appropriate materials such as stone, brick, cast stone, rusticated concrete block, cast cement, wood, iron, steel, and metal wire.
<b>C. TOPOGRAPHY</b>	<b>3.9</b>	
The Architectural Review Board may review grading changes that are more than 3.5 feet in height. Alterations to grade less than 3.5 feet do not require a Certificate of Appropriateness (COA) but must meet applicable zoning code requirements.		2. Design new site elements to minimize changes in topography, such as the addition of driveways and walkways, through appropriate siting and design. New elements should work with and enhance the existing, historic topography.

**STAFF RECOMMENDATION**

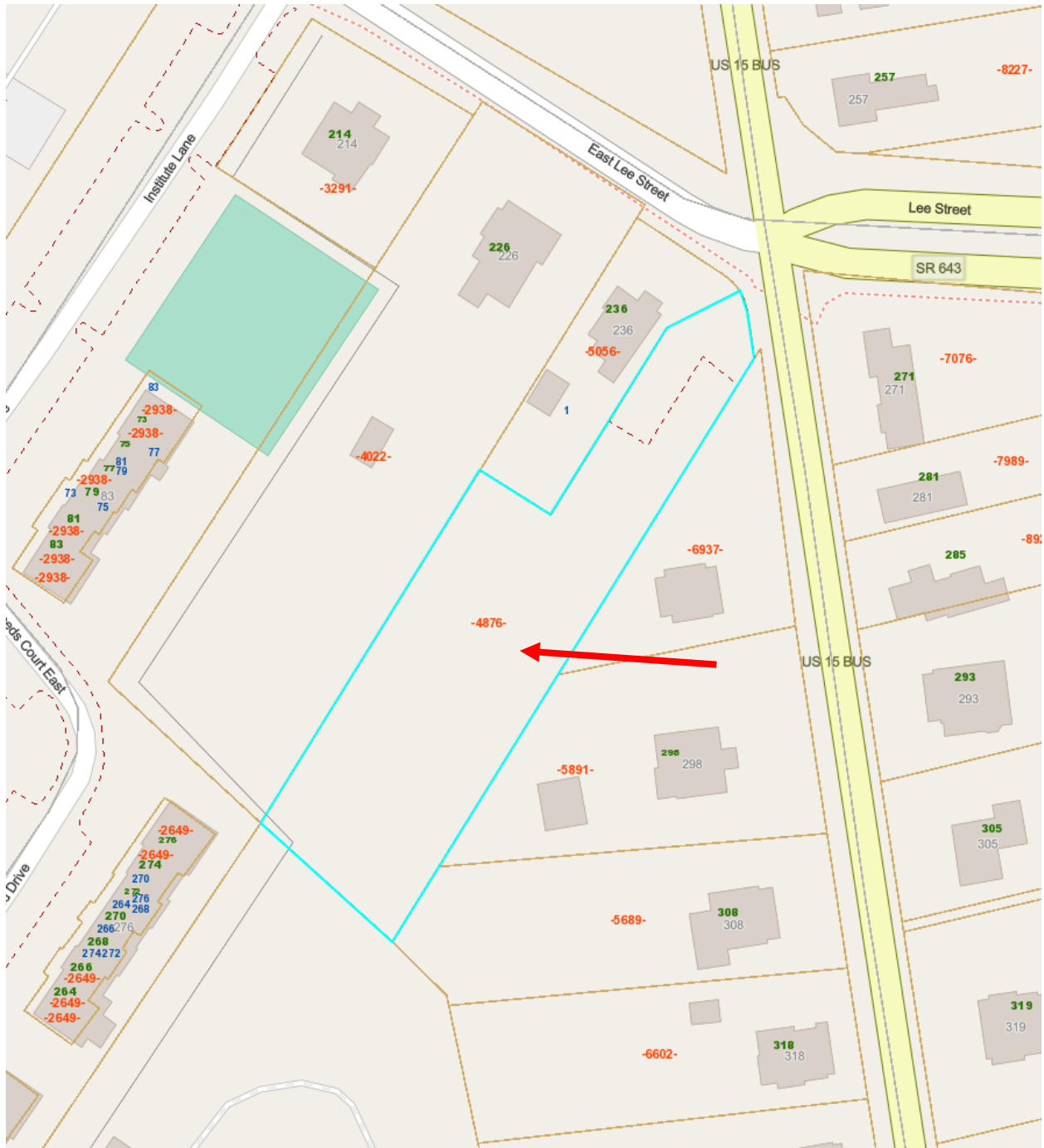
Staff recommends approval of **Certificate of Appropriateness 2025-79** for the request to install an in-ground pool in rear yard of property, to install fencing at property borders and around pool, place a shed on the property, and to install two pillars at driveway entrance at **266 Falmouth Street**, all as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) New fences shall not exceed 6' in height.

**ATTACHMENTS**

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

Vicinity Map – Street View





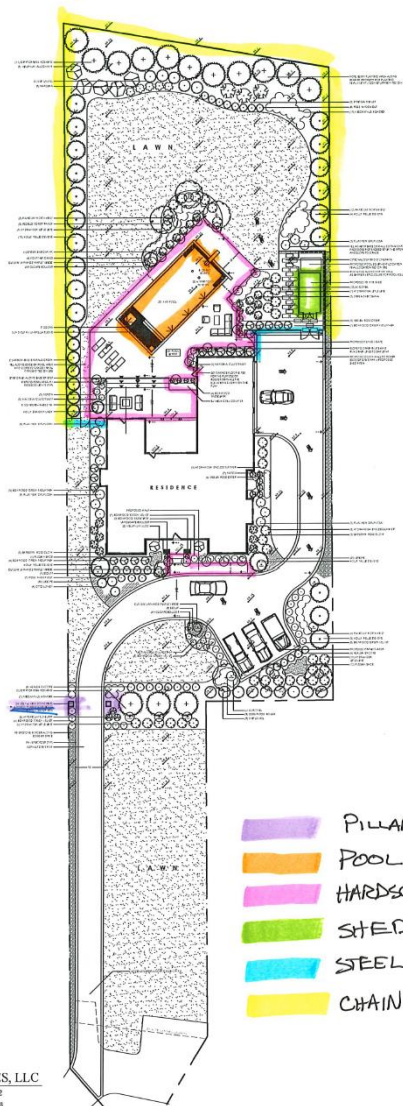


OVERALL PLAN

(SCHEDULES AND DETAILS)

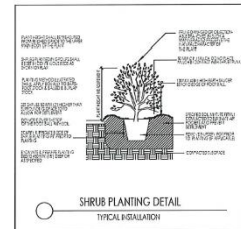
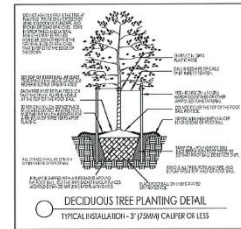


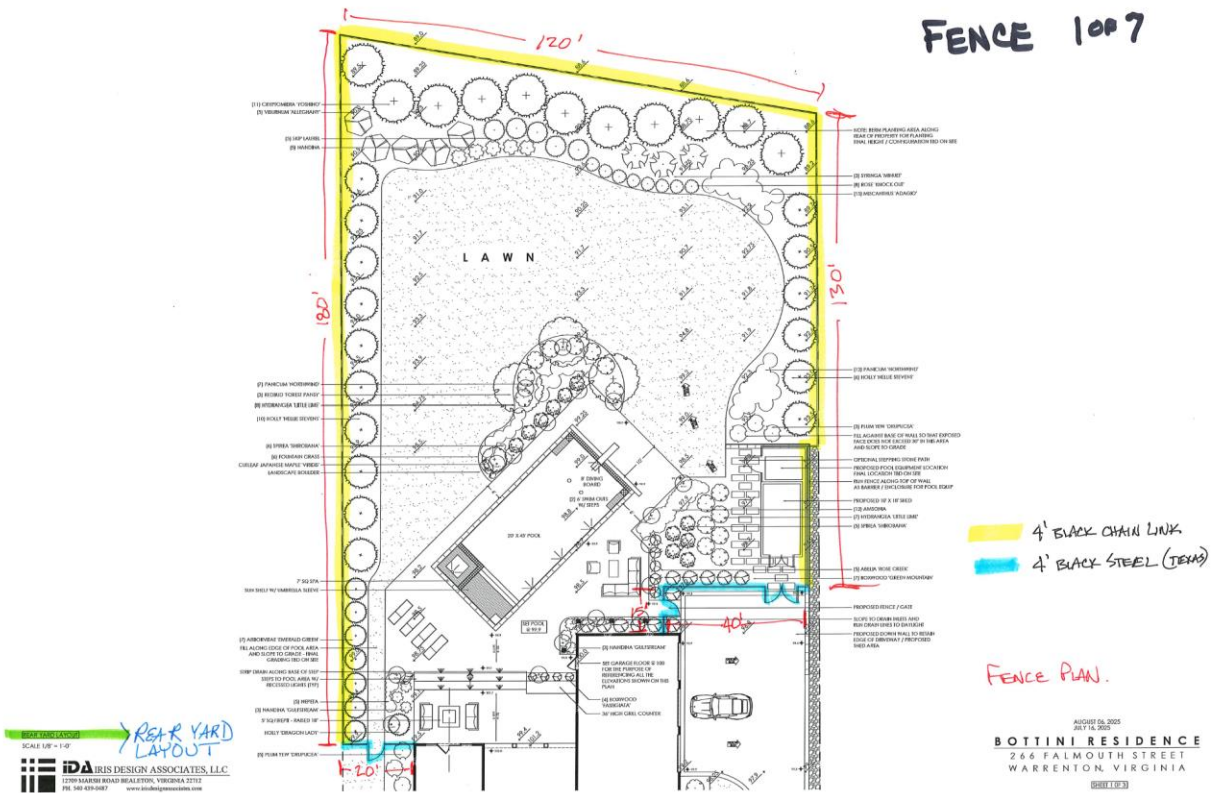
**IDA** RIS DESIGN ASSOCIATES, LLC  
12709 MARSH ROAD BEALETON, VIRGINIA 22712  
TEL: 540-439-0487 www.idarisedesignassociates.com



- PILARS
- POOL
- HARDESCAPE
- SHED
- STEEL FENCE
- CHAIN LINK FENCE

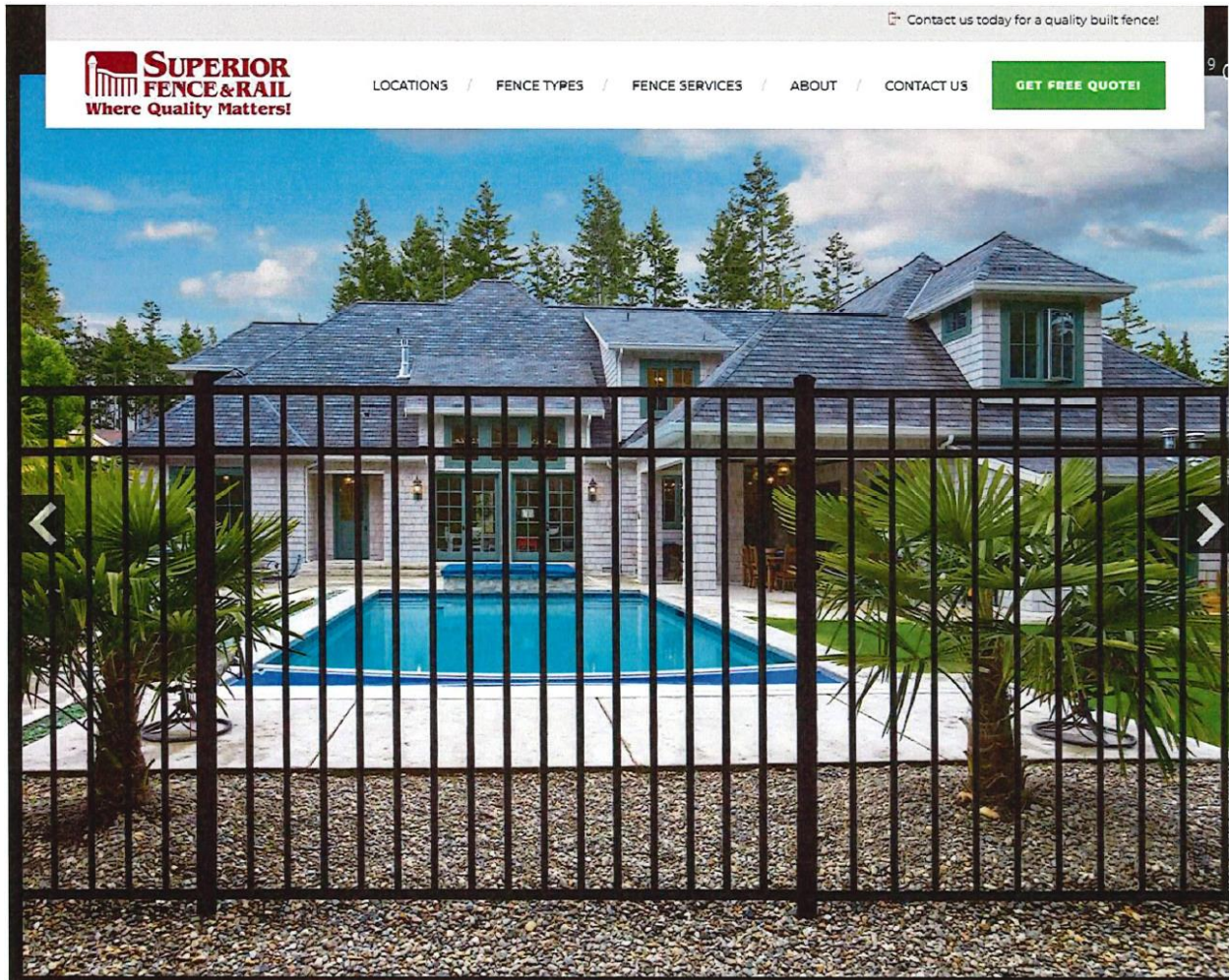
SEE SEPARATE PDF DOCUMENTS



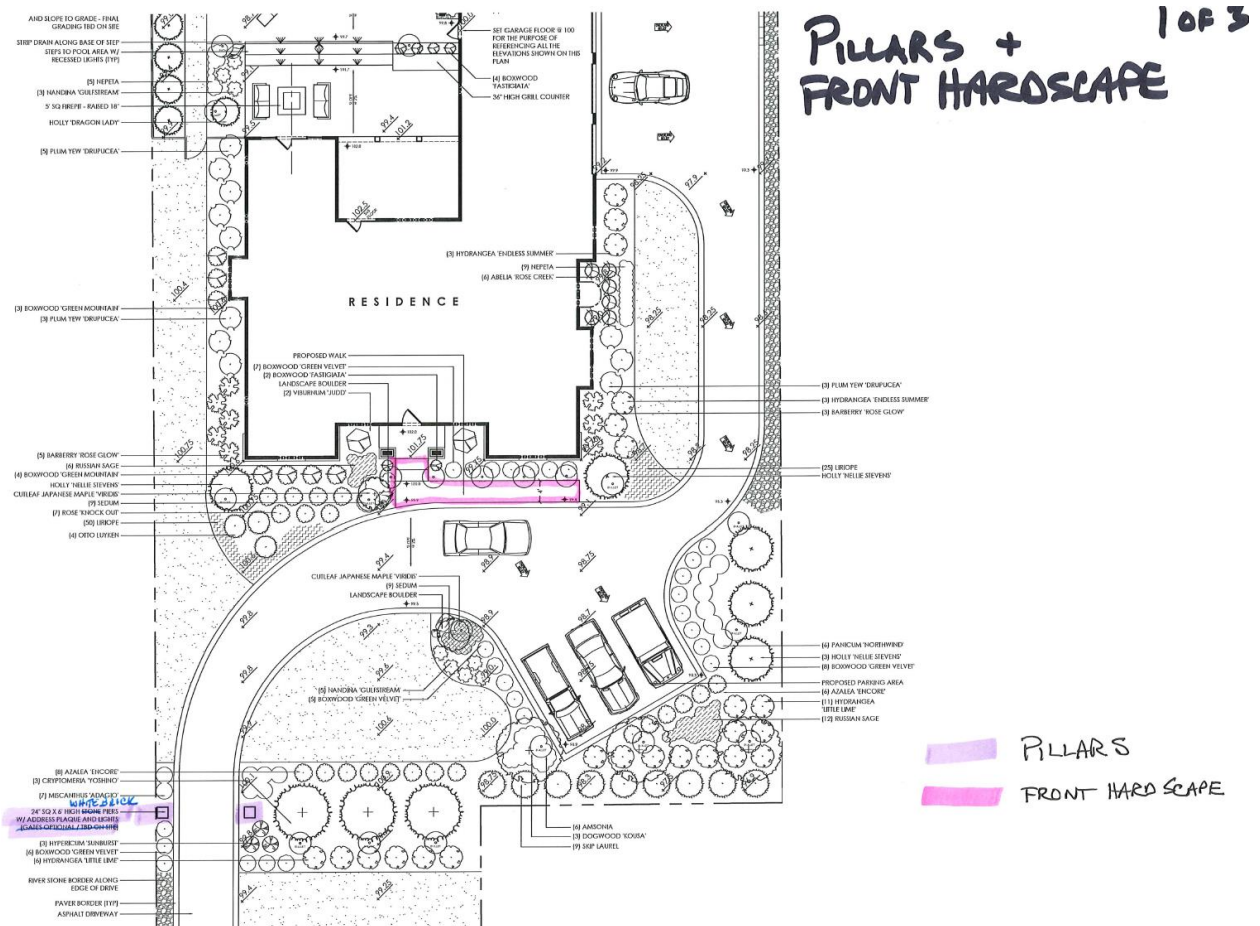


Fence perimeter of rear yard. 4'0" Black painted steel fence from house to side property line on both sides with two 4'0" wide single gates and one 8'0" wide double gate. 4'0" Black chain link fence at property line around balance of rear yard.  
Fence and property location details attached.

4'0" STEEL BLACK (TEXAS)

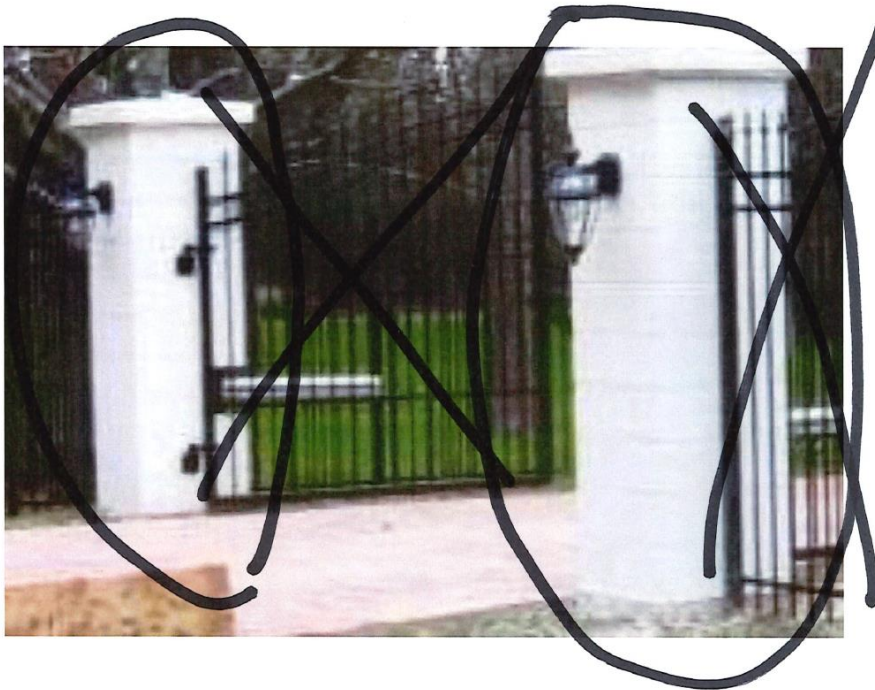






WHITE BRICK PILLARS WITH LIGHTS ON FRONT

(PICTURE IS SHOWING FENCE BUT WE ARE NOT PUTTING A FENCE ON PILLARS.)



24" SQUARE  
72" TALL

- Top: 2" x 24" x 24"; gray concrete paver cap to match the driveway paver border
- Pillar: 20" x 24" x 64" (above ground); painted white brick to match the house
- Foundation and footer are per standard building code.

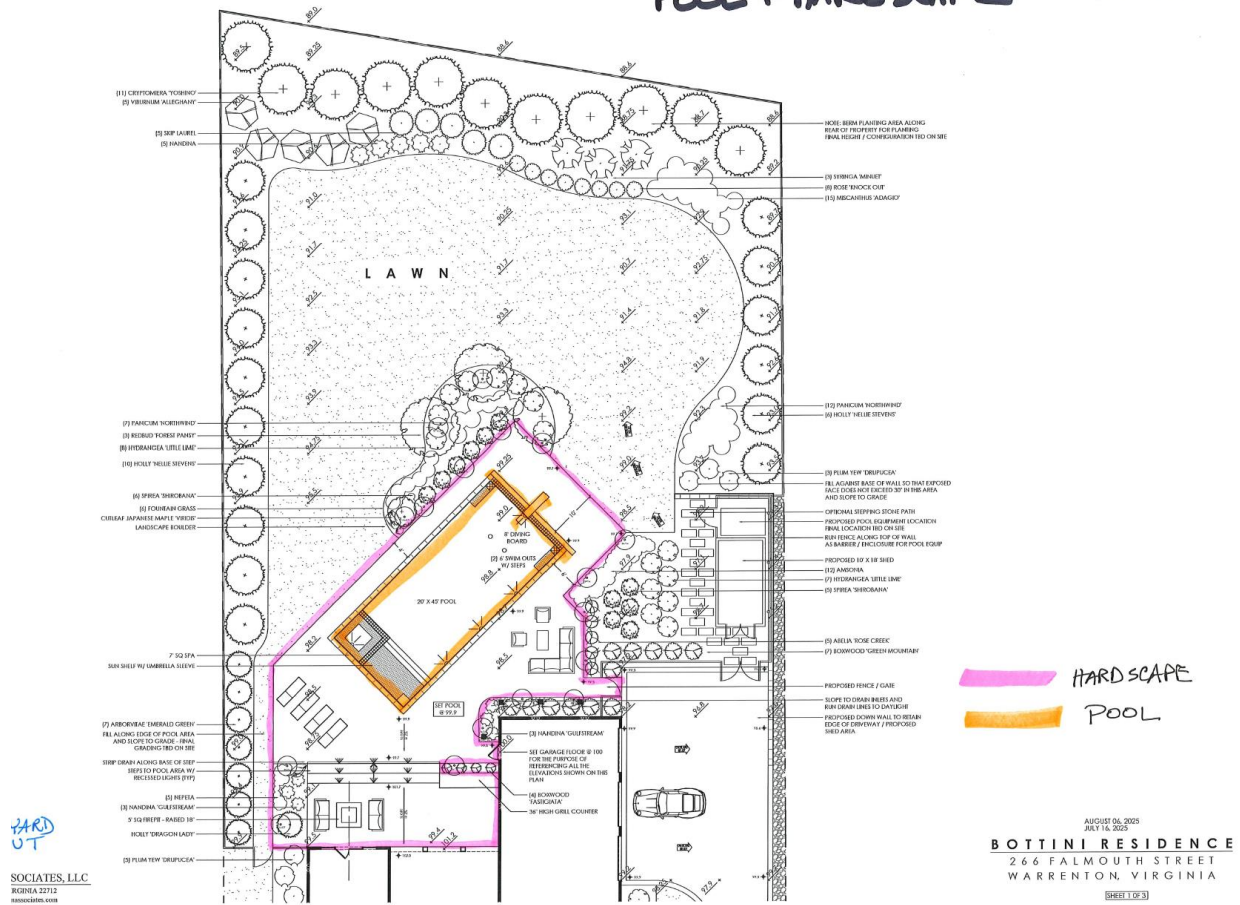




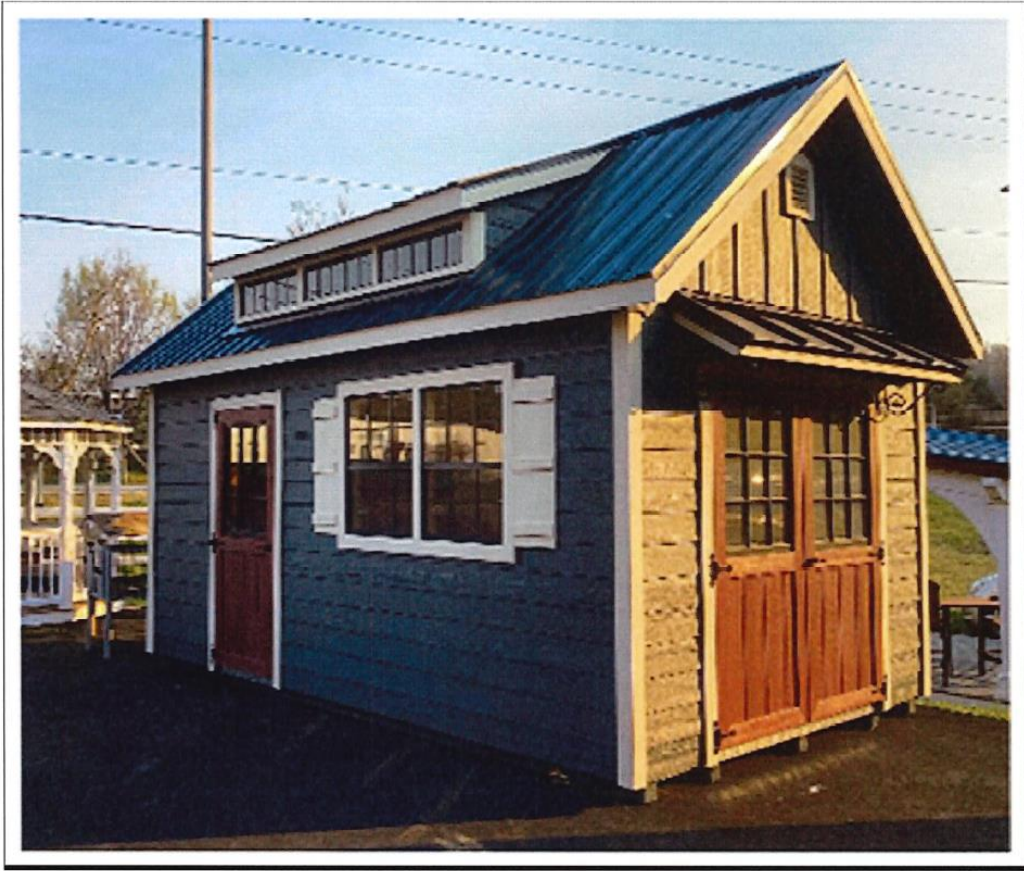
ALL HARDSCAPES WILL BE TRAVERTINE AND THE COLOR OF SERENADE SILVER MIST



# POOL + HARDSCAPE 1002







- **SHED WILL MATCH THE HOUSE (PICTURE IS FOR DESIGN ONLY – SEE BELOW)**
  - **SIDING - COLOR NOT AS SHOWN – WILL BE WHITE BOARD AND BATTEN SIDING**
  - **WINDOWS - BLACK**
  - **DOOR – COLOR NOT AS SHOWN WILL BE BLACK TO MATCH WINDOWS**
  - **ROOF - BLACK METAL ROOF**
  - **NO ROOF OVER PAIR OF DOORS**
  - **NO SHUTTERS**
  - **NON-PERMANENT STRUCTURE ON GRAVEL BED**



ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 25-79

**October 23, 2025**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2025-79** for the request to install an in-ground pool in rear yard of property, to install fencing at property borders and around pool, place a shed on the property, and to install two pillars at driveway entrance at **266 Falmouth Street**, all as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) New fences shall not exceed 6' in height.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



TOWN OF WARRENTON  
ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATNESS

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

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

Assoc. Permit # \_\_\_\_\_

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

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

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

Project Owner

Address/Location: 266 Falmouth Street GPIN: 984-51-4876-000

Name: Nicholas & Angela Bottini Email: nickb@comdor-dist.com

Address: 2671 Avenir Place, Apt 1543, Vienna, VA 22180 Phone: 571-334-3400

Applicant (If different then above)

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

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

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

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

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

Complete description of each modification or improvement

Install new inground pool with landscape and hardscape.

Install new fence around perimeter of rear yard.

Install new shed.

Install white painted brick pillars at driveway (2) and front hardscape.

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

Yes ☐ No ☒ If so, specify: \_\_\_\_\_

Nicholas Bottini 9-29-25  
Angela Bottini 9/29/25

Signature of Property Owner

Nicholas & Angela Bottini

Name (Print or Type)


Signature of Applicant/Agent

Name (Print or Type)



## TOWN OF WARRENTON

# ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

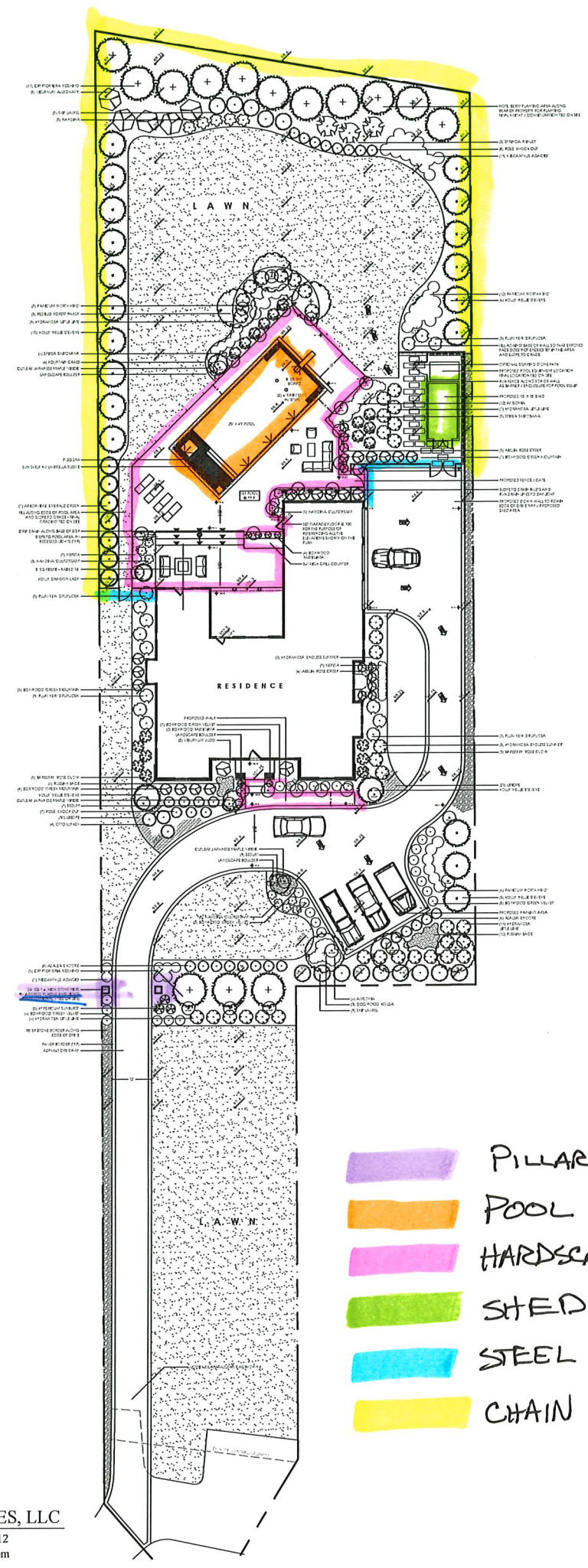
PO BOX 341  
WARRENTON, VIRGINIA 20188  
 <http://www.warrentonva.gov>  
[planning@warrentonva.gov](mailto:planning@warrentonva.gov)  
(540) 347-2405

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

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

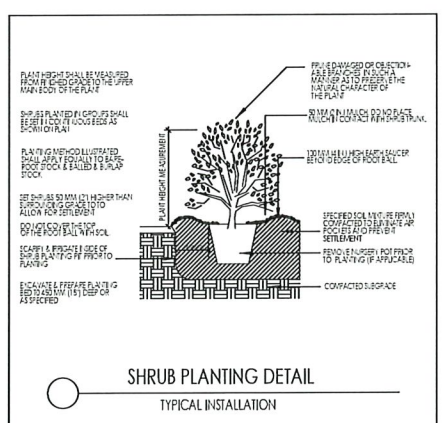
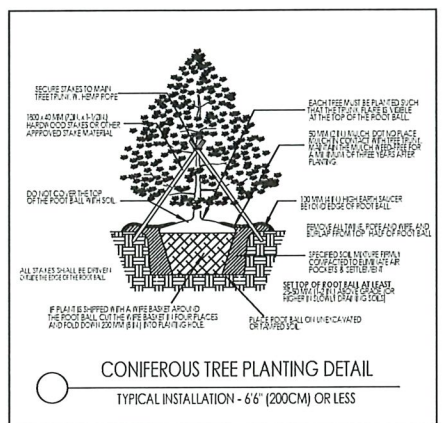
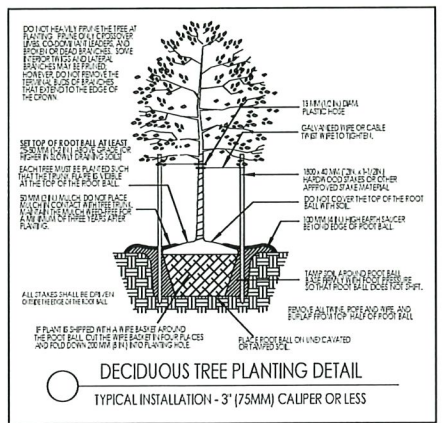


OVERALL PLAN



- PILLARS
- POOL
- HARDSCAPE
- SHED
- STEEL FENCE
- CHAIN LINK FENCE

SEE SEPARATE PDF DOCUMENTS

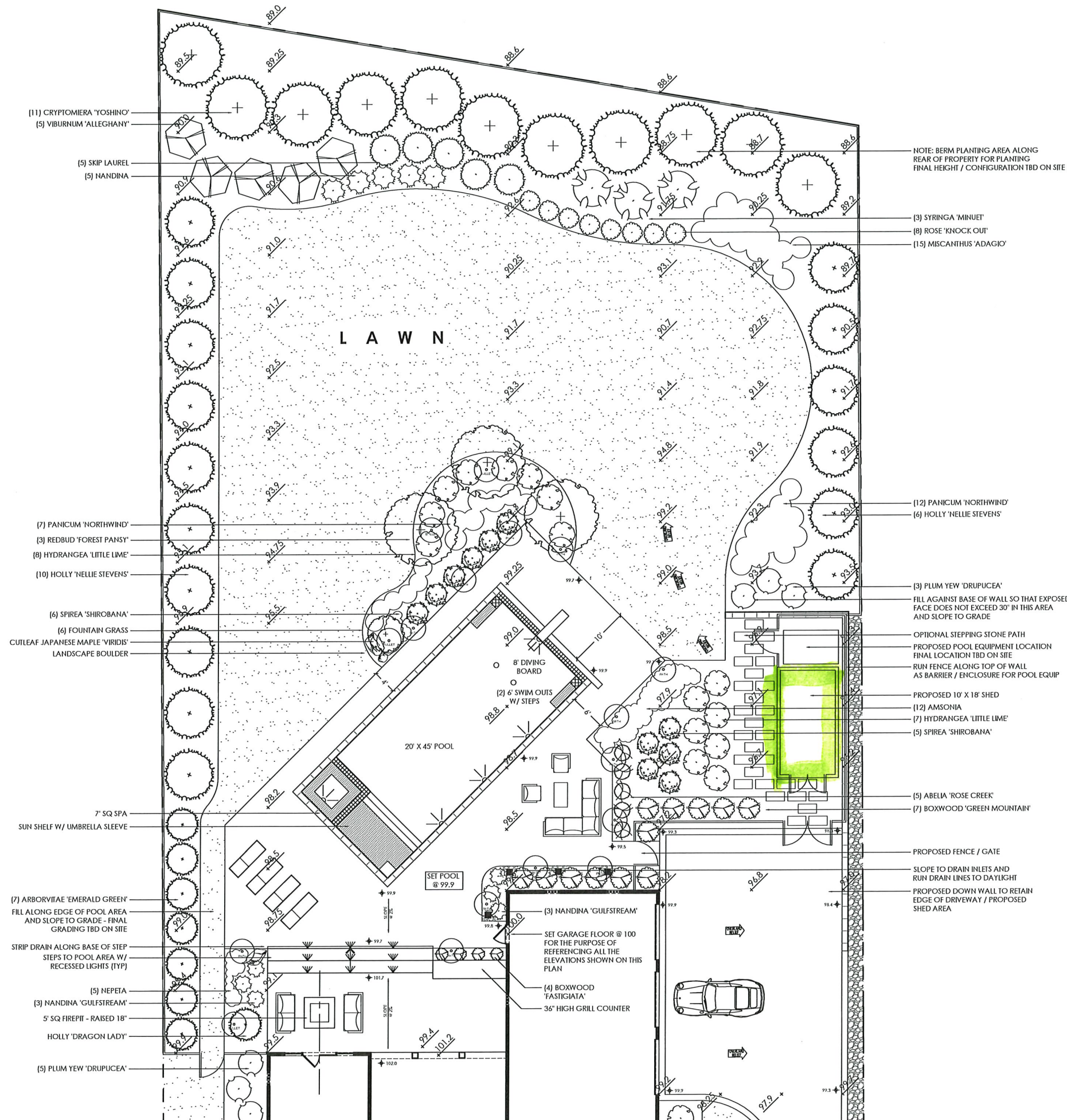


PLANT SCHEDULE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	LIGHT
ORNAMENTAL TREES						
APV	3	ACER PALMATUM 'DISSECTUM VIRIDIS'	VIRIDIS CUTLEAF JAPANESE MAPLE	24"-30"	B&B	☉
CCF	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6'-7"	B&B	☉
CK	3	CORNUS KOUSA	KOUSA DOGWOOD	6'-7"	B&B	☉
EVERGREEN TREES						
CJ	14	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO JAPANESE CEDAR	6'-7"	B&B	☉
IN	21	ILEX NELLIE STEVENS'	NELLIE STEVENS HOLLY	6'-7"	B&B	☉
IAM	1	ILEX AQUIFOLIUM 'MESCHICK'	DRAGON LADY HOLLY	6'-7"	B&B	☉
TOS	7	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6'-7"	CONT.	☉
SHRUBS						
ACR	11	ABELIA CHINENSIS 'ROSE CREEK'	ROSE CREEK ABELIA	#3	CONT.	☉
AZG	14	AZALEA 'ENCORE'	ENCORE AZALEA	#3	CONT.	☉
BIR	8	BERBERIS THUNBERGII ATROPURPUREA	ROSE GLOW BARBERRY	#3	CONT.	☉
BGM	14	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#5	CONT.	☉
BGV	26	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	CONT.	☉
BSF	6	BUXUS SEMPERVIRENS 'FASTIGIATA'	FASTIGIATA BOXWOOD	#7	CONT.	☉
CHD	14	CEPHALOTAXUS HARRINGTONIA DRUPUCEA'	DRUPUCEA JAPANESE PLUM YEW	#5	CONT.	☉
HME	6	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	#5	CONT.	☉
HPS	3	HYPERICUM PATULUM 'SUNBURST'	SUNBURST HYPERICUM	#3	CONT.	☉
HPLL	32	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	#5	CONT.	☉
HD	5	NANDINA DOMESTICA	NANDINA	#5	CONT.	☉
NDG	11	NANDINA DOMESTICA 'GULFSTREAM'	GULFSTREAM NANDINA	#3	CONT.	☉
PLO	4	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN	#7	CONT.	☉
PLS	14	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SKIP LAUREL	#7	CONT.	☉
RK	15	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	#3	CONT.	☉
SJS	11	SPIREA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	#3	CONT.	☉
SM	3	SYRIEGA 'MINUET'	MINUET LILAC	#7	CONT.	☉
VJ	2	VIBURNUM JUDD	JUDD VIBURNUM	#7	CONT.	☉
VRO	5	VIBURNUM RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	#7	CONT.	☉
PERENNIALS						
AM	18	AMSONIA	BLUE STAR	#1	CONT.	☉
PA	18	PERVOSKIA ATRIPLICIFLORA	RUSSIAN SAGE	#1	CONT.	☉
IN	14	NEPETA	CATMINT	#1	CONT.	☉
SA	18	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1	CONT.	☉
ORNAMENTAL GRASSES						
MSA	22	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO SILVER GRASS	#1	CONT.	☉
PA	6	PERNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1	CONT.	☉
PVH	25	PANNICUM VIRGATUM 'NORTH WIND'	NORTH WIND SWITCH GRASS	#1	CONT.	☉
GROUND COVER						
LMB	75	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	#1	CONT.	☉

APPROXIMATE QUANTITIES			
Pool deck			1845 SF ±
Terrace			640 SF ±
Walk			140 SF ±
Steps			81 LF ±
Driveway			6765 SF ±
Paver border			875 SF ±
Retaining wall w/ 24" footer	75 LF ±		435 SF ±
Notes:			
1. Final number / style / size / configuration of drain inlets / lines lbd on site by landscape contractor			
2. Final grading lbd on site by pool / landscape contractor			
3. Configuration of fencing for pool enclosure as required lbd on site			
4. Pool equipment location as shown is conceptual - final location lbd on site			
5. Utilities to be staked prior to construction as required to ensure that pool setback is met			
6. Property line / septic area to be staked prior to construction as required to ensure that pool setback is met			
7. River stone / boulder outcrops / stepping stones are as required and are not included in quantities			
8. Landscape lighting as shown is conceptual - final number / style of lights lbd by landscape contractor			
9. Portions of the information used to create this plan were prepared using information provided by others and as such are subject to the interpretation of the originator - verify all information prior to construction			





SHED

REAR YARD LAYOUT

SCALE 1/8" = 1'-0"





- SHED WILL MATCH THE HOUSE (PICTURE IS FOR DESIGN ONLY – SEE BELOW)
  - SIDING - COLOR NOT AS SHOWN – WILL BE WHITE BOARD AND BATTEN SIDING
  - WINDOWS - BLACK
  - DOOR – COLOR NOT AS SHOWN WILL BE BLACK TO MATCH WINDOWS
  - ROOF - BLACK METAL ROOF
  - NO ROOF OVER PAIR OF DOORS
  - NO SHUTTERS
  - NON-PERMANENT STRUCTURE ON GRAVEL BED





WHITE BRICK PILLARS WITH LIGHTS ON FRONT

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24" SQUARE  
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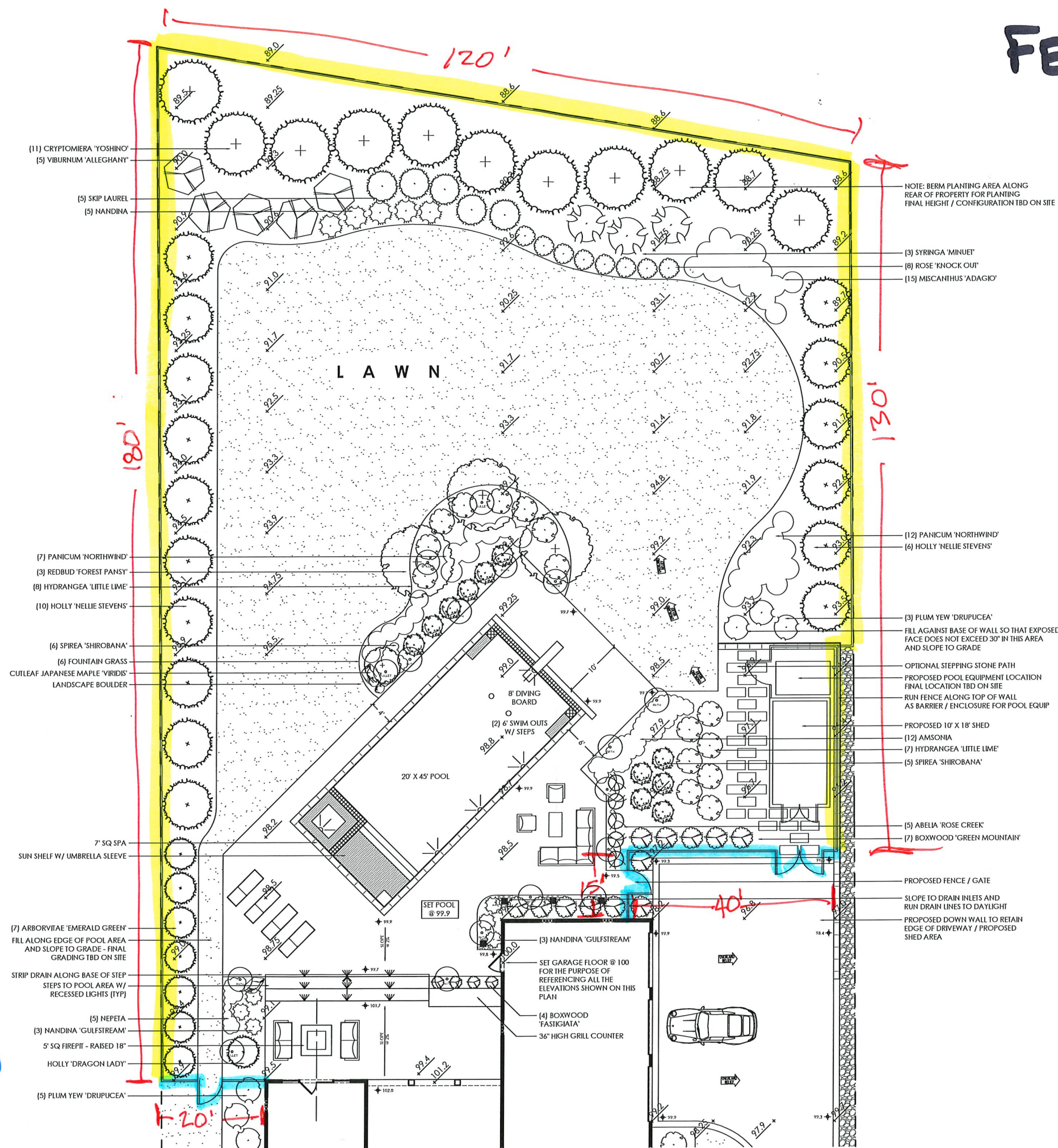




ALL HARDSCAPES WILL BE TRAVERTINE AND THE COLOR OF SERENADE SILVER MIST



# FENCE 1 of 7



4' BLACK CHAIN LINK

4' BLACK STEEL (TEXAS)

## FENCE PLAN.

AUGUST 06, 2025  
JULY 16, 2025

**BOTTINI RESIDENCE**

266 FALMOUTH STREET  
WARRENTON, VIRGINIA

SHEET 1 OF 3

64

### REAR YARD LAYOUT

SCALE 1/8" = 1'-0"

**IDA** IRIS DESIGN ASSOCIATES, LLC  
12709 MARSH ROAD BEALETON, VIRGINIA 22712  
PH. 540 439-0487 [www.irisdesignassociates.com](http://www.irisdesignassociates.com)

## → REAR YARD LAYOUT

Permit #: \_\_\_\_\_



## TOWN OF WARRENTON

Department of Community Development

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

### BUILDING / ZONING PERMIT

#### PROPERTY INFORMATION

Property Owner: Nicholas & Angela Bottini  
 Email: nickb@comdor-dist.com Telephone: 571-334-3400  
 Parcel Address: 266 Falmouth Street  
 Property ID: 6984-51-4876-0000 Acres: \_\_\_\_\_ Lot #: \_\_\_\_\_ of \_\_\_\_\_ Subdivision

#### TENANT/BUSINESS INFORMATION (if applicable)

Tenant/Business Name: \_\_\_\_\_  
 Tenant Address/Suite: \_\_\_\_\_  
 Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

#### APPLICANT INFORMATION

Name: Same as Property Information  
 Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Owner ☒ Lessee ☐ Contractor ☐ Agent ☐ Other: \_\_\_\_\_

#### PROPOSED WORK

Scope of Work (select all that apply):

<i>Zoning Only</i>	<i>Building &amp; Zoning</i>		
<input type="checkbox"/> Confirmation Letter	<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Fire Alarm/Suppression	<input type="checkbox"/> New Finished/Unfinished
<input type="checkbox"/> Determination Letter	<input type="checkbox"/> Addition	<input type="checkbox"/> Fireworks	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Alteration	<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Plumbing
<input type="checkbox"/> New Address	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Gas	<input type="checkbox"/> Repair/Replacement
<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Demolition	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Retaining Wall
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Electrical	<input type="checkbox"/> Moving Structure	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Shed (>256 sqft)	<input type="checkbox"/> Elevator	<input type="checkbox"/> New Building	<input type="checkbox"/> Sign

Amendment to Existing Permit? If Yes, List Permit #: \_\_\_\_\_

Describe in detail the proposed work being done: [note: if use of building is being changed or if joint use is being added, enter all new proposed use(s) and also define existing use(s).]  
Fence perimeter of rear yard. 4'0" Black painted steel fence from house to side property nine  
on both sides with two 4'0" wide single gates and one 8'0" wide double gate. 4'0" Black chain  
link fence at property line around balance of rear yard.  
Fence and property location details attached.

#### UTILITY INFORMATION (building permits only)

Water: Private ☐ Public ☐ Septic/Sewer: Public ☐ Private ☐ Electrical: Private ☐ Public ☐  
 Electrical Provider \_\_\_\_\_ Amps \_\_\_\_\_ New or Existing Service \_\_\_\_\_



Permit #: \_\_\_\_\_

MECHANIC'S LIEN AGENT (building permits only)

☒ No Mechanic's Lien Agent Requested ☐ Yes Mechanic's Lien Agent Requested

Mechanic's Lien Agent Name: \_\_\_\_\_

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

CONSTRUCTION INFORMATION (building permits only)

If residential, how many bedrooms total will exist upon completion of construction? \_\_\_\_\_

Structure Height: \_\_\_\_\_ ft. (Measured from average finished grade) Number of Stories: \_\_\_\_\_

Building Code Used: \_\_\_\_\_ VA Residential Code Year: \_\_\_\_\_ VA Construction Code Year: \_\_\_\_\_

Valuation of work: \$ \_\_\_\_\_

RESIDENTIAL (Square Footage)			COMMERCIAL (Square Footage)	
Existing/New	Existing/New	Existing/New	Existing/New	Existing/New
____/____ 1 <sup>st</sup> floor	____/____ Garage Attached	____/____ Porch	____/____ 1 <sup>st</sup> floor	____/____ Porch
____/____ 2 <sup>nd</sup> floor	____/____ Garage Detached	____/____ Deck	____/____ 2 <sup>nd</sup> floor	____/____ Deck
____/____ 3 <sup>rd</sup> floor	____/____ Carport	____/____ Stoop	____/____ 3 <sup>rd</sup> floor	____/____ # Fireplace
____/____ Basement Finished	____/____ Walk-Up	____/____ Pool	____/____ 4 <sup>th</sup> floor	____/____ Pool
____/____ Basement Unfin.	____/____ LPG Tank	____/____ Shed	____/____ Other	____/____ Signs
____/____ #LPG Fireplaces	UST- AST/ Gallons	____/____ Other	____/____ Other	____/____ Other
____/____ #Wood Fireplaces	____/____ #Oil Tank	____/____ TOTAL	____/____	____/____ TOTAL

APPLICANT CERTIFICATION

I hereby certify that:

- I have read and examined this application and know the information provided is true and correct.
- I acknowledge that the granting of a permit does not presume to give authority to violate or cancel the provisions of any local or state law regulating construction or the performance of construction, and by applying for this permit I hereby agree to adhere to all Town and State laws.
- I acknowledge that an application for a permit for any proposed work shall be deemed to have been abandoned six months after the date of filing unless such application has been pursued in good faith or a permit has been issued.
- I acknowledge that the Building/Zoning Official shall be permitted to revoke a permit if work on the site authorized by the permit is not commenced within six months after issuance of the permit, or if the authorized work on the site is suspended or abandoned for a period of six months after the permit is issued. I acknowledge that the permit holder is responsible to call for an inspection within the 1<sup>st</sup> six months as proof work has commenced. Inspections will be required at six month intervals as proof of continuance of construction and shall extend the permit six months from that date. If no inspections are performed within the six month interval a request for an extension of the permits may be made, with additional fees charged.
- I acknowledge that the Building Official shall be permitted to require a three year time limit to complete construction of new detached single-family dwellings, additions to detached single-family dwellings and residential accessory structures. The time limit shall begin from the issuance date of the permit.
- I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent. \_\_\_\_\_ Agent's Initials

William Bottini 9/29/25  
Ch. on Bill 9/29/25  
Signature & Date

Nicholas & Angela Bottini  
Print Name



<div><div>Type of Contractor:</div><div><div><input type="checkbox"/> Building</div><div><input type="checkbox"/> Electrical</div><div><input type="checkbox"/> Plumbing</div><div><input type="checkbox"/> Mechanical</div><div><input type="checkbox"/> Gas Fitting</div><div><input type="checkbox"/> Outside Line</div><div><input type="checkbox"/> Inside Line</div><div><input type="checkbox"/> Tank Installation</div></div></div>	<div><div>Name of Contractor:</div><div>Superior Fence &amp; Rail</div></div> <div><div>Mailing Address:</div><div>8417 Terminal Rd Bay C, Lorton, VA 22079</div></div> <div><div>Phone Number:</div><div>(571) 491-4738</div><div><div>EMAIL:</div><div></div></div></div> <div><div>State Contractor's License No:</div><div></div><div><div>Class:</div><div><input type="checkbox"/>A <input type="checkbox"/>B <input type="checkbox"/>C</div></div></div> <div><div>Classification:</div><div></div><div><div>Expiration Date:</div><div>___/___/___</div></div><div><div>Business License #</div><div></div></div></div> <div><div>Description of Work AND Valuation of work:</div><div>Supply and install 400' of chain link fence and 75' of steel fence with three gates</div><div></div><div></div></div>
<div><div>Type of Contractor:</div><div><div><input type="checkbox"/> Building</div><div><input type="checkbox"/> Electrical</div><div><input type="checkbox"/> Plumbing</div><div><input type="checkbox"/> Mechanical</div><div><input type="checkbox"/> Gas Fitting</div><div><input type="checkbox"/> Outside Line</div><div><input type="checkbox"/> Inside Line</div><div><input type="checkbox"/> Tank Installation</div></div></div>	<div><div>Name of Contractor:</div><div></div></div> <div><div>Mailing Address:</div><div></div></div> <div><div>Phone Number:</div><div></div><div><div>EMAIL:</div><div></div></div></div> <div><div>State Contractor's License No:</div><div></div><div><div>Class:</div><div><input type="checkbox"/>A <input type="checkbox"/>B <input type="checkbox"/>C</div></div></div> <div><div>Classification:</div><div></div><div><div>Expiration Date:</div><div>___/___/___</div></div><div><div>Business License #</div><div></div></div></div> <div><div>Description of Work AND Valuation of work:</div><div></div><div></div><div></div></div>
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FOR OFFICIAL USE ONLY: Zoning				
<input type="checkbox"/>	APPROVED	<input type="checkbox"/>	DENIED	Date Received: _____
			Zoning District: _____	
Notes/Restrictions:				
				Fee Due: \$ _____
Zoning Administrator/Staff Signature & Date				Date Paid: _____

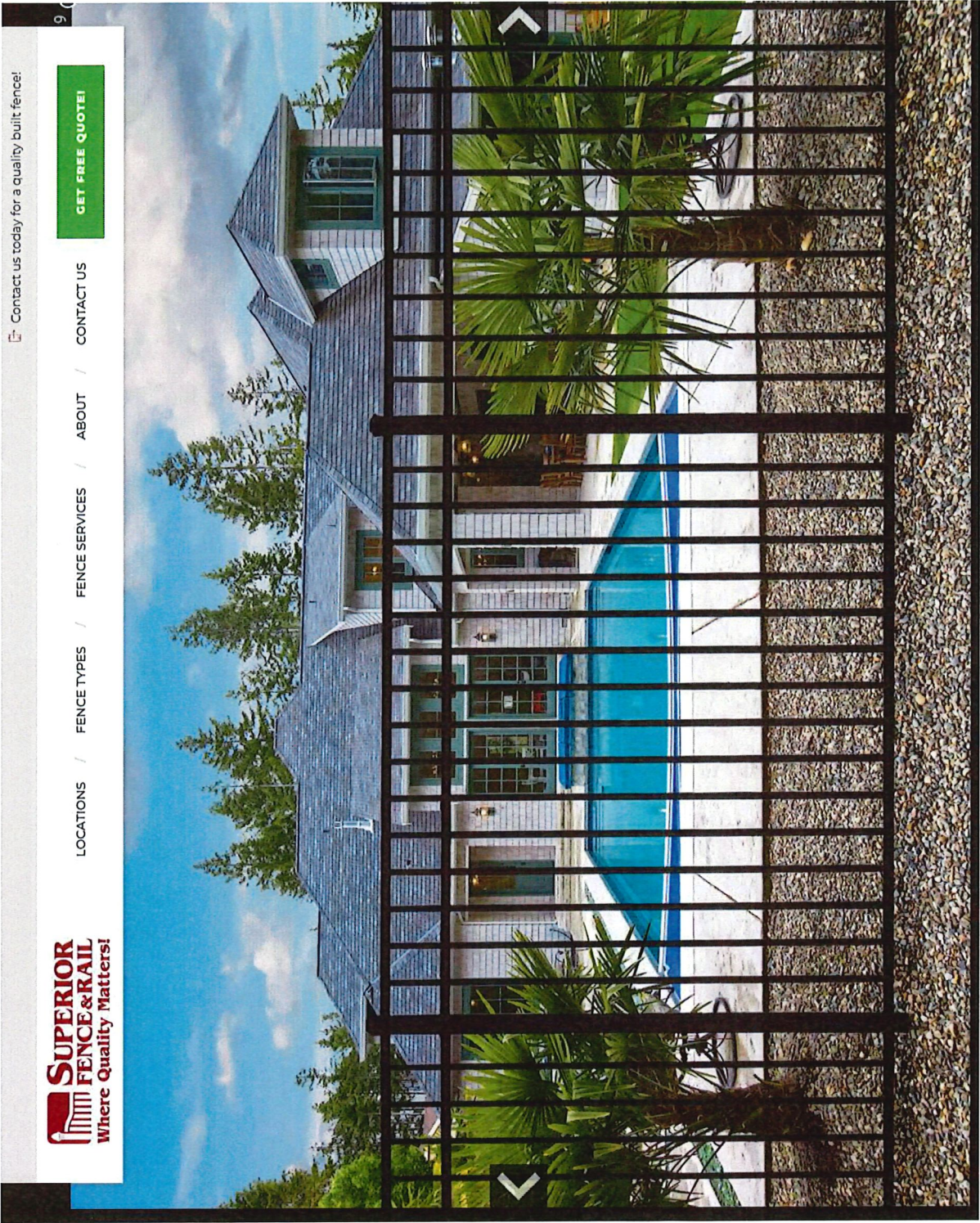
FOR OFFICIAL USE ONLY: BUILDING							
Notes/Restrictions:							
FEES:	Minimum Submittal Fee:		Building:		Mechanical:		Virginia Fee Levy:
	# _____ \$ _____		# _____ \$ _____		# _____ \$ _____		
	# _____ \$ _____		# _____ \$ _____		# _____ \$ _____		
	# _____ \$ _____		# _____ \$ _____ E		# _____ \$ _____		
	# _____ \$ _____		# _____ \$ _____		Certificate of Occupancy:		
	\$ _____		# _____ \$ _____ P		# _____ \$ _____		Total Building Fees:
			# _____ \$ _____ V		# _____ \$ _____		\$ _____
	Photocopies: Black		# _____ \$ _____		# _____ \$ _____		- Less Amount Paid:
	# _____ \$ _____		# _____ \$ _____		# _____ \$ _____		\$ _____
	# _____ \$ _____						

TOTAL FEES DUE (Building/Zoning Combined): \_\_\_\_\_

Date Paid: \_\_\_\_\_

4'0" STEEL BLACK (TEXAS)

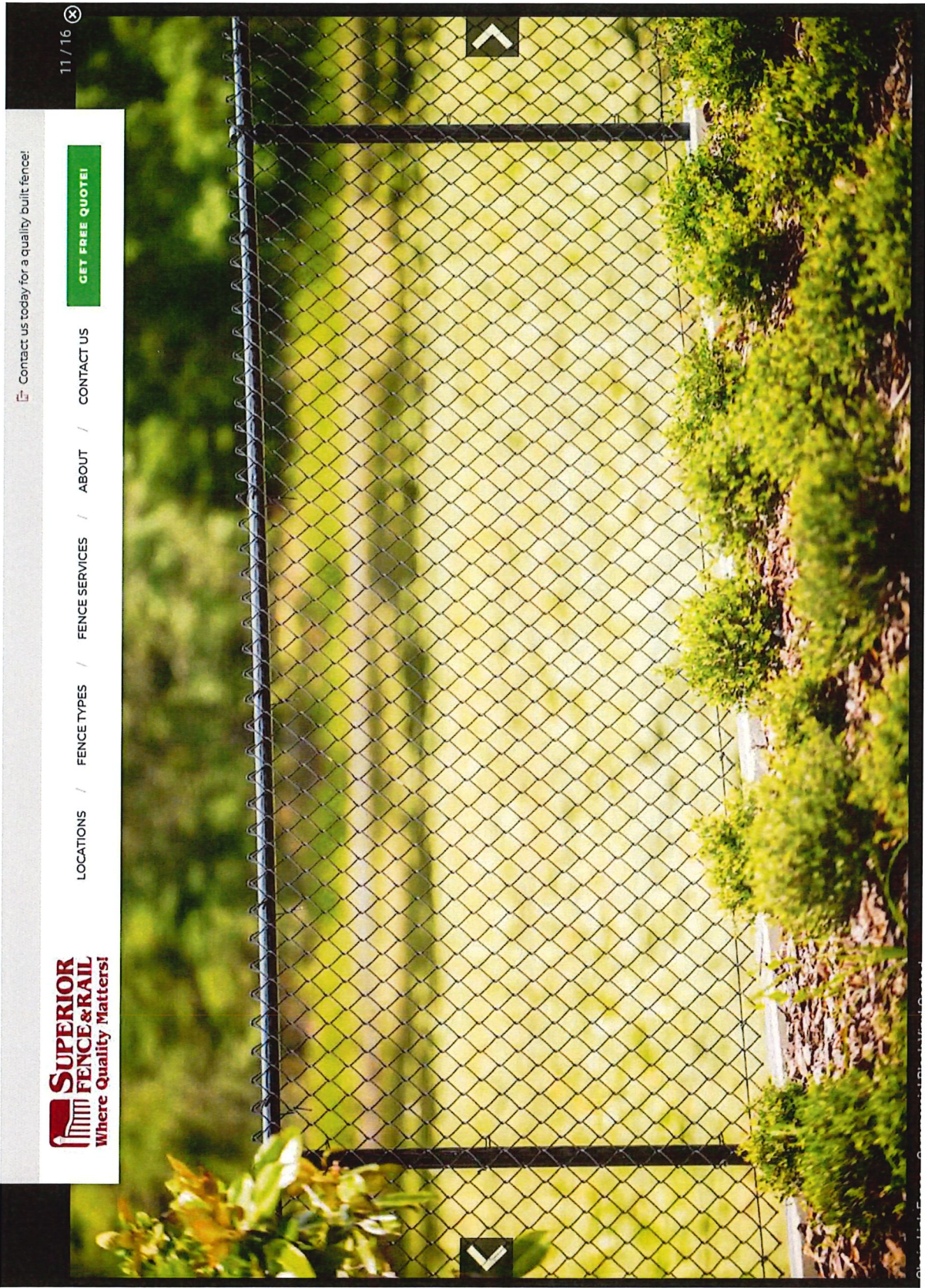
FENCE 6007





4'0" Black Chain Link

FENCE 7 of 7

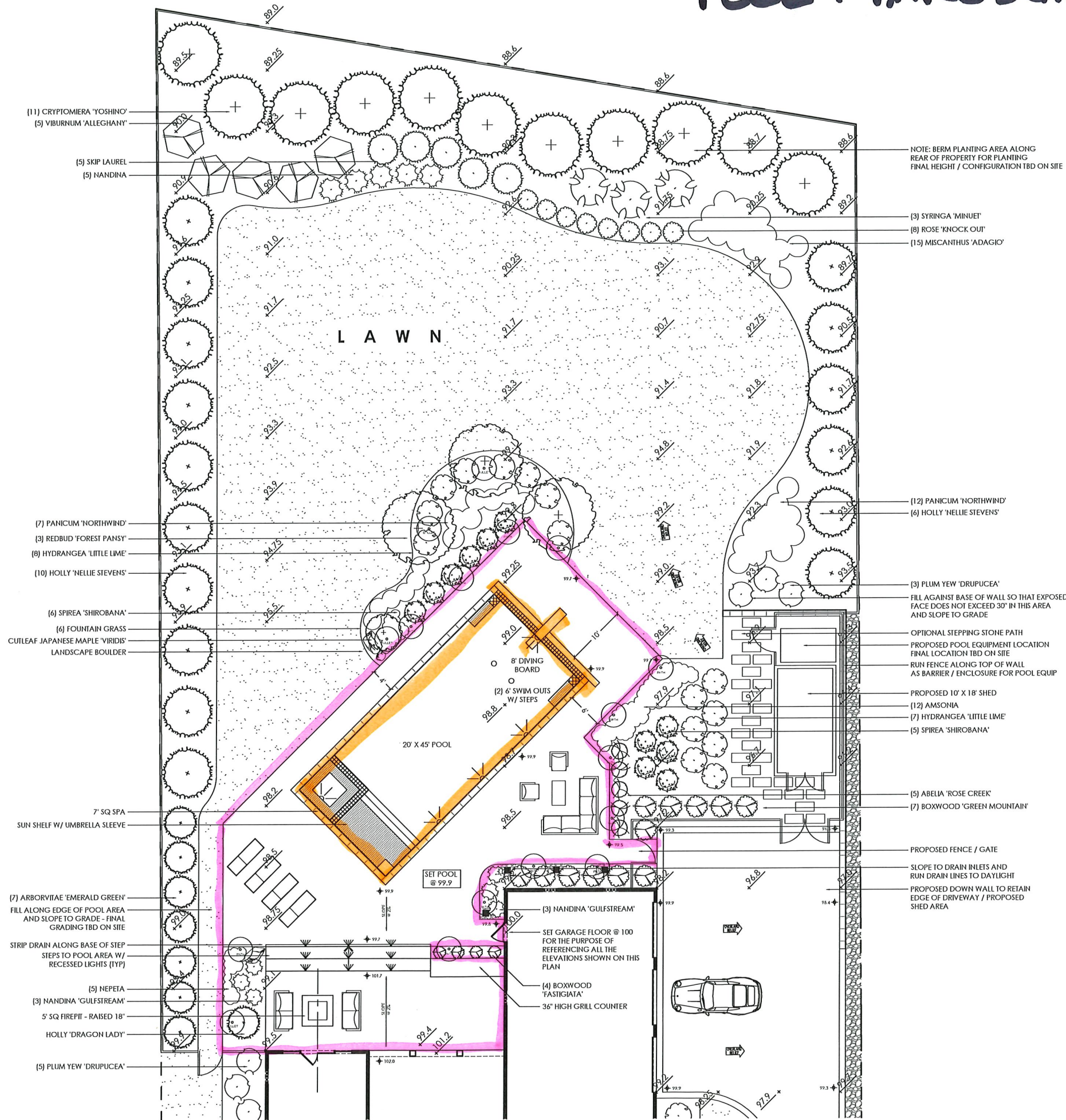




# POOL + HARD SCAPE

1 OF 2

Item 5.



HARD SCAPE  
POOL

REAR YARD LAYOUT

SCALE 1/8" = 1'-0"





ALL HARDSCAPES WILL BE TRAVERTINE AND THE COLOR OF SERENADE SILVER MIST





Community Development  
Department

# STAFF REPORT

<b>Meeting Date:</b>	October 23, 2025
<b>Agenda Title:</b>	COA 25-76   16 Courthouse Square
<b>Requested Action:</b>	Review proposal for the request to remove and replace the trees along the sidewalk between 16 Courthouse Square and the John Barton Payne Building.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The applicant is requesting approval to remove and replace the trees along the sidewalk between 16 Courthouse Square and the John Barton Payne Building, stating that the trees are retaining moisture which is leading to on-going deterioration of the wooden roofline elements.

## BACKGROUND

Trees are shown on the "Trees of Old Warrenton Map."

Below are the minimum planting space requirements for Street Trees per Zoning:

### 8-5.7 Planting Space Requirements

The following are minimum specifications for planting space for street trees:

1. Canopy trees shall be planted in a space having no less than 100 square feet and having no dimension less than five feet (5').
2. Medium Street trees shall be planted in a space having no less than 90 square feet and no dimension less than five feet (5').
3. Ornamental and small street trees shall be planted in a space having no less than 75 square feet and no dimension less than five feet (5').

## DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Historic District Guideline
N/A		

## STAFF RECOMMENDATION

Staff recommends approval of **Certificate of Appropriateness 2025-76** for the request to remove the trees along the sidewalk in between 16 Courthouse Square and the John Barton Payne Building, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The removed trees shall be replaced with appropriate tree species and shall follow all tree planting regulations per Zoning, as stated in the Staff Report.

## ATTACHMENTS

---

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

















ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 25-76

**October 23, 2025**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2025-76** for the request to remove the trees along the sidewalk in between 16 Courthouse Square and the John Barton Payne Building, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The removed trees shall be replaced with appropriate tree species and shall follow all tree planting regulations per Zoning, as stated in the Staff Report.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



## TOWN OF WARRENTON

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATNESS

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

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

Assoc. Permit # \_\_\_\_\_

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

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

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

## Project Owner

Address/Location: 16 Courthouse Square GPIN: \_\_\_\_\_Name: Fauquier County Government Email: John.Swain@FauquierCounty.govAddress: 98 Manor Court Phone: 540-422-8484

## Applicant (If different then above)

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

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

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

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

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

## Complete description of each modification or improvement

We would like to remove the tall trees at the rear of the John Barton Payne Bldg and along the side of 16 Courthouse Square. The trees simply tower over these two buildings and they are causing severe rotting and decay and decay of the buildings soffits fascia and freeze boards.

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

Yes ☐ No ☒ If so, specify: \_\_\_\_\_

Signature of Property Owner

Signature of Applicant/Agent

Name (Print or Type)

Name (Print or Type)



## TOWN OF WARRENTON

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATNESS

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[planning@warrentonva.gov](mailto:planning@warrentonva.gov)  
(540) 347-2405

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

OFFICIAL USE ONLY	
<b>Approvals Required (Circle Y or N)</b>	
Y / N	Administrative Approval
Y / N	Architectural Review Board Approval
Y / N	Other Permits Required, If yes list: _____
<b>Notes</b>	
Zoning District: _____ Use: _____	
Notes/Conditions of Approval:	
<b>Approvals</b>	
Certificate of Appropriateness: _____ Date: _____	
Zoning Permit: _____ Date: _____	
<b>Fees</b>	
<b><u>Paid Stamp</u></b>	
<div style="text-align: right; margin-right: 50px;">Certificate of Appropriateness: _____</div> <div style="text-align: right; margin-right: 50px;">Zoning: _____</div>	

















Community Development  
Department

# STAFF REPORT

<b>Meeting Date:</b>	October 23, 2025
<b>Agenda Title:</b>	COA 25-77   16 Courthouse Square
<b>Requested Action:</b>	Review proposal for the request to replace deteriorated sections of the roofline at the soffit and fascia boards on 16 Courthouse Square with PVC coated lumber.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The applicant is requesting approval to replace deteriorated sections of the roofline at the soffit and fascia boards on 16 Courthouse Square with PVC coated lumber.

## BACKGROUND

This bank building was constructed in c.1975 and is in excellent condition. As a New Formalism style structure, it represents a typical mid-twentieth-century office building within the commercial areas of the district. This resource falls outside the district's period of significance and does not contribute to the residential character of the Warrenton Historic District. (Formally 10 Courthouse Square)



**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Historic District Guideline
<b>F. ROOFS - F3. ENTABLATURE, CORNICES, EAVES, &amp; DETAILS</b>	<b>3.34</b>	
<b>1. Retain, protect, and repair the entablature, cornices, eaves, and their details.</b>		<b>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</b>
<p><b>NOT historically appropriate:</b></p> <p>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.</p> <p>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,</p>		<p><b>NOT historically appropriate:</b></p> <p>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.</p> <p>d. Aluminum or vinyl soffit and fascia. This material may cause damage to the underlying historic materials.</p>

**STAFF RECOMMENDATION**

Staff recommends approval of **Certificate of Appropriateness 2025-77** for the request to replace deteriorated sections of the roofline at the soffits and fascia boards of 16 Courthouse Square with Veranda Cellular PVC Trim, as described and depicted in the application, provided the following conditions are met:

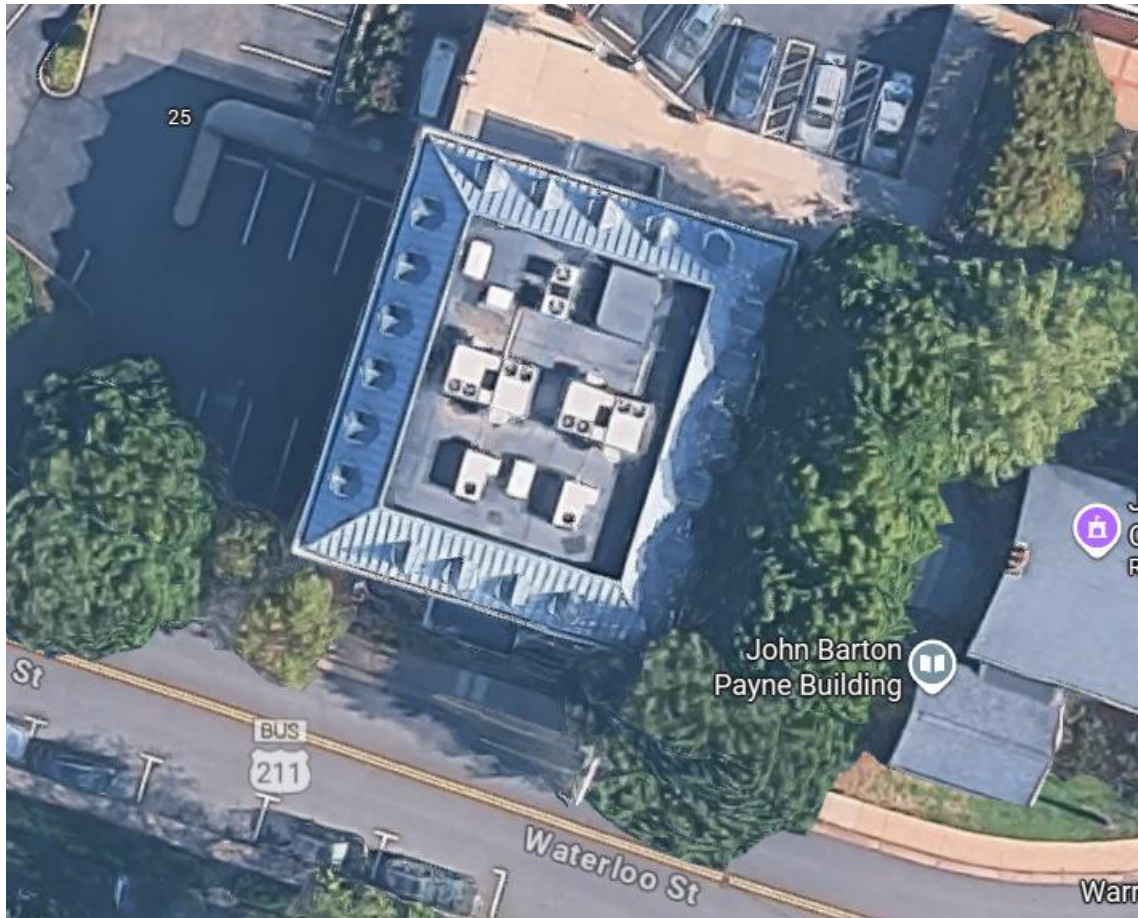
- 1) All necessary permits are acquired.
- 2) Any additional conditions...

**ATTACHMENTS**

1. Attachment 1 – Photos



2. Attachment 2 – Draft Motion Sheet





















Veranda



**3/4 in. x 5-1/2 in. x 8 ft. Cellular PVC TRIM**

★★★★★ (108) Questions & Answers (16)

6 Months Everyday Financing\*\* available on purchases of \$299 or more.  
[Apply Now](#)

- Made of PVC to ensure lasting durability
- Sealed edges prevent dirt and stains
- Resistant to mold, mildew, and insects for long-term use
- [View More Details](#)

Unavailable at  
[Waynesboro](#)

Delivering to 22980

**Pickup Nearby**  
Today

**Delivery**  
Unavailable

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 25-77

**October 23, 2025**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2025-77** for the request to replace deteriorated sections of the roofline at the soffits and fascia boards of 16 Courthouse Square with Veranda Cellular PVC Trim, as described and depicted in the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Any additional conditions...

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



## TOWN OF WARRENTON

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATNESS

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

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

Assoc. Permit # \_\_\_\_\_

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

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

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

## Project Owner

Address/Location: 16 Courthouse Square GPIN: \_\_\_\_\_Name: Fauquier County Government Email: John.Swain@FauquierCounty.govAddress: 98 Manor Court Phone: 540-422-8484

## Applicant (If different then above)

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

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

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

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

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

## Complete description of each modification or improvement

Replace the existing rotten soffit and fascia boards with PVC lumber. It is known to be more durable, resistant to rot and insects and requires far less maintainance. Please note that this is 30+/- feet above finish grade on the low side of the building.

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

Yes ☐ No ☐ If so, specify: \_\_\_\_\_

Signature of Property Owner \_\_\_\_\_

Signature of Applicant/Agent \_\_\_\_\_

Name (Print or Type) \_\_\_\_\_

Name (Print or Type) \_\_\_\_\_





## TOWN OF WARRENTON

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATNESS

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<http://www.warrentonva.gov>  
[planning@warrentonva.gov](mailto:planning@warrentonva.gov)  
(540) 347-2405

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

OFFICIAL USE ONLY	
<b>Approvals Required (Circle Y or N)</b>	
Y / N	Administrative Approval
Y / N	Architectural Review Board Approval
Y / N	Other Permits Required, If yes list: _____
<b>Notes</b>	
Zoning District: _____ Use: _____	
Notes/Conditions of Approval:	
<b>Approvals</b>	
Certificate of Appropriateness: _____ Date: _____	
Zoning Permit: _____ Date: _____	
<b>Fees</b>	
<u>Paid Stamp</u>	
<div style="text-align: right;"> Certificate of Appropriateness: _____   Zoning: _____ </div>	



Community Development  
Department

# STAFF REPORT

<b>Meeting Date:</b>	October 23, 2025
<b>Agenda Title:</b>	COA 25-82   0 Main Street
<b>Requested Action:</b>	Review proposal for the request to remove and replace two trees along Main Street
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The applicant is requesting approval to remove and replace two trees along Main Street – one in front of 45 Main Street and the other in front of 81A Main Street, due to on-going safety/trip hazards caused by the root system along the brick sidewalk.

## BACKGROUND

Trees are shown on the “Trees of Old Warrenton Map.”

Below are the minimum planting space requirements for Street Trees per Zoning:

### 8-5.7 Planting Space Requirements

The following are minimum specifications for planting space for street trees:

1. Canopy trees shall be planted in a space having no less than 100 square feet and having no dimension less than five feet (5’).
2. Medium Street trees shall be planted in a space having no less than 90 square feet and no dimension less than five feet (5’).
3. Ornamental and small street trees shall be planted in a space having no less than 75 square feet and no dimension less than five feet (5’).

## DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Historic District Guideline
N/A		

## STAFF RECOMMENDATION

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Staff recommends approval of **Certificate of Appropriateness 2025-82** for the request to remove and replace the trees along Main Street (in front of 45 Main and 81A Main) due to on-going safety hazards, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The removed trees shall be replaced with appropriate tree species and shall follow all tree planting regulations per Zoning, as stated in the Staff Report.
- 3) Any additional conditions...

## ATTACHMENTS

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





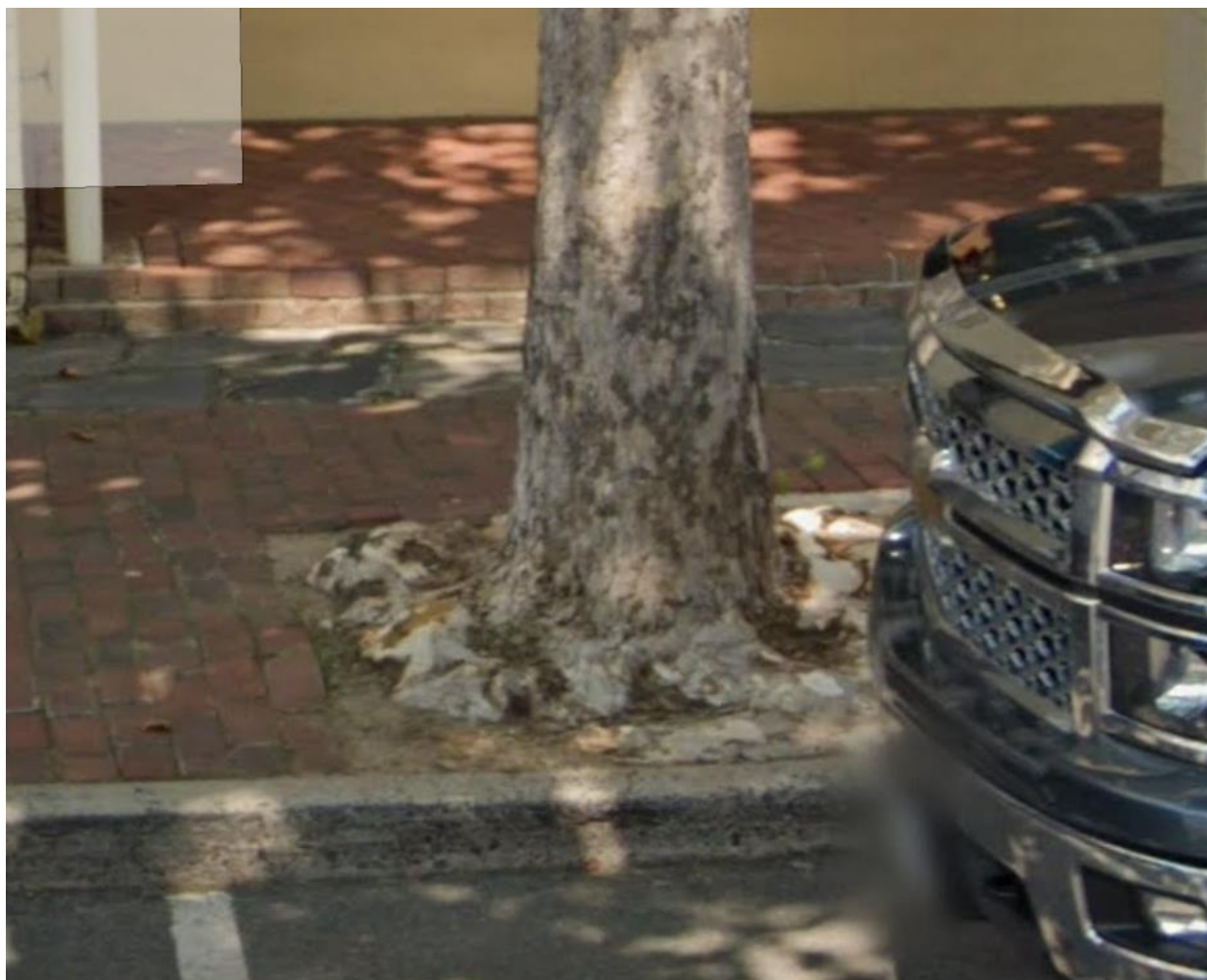


Tree #1 – in front of 45 Main Street

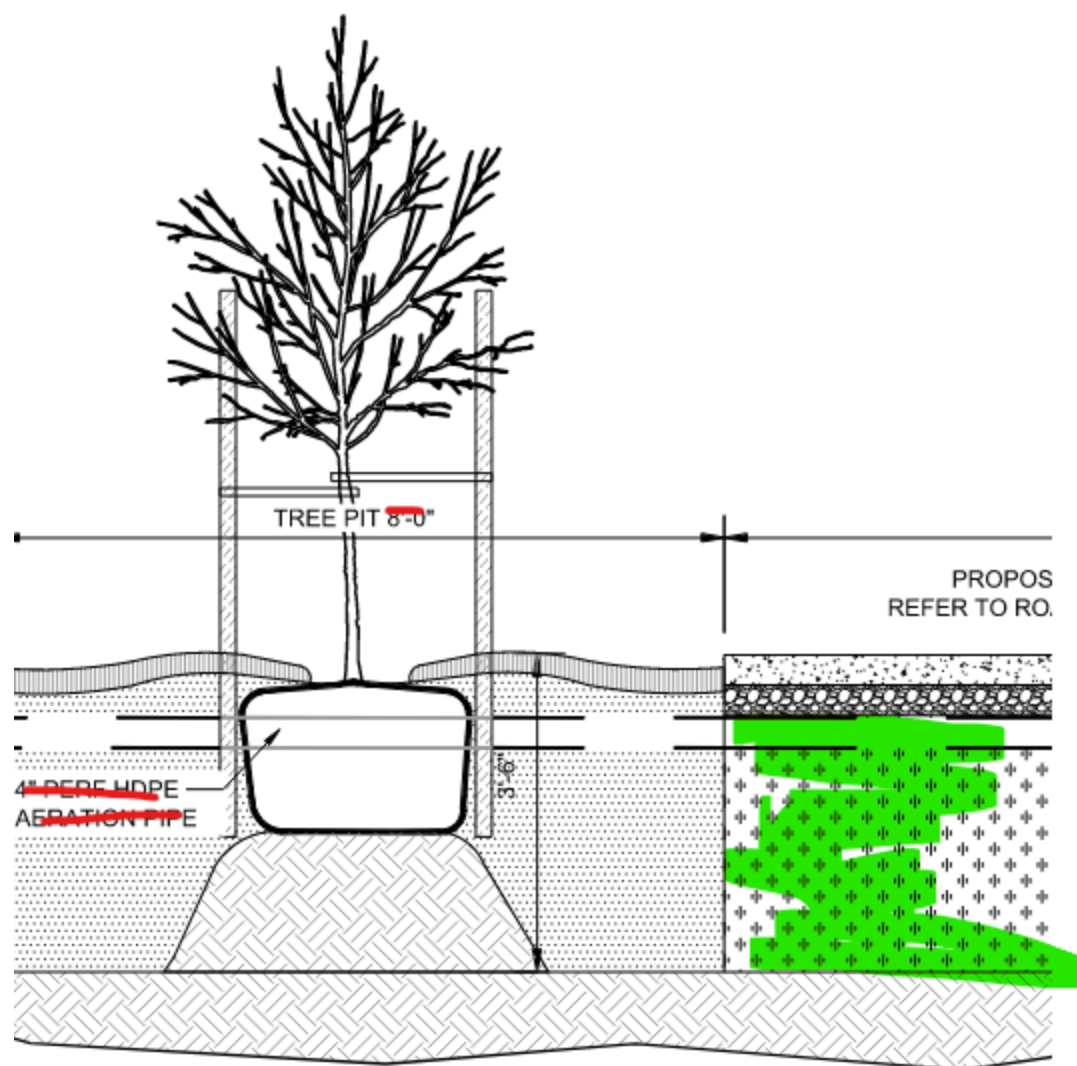








Tree #2 – in front of 81A Main Street



ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 25-77

**October 23, 2025**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2025-82** for the request to remove and replace the trees along Main Street (in front of 45 Main and 81A Main) due to on-going safety hazards, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The removed trees shall be replaced with appropriate tree species and shall follow all tree planting regulations per Zoning, as stated in the Staff Report.
- 3) Any additional conditions...

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:





## ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

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

Zoning # \_\_\_\_\_

Assoc. Permit # \_\_\_\_\_

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

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

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

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

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

### Project Owner

Address/Location: \_\_\_\_\_ GPIN: \_\_\_\_\_

Name: Town of Warrenton Email: mwharton@warrentonva.govAddress: 21 Main Street Warrenton VA 20186 Phone: (540)347-1101

### Applicant (If different then above)

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

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

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

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

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

### Complete description of each modification or improvement

The Town would required to remove two tree along Main Street. The first tree is located in front of 45 Main Street and 2nd location is at 81A Main Street. The current root system to creating a trip hazard due to the uneven brick. The Town would request the existing trees be removed and replaced with a more suitable tree.

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

Yes ☐ No ☐ If so, specify: \_\_\_\_\_

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Name (Print or Type)

\_\_\_\_\_  
Name (Print or Type)

