



# ARCHITECTURAL REVIEW BOARD MEETING

Thursday, April 25, 2024 at 6:30 PM

## AGENDA

---

**CALL TO ORDER.**

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

**APPROVAL OF MINUTES.**

**NEW BUSINESS**

1. COA 2024-8: 40 Culpeper Street & 29 Ashby Street

Retroactive review of installation of set of two sets of metal, double-doors at the Fauquier County Circuit Court Building.

2. COA 2024-13: 102 Winchester Street

Review request to replace the heavily deteriorated shingle roof of the small, non-historic, gable-roof entryway into the basement of the main house, located on the side elevation.

3. COA 2024-14: 78 W. Lee Street

Retroactive review of installation of screening fence surrounding generator.

**UPDATES.**

**BOARD MEMBERS TIME.**

**ADJOURN.**

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 24-8

April 25, 2024

MOTION TO APPROVE

I move to retroactively approve the application for **Certificate of Appropriateness 24-8** for the installation of two sets of metal double doors to the in-set entryways fronting W. Lee Street and the Fauquier County Administration/Warren Green Building at **40 Culpeper Street/29 Ashby Street**, provided the following conditions are met:

- 1) All necessary permits are acquired.
  
- 2) Any additional changes or alterations to the exterior elements of the building will require the submission of a Certificate of Appropriateness (COA) and the review and approval of the Architectural Review Board prior to any work being undertaken.

Motion to Approve By:

Seconded By:

For:        0                    Against:        0                    Abstained:        0

**VIRGINIA:****IN THE CIRCUIT COURT OF FAUQUIER COUNTY****IN RE: ALL PERSONS AND ITEMS ENTERING THE  
COURTHOUSE****ORDER**

**BY THE AUTHORITY** in Virginia Code § 8.01-4, as amended, this Court adopts the following rules and procedures to promote proper order and decorum and the efficient and safe use of the Courthouse facilities, as well as all offices, agencies, departments and all public areas of the Courthouse and court complex, it is therefore **ORDERED** as follows:

The “*Courthouse*,” as referenced herein, shall constitute the entirety of the structure situated adjacent to W. Lee Street, Culpeper Street and Ashby Street and typically addressed as 29 Ashby Street, Warrenton, Virginia 20186.

The “*court complex*” as referenced herein, shall constitute the Courthouse as well as the grounds immediately surrounding the Courthouse to include walkways, sidewalks, greens, patios and the parking lot located adjacent to the Courthouse on Ashby Street. The court complex shall extend from the Courthouse to the three public roadways (W. Lee Street, Culpeper Street and Ashby Street) and from the Courthouse to the Warren Green building.

Phones, pagers, smart watches, tablets, laptops and any similar device shall be referred to herein as “*electronic devices*.”

1. **Prohibited Items and Substances**

No illegal substances, explosive devices or materials, defensive or offensive weapons, including but not limited to those items listed in the 1950 Code of Virginia § 18.2-283.1 and § 18.2-308, as amended, or any item deemed by court security to be potentially dangerous, shall be brought into the Courthouse. Any such item or substance is subject to seizure and forfeiture. Notwithstanding the above, court security officers and properly credentialed sworn law enforcement

officers may carry their officially issued weapons and associated equipment, if entering the Courthouse while in the performance of their duties. Law enforcement officers not in uniform must have their credentials and badge of authority displayed and readily visible while in the Courthouse. The Fauquier County Sheriff's Office shall ensure that proper notice and signage of prohibited items and substances is displayed at the entrances to the Courthouse.

2. **Search and Seizure/Forfeiture**

Upon entering the Courthouse, all persons except court security officers and on-duty and properly-credentialed sworn law enforcement officers, shall submit to an electronic search, physical "pat down," or both, of his or her person at the request of any court security officer. All persons shall also exhibit to such officers the contents of any parcel, handbag, shoulder bag, carrying case or container of whatever nature, and such items shall be subject to an electronic and/or physical search at the request of any court security officer. All objects not permitted in the Courthouse are subject to seizure and forfeiture. The Chief Judge of the Circuit Court in coordination with the Fauquier County Sheriff's Office may exempt specific staff entering the Courthouse outside of normal operating hours from the requirements of this paragraph. The Fauquier County Sheriff's Office shall maintain a list of exempted personnel and any restrictions on their hours of access.

3. **Courthouse Entrances**

There are four access points to the Courthouse which shall be designated and secured as follows:

- a. **Hotel Street**: Entering the Courthouse by the Hotel Street side of the building is not permitted. The Fauquier County Sheriff's Office shall ensure that this access point is secure, designated from the interior of the Courthouse as "Emergency Exit Only," and alarmed accordingly.
- b. **W. Lee Street**: Entering the Courthouse by the W. Lee Street side of the building is not permitted. The Fauquier County Sheriff's Office shall ensure

that this access point is secure, designated from the interior of the Courthouse as “Emergency Exit Only,” and alarmed accordingly.

- c. Ashby Street: The Courthouse entrance on Ashby Street is designated for general public access and shall also serve as access for properly-credentialed employees and staff working in the Courthouse and properly-credentialed law enforcement officers and probation officers. The Ashby Street entrance is a designated access for any qualified person pursuant to the Americans with Disabilities Act (ADA).
- d. Culpeper Street: The Courthouse entrance on Culpeper Street is designated for general public access while court is in session.

4. **Tobacco and Smoke Free Building**

Smoking, the use of tobacco or tobacco products, the use of e-cigarettes and the use of vaping products are prohibited in all areas of the Courthouse.

5. **Animals**

No animals, except bona fide service animals and canine dogs accompanied by their assigned law enforcement officer/handler, shall be permitted into the Courthouse.

6. **Photography, Cameras, Audio or Video Recordings**

Unless specifically authorized by a Judge, no photographs, audio recordings, video recordings or any electronic transmissions of voice or images shall be made in the courtrooms, witness rooms, jury rooms, or in any of the public areas of the Courthouse. Law enforcement officers in the performance of their duties may photograph, audio or video record in any area of the court complex, except for the courtroom. The playing of audio transmissions or the use of headphones, earbuds or other similar devices shall be prohibited in the public areas of the courthouse and in the courtrooms. Court reporters shall be permitted to bring audio recording equipment into the Courthouse and use these devices while serving as a court reporter for assigned cases.

7. **Electronic Devices**

Electronic devices that are capable of photography, video recording, audio recording or electronic transmission of voice or images may be brought into the Courthouse by the following individuals, with proper credentials, following an inspection and screening by a court security officer:

- a. Active members of the Virginia State Bar who display a valid bar card,
- b. Active members of a state bar appearing *pro hac vice*, displaying a valid bar card, and accompanied by an active member of the Virginia State Bar,
- c. Sworn law enforcement officers while on duty,
- d. Court reporters for pending cases,
- e. Language interpreters for pending cases,
- f. Fauquier County employees and employees of the Commonwealth of Virginia and whose office, place of employment, or assigned duties are within the Courthouse.

Only electronic devices owned by the individual authorized under this Order, or such electronic devices assigned to them by their employer, may be brought into the Courthouse. An authorized individual may not bring someone else's electronic device into the Courthouse.

Electronic devices that are not capable of photography, video recording, audio recording or electronic transmission of voice or images may be brought into the Courthouse following an inspection and screening by a court security officer. Prior to entering a Courtroom, all electronic devices shall be powered off or silenced, and not used for any purpose except as provided in Paragraph 8 or specifically authorized by a presiding judge. A failure to comply may result in seizure and temporary forfeiture of such electronic device.

8. **Electronic Devices in the Courtroom**

Permitted Uses: Sworn court reporters designated for pending cases may record the proceedings in order to create an accurate record. Once a specific case is called for a hearing, the attorneys appearing in that case, and their staff, shall be

allowed to use their electronic devices solely for access to legal research and case files, their professional calendars, and any other software necessary to facilitate the hearing or the presentation of evidence.

Prohibited Uses: Unless permitted above, or unless specifically authorized by a presiding judge, no electronic device may be used while in the courtroom as a telephone, for entertainment, for reading, for texting, for email, for social media or any other form of communication, photography, audio recording or video recording. A violation may result in the electronic device being temporarily confiscated by a courtroom security officer.

9. **Courtroom Decorum**

Proper attire (determined in the discretion of the presiding judge) shall be worn in the courtroom. Hats and sunglasses shall be removed prior to entering the courtroom. “Hats” do not include headwear worn for medical, religious or cultural purposes. After entering the courtroom, all persons should remain seated while court is in session. Silence is required while court is in session. The reading of newspapers, magazines or other printed material by individuals in the public seating area of the courtroom is prohibited. Any behavior that tends to distract the litigants or the Court may be cause for dismissal from the courtroom. No food, beverages or the chewing of gum shall be permitted in the courtroom. Attorneys and parties to a case may have water in plastic bottles, or other containers deemed acceptable by court security, at counsel table during a hearing. No food or beverages should otherwise be consumed in the courtroom unless expressly authorized by a presiding judge.

10. **Failure to Comply**

Failure to comply with the provisions of this Order may result in the loss of privileges, seizure and forfeiture of electronic devices and/or contempt.

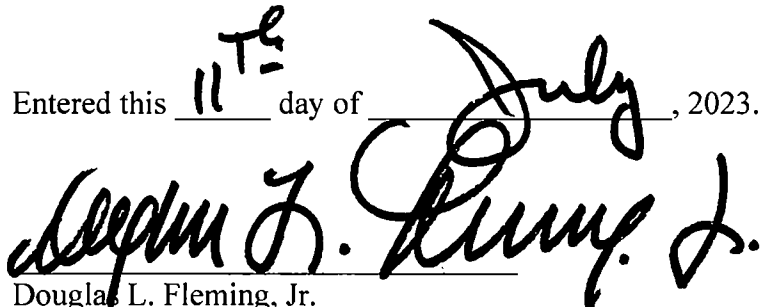
11. **Copies to be Posted**

Copies of this Order shall be posted at the entrances of the Courthouse, outside the entrances to the Courtrooms, and in the Circuit Court Clerk’s Office.

12. **Prior Orders**

This Order supersedes any prior Orders of this Court with respect to such matters. Should this Order conflict with any Local Rules previously adopted by this Court, this Order shall control.

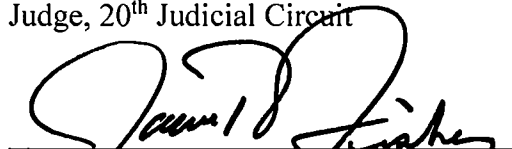
Entered this 11<sup>th</sup> day of July, 2023.



Douglas L. Fleming, Jr.  
Chief Judge, 20<sup>th</sup> Judicial Circuit



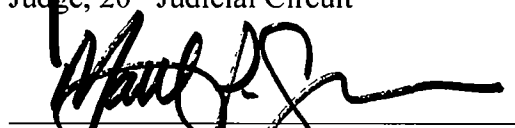
Stephen E. Sincavage  
Judge, 20<sup>th</sup> Judicial Circuit



James P. Fisher  
Judge, 20<sup>th</sup> Judicial Circuit



James E. Plowman, Jr.  
Judge, 20<sup>th</sup> Judicial Circuit



Matthew P. Snow  
Judge, 20<sup>th</sup> Judicial Circuit



# DPOR License Lookup License Number 2705134090

## License Details

<b>Name</b>	PRECISION DOORS & HARDWARE LLC
<b>License Number</b>	2705134090
<b>License Description</b>	Contractor
<b>Firm Type</b>	LLC - Limited Liability Company
<b>Rank <sup>1</sup></b>	Class A
<b>Address</b>	6295 EDSALL RD SUITE 80, ALEXANDRIA, VA 22312-2670
<b>Specialties<sup>2</sup></b>	Commercial Improvement (CIC) Commercial Building (CBC)
<b>Initial Certification Date</b>	2010-04-15
<b>Expiration Date</b>	2024-04-30

- 1 Refer to the Statutory Definitions (<http://law.lis.virginia.gov/vacode/title54.1/chapter11/section54.1-1100/>) for descriptions of the rank or class of license (A, B, or C) that determines the monetary limits on contracts/projects.
- 2 Refer to the Classification Definitions (<https://law.lis.virginia.gov/admincode/title18/agency50/chapter22/section20/>) and Specialty Definitions (<https://law.lis.virginia.gov/admincode/title18/agency50/chapter22/section30/>) for detailed definitions of these classifications and specialties.

The data located on this website are not the public records of the Department of Professional and Occupational Regulation (DPOR). All public records are physically located at DPOR's Public Records Section: 9960 Mayland Drive, Suite 400, Richmond, VA 23233. While DPOR works to ensure the accuracy of the data provided online, the data available on these pages are updated routinely but may not be up to date at all times (due to document processing delays, technical maintenance, etc.).

DPOR assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any reliance on data provided online. While DPOR has attempted to ensure that the data contained herein are accurate and reflect the status of its regulants, DPOR makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. If discrepancies or errors are discovered, please inform DPOR so that appropriate action may be taken.

DPOR License Lookup build 1,467 (built 2023-02-27 11:28:50).

Vicinity Map – Street View





Applicant Photos:

**Doors facing Warren Green Building toward Hotel Street:**

**Before:**



After:



**Doors facing W. Lee Street:**

**Before:**



**After:**

**No photo provided.**

# DPOR License Lookup License Number 2705134090

## License Details

<b>Name</b>	PRECISION DOORS & HARDWARE LLC
<b>License Number</b>	2705134090
<b>License Description</b>	Contractor
<b>Firm Type</b>	LLC - Limited Liability Company
<b>Rank <sup>1</sup></b>	Class A
<b>Address</b>	6295 EDSALL RD SUITE 80, ALEXANDRIA, VA 22312-2670
<b>Specialties<sup>2</sup></b>	Commercial Improvement (CIC) Commercial Building (CBC)
<b>Initial Certification Date</b>	2010-04-15
<b>Expiration Date</b>	2024-04-30

- 1 Refer to the Statutory Definitions (<http://law.lis.virginia.gov/vacode/title54.1/chapter11/section54.1-1100/>) for descriptions of the rank or class of license (A, B, or C) that determines the monetary limits on contracts/projects.
- 2 Refer to the Classification Definitions (<https://law.lis.virginia.gov/admincode/title18/agency50/chapter22/section20/>) and Specialty Definitions (<https://law.lis.virginia.gov/admincode/title18/agency50/chapter22/section30/>) for detailed definitions of these classifications and specialties.

The data located on this website are not the public records of the Department of Professional and Occupational Regulation (DPOR). All public records are physically located at DPOR's Public Records Section: 9960 Mayland Drive, Suite 400, Richmond, VA 23233. While DPOR works to ensure the accuracy of the data provided online, the data available on these pages are updated routinely but may not be up to date at all times (due to document processing delays, technical maintenance, etc.).

DPOR assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any reliance on data provided online. While DPOR has attempted to ensure that the data contained herein are accurate and reflect the status of its regulants, DPOR makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. If discrepancies or errors are discovered, please inform DPOR so that appropriate action may be taken.

DPOR License Lookup build 1,467 (built 2023-02-27 11:28:50).



3. **Courthouse Entrances**

There are four access points to the Courthouse which shall be designated and secured as follows:

- a. Hotel Street: Entering the Courthouse by the Hotel Street side of the building is not permitted. The Fauquier County Sheriff’s Office shall ensure that this access point is secure, designated from the interior of the Courthouse as “Emergency Exit Only,” and alarmed accordingly.
- b. W. Lee Street: Entering the Courthouse by the W. Lee Street side of the building is not permitted. The Fauquier County Sheriff’s Office shall ensure



that this access point is secure, designated from the interior of the Courthouse as “Emergency Exit Only,” and alarmed accordingly.

- c. Ashby Street: The Courthouse entrance on Ashby Street is designated for general public access and shall also serve as access for properly-credentialed employees and staff working in the Courthouse and properly-credentialed law enforcement officers and probation officers. The Ashby Street entrance is a designated access for any qualified person pursuant to the Americans with Disabilities Act (ADA).
- d. Culpeper Street: The Courthouse entrance on Culpeper Street is designated for general public access while court is in session.



Community Development  
Department

# STAFF REPORT

<b>Meeting Date:</b>	April 25, 2024
<b>Agenda Title:</b>	COA 24-8 – 40 Culpeper Street/29 Ashby Street
<b>Requested Action:</b>	Retroactive review of installation of set of two sets of metal, double-doors at the Fauquier County Circuit Court Building.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The Applicant is requesting retroactive approval of the installation of two sets of full metal, double doors to the in-set entryways fronting W. Lee Street and the Fauquier County Administration/Warren Green Building.

- 1) The previous doors that have already been removed were glass doors. Fauquier County installed the new full-metal doors for courthouse security purposes.
- 2) The previous and the new doors all measure 30" x 70" in dimension.

## BACKGROUND

---

This new courthouse building was constructed in c.1974 to replace the old courthouse building, which is located on a different site. It is in good condition. Octagonal windows were added to the octagonal sections of the building sometime post-1983. Otherwise, the building largely retains integrity. Although this Neo-Eclectic building is unique and is representative of resource types from that time period, its character is vastly different than other institutional building types seen throughout the district. However, the building is significant under Criterion A for Law and Politics/Government. Furthermore, it contributes to the development history of the district. Although constructed outside the period of significance, and therefore non-contributing, it could be contributing in the future.



**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Analysis
<b>B. WINDOWS &amp; DOORS</b>		
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.	3.21	The original doors were glass, which offered limited security through these two entryways. The glass doors were removed and replaced with solid metal doors. Each entryway is obscured from public street view. The original openings and door surrounds were not altered in any way.
7. Design new windows, doors, and other elements to be compatible with the original building.	3.21	The applicant has illustrated within the application that the doors will be located on the side elevation and therefore will not impact the primary façade. The doors are metal and are reasonably compatible with the existing 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.	3.21	The doors are metal and are in a style compatible with the existing 1970s building.

**STAFF RECOMMENDATION**

Staff recommends retro-active approval of the installation of two sets of metal double doors to the in-set entryways fronting W. Lee Street and the Fauquier County Administration/Warren Green Building at 40 Culpeper Street/29 Ashby Street provided the following conditions are met:

- 1) All necessary permits are acquired.

2) Any additional changes or alterations to the exterior elements of the building will require the submission of a Certificate of Appropriateness (COA) and the review and approval of the Architectural Review Board prior to any work being undertaken.

## ATTACHMENTS

---

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

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 24-13

**April 25, 2024**

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 24-13** for the request to replace the heavily deteriorated shingle roof of the small, gable-roof entryway into the basement of the main house, located on the side elevation, with the proposed F-Wave REVIA Classic Slate Synthetic Shingles at **102 Winchester Street** with the following conditions:

- 1) All necessary permits are acquired.
- 2) 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.
- 3) Any areas where the exposed roof elements are deteriorated beyond repair should be replaced in-kind at the time of the new roof installation. This shall include the eaves, soffits, cornices, and fascia boards. Replacement of these elements shall remove only deteriorated portions and replicate the material, composition, texture, profile, shape, design, and craftsmanship in kind, then reapply a protective finish of paint.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



Community Development  
Department

# STAFF REPORT

<b>Meeting Date:</b>	April 25, 2024
<b>Agenda Title:</b>	COA 24-13 – 102 Winchester Street
<b>Requested Action:</b>	Review request to replace the heavily deteriorated shingle roof of the small, gable-roof entryway into the basement of the main house, located on the side elevation.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The applicant is requesting to replace the heavily deteriorated shingle roof of the small, gable-roof entryway into the basement of the main house, located on the side elevation.

- 1) Existing roof is clad in 3-tab architectural shingles that have reached the end of their useful life.
- 2) Applicant proposes to replace the shingles with F-Wave REVIA Classic Slate Synthetic Shingles.

## BACKGROUND

This building was constructed in c. 1900 and is in good condition. As a Folk Victorian house, it represents a typical turn of the twentieth century building within the residential areas of the district. It retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the residential character of the district. Although the building does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C for architecture.





**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Analysis
<b>F. ROOFS</b>		
<p>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.</p>	<p><b>3.30</b></p>	<p>The Applicant has provided photographic documentation that confirms the original roofing on this secondary roof is not original and is currently clad in heavily deteriorated 3-tab architectural shingles. As a secondary roof that provides coverage to a basement entryway, this roof is non-historic and does not lend any considerable character to the building.</p>
<p>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.</p>	<p><b>3.30</b></p>	<p>Applicant will be retaining the existing roof line and orientation.</p>
<p>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.</p>	<p><b>3.31</b></p>	<p>The Applicant has provided photographic documentation that confirms the original roofing on this secondary roof is not original and is currently clad in heavily deteriorated 3-tab architectural shingles. As such, the ARB may consider alternative materials, including the proposed F-Wave REVIA Classic Slate Synthetic Shingles.</p>
<p>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.</p>	<p><b>3.31</b></p>	<p>The Applicant has provided photographic documentation that confirms the original roofing on this secondary roof is not original and is currently clad in heavily deteriorated 3-tab architectural shingles. As such, the ARB may consider alternative materials, including the proposed F-Wave REVIA Classic Slate Synthetic Shingles, per Item #4 above. Additionally, this is a non-historic, secondary roof that provides coverage to a basement entryway and not a primary roofline.</p>

**STAFF RECOMMENDATION**

---

Staff recommends approval of the request to replace the heavily deteriorated shingle roof of the small, gable-roof entryway into the basement of the main house, located on the side elevation, with the proposed F-Wave REVIA Classic Slate Synthetic Shingles, provided the following conditions are met:

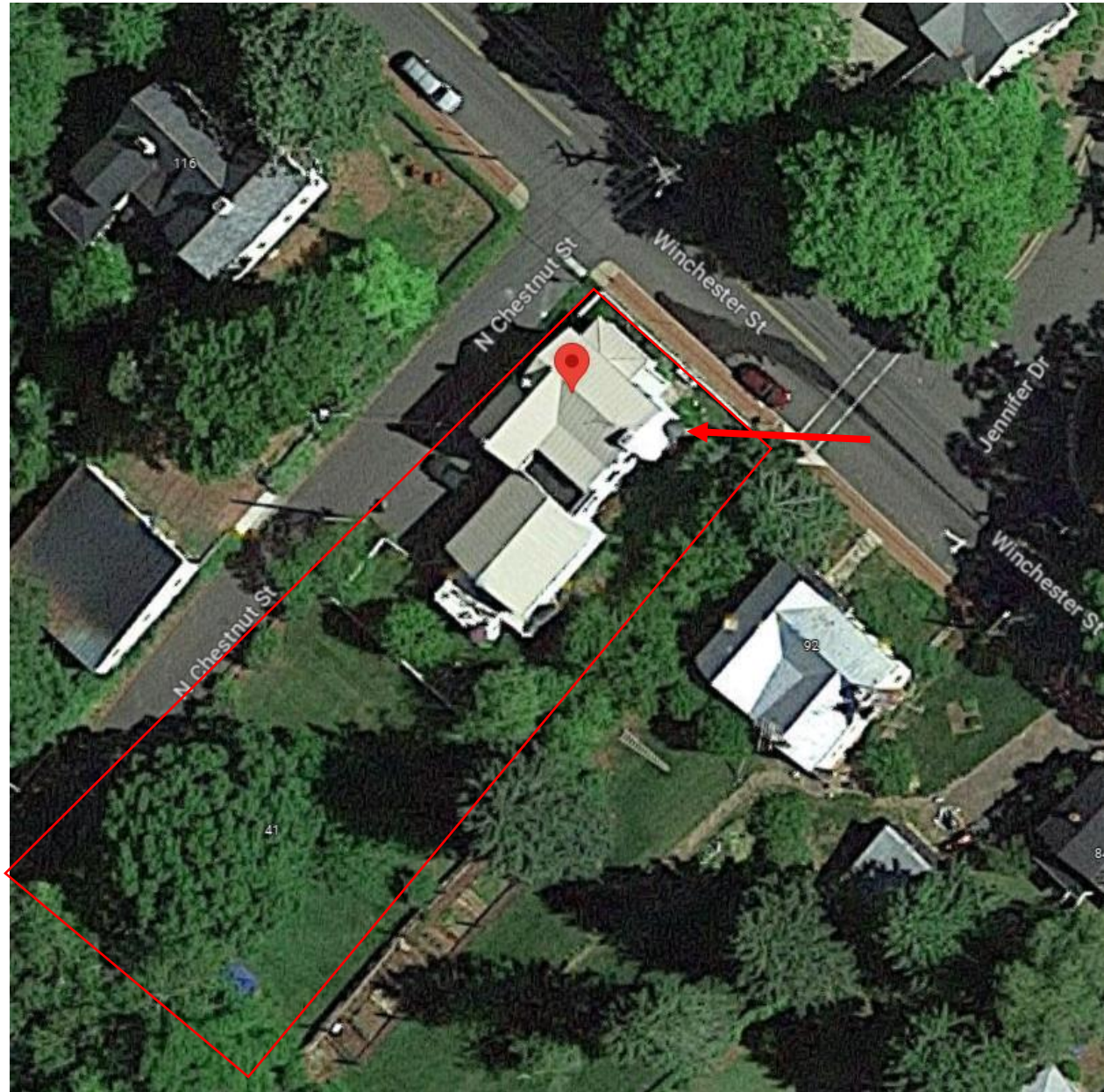
- 1) All necessary permits are acquired.
- 2) Preserve the perceived line and orientation of the roof as seen from the street. Maintain traditional overhangs as they contribute to the perception of the building's historic scale. Do not alter the angle of a historic roof. Do not truncate or remove exposed roof rafters or soffits.
- 3) Any areas where the exposed roof elements are deteriorated beyond repair should be replaced in-kind at the time of the new roof installation. This shall include the eaves, soffits, cornices, and fascia boards. Replacement of these elements shall remove only deteriorated portions and replicate the material, composition, texture, profile, shape, design, and craftsmanship in kind, then reapply a protective finish of paint.

**ATTACHMENTS**

---

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

Vicinity Map – Street View



Photos:















# COA-24-13

Certificate of Appropriateness

Status: Active

Submitted On: 2/23/2024

## Primary Location

102 WINCHESTER ST

WARRENTON, VA 20186

## Owner

FICARELLI, JOSEPH; LAVARNWAY, KAREN

REIDY

102 WINCHESTER ST WARRENTON, VA 20186

## Staff Review

### 🔒 Review Type

—

### 🔒 Conditions of Approval

### 🔒 Approval Date

—

### 🔒 Expiration Date

—

## Document Signatures:

### 🔒 Denise Harris



### 🔒 Heather Jenkins



## Building Use

Residential ?

Commercial ?

Proposed Work Area Description ?

Little roof over basement door

---

## Proposed Work

**New Addition or Construction**

**Roofing ?**

**Openings ?**

**Exterior Finishes ?**

**Gutters & Downspouts**

**HVAC or Exterior Utilities**

**Signage**

**Fencing**

**Major Landscaping ?**

**Awning**

**Other ?**

---

## Roofing Materials

**Existing Material\***

Asphalt Shingles

**Proposed Material\***

Synthetic

**Existing Asphalt Shingle Style\***

3- Tab

**Proposed Synthetic Style\***

Slate

---

## Additional Material Information

### Existing Materials ?

existing asphalt shingles are falling apart

### Proposed Materials ?

synthetic slate roofing exactly the same on the smokehouse at 101 Winchester

---

## Submission Date

Any application submitted after 4 PM on Fridays will post the following Monday, unless it is a designated holiday at which time it will post on the following Tuesday.

**Check here to acknowledge understanding of official submittance day.\***



# Applicant Signature

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 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.

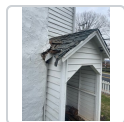
By checking the box below, I consent my typed electronic signature constitutes certification of the truthful and accurate information provided. I agree my electronic signature captured by this means shall be a valid signature for purposes of this application.\*

Date\*

02/23/2024

Joseph Ficarelli  
Feb 23, 2024

## Attachments

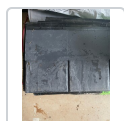


### Photographs

roof1.jpg

Uploaded by Joe Ficarelli on Feb 23, 2024 at 2:59 PM

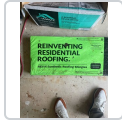
REQUIRED



### Additional Attachment

roofshingle.jpg

Uploaded by Joe Ficarelli on Feb 23, 2024 at 2:59 PM



**roofingbox.jpg**

roofingbox.jpg

Uploaded by Joe Ficarelli on Feb 23, 2024 at 2:59 PM



**roof2.jpg**

roof2.jpg

Uploaded by Joe Ficarelli on Feb 23, 2024 at 2:59 PM

ARCHITECTURAL REVIEW BOARD  
CERTIFICATE OF APPROPRIATENESS 24-14

**April 25, 2024**

MOTION TO APPROVE

I move to retroactively approve the application for **Certificate of Appropriateness 24-14** for the installation of a 6' screening fence constructed of wood surrounding an emergency generator on the side elevation of the building that faces the parking lot at **78 W. Lee Street**, provided the following conditions are met:

- 1) All necessary permits are acquired.
  
- 2) Any additional changes or alterations to the exterior elements of the building will require the submission of a Certificate of Appropriateness (COA) and the review and approval of the Architectural Review Board prior to any work being undertaken.

Motion to Approve By:

Seconded By:

For:        0                    Against:        0                    Abstained:        0





Community Development  
Department

# STAFF REPORT

<b>Meeting Date:</b>	April 25, 2024
<b>Agenda Title:</b>	COA 24-14 – 78 W. Lee Street
<b>Requested Action:</b>	Retroactive review of installation of screening fence surrounding generator.
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Casey Squyres, Historic Preservation Planner

## EXECUTIVE SUMMARY

The Applicant is requesting retroactive approval of the installation of a 6’ screening fence constructed of wood surrounding an emergency generator. Any fence over 3.5’ in height requires the review and approval of the Architectural Review Board.

- 1) The Applicant also received an Administrative Approval for the in-kind replacement of the emergency generator which states:

“The fence enclosure will need to be retroactively reviewed and approved by the ARB at the April 25, 2024 meeting.

The generator constitutes an in-kind replacement and meets the criteria for Administrative Approval of Certain Minor Actions Exempt From Review By The Architectural Review Board, pursuant to Zoning Ordinance Articles 3-5.3.4.1 (10), because it is "routine utility repairs and minor improvements which will not be clearly visible from the public right-of-way." Therefore, the generator replacement is approved Administratively, but COA 24-14 will not be able to be moved forward until the fence enclosure is reviewed and approved by the ARB.

The abovementioned proposed work for the in-kind generator replacement is administratively approved with the following conditions:

- A building permit is acquired.

If any work to be conducted at the site will deviate from the proposal in any way, further ARB review may be required.

This COA will be updated after the April 25, 2024 ARB meeting.”

**BACKGROUND**

This Commercial-style building is a 2-story, 2-bay, L-shaped office building that houses the sheriff's department. It has a flat roof with a low parapet with metal coping. The exterior walls are clad with running/stretcher bond brick veneer and rusticated concrete block. The building rests on a concrete foundation. It primarily has fixed metal windows in various sizes. The entrance includes a single glass panel door under a pent awning.



**DESIGN GUIDELINE CONSIDERATIONS**

Historic District Guideline	Page No.	Analysis
<b>B. FENCES AND WALLS</b>		
2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.	3.8	The Applicant has confirmed the fence is 6' in height.
<b>A. MECHANICAL SYSTEMS AND EQUIPMENT</b>		
2. Screen a service area with a wall, fence, or planting	3.47	The emergency generator is screened with a 6' wooden privacy fence.

**STAFF RECOMMENDATION**

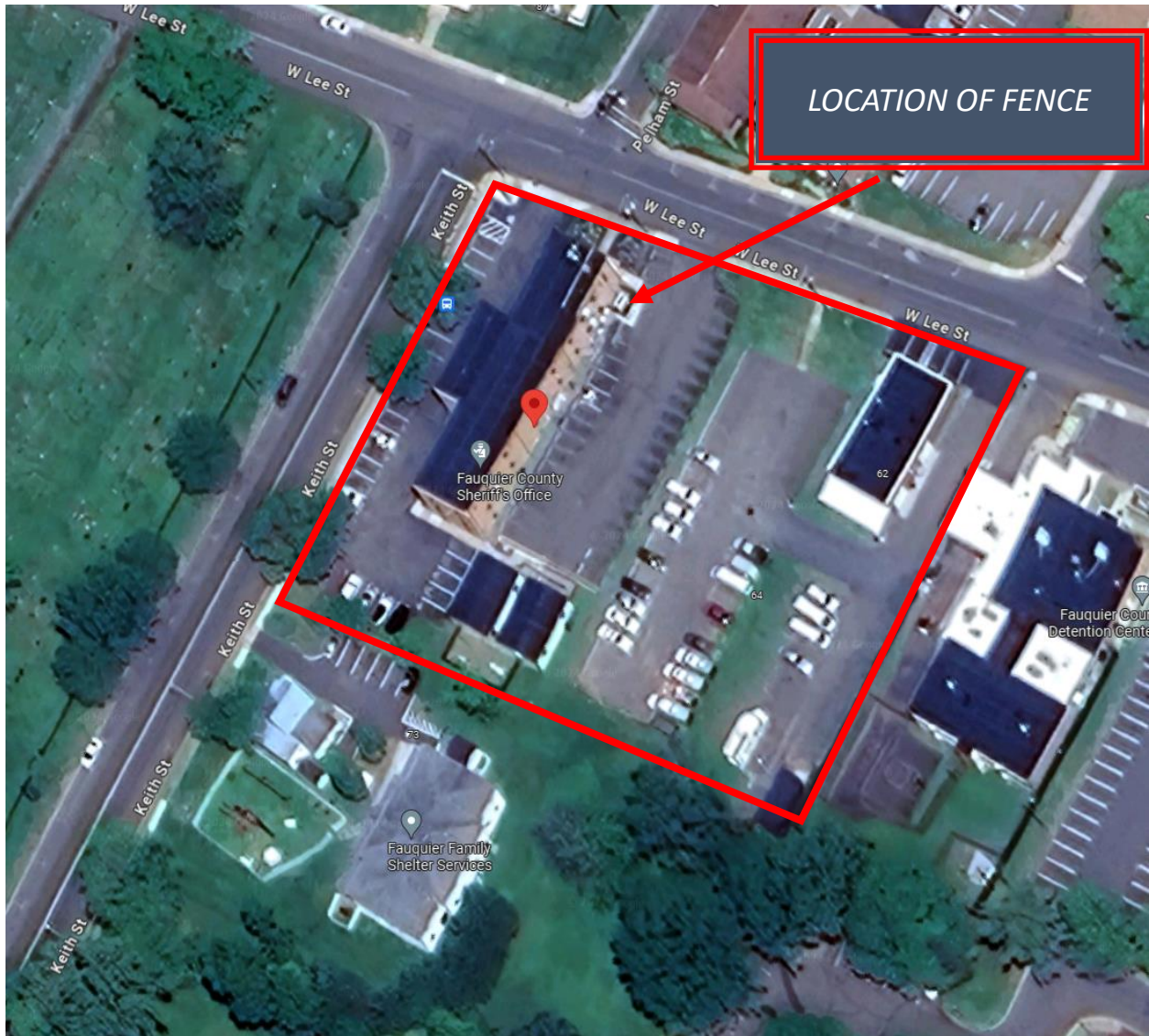
Staff recommends retro-active approval of the installation of a 6' screening fence constructed of wood surrounding an emergency generator on the side elevation of the building that faces the parking lot, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Any additional changes or alterations to the exterior elements of the building will require the submission of a Certificate of Appropriateness (COA) and the review and approval of the Architectural Review Board prior to any work being undertaken.

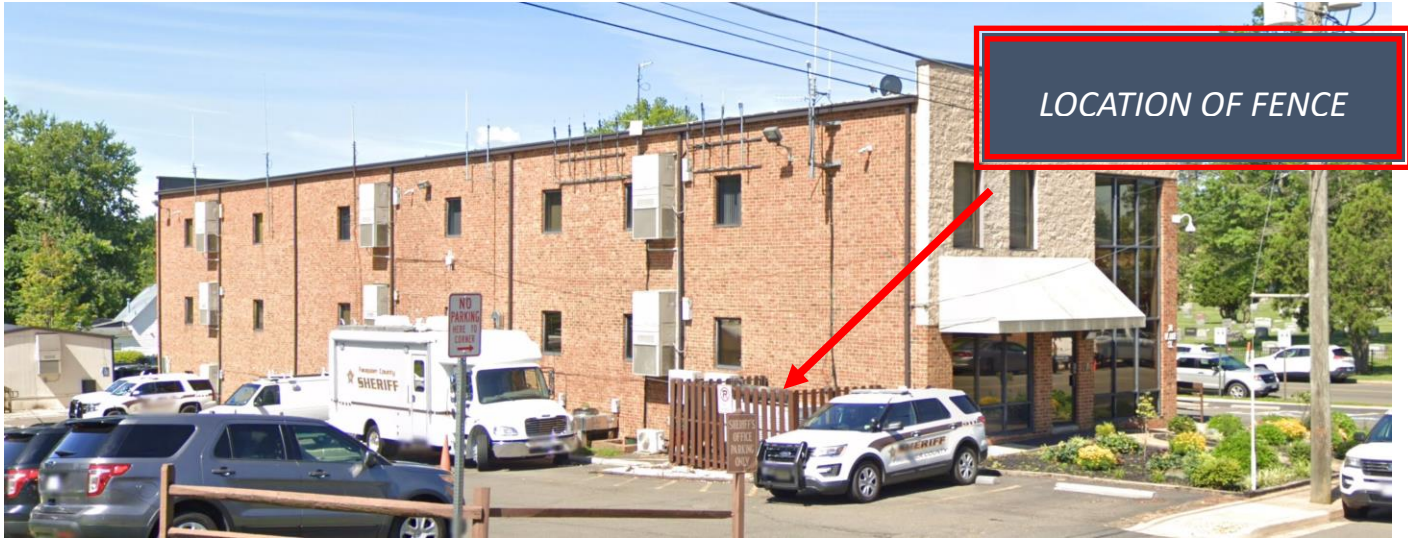
**ATTACHMENTS**

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

Vicinity Map – Street View







Applicant Photos:

Previous fence:









Replacement fence:

Height increased to 6' – gate added







# COA-24-14

Certificate of Appropriateness

Status: Active

Submitted On: 2/27/2024

## Primary Location

78 WEST LEE ST

WARRENTON, VA 20186

## Owner

FAUQUIER COUNTY BD OF SUPERVISORS

40 CULPEPER ST WARRENTON, VA 20186

## Staff Review

### Review Type

ARB-Commercial

### Conditions of Approval

The fence enclosure will need to be retroactively reviewed and approved by the ARB at the April 25, 2024 meeting.

The generator constitutes an in-kind replacement and meets the criteria for Administrative Approval of Certain Minor Actions Exempt From Review By The Architectural Review Board, pursuant to Zoning Ordinance Articles 3-5.3.4.1 (10), because it is "routine utility repairs and minor improvements which will not be clearly visible from the public right-of-way." Therefore, the generator replacement is approved Administratively, but COA 24-14 will not be able to be moved forward until the fence enclosure is reviewed and approved by the ARB.

The abovementioned proposed work for the in-kind generator replacement is administratively approved with the following conditions:

- A building permit is acquired.

If any work to be conducted at the site will deviate from the proposal in any way, further ARB review may be required.

This COA will be updated after the April 25, 2024 ARB meeting.

### Approval Date

—

### Expiration Date

—

### Document Signatures:

 Denise Harris

 Heather Jenkins

---

### Building Use

Residential 

Commercial 

### Proposed Work Area Description

Enlarge the existing Emergency Generator enclosure to receive the new generator.

UPDATE: 3-26-2024:

- Replacement of the existing generator to the new generator.

---

### Proposed Work

New Addition or Construction

Roofing 

Openings 

Exterior Finishes 

Gutters & Downspouts

HVAC or Exterior Utilities

Signage

Fencing

Major Landscaping ?

Awning

Other ?

## Fencing

Fence Replacement Type\* ?

In-Kind Replacement

Height (inches)\*

72

Fence Material\*

Wood

Wood Fence Type\*

Dog Ear

## HVAC & Utilities

Mechanical Equipment

Electrical Equipment

Vents & Hoods

Screening or Equipment Coral

Replacement equipment?\*

Yes

Replacing in-kind?\*

Yes

## Exterior Finishes

**Existing Finish Type\***

Other

**Proposed Finish Type\***

Other

**Other Existing Finish Material\***

Wood

**Other Proposed Finish Material\***

Wood

## Additional Material Information

**Existing Materials** ?

Existing board on board.

**Proposed Materials** ?

Replace in kind with board on board the exact make up and color.

## Submission Date

Any application submitted after 4 PM on Fridays will post the following Monday, unless it is a designated holiday at which time it will post on the following Tuesday.

**Check here to acknowledge understanding of official submittance day.\***

# Applicant Signature

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 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.

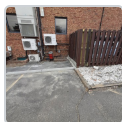
By checking the box below, I consent my typed electronic signature constitutes certification of the truthful and accurate information provided. I agree my electronic signature captured by this means shall be a valid signature for purposes of this application.\*

Date\*

02/27/2024

John Swain  
Feb 27, 2024

## Attachments



### Photographs

78 W Lee Street fence 1.jpg  
Uploaded by John Swain on Feb 27, 2024 at 3:13 PM

REQUIRED



### Additional Attachment

78 W Lee Street fence 2.jpg  
Uploaded by John Swain on Feb 27, 2024 at 3:13 PM



**78 W Lee Street fence 3.jpg**

78 W Lee Street fence 3.jpg

Uploaded by John Swain on Feb 27, 2024 at 3:14 PM



**MODEL KG100 cut g4287.pdf**

MODEL KG100 cut g4287.pdf

Uploaded by Grainne Mazon-Shafer on Mar 26, 2024 at 9:09 AM



**Fauquier 911 KG100 -Bill of Materials.docx**

Fauquier 911 KG100 -Bill of Materials.docx

Uploaded by Grainne Mazon-Shafer on Mar 26, 2024 at 9:09 AM



**SPECS -1- KSSB 230 ADV8568.pdf**

SPECS -1- KSSB 230 ADV8568.pdf

Uploaded by Grainne Mazon-Shafer on Mar 26, 2024 at 9:09 AM



**Gas Piping application - Complete.pdf**

Gas Piping application - Complete.pdf

Uploaded by Grainne Mazon-Shafer on Mar 26, 2024 at 10:02 AM



**Plat - Emergency Generator enclosure.pdf**

Plat - Emergency Generator enclosure.pdf

Uploaded by Grainne Mazon-Shafer on Mar 26, 2024 at 10:03 AM



**PLANS.pdf**

PLANS.pdf

Uploaded by Grainne Mazon-Shafer on Mar 26, 2024 at 10:03 AM



**78 W. Lee Street Emergency Generator enclosure.pdf**

78 W. Lee Street Emergency Generator enclosure.pdf

Uploaded by John Swain on Mar 26, 2024 at 1:39 PM