



ARCHITECTURAL REVIEW BOARD MEETING

Thursday, July 25, 2024 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. ARB Meeting Minutes Draft - May 23, 2024

NEW BUSINESS

2. COA 24-35: 40 South Sixth Street

- Request for the construction of an enclosed one-story porch on the rear elevation; alteration of the existing window fenestration of the side elevation as part of an interior kitchen remodel, to include installation of exhaust vent on same elevation.

3. COA 24-49: 28-32 Ashby Street

- Request to replace the existing wooden windows with wooden aluminum clad windows and to convert existing tri-part windows to picture windows, as historically shown.

4. COA 24-51: 37 Beckham Street

- Retroactive review for removal of chimney.

5. Work Session - 266 Falmouth Street

- Work session review of proposed new dwelling construction on vacant lot.

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, May 23, 2024, at 7:00 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON MAY 23rd, 2024, AT 7:00 P.M

Regular Meeting

PRESENT

Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. Rob Walton, Director of Community Development; Ms. Casey Squyres, Historic Preservation Planner

PRESENT VIA ELECTRONIC MEANS

Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler;

ABSENT

REGULAR MEETING – 7:00 PM

Ms. Karen Lavarney reads the purpose statement and calls the meeting to order at 7:03 PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES

1. Draft Minutes – February 29, 2024

Mr. Wojcik outlines several corrections to the February 29th draft minutes.

Mr. Wojcik moves to approve the February 29, 2024, meeting minutes with the requested corrections. Seconded by Ms. Latack. There was no discussion. The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler;

The minutes were approved unanimously.

2. Draft Minutes – April 25, 2024

Mr. Wojcik moves to approve the April 25, 2024, meeting minutes, as presented. Seconded by Ms. Latack. There was no discussion. The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler;

The minutes were approved unanimously.

NEW BUSINESS.

1. COA 2024-25: 70 MAIN STREET

Request to remodel the atrium-like office exteriors on each end of the fifth floor at the rear elevation of the building.

Ms. Squyres provides a brief introduction of the application.

Mr. James Hricko, Applicant, comes forward to provide further details.

Mr. Broaddus adds a brief history of the issues with the structure.

Ms. Lavarney asks about the style of roof present and the color of the window frames.

Ms. Latack asks about the finish shown in the render.

Mr. Broaddus clarifies the presented renders.

Mr. Wojcik moves to approve COA-24-25 with the presented approval conditions, Seconded by Ms. Latack. There was no discussion. The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler

COA 2024-25 passed 3-0.

2. COA 2024-30: 40 MAIN STREET

Request to replace the existing second floor wood windows, which are heavily deteriorated and at the end of their useful life, with appropriate modern wood windows to match the previous in size, shape, profile, depth of sash, and lite configuration. The Applicant is also proposing to replace the front wooden door at the secondary front entrance in-kind.

Ms. Squyres provides a brief introduction of the application.

Mr. Florian Dengel, Applicant, comes forward to speak, providing further details.

Ms. Squyres comments on a requested addition to the conditions regarding the shutters.

Mr. Dengel continues his presentation.

Ms. Latack asks for further details on the planned window trim.

Mr. Dengel clarifies the proposed plans.

Ms. Latack moves the conversation to the proposed windows.

Mr. Dengel outlines the proposed window styles.

Ms. Latack expresses her opinions on the planned shutters.

Mr. Dengel briefly discusses potential plans for the shutters.

Ms. Lavarney asks if the reason for the existing elevated side door was determined.

A brief discussion of ensues involving the history of the building and possible uses for the doorway.

Mr. Wojcik asks about the proposed material used for the shutter replacement.

Mr. Wojcik asks about the disposition of the windows with the original glass.

Mr. Dengel states that the windows with original glass will not be disposed of.

Mr. Wojcik asks about the replacement of the entrance door.

Mr. Dengel details his and the owner's preference to restore the existing door and logistics of replacing the door in kind.

Ms. Lavarney asks about the potential for a mural from a previous conversation.

Mr. Dengel clarifies the previous conversation.

Mr. Wojcik asks about the plans for the rear downspout.

Mr. Dengel clarifies the proposed changes to the downspout.

The discussion moves to the potential inclusion of two of the rear windows in the proposed work.

The Board discusses the proposed motion.

Ms. Latack moves to approve COA-24-30 with the presented approval conditions, Seconded by Mr. Wojcik. There was no discussion, The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler

COA 2024-30 passed 3-0.

UPDATES

Ms. Squyres speaks to the Board about what notices or actions they would like taken to remediate incorrectly completed work by Fauquier County.

Ms. Squyres informs the Board of her recent conversations with The First Baptist Church regarding the restoration of their steeple.

BOARD MEMBERS TIME.

Mr. Wojcik – Provides an update on the house on Falmouth Street. Follows by providing some of his findings while doing further research into Alwington Manor.

ADJOURNMENT.

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

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler

With no further business, this meeting was adjourned at 8:12 PM on Thursday, May 23rd, 2024.



Community Development
Department

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Title:	COA 24-35 40 S. Sixth Street
Requested Action:	Review request for the construction of an enclosed one-story porch on the rear elevation; alteration of the existing window fenestration of the side elevation as part of an interior kitchen remodel, to include installation of exhaust vents on same elevation.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The Applicant is requesting approval for the new construction of a porch build-out on the rear elevation of the house and an alteration of the existing window fenestration on the northwest (side) elevation as part of an interior kitchen remodeling. This will also include the installation of exhaust vents on the same elevation.

- 1) This is a ca. 2005 residence and it is non-contributing to the Historic District. This house and the neighboring 32 S. Sixth Street residence were constructed in 2005 on two vacant lots.
- 2) The porch will not be easily visible from the public right-of-way.
 - a. The neighboring 2005 house has a rear addition and a wooden deck with a similar window fenestration with exhaust vents along its northwest elevation.
 - b. The neighboring house located at 111 E. Lee Street is a circa 1890s and has a rear shed-roof, one-story open porch. There is an outbuilding on this parcel that partially blocks the viewshed where the proposed porch will be located at 40 S. Sixth Street.
- 3) Proposed porch at 40 S. Sixth Street will be 14' x 14', one-story, shed roof clad in asphalt shingles to match the existing main roof. Siding for the porch will be clad in Hardie Plank siding to match the existing house.
- 4) A small stoop with two steps and iron railing (to match existing iron railing leading to basement) will be installed at the door to the enclosed porch.
- 5) The new window fenestration on the northwest elevation will consist of four (4) Marvin Elevate Casement Windows total (two of these windows are already existing) and one exhaust vent where the new interior stove will be located.

BACKGROUND

This residence was constructed in c. 2005 and is in excellent condition. As a Colonial Revival structure, it represents a typical late-twentieth century residential structure. This resource falls outside the district's period of significance and does not contribute to the residential character of the Warrenton Historic District.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
C. ADDITIONS TO EXISTING BUILDINGS		
1. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features.	3.72	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main house.

2. Additions will cause the least possible diminution or loss of the historic character of the existing building including its materials, craftsmanship, design, location and setting.	3.72	Applicant has demonstrated that there will be no loss of historic fabric or integrity as a result of the new construction.
3. Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building.	3.72	Applicant has confirmed that the new construction will not increase or impact the interior footprint of the main house.
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	Applicant has demonstrated through detailed drawings and plans that all new porch construction will remain secondary to the main house.
7. Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact. For example, a small connector passage or hyphen to join a side or rear addition to the original building is less invasive and destroys less fabric than a full elevation connection.	3.72	Applicant has demonstrated that there will be no loss of historic fabric or integrity as a result of the new construction.
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.	3.72	Applicant has demonstrated that all new construction will respect the established character of the historic district. The materials and style/design proposed appropriately avoid exact imitation of the historic main house.
10. Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. Respect the spatial relationship between the wall surface and window opening of the existing building	3.72	Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house.
E. ENTRANCES & PORCHES	3.29	
4. Design new entrances and porches to be compatible with the historic building.	3.29	The building is not historic and does not contribute to the Historic District.
6. Design porch enclosures to have minimal visual impact on the historic building and district. In general, porches should not be enclosed, unless there is historic precedent.	3.29	The building is not historic and does not contribute to the Historic District. There are multiple surrounding dwellings that have enclosed porches and additions, both historic and non-historic.
8. Materials will be reviewed on a case-by-case basis.	3.29	The Applicant has confirmed the materials will be compatible with this specific 2005 dwelling.
B. WINDOWS & DOORS	3.21	

7. Design new windows, doors, and other elements to be compatible with the original building.	3.21	The two new windows will match the two existing windows on the side elevation.
9. Install additional windows or doors on façades of limited historic interest, usually only in minimally visible rear or side walls. Their design should be compatible with the overall design of the building. Locate new doors and windows to be consistent with the historic architectural style and rhythm of the building. Be careful not to significantly increase the amount of glazing as it will negatively affect the historic integrity of the building by changing the overall design of the building.	3.21	The two new windows will match the two existing windows on the side elevation. The dwelling is not historic and does not contribute to the Historic District.

STAFF RECOMMENDATION

Staff recommends approval of the construction of an enclosed one-story porch on the rear elevation and for the alteration of the existing window fenestration of the side elevation as part of an interior kitchen remodel, to include installation of an exhaust vent on same elevation, as described and depicted within the application at 40 S. Sixth Street, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The ARB suggests that the Applicant consider brick masonry for the new stoop off of the porch to match the existing masonry leading to the basement.
- 3) Per the Secretary of the Interior's Standards for the Treatment of Historic Properties, the proposed project shall meet Standards 9 & 10:
 - a. Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - b. Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ATTACHMENTS

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

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 24-35

July 25, 2024

MOTION TO APPROVE

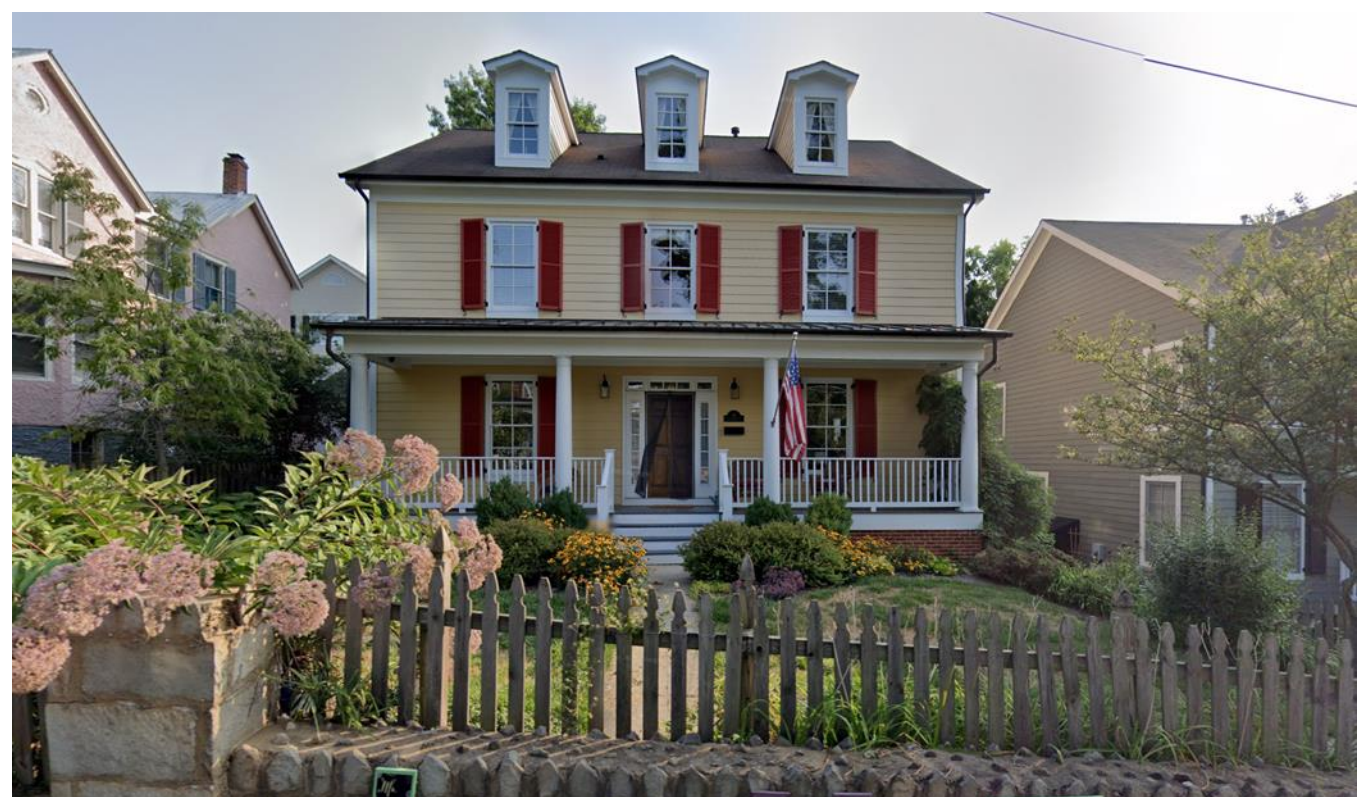
I move to approve **COA 24-35** approval of the construction of an enclosed one-story porch on the rear elevation and for the alteration of the existing window fenestration of the side elevation as part of an interior kitchen remodel, to include installation of an exhaust vent on same elevation, as described and depicted within the application at **40 S. Sixth Street**, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The ARB suggests that the Applicant consider brick masonry for the new stoop off of the porch to match the existing masonry leading to the basement.
- 3) Per the Secretary of the Interior's Standards for the Treatment of Historic Properties, the proposed project shall meet Standards 9 & 10:
 - a. Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - b. Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Motion to Approve By:

Seconded By:

For: 0 Against: 0 Abstained: 0



Photos:



































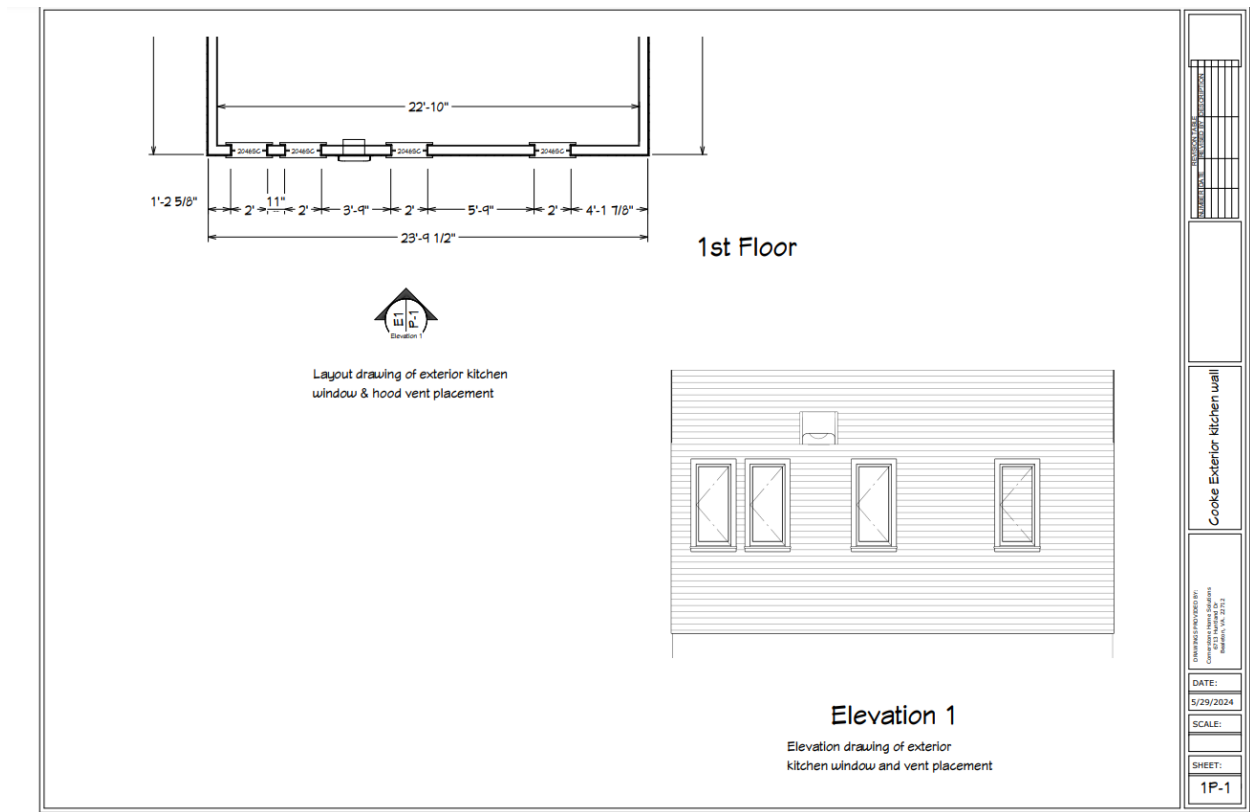




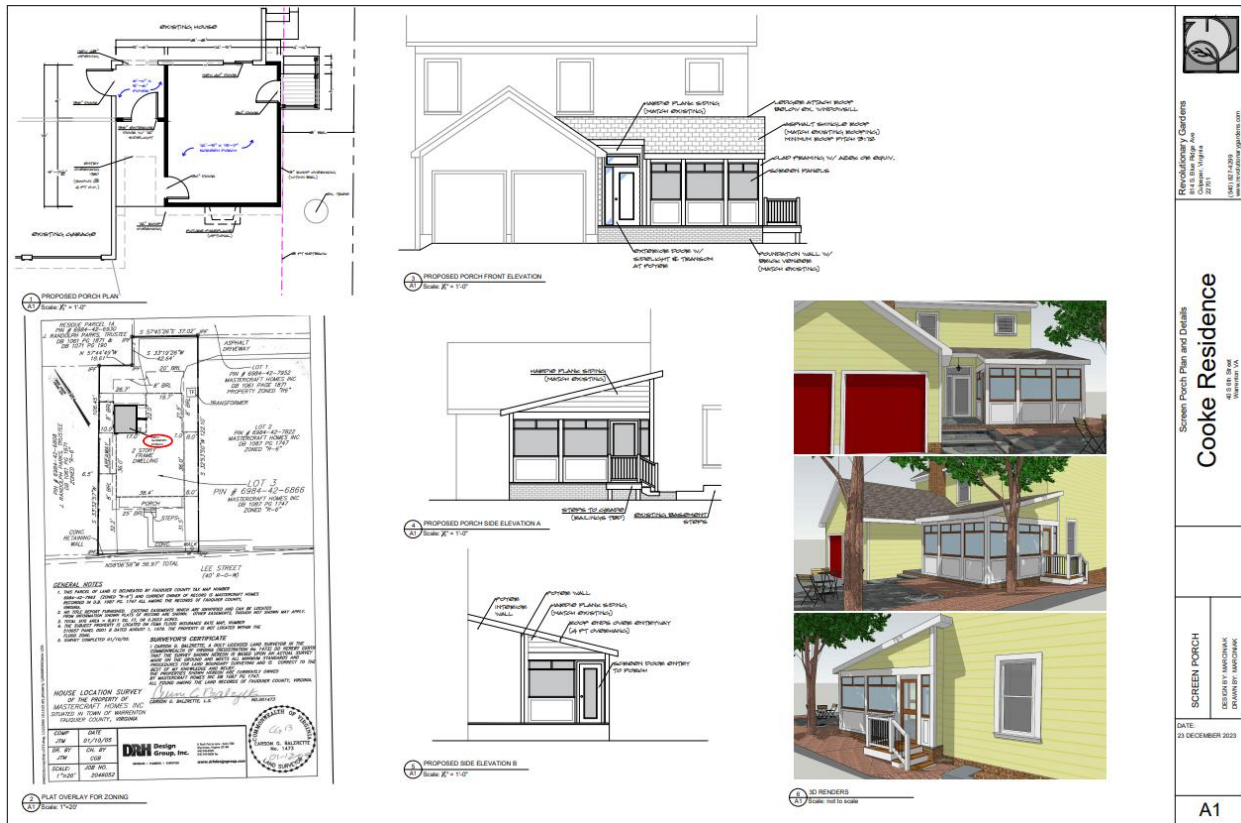


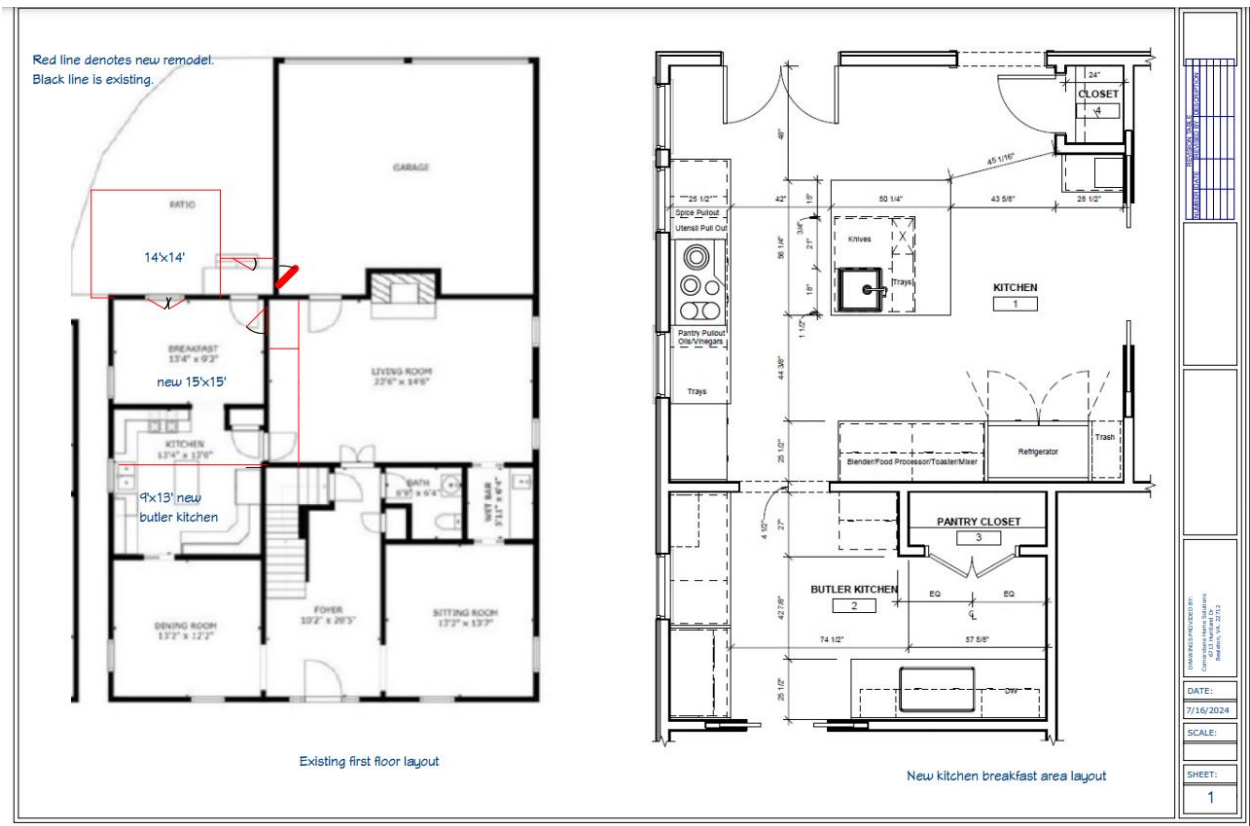
Plans:

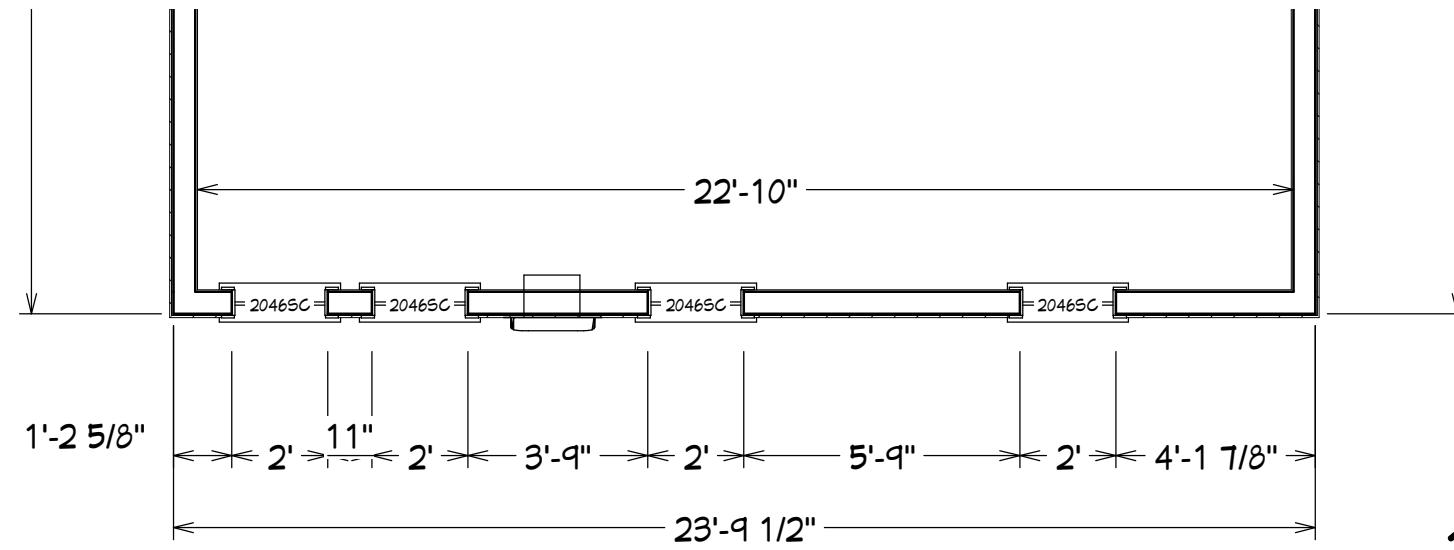
Window fenestration alteration on northwest elevation:



Porch addition:







1st Floor



Layout drawing of exterior kitchen window & hood vent placement



Elevation 1

Elevation drawing of exterior kitchen window and vent placement

Item 2.

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Cooke Exterior kitchen wall

DRAWINGS PROVIDED BY:
Cornerstone Home Solutions
6713 Huntland Dr
Beaeton, VA. 22712

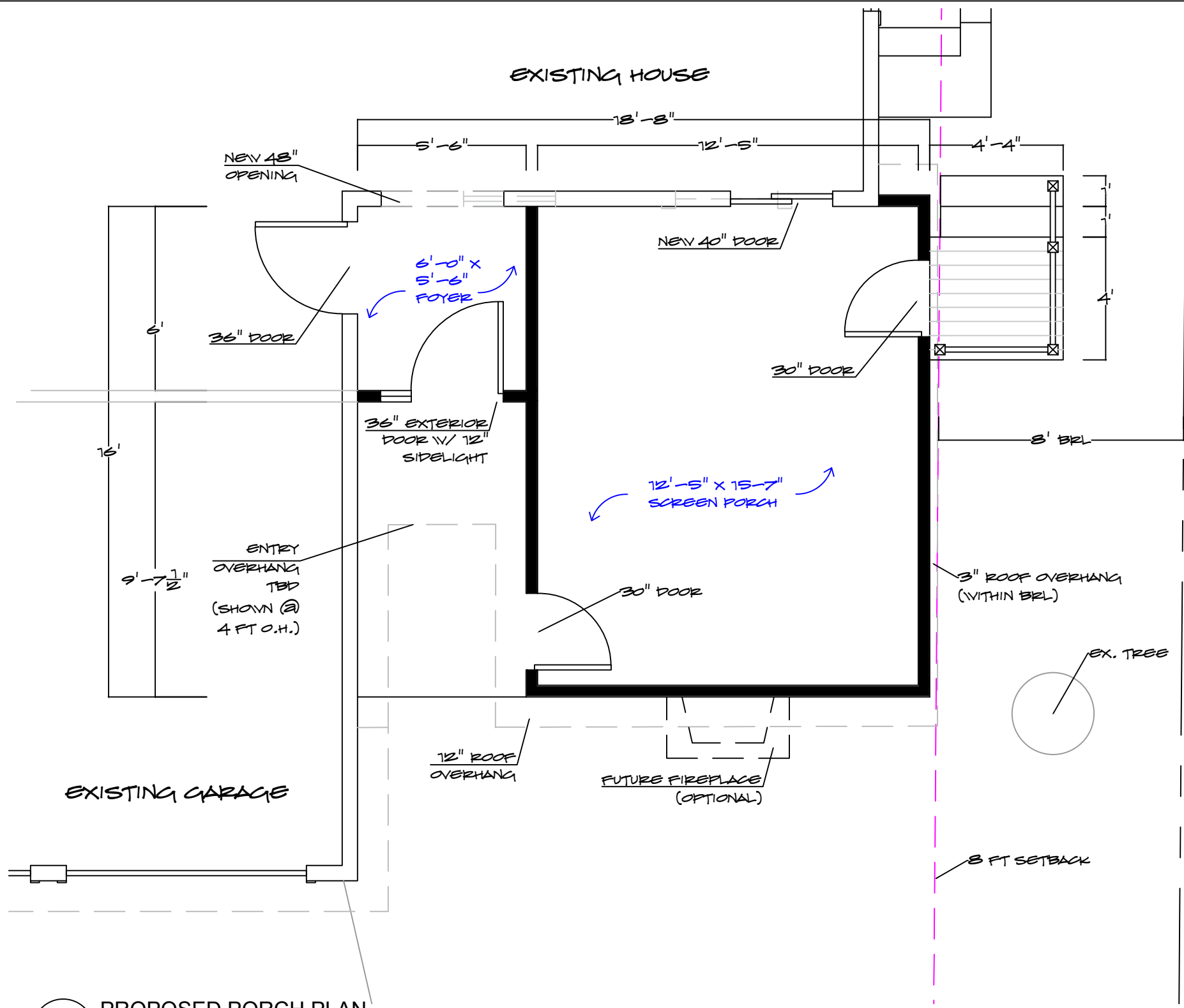
DATE:

5/29/2024

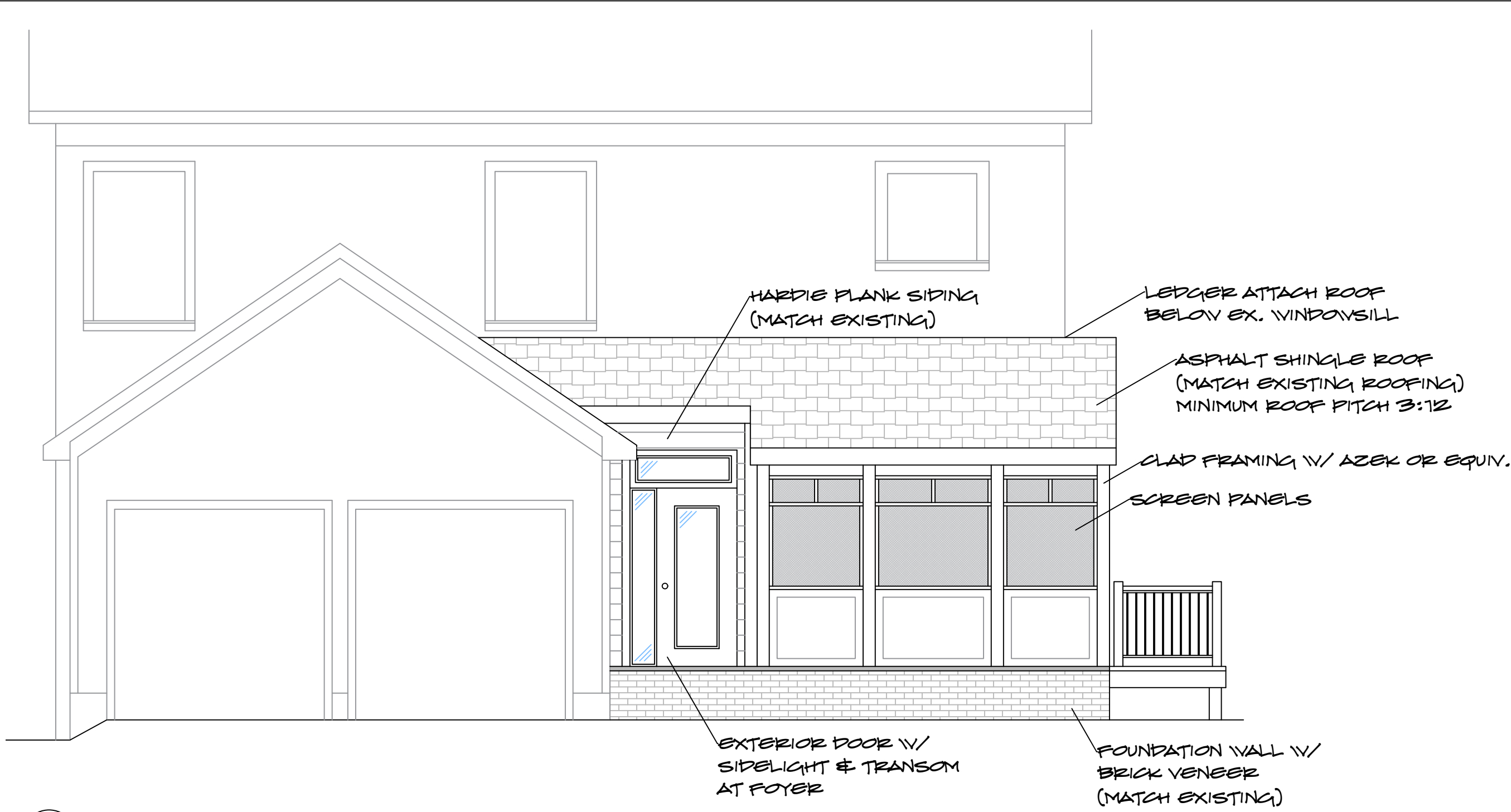
SCALE:

SHEET:

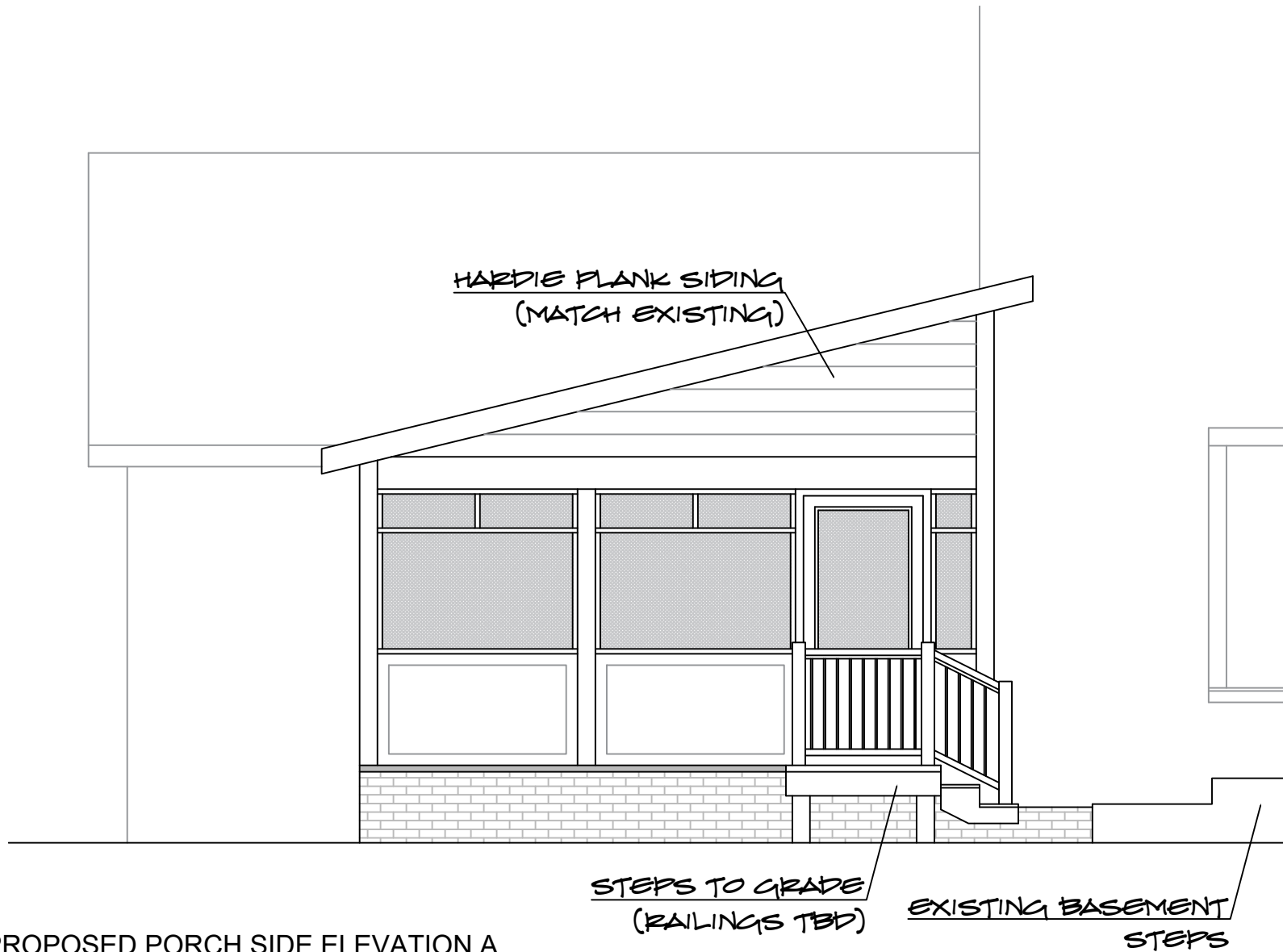
35



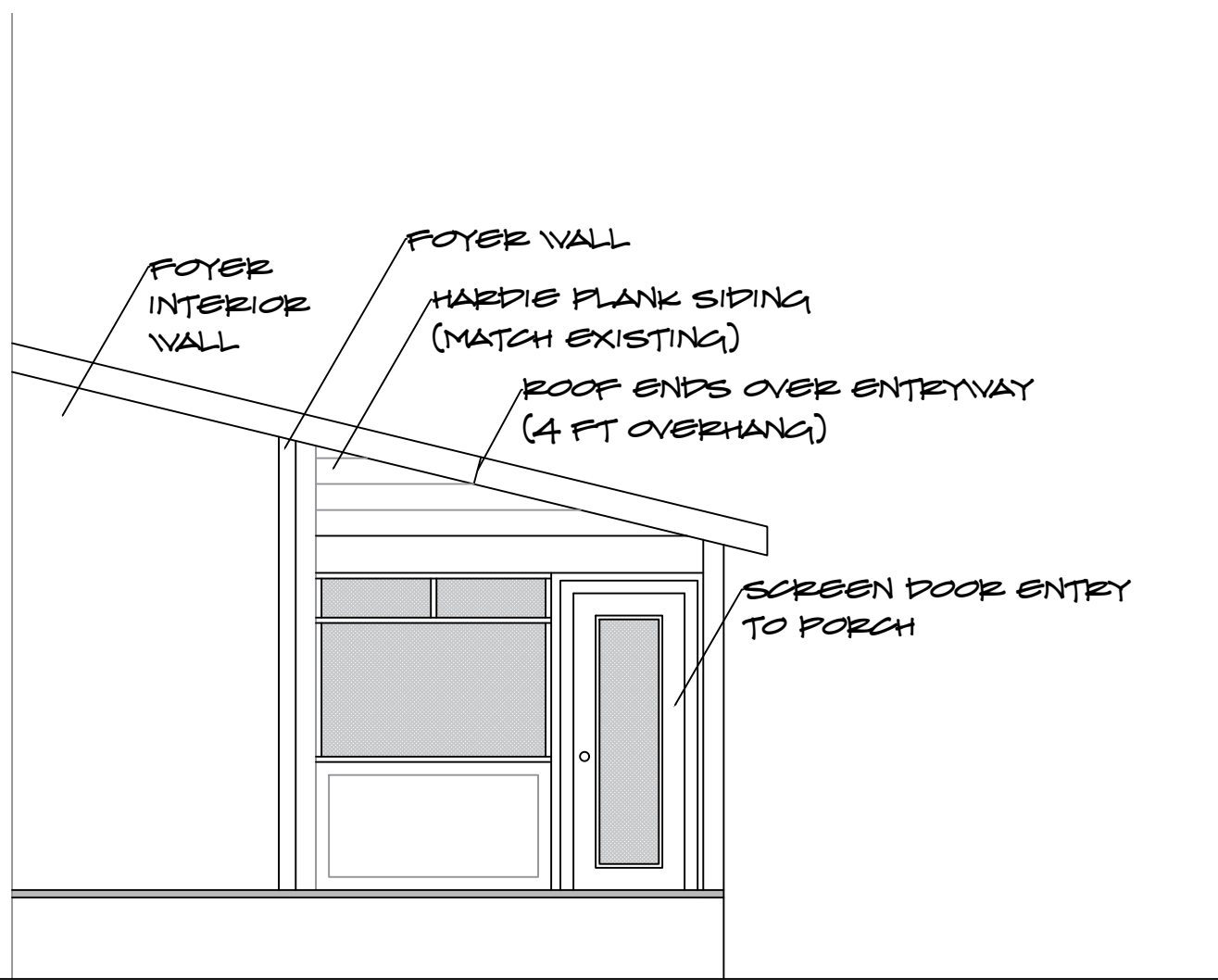
1 PROPOSED PORCH PLAN
A1 Scale: 1/4" = 1'-0"



3 PROPOSED PORCH FRONT ELEVATION
A1 Scale: 1/4" = 1'-0"



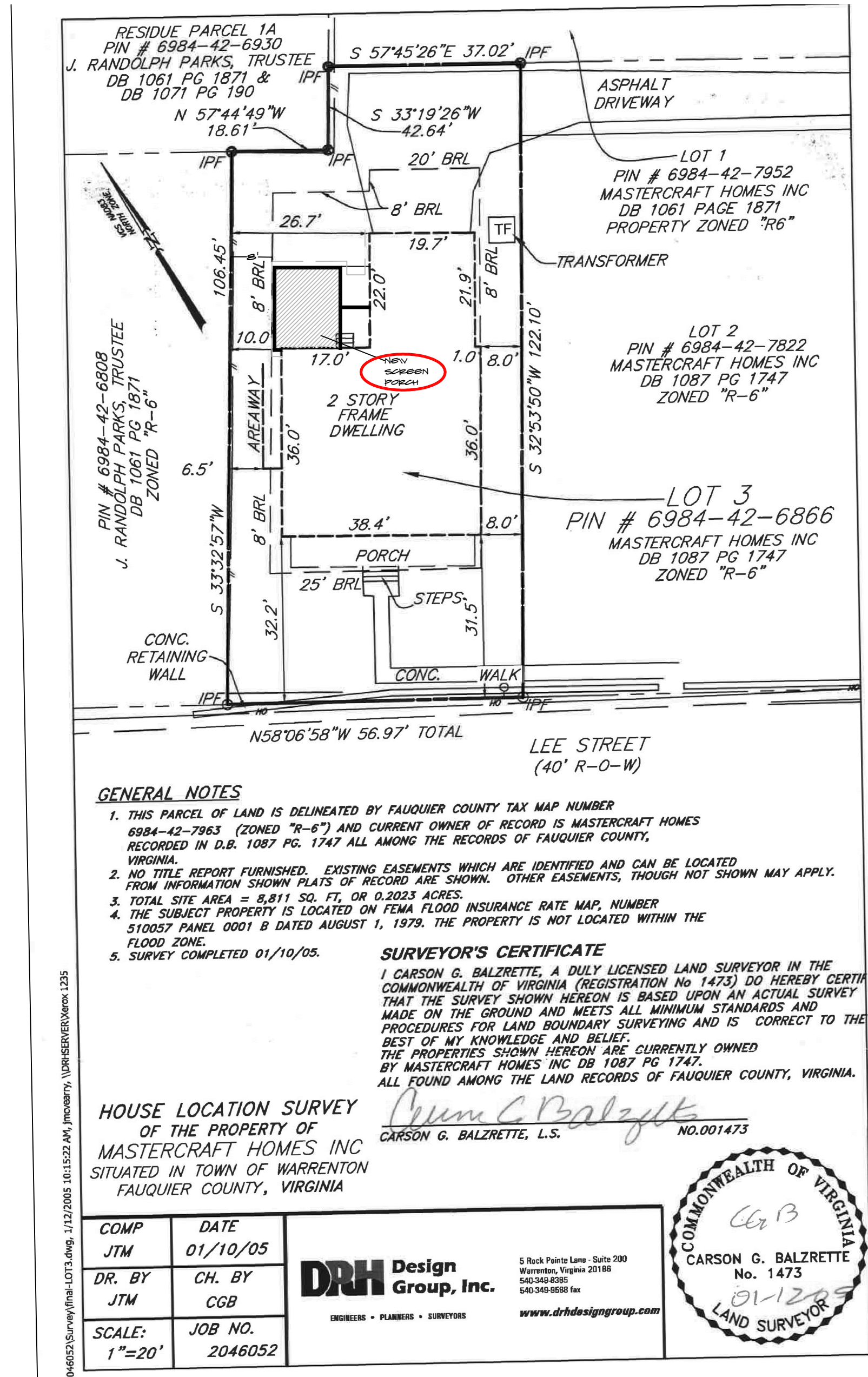
4 PROPOSED PORCH SIDE ELEVATION A
A1 Scale: 1/4" = 1'-0"



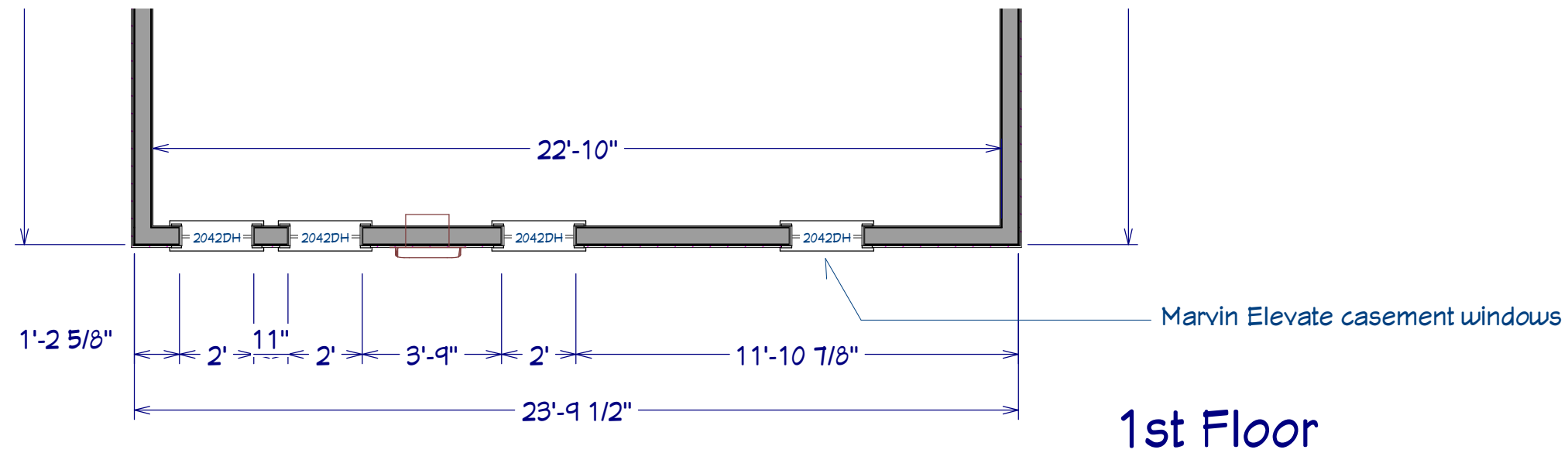
5 PROPOSED SIDE ELEVATION B
A1 Scale: 1/4" = 1'-0"



6 3D RENDERS
A1 Scale: not to scale



2 PLAT OVERLAY FOR ZONING
A1 Scale: 1"=20'



Layout drawing of exterior kitchen window & hood vent placement

1st Floor



Elevation 1

Elevation drawing of exterior kitchen window and vent placement

Item 2.

NUMBER	DATE	REVISED BY	DESCRIPTION

Cooke Exterior kitchen wall

DRAWINGS PROVIDED BY:
Cornerstone Home Solutions
6713 Huntland Dr
Beaumont, VA - 22712

DATE:

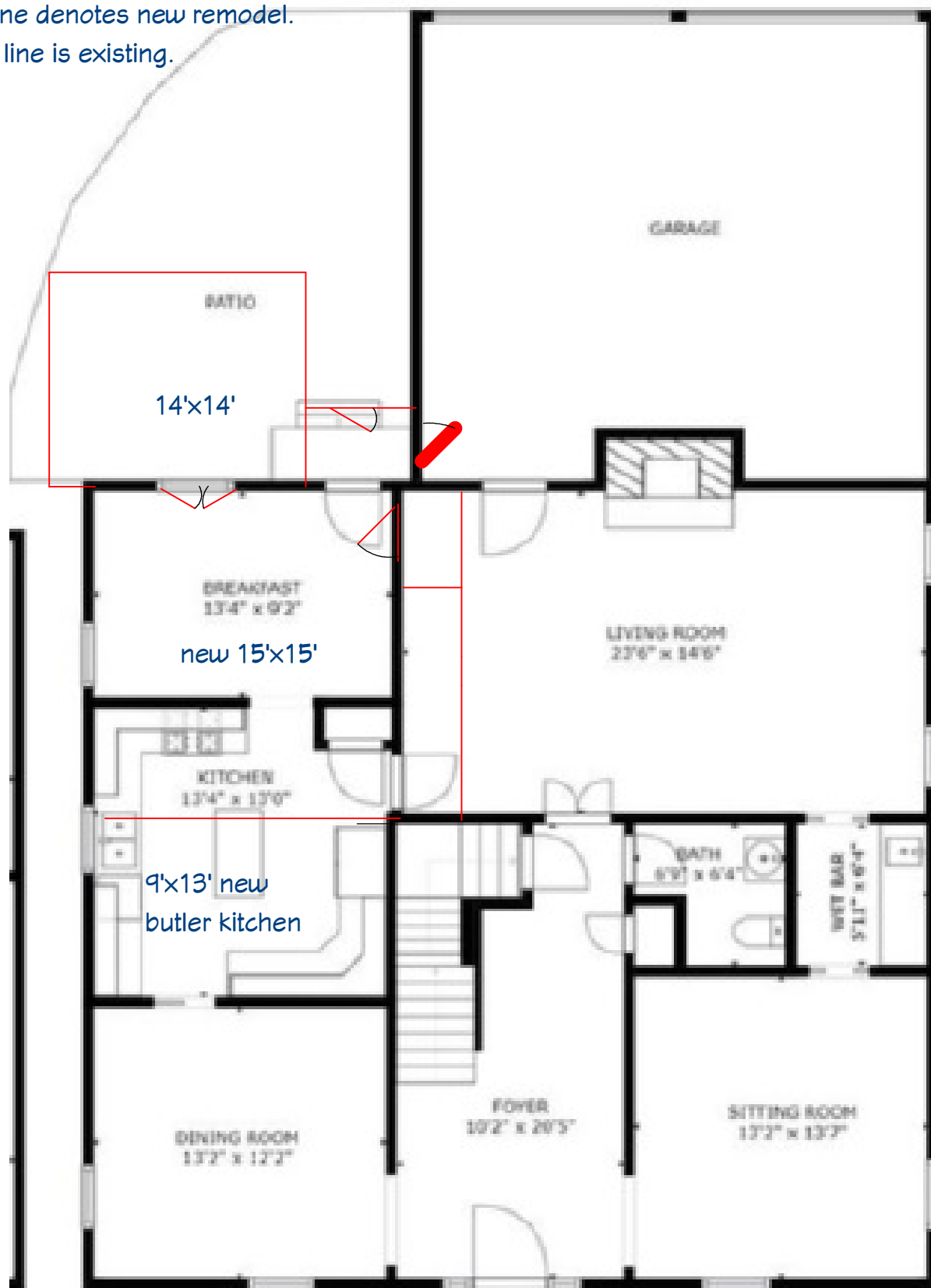
7/16/2024

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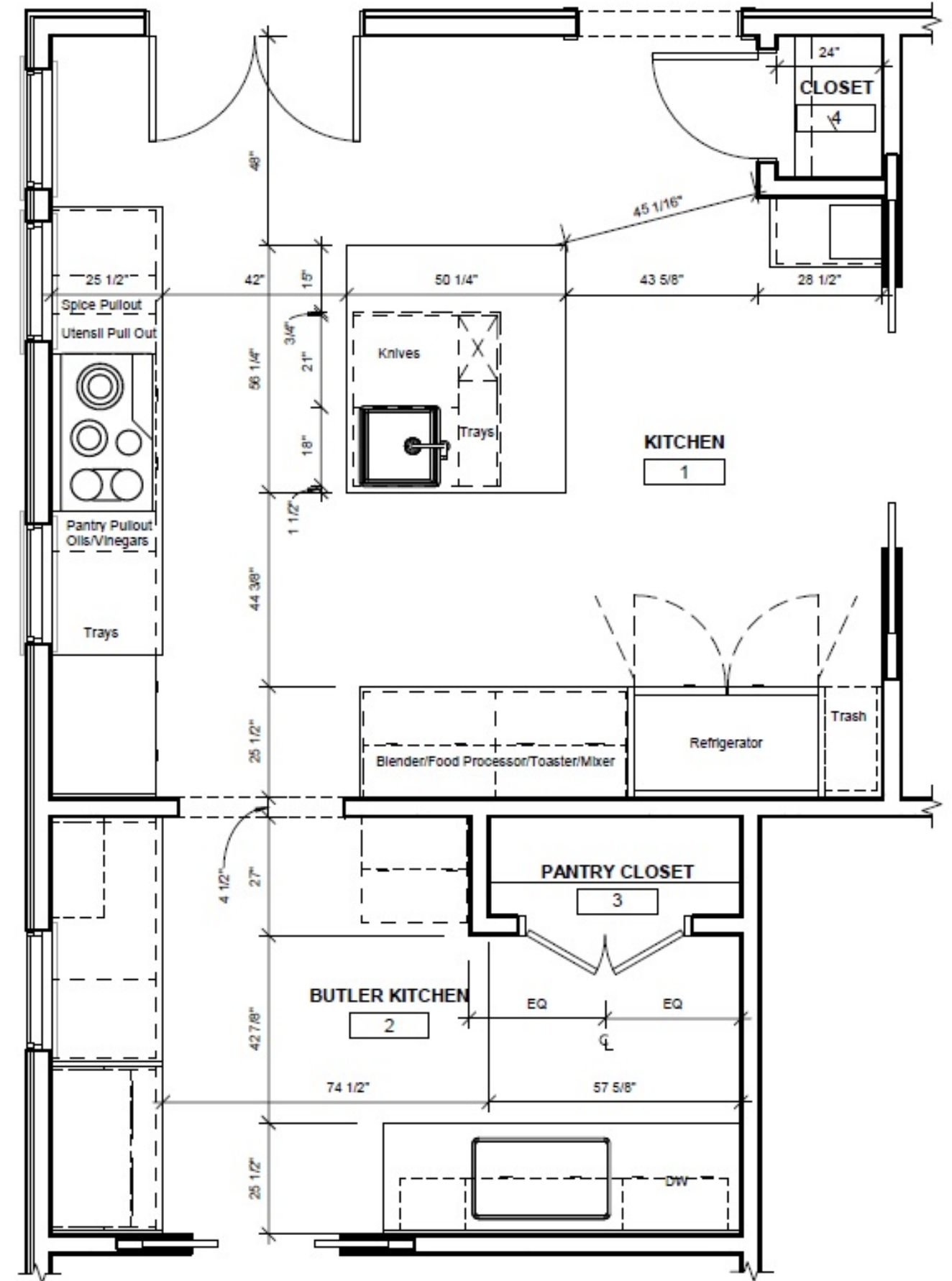
SHEET:

37

Red line denotes new remodel.
Black line is existing.



Existing first floor layout



New kitchen breakfast area layout

NUMBER	DATE	REVISED BY	DESCRIPTION

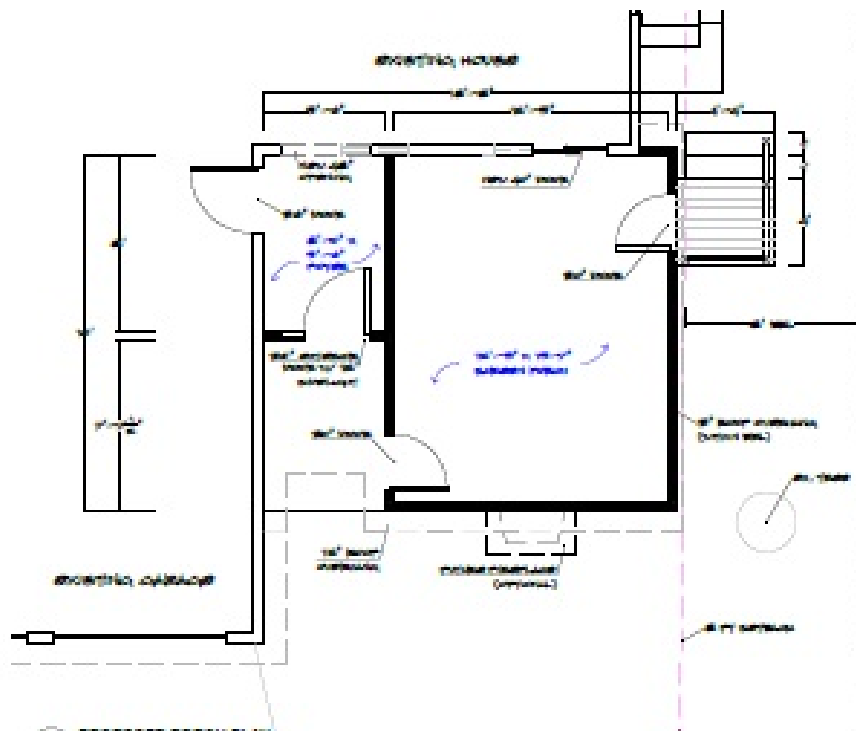
Cornerstone Home Solutions
6713 Huntland Dr
Bealeton, VA. 22712

DATE:

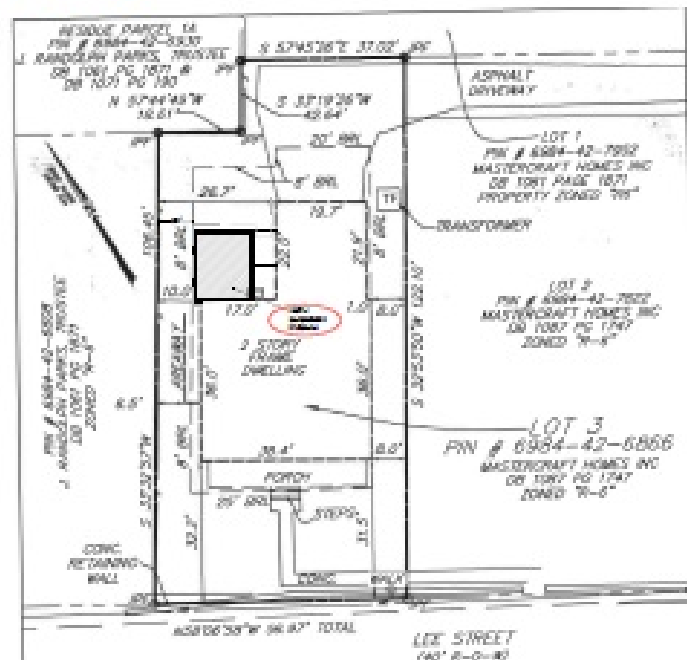
16/2024

SCALE:

SHEET.



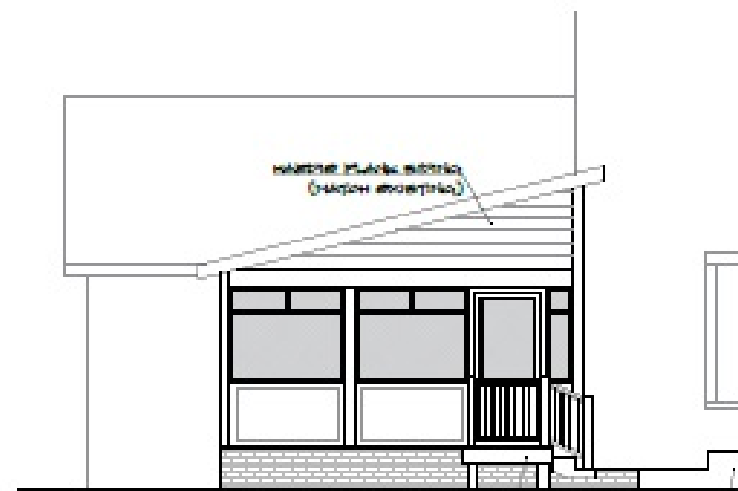
3 PROPOSED PORCH PLAN
A1 Scale: 1/2" = 1'-0"



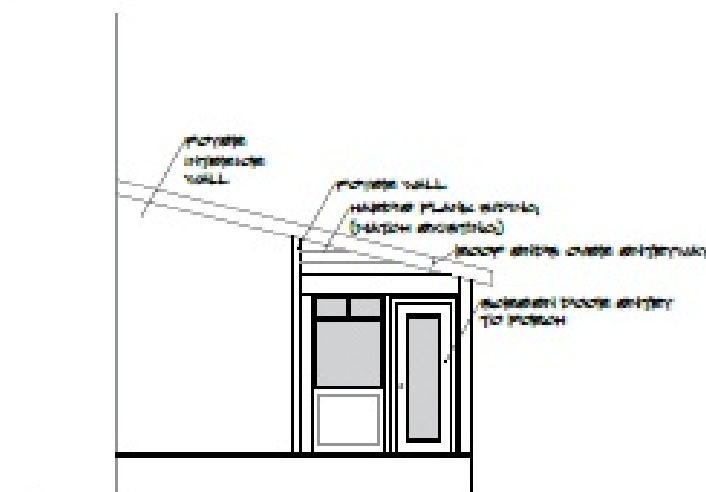
3 PLAT OVERLAY FOR ZONING
A1 Scale: 1" = 20'



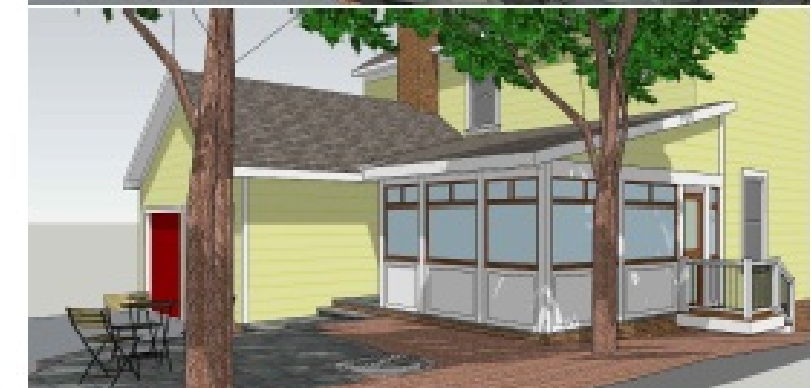
3 PROPOSED PORCH FRONT ELEVATION
A1 Scale: 1/2" = 1'-0"



4 PROPOSED PORCH SIDE ELEVATION A
A1 Scale: 1/2" = 1'-0"



5 PROPOSED SIDE ELEVATION B
A1 Scale: 1/2" = 1'-0"



6 3D RENDERING
A1 Scale: not to scale

Railing to be iron railing to match existing basement railing.

REVISION TABLE	REVISOR	DATE	DESCRIPTION

Revised porch window and railing design:



ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 24-49

July 25, 2024

MOTION TO APPROVE

I move to approve **COA 24-49** for the request to replace the existing wooden windows on the façade of **28-32 Ashby Street** due to inefficiency and water infiltration, and to replace with wooden, aluminum-clad Harvey windows, as well as the alteration of the existing tri-part windows with picture windows, as shown in the ca. 1970 image provided by the Applicant, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Retain fenestration patterning, size, shape, and operation. Owners of buildings with windows and doors that have been altered in the past are encouraged to restore these elements to their original appearance based on site evidence and appropriate historic research.
- 3) Design new windows, doors, and other elements to be compatible with the original building
- 4) Possible condition of approval to consider: All new windows shall be wood windows to match the existing, and not aluminum-clad wood windows, as proposed.

Motion to Approve By:

Seconded By:

For: 0 Against: 0 Abstained: 0



Community Development
Department

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Title:	COA 24-49 28-32 Ashby Street
Requested Action:	Review request to replace the existing wood windows with wood, aluminum-clad Harvey windows on the façade.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The Applicant is requesting approval to replace the existing wooden windows (which were installed sometime between 1980-early 2000s) due to inefficiency and water infiltration. The Applicant is requesting to replace with wooden, aluminum-clad Harvey windows, to include the alteration of the existing tri-part windows with picture windows, as shown in the ca. 1970 image provided by the Applicant.

BACKGROUND

This building was constructed in c.1920 as a garage on the site of a former livery stable. It is in good condition. A new brick face was added to the building sometime prior to 1983, but the prominent stepped EIFS parapet that is visible today was added sometime after 1983. Although this resource is interesting in unique with its complex detailing and variety of materials, this building does not retain integrity. Due to the presence of the EIFS parapet that was added outside the period of significance, the historic appearance and design of this building is lost. Additionally, the EIFS is attached in a way that would harm the underlying material if removal was attempted. This building is a non-contributing resource within the district.



Circa 1970 image provided by Applicant:



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
B. WINDOWS AND DOORS		
1. Preserve and retain historic window and door openings, including window frame, sash, muntins, mullions, glazing, lintels, sills, architraves, shutters, doors, pediments, hoods, transoms, sidelights, steps, and all hardware. Retain fenestration patterning, size, shape, and operation. Owners of buildings with windows and doors that have been altered in the past are encouraged to restore these elements to their original appearance based on site evidence and appropriate historic research.	3.21	<p>The Applicant has demonstrated through photographic documentation that the historic window fenestration pattern will remain the same. The Applicant has also demonstrated through photographic evidence that picture windows once existed on this building in the 1970s.</p> <p>Aside from the proposed picture windows, the Applicant intends to retain the same frame, sash profile, muntins/mullions, etc.</p>
3. Replace in kind an entire window or door that is too deteriorated to repair. If the overall form and detailing are still evident, use physical evidence to guide the new work. Recreate doors and windows to match the appearance of the original window or door design. While modern window materials such as extruded composites will be considered on a case-by-case basis, the new window must match the original in terms of size, shape, profile, depth of sash, width, and setback. Wood doors on primary façades should be replaced with replica wood doors and only if the original is damaged beyond repair. These guidelines encourage the use of substantial and durable materials.	3.21	<p>The Applicant states that the current wood windows are at the end of their useful life and are allowing for water infiltration and poor energy efficiency.</p> <p>The Applicant is proposing to replace the existing windows with wooden, aluminum clad windows by Harvey, as shown in Attachment A. Aside from the proposed picture windows, the Applicant intends to retain the same frame, sash profile, muntins/mullions, etc.</p>

4. Recreate door and window glazing to match the appearance of the original glazing patterns as closely as possible. Maintain the original size, shape, muntin configuration, and number of lights. Do not substantially alter the profile of the frames, sashes, or muntins to accommodate thick (double or triple) replacement glazing. Use clear window glass that conveys the visual appearance of historic glass (transparent low-e glass is preferred).	3.21	The Applicant will be matching the new windows to the existing as stated above.
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 Applicant is proposing to replace the existing windows with wooden, aluminum clad windows by Harvey, as shown in Attachment A. Aside from the proposed picture windows, the Applicant intends to retain the same frame, sash profile, muntins/mullions, etc.
7. Design new windows, doors, and other elements to be compatible with the original building.	3.21	The Applicant has confirmed all new windows and will match the original fenestration pattern and will be compatible and consistent with this particular 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 Applicant has confirmed all new windows and will match the original fenestration pattern and will be compatible and consistent with this particular building.

STAFF RECOMMENDATION

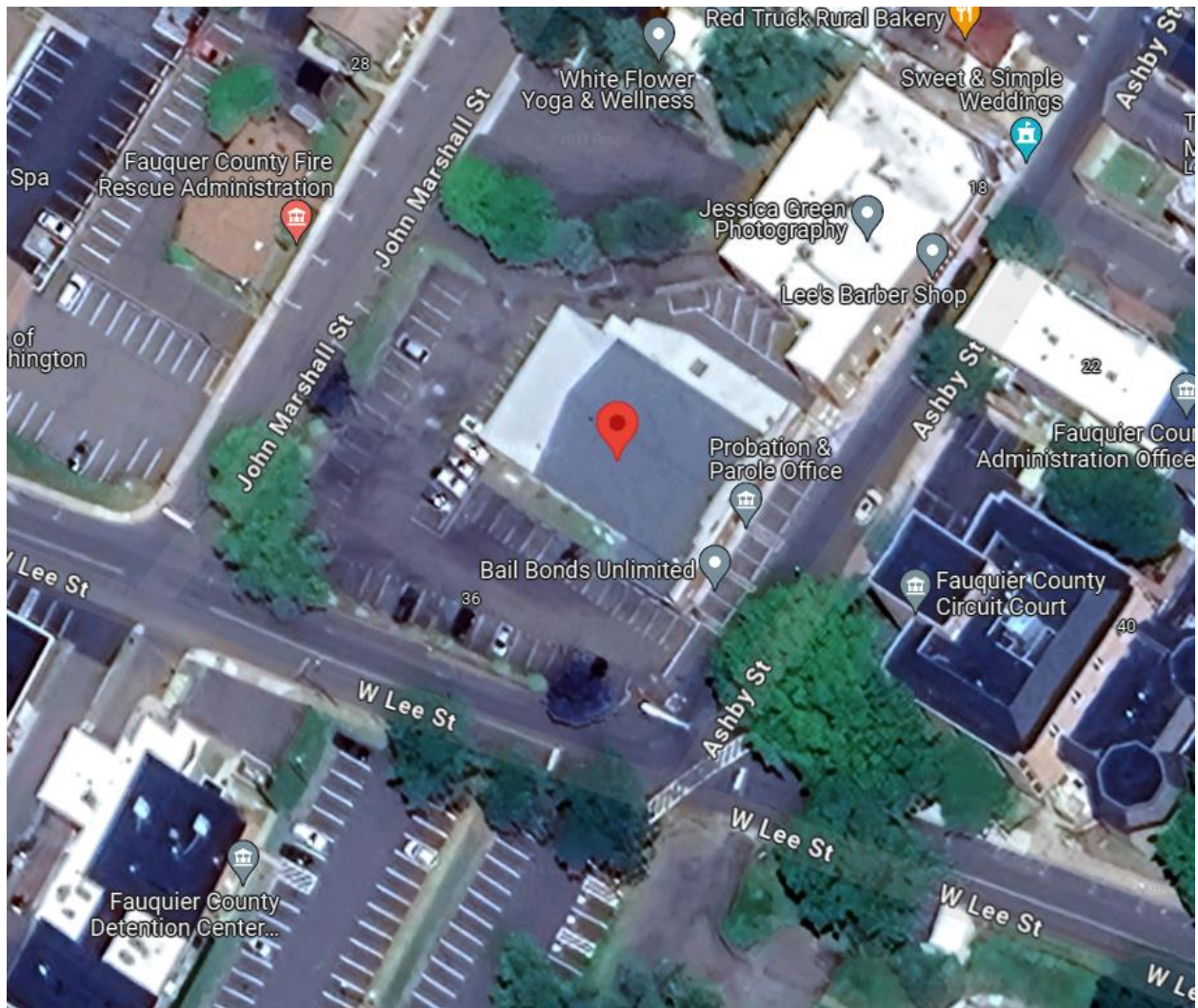
Staff recommends approval of the request to replace the existing wooden windows (which were installed sometime between 1980-early 2000s) due to inefficiency and water infiltration, and to replace with wooden, aluminum-clad Harvey windows, as well as the alteration of the existing tri-part windows with picture windows, as shown in the ca. 1970 image provided by the Applicant, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Retain fenestration patterning, size, shape, and operation. Owners of buildings with windows and doors that have been altered in the past are encouraged to restore these elements to their original appearance based on site evidence and appropriate historic research.
- 3) Design new windows, doors, and other elements to be compatible with the original building
- 4) Possible condition of approval to consider: All new windows shall be wood windows to match the existing, and not aluminum-clad wood windows, as proposed.

ATTACHMENTS

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

Vicinity Map – Street View





Circa 1970 image:



Window detail:



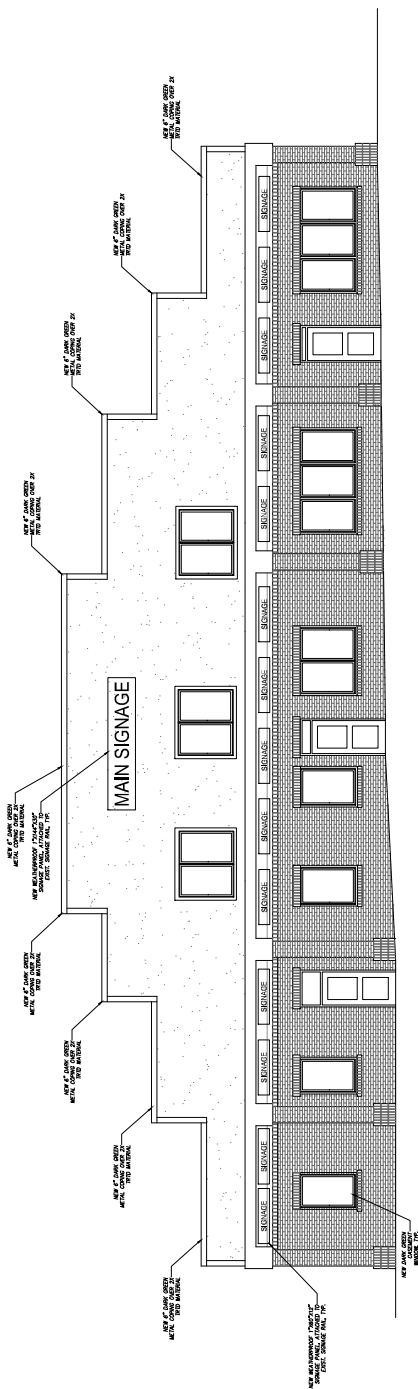


VA DEPT. OF
CORRECTIONS A&R
30 ASHBY ST, WARRENTON
COUNTY
PROPOSED FRONT ELEVATION
OPTION 01

PROPOSED FRONT ELEVATION	OPTION 01
FAUQUIER COUNTY	VIRGINIA

S.F.E. Wagner, Architect
6691 Main St.
The Plains, VA 20198
P: 540.723.9770
C: 540.454.3686
Steve@designdreamva.com
kjv@designdreamva.com
© 2022 S.F.E. WAGNER, ARCHITECT

ISSUED FOR
REVIEW
04-18-2024



PROPOSED FRONT ELEVATION, OPTION 01



HARVEY
WINDOWS + DOORS

Item 3.



MAJESTY WOOD PRODUCTS GUIDE



MAJESTY WINDOW FEATURES



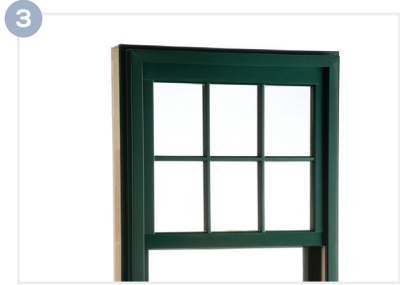
AT A GLANCE

- ▶ The solid Ponderosa Pine wood components of Majesty products have been specially treated to resist rot, degradation, splitting, warping, and mildew.
- ▶ The extruded aluminum exterior cladding is precision formed to protect the sashes from outdoor conditions, and includes attractive beveling to match the aesthetics of wood windows. The aluminum on the frame provides extra strength.



MAJESTY COMPONENTS

- 1 Majesty weatherseals are designed to perform over a wide range of temperatures and weather conditions. A lightweight polypropylene stiffener additive, which does not absorb water or collect mold, creates an airtight seal that does not distort over time. The seal ensures a consistent barrier from external conditions and allows for smooth window operation. An average of 300 inches of custom designed Foam-Tite® compression bulb seals encase the full perimeter of the sash of Majesty windows – similar to seals you see on dishwashers or refrigerators.
- 2 The rigid non-compression Jamb Liner adds strength, stability and reduces air infiltration, while its special beveled design allows the sash to open and tilt easily.
- 3 An electrostatic paint process adheres paint evenly onto exterior surfaces for an extremely durable finish that resists fading.





CUSTOMIZATION OPTIONS

MAJESTY FINISHES

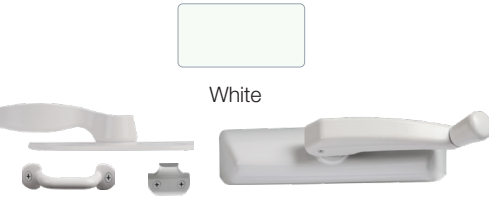
Majesty Wood windows and patio doors feature a precision molded aluminum exterior that protects wood components from environmental conditions.

An electrostatic paint process adheres color evenly onto the aluminum clad surfaces, ensuring an extremely durable finish that resists fading. Majesty products come in your choice of 5 exterior finishes, at no additional charge.

The interior can be left as warm, unfinished pine to be painted or stained after installation, or professionally prefinished in white for no mess or hassle post-installation.

Interior	Exterior	
		
Prefinished White*	White	Almond
		
Pine	Black	Dark Bronze
		
	Forest Green	

STANDARD HARDWARE FINISHES



PREMIUM HARDWARE FINISHES



*Gliding Majesty window only available in factory primer.

CUSTOMIZATION OPTIONS

GRIDS

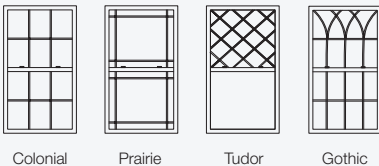
Both 5/8" and 1" grids in either contoured or flat are available for most products. Grids can also be painted.

See product pages for grid options per window/doors style.



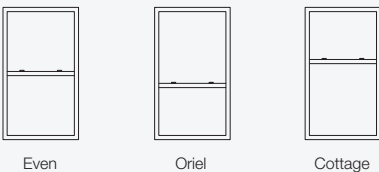
CONFIGURATIONS

Fully customize any grid design. Choose Colonial, Prairie, or other unique styles like Tudor or Gothic.



SASH ORIENTATION

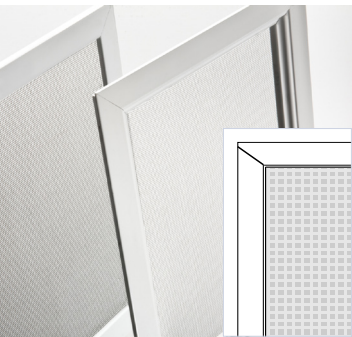
Even sashes are nice, but you can also select Oriel, Cottage, or a custom orientation.



SCREENS

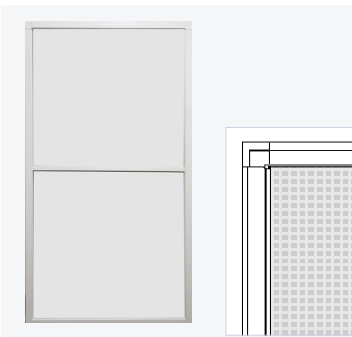
An often overlooked selection in the window buying process, the right screen can make a big difference when it comes to insect protection, durability, and of course, what a view looks like. Engage with homeowners to help them choose the screen options that will enhance their project.

FRAMES



EXTRUDED ALUMINUM

Superior in strength to Roll Form frames, extruded aluminum frames are tough, sturdy and easy to remove and install, with hidden metal corners that won't become brittle over time as exposed plastic corners can.



ROLL FORM

Aluminum Roll Form screens are a lightweight, value option available for certain windows only. Ideal for smaller window openings.

FLEXSCREEN FRAME



This barely visible frame is almost completely hidden by the screen track, and its innovative, flexible construction makes it effortless to remove or install.

Durable:

FlexScreen frames are made from dent and break resistant high performance steel, with a tough powder coating that resists scratching.



MESH



VIEWS

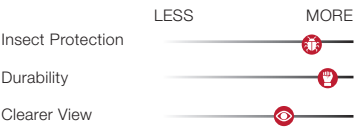
Standard Screen

VIEWS



Upgrade to Virtually Invisible Screens, for a brighter view, 25% better airflow, and maximum protection against small insects.

FIBERGLASS



A popular choice for its durability, fiberglass is flexible and does not crease, dent, or unravel.

Easy to Use:

FlexScreen springs into an opening, making storing, installing and removing the screens easy.

Elegant:

Without a bulky screen frame, FlexScreen disappears into the screen box of the window so there's less to get in way of the view. Plus, since FlexScreen's edges are hidden, there's no need to worry about matching a frame color to the window. Combine with VIEWS mesh for the clearest view.

Screens come in half and full sizes. See product pages for screen options per window/doors style.

MAJESTY WOOD DOUBLE HUNG



Superb architectural details include a refined 45° glazing bead, overlapping grids, and elegant recessed hardware to provide a traditional and sleek look. The top and bottom sash have weatherstripping around them that prevents air infiltration and both tilt in for easy cleaning.

RECESSED SASH LOCK



LIFT OPTIONS



Routed Bottom Sash



Hook and Loop

FEATURES

Solid pine interior with aluminum clad exterior

Recessed hardware provides unobstructed views and elegant, streamlined appearance

Jamb liner is standard in Almond; also available in White

MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel & cottage sash options

Obscured, Bronze or Tempered glass available

Full size screens

Interior options include warm, unfinished pine or professionally prefinished white (includes 10-year paint warranty)

OPTIONS

GLASS PACKAGES

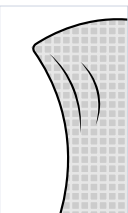


SunShield PLUS
SunShield



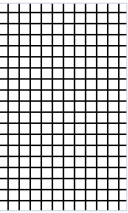
ThermaLock

SCREEN | FRAME

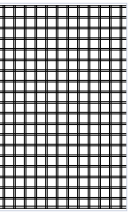


FlexScreen

SCREEN | MESH

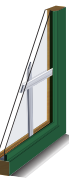


VIEWS

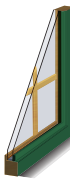


Fiberglass

GRID | TYPE



GBG

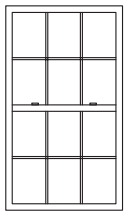


Exterior
Applied/
Interior
Snap-in

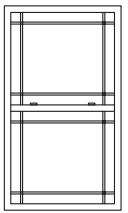


SDL

GRID | STYLE



Colonial



Prairie

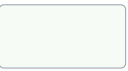
COLORS | INT./EXT.



Int. Pine or White



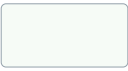
Ext. Almond



White



Coppertone



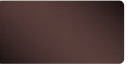
Ext. White



Ext. Black



Brushed Nickel



Oil-Rubbed
Bronze



Ext. Forest
Green



Ext. Dark
Bronze

MAJESTY CASEMENT & AWNING



Favored in contemporary homes for their sleek, unobstructed expanses of glass, casement and awning windows have clean, modern lines and a durable aluminum clad exterior for maintenance-free protection. They are easy to open and feature full weatherstripping around the sash to keep homes comfortable.

COMPACT FOLDING HANDLE
CASEMENT



HANDLE
AWNING



FEATURES

Solid pine interior with aluminum clad exterior

Casements: tandem locks standard on units at or over 36" in height. For ease of operation, tandem locks engage/disengage with operation of just the lower lock*.

Awning: hinge at the top and open outward to let in fresh air and deflect away rain

OTHER OPTIONS CASEMENT & AWNING

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel & cottage sash options

Obscured, Bronze or Tempered glazing available

Full size screens

Interior options include warm, unfinished pine or professionally prefinished white (includes 10-year paint warranty)

OPTIONS

GLASS PACKAGES



SunShield PLUS
SunShield

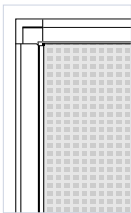


ThermaLock



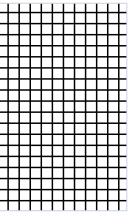
ThermaGuard

SCREEN | FRAME

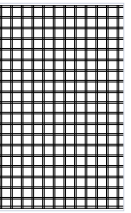


Roll Form

SCREEN | MESH

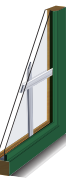


VIEWS



Fiberglass

GRID | TYPE



GBG

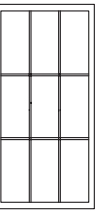


Interior
Snap-in

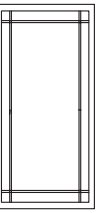


SDL

GRID | STYLE



Colonial



Prairie

COLORS | INT./EXT.



Int. Pine or White



Ext. Almond



Ext. White



Ext. Black



Ext. Forest
Green



Ext. Dark
Bronze



White



Coppertone



Brushed Nickel



Oil-Rubbed
Bronze

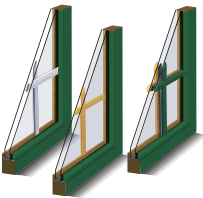
STANDARD

PREMIUM

MAJESTY PICTURE & SHAPES



If you are opening up a room to a spectacular view, consider Majesty picture windows. Perfect for new construction or replacement projects, they are available in ENERGY STAR, obscured, bronze or tempered glazing. Or, for a dramatic design, pair them with Majesty shape windows.



All Grid Styles



FEATURES

- ENERGY STAR glass packages available
- Solid pine interior with aluminum clad exterior
- OTHER OPTIONS

Grids come in 5/8" and 1" sizes as well as custom configurations

Interior options include warm, unfinished pine or professionally prefinished white (includes 10-year paint warranty)



Harvey Majesty Wood Windows can be customized to fit any design aesthetic and performance level, with a lineup that include double hung, casement, awning, picture, shapes, bay, bow, and gliding windows.




MAJESTY GLIDING

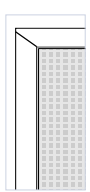


Optimize fresh air and sunlight without compromising space or energy efficiency. The interior sash of a Majesty gliding window horizontally slides by the fixed exterior sash, making them ideal when an outward swinging window cannot be used. Obscured and tempered glazing available.

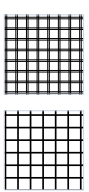
OPTIONS




ThermaLock (included)




Aluminum



Fiberglass or VIEWS Mesh



SDL & GBG Styles



All Color Options

INTERIOR

EXTERIOR (ALMOND)

FEATURES

- Solid pine interior
- Aluminum clad exterior
- Double locks on frame heights greater than 34.5"

OTHER OPTIONS

- Grids come in 5/8" and 1" sizes as well as custom configurations
- Interior options include warm, unfinished pine or primed white

MAJESTY BAY & BOW



Harvey's Majesty bay and bow are beautiful and functional. They can be made from casement, picture, or double hung windows, with the same glass, screen, grid and color options. There are no exposed joints or caulking on the exterior of the unit.

CUSTOM ROOFS

- All roof systems are fully framed and sheathed in 1/2" plywood; custom roof height includes flange.
- They are available in 16 oz. copper or solid aluminum and are also compatible with several other manufacturers.

*Seat board standard with white aluminum face only, color matched caps finish the outside edge.

ALUMINUM ROOF COLORS



White



Coppertone



Patina



Bronze

FEATURES

- ENERGY STAR glass packages available
- Solid pine interior with aluminum clad exterior
- Custom manufactured to fit virtually any opening
- Edge banded finish jambs and head and seat boards in oak or maple veneer. Insulated seat board custom made to fit each unit*

PATIO DOOR MAJESTY WOOD GLIDING



Harvey Majesty wood gliding patio doors offer contemporary hardware options, and narrow door stiles save space while delivering a sleek, casual look.

Available in 2, 3 and 4-Lite design options, they glide effortlessly along a continuous fiberglass sill. The heavy-duty weatherstripping ensures the patio door will open without a hitch, regardless of the season.

Sturdy and well crafted, Majesty wood gliding patio doors have two tandem, heavy-duty, end-adjustable rollers for fluid and smooth operation for years to come, and they pair beautifully with Majesty windows.

FEATURES

- ENERGY STAR glass packages available
- Solid pine interior with aluminum clad exterior
- Extruded aluminum screen frame with fiberglass wire included
- 2, 3, and 4 lite design options
- One-piece gray fiberglass sill

PATIO DOOR MAJESTY WOOD HINGED



Majesty Hinged Patio Doors' classic hardware and French panel design offer accessible entryways that swing in, inviting in the outdoors, or swing out, extending the space into the outdoors.

Hinged patio doors offer a traditional, elegant style and are available in 1, 2, 3 or 4-Lite panel design options. The integral frame drip edge enhances water protection and a dual seal frame weatherstripping optimizes air and thermal performance.

The contemporary handleset and adjustable hinge system protect against high-traffic wear and tear. The elegant panels have a sturdy 8" bottom rail for added durability.

FEATURES

- ENERGY STAR glass packages available
- Solid pine interior with aluminum clad exterior
- Extruded aluminum screen frame with fiberglass wire available
- 2, 3, and 4-Full lite, in-swing and out-swing design options
- Gray wept sill system





MORE OPTIONS & FEATURES

Grids come in 3/4" or 1" for GBG and 7/8" or 1-1/4" for SDL

Foot bolt (Gliding)

Bronze sill

Colonial, Prairie and custom grid configuration available

Seacoast Hardware option for corrosion resistance; available in white or almond color-matched: powder coat finish handle and includes Stainless Steel:

- ▶ Panel and screen rollers and roller track cover
- ▶ Fasteners, latch mechanism, offset keeper

OPTIONS

COLORS | INTERIOR AND EXTERIOR FINISHES



Int. Pine or White



Ext. White



Ext. Almond



Ext. Dark Bronze




Ext. Forest Green




Ext. Black


COLORS | HARDWARE




White (Standard)



Black



Brushed Nickel



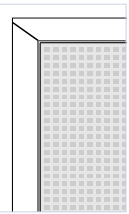
Oil-Rubbed Bronze

GLASS PACKAGES



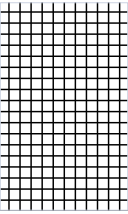
ThermaLock

SCREEN | FRAME

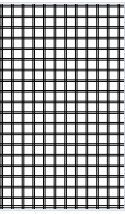


Aluminum

SCREEN | MESH



VIEWS

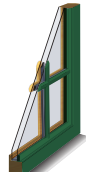


Fiberglass

GRID | TYPE

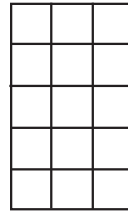


GBG

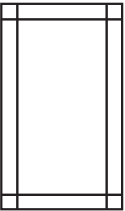


SDL

GRID | STYLE



Colonial



Prairie



ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA # _____

Zoning # _____

Assoc. Permit # _____

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

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

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

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

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

Project Owner

Address/Location: 28, 30, & 32 Ashby Street GPIN: _____

Name: Faye Richardson Email: richardsonproperties@yahoo.com

Address: PO Box 3600 Warrenton VA 20188 Phone: (540) 347-5555

Applicant (If different then above) (540) 219-2007 cell

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 all 18 windows on front of building
- Replace with either single hung or picture windows.
- Replace with aluminum exterior window
- Same beige color or black or dark green, if approved

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

C. Faye Richardson
Signature of Property Owner

Faye Richardson
Name (Print or Type)

Signature of Applicant/Agent

Name (Print or Type)

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 24-51

July 25, 2024

MOTION TO APPROVE

I move to retro-actively approve **COA 24-51** for the removal of the central, interior brick chimney due to deterioration at **37 Beckham Street**, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Moving forward, **any** exterior work to the building requires the submission of a Certificate of Appropriateness (COA) **prior** to any work being undertaken.
- 3) The removal of historic features of a contributing building in the Historic District, including on buildings that are more vernacular and not considered “high style” impacts the integrity of the individual building and ultimately of the Historic District. As financial constraints are always an issue in the repair and replacement of historic features, the Architectural Review Board is always willing to discuss alternative options that are appropriate for the building with all Applicants.

Motion to Approve By:

Seconded By:

For: 0 Against: 0 Abstained: 0



Community Development
Department

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Title:	COA 24-51 37 Beckham Street
Requested Action:	Retroactive review for removal of chimney.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is requesting retro-active approval for the removal of the central, interior brick chimney due to deterioration at 37 Beckham Street. The work has already been undertaken.

BACKGROUND

This house at 37 Beckham Street was constructed sometime between 1908 and 1915, and it is in relatively good condition. The house is now situated at the edge of the commercial district on a block that historically contained other dwellings. This residential resource has survived, but it demonstrates the commercial development pressure and shows how the commercial district has expanded since the mid-twentieth century. Although some design modifications have been made, the house still contributes to the district. It retains integrity of location, design, materials, and feeling. Furthermore, this resource falls within the district's period of significance. Although the dwelling does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C, for architecture.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
F. ROOFS – F.1 CHIMNEYS		
1. Retain, protect, and repair chimneys and their details. Assure that flashing along the chimney at the roof is in good repair	3.32	The chimney has been removed and the Applicant does not wish to rebuild it.
2. Repair and replace chimneys in-kind. Recreate missing chimney details when the original is no longer extant, using pictorial or physical evidence as a guide.	3.32	Same as above.
Not historically appropriate: Removing a contributing chimney or its stack, even when an interior fireplace has been closed in or completely removed. Never remove a contributing chimney for an addition.	3.32	Same as above.
Introducing a new chimney that is incompatible in size, scale, material, and design.	3.32	Same as above.

STAFF RECOMMENDATION

Staff recommends retro-active approval of the removal of the central, interior brick chimney due to deterioration at 37 Beckham Street, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Moving forward, **any** exterior work to the building requires the submission of a Certificate of Appropriateness (COA) **prior** to any work being undertaken.
- 3) The removal of historic features of a contributing building in the Historic District, including on buildings that are more vernacular and not considered “high style” impacts the integrity of the individual building and ultimately of the Historic District. As financial constraints are always an issue in the repair and replacement of historic features, the Architectural Review Board is always willing to discuss alternative options that are appropriate for the building with all Applicants.

ATTACHMENTS

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



ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

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

COA # _____
Zoning # _____
Assoc. Permit # _____

Phone: 540-347-2405
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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: 37 Beckham St. Warrenton 20186 GPIN: _____
Name: 37 Beckham St, LLC Email: ChrisJGAY@gmail.com
Address: 37 Beckham St, Warrenton, VA 20186 Phone: 540-270-8103

Applicant (If different then above)

Name: Chris Gay Email: Same
Address: Same Phone: Same

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

Removed chimney as it was crumbling in crawl space &
on main level due to water getting in & previous owner not
installing a cap.

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

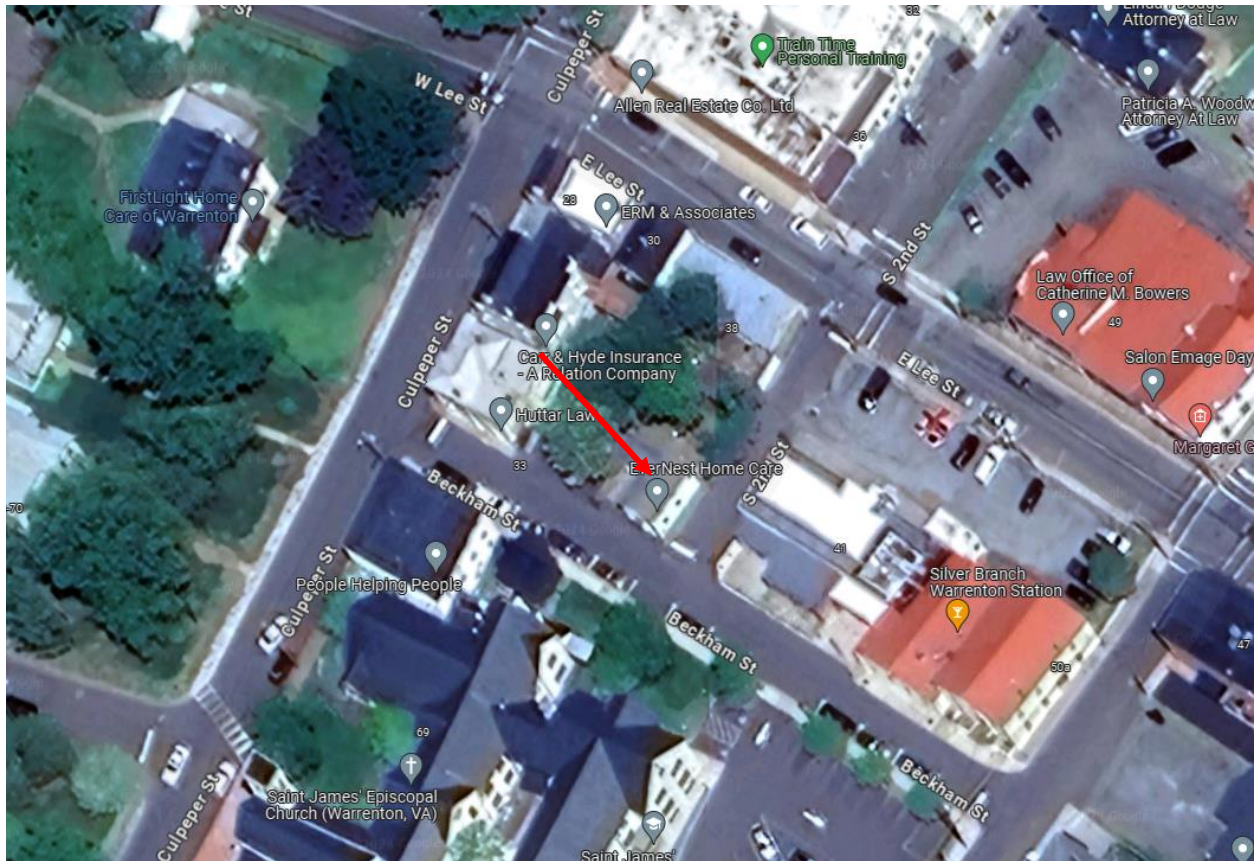
Signature of Property Owner

Chris Gay
Name (Print or Type)

Signature of Applicant/Agent

Name (Print or Type)

Vicinity Map – Street View



Before chimney removal:



Post chimney removal:



Applicant Photos:









Community Development
Department

STAFF REPORT

Meeting Date:	July 25, 2024
Agenda Title:	Work Session – 266 Falmouth Street
Requested Action:	Work session review of proposed new dwelling construction on vacant lot.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres, Historic Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct a new residential dwelling on the vacant lot at the newly addressed 266 Falmouth Street.

- 1) The Applicant is proposing a living area of 2,895 sq. ft.
- 2) Residence includes an attached 3-car garage.
- 3) The proposed style is a contemporary farmhouse, which is frequently seen in new construction within the Historic District.
- 4) The Applicant is seeking guidance from the Architectural Review Board regarding the proposed style, design, massing, and scale of the dwelling prior to formal submission of a Certificate of Appropriateness.

BACKGROUND

This parcel was formally addressed as 236 E. Lee Street in 2020. The original lot was subdivided in 2022 with the proposal to be developed with one house. Total acreage is 0.9751.

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
7. NEW CONSTRUCTION		
A. Context		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	As the ARB does not have purview over the specific architectural style, the context is what should be reviewed. The Applicant is proposing a residential dwelling that will be largely hidden from the public right-of-way and will be built in a manner so as not to disrupt the overall context of the surrounding Historic District (i.e. appropriate scale and massing).
New construction will be evaluated based on the project's relationship to its surroundings (context) and to the details of its site (materials, cornices, trim, porches, landscaping, rhythm).	3.63	As the ARB does not have purview over the specific architectural style, the context is what should be reviewed. The Applicant is proposing a residential dwelling that will be largely hidden from the public right-of-way and will be built in a manner so as not to disrupt the overall context of the surrounding Historic District (i.e. appropriate scale and massing).
A1. Setback		
1. Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.	3.64	Applicant states that all new construction and additions will meet proper setbacks. This is a requirement per the Zoning Ordinance and will be reviewed by the Zoning Administrator.
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	3.65	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A4. Massing		

Historic District Guideline	Page No.	Analysis
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	3.67	Applicant intends to appropriately space all new construction to comply with the general setting and historic precedence of immediately surrounding houses and buildings.
A5. Height and Width		
1. The height and width of a new building must be compatible with historic buildings within a 360-degree range of visibility of the new building.	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
2. The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type (e.g. single family to single family, multifamily to multi-family). The height of the historic structure should be calculated from the original historic ridge line (not any later additions that may be taller).	3.68	The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
3. Design new buildings to respect the existing width of original structures in the district. The space should be no more than ten percent of the average spacing of other historic buildings within the subject block. Larger apartment buildings or newer dwellings that do not contribute to the existing historic character should not be included within this calculation.		The applicant states height and width of the new construction will be compatible with the historic buildings within a 360-degree range of visibility.
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	3.69	Applicant has provided detailed plans and drawings for appropriate scale and massing of new construction and can submit additional plans as requested by the ARB.
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	3.70	Applicant has demonstrated that all new construction will respect the established character of the historic district.

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

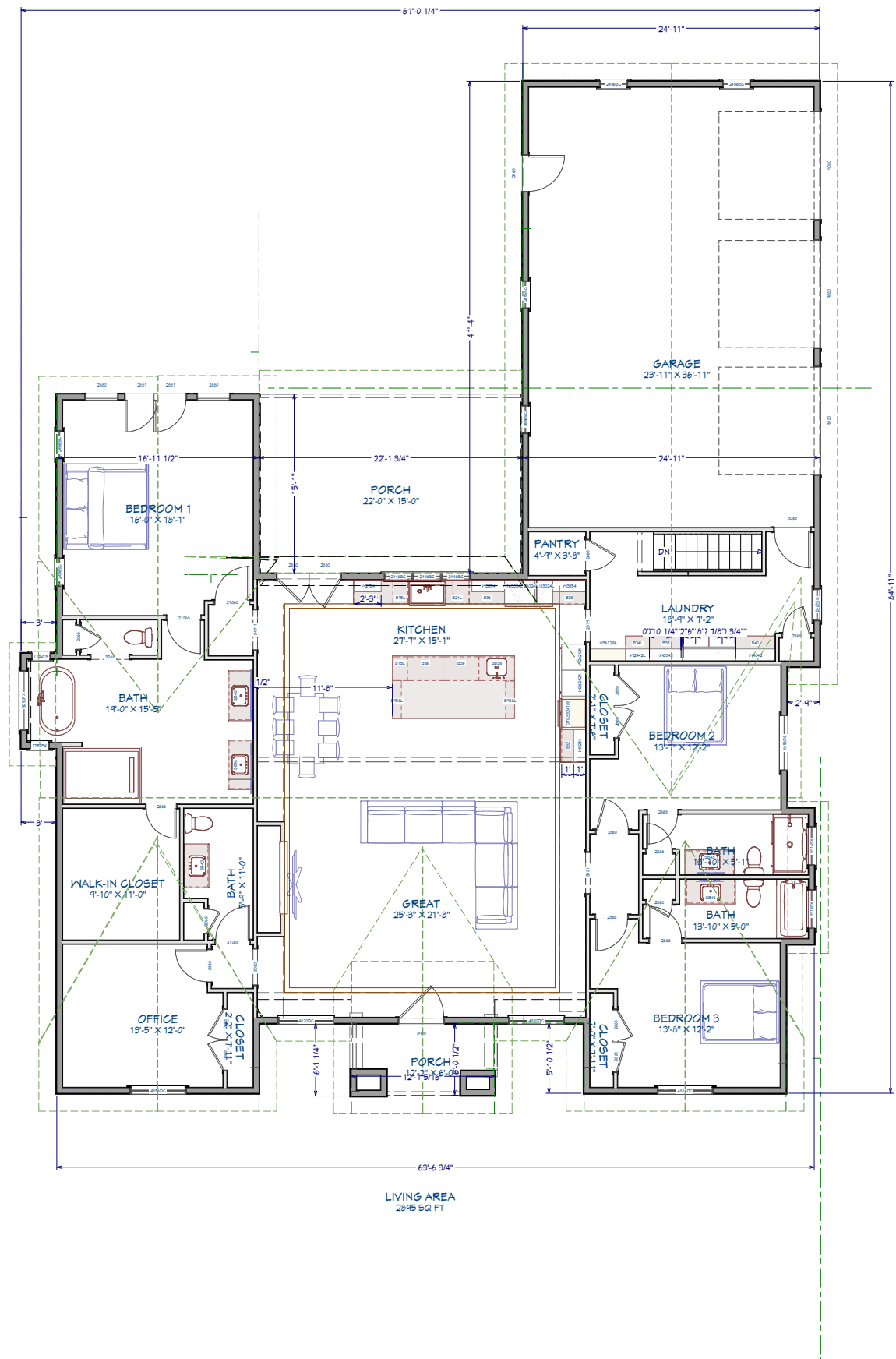
Historic District Guideline	Page No.	Analysis
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an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

STAFF RECOMMENDATION

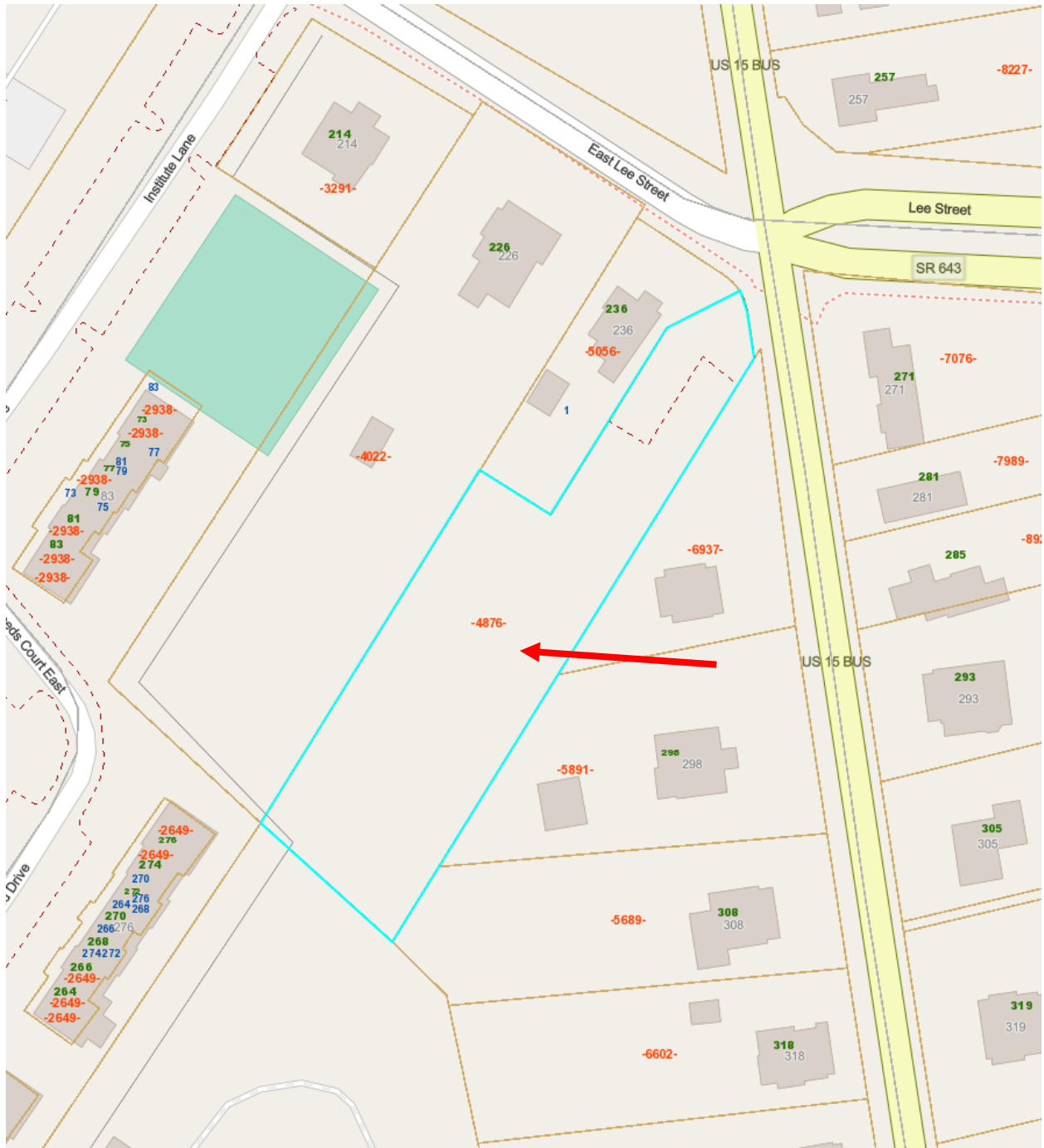
N/A – Work Session

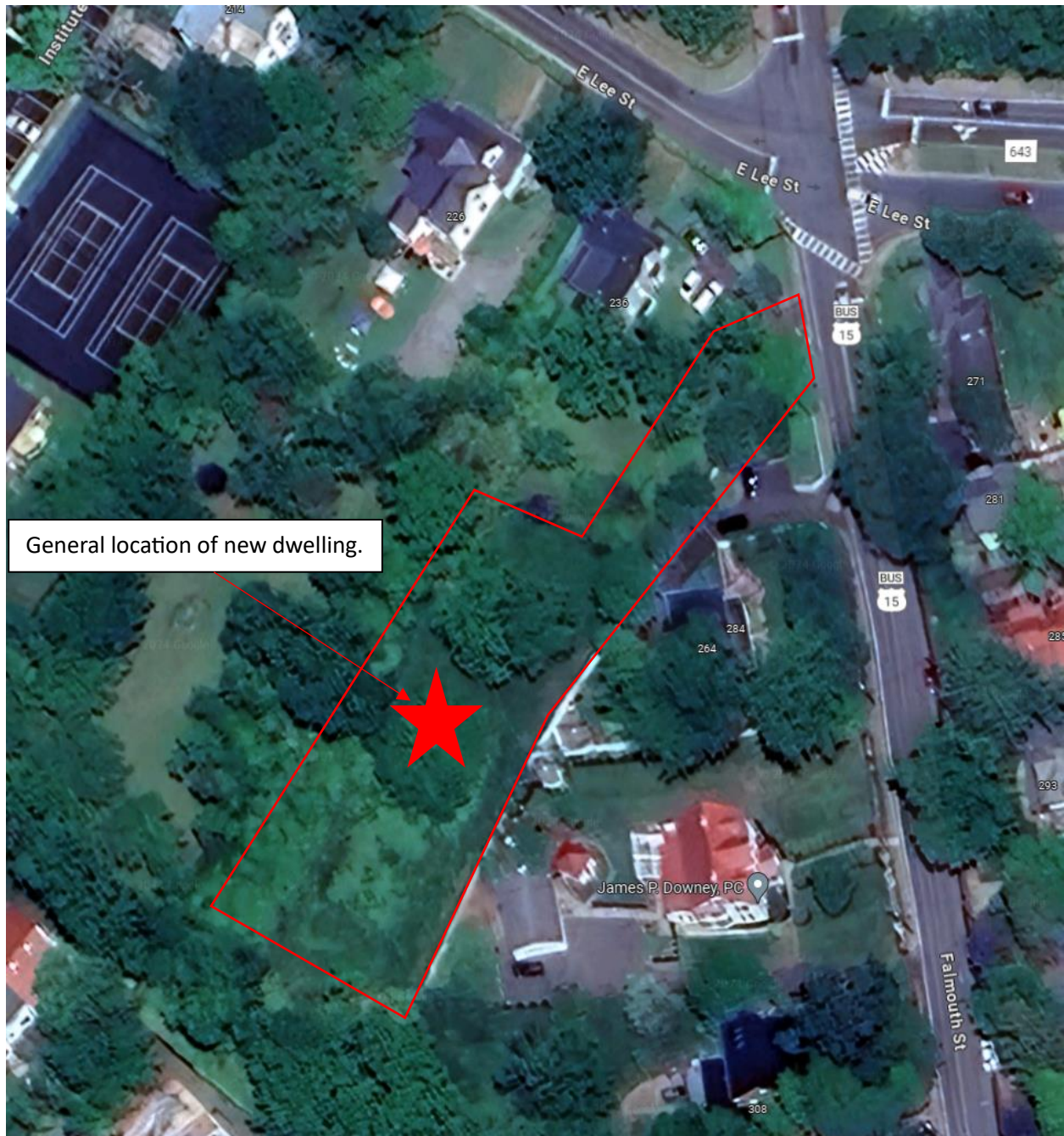
ATTACHMENTS

1. Attachment 1 – Photos and Plans

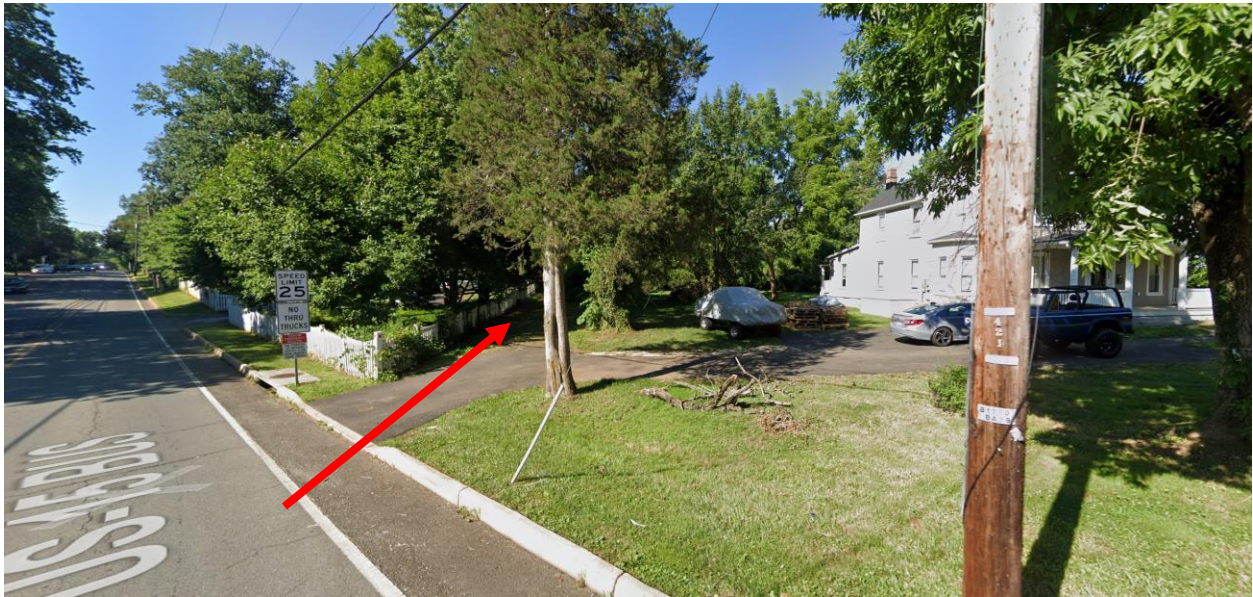


Vicinity Map – Street View





Street View:

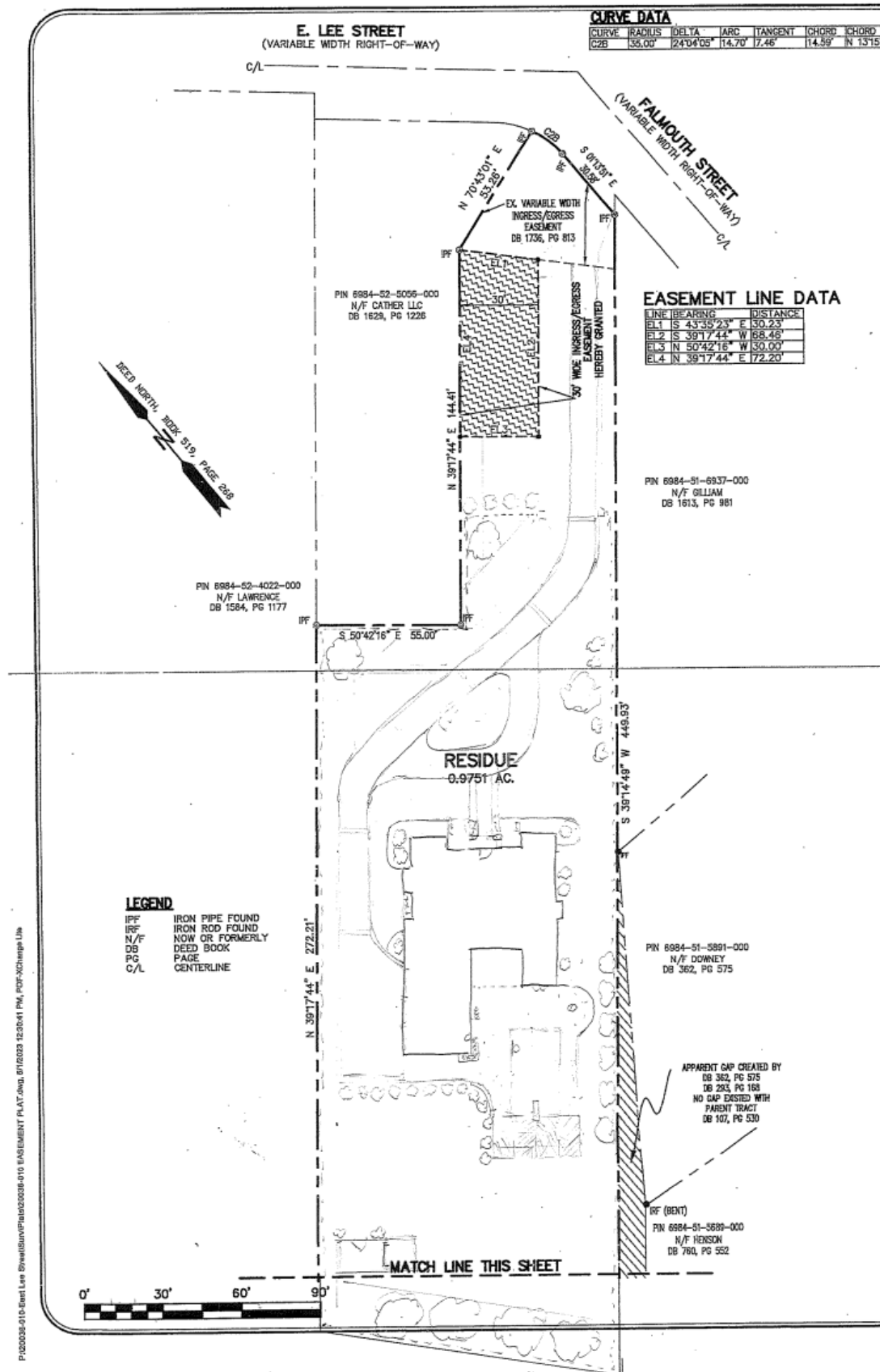


Plans:

















E. LEE STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

CURVE DATA					
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD
C2B	35.00'	24°04'05"	14.70'	7.46'	14.59'
					N 13°15'

FALMOUTH STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

EASEMENT LINE DATA	
LINE	BEARING
EL1	S 43°35'25" E 30.23'
EL2	S 39°17'44" W 68.46'
EL3	N 50°42'16" W 30.00'
EL4	N 39°17'44" E 72.20'

DEED NORTH, BOOK 519, PAGE 268

PIN 6984-52-4022-000
N/F LAWRENCE
DB 1584, PG 1177

PIN 6984-52-5056-000
N/F CATHER LLC
DB 1629, PG 1226

PIN 6984-51-6937-000
N/F GILLIAM
DB 1613, PG 981

LEGEND
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
N/F NOW OR FORMERLY
DB DEED BOOK
PG PAGE
C/L CENTERLINE



MATCH LINE THIS SHEET

RESIDUE
0.9751 AC.

APPARENT GAP CREATED BY
DB 352, PG 575
DB 293, PG 168
NO GAP EXISTED WITH
PARENT TRACT
DB 107, PG 530

PIN 6984-51-5891-000
N/F DOWNNEY
DB 352, PG 575

PIN 6984-51-5689-000
N/F HENSON
DB 760, PG 552

