



ARCHITECTURAL REVIEW BOARD MEETING

Thursday, July 23, 2026 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. Meeting Minutes from July 7, 2026

NEW BUSINESS

2. COA 26-22: 10 Hotel Street

Request to construct a new rear addition, make exterior alterations, and complete landscaping changes

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Tuesday, July 7, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JULY 7, 2026

Regular Meeting

PRESENT

Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. Tim Burch; Mr. John Scoggin; Ms. Whitney Burgess, Preservation Planner, Ms. Casey DeHaven, Planner

PRESENT VIA ELECTRONIC MEANS

N/A

ABSENT

Mr. William Hemmingson

REGULAR MEETING – 6:30 PM

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

APPROVAL OF MINUTES

Minutes from April 24, 2026:

Mr. Burch made motion to approve the minutes as written.

Vice Chair Wojcik seconded.

Ayes: All board members

Minutes from May 28, 2026:

Vice Chair Wojcik made motion to approve the minutes as written.

Mr. Burch seconded.

Ayes: All board members

NEW BUSINESS.

1. COA 2026-16: 22 Waterloo Street

Request to construct rear addition on building, make façade alterations, and hardscape/landscape improvements.

Chair Beidler provided an overview of the COA and all proposed alterations and welcomed the Applicant, Mr. Neal Wavra, to the podium.

Mr. Wavra provided additional details of the project.

Chair Beidler asked for clarification on a parapet wall and the visibility from Ashby Street.

Mr. Wavra confirmed it is designed not to be visible.

Mr. Scoggin asked a follow-up on existing elements and if they will remain in place.

Mr. Wavra confirmed.

Vice Chair Wojcik asked about the reuse of the original garage doors and encouraged they be repurposed appropriately.

Mr. Scoggin asked if there will be any new signage.

Mr. Wavra confirmed the existing signage will remain.

Chair Beidler requested the motion for approval be edited to emphasize that the siding shall be stucco.

Ms. Burgess confirmed the wording was updated.

Mr. Burch introduced a motion to conditionally approve as written.

Mr. Scoggin seconded the motion.

The vote was as follows:

Ayes: 4 (Beidler, Wojcik, Burch, Scoggin)

Nays: 0

Abstention:

Absent: 1 (Hemmingson)

2. COA 2026-17: 25 Fisher Lane

Request to construct new board and batten fencing along property line.

Chair Beidler introduced the COA.

Vice Chair Wojcik asked for confirmation as to which sections were being replaced.

Ms. Burgess provided clarification and provided an example for a similar project that recommended the fence should be painted or stained, which can be added as a condition of approval.

The condition was included as part of the approval.

Vice Chair Wojcik introduced a motion to approve COA 26-17 as written.

Mr. Scoggin seconded the motion.
All ayes.

The vote was as follows:

Ayes: 4

Nays: 0

Abstention: 0

Absent: 1 (Hemmingson)

UPDATES.

Ms. Burgess provided a recap of a recent preliminary design meeting for potential redevelopment of the Warren Green building at 10 Hotel Street to include a small addition to the building.

Ms. Burgess confirmed the Applicant will be submitting a COA for the July meeting and will be foregoing a Work Session.

Mr. Beidler requested staff confirm window replacement requirements with DHR's Tax Credit staff.

Ms. Burgess discussed the historic precedent for a safety railing around the rear courtyard, however the applicant prefers plantings under 3' in height, which meet Historic District Design Guidelines.

Mr. Burch and Chair Beidler asked for clarification on plantings.

Chair Beidler encouraged ARB members to review the application carefully prior to the July 23rd meeting.

BOARD MEMBERS TIME.

Chair Beidler thanked the ARB for attending this special meeting.

ADJOURNMENT.

Mr. Beidler moves to adjourn the meeting, seconded by Vice Chair Wojcik.

With no further business, this meeting was adjourned at 7:12 PM on Tuesday, July 7, 2026.



Community Development
Department

STAFF REPORT

Meeting Date:	July 23, 2026
Agenda Title:	COA 26-22 10 Hotel Street
Requested Action:	Proposed Rear Addition, Exterior Alterations, and Landscaping Improvements
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct a rear brick addition on the building to support a kitchen addition as part of a large site redevelopment into a hotel, the resource's original use. The addition will include an exterior chimney stack serving a new patio area and involve the replacement of two existing windows. A new metal stair would be added to the side elevation to access the second-floor gallery. Additionally, new plantings near the property's historic stone wall will serve as visual delineation between the proposed patio service area and surrounding lawn space. The exterior of the building will be repainted in a color scheme fitting the Historic District's recommended palette.

The Applicant's preliminary design plans were discussed at a preview meeting in June 2026, from which ARB member feedback was offered regarding allowable changes and design preferences. Further meetings with Town Building/Fire Staff helped shape the final presented design. The property parcel is undergoing a transfer of sale from Fauquier County, as well as a rezoning with the Town of Warrenton.

BACKGROUND

The Folk Victorian Warren Green Building at 10-22 Hotel Street (VDHR 156-0010/156-0019-0355) is a two-and-a-half story circa 1876 hotel with one historic and one non-historic addition. Located just one block from Main Street, the building is situated at a prominent location near several courthouses and civic buildings. The property has functioned as county offices since circa 1960 and is one of Warrenton's most notable landmarks.

This was originally the site of the 1843 Norris Tavern, which was later converted into an academy, and eventually transformed into the Warren Green Hotel. The original building was destroyed in a circa 1874 fire, and the present building constructed by 1876. The property's most notable owner was Caroline Ullman, proprietor of the circa 1852 Ullman's Department Store on West Lee Street. The Ullman family is believed to be the first Jewish family in Warrenton and constructed a grand Second Empire home at 140 Culpeper Street in the 1880s. In addition to their businesses downtown, the family purchased and rehabilitated the historic Warren Green Hotel in 1897 and constructed the two-story Colonial Revival addition in 1910. The hotel, along with the department store, remained in the family until the 1960s.

In addition to local significance, the hotel potentially has national significance for its association with events and people who stayed at the hotel. The American socialite Wallis Simpson, whose intended marriage to British King

Edward VIII caused a constitutional crisis leading to Edward's abdication, stayed at the Warren Green Hotel. Simpson, later known as the Duchess of Windsor, lived at the hotel for a year while filing her first divorce. She married Edward in 1937 following his abdication from the throne. Wallis was also notable as a suspected Nazi sympathizer, having traveled to Germany following her wedding to meet with Adolf Hitler. President Theodore Roosevelt dined at the Warren Green Hotel after a notable ride to Warrenton from Washington D.C. in 1909. Additionally, many notable people visited the original hotel prior to it burning, such as the General Marquis de Lafayette, and U.S. Presidents James Monroe and Andrew Jackson. The site also hosted notable political events such as Henry Clay's declaration of intention for the Presidency in 1844 and General George McClelland's farewell to his troops in 1862.

As a Folk Victorian and Colonial Revival hotel, this building represents one of the many high-style nineteenth-century buildings within the district. This hotel retains integrity of location, design, setting, materials, workmanship, feeling, and association. It falls within the district's period of significance and contributes to the character of the district. It is a contributing resource to the Warrenton Historic District under Criterion C, for architecture, and Criterion B for its association with Wallis Simpson, the Ullman family, and other notable individuals who visited. Additionally, this resource may be potentially individually eligible under Criterion A for association with ethnic European heritage, which has yet to be explored in the existing Warrenton Historic District, as well as Criterion B for its association with the American divorce that caused so much upset to the British monarchy. It is recommended that additional research be undertaken to further document this resource's history, as well as ethnic European heritage within the district in conjunction with the Ullman Family.

Project Location



Street Views





VIEW FROM CULPEPER STREET

03

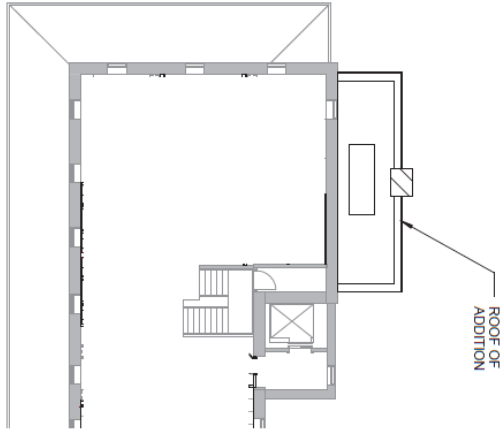


VIEW FROM CULPEPER STREET

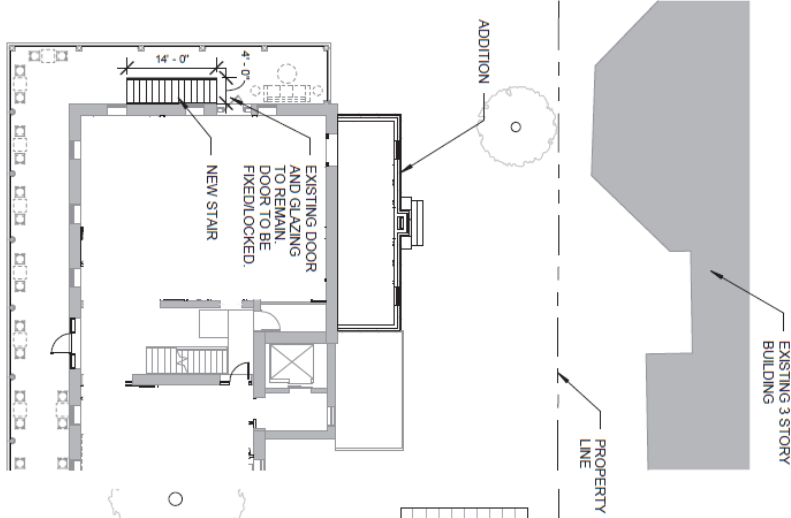
03

Proposed Plans

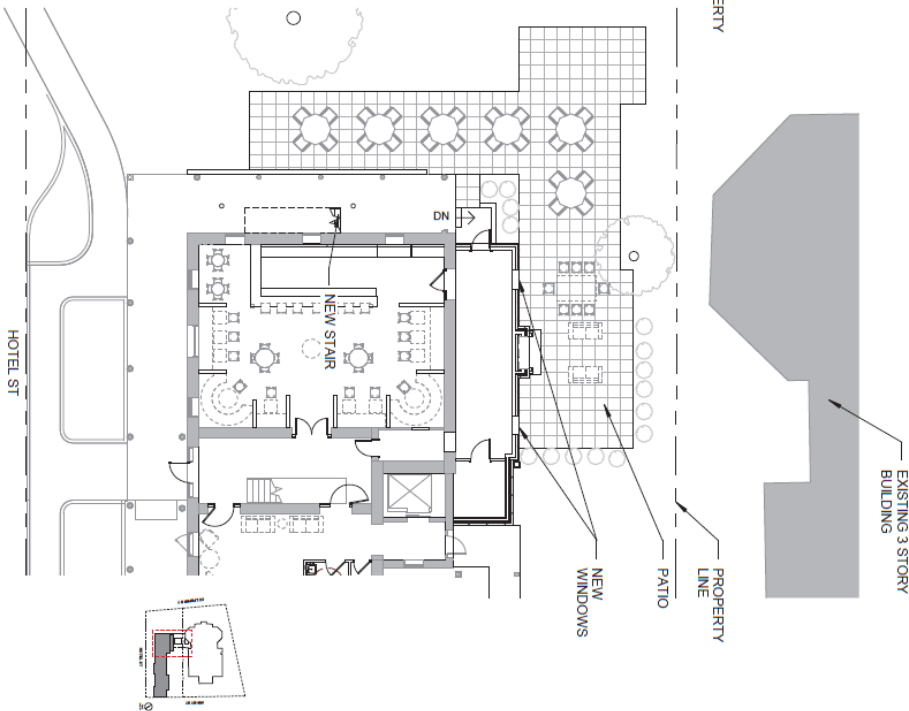
03 FLOOR PLAN - LEVEL 03
1/16" = 1'-0"

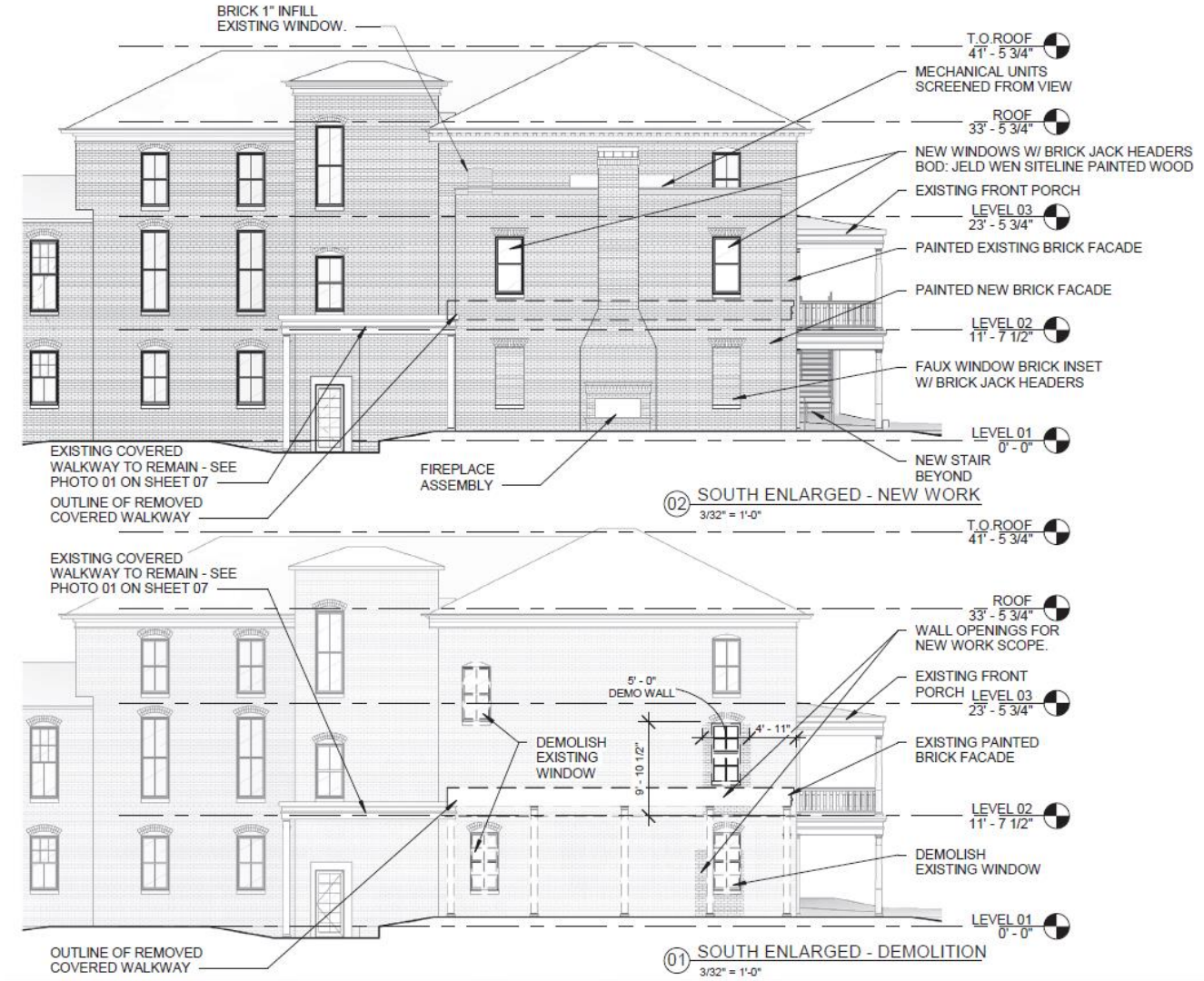


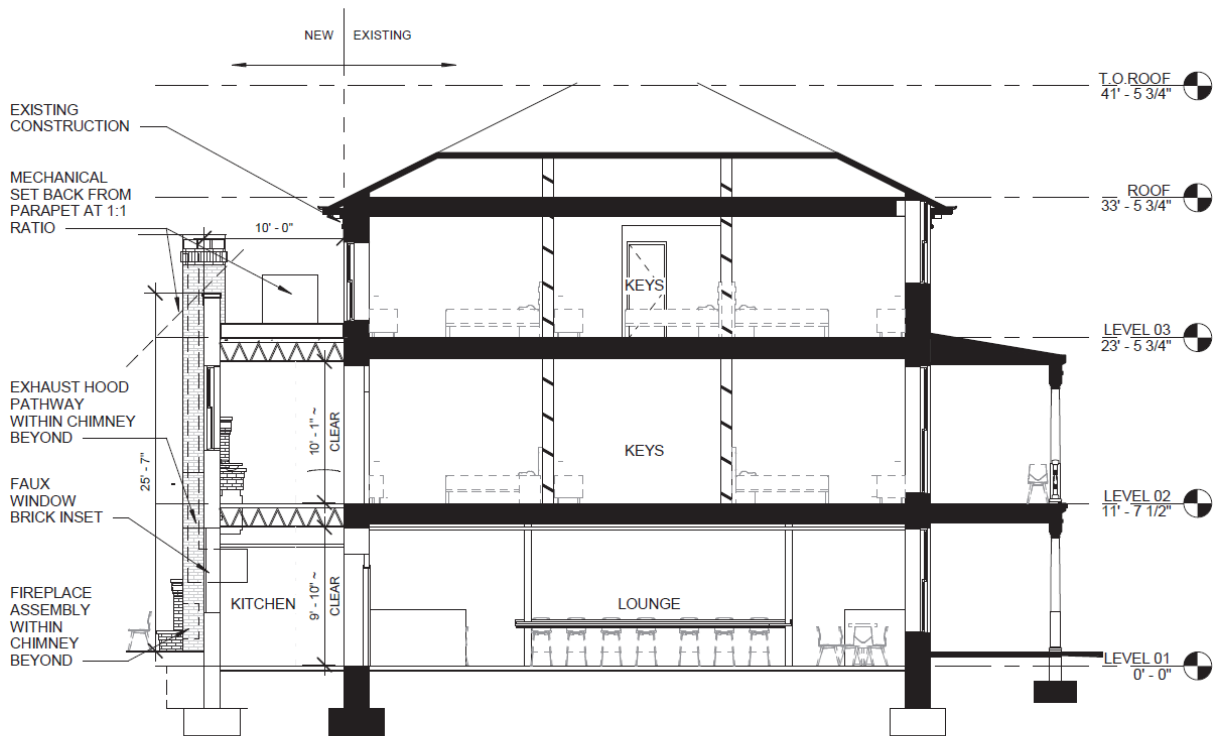
02 FLOOR PLAN - LEVEL 02
1/16" = 1'-0"



01 FLOOR PLAN - LEVEL 01
1/16" = 1'-0"

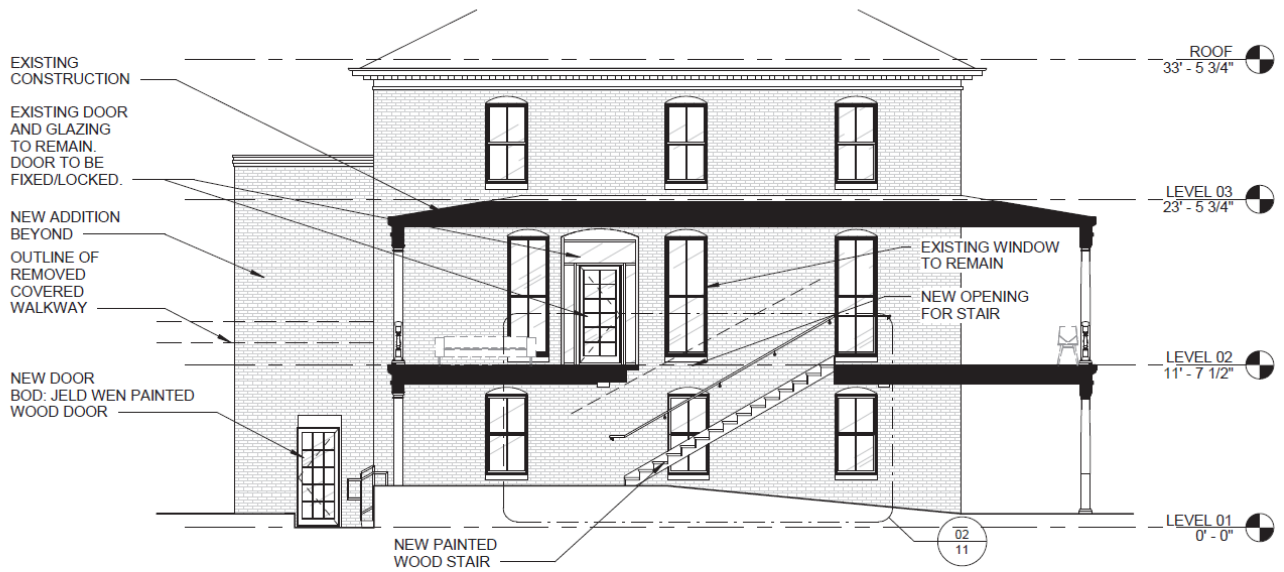






01 OVERALL SECTION - ADDITION
1/8" = 1'-0"

1/8" = 1'-0"



01 SECTION - FRONT PORCH STAIR
1/8" = 1'-0"

Authentic Wood Exterior Door: 5015 Glass Panel



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
5 Year Warranty

GLASS
Energy efficient.

HARDWARE
1 Hinge Option
3 Hinge Finishes

CONSTRUCTION
Construction

MATERIALS
2 Wood Options

EXTRAS
Sidelights Available

SITELINE WOOD WINDOWS - PRIMED EXTERIOR

Siteline® Clad-Wood Window: Double-Hung



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
28 Exterior Colors
11 Interior Colors
8 Interior Finish Options

SCREEN & TRIM OPTIONS
3 Insect Screens
7 Exterior Trim Options

FRAME OPTIONS
Block Frame/Replacement
Integral Nailing Fin

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 10 Finishes

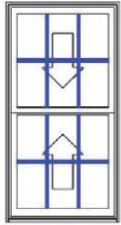
CONSTRUCTION
Tilt Sash

MATERIALS
2 Wood Options

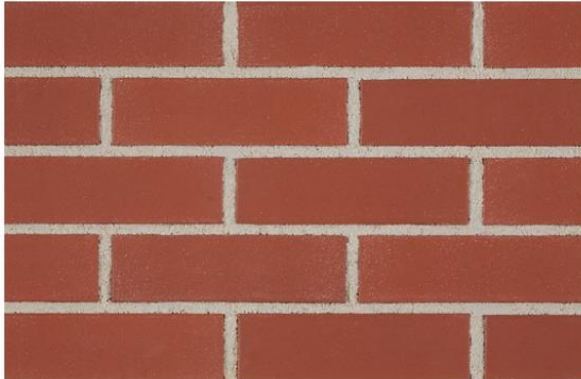
MIN/MAX SIZING
Min Width: 21-3/8"
Min Height: 32"
Max Width: 45-3/8"
Max Height: 92"

Example order for all wood window

Line 1	WINDOW 1	Frame Size : 33 X 64
	Rough Opening : 33 3/4 X 64 3/4	(Outside Casing Size: 35 5/8 X 67 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), Clear Opening:29.2w, 28.4h, 5.7 sf,*Meets 5.7 sqft Egress (All Floors)*, . PEV 2025.3.0.5293/PDV 8.022 (09/04/25)CW



Viewed from Exterior. Scale: 1/2" = 1'



Painted to match building

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 6
Manufacturing Method	Extruded

Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Roman	3 5/8" 92mm	1 5/8" 41mm	11 5/8" 295mm	6.00
Norman	3 5/8" 92mm	2 1/4" 57mm	11 5/8" 295mm	4.57
Modular 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Norman 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	11 5/8" 295mm	4.57



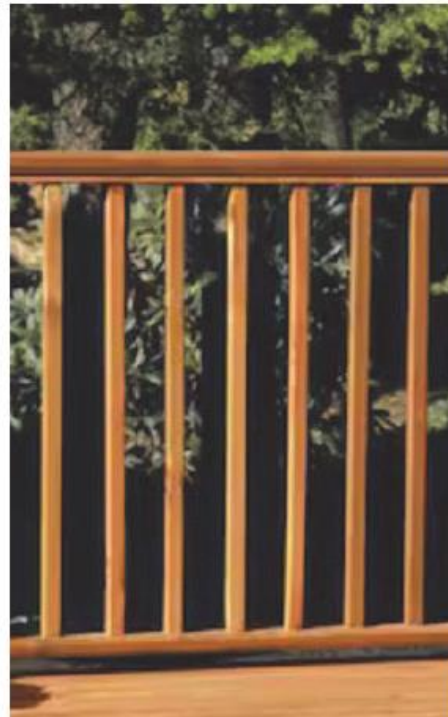
4" Plain
Full 48" (SBBT448)
HALF 48" (SBBT448h)
Full 54" (SBBT454)
HALF 54" (SBBT454h)



1.75" SQUARE
BALUSTER



3" WOOD HAND RAIL



See Attachments A and B for additional Plans and Photos

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
MAINTENANCE ACTIVITIES		
D. Painting and Finishes		
1. Preserve original paints and finishes where possible.	3.2	
2. Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building and district and that highlight the building's historic appearance.	3.2	
3. Repaint and refinish to protect the resource, and to enhance the original character of the Building and the district.	3.2	
GUIDELINES FOR SITE DESIGN		
A. Landscaping		
Best Practices		
Be careful not to attract moisture toward historic masonry. Avoid planting too close to a building so as not to damage or retain moisture against architectural features or building foundations.	3.7	
B. Fences and Walls		
1. Retain, protect, and repair existing stone fences or walls as a character defining feature of the landscape.	3.8	
C. Topography		
1. Preserve and maintain historic topography by maintaining existing grade.	3.9	
2. Design new site elements to minimize changes in topography, such as the addition of driveways and walkways, through appropriate siting and design. New elements should work with and enhance the existing, historic topography.	3.9	
3. GUIDELINES FOR BUILDING COMPONENTS		
A4. Woodwork: Trim, Decoration, and Details		
1. Identify, preserve, and retain all original wood features, especially those that are important in defining the overall historic character of the building such as cornices, brackets, window and doorway trim, and siding.	3.19	
2. Replace and recreate original woodwork in-kind if missing or damaged beyond repair. Use physical evidence to guide the new work if the overall form and detailing are still evident. Only replace the deteriorated or missing parts of the feature.	3.19	
B. Windows and Doors		

Historic District Guideline	Page No.	Analysis
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	
6. If a new use requires that an exterior opening be closed, leave the architrave, window sash, or door in place and frame the new wall over it or to it. Depending upon the exterior plan, a new shutter may cover the opening or the window could remain exposed. This approach leaves the sill, lintel, casing, window sash, or door details unharmed and later owners can more easily restore the feature. Other exterior solutions to save the feature in situ for later use is to consider carrying the wall material across the opening which will cause the removal of the sill but leaves the lintel intact. Do not cover the opening with an entirely different material, such as cinder block, which will draw greater attention to the alteration. The best preservation principle here is to retain the ability to reverse the alteration with the least harm to the historic resource. If the architrave and window sash or door must be removed, the elements should remain in safe storage on the property for potential re-use.	3.21	
7. Design new windows, doors, and other elements to be compatible with the original building	3.21	
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	
E. Entrances and Porches		
1. Preserve and retain entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, flooring, columns, railing, brackets, modillions, dentils, cornice, and pediments.	3.28	
GUIDELINES FOR NEW CONSTRUCTION		
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	
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	
A1. Setback		

Historic District Guideline	Page No.	Analysis
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	
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	
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	
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	
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	
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	
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.	3.72	
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	

STAFF RECOMMENDATION

Staff recommends approval of Certificate of Appropriateness 26-22 for the request to construct a rear addition to the existing building, install a new metal stair, modify existing windows, and complete new landscaping including a patio and fireplace, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired;
- 2) The new addition is visually distinguishable from the existing historic materials but respectful of the building's historic character;
- 3) For the windows proposed to be covered by the new addition, leave the window sash, lintel, and sill in place and frame the new wall over it or to it to preserve the feature in situ;
- 4) Any new plantings, as part of proposed landscaping changes, should be planted or contained with vegetation at least 4 inches away from the exterior walls.

ATTACHMENTS

1. Attachment 1- Plans and Photos
2. Warren Green Hotel ARB Submission Package
3. Attachment 2- Draft Motion

Vicinity Map



Street View

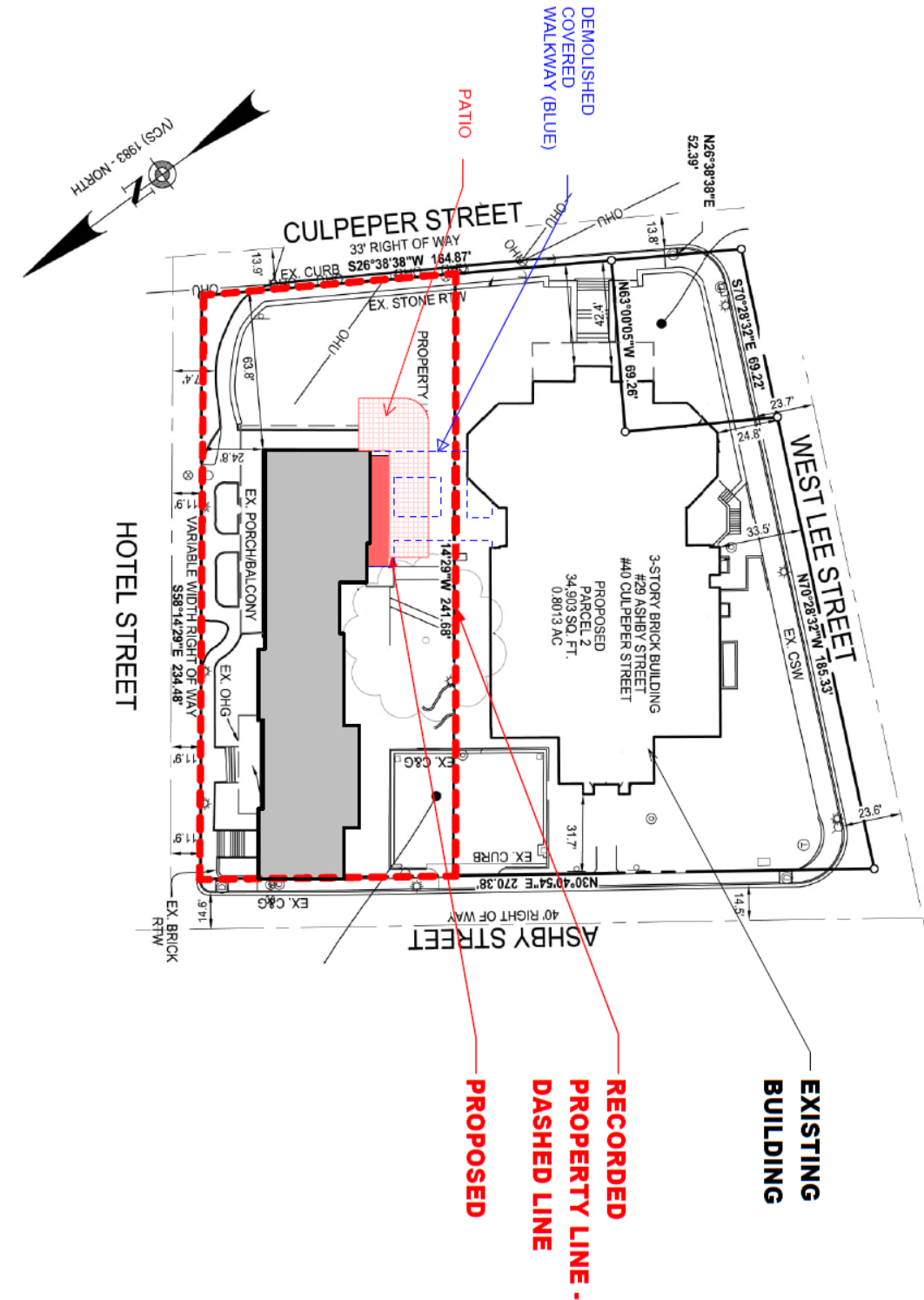


Proposed Project Location

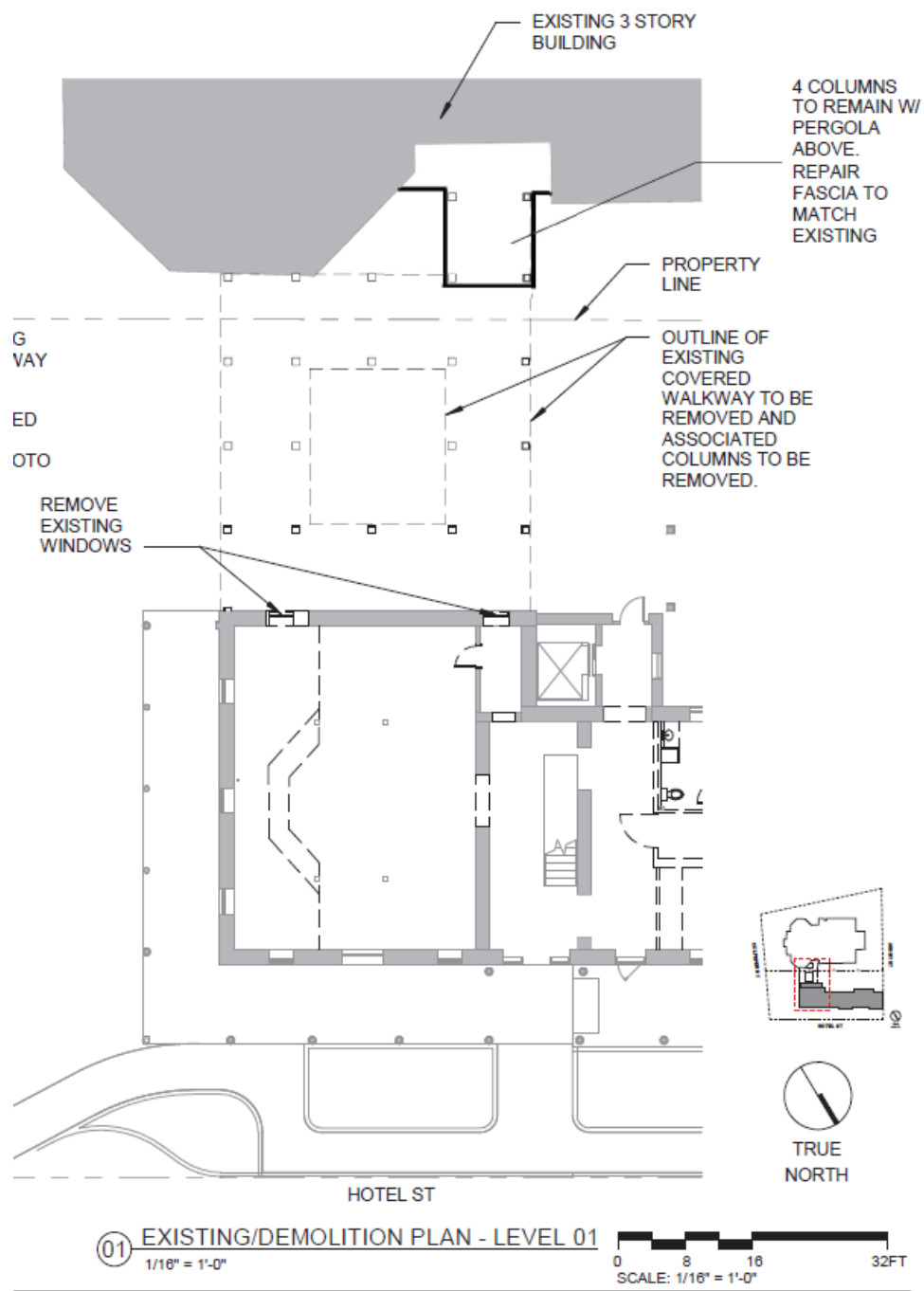


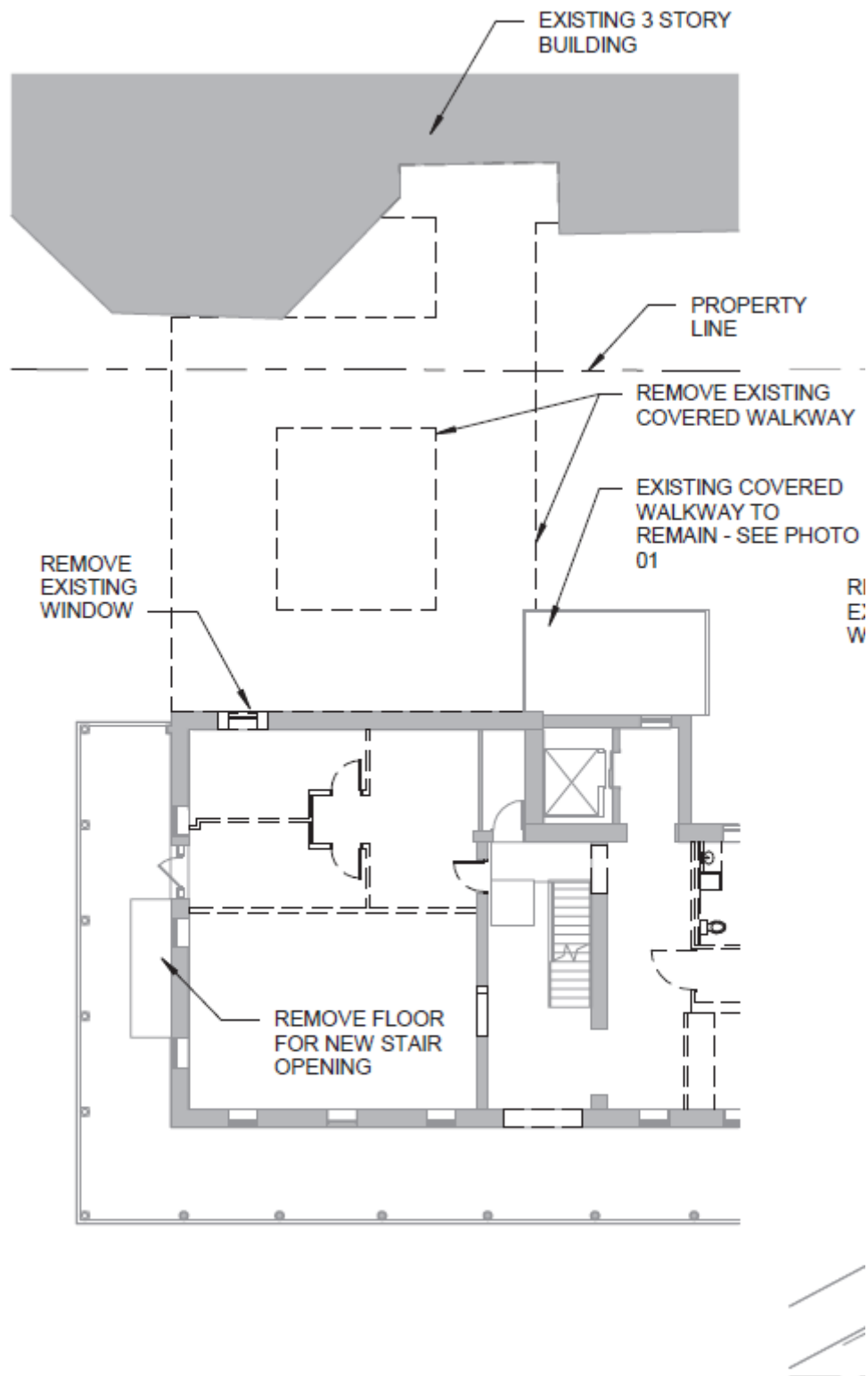


Attachment A – Plans and Photos

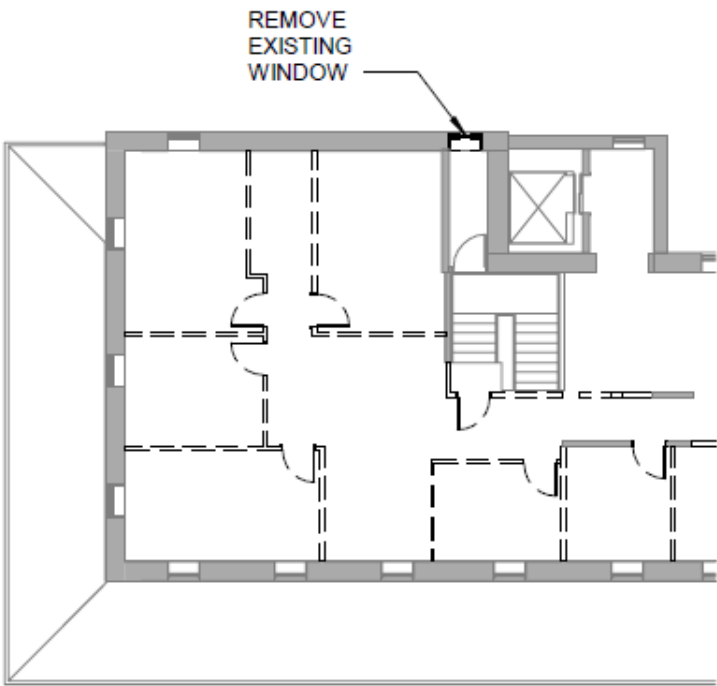


Proposed Demolition Plans





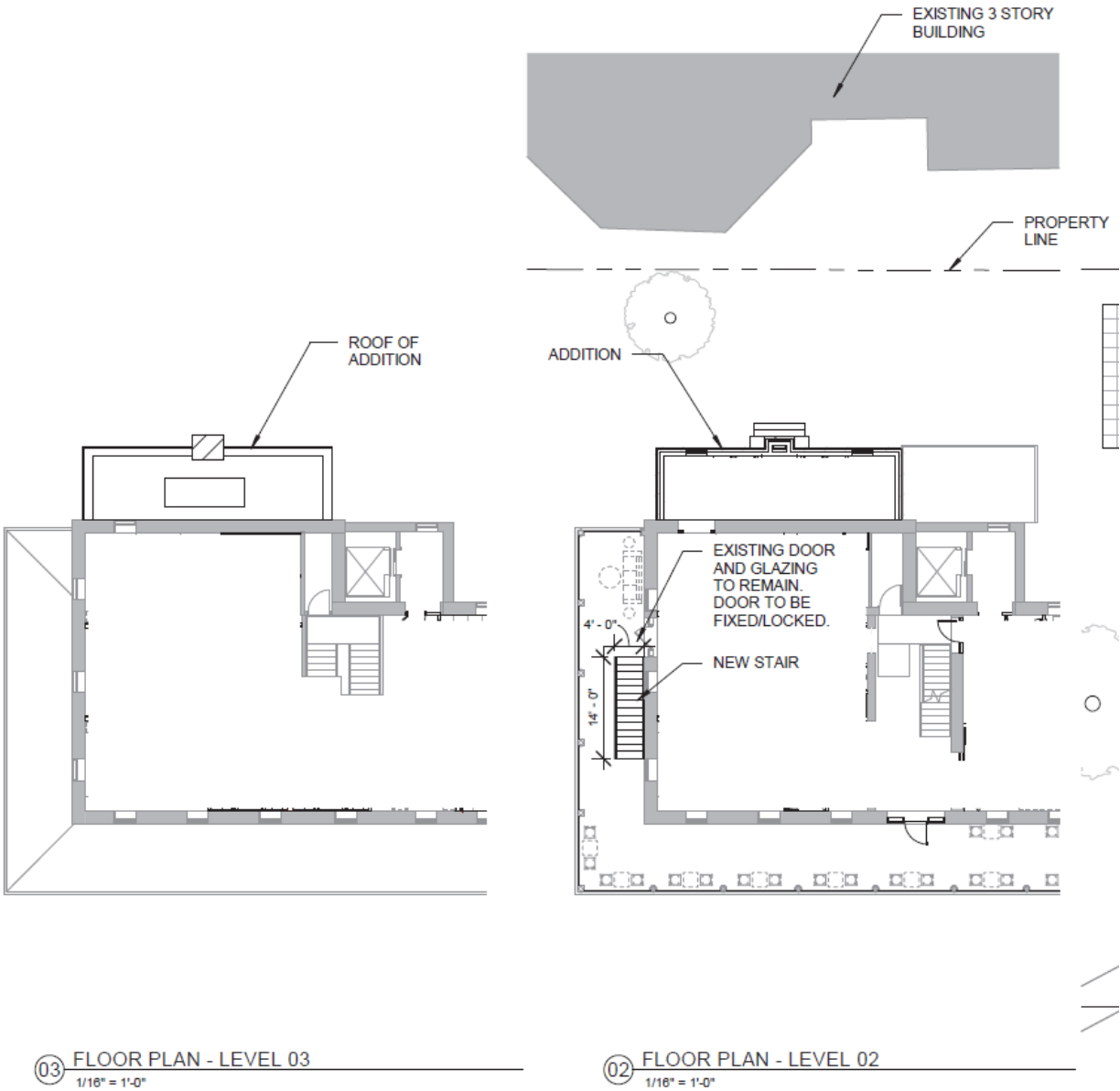
02 EXISTING/DEMOLITION PLAN - LEVEL 02
1/16" = 1'-0"

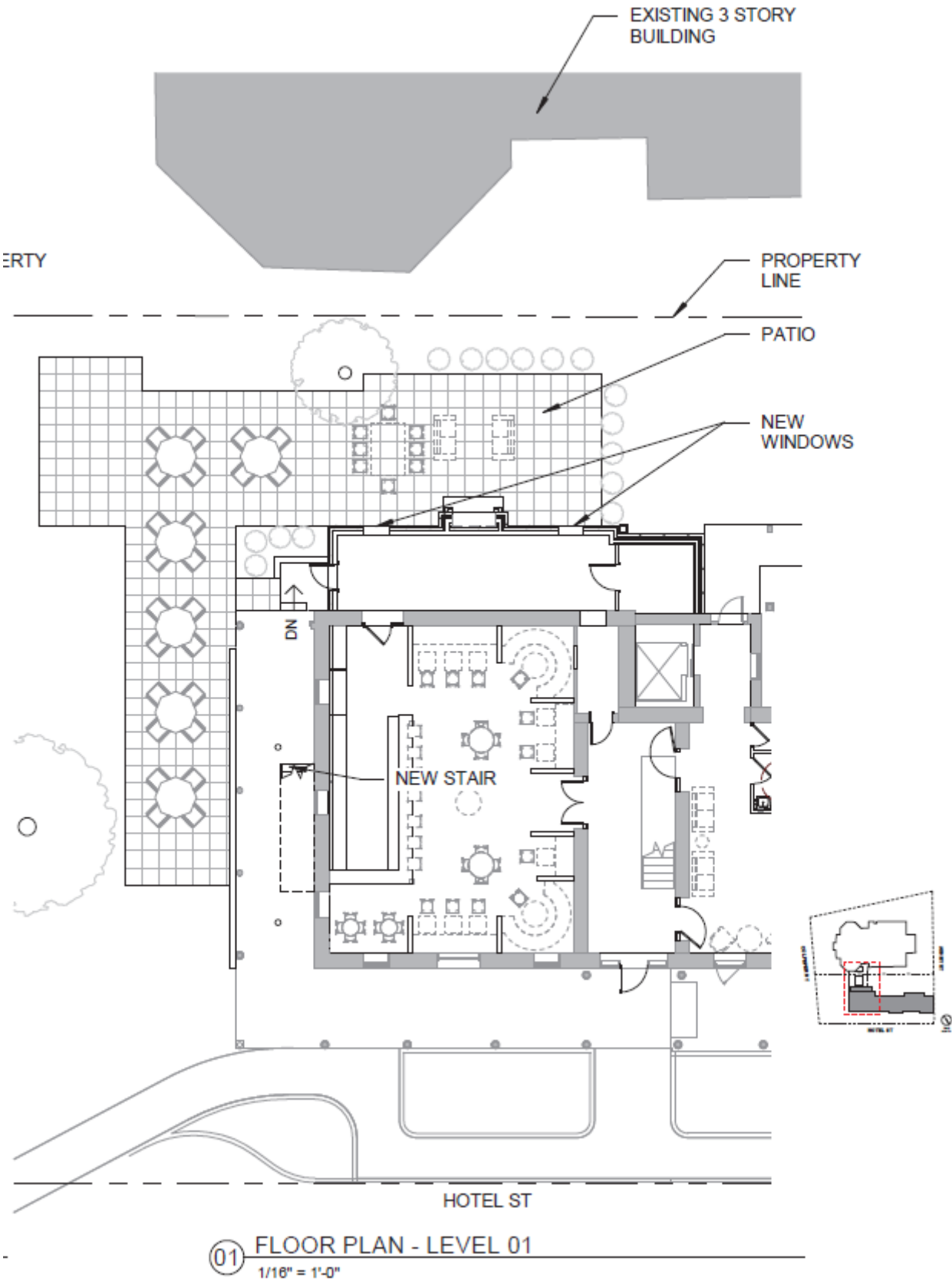


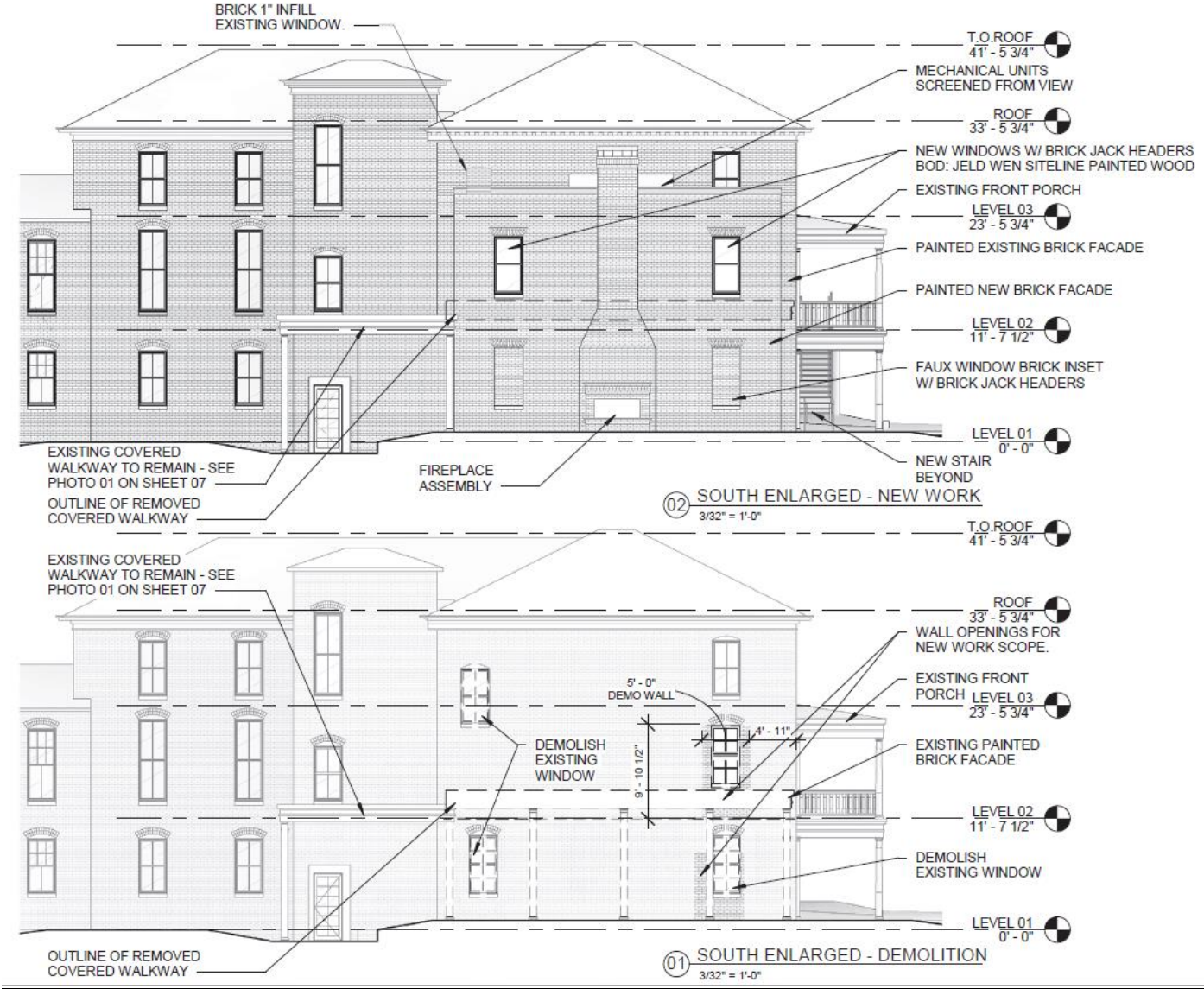
EXISTING/DEMOLITION PLAN – LEVEL 03

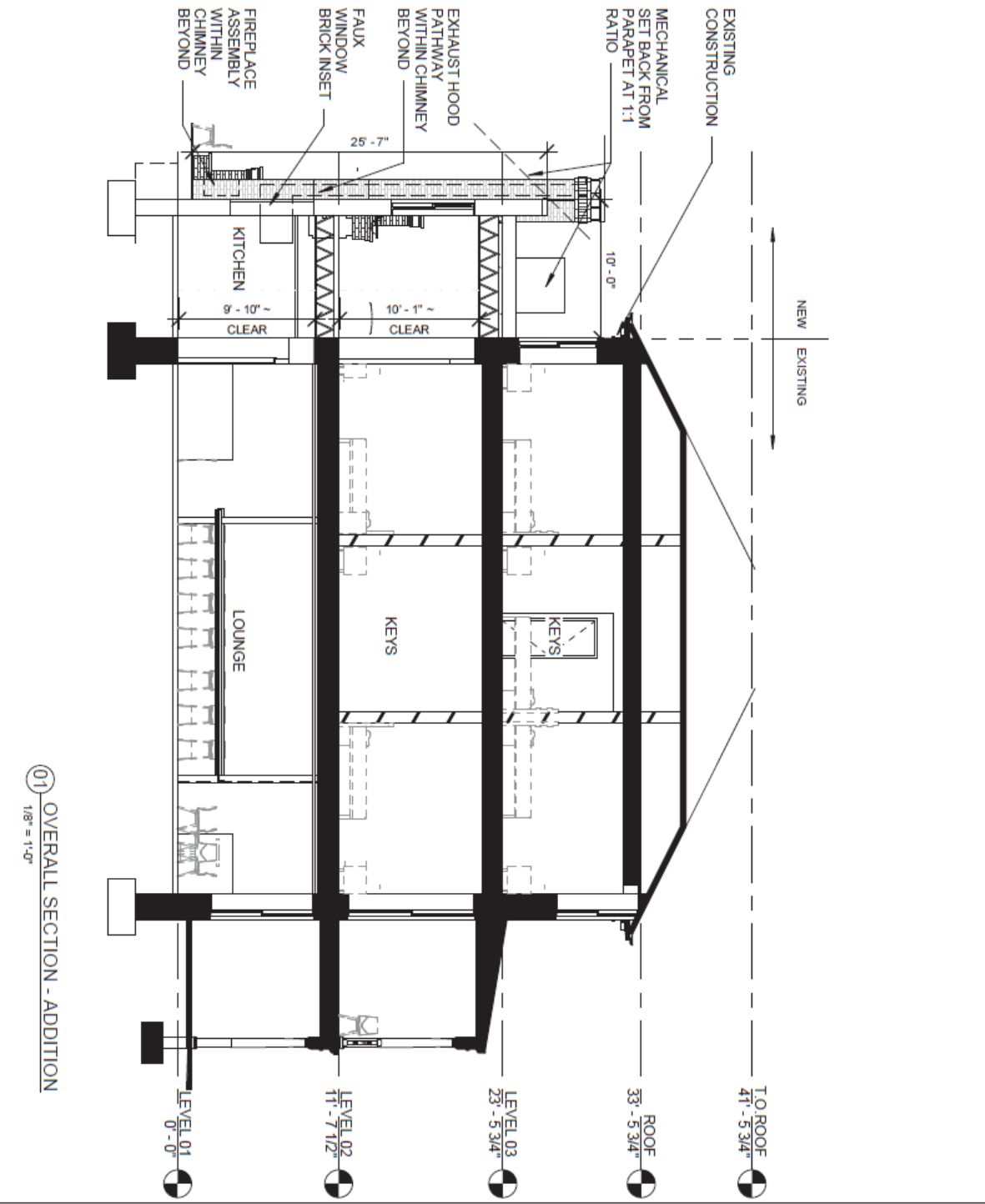


Proposed Construction Plans



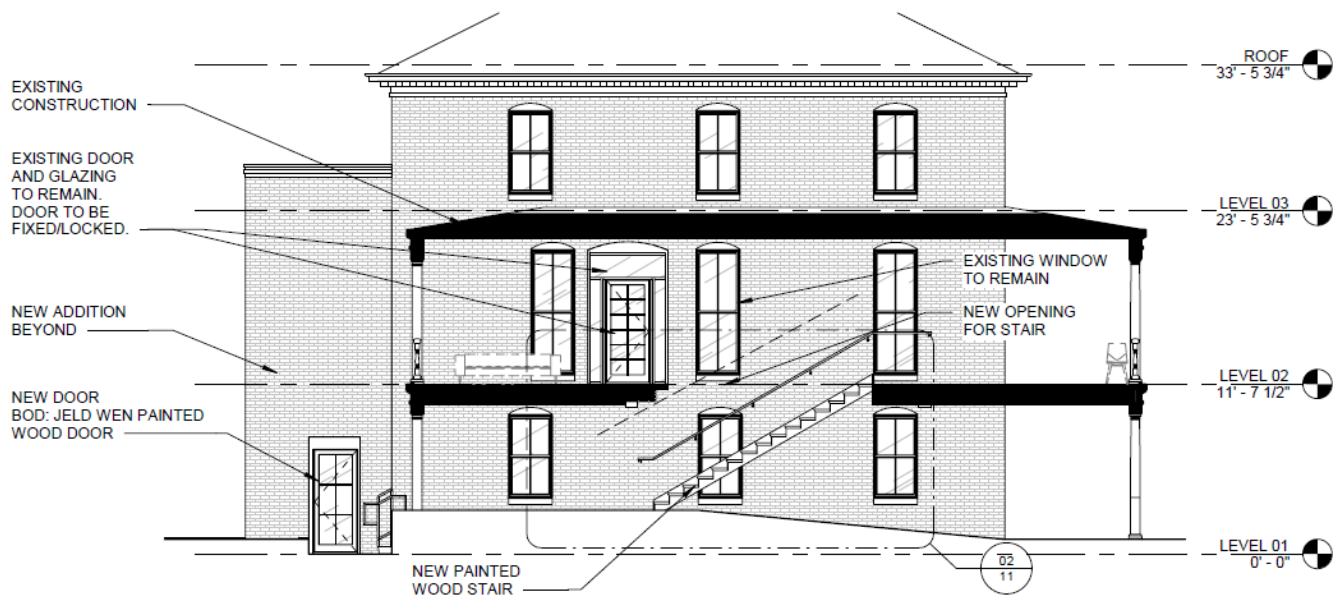




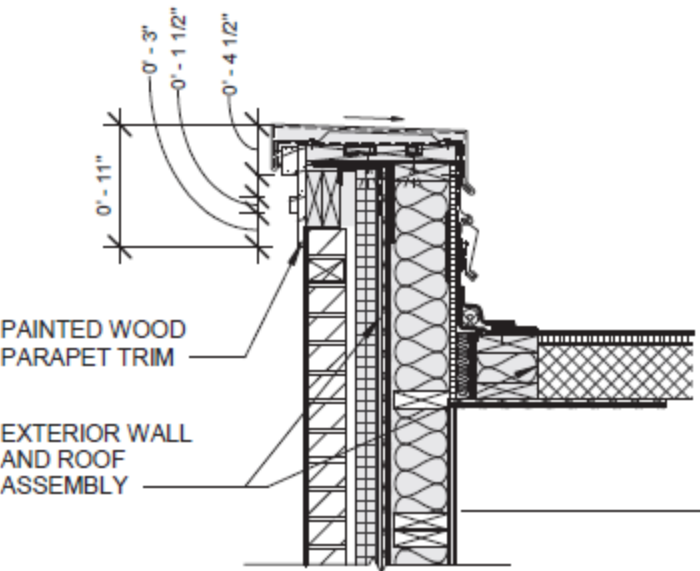




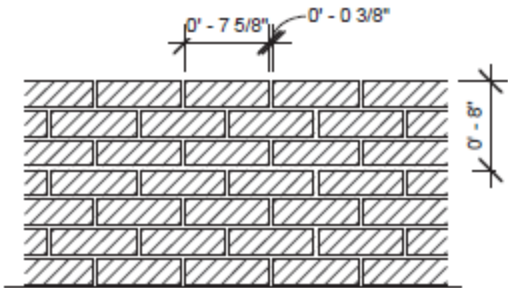
02 SECTION - FRONT PORCH STAIR
1/8" = 1'-0"



01 SECTION - FRONT PORCH STAIR
1/8" = 1'-0"

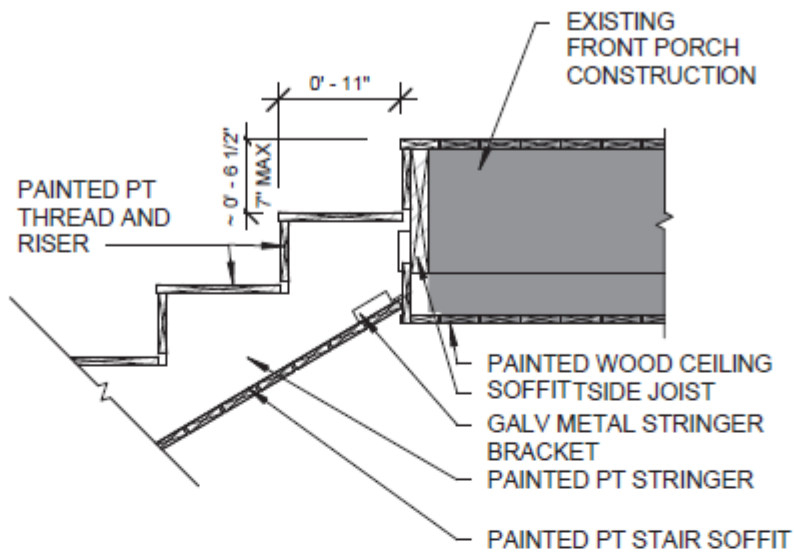


02 DETAIL - ADDITION PARAPET

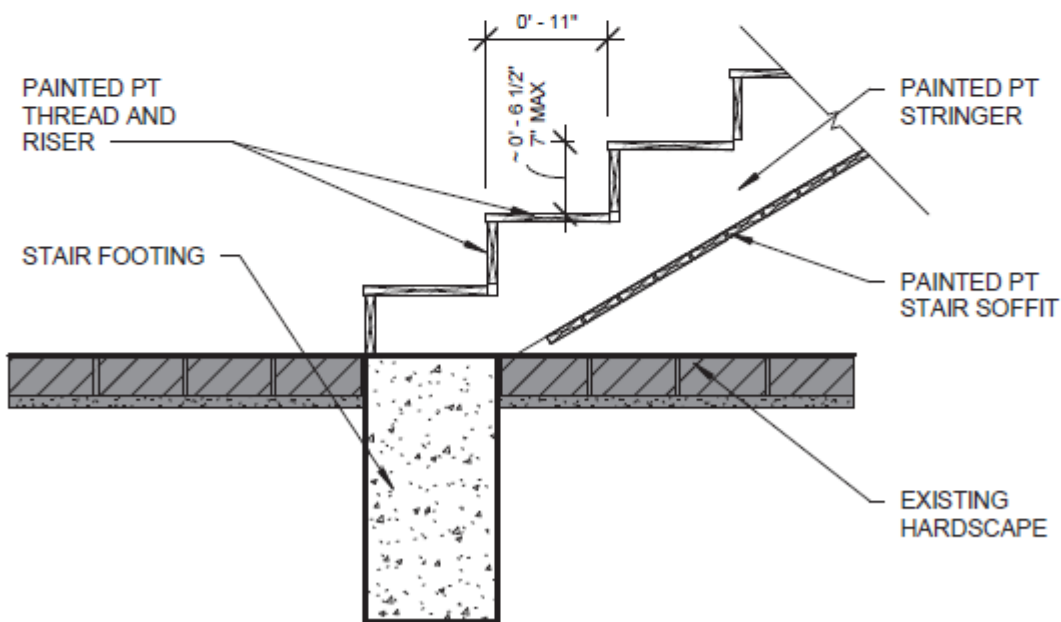


FINISH: PAINTED BRICK
MANUFACTURER: BELDEN
BRICK BOND: STANDARD RUNNING

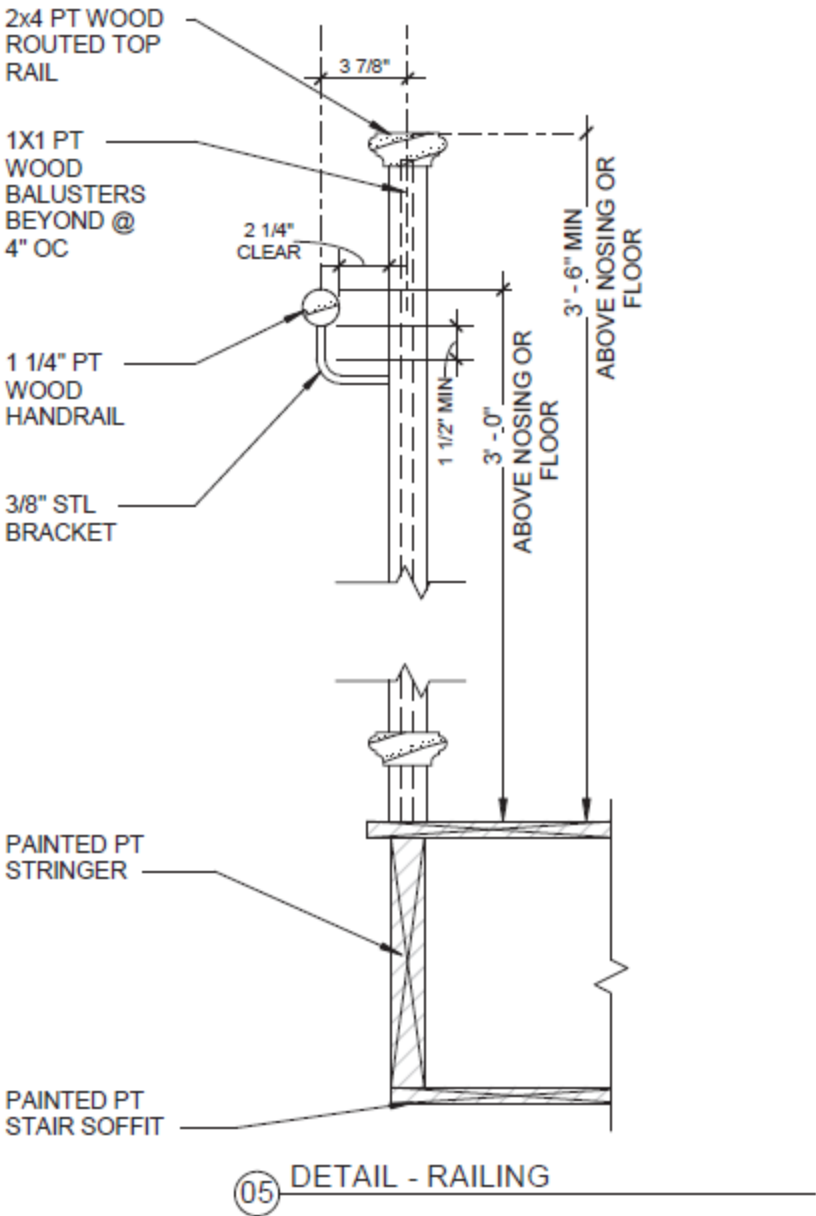
01 DETAIL - BRICK ELEVATION

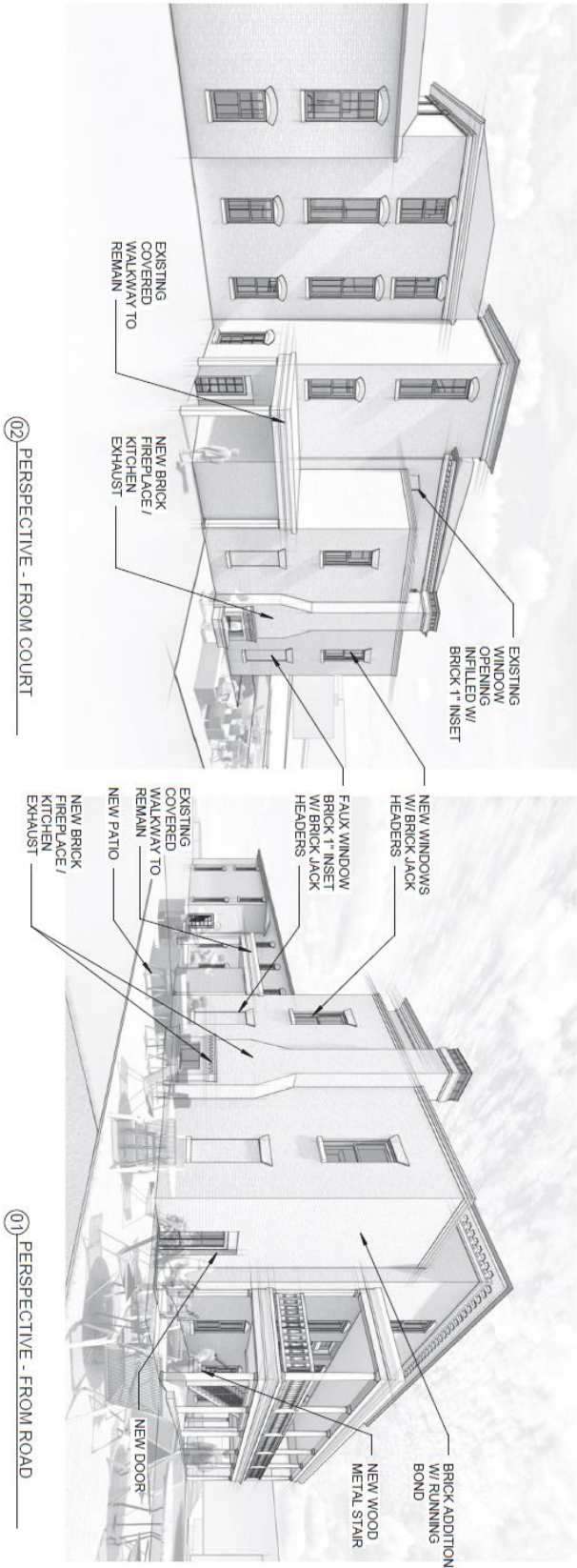


04 DETAIL - TOP OF STAIR

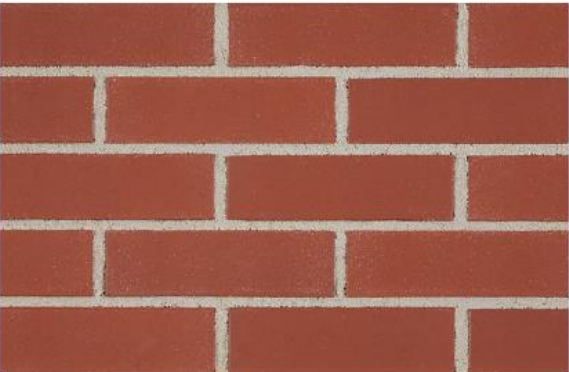


03 DETAIL - BOTTOM OF STAIR





503-505 Smooth



Painted to match building

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 6
Manufacturing Method	Extruded

Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Roman	3 5/8" 92mm	1 5/8" 41mm	11 3/8" 295mm	6.00
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Norman 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	11 5/8" 295mm	4.57

Specs

Standards / Value	FACE BRICK C216	FBX
	THIN BRICK C1088	TBX
Size		
Avg. Comp. (PSI)	25,370	
Avg. 24 Hr. Cold Water Absor.	2.20	
Avg. 5 Hr. Boil Absor.	3.50	
Avg. Saturation Coeff.	0.63	
Avg. Initial Rate Absor.	3.40	
Test Report	 Download	
Size		
Avg. 24 Hr. Cold Water Absor.	2.20	
Avg. 5 Hr. Boil Absor.	3.50	
Avg. Saturation Coeff.	0.63	
Test Report	 Download	
Cleaning Recommendation	Belden Brick recommends using 101 Lime Solvent® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.	

SITELINE WOOD WINDOWS - PRIMED EXTERIOR

Siteline® Clad-Wood Window: Double-Hung

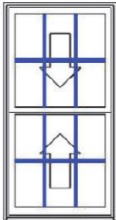


Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 20 Year Warranty
COLORS & FINISHES 28 Exterior Colors 11 Interior Colors 8 Interior Finish Options	SCREEN & TRIM OPTIONS 3 Insect Screens 3 Exterior Trim Options	FRAME OPTIONS Block Frame/Replacement Integral Nailing Fin
GLASS Energy efficient, tinted, textured and protective.	DIVIDED LITES Grilles between the glass.	HARDWARE 1 Lock Option in 10 finishes
CONSTRUCTION Tilt Sash	MATERIALS 2 Wood Options	MIN/MAX SIZING Min Width: 21-3/8" Min Height: 32" Max Width: 45-3/8" Max Height: 92"

Example order for all wood window

Line 1	WINDOW 1	Frame Size : 33 X 64
	Rough Opening : 33 3/4 X 64 3/4	(Outside Casing Size: 35 5/8 X 67 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), Clear Opening:29.2w, 28.4h, 5.7 sf,*Meets 5.7 sqft Egress (All Floors)*, . PEV 2025.3.0.5293/PDV 8.022 (09/04/25)CW



Viewed from Exterior. Scale: 1/2"=1'

Authentic Wood Exterior Door: 5015 Glass Panel

Sidelights Available



4" Plain
Full 48" (SBBT448)
HALF 48" (SBBT448h)
Full 54" (SBBT454)
HALF 54" (SBBT454h)



1.75" SQUARE
BALUSTER



3" WOOD HAND RAIL



ALL RAILING TO BE PAINTED WHITE TO MATCH EXISTING RAILING



Exterior paint colors will align with recommended HD Color Palette*

At least 6 different exterior paint colors across the building since construction, per records

Current



1960s



c. 2003



ARCHITECTURAL REVIEW BOARD PACKAGE

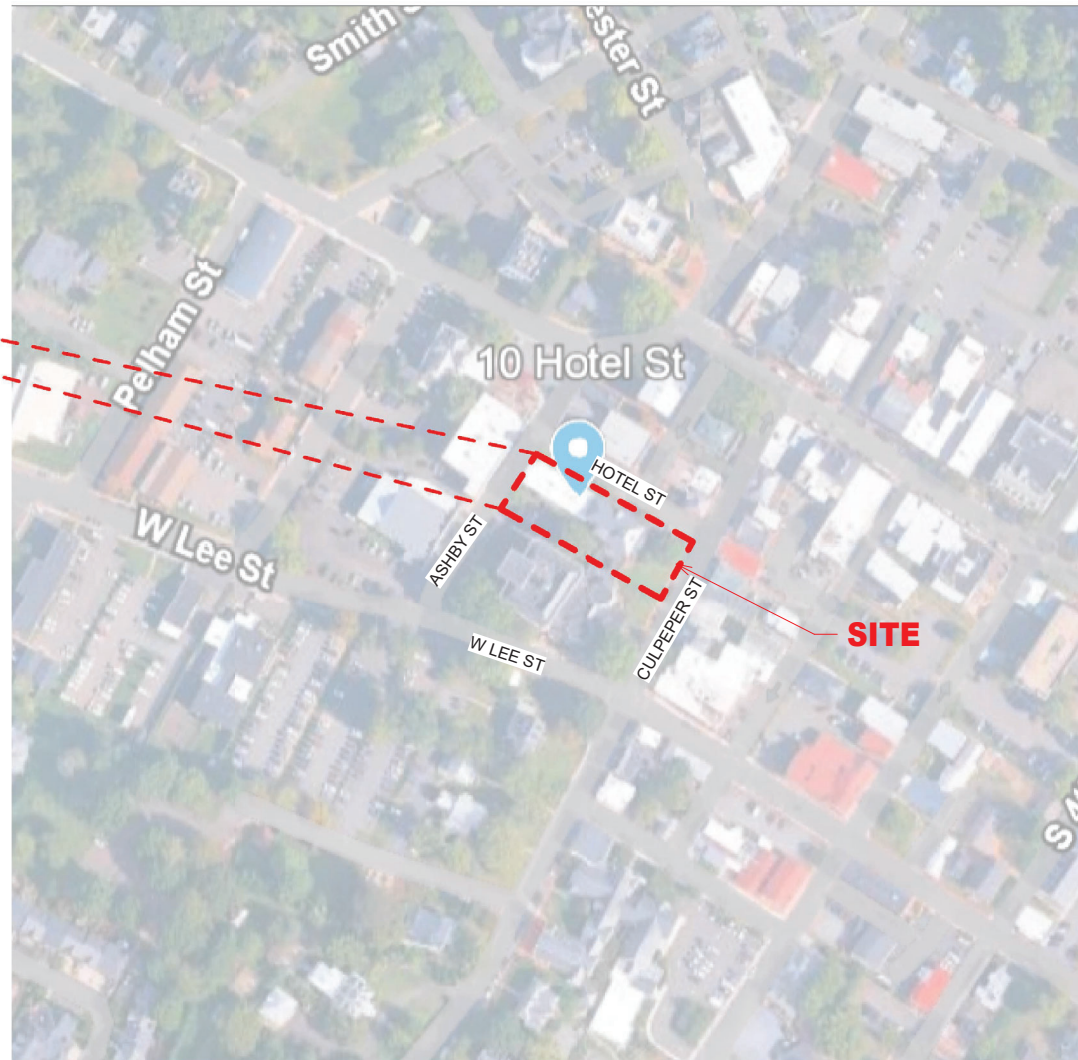
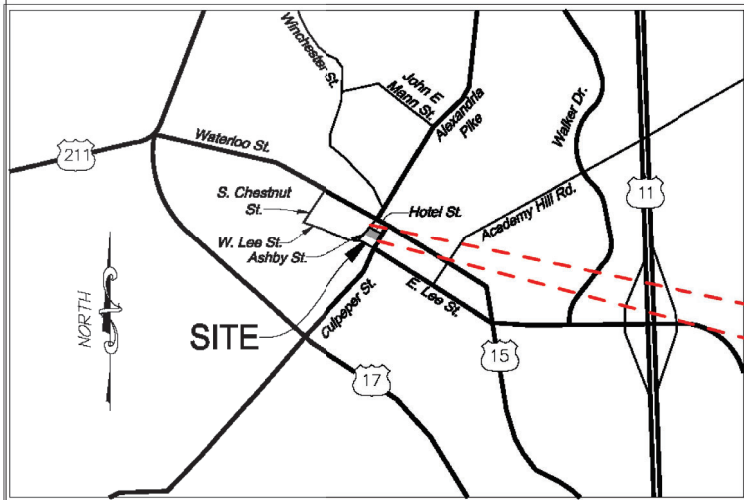
COVER
ARB PACKAGE - 00

WARREN GREEN BUILDING

07/23/2026

MADISON DALE
DESIGN. DEVELOP. CONSULT.

**WOODWORKS
ARCHITECTS**



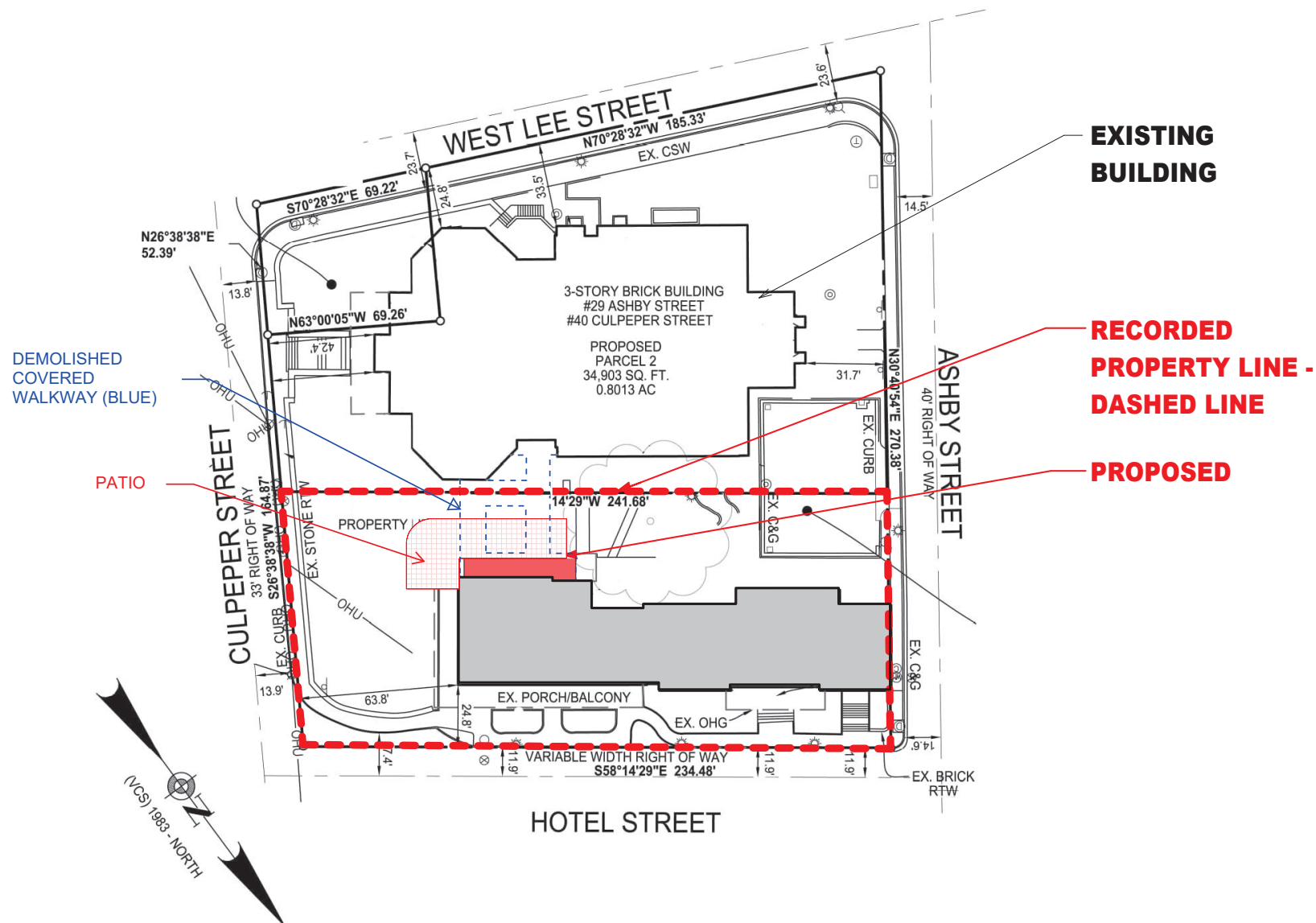
VICINITY MAP
ARB PACKAGE - 01

WARREN GREEN BUILDING

07/23/2026

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SITE PLAN
ARB PACKAGE - 02

WARREN GREEN BUILDING

07/23/2026

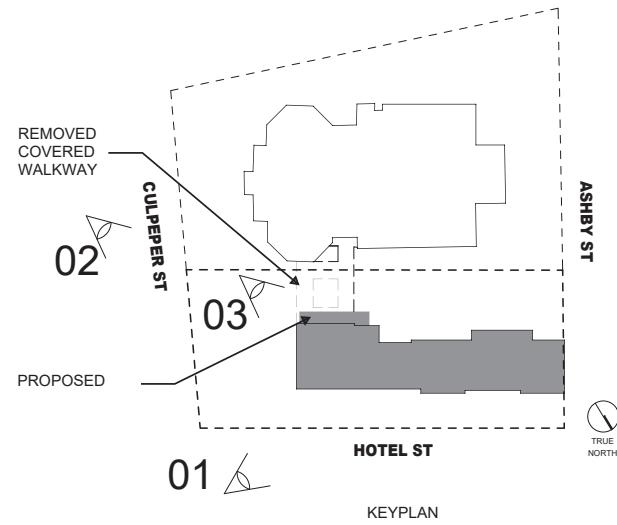
MADISON DALE
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WOODWORKS
ARCHITECTS



VIEW FROM CULPEPER STREET

03



KEYPLAN



VIEW FROM CULPEPER STREET

02



VIEW FROM HOTEL STREET

01



STAIR FROM 2ND LEVEL PORCH

VIEW FROM CULPEPER AND HOTEL STREETS



ONE VERSION OF BRICK PAINT COLOR (1 OF 6 ACCORDING TO ARCHIVES)

VIEW FROM HOTEL STREET

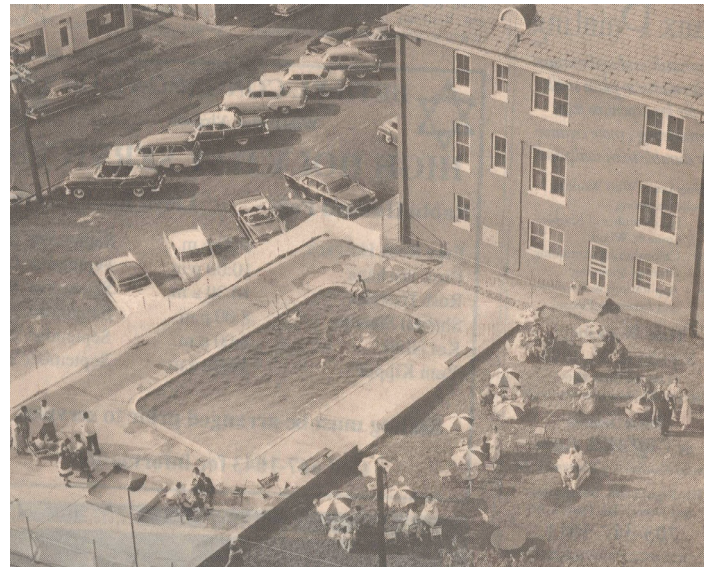


WARRENTON 280

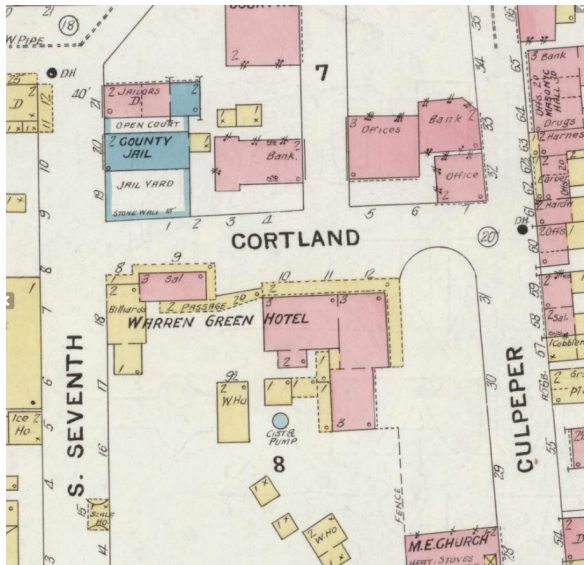
The Warren Green Hotel
WARRENTON, VIRGINIA

WASHINGTON ENTERPRISE

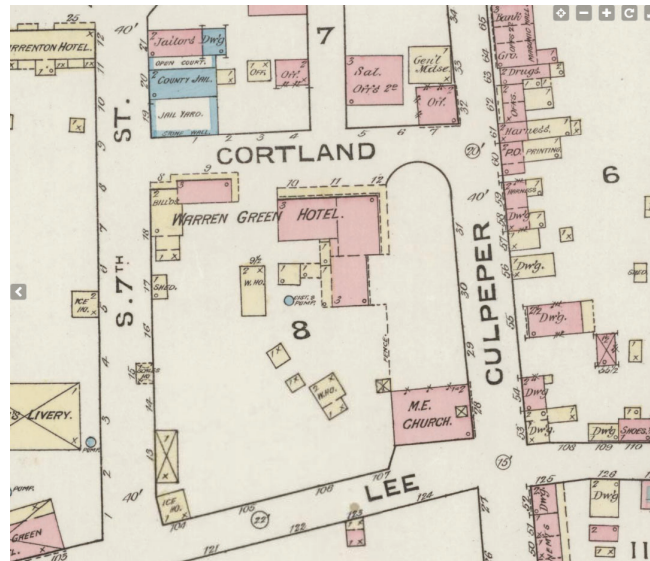
AERIAL VIEW FROM NORTHWEST CORNER



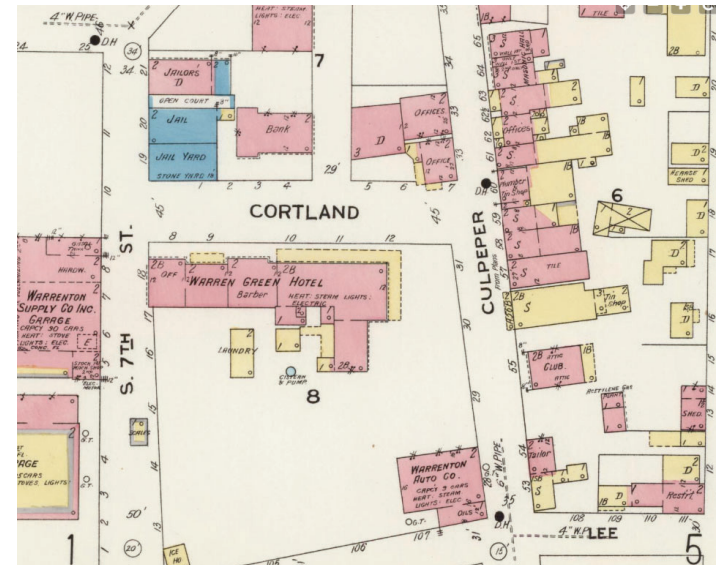
WARREN GREEN HOTEL POOL



SANBORN MAPS - 1886 MAP



1908 MAP



1915 MAP



WARREN GREEN FCHS MUSEUM



WARREN GREEN HOTEL POSTCARD

HISTORIC REFERENCE PHOTOS
ARB PACKAGE - 05

WARREN GREEN BUILDING

07/23/2026

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WOODWORKS
ARCHITECTS

D. PAINTING & FINISHES

Zoning Ordinance Article 3-5.3.4.2

Except for the painting of unpainted surfaces, the Architectural Review Board does not consider new paint colors or repainting of surfaces in the historic district.

However, the success of paint application affects the building's ability to work properly, in addition to maintaining historic integrity. Often, paint issues are not a matter of "paint failure," but resulting problems caused by too many repeat layers applied without good preparation, using faulty paint techniques, poor drainage systems, moisture, poor ventilation, and/or bad landscaping.



Figure 3-4: This building uses two colors of paint to draw attention to the building's quaint and intricate detailing.

[CLICK FOR MORE INFORMATION](#)



GUIDELINES

1. Preserve original finishes and coatings.
2. Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building and district and that highlight the building's historic appearance.
3. Repaint and refinish to protect the resource, and to enhance the original character of the building and the district.

NOT historically appropriate:

- a. Painting unpainted masonry and architectural metals, unless it was painted historically.
- b. Removing paint using destructive methods such as propane or butane torches, sandblasting, or water blasting, which can irreversibly damage historic materials.

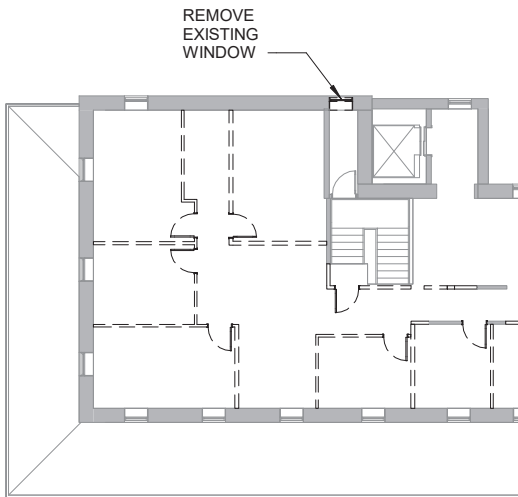
BEST PRACTICES

- The most time-consuming and important part of a paint project is preparing the surface for new paint. All loose paint must be removed, the surface sanded, cleaned, and bare spots primed to receive a new coating. Evaluate the overall condition of the wood elements and wall surface to discern where existing paint is peeling or showing signs of cracking, alligatoring, wrinkling, pulling away or bulging out from the surface, and identify the causes.
- Use electric hot air guns and electric heat plates with care, supplemented by chemical strippers, for stripping highly deteriorated paints that require total removal. Otherwise surfaces should be hand scraped and feather sanded to the next sound layer. Refinish the surface.
- Apply compatible paint coating systems following proper surface preparation. New oil-based paint is the most compatible paint system for existing oil-based paint surfaces. Local paint suppliers sell domestic oil-based paint to consumers by the quart or gallon.
- Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building and district which highlight the building's historic appearance. Color selection should be based on historic paint analysis of the original layers of paint or appropriate historic research. In general, a three-color paint scheme using period colors is appropriate for Victorian-era buildings. Older buildings may exhibit one color or similar palettes. This includes a base color, trim color, and an accent color. Some paint companies have historic paint palettes that are likely appropriate for use within the historic district. Seek professional advice and properly prepare surfaces before painting.

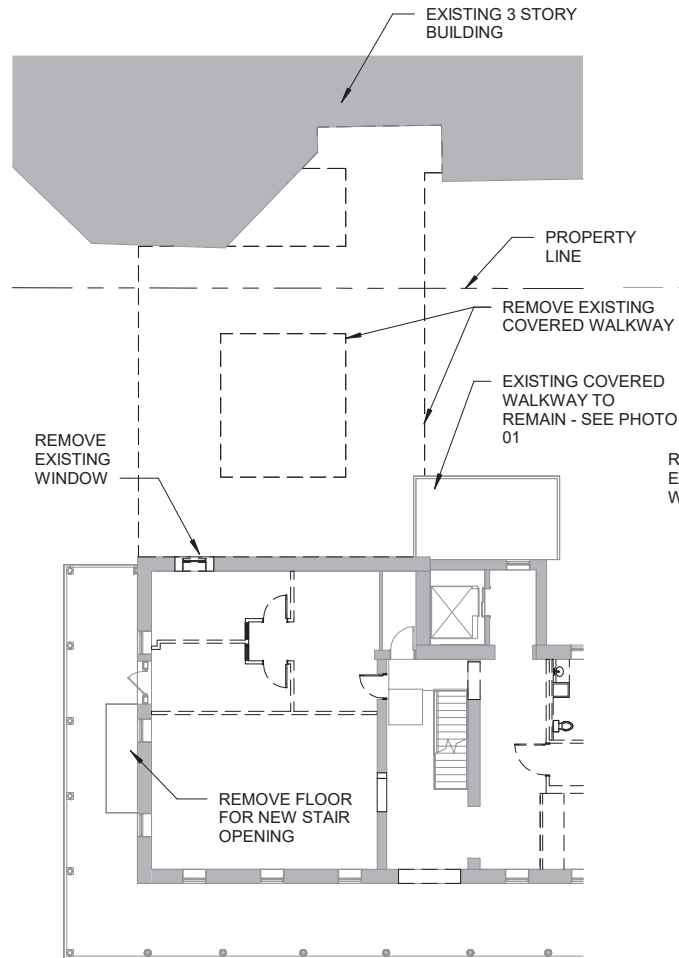
[CLICK HERE TO SEE AN EXAMPLE PAINT PALETTE](#)



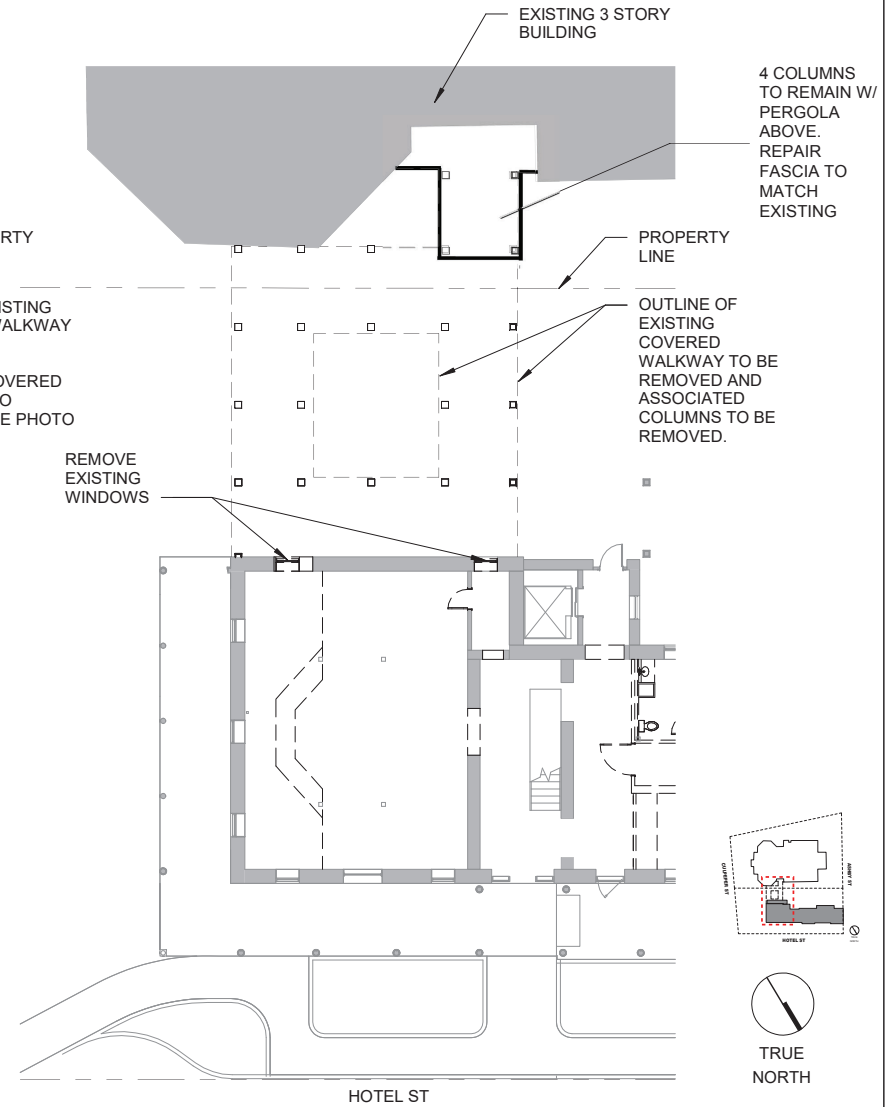
Guidelines | 3.5



03 EXISTING/DEMOLITION PLAN - LEVEL 03
1/16" = 1'-0"



02 EXISTING/DEMOLITION PLAN - LEVEL 02
1/16" = 1'-0"



01 EXISTING/DEMOLITION PLAN - LEVEL 01
1/16" = 1'-0"

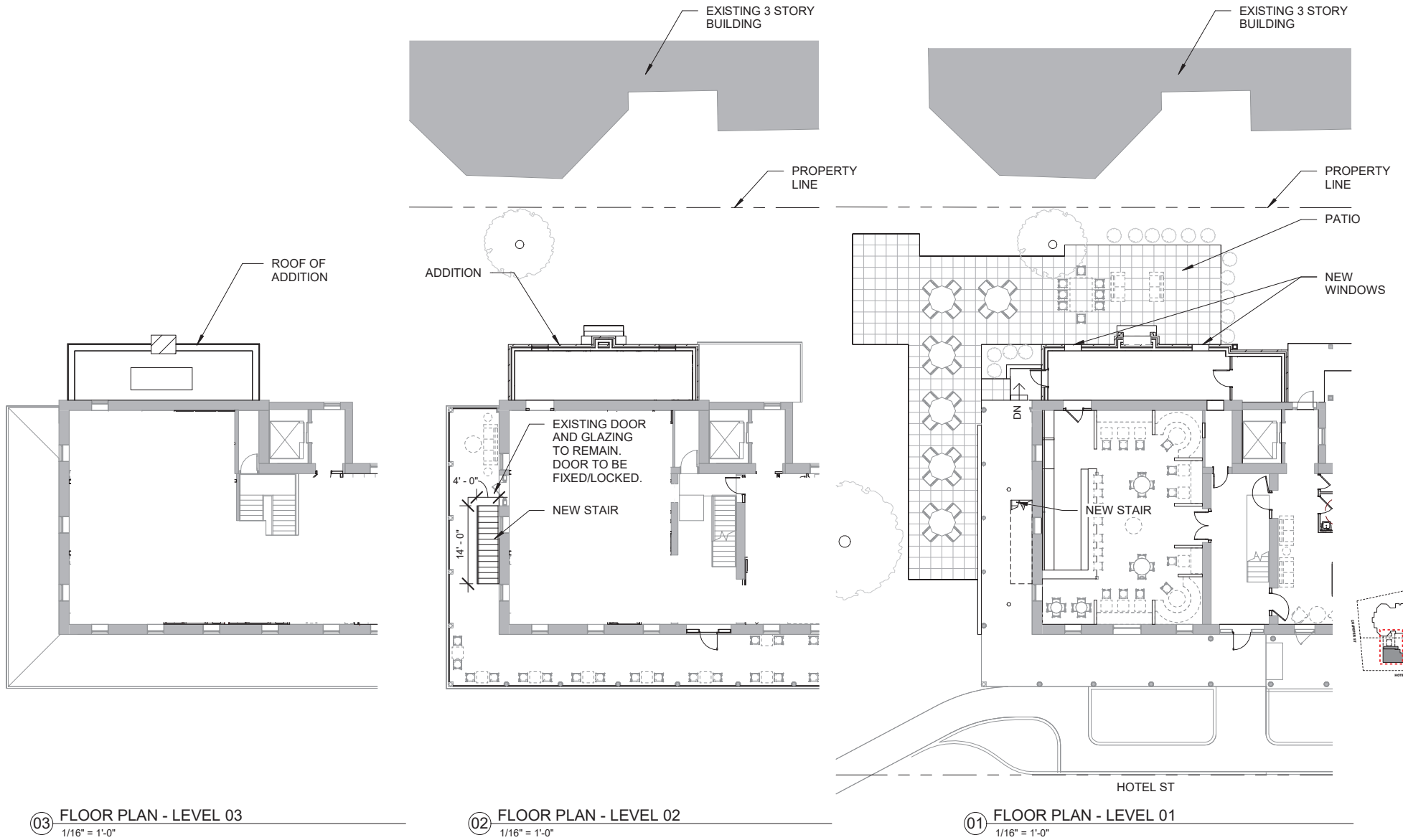
EXISTING/DEMOLITION PLANS
ARB PACKAGE - 07

WARREN GREEN BUILDING

07/23/2026

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WOODWORKS
ARCHITECTS



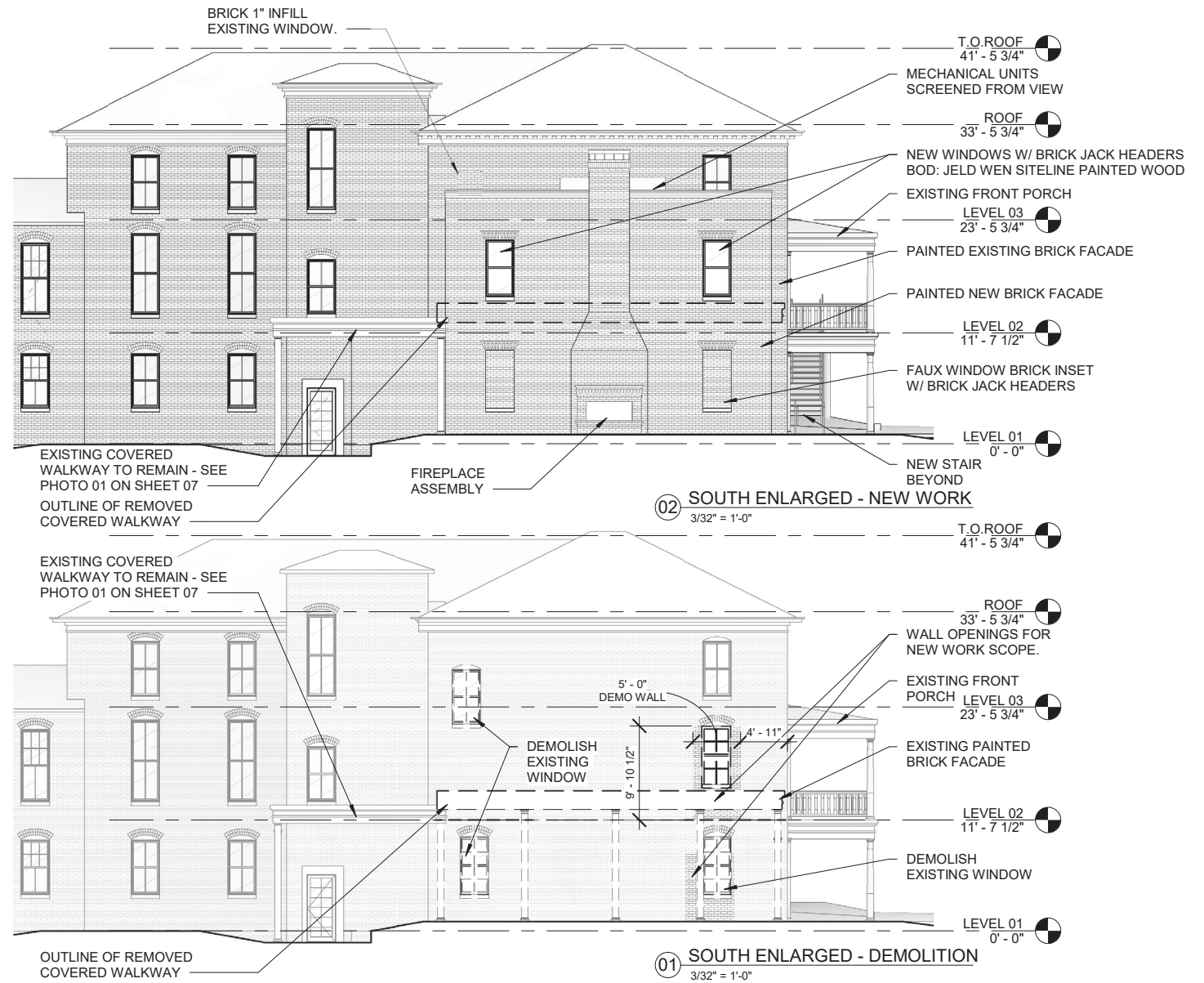
FLOOR PLANS
ARB PACKAGE - 08

WARREN GREEN BUILDING

07/14/26

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WOODWORKS
ARCHITECTS



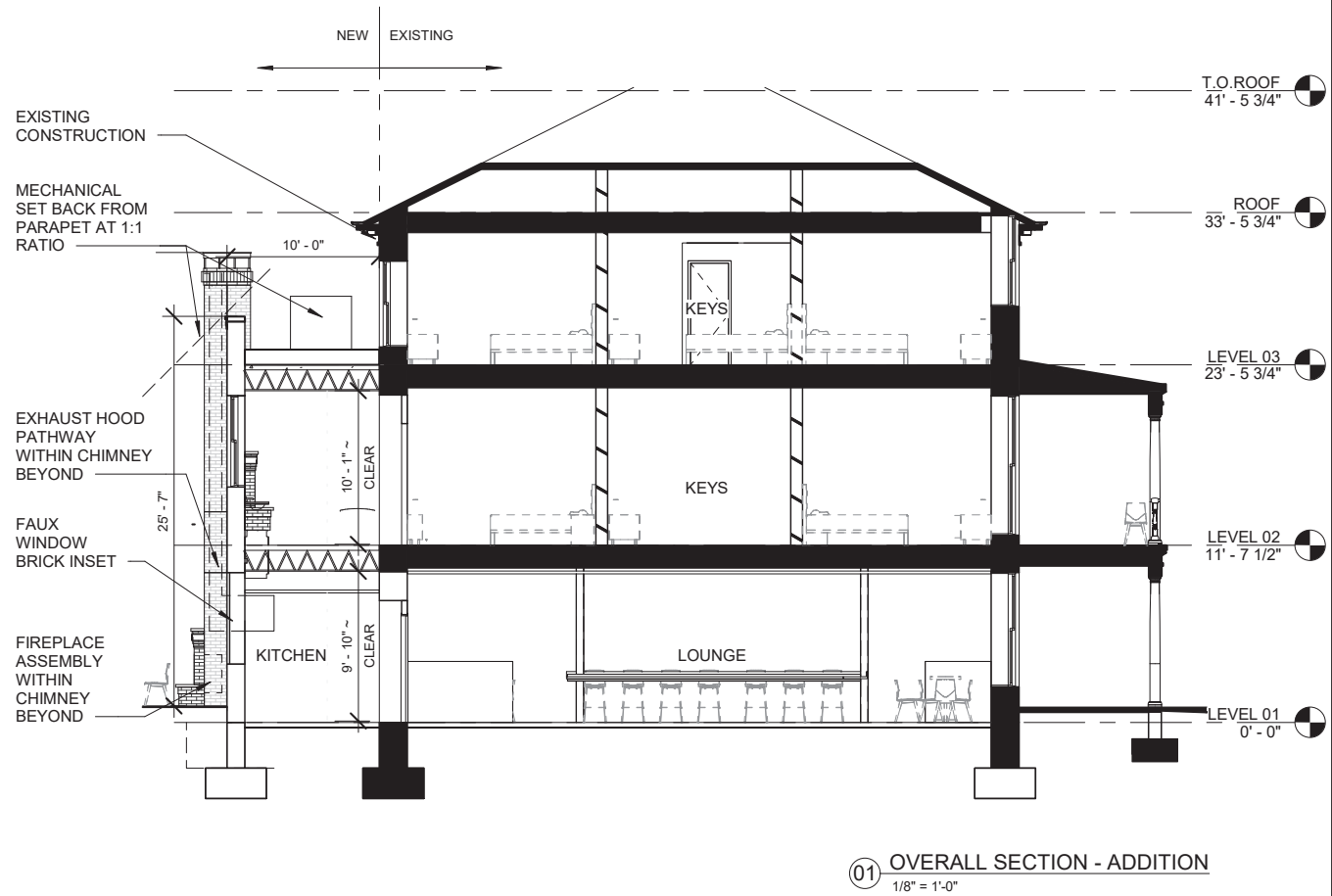
ENLARGED ELEVATION
ARB PACKAGE - 09

WARREN GREEN BUILDING

07/23/2026

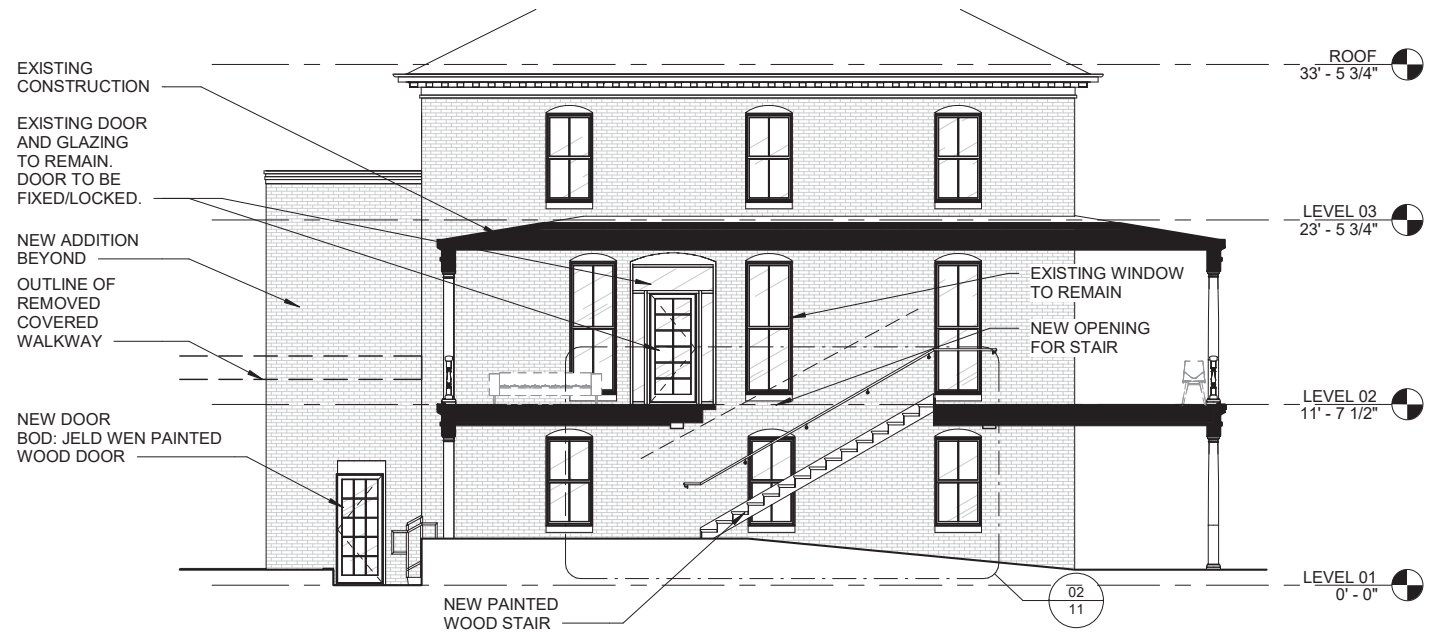
MADISON DALE
DESIGN. DEVELOP. CONSULT.

WOODWORKS
ARCHITECTS

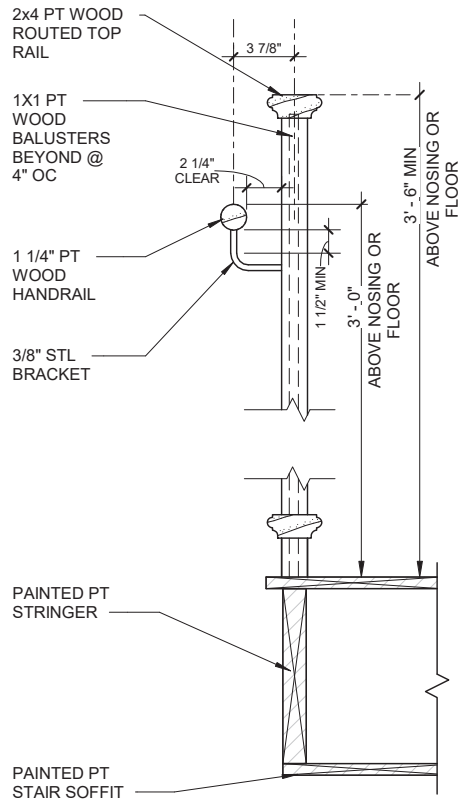




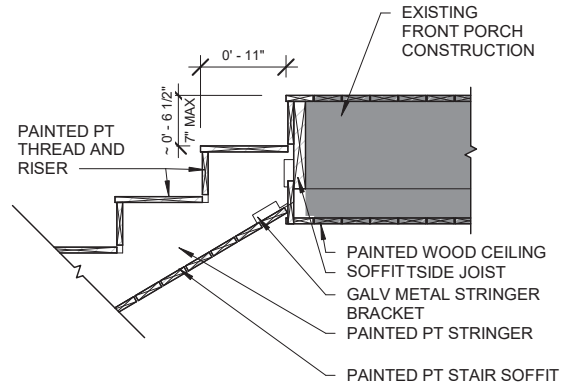
02 SECTION - FRONT PORCH STAIR
1/8" = 1'-0"



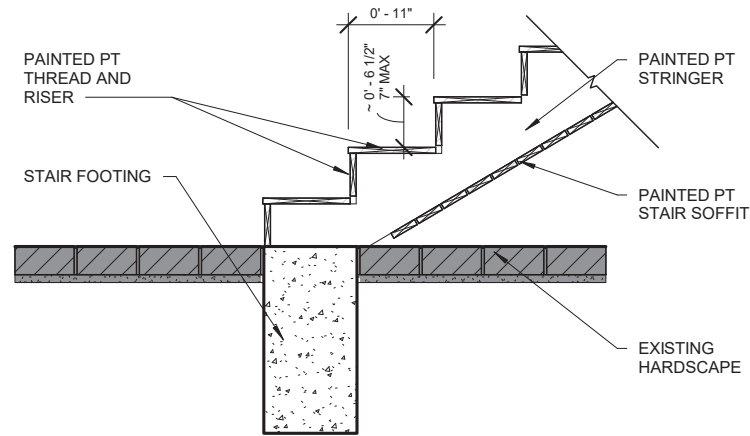
01 SECTION - FRONT PORCH STAIR
1/8" = 1'-0"



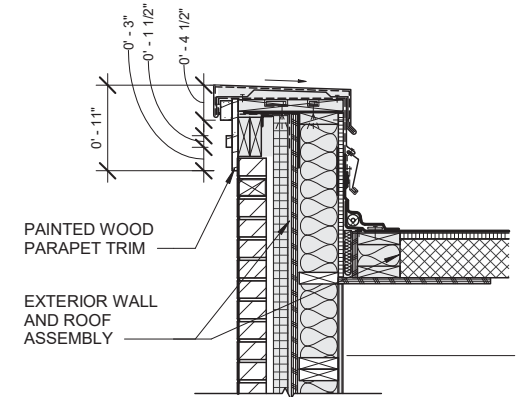
05 DETAIL - RAILING



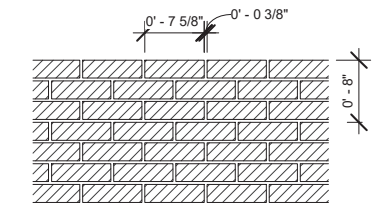
04 DETAIL - TOP OF STAIR



03 DETAIL - BOTTOM OF STAIR

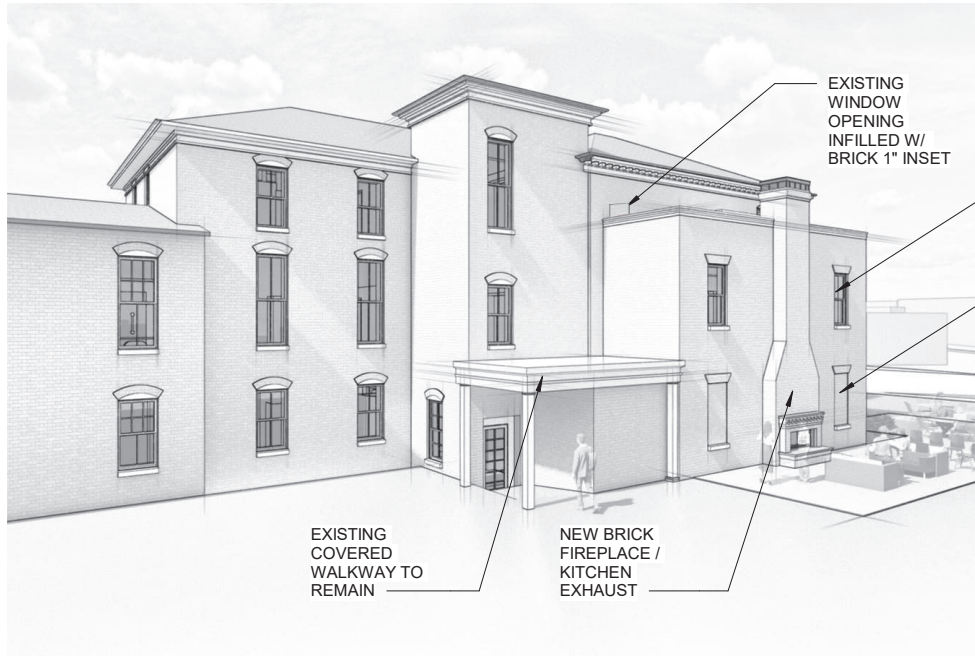


02 DETAIL - ADDITION PARAPET



FINISH: PAINTED BRICK
MANUFACTURER: BELDEN
BRICK BOND: STANDARD RUNNING

01 DETAIL - BRICK ELEVATION



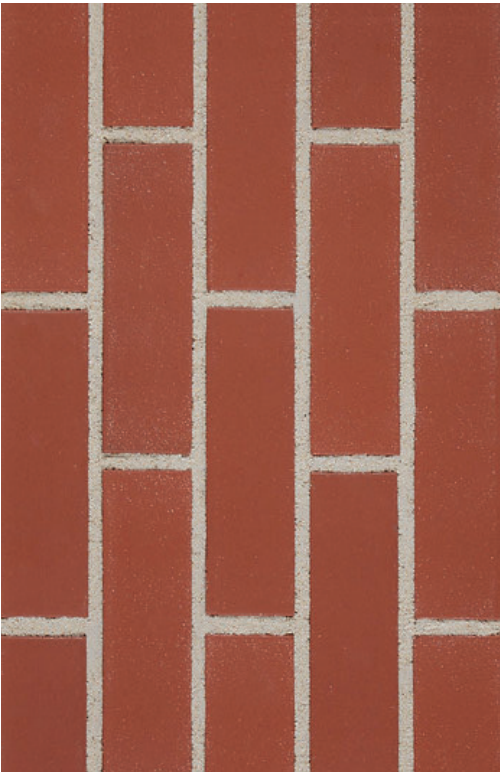
02 PERSPECTIVE - FROM COURT



01 PERSPECTIVE - FROM ROAD

Item 2.

503-505 Smooth



Painted to match building

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 6
Manufacturing Method	Extruded

Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Roman	3 5/8" 92mm	1 5/8" 41mm	11 5/8" 295mm	6.00
Norman	3 5/8" 92mm	2 1/4" 57mm	11 5/8" 295mm	4.57
Modular 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Norman 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	11 5/8" 295mm	4.57

Specs

Standards / Value	FACE BRICK C216	FBX
	THIN BRICK C1088	TBX
Size		
Avg. Comp. (PSI)	25,370	
Avg. 24 Hr. Cold Water Absor.	2.20	
Avg. 5 Hr. Boil Absor.	3.50	
Avg. Saturation Coeff.	0.63	
Avg. Initial Rate Absor.	3.40	
Test Report	 Download	
Size	Thin	
Avg. 24 Hr. Cold Water Absor.	2.20	
Avg. 5 Hr. Boil Absor.	3.50	
Avg. Saturation Coeff.	0.63	
Test Report	 Download	
Cleaning Recommendation	Belden Brick recommends using 101 Lime Solvent® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.	

SITELINE WOOD WINDOWS - PRIMED EXTERIOR

Siteline® Clad-Wood Window: Double-Hung

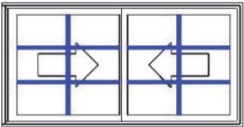


Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 20 Year Warranty
COLORS & FINISHES 28 Exterior Colors 11 Interior Colors 8 Interior Finish Options	SCREEN & TRIM OPTIONS 1 Insect Screens 1 Exterior Trim Finish	FRAME OPTIONS Black Frame/Replacement Integral Molding Fin.
GLASS Energy efficient, tinted, and protective.	DIVIDED LITES Grilles between the glass.	HARDWARE 1 Lock Option in 10 finishes
CONSTRUCTION Tit Sash	MATERIALS 2 Wood Options	MIN/MAX SIZING Min Width: 21-3/8" Min Height: 32" Max Width: 45-3/8" Max Height: 92"

Example order for all wood window

Line 1	WINDOW 1	Frame Size : 33 X 64 (Outside Casing Size: 35 5/8 X 67 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Tradl, Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen,
Rough Opening : 33 3/4 X 64 3/4		*Custom-Width*, IGTThick=0.726(1/8 / 1/8), Clear Opening:29.2w, 28.4h, 5.7 sf,*Meets 5.7 sqft Egress (All Floors)*, PEV 2025.3.0.5293/PDV 8.022 (09/04/25)CW



Viewed from Exterior. Scale: 1/2" = 1'

JELD-WEN

WINDOWS

DOORS

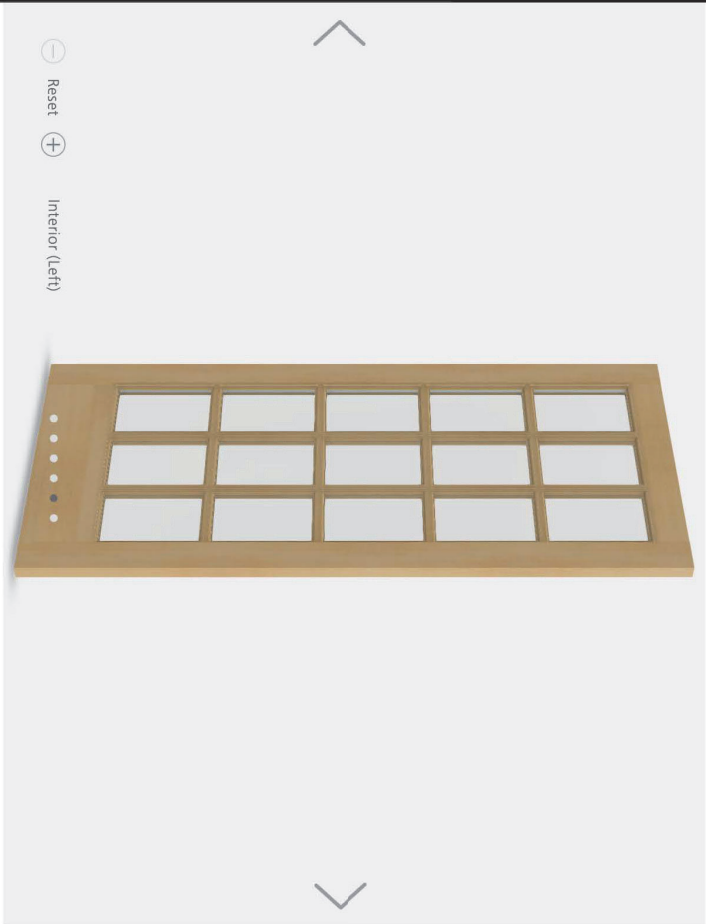
STYLE & DESIGN

SUPPORT

FOR PROS

SEARCH 

Authentic Wood Exterior Door: 5015 Glass Panel



Explore the options

On-screen colors/finishes vary from actual products.

Wood Options



Hemlock

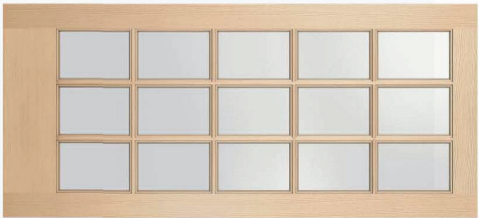


Meranti Mahogany

[See all options and features >](#)

Authentic Wood Exterior Door: 5015 Glass Panel

Model Overview



PROJECT TYPE	MAINTENANCE LEVEL	WARRANTY
New construction and replacement	Moderate	5 Year Warranty

GLASS	HARDWARE
Energy efficient.	1 Hinge Option 3 Hinge Finishes

MATERIALS	EXTRAS
2 Wood Options	Sidelights Available





4" Plain

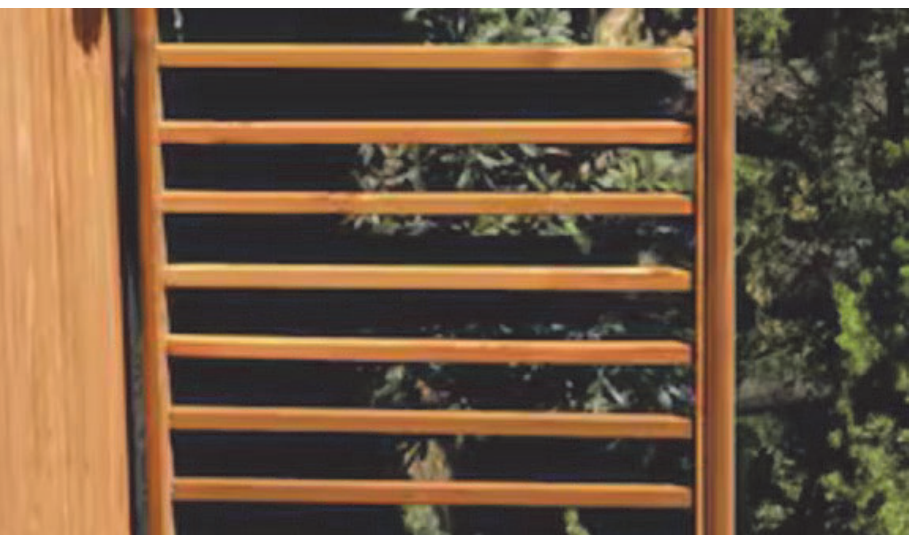
- Full 48" (SBBT448)
- HALF 48" (SBBT448h)
- Full 54" (SBBT454)
- HALF 54" (SBBT454h)



**1.75" SQUARE
BALUSTER**



3" WOOD HAND RAIL



ALL RAILING TO BE PAINTED WHITE TO MATCH EXISTING RAILING

ARCHITECTURAL REVIEW BOARD
 CERTIFICATE OF APPROPRIATENESS COA 2026-22

July 23, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2026-22** for the proposed rear addition, exterior alterations, and landscaping improvements at **10 Hotel Street** with the following conditions:

1. All necessary permits are acquired;
2. The new addition is visually distinguishable from the existing historic materials but respectful of the building's historic character;
3. For the windows proposed to be covered by the new addition, leave the window sash, lintel, and sill in place and frame the new wall over it or to it to preserve the feature in situ;
4. Any new plantings, as part of proposed landscaping changes, should be planted or contained with vegetation at least 4 inches away from the exterior walls.

Motion to Approve By: NAME

Seconded By: NAME

For: # Against: # Abstained: #