



ARCHITECTURAL REVIEW BOARD MEETING

Thursday, January 25, 2024 at 7:00 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. September 28, 2023 ARB Minutes DRAFT

NEW BUSINESS

2. COA 23-91: 206 Culpeper Street

- Modification to previously approved COA 23-45: Applicant proposes to remove the garage/basement level of the previously approved addition to the main house; to install a gable roof with no dormer for the previously approved addition; removing a portion of the previously approved breezeway; to replace wall face of existing retaining wall with brick; and to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch.

3. COA 24-1: 11 S. Second Street

- Modification to previously approved COA 22-152: Applicant proposes to minimize the size of the previously approved back patio.

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.



Community Development
Department

STAFF REPORT

Meeting Date:	January 25, 2024
Agenda Title:	COA 23-91 – 206 Culpeper Street
Requested Action:	Review of proposal to remove the garage/basement level of the previously approved addition to the main house; to install a gable roof with no dormer for the previously approved addition; removing a portion of the previously approved breezeway; to replace wall face of existing retaining wall with brick; and to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing the following modifications to previously conditionally approved COA 23-45 at the ca. 1950s main house at 206 Culpeper Street:

- **Remove Garage/basement level of addition.**
- **Exercise room and Laundry area reworked with gable roof and no dormer and white washed brick façade.**
- **Breezeway on rear elevation reworked.**
 - The breezeway that was proposed in the original application has been reworked and a portion has been removed.
 - None of the existing structure is being altered.
 - The new breezeway materials will be wood windows, wood trim to appear as columns and whitewashed brick water table to match the existing adjacent sitting room exterior.
- **The existing retaining wall will be replaced with a new wall faced with brick.**
 - The retaining wall at the front of the addition will be replaced with a new wall (same height around 4.6 ft)
 - The green scalloped railing will be replaced with a 3 ft railing to match existing white railing on the porch.
- **Fence/railing on wall to match existing rail at side porch.**

- New fence on southwest side to match existing scalloped fence. Currently three different styles of fencing exist on the property. The Applicant will be removing a wrought iron fence that was used for the pool access where the addition will be located and will be replacing the wood scalloped fence on the three sides of the backyard – this fence is currently deteriorating, and the Applicant would like more privacy with the pool by installing the new fence.
- These fences will be replaced to all match the wooden fence on the northwest (front) side of the property. The scalloped fence is painted wood with alternating vertical slats on front and back. It will match the existing height of around 6 ft at the highest point of the post scalloped down to the center at about 5 ft.
- In addition, the retaining wall at the front of the addition will be replaced with a new wall (same height around 4.6 ft) and the green scalloped railing will be replaced with a 3 ft railing to match existing white railing on the porch.
- **Roof material and all other details to remain as proposed in original application.**
 - Same as originally proposed to match the existing house. Architectural shingles on the gable roofs and metal on the low breezeway and master porch roofs.

What was previously reviewed and conditionally approved at the June 15, 2023 ARB Meeting (COA 23-45):

- 1) Garage to appear as detached with a breezeway filled with windows and hidden behind the existing pergola.
- 2) Garage is proposed to be side-gabled, one-and-a-half stories in height and two-bays in width with a central, projecting shed-roof dormer filled with three, six-over-six, double-hung windows.
- 3) The garage setback is behind the main house and 2' forward from where the existing wall is located. The roof pitch will be kept low so as to minimize any visual impacts.
- 4) A commercial property borders the left side of the property and there is currently a thick screen of evergreen trees between the two properties. Sections of this screen may be impacted as a result of the new construction. New plantings are proposed where any existing trees may need to be removed.
- 5) The master bedroom suite will be located on the center axis of the existing in-ground pool and will be designed to appear as a pool house.
- 6) The left side of the addition is not visible to other properties.
- 7) Siding material will be appropriate but not identical to main house in order to differentiate old from new. Any brickwork used on the new addition will be whitewashed to blend in with the existing painted white brick on the main house.
- 8) No historic fabric on the main house will be impacted as a result of the new addition.

BACKGROUND

This house was constructed in 1953 and is in excellent condition. As a Colonial Revival house, it represents a typical midtwentieth-century building within the residential areas of the district. It retains integrity of location, design, setting, materials, workmanship, feeling, and association. This resource falls within the district’s period of significance and contributes to the residential character of the district. 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
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	N/A

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

Historic District Guideline	Page No.	Analysis
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.
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
<p>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.</p>	<p>3.70</p>	<p>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.</p>
<p>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</p>	<p>3.70</p>	<p>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.</p>

Historic District Guideline	Page No.	Analysis
<p>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.</p>	<p>3.70</p>	<p>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.</p>
<p>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.</p>	<p>3.71</p>	<p>Applicant has provided detailed plans and drawings that demonstrate the fenestration patterns of the new construction and its relationship to the main house.</p>
<p>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.</p>	<p>3.71</p>	<p>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.</p>
<p>8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings</p>	<p>3.71</p>	<p>Applicant has demonstrated through detailed drawings and plans that all new outbuilding construction will remain secondary to the main house.</p>
<p>C. ADDITIONS TO EXISTING BUILDINGS</p>		

Historic District Guideline	Page No.	Analysis
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 outbuilding 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.

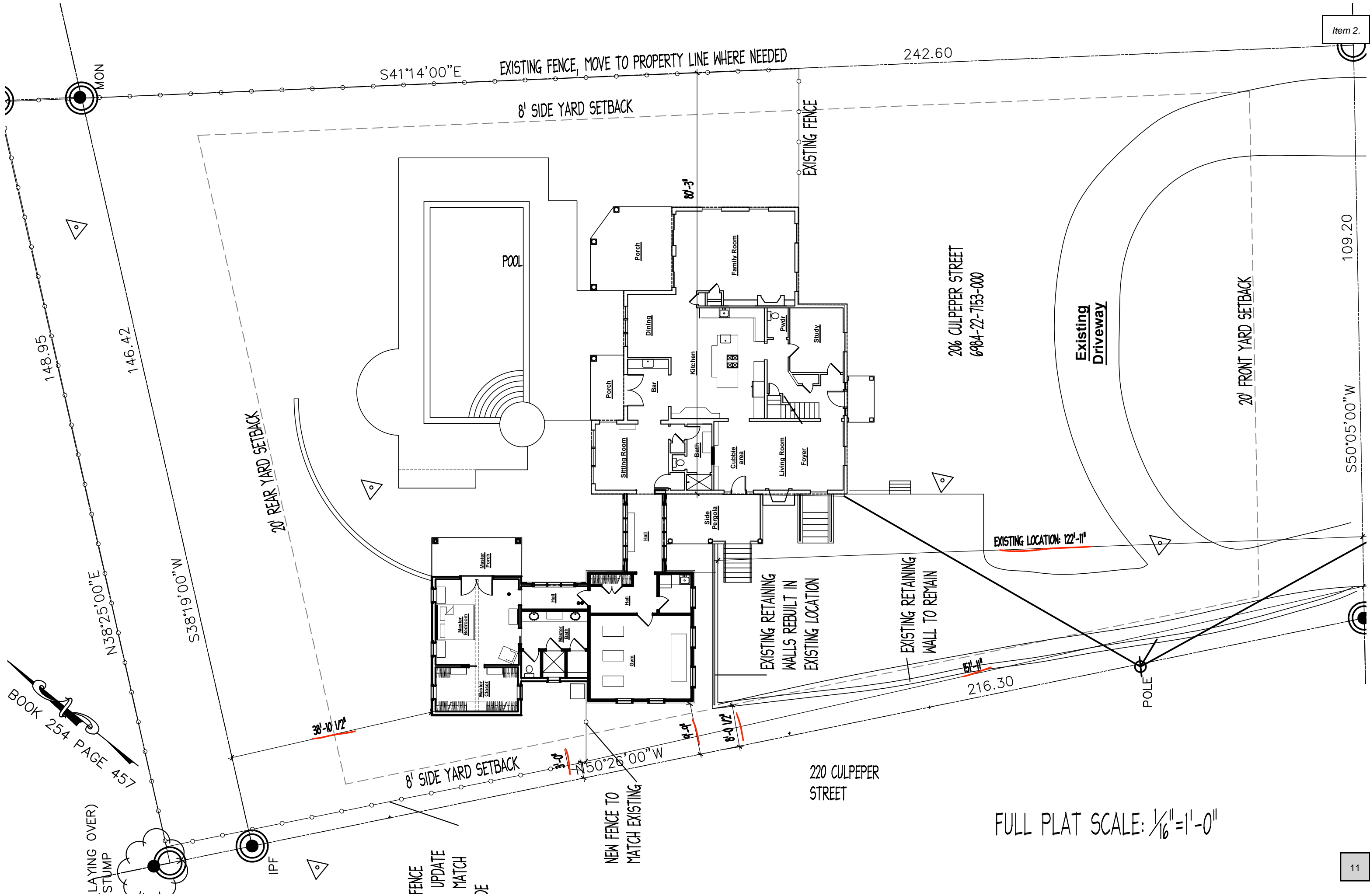
STAFF RECOMMENDATION

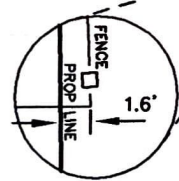
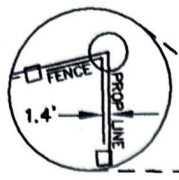
Staff recommends approval of Certificate of Appropriateness 23-91 for the request to modify previously approved COA 23-45 to include the following modifications: 1) to remove the garage/basement level of the previously approved addition to the main house; 2) to install a gable roof with no dormer for the previously approved addition; 3) removing a portion of the previously approved breezeway; 4) to replace wall face of existing retaining wall with brick; and 4) to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch, all as described and depicted within the application, at 206 Culpeper Street with the following conditions:

- 1) All necessary permits are acquired.
- 2) New construction shall respect the established architectural character of the historic district.
- 3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.
- 4) 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.
- 5) New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.
- 6) Existing or new brick or stone masonry walls should remain unpainted.

ATTACHMENTS

1. Attachment 1 – Photos and Plans



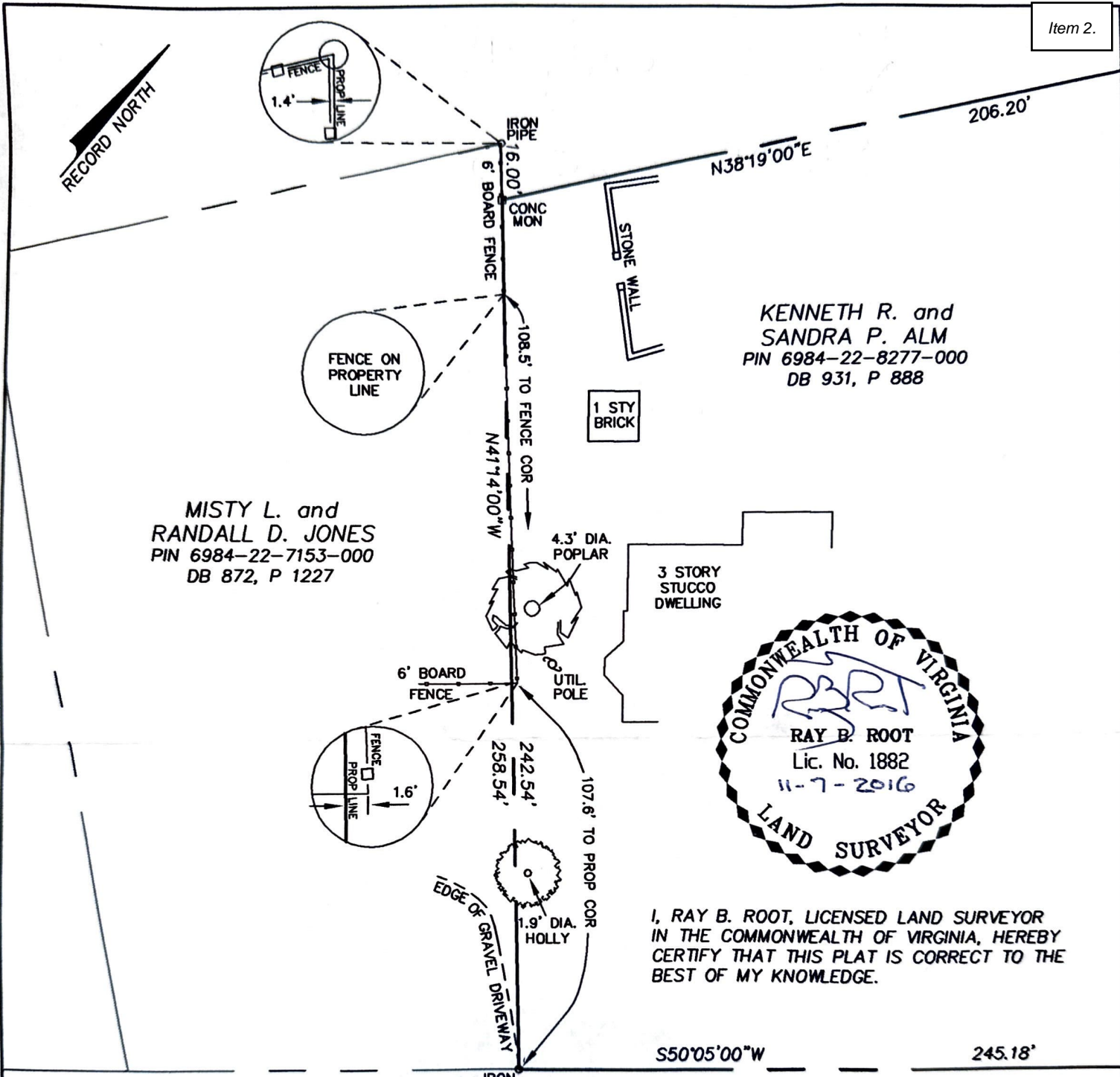


MISTY L. and
RANDALL D. JONES
PIN 6984-22-7153-000
DB 872, P 1227

KENNETH R. and
SANDRA P. ALM
PIN 6984-22-8277-000
DB 931, P 888



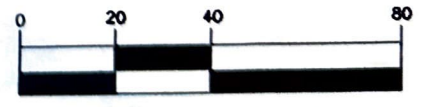
I, RAY B. ROOT, LICENSED LAND SURVEYOR
IN THE COMMONWEALTH OF VIRGINIA, HEREBY
CERTIFY THAT THIS PLAT IS CORRECT TO THE
BEST OF MY KNOWLEDGE.



NOTES:

1. NO TITLE REPORT FURNISHED.
2. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
3. DATE OF SURVEY: OCTOBER 18, 2016
4. RECORD NORTH FROM MECCA SUBDIVISION SURVEY BY R. M. BARTENSTEIN DATED MARCH 13, 1952.

CULPEPER STREET



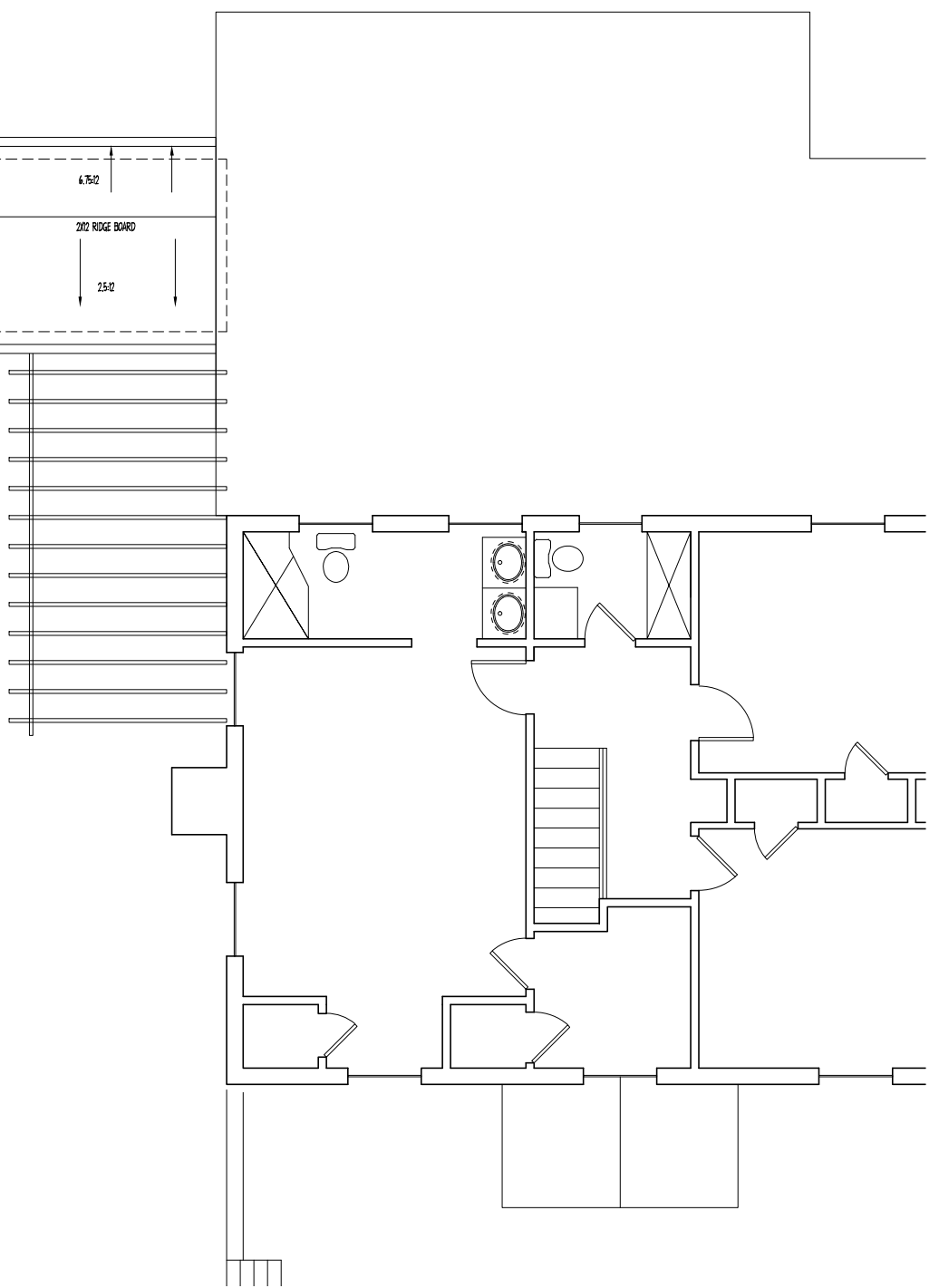
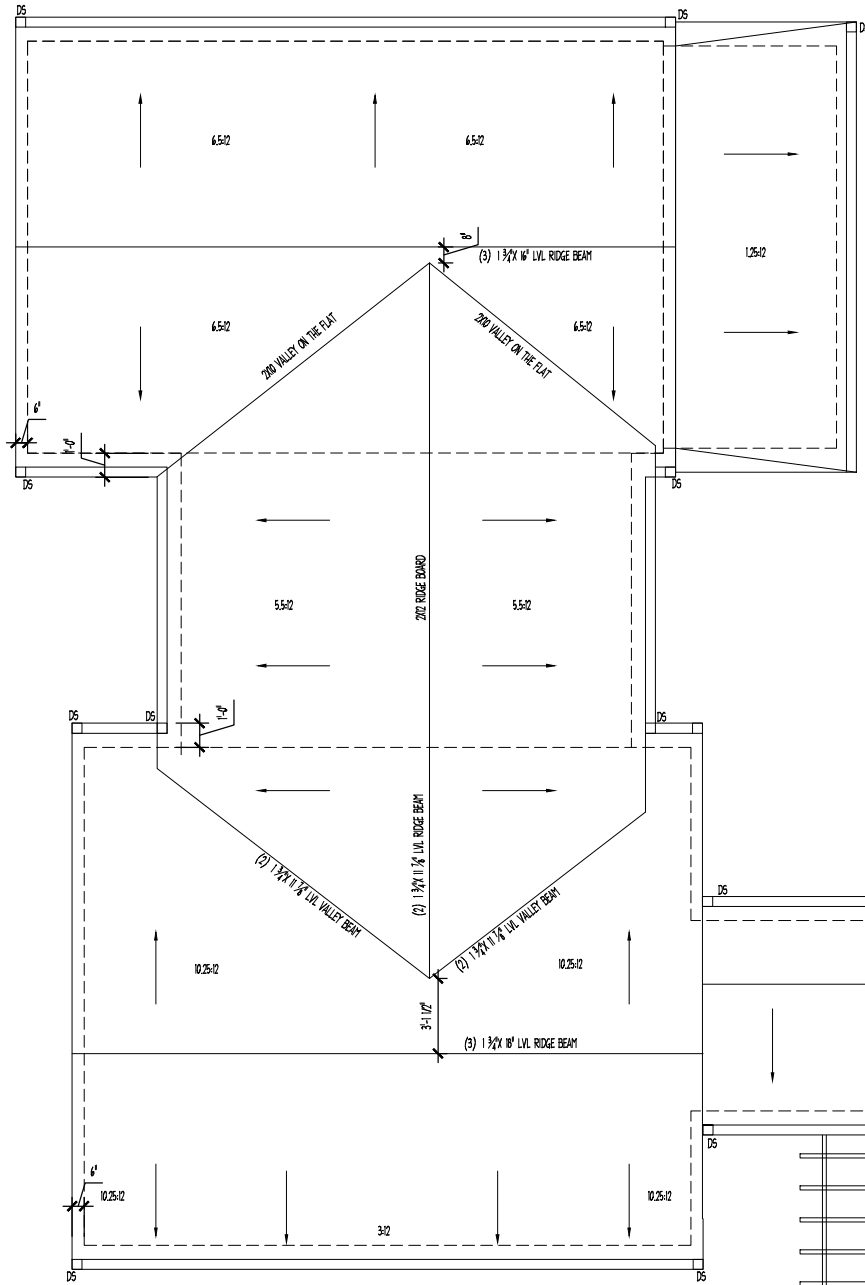
1 inch = 40 ft.

Property Line Locations between the Properties of

KENNETH R. and SANDRA P. ALM
PIN 6984-22-8277-000 DB 931, P 888
and MISTY L. and RANDALL D. JONES
PIN 6984-22-7153-000 DB 872, P 1227
Center-Warrenton Magisterial District
Fauquier County, Virginia

ROOT SURVEYS

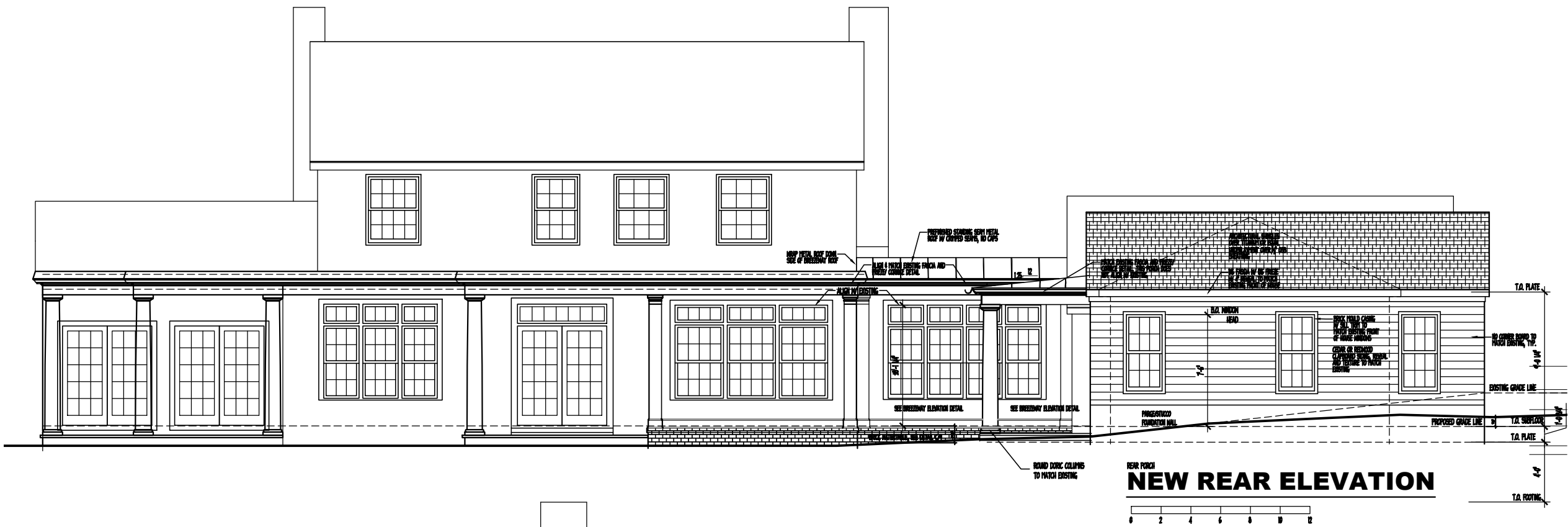
12256 Freemans Ford Rd.
Remington, VA 22734
E-mail rootsite@msn.com
(540) 439-2363



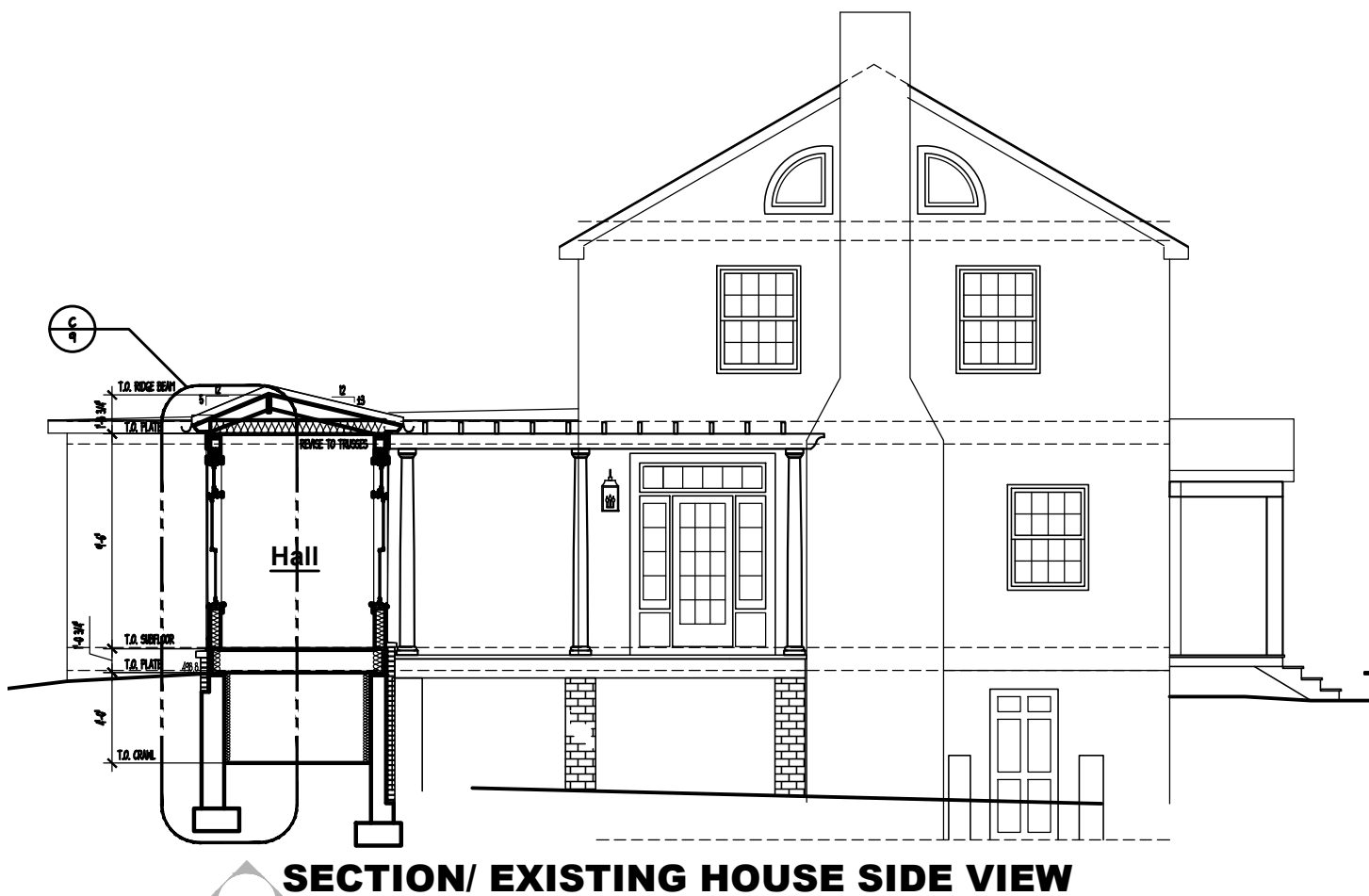
ROOF PLAN NEW

APPROXIMATE DIMENSIONS
 LABELED D5 - THE BELOW GRADE
 DRAW TO DAYLIGHT - DO NOT TIE
 INTO FOUNDATION FRAMES
 * COORDINATE EXACT
 LOCATIONS IN FIELD

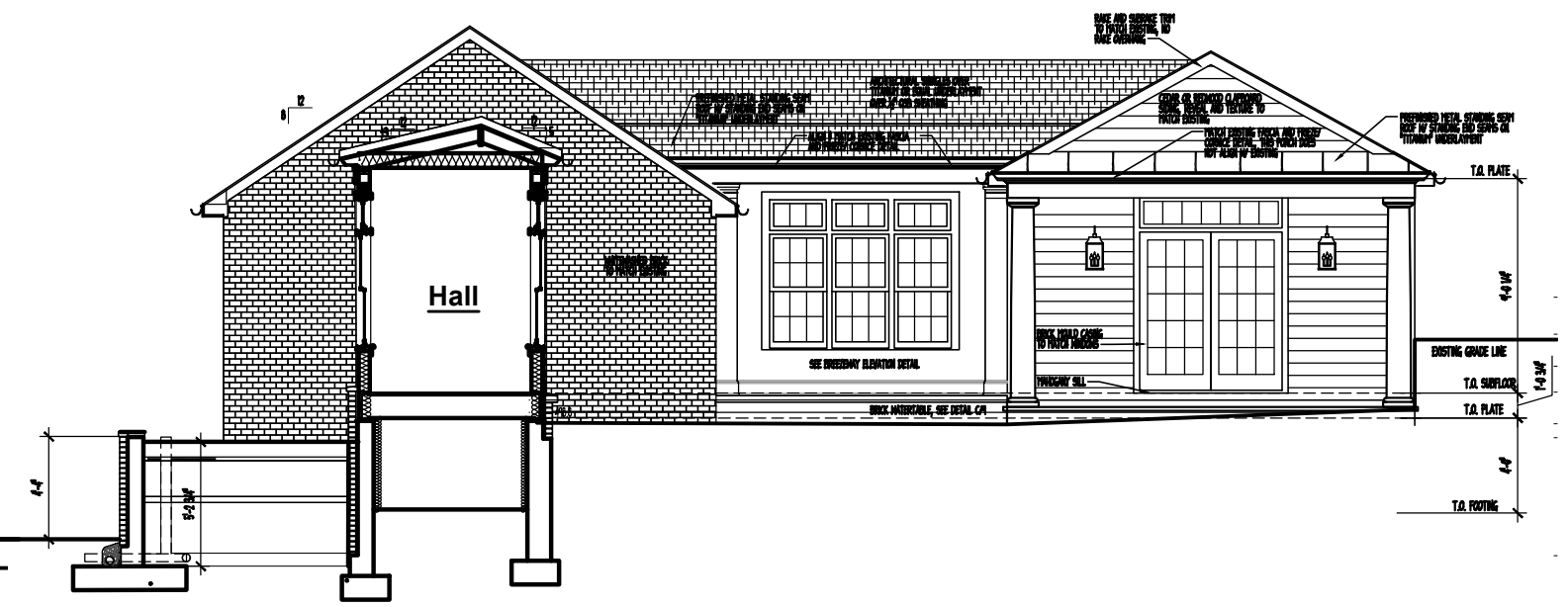
SCALE: 1/8" = 1'-0"



NEW REAR ELEVATION



SECTION/ EXISTING HOUSE SIDE VIEW



SECTION/ NEW SIDE VIEW

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 23-91

January 25, 2024

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 23-91** for the request to modify previously approved COA 23-45 to include the following modifications: 1) to remove the garage/basement level of the previously approved addition to the main house; 2) to install a gable roof with no dormer for the previously approved addition; 3) removing a portion of the previously approved breezeway; 4) to replace wall face of existing retaining wall with brick; and 4) to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch, all as described and depicted within the application, at **206 Culpeper Street** with the following conditions:

- 1) All necessary permits are acquired.
- 2) New construction shall respect the established architectural character of the historic district.
- 3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.
- 4) 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.
- 5) New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.
- 6) Existing or new brick or stone masonry walls should remain unpainted.

Motion to Approve By:

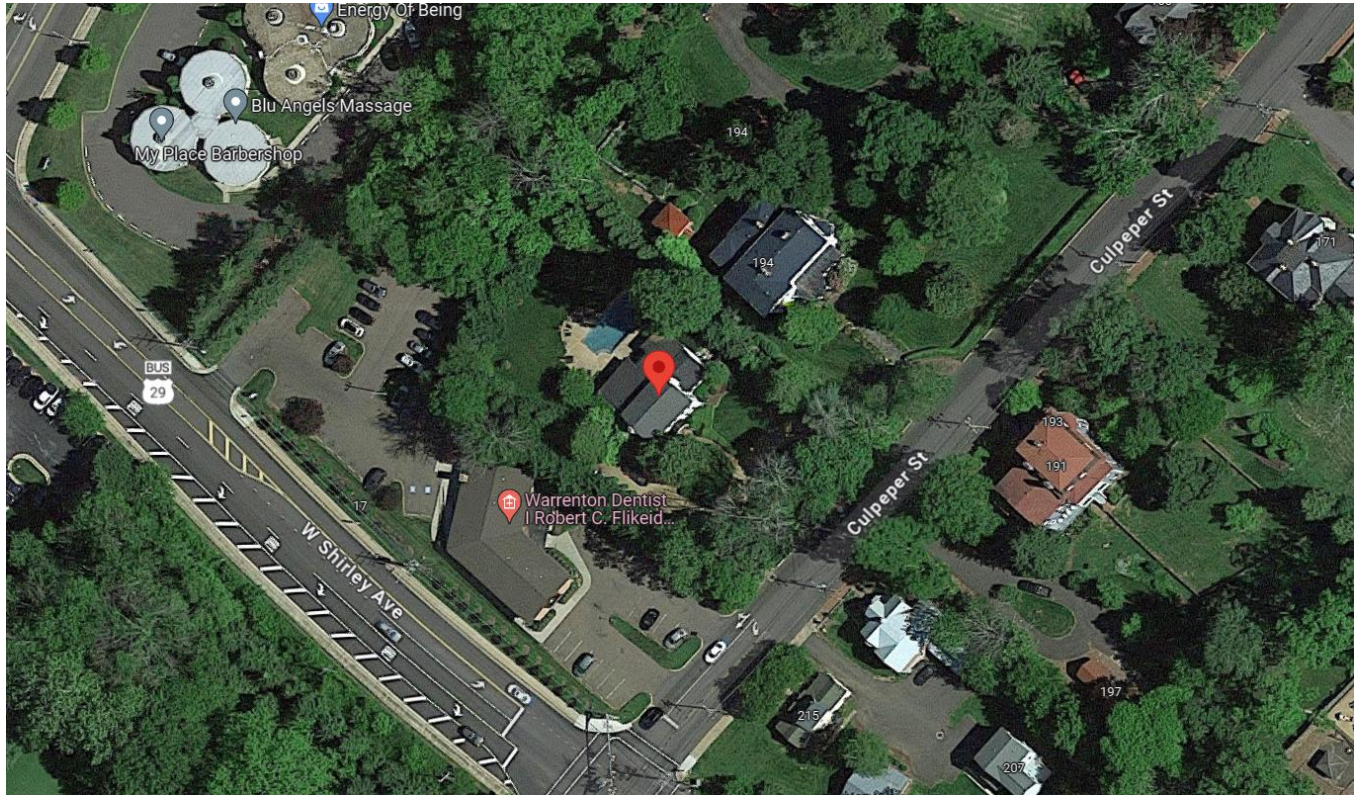
Seconded By:

For:

Against:

Abstained:

Site Map:



Street View:





Fencing:









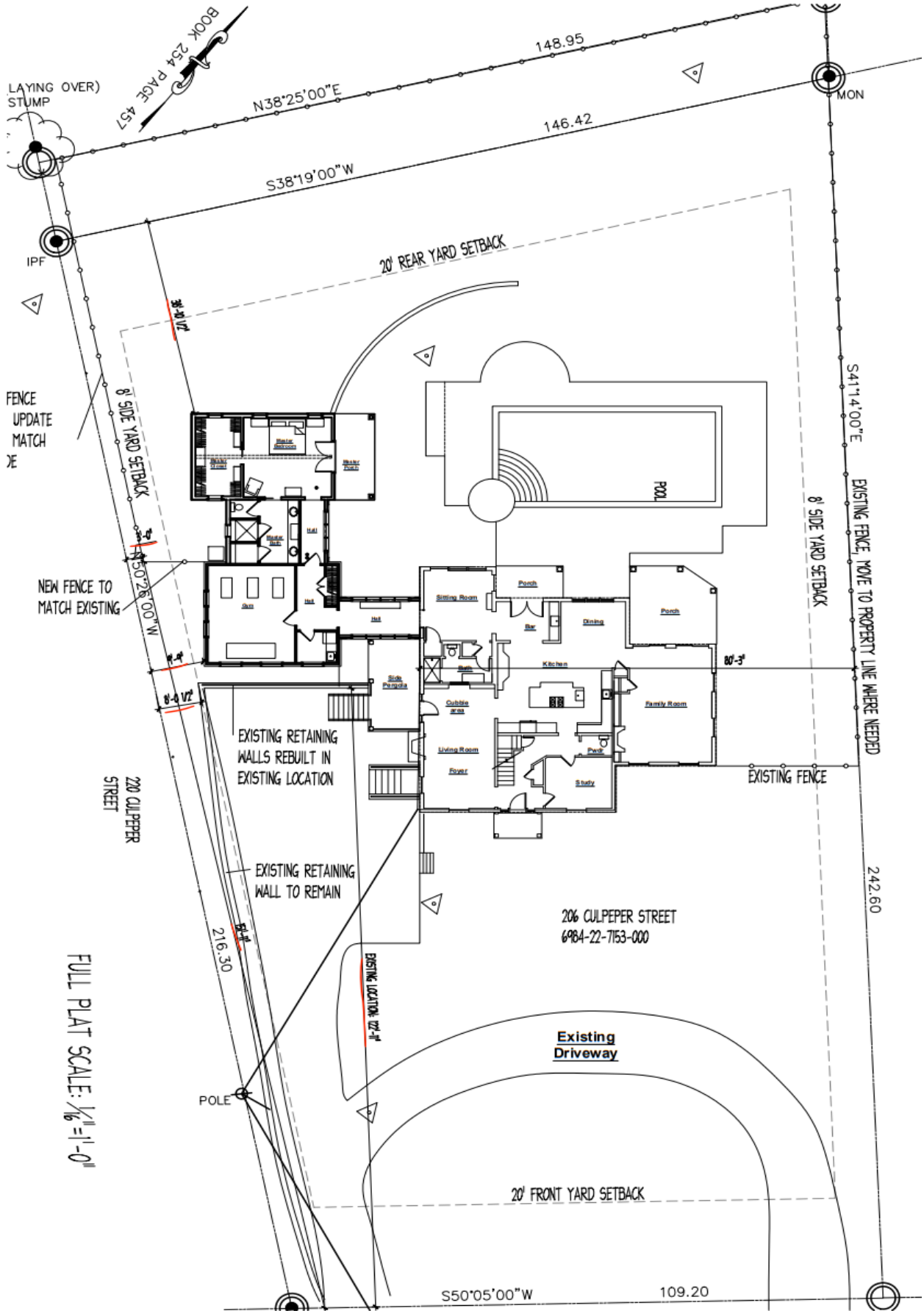




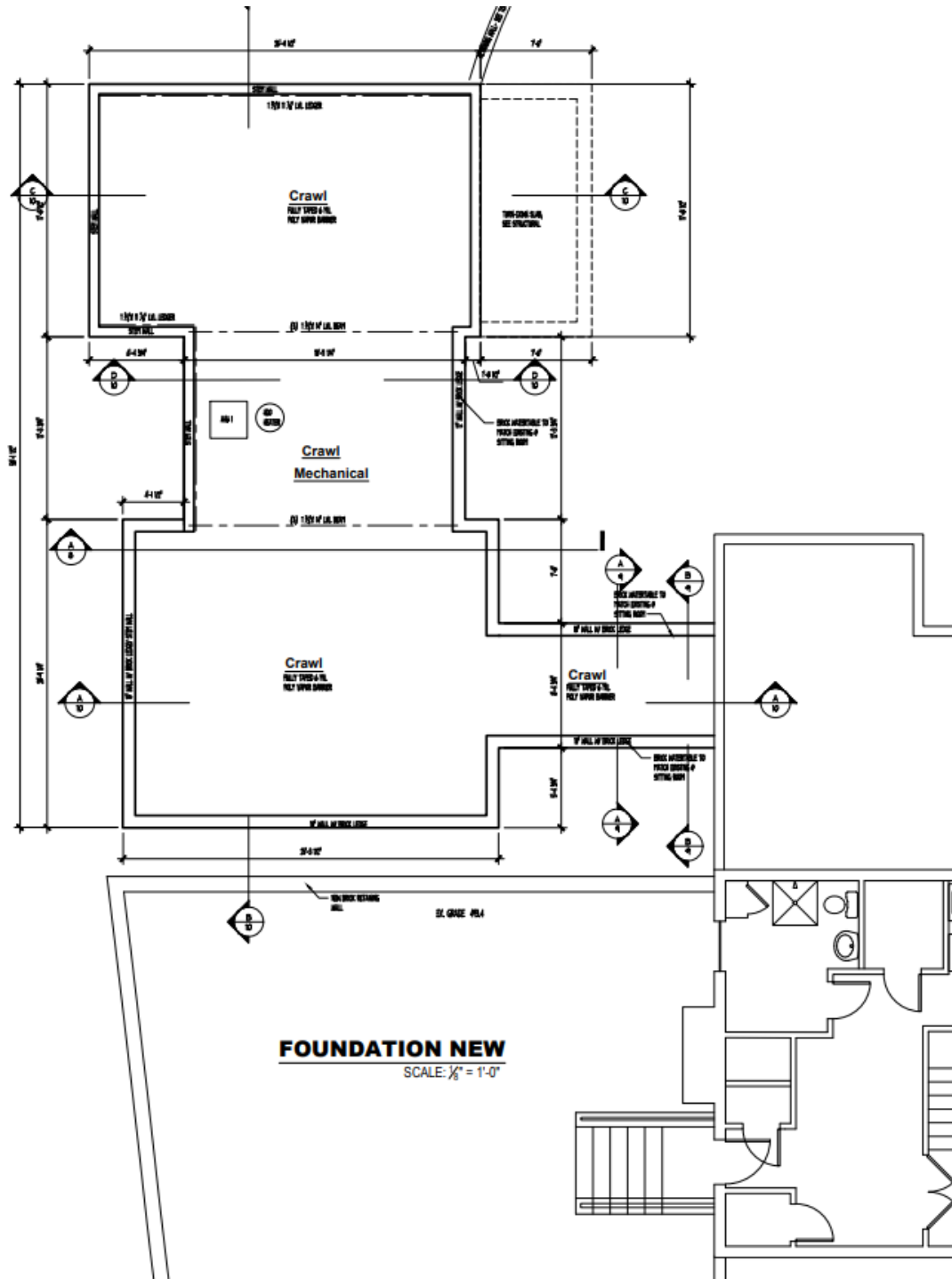
Revised Plans:

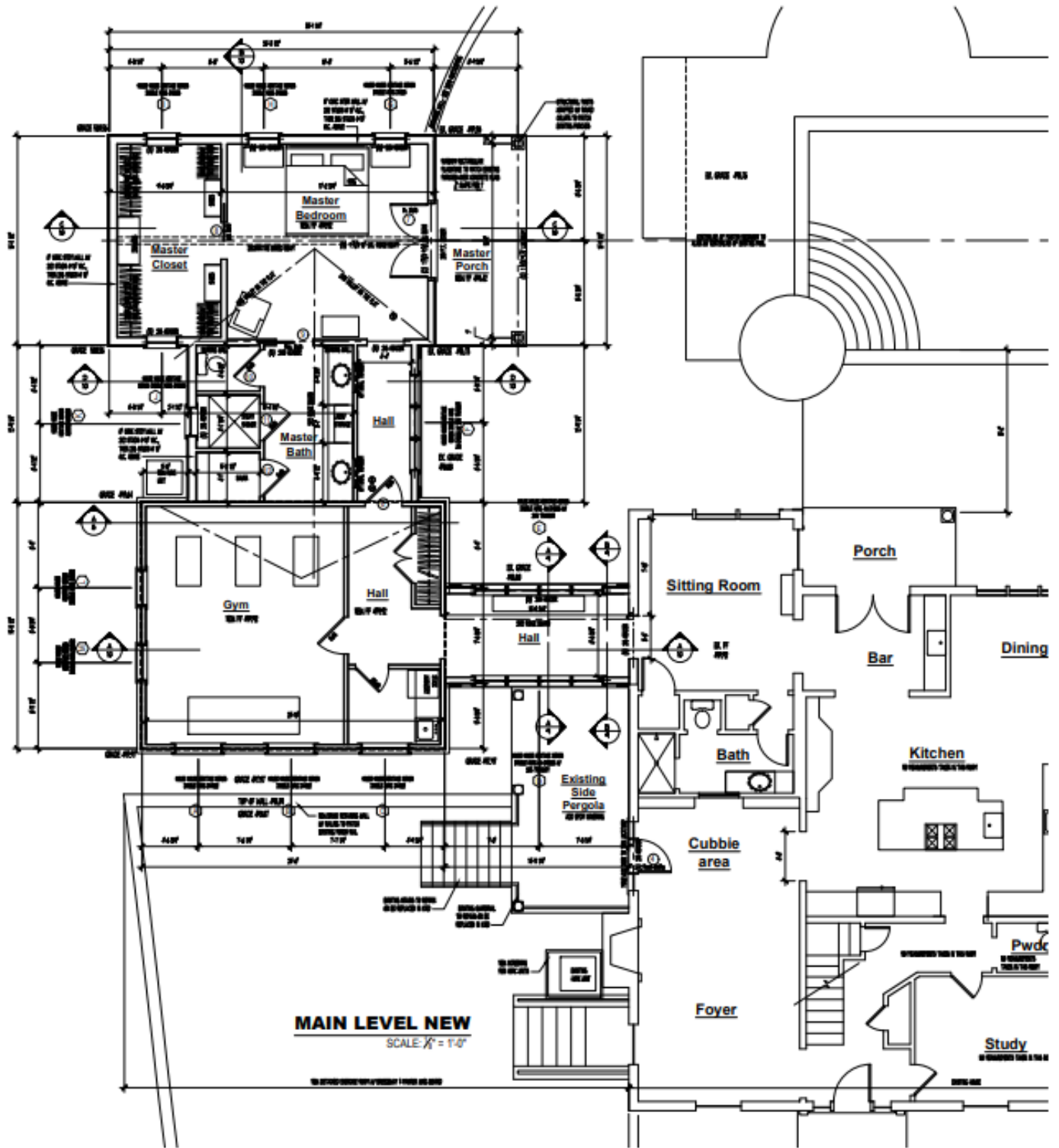


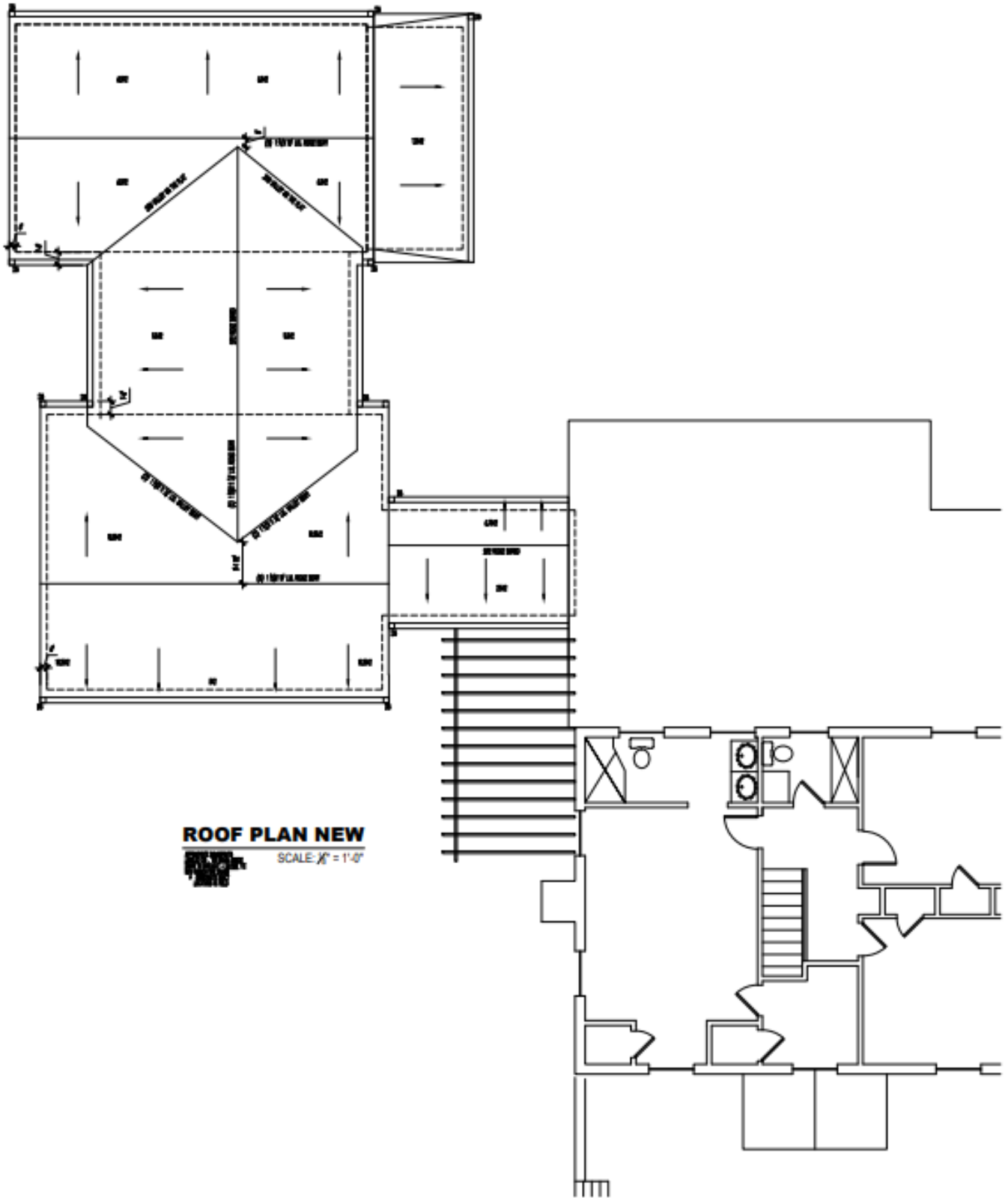
GARAGE & MASTER WING ADDITION for
Mr. & Mrs. Joe & Nancy Irwin
206 Culpeper St.
Warrenton, VA 20116
12/26/2023

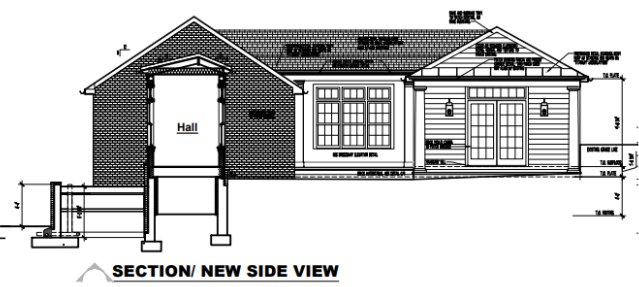
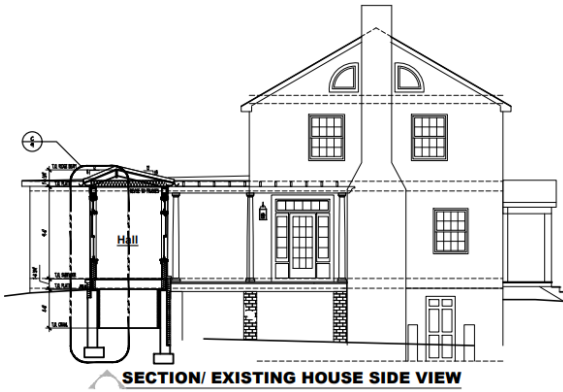
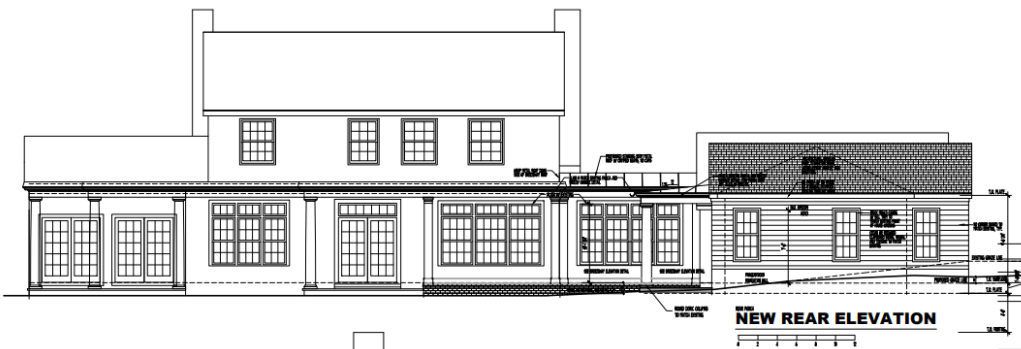
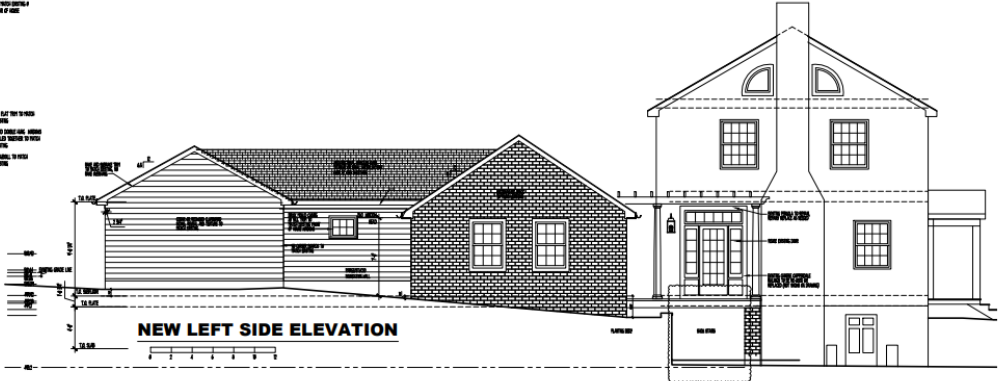
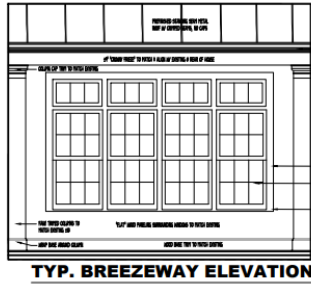
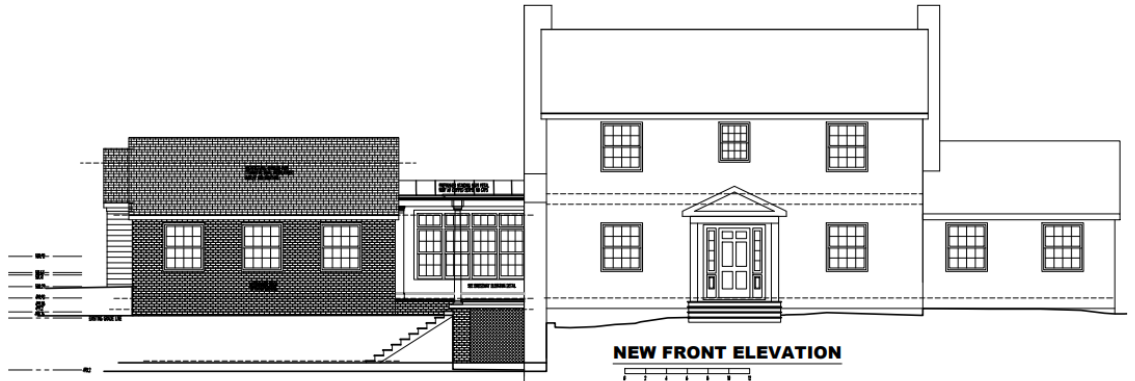


FULL PLAT SCALE: 1/16" = 1'-0"











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).

Forthcoming Accompanying permit applications (if required; this application also serves as a zoning permit).

Project Owner

Address/Location: 206 Culpeper St GPIN: 6984-22-7153-000

Name: Irvin, Joseph; Irvin Stacey Lowe Email: stacey.irvin@saintjamesepiscopalschool.org

Address: 206 Culpeper St Warrenton VA 20186 Phone: (540) 270-6940

Applicant (If different then above)

Name: see above 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: see above Email: _____

Address: _____ Phone: _____

Complete description of each modification or improvement

Modify original addition approved by ARB. Remove Garage/basement level of addition. Exercise room and Laundry area

reworked with gable roof and no dormer and white washed brick facade. Breezeway on rear elevation reworked

Existing retaining wall will be replaced with new retaining wall faced with brick. Fence/ railing on wall to match existing rail at side porch

Roof material and all other details to remain as proposed in original application. New fence on south west side to match existing scalloped fence.

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

Yes No If so, specify: previous ARB Approval

Signature of Property Owner

STACEY IRVIN

Name (Print or Type)

Signature of Applicant/Agent Property Owner

Joseph Irvin

Name (Print or Type)



Community Development
Department

STAFF REPORT

Meeting Date:	January 25, 2024
Agenda Title:	COA 24-1 – 11 S. Second Street
Requested Action:	Review proposal to minimize the size of the previously approved (COA 22-152) back patio.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The Applicant is proposing to minimize the overall footprint of the previously approved (COA 22-152) back patio. The Applicant has confirmed that there will be no changes to the previously approved design or materials.

Revised patio dimensions:

- The modified footprint will be a 575 Sqft deck in sealed natural wood with an ADA ramp and stairs (existing) to the 2nd floor.
- Previously it was a 55' long by 13' and 23' wide wood patio; 24" maximum height

BACKGROUND

This institutional/commercial building was constructed in 1912 and is in fair condition. Historically, it served as the African-American View Tree Lodge Masonic Hall. It retains integrity of location, design, setting, materials, workmanship, and association. As an African American resource, this resource retains a high degree of integrity and local historic significance. This resource falls within the district's period of significance and contributes to the commercial and institutional character of the district. Although it does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C, for architecture and Criterion A, for African-American and social history.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
C. Addition(s) to Existing Buildings		
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	PATIO- Proposed new wood patio has been minimalized compared to the previously approved patio which spanned the length of the side elevation to the existing retaining wall. Maximum height on the patio is 24" with additional height for required handrail.

Historic District Guideline	Page No.	Analysis
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	PATIO- Will be highly visible from second street but obscured from all other angles. It will be freestanding with minimal impact on the physical structure.
8. 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	PATIO- Will be highly visible from second street but obscured from all other angles. It will be freestanding with minimal impact on the physical structure.

STAFF RECOMMENDATION

Staff recommends approval of the request to modify previously approved COA 22-152 by minimizing the size of the side patio, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The installation of the patio 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) The patio must contain an ADA-access point that complies with the Zoning Ordinance.
- 4) The patio shall be appropriately screened with native shrubbery/plantings to obscure the patio framing and to provide additional visual interest to the landscaping.
- 5) Any further changes or alterations to any exterior element of the building will require the submission of a new Certificate of Appropriateness and review and approval by the Architectural Review Board prior to being undertaken.

ATTACHMENTS

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

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 2024-1

January 25, 2024

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2024-1** for the request to modify previously approved COA 22-152 by minimizing the size of the side patio on the west elevation fronting Second Street, as described and depicted within the application, at **11 S. Second Street**, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) The installation of the patio 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) The patio must contain an ADA-access point that complies with the Zoning Ordinance.
- 4) The patio shall be appropriately screened with native shrubbery/plantings to obscure the patio framing and to provide additional visual interest to the landscaping.
- 5) Any further changes or alterations to any exterior element of the building will require the submission of a new Certificate of Appropriateness and review and approval by the Architectural Review Board prior to being undertaken.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained:



Cast Iron Craft House

Outdoor Space





TOWN OF WARRENTON

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

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATNESS

COA # _____

Assoc. Permit # BLDG-24-3

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

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

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

Project Owner

Address/Location: 11 S 2nd Street GPIN: _____

Name: Cast Iron Craft House Email: castironcrewva@gmail.com

Address: 11 S 2nd Street, Warrenton, VA 20186 Phone: _____

Applicant (If different then above)

Name: _____ Email: _____

Address: _____ Phone: _____

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

Name: _____ Email: _____

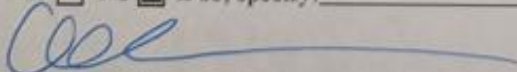
Address: _____ Phone: _____

Complete description of each modification or improvement

Build a 575sqft Deck, ADA Ramp, and Stairs to 2nd floor.

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

Yes No If so, specify: _____



Signature of Property Owner

Wesley Ross

Name (Print or Type)

Signature of Applicant/Agent

Name (Print or Type)

Vicinity Map



Street View



Proposed Project Locations

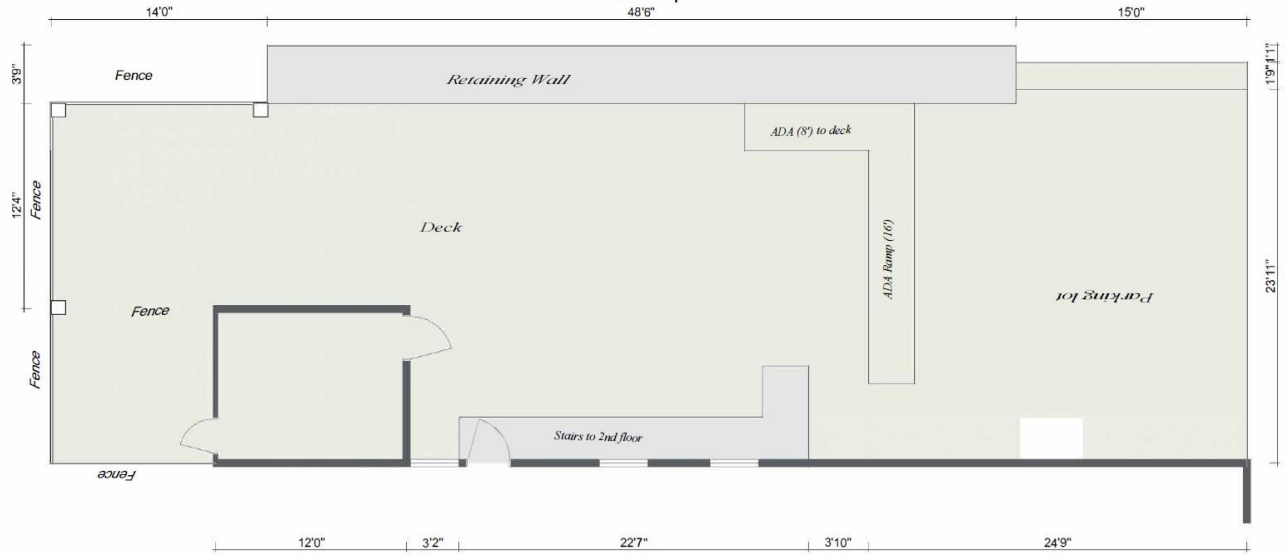


Proposed Patio Railing

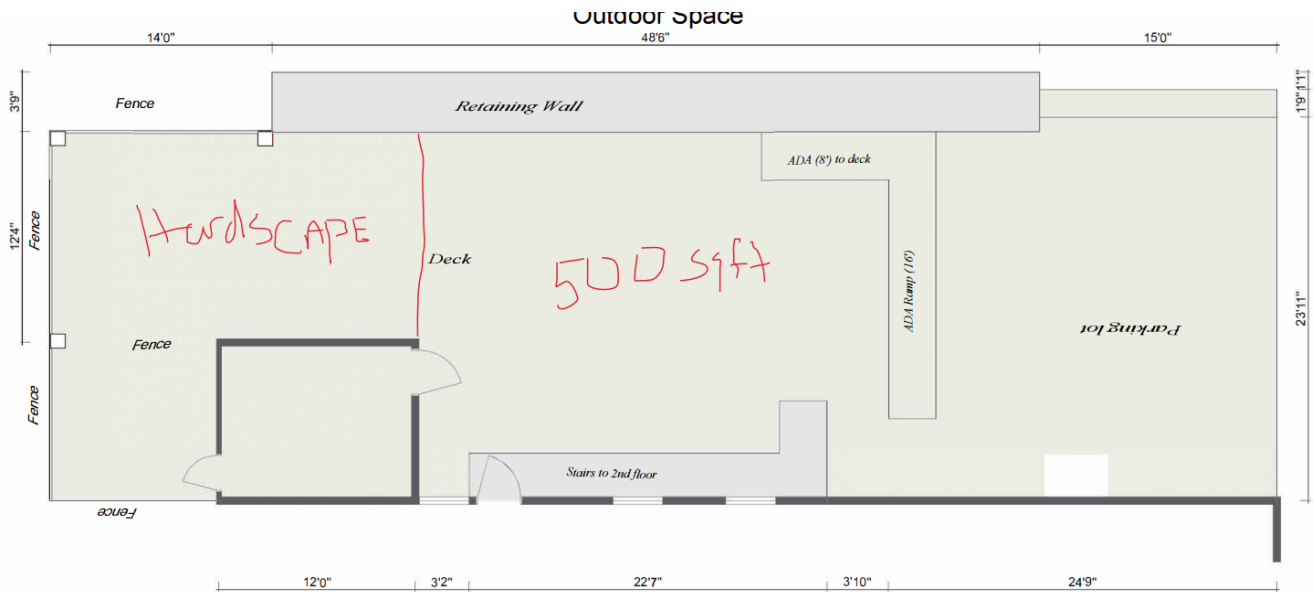


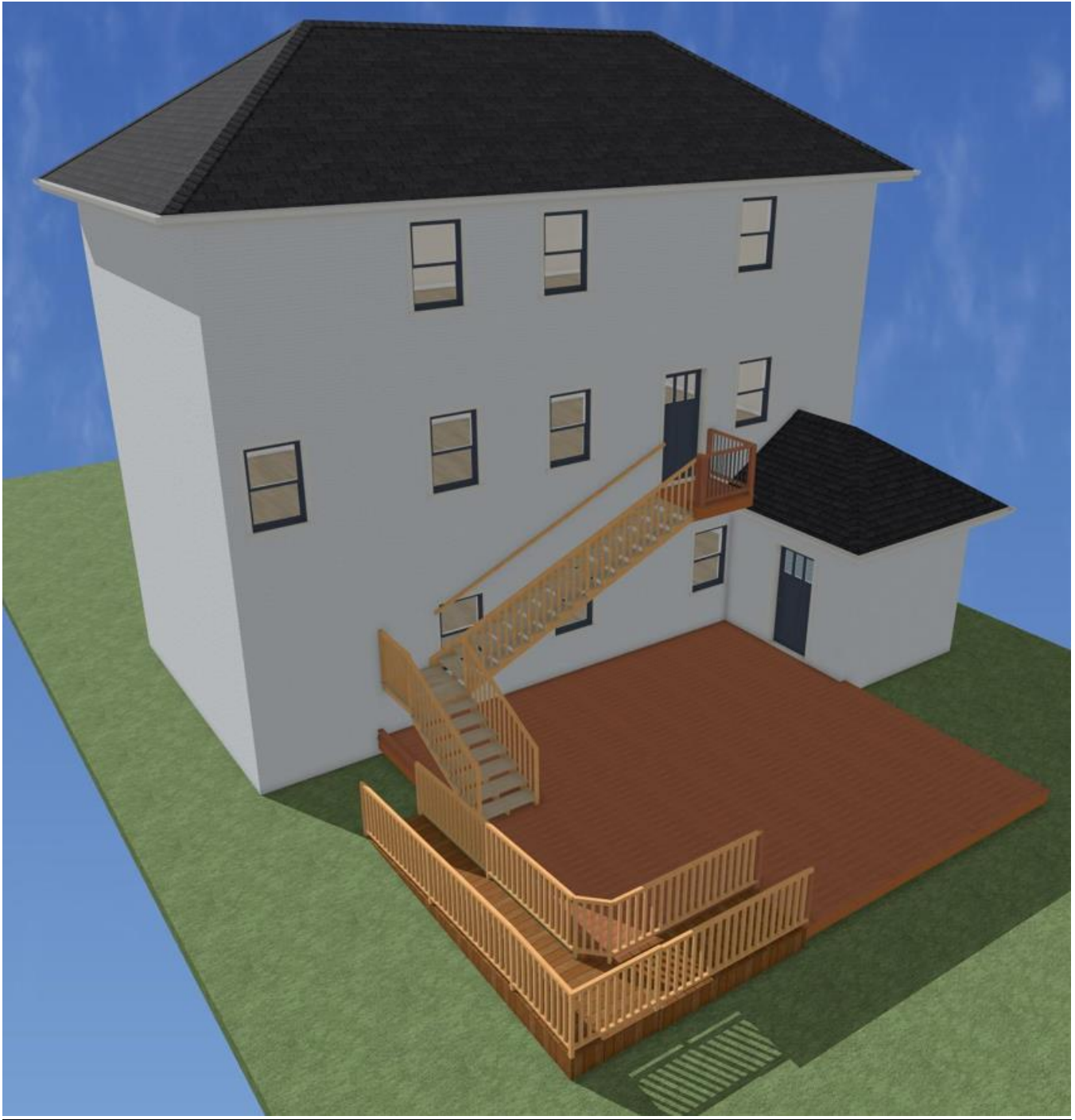
PATIO RENDERING

PREVIOUS PLAN:



CURRENT PLAN (patio size cut back):





Site Photos







