TOWN OF WARRENTON
POST OFFICE DRAWER 341
WARRENTON, VIRGINIA 20188-0341
http://www.warrentonva.gov
TELEPHONE (540) 347-1101
FAX (540) 349-2414
TDD 1-800-828-1120

ARCHITECTURAL REVIEW BOARD

AGENDA

February 25, 2016

7:00 PM

1. Call to Order
2. Determination of a Quorum
3. Purpose of Architectural Review Board; Statement of Qualifications of Architectural Review Board
4. Approval of Minutes – November 19, 2015 and January 28, 2016
5. New Business
    A. **Certificate of Appropriateness 16-1.** Construction of a garage at 23 N Chestnut Street, Richard Wright, Owner, or Roger Cordani, Agent.

    B. **Certificate of Appropriateness 16-3.** Removal of two story addition to guest cottage and replacement with smaller one story addition, roof replacement, and siding/trim repairs at 319 Falmouth Street, William or Sally Semple, Owners.

    C. **Certificate of Appropriateness 15-22 – 2016 Resubmission.** Construction of ten (10) townhouse units at 67 Waterloo Street, Horatio Magalhaes, Owner
6. Work Session
7. Adjourn

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ARCHITECTURAL REVIEW BOARD

Staff Analysis COAP 16-1

February 25, 2016

Applicant: Richard Wright, Owner

Owner: Richard Wright

Address: 23 North Chestnut Street

GPIN: 6984-34-1360-000

Zoning: Residential R-6

Type: Construction of Accessory Structure

Proposal:

The applicant proposes to construct a garage with details including: white painted Hardi-Board shingles, gray asphalt shingles, and windows matching the colonial design on the existing building. The applicant intends to seek a Special Use Permit to allow for an accessory dwelling unit above the garage. The footprint of the new structure is 22 feet by 31 feet and will be set back from the existing building. The second phase of this project, not included within this COAP, is to replace the vinyl siding on the existing non-contributing building with white painted Hardi-Board shingles. A representative from the builder will be present at the Architectural Review Board meeting to answer questions on proposed materials. An example of Hardi-Board siding has been provided for the meeting.

Historic and Architectural Significance:

The existing circa 1965 building on the property is a non-contributing resource in the Warrenton Historic District and is currently used as a three (3) unit apartment building.

Zoning Ordinance Considerations:

The subject property is zoned R-6. The proposed accessory building must meet size and setback requirements per Articles 9-1.1 and 9-1.2 of the Zoning Ordinance, and shall not exceed thirty (30) percent of the area of the rear yard, shall not exceed 25% of the total area of the principal structure, and shall not be located closer than five (5) feet from the side and rear property lines. The proposed accessory building must also meet the setback requirements per Article 3-4.3.5.2, where front-loaded garages must be set back at least fifteen (15) feet behind the front building line of the primary structure. Building height requirement, which allow a maximum height of 35

feet, must also be met as per Article 3-4.4.5.1. A Special Use Permit, as approved by the Town Council, will be needed for the accessory dwelling unit in the garage, as per Article 3-4.3.2; dwellings in an accessory building.[1]

Certain minor actions are exempted from review before the Architectural Review Board. Article 3-5.3.4.1 Certain Minor Actions Exempted from Review by the Architectural Review Board of the Town's Zoning Ordinance states:

> 7. Construction of accessory buildings and structures on properties which are not designated as landmark or contributing properties and which are generally in keeping with the character of the existing structure and its surroundings.

In this instance, it is outside of staff purview to make a determination whether the project is in keeping with the character of the existing structures and the surroundings. Consequently, the Architectural Review Board would review this proposal.

Historic District Guidelines Considerations:

Non-contributory Structures

Non-contributory structures should not have to meet the same criteria as other resources within the Historic District. The architectural significance and the style do not suggest the use of the same criteria by the ARB as consideration of their improvement, renovation or expansion. There is more flexibility in the design, texture, use of materials and architectural compatibility as contributory structures. Those non-contributory structures which are located amidst other contributing buildings or are in a location to significantly contribute to the District as a whole, should reflect the surrounding character of the area and be reviewed with compatibility of the District and its character in mind.

New Construction

New construction is defined as the erection of a new building at any location including a new accessory building on a property within the historic district. It may include a new infill building on a vacant lot between two commercial store/houses or single-family dwellings. New construction might also involve the building of a solitary store, church, and house in the Central Business District or a cluster of townhouses in an RMF or R-15 zoned districts underlying the historic zoning.

Guidelines for New Construction

1. *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.*
2. *<u>PLACEMENT/RELATIONSHIP TO THE STREET</u>*

   Recognize and ensure consistency with the relationship and situation of existing buildings to the street when siting the new building. Recognize that the area and setback regulations of

[1] Article 11-3.10 contains information on the authorization, application, criteria, and process for acquiring a Special Use Permit.

the particular zoning classification also apply. Recognize the historic grid street plan throughout the district and the immediate surroundings where historic buildings face toward the major street.

- *Orient primary buildings to face the front major street in keeping with neighboring buildings in the immediate surroundings. New primary buildings on corner lots should face the major street. Accessory or outbuildings may face the primary building or their interior yard.*
- *Comply with the predominant front and side setback patterns of contributing buildings.*
- *Avoid siting a building significantly farther away or closer to the street than adjacent and other buildings on the block.*
- *Store/houses typically have no front setback in the Central Business District.*
- *Churches, public government buildings and dwelling houses do set back with an open front yard.*
- *For infill construction on a store/house block in the Central Business District, promote the commercial vitality and pedestrian activity along the street by providing entrances, storefronts and architectural detailing at the ground floor of new buildings. Avoid blank undifferentiated walls and lack of openings.*

3. *<u>HEIGHT, WIDTH, PROPORTION, SCALE, SPACING & MASSING</u>*

Understand the basics: Proportion is defined as the relationship between the width, height and depth of a building or its features. Scale is defined as the relative portion of a building to neighboring buildings or to a pedestrian or of a building to its surroundings in general. Scale is also defined in a relationship of architectural features to other architectural features. Spacing is the distance between buildings or elements. Massing is the enclosed volume or block of a building or its features. Form is the shape of the building, i.e., rectangular or square. Rhythm means the pattern of buildings or features to one another.

- *Recognize that the area regulations of the particular zoning classification also apply.*

  Comply with the predominant height of contributing buildings on a block. Avoid heights that exceed the adjacent building. When additional height is required above the adjacent building, the new low or flat-pitched roof shall gradually rise or step up from the lower adjacent building.

  New infill single-family residences in any R district should not exceed two-and-one-half stories in height unless the structure can be lowered into the ground. New townhouses or multi-family residences in permitted zones should also comply with the predominant height of contributing buildings and not exceed three stories. Lower roof pitches and belt courses are encouraged on tall buildings.

- *Heights should always maintain a human scale. Consider that story heights on historic buildings ranged from 7.10 to 19.5 feet with an average of 13.5 feet. New building story heights should remain within that average.*
- *Comply with the predominant width and proportion of contributing buildings. Buildings on infill sites that are wider than most should be subdivided into bays that relate to the*

width of early buildings. A measure of this can be visualized in the store/houses at 32- 34 Main or across the street at 41, 43 and 45 which include the former Hurst Jewelers' building. Cornice details, pilasters and piers can help provide separation and lessen the impression of broadness. Characteristic of their style, houses are of varied forms, vertical, square, compound or horizontal in their overall proportions. Therefore, the proportional character of any new construction in a given neighborhood should reflect that of contributing houses.

- *Comply with the predominant massing of the form and elements of contributing buildings in their block or neighborhood. Contributing residences have varied massing according to their styles.*
- *Comply with the predominant roof forms of contributing buildings within the block or neighborhood. The roofs on dwellings and outbuildings span the spectrum of roof forms.*

4. DOORS AND WINDOWS

- *Understand that: Styles and period of construction influenced the size, proportion, spacing and rhythm of doors and windows on historic buildings. Federal and Greek Revival-style buildings have symmetry of openings and more wall to window space. Early openings are vertical with smaller panes of glass, more wall to window space. As industry and glass availability improved, glass panes increased in size, and the ratio of wall to window space decreased, but not glaringly. Historic residences of the late nineteenth-century demonstrate both two-over-two and six-over-six sash windows. Casement windows still remained in use. Even as the later styles became more asymmetrical, verticality held strong. Yet, there are the occasional tripartite and paired windows in particular styles. Other than display windows in commercial buildings, horizontality of large panes of glass to wall space does not occur on contributing buildings. Likewise, early doors are vertical and no wider than double-leaf on contributing commercial and residential buildings.*
- *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.*
- *Respect the relationship between wall surface area and window opening area of contributing commercial and residential buildings in the block or neighborhood.*
- *Windows may have simulated divided light sashes, but true divided lights are encouraged.*

5. 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.*

6. MATERIALS, COLOR AND DETAILS

- A *new building should be recognized as a product of its period of construction and craftsmanship. While substantial natural and quality of texture materials are more durable, appropriate, compatible to the historic district, they are not required on new buildings.*
- *Harmony of colors is encouraged.*
- *Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings.*
- *Gutters may be K-style or half-round with down spouts to fit the selected shape.*

Analysis and Staff Recommendation:

The proposed garage will need to comply with the Zoning Ordinance and will require a Special Use Permit for an accessory dwelling unit.

The Historic District Guidelines states that, "The established treatment principle repeatedly used on historic or contributing buildings throughout these guidelines still apply – the building should be recognized as a product of its period of construction, design, materials and craftsmanship, consistent with the architecture in the Historic District." Staff leaves it to the Board's discretion in determining the appropriateness of the proposed garage. If approved, a special use permit will be required prior to use as an accessory dwelling unit, and building permit must be acquired.

AGENDA ITEM 5A
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 16-01

February 25, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 16-01** for the proposed **garage** at **23 N Chestnut Street** with the following conditions:

1. A building permit is acquired
2. A Special Use Permit is acquired

MOTION TO DENY

I move to deny the application for **Certificate of Appropriateness 16-01** for the proposed **garage** at **23 N Chestnut Street** for the following reasons:

Motion to Approve/Deny By: _____

Seconded By: _____

For: Against: Abstained:

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TOWN OF WARRENTON

2016-1

ARCHITECTURAL REVIEW BOARD
APPLICATION FOR CERTIFICATE OFAPPROPRIATENESS

Name of Applicant: RICHARD WRIGHT
Doing Business As (if applicable): _____
Address of Applicant (including Zip): 7331 MEADOW CT. WARRENTON 20186
Telephone Number: 540-351-0448 (H) 540-272-9739 (C)
Location of Property: 23 N. CHESTNUT ST.

Relationship of Applicant to Property (lessee, owner): OWNER
Complete description of each modification or improvement:
ADD APARTMENT GARAGE 22' X 31'

Do all drawings, material samples, and other submissions required on page one accompany this application? Yes X No. ____: _____

Is there an application relevant to this property and the subject modifications or improvements pending or contemplated before the Board of Zoning Appeals, Planning Commission, or Town Council: Yes ____ No X

If so, specify: _____

Who will represent the applicant before the ARB? (Representative must have the authority to commit the applicant to make changes that may be suggested or required by the Board.)

Name: DICK WRIGHT OR ROGER CORDEINI (540-522-7291)
Title or Relationship to Applicant: OWNER
Address (including ZIP): SAME AS ABOVE
Telephone Number: 540-272-9739
Email: DICKWRIGHT214@GMAIL.COM

Signature of Property Owner

Signature of Applicant or Agent

RICHARD D. WRIGHT
Name (print or type)

Name (print or type)

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS

INSTRUCTIONS FOR APPLICANTS

The Architectural Review Board meets every 4th **Thursday at 7:00 p.m.**, in the Town Hall, located at 18 Court Street.

Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the Architectural Review Board are required to attend this meeting or the application will be deferred.

Applications are to be submitted by the **1st day of each month** (or the first business day immediately following) prior to the meeting. Please complete and sign the attached application.

The following materials are to be submitted with an application for an ARB hearing:

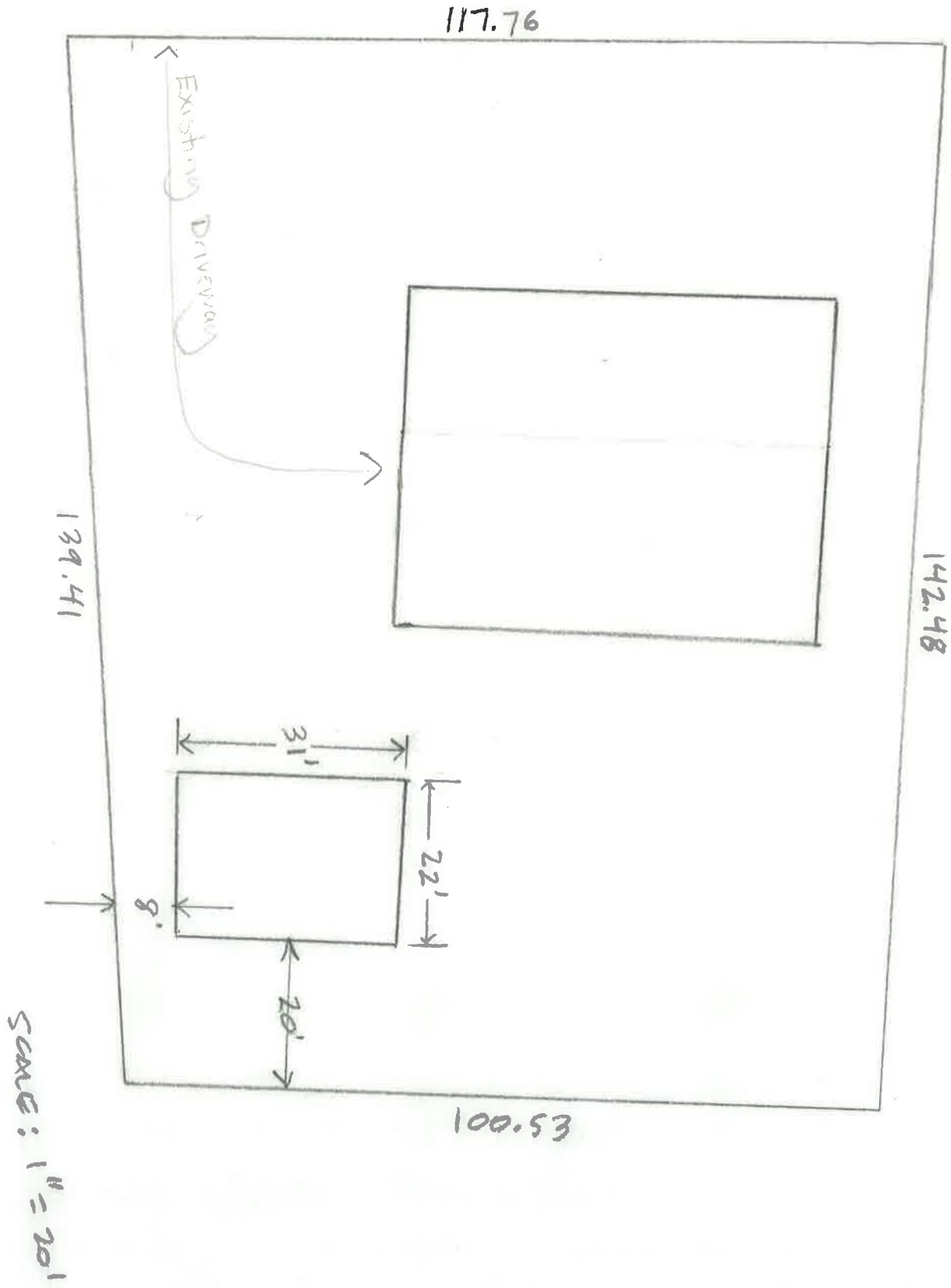
1. A minimum of three (3) photographs of the area of work.

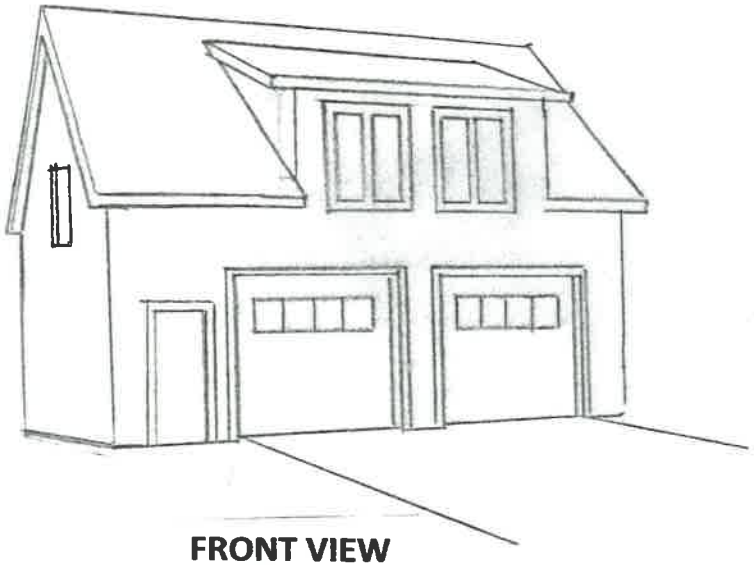
2. Seven (7) sets of architectural plans, site plan, or building plans, drawn to scale (not less than 1" = 8'). One (1) copy of all plans and specifications submitted will remain on file with the Town of Warrenton, five (5) copies will remain with the Architectural Review Board members, and the other copy will be returned to the applicant with approval.

3. For Buildings: Samples of all proposed building materials, including, but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When actual samples cannot be provided, due to size, a product information sheet that has an illustration of the item may be substituted.

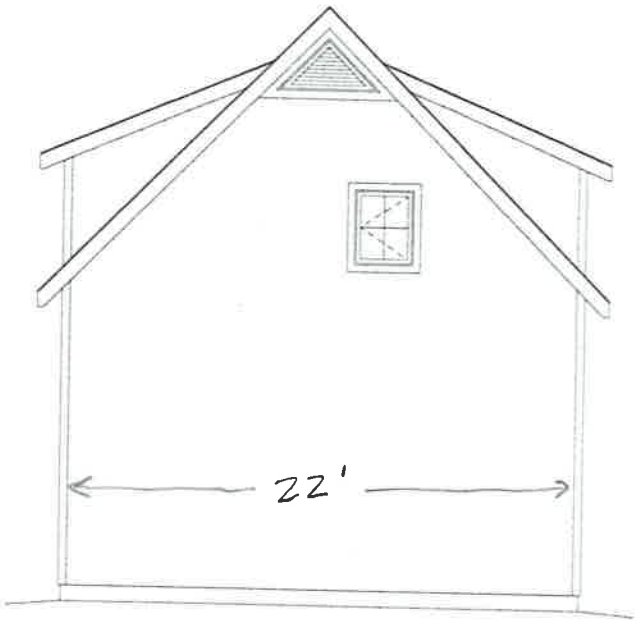
4. For Signs: A color scale drawing of the sign. The drawing must show sign dimensions, shade and color, and lettering style, size and spacing. The same sheet must also illustrate the method of support for the sign. Also, indicate sign material, location on the building or lot and proposed lighting, if any.

5. Applications for a building permit or a sign permit, if needed. (Additional forms will be provided.)



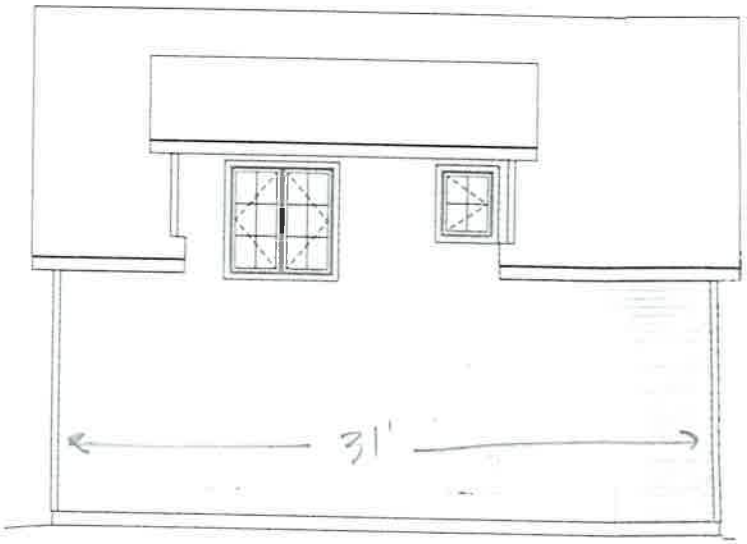


FRONT VIEW



RICHT SIDE VIEW

LEFT SIDE VIEW



BACK VIEW

1 inch = 50 feet

6984-34-1360-000

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COMMUNITY DEVELOPMENT
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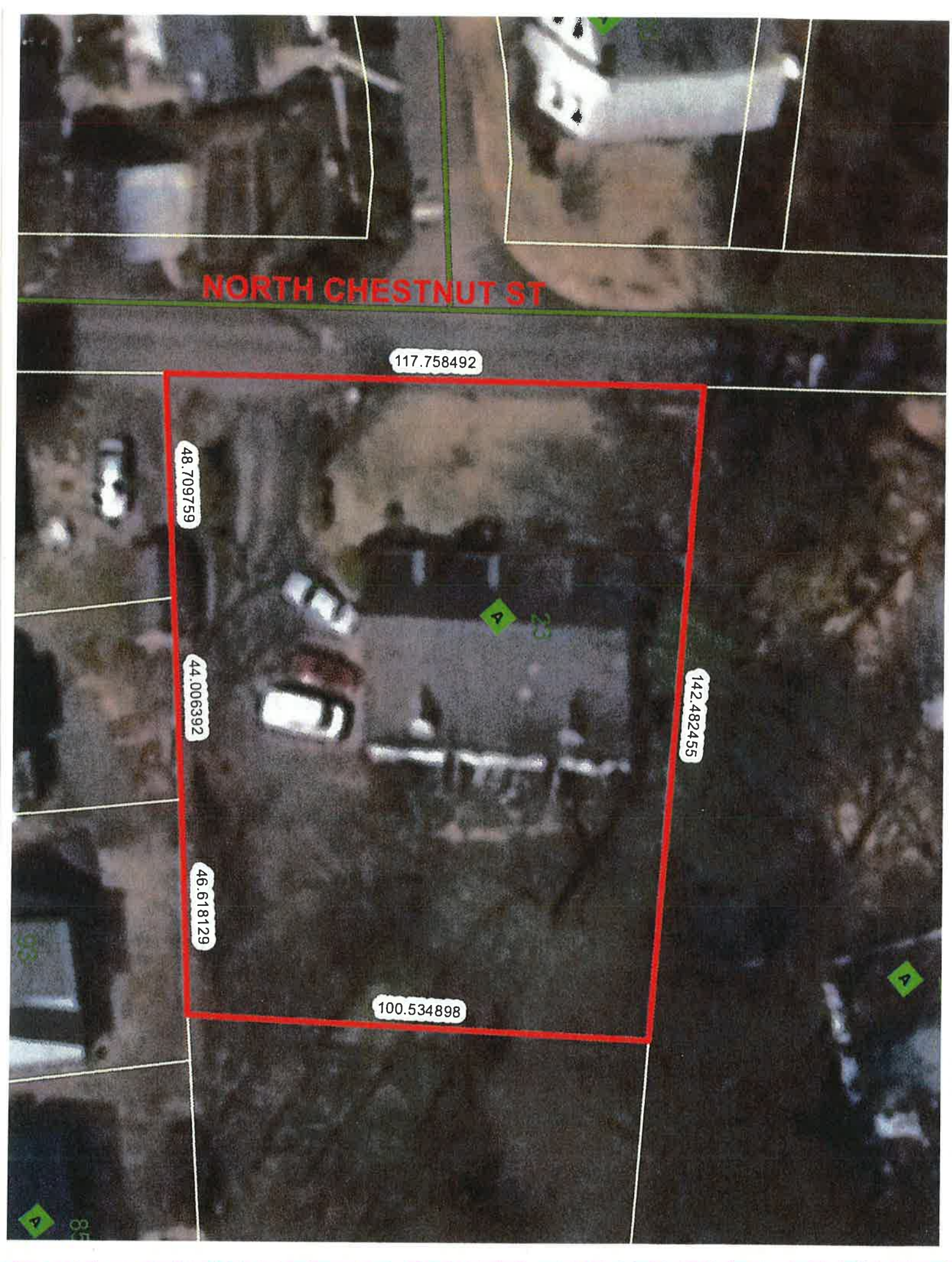
NORTH CHESTNUT ST
117.758492
48.709759
44.006392
46.618129
100.534898
142.482455

TWO CAR GARAGE and APARTMENT

23 N. Chestnut St., Warrenton

This is a picture of the garage we would like to build. The shingle siding will be painted white to match the siding on the house. I have provided a sample of the Hardi-Board shingle we will be using. This is a product that is made of concrete and fiber. When painted, it looks like wood. I have included a picture of my home here in Warrenton where the exact same product was used.

We are going to replace the vinyl siding on the house and use the same shingles that we are using on the garage. The roof of the garage will match the gray asphalt shingles on the roof on the house.

The garage doors will match the garage doors in the picture of the proposed garage.

The windows will be like the windows in the picture and will match the windows on the house.


A
B
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ARCHITECTURAL REVIEW BOARD

Staff Analysis COAP 16-3

February 25, 2016

Applicant: William & Sally Semple, Owners

Owner: William & Sally Semple

Address: 319 Falmouth Street

GPIN: 6984-51-9605-000

Zoning: Residential R-6

Type: Removal/Replacement of Addition, Roof Replacement, and Siding/Trim Repairs on Historic Cottage

Proposal:

The applicant proposes to remove a two-story addition to a guest cottage and replace it with a "more compatible" one-story addition. The proposed addition will be 130 sq ft and use materials consistent with the original cottage. Design details include: plain (flat) custom-milled vertical cedar rough-hewn board and batten, a French drain, a vertical tongue and groove board door, wood frame six over six windows, and custom milled window trim.

The existing addition also includes a prefabricated wood paneling covered enclosed back entrance surrounding the historic back entrance. The application proposal includes removing and replacing this enclosed back entrance with a simple open back porch entry and steps. The steps will have a wooden handrail, to code, with square newel posts and rectangular balusters. The entrance should not be visible from the street.

The applicant also proposes to remove the existing asphalt shingles and install a copper metal standing seam roof on the historic cottage, proposed addition, and back door porch roof. Newly exposed siding on the historic cottage would be replaced with board and battens matching the original siding if damaged and retained if possible. Scalloped ginger bread trim will be added where missing along the back of the historic cottage, if not cost prohibitive.

Historic and Architectural Significance:

The pre-civil war cottage house is a two-story structure with a brick foundation, gable roof, ginger breading, and original rough-hewn vertical board and batten siding. Attached to the rear of the historic cottage is a 1980s era, non-contributing, two-story addition. The addition has

prefabricated wood paneling siding, sliding glass doors, two rooms (265 sq. ft.), and is supported by uncovered 6x6 posts. The addition is flush with the south wall of the cottage and can only be seen from the driveway of a neighbor to the south.[1] The property was referred to as the "Newby Tan Yard" in the 1800s. The building is currently used as a home office and guest house.

Zoning Ordinance Considerations:

The subject property is zoned R-6. The addition must meet size, setback, and height requirements per Articles 3-4.3.4 and 3-4.3.5 of the Zoning Ordinance. The enclosed entry/porch structure must meet the size and setback requirements per Articles 9-1.1 and 9-1.2, and shall not exceed thirty (30) percent of the area of the rear yard, shall not exceed 25% of the total area of the principal structure, and shall not be located closer than five (5) feet from the side and rear property lines.

As a non-conforming building, per Article 11-4.4, repairs may not exceed 20% of the current replacement value of the structure within a consecutive 12 month period. In addition non-conforming structures cannot be enlarged more than 25% of the area occupied on the date the zoning ordinance amendment was adopted. However, as per Article 11-4.4.2.3, *Historic structures designated as contributing structures to an Historic District adopted by the Town Council shall be exempt from the limitations of Sections 11-4.4.2.1 and 11-4.4.2.2,* which allows the structure in question to be repaired or restored fully.

In addition, if the nonconformity is limited to pre-existing setbacks, the structure may be enlarged, increased, extended, repaired, or replaced so long as the improvements do not increase the degree of nonconformity.

Certain minor actions are exempted from review before the Architectural Review Board. Article 3-5.3.4.1 Certain Minor Actions Exempted from Review by the Architectural Review Board of the Town's Zoning Ordinance states:

> 6. Minor additions or deletions to the structure or accessory structures which will not substantially change the architectural character of the structure or which are generally hidden from public view.

As per Article 3-5.3.4.2, examples of work constituting "Substantial alterations" requiring a Certificate of Appropriateness by the Architectural Review Board include:

> 3. Any change or alteration of the exterior architectural style of a contributing or landmark structure, including removal or rebuilding of porches, openings, dormers, window sash, chimneys, columns, structural elements, stairways, terraces, and the like.
>
> 4. Addition or removal of one (1) or more stories or alteration of a roof line.

In this instance, it is outside of staff purview to make a determination whether the project is in keeping with the character of the existing structures and the surroundings. Additionally, the

[1] Vantage point is partially obscured by vegetation.

cottage is a contributing structure and the Architectural Review Board would review this proposal.

Historic District Guidelines Considerations:

Guidelines for Existing Wood Wall Surfaces & Details on Frame Buildings

1. *The building should be recognized as a product of its period of construction in craftsmanship, design, materials, texture, style and historic character. Retain, protect and repair the wood wall surfaces on frame buildings including weatherboard, board and batten, vertical plank and shingles as well as the frame structural system and all other wood character defining features.*
2. *Evaluate the overall condition of the wood wall surfaces, wood features and drainage system.*
3. *Repair and maintain leaking or poorly functioning roof drainage, flashing, gutters and down spouts. Fasten an extender or ground leader to down spouts or install an underground French drainage system to carry water away from the foundation of the building to deter rising moisture.*
5. *Do not remove and replace a major portion of wood cladding from a wall, thereby creating new construction and no longer historic instead of repairing or replacing only those members that are deteriorated beyond preservation. Repair by splicing in matching timber sawn wood of the same species if half or more of a weatherboard remains sound.*
6. *When timber sawn wood wall cladding is too deteriorated to repair, the new siding shall match in timber sawn wood material and in size, profile, texture, detail and technique.*
13. *Never remove wood surfacing and features or obscure them by applying modern sidings in shingle, strip, panel or liquid form including asphalt, aluminum, vinyl, polymer resin, elastomeric, liquid ceramic coating, any synthetic coatings, any wood-based, composite or plywood sidings, fiberglass, fiber wood, fiber-cement, cement and EIFS synthetic stucco to a contributing building.*
15. *Treatments to timber sawn or cut wood wall surfaces and other wood character defining details should recognize their craftsmanship, design, texture, style, historic character and period of construction. When these features are deteriorated beyond repair, replacement should be in kind to duplicate the old in strength, composition, texture, design and appearance.*

Guidelines for Existing Roofs

2. *Repair and maintain leaking or poorly functioning roof drainage, flashing, gutters and down spouts.*
3. *Make sure roofs have proper, non-obtrusive ventilation to prevent condensation and moisture build-up in attics or roof spaces.*
10. *Pre-painted/pre-finished metal roofs may be applied to contributing buildings, consistent with the following criteria:*
    - *The material shall be no heavier than 26 gauge, and must be formed from rolled material on site.*

- *Running Seams shall be less than 1 ½ inches high and shall be hand or machine crimped on site. The distance between seams should be no greater than 18 inches. Snap locking seams are not an acceptable method to join pans. Running seams are required to be double locked.*
- *Hip and ridge seams shall be less than 1 ½ inches high and shall be hand or machine crimped. Hip and Ridge seams may be single locked. Hip and ridge caps are not acceptable.*
- *Dull or matte finishes are required. Bright colors are discouraged. The applicant shall supply a sample of the pre-finished metal roofing materials they wish to apply, including at least one (1) crimped seam. Color chips are not acceptable.*

12. *Copper metal or copper standing-seam metal roofs are encouraged when the existing contributing metal roof cover is deteriorated beyond repair because the durable mineral requires no paint and naturally darkens. Copper shall not be painted after installation but allowed to darken naturally.*

Guidelines for Gutters & Down Spouts

3. *Except when replacing in kind materials, do not use vinyl or other synthetic gutters and down spouts on contributing buildings.*
4. *Gutters, down spouts and their fasteners should be of wood or metal. Unless the preferred copper metal is used, paint their surfaces for protection and to blend into the facade. Fasten gutters and down spouts in the least harmful manner to the historic fabric and architectural detailing of the building.*
5. *More appropriate for use on contributing buildings, half-round gutters and round down spouts are encouraged.*
6. *One should replace deteriorated gutters and down spouts before damage to the building or foundation occurs.*

Guidelines for Addition(s) to Existing Buildings

The following guidelines shall be used in conjunction with the previous guidelines for building elements.

1. *The existing building will be recognized as a product of its period of construction, design, materials and craftsmanship.*
3. *Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building*
4. *Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.*
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.*
9. *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. This can be subtly accomplished on a brick building by using a more*

modern stretcher course bond or varying the original pattern. A true masonry stuccoed frame or weatherboard frame addition would also differentiate compatibly.

10. *The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.*
11. *Unpainted, pressure-treated wood or vinyl decks are inappropriate porch additions. Traditional historic style painted wood porches are preferred. Expanded porches shall continue the original design and treatment.*
12. *ROOF form of an addition should be consistent with the contributing building and streetscape. The roof covering should be similar to the building in texture and material.*
13. *DOORS & WINDOWS - Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. For example, most of the existing windows are vertical in proportion and are regularly spaced across the facade of residential buildings and the upper story of store/houses. In such cases, new construction should not depart substantially from these characteristics for the general pattern of window openings, avoiding for example, horizontal strip windows, wide horizontal, single-pane openings or square openings.*
    - *Respect the spatial relationship between the wall surface and window opening of the existing building.*
    - *Double-hung sash and casement windows on additions should have true-divided lights and be composed of wood.*
14. *MATERIALS - Refer to No. 9 and choose natural traditional building materials that are compatible with the contributing building primarily. Depending on the building and addition type and design, brick, stone, concrete block, cinder block, true masonry stucco, frame weatherboard, board and batten and vertical plank wall surfaces are acceptable materials. Additions to historic buildings require a higher standard than modern buildings outside the district or a new building construction. Never use simulated wall surfacing products such as EIFS, Dryvit, synthetic stone or synthetic brick, synthetic masonry, fiber-cement, synthetic wood, vinyl, aluminum, wood-based, composite plywood sidings, fiber wood or fiberglass on additions to contributing buildings. Such products should not be used on other architectural details on additions.*
15. *Use half round metal gutters and round down spouts.*
16. *Additions to historic buildings should recognize the craftsmanship, design, style, texture, materials, historic character and period of construction of the original building.*

Analysis and Staff Recommendation:

The removal and replacement of an existing addition, roof replacement, and siding/trim repairs on a historic cottage will need to comply with the Zoning Ordinance. The Historic District Guidelines states that, “Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, yet, identifiable upon close inspection and

properly documented for future research." Staff leaves it to the Board's discretion in determining the appropriateness of the proposed changes. If approved, a building permit must be acquired.

AGENDA ITEM 5B
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 16-03

February 25, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 16-03** for the proposed **removal and replacement of addition, roof replacement, and siding/trim repairs** at **319 Falmouth Street** with the following conditions:

1. A building permit is acquired

MOTION TO DENY

I move to deny the application for **Certificate of Appropriateness 16-03** for the proposed **removal and replacement of addition, roof replacement, and siding/trim repairs** at **319 Falmouth Street** for the following reasons:

Motion to Approve/Deny By: _____

Seconded By: _____

For: Against: Abstained:

RECEIVED
JAN 15 2016
COMMUNITY DEVELOPMENT
TOWN OF WARRENTON

TOWN OF WARRENTON, VIRGINIA
18 Court Street, P.O. Drawer 341
Warrenton, VA 20188-0341
(540) 347-2405

ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OFAPPROPRIATENESS No. 2016-3

Name of Applicant: William & Sally Semple
Doing Business As (if applicable): _____
Address of Applicant (including Zip): 319 Falmouth Street, Warrenton, VA 20186
Telephone Number: 540-347-1528 (h); 540-395-5238 (Sally cell)
Email: sallydharmon@hotmail.com
Location of Property: 319 Falmouth Street, Warrenton, VA 20186
(address of subject property, the guest cottage, was at one time listed as 315 Falmouth St, to the rear of the main house at 319 Falmouth St)

Relationship of Applicant to Property (lessee, owner): owner
Complete description of each modification or improvement:
See Attached 3 page Description

Do all drawings, material samples, and other submissions required on page one accompany this application? Yes X No. ___: Photos, Drawings, Material Spec List, Draft Building Permit all Enclosed

Is there an application relevant to this property and the subject modifications or improvements pending or contemplated before the Board of Zoning Appeals, Planning Commission, or Town Council: Yes ___ No X

If so, specify: _____

Who will represent the applicant before the ARB? (Representative must have the authority to commit the applicant to make changes that may be suggested or required by the Board.)

Name: William or Sally Semple
Title or Relationship to Applicant: self
Address (including ZIP): 319 Falmouth Street, Warrenton, VA 20186
Telephone Number: 540-347-1528 (h); 540-395-5238 (Sally cell)
Email: sallydharmon@hotmail.com

Sally H. Semple
Signature of Property Owner

Sally H. Semple
Signature of Applicant or Agent

Sally H. Semple
Name (print or type)

Sally H. Semple
Name (print or type)

1/14/2016
Date

1/14/2016
Date

Complete description of each modification or improvement:

The cottage at 319 Falmouth Street sits to the rear and downhill from the main house. The cottage is a pre-civil war two story structure with its original rough-hewn vertical board and batten siding, a brick foundation, gable roof, ginger breading, and a 1980s era addition to the rear. The property was referred to as the "Newby Tan Yard" in the 1800s.[1] Plumbing was not added to the cottage until after World War II. The cottage was identified by its own address, 315 Falmouth Street, in the 1980s - early 1990s, and was occupied as a single family home. It is currently used as a home office and guest house.

1. Removal of Incompatible Two-Story Addition to Guest Cottage and Replacement with Smaller, More Compatible One-Story Addition

   a. Description of Existing Addition

Applicant proposes to remove a 1980s era two-story wood frame addition that is sided with prefabricated wood paneling, and has sliding glass doors that open to a 6' drop. The existing addition consists of two rooms (one above the other) of approximately 11.5' x 11.5' each (about 265 sq ft total). The addition is supported on 6 x 6 posts which are uncovered, exposing an unsightly storage area. A shed roof covers the addition and extends over a large portion of the original gabled roof, obscuring the roof line of the historic cottage. The addition has an asphalt roof that is in fair to poor condition. The addition is flush with the South wall of the historic cottage. The addition is largely not visible from the street or sidewalk--only from one vantage point (the driveway of the neighbor to the south) can the second story and part of the first story of the south wall be seen through the vegetation (see Photo 7).

Adjacent to the addition on the North side of the cottage is an enclosure that covers the original back entrance to the historic cottage. The enclosure is constructed of the same prefabricated wood paneling that is used as siding for the addition, is covered by an asphalt shingle shed roof, and has a broken aluminum storm door. Concrete steps and a concrete landing that lead to the original back door are in good condition. An exterior wooden hand rail has deteriorated and is no longer in place. Applicant proposes to remove the enclosure, but retain the existing concrete steps and landing.

See Photos 1-5 and 7

   b. Description of Proposed New Addition

Design - A new, one-story, approximately 130 square foot (approx. 11' x 12') addition is proposed to be put in place of the 1980s era two-story addition in a style more consistent with the original historic cottage. The addition will be limited in terms of size and scale as compared to

[1] "Directory of Warrenton in the Latter Part of the 1880's; Information Gathered from the Papers of Joseph A. Jeffries" Philip A. White, Fauquier County Public Library, 1989.

the original structure (see Drawing 6). Materials will be consistent with the original cottage, but will be clearly differentiated so that the addition does not appear to be part of the historic building. The addition will be stepped back from the south side of the historic building by approximately 1 foot, instead of flush with the south wall. A gable roof will be installed that will not interfere with the historic cottage roof line or protrude beyond the south wall. No ginger breading would be installed.

The exterior is proposed to be constructed of custom-milled vertical cedar rough-hewn board and batten of current standard dimensions (10" wide boards) which are slightly narrower than the 13-15" variable board width on the historic cottage. Batten width would be about the same as the historic battens (about 3"); however, the battens will be plain (flat) unlike the unusual battens on the historic cottage which are thick and beveled. The foundation would be stucco over 8" CMU block, and the area under the first story would be enclosed and used for storing garden equipment. A French drain is proposed to be installed. Rear access to this storage area will be provided by swing out wooden double doors, not visible from the street or the main house. The doors would be constructed of vertical tongue and groove boards.

See Drawings 1-6

Windows - Wood frame windows on the first (and only) story of the new addition would be a six over six double hung design, consistent with the historic cottage windows. All the new windows would be identical to each other. The size of the windows would be similar to the historic first story windows on the cottage, but the precise dimensions will be slightly smaller (about 6" shorter) than the historic windows (see Specification List for dimensions). The mullions would be the same width as the historic mullions (5/8") or slightly wider (7/8"). This will ensure that the addition and its windows are consistent with, but can be differentiated from, the historic structure.

One window will be centered on each of the south and east (rear) walls of the addition. The homeowner is currently undecided on whether to install a window on the north side as shown in the drawing. The windows are proposed to be simulated divided light with permanent wooden mulleins (see Specifications List). Only one window might be partially visible from one vantage point on the street (neighbor's driveway), and would be difficult to see given evergreen vegetation, the change in elevation, and the distance (over 160 feet) of the structure from the sidewalk (see Photo 7). These are the same type of windows that were approved for the street front of the homeowners' property in the Old Town Alexandria, Virginia historic district (1220 Prince Street) by Alexandria's Board of Architectural Review in 2011.

The exterior window trim will be custom milled to be similar to the style of the first story window trim on the historic cottage (2" wide sills, 6" wide side trim, 7" wide top trim). No shutters would be installed.

See Drawings 1-5 and Photo 7

Back Door Entry – The existing enclosure surrounding the historic back entrance will be removed and replaced with a simple, traditional open back porch entryway. The porch roof will be rebuilt with a copper standing-seam shed/hip roof. A wooden hand rail will be installed to code along the stairs and the east side of the landing, with simple square newel posts and rectangular balusters. The entry will not be visible from the street.

See Drawings 2&3

c. Proposed Repairs to Newly Exposed Original Siding and Trim

Because the new addition will be smaller than the current addition, newly exposed siding on the back (east side) of the historic cottage will need repair and/or replacement. It is not known if the original board and batten siding was removed prior to building of the addition. Original siding (if present) will be retained, removing and replacing only the portions of the boards that are actually damaged. Any missing siding will be replaced with custom-made board and battens to match original siding remaining on East-facing exterior.

The existing scalloped ginger bread trim along eaves is in good condition; however, the ginger breading is missing along back side of cottage. If the cost for adding the trim is not prohibitive, scalloped ginger bread trim will be extended across the back upper eave of the historic portion of the cottage after removal of nonconforming addition. Trim would be custom-made to match existing trim as closely as possible. This portion of the roof is not visible from the street.

See ginger breading in Photos 1-4 and Drawing 2

2. Roof and Gutters on Historic Cottage and New Addition

The original historic gable roof is covered with asphalt shingles that are in fair condition, but are over 24 years old (see Photo 1). Homeowner proposes to replace the asphalt roof with a copper metal standing seam roof. Copper standing seam roofing is also proposed to be used on the new addition and the back door porch roof, including a copper ridge vent as may be required.Copper snow guards (see Photo 6) will be installed in either one or two rows based on recommendations from roofers.

The half-round aluminum gutters that are currently on the historic portion of the cottage feed into old galvanized metal and newer round white aluminum downspouts. The downspouts function reasonably well, but the white aluminum material is historically inappropriate. All gutters and downspouts will be replaced with new 5" half-round copper gutters and 3" round copper downspouts. The gutters and downspouts on the new addition will also be copper, and of the same proportions.

Semple - Photos - 319 Falmouth Street, Warrenton VA - Cottage

1: Cottage – Front (from side yard of Main house)

2: Cottage - Southern side - showing nonconforming addition (from back yard of Main house)

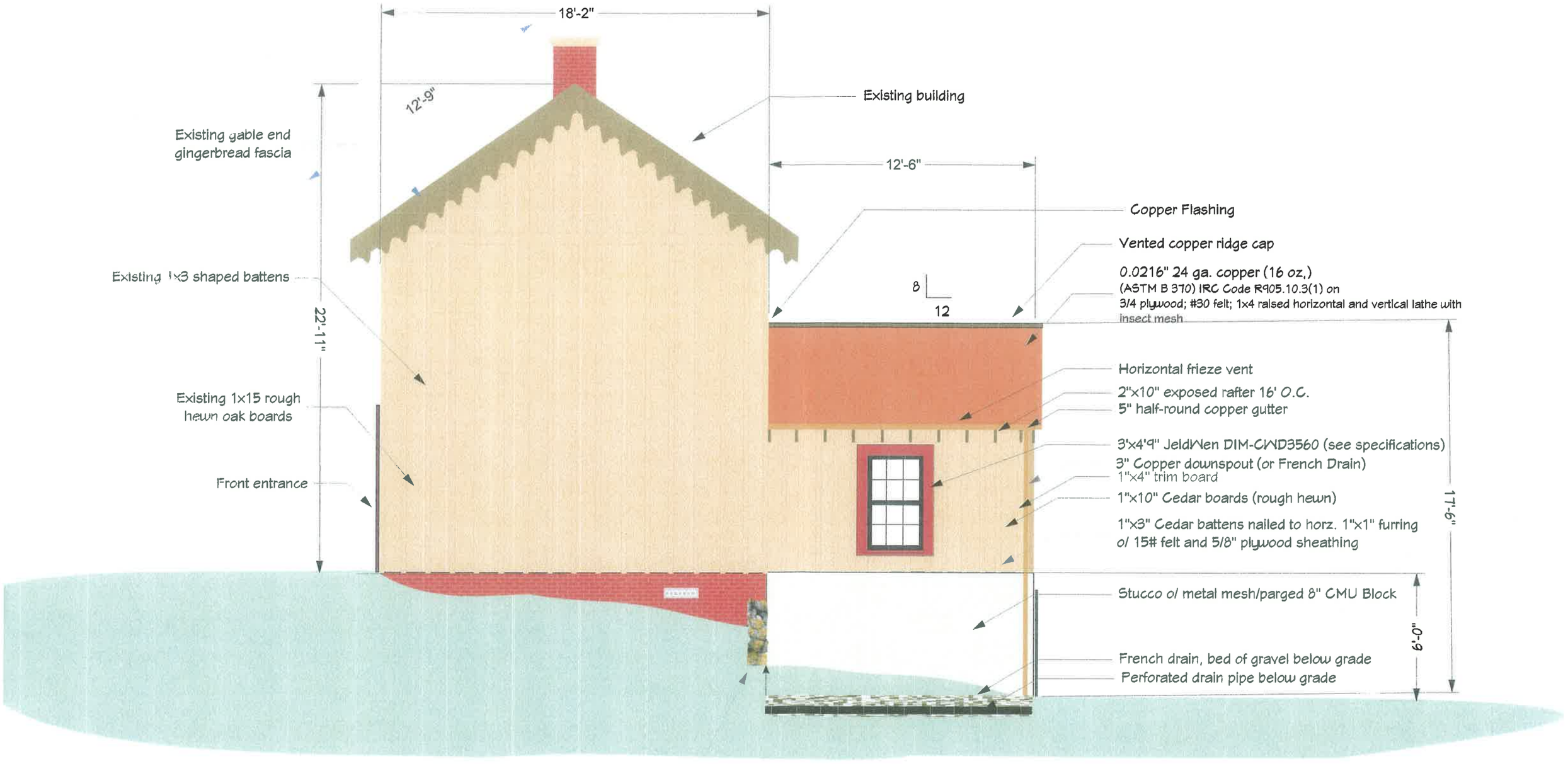
3: Cottage - Rear view - showing nonconforming addition on left with bay window, and partial view of ivy-covered back entry enclosure in center (from lower back yard)

4: Cottage - Northern side - showing nonconforming addition to rear and back entry enclosure (from driveway below Main house)

5: Cottage with nonconforming addition (from lower back yard)

6: Design of Snow Guard

7: View from Street in Winter (January 12, 2016) - Hard to photograph, but roof, second story and part of first story are partially visible through evergreen trees and bushes from this vantage only (neighbors driveway). The new one story addition would be difficult to see.

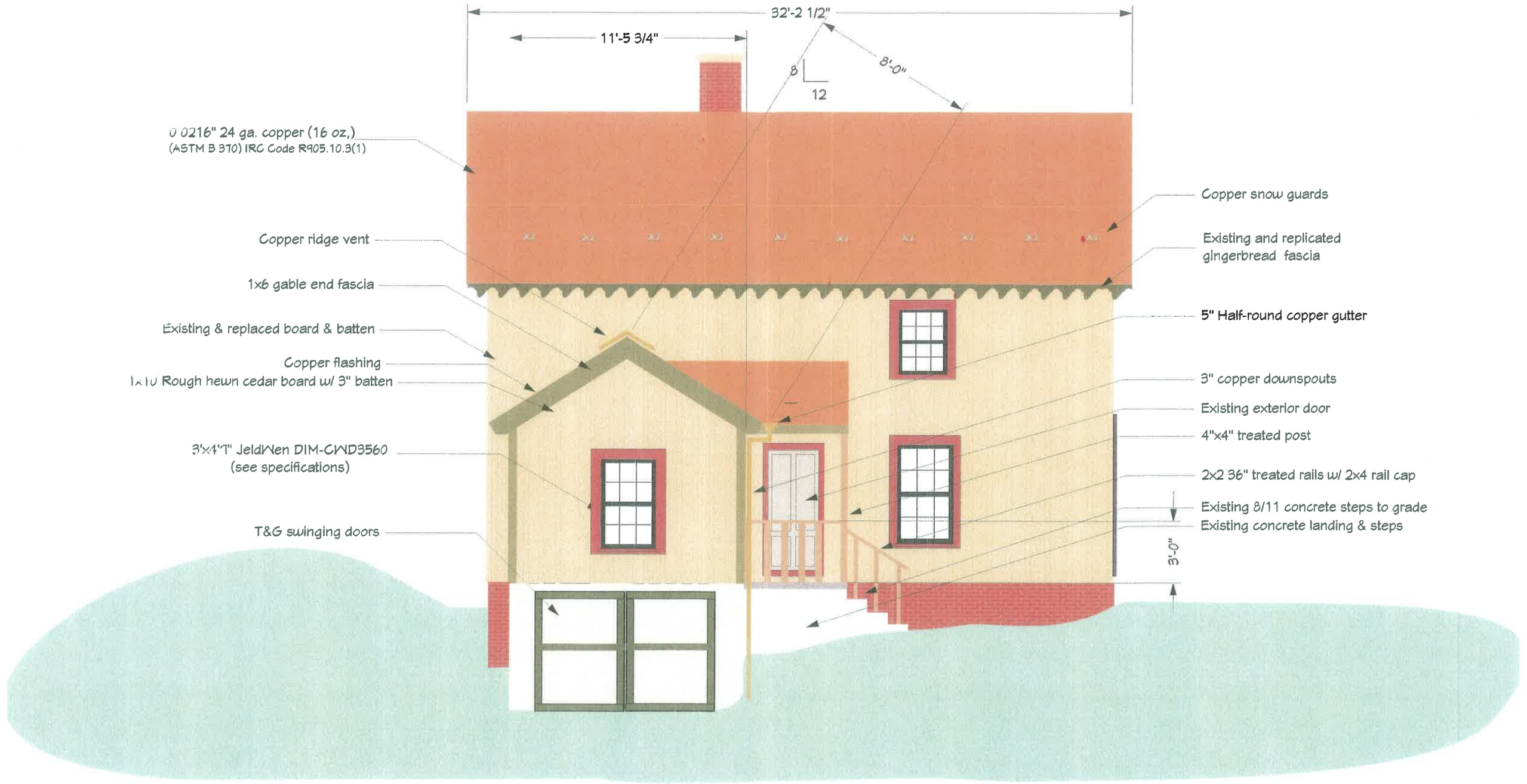


South Elevation

1" = 4' (print out is 1" = 4.5")

Drawn by William T. Semple

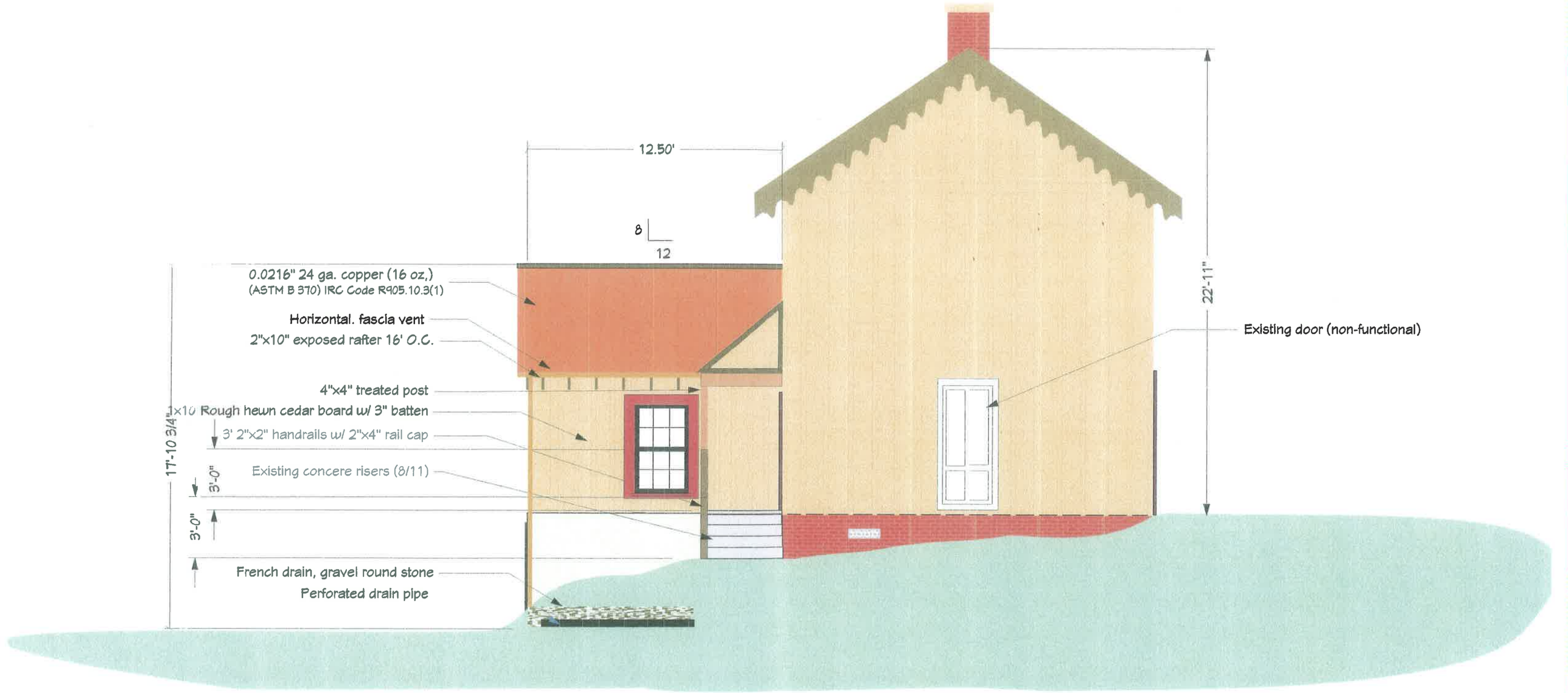
Drawing #1



East Elevation (Rear) 1" = 4' (1" = 4.5')

Drawn by William T. Semple

Drawing #2



North Elevation 1" = 4' (1" = 4.5')

Drawn by William T. Semple

Drawing # 3

Existing exterior wall

2'-4"

0'-2 1/2"

5'-2 1/4"

Cathedral Ceiling Above
2x10 Rafters 16" O.C.

10'-6"

5'-0"

12'-6"

11'-6"

2 x 10 Floor Joists 16" O.C.
w/ 3/4" plywood subfloor

A

4'-5 3/4"

Existing concrete steps to grade

2x6 studs 16" O.C. with R-21 faced insulation

A
2

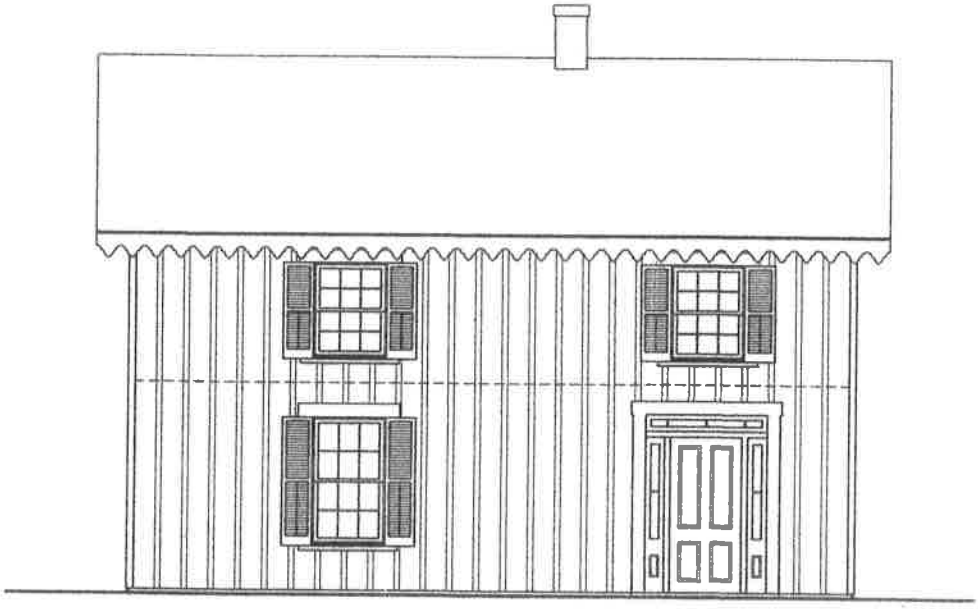
11'-8 3/4"

11'-6"

Floor Plan(1st Floor) New Addition 1" = 2'

Drawn by William T. Semple, January 13, 2016

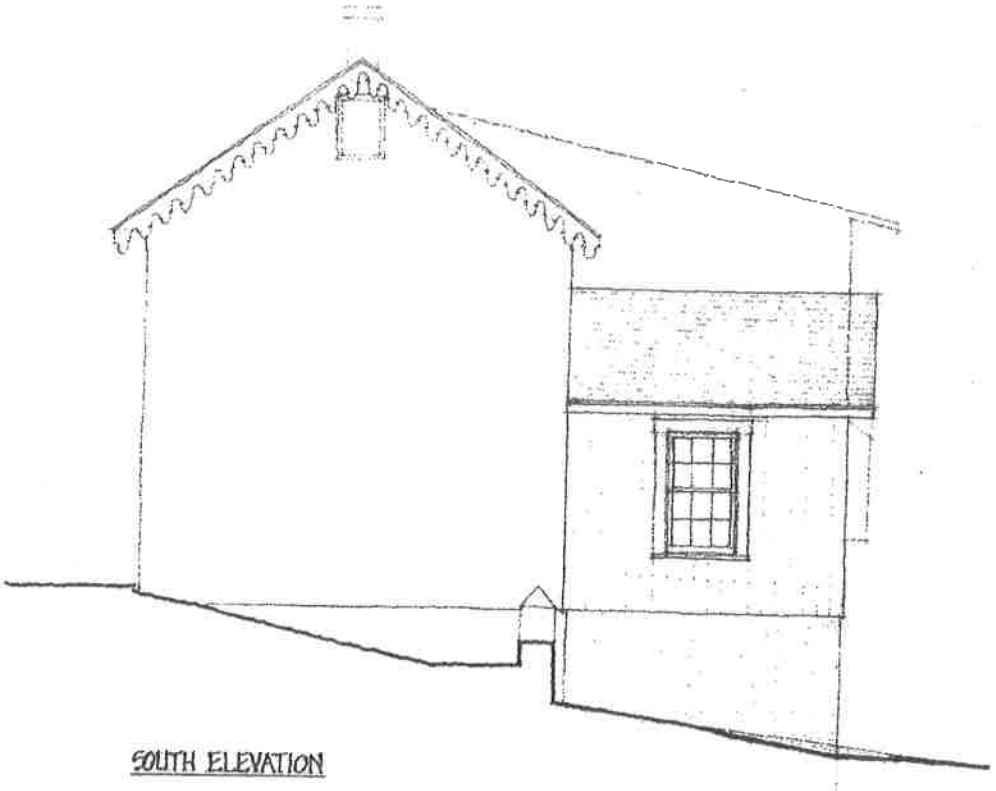
Drawing # 4



WEST ELEVATION (Front View - Before : After Proposed Construction)

SCALE 1/8" = 1'-0"

Drawing # 5



SOUTH ELEVATION

NORTH ELEVATION

Early draft of Architect's Rendering - Showing Change in Addition Size

Drawing # 6

Specification List, 319 (315) Falmouth Addition

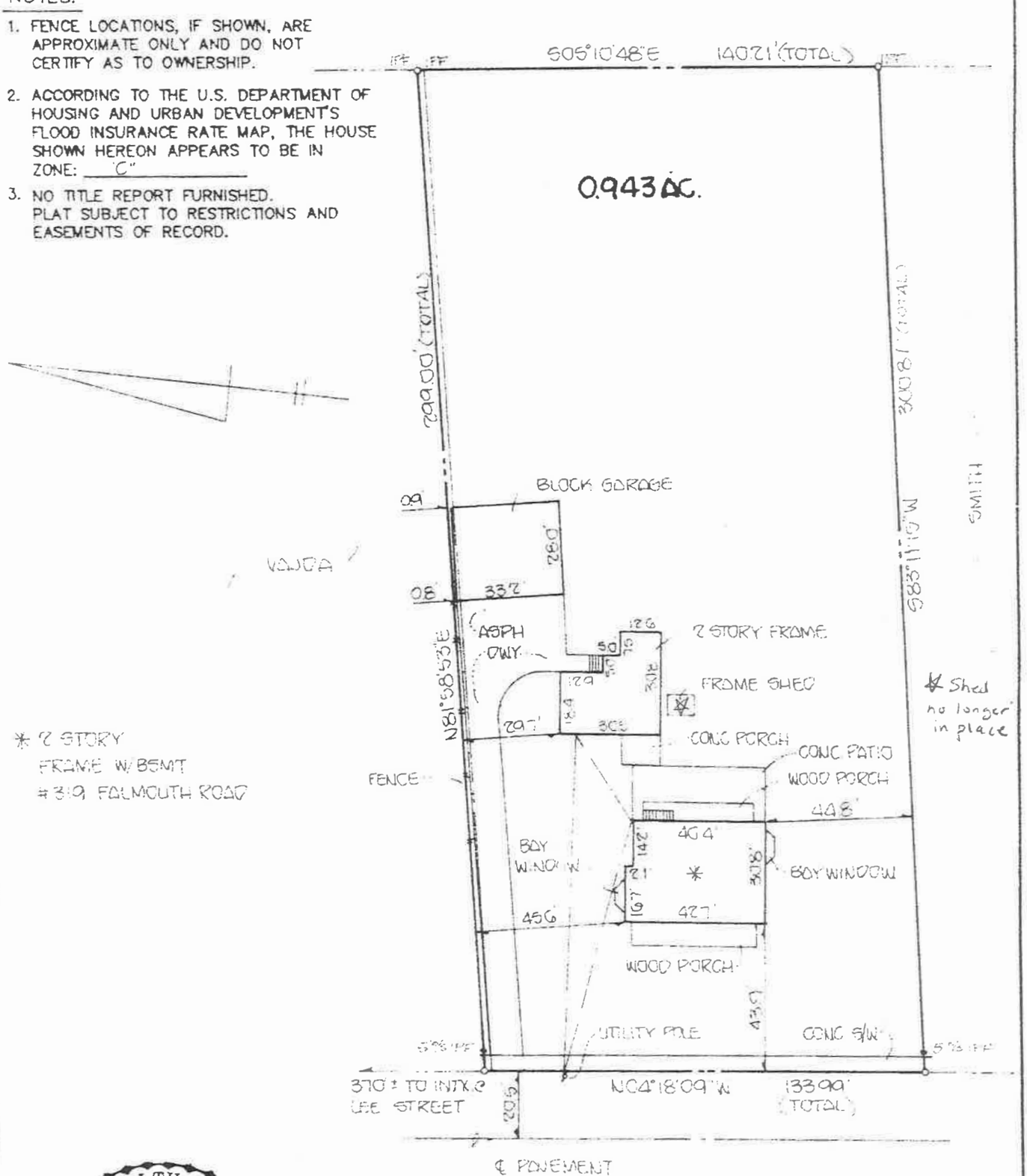
Item No.	Qty.	Unit	Material (Type and/or Size)	Code Ref.	Unit Cost	Total Cost
FOUNDATION						
Footings	.75	CY	3000# 8"x16" with #4 rebar			
Gravel*			Large (1 l/2") if necessary crushed stone			
Rebar (horizontal)	8	10ft	#4 reinforcing bars			
CMU Block	216	Ea.	Filled below grade ASTM 90 16"x8"x12" w/ rebar			
Rebar (vertical)		LF	#6 at 48" O.C. grouted			
Bond Beam*	18	Ea.	8"x8"x16" block compression 1800 psi. grouted with 4" rebar			
Rebar		LF	#4			
Slab	1.26	CY	3000# 4" x 121" x 121" (floating)			
Gravel			¾" (57)			
Water Vapor			6-mil poly Huskey 12x50			
Rebar*	9	LF	#4 18" O.C.			
Mortar	17	80lb	Type S – 13 block/bag			
Termite Shield	2	each	8 in x 20 feet Sandell Flashing Guard Copper			
Anchor Bolts			l/2" or 5/8" 48" O.C. (min. two per section)			
FOUNDATION EXTERIOR						
Drainage						
Gravel	TBD		Rounded 2" stone/pebbles			
Tile	1	Ea.	4" x 25' DWV perforated drain line with sock ASTM compliant			
Waterproofing	200	ft²	Bituthene System 400 Waterproofing Membrane			
	4.75	Gal.	/or Henry Non-Fibered Foundation Coating			
Steel stucco lathe	16	Ea.	Self-furred 27 in x 8 ft.			
Stucco (Finish)	2	Ea.	Quickrete Stucco, Commercial Grade, 10 sq. feet			
Stucco (Scratch Coat)	2	Ea.	Quickrete Stucco Base Coat Pre-Mixed Commercial Grade			
FRAMING						
Sill Plate	2	Ea.	2 x 6 x 16 (treated)			
Foam Insulation			Owens Corning Foam Seal-R Gasket 5 l.2" x 50 ft.			
Joists						
Header Joist (Rim Boards)	2	Ea.	2 x 10x 12 Premium Douglas Fir			
Joists	10	Ea.	2 x 10 x 12 Premium Douglas Fir			
Subfloor						
Plywood	2	Ea.	¾" x 4t. x 8 ft. PureBond Red Oak Plywood nailed 16 O.C.			
Studs	27	Ea.	2x6x8 Kiln-dried SPF			
Sole Plate	3	Ea.	2x6x16 Kiln-dried SPF			
Top Plate	3	Ea.	2x6x16			
Double Plate	3	Ea.	2x6x16			
Rafters	22	Ea.	2x10x10			
Collar-Ties	6	Ea.	2x4x8			
Ridge Board	1	Ea.	2x12x12			
ROOF (Addition)						
Roof Material	192	Ft².	Copper 0.0216" 24 ga. copper (16 oz.) (ASTM B 370) IRC Code R905.10.3(1) standing seam			
Vapor Barrier	192	Ft²	30# felt			
Flashing			copper			
Plywood	6	4x8	¾"			
Soffit screen	22	Lft.				
1x4 lathe (purloins) vertical	24	8 ft.	16" O.C.			
1x4 lath (horizontal)	12	12 ft.	16" O.C.			
Ridge vent	12	LFt				
6-mil poly	192	Ft²				
ROOF (Replacement)	816	ft²	Copper 0.0216" 24 ga. copper (16 oz.) (ASTM B 370) IRC Code R905.10.3(1) standing seam			
Plywood	25	4x8	23/32 in. x 4 ft. cx 8ft.			

Specification List, 319 (315) Falmouth Addition

Item No.	Qty.	Unit	Material (Type and/or Size)	Code Ref.	Unit Cost	Total Cost
1x4 lathe (vertical)	32	15 ft.	16" O.C.			
1x4 lathe (horizontal)	21	12 ft.	16" O.C.			
Fascia	36	Lft.	1x12			
Frieze Board	36	Lft.	Cedar 1x6			
WALLS						
Sheathing	10	Ea.	23/32 in x 4ft. x 8ft. 324 sq ft			
Vapor Barrier	324	Ft^2	15# felt			
Drywall	12	panel	5/8"x4x8			
CEILING						
Drywall	6	Panel	5/8" x 4 x 8			
INSULATION						
Walls		Ft^3	Closed Cell Foam insulation			
Ceiling		Ft^3	Closed Cell Insulation			
Floor		Ft^3	Closed Cell Insulation			
Vapor Barrier			.6 mil poly to warm side			
OR						
Walls			R-21 Faced 15" roll			
Ceiling	16	Ea.	R-38 16 in. x 48"			
Ceiling			Rigid R-13.5			
Floor			R-13 Rolled			
WINDOWS						
Windows	3	Ea.	Jeld-Wen DIM-CWD3560; RO Size:36 1/8 X 57 1/4 Frame Size : 35 3/8 X 56 ½; (Outside Casing Size: 35 3/8 X 56 1/2) Custom Wood Double Hung, Primed Exterior; Pine Primed Interior, 6 9/16 Jamb, 4/4 Thick, Standard Double Hung Beige Jambliner, Cam Lock(s), No Finger Lifts, UltraVue Mesh Brilliant White Screen, DP 35, Insulated Low-E 366 Annealed Glass, Standard Color Spacer, Argon Filled, Traditional Glz Bd, 5/8" Putty SDL w/Perm Wood Traditional Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top 2 High Btm, Clear Opening:32.093w, 23.437h, 5.223 sf			
Moldings (Windows) Exterior, incl. sill			Cedar: to match existing – built on site 1x6, 1x7, 2x2			
Moldings Interior, incl. stool			Match existing – built on site			
FLOORING	144	Ft^2	Random Width Hearth Pine			
Molding	48	LFt	Baseboard			

NOTES:

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE: "C"
3. NO TITLE REPORT FURNISHED. PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.



* 2 STORY FRAME W/ BSMT #319 FALMOUTH ROAD

COMMONWEALTH OF VIRGINIA
RICHARD D. TOWNSEND
No. 001583
LAND SURVEYOR

FALMOUTH ROAD

HOUSE LOCATION SURVEY

ON THE PROPERTY OF

BARBARA MACKENZIE BAKER, ET AL

TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

SCALE: 1" = 40' DATE: JAN. 20, 1994

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE

CERTIFIED LAND SURVEYOR

SCHOOLS & TOWNSEND, P.C.
CIVIL ENGINEERING & LAND SURVEYING
9252 Mosby St. Manassas, Va 22110
703-368-8011 - M 631-2005 FAX 703 368 9950

TAX MAP NUMBER: 0984-51-9605-000	CASE NAME: BAKER		DRFT BY: SR
DEED BOOK/PAGE: 546-94	WO #: 4-4-43	FB 231 PG 45	CHKD BY: RT

TOWN OF WARRENTON
POST OFFICE DRAWER 341
WARRENTON, VIRGINIA 20188-0341
http://www.warrentonva.gov
TELEPHONE (540) 347-1101
FAX (540) 349-2414
TDD 1-800-828-1120

ARCHITECTURAL REVIEW BOARD

Staff Analysis COA 15-22 – Resubmission (February 4, 2016)

February 25, 2016

Applicant: Horacio Magalhaes

Owner: Horacio Magalhaes

Address: 67 Waterloo Street

GPIN: 6984-34-4016

Zoning: Central Business District (CBD)

Type: New Construction

Proposal:

The applicant proposes to construct ten new townhouses, six along Smith Street and four along Diagonal Street. All units will be 24 feet wide and 44 feet long. Units along Smith Street will be three stories and entered by steps up to the 2nd floor. Units along Diagonal Street will be three or three-and-one-half stories and entered at the ground floor level. The units will be brick with wood and 'Hardie Plank' trim details.

Each unit will have a two car garage, accessed from the private street proposed for the interior of the lot. The street will wrap around a median planted with street trees.

Details of the resubmitted application are identified below under 'Analysis'.

Historic and Architectural Significance:

The proposed new construction is planned for the lot at 67 Waterloo Street, between Smith and Diagonal Streets. This was the site of the Eppa Hunton House (Napoleon's Restaurant), which was destroyed by fire in July 2014. The circa 1825 building with 1980s additions had been a contributing structure in the Historic District.

Several contributing properties are located adjacent to the lot. To the south of the property is a circa 1825 Federal style house at 74 Waterloo Street. To the west are a circa 1940 bungalow at 79 Waterloo Street and a circa 1831 Federal/Italianate style home at 12 Smith Street. To the north are a circa 1850 log home (stuccoed on the exterior), the only historic log home in

Warrenton, at 23 Smith Street, and a circa 1890 vernacular home at 14 Diagonal Street. To the east is Moses Hall, a circa 1850 vernacular house, at 5 Diagonal Street.

The circa 1965 building to the south at 62 Waterloo Street is a non-contributing resource in the Historic District.

Zoning Ordinance Considerations:

The following site related items apply to development of a property per the Zoning Ordinance:

- Zoning
- Use
- Subdivision
- Lot and Yard regulations
- Building height
- Parking
- Landscaping
- Lighting
- Public Facilities - sidewalks

The property is zoned Central Business District (CBD). Townhouses are a by-right use per Article 3-4.11.2 of the Zoning Ordinance.

The development will require subdivision of the lot per the preliminary and final plat requirements of the Subdivision Ordinance. The subdivided lots will be subject to lot and yard requirements per Article 3-4.11.4 of the Zoning Ordinance.

Per Article 3-4.11.4, there are no requirements for minimum lot size, minimum lot frontage, or maximum lot coverage. There is no front setback requirement. There are no side or rear setbacks from commercial or industrial districts, but there are 25-foot side and rear setbacks from residential districts. Since all side and rear yards will be adjacent to properties zoned CBD, there will be no base setback requirements for the subdivided lots per Article 3-4.11.4 of the Zoning Ordinance.

Maximum building height, measured from curb grade to the mid-roof line for gable roofs, is 45 feet per Article 3-4.11.5 of the Zoning Ordinance. Each foot in building height over 35 feet requires a one-foot increase to side and rear setbacks adjacent to other commercial or industrial zoned properties. The building height for buildings with gable roofs are measured from the curb grade opposite the middle of the front of the structure to the mean height level between the eaves and ridge per the definition of building height in Article 12 of the Zoning Ordinance as identified below. Per the submitted architectural plans, the Smith Street elevations have a curb to eave height of 21.5 feet and a curb to roof line height of 40 feet. The mean height is 30.75 feet for the Smith Street elevations. The Diagonal Street front elevations have a curb to eave height of 27 feet with a curb to roof line height of 45 feet. The mean height for the Diagonal Street elevations is 35.5 feet, which is under the 45 foot maximum height limit.

- *Building, Height of: The vertical distance measured from the level of the curb or the established curb grade opposite the middle of the front of the structure to the highest point of the roof if a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof. For buildings set back more than ten (10) feet from the street line, the height shall be measured from the average elevation of the ground surface along the front of the building.*

Per Article 7-3 of the Zoning Ordinance, the minimum parking standard for townhouses is two and one-half (2.5) all weather parking spaces per dwelling unit. Each unit has a two car garage shown. The site plan would need to demonstrate adequate parking spaces per unit. Landscaping of the development will be subject to Article 8 of the Zoning Ordinance, and will include street trees and interior landscaping standards.

The Zoning Ordinance states the matters that are to be considered by the Board in reviewing the appropriateness of construction of buildings:

3-5.3.4.3. Matters to be Considered in Reviewing the Appropriateness of the Construction, Reconstruction, or Exterior Alteration of Buildings or Structures by the Board. The Architectural Review Board shall consider only those elements that support the purpose of preventing construction, reconstruction, exterior alteration, repair, or restoration that is not compatible with the old and historic aspect of the surroundings. The Architectural Review Board shall consider the following in reviewing the appropriateness of architectural features:

1. *Exterior architectural features including all signs except for those exempted in Section 3-5.3.4.1*
2. *General design, scale, and arrangement.*
3. *Texture and material, of new construction.*
4. *The relation of features 1, 2, and 3 above, to similar features of buildings and structures in the immediate surroundings.*
5. *The extent to which the building or structure would be harmonious with or incompatible with the old and historic aspects of the surroundings. It is not the intent of this consideration to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility should be evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the setting thereof, in accord with the Town's Historic District Design Guidelines.*

There are also items that are not to be considered by the Board when reviewing design review applications:

3-5.3.4.4. Matters Not to be Considered in Reviewing the Appropriateness of the Construction, Reconstruction, or Exterior Alteration of Buildings or Structures by the Board. The Architectural Review Board shall not consider the following in reviewing the appropriateness of architectural features:

1. *Interior arrangements of rooms, spaces, materials and structural elements, which are reviewed by the building official for compliance with the building code*
2. *Base Zoning Regulations, such as use, lot size, height, setback, parking requirements, density and landscaping, which are reviewed by the Zoning Administrator for compliance with the Zoning Ordinance.*

Historic District Guidelines Considerations:

The Guidelines offer the following regarding new construction: *the building should be recognized as a product of its period of construction, design, materials and craftsmanship, consistent with the architecture in the Historic District.*

Please see the excerpt below from the Warrenton Historic District Guidelines for New Construction.

NEW CONSTRUCTION
New construction is defined as the erection of a new building at any location including a new accessory building on a property within the historic district. It may include a new infill building on a vacant lot between two commercial store/houses or single-family dwellings. New construction might also involve the building of a solitary store, church, and house in the Central Business District or a cluster of townhouses in an RMF or R-15 zoned districts underlying the historic zoning.

The established treatment principle repeatedly used on historic or contributing buildings throughout these guidelines still apply – **the building should be recognized as a product of its period of construction, design, materials and craftsmanship, consistent with the architecture in the Historic District.**

Guidelines for New Construction

1. 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.

2. PLACEMENT/RELATIONSHIP TO THE STREET –
Recognize and ensure consistency with the relationship and situation of existing buildings to the street when siting the new building.

• Recognize that the area and setback regulations of the particular zoning classification also apply.

• Recognize the historic grid street plan throughout the district and the immediate surroundings where historic buildings face toward the major street.

• Orient primary buildings to face the front major street in keeping with neighboring buildings in the immediate surroundings. New primary buildings on corner lots should face the major street. Accessory or outbuildings may face the primary building or their interior yard.

• Comply with the predominant front and side setback patterns of contributing buildings.

• Avoid siting a building significantly farther away or closer to the street than adjacent and other buildings on the block.

• Store/houses typically have no front setback in the Central Business District.

• Churches, public government buildings and dwelling houses do set back with an open front yard.

• For infill construction on a store/house block in the Central Business District, promote the commercial vitality and pedestrian activity along the street by providing entrances, storefronts and architectural detailing at the ground floor of new buildings. Avoid blank undifferentiated walls and lack of openings.

3. HEIGHT, WIDTH, PROPORTION, SCALE, SPACING & MASSING
Understand the basics: Proportion is defined as the relationship between the width, height and depth of a building or its features. Scale is defined as the relative portion of a building to neighboring buildings or to a pedestrian or of a building to its surroundings in general. Scale is also defined in a relationship of architectural features to other architectural features. Spacing is the distance between buildings or elements. Massing is the enclosed volume or block of a building or its features. Form is the shape of the building, i.e., rectangular or square. Rhythm means the pattern of buildings or features to one another.

• Recognize that the area regulations of the particular zoning classification also apply.

• Comply with the predominant height of contributing buildings on a block. Store/houses in the Central Business District are largely two stories with a few three-story buildings. No new infill building commercial or office building in the block of two or three-story buildings should ever exceed three stories unless the structure can be lowered into the ground. Avoid heights that exceed the adjacent building. When additional height is required above the adjacent building, the new low or flat-pitched roof shall gradually rise or step up from the lower adjacent building. Most contributing single-family residences are two or two-and-one-half stories tall. New infill single-family residences in any R district should not exceed two-and-one-half stories in height unless the structure can be lowered into the ground. New townhouses or multi-family residences in permitted zones should also comply with the predominant height of contributing buildings and not exceed three stories. Lower roof pitches and belt courses are encouraged on tall buildings.

• Heights should always maintain a human scale. Consider that story heights on historic buildings ranged from 7.10 to 19.5 feet with an average of 13.5 feet. New building story heights should remain within that average.

• Churches typically are three stories with additional understandable steeple heights. Only new church buildings with steeples shall relate to this monumental height standard. Depending on the style and massing of components, certain public buildings such as a courthouse with a steeple also justify more imposing heights for their status.

• Outbuildings shall remain secondary to main buildings.

• Comply with the predominant width and proportion of contributing buildings. Most contributing commercial and office buildings in the historic district are vertical in proportion and fairly uniform in width. Buildings on infill sites that are wider than most should be subdivided into bays that relate to the width of early buildings. A measure of this can be visualized in the store/houses at 32-34 Main or across the street at 41, 43 and 45 which include the former Hurst Jewelers' building. Cornice details, pilasters and piers can help provide separation and lessen the impression of broadness. Recessing infill storefronts four to eight inches from the face of an abutting store/house can break up an impression of broadness. Characteristic of their style, houses are of varied forms, vertical, square, compound

or horizontal in their overall proportions. Therefore, the proportional character of any new construction in a given neighborhood should reflect that of contributing houses.

• Recognize spacing in historic lot sizes in residential neighborhoods. Typical to their nineteenth-century development and reach for status in the picturesque period, the grander mansions in the historic district stand on large lots with grassy front and side yards. Subdivision of large lots such as those on Culpeper, Main and High streets for infill construction may negatively impact the integrity of the historic setting.

• Comply with the predominant massing of the form and elements of contributing buildings in their block or neighborhood. Contributing residences have varied massing according to their styles. Commercial buildings typically have a box-like massing or a rectangular plan; the front facade is generally without great variation in the wall plane, except for its openings, and rises the full height of the building. New commercial buildings should respect historic massing but not let it limit imaginative designs such as architect Albert Hinckley's The Main Thing building at 26 Main Street. Built in 1972, the brick masonry store is actually three-and-one-half stories but is lowered into the ground and respects massing, scale and proportion. The Main Thing building is noted in the architectural inventories as being "a good example of a contemporary structure that compliments its surrounding architecture in size and scale and provides a handsome model for new construction in the historic area."

• Comply with the predominant roof forms of contributing buildings within the block or neighborhood. Commercial buildings have roof pitches from flat, low-pitched, parapet to gable. The roofs on dwellings and outbuildings span the spectrum of roof forms.

4. DOORS AND WINDOWS

• Understand that: Styles and period of construction influenced the size, proportion, spacing and rhythm of doors and windows on historic buildings. Federal and Greek Revival-style buildings have symmetry of openings and more wall to window space. Early openings are vertical with smaller panes of glass, more wall to window space. As industry and glass availability improved, glass panes increased in size, and the ratio of wall to window space decreased, but not glaringly. The development of large plates of glass allowed display windows on the first floor shops on store/houses. Those store/houses constructed in the late-nineteenth century may have two-over-two, double-hung sash windows on the upper story. Historic residences of the late nineteenth-century demonstrate both two-over-two and six-over-six sash windows. Casement windows still remained in use. Even as the later styles became more asymmetrical, verticality held strong. Yet, there are the occasional tripartite and paired windows in particular styles. Other than display windows in commercial buildings, horizontality of large panes of glass to wall space does not occur on contributing buildings. Likewise, early doors are vertical and no wider than double-leaf on contributing commercial and residential buildings.

• 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.

• Respect the relationship between wall surface area and window opening area of contributing commercial and residential buildings in the block or neighborhood.

• Consider that commercial buildings generally have recessed entries with varied paving patterns and sheltered doorways.

• Consider that store/houses evolved to have larger display windows on the street with residential details on the upper story.

• Windows may have simulated divided light sashes, but true divided lights are encouraged.

5. 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.

6. MATERIALS, COLOR AND DETAILS
• A new building should be recognized as a product of its period of construction and craftsmanship. While substantial natural and quality of texture materials are more durable, appropriate, compatible to the historic district, they are not required on new buildings.

• Harmony of colors is encouraged.

• Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings.

• Decks built of unpainted pressure-treated lumber have appeared on houses more often than porches since the late twentieth century. When visible from a public right of way, one-and-one-half-inch square vertical picket balustrades and painting all wood is recommended on decks on new houses or commercial buildings.

• Gutters may be K-style or half-round with down spouts to fit the selected shape.

Analysis:

The design of the townhouses originally presented included three-story brick units in a staggered pattern along Diagonal and Smith Streets with garages and rear decks. The roof gable ends were proposed to consist of 'Hardie Plank' material. The windows proposed were to be six over six simulated divided light with applied muntins inside and outside. The deck, railing and door materials were proposed to be wood. Other exterior doors were proposed to include insulated steel for the lower entrance and garage doors. Trim materials were identified as 'Hardie Trim'. The Waterloo Street elevation consisted of brick walls and parapet walls with windows. The appeal resubmission letter dated January 21, 2016 includes the applicant's response to the Architectural Review Board's comments from the original application submission.

There are some design enhancements and changes noted by the applicant that were submitted with the appeal and the resubmission of the application. The changes include the following:

- A brick entryway with main entrances of the units now facing Diagonal and Smith Streets as opposed to the internal pavement/roadway,
- The end unit at Smith and Waterloo Street has two entrances, one facing Smith Street and one at Waterloo Street,
- The end unit at Diagonal and Waterloo Streets has its main entrance facing Waterloo Street,

- Three-story porches on the Waterloo Street elevations for the end units,
- There is an alternative plan sheet '6a' that includes 4th story use of attic space and includes roof decks for the Diagonal Street elevations,
- 'Hardie Plank' siding removed from the offset gables and replaced with brick,
- The internal pavement/roadway will be stamped concrete,
- The buildings and sidewalk along Smith Street have been separated for more green space and planting area, and
- Fenced enclosures have been designed to screen HVAC compressors and gas meters.

The design changes with the new submission include a brick entryway feature that would be designed with high walls and posts to establish presence on Waterloo Street. The new entrance would have a centerpiece to include details on the history of Eppa Hunton and the previous historic structure. The original design did not have brick walls or a centerpiece feature. The high brick walls flanking either side of the entrance would be high to partially screen the internal features of the development from Waterloo Street.

The main entrances from the units have been changed to face Diagonal and Smith Streets instead of the internal pavement/roadway. The end unit at the corner of Smith and Waterloo Streets has a main entrance facing Smith Street and another entrance on Waterloo Street. The end unit at Diagonal and Waterloo Streets has a main entrance on Waterloo Street.

Three story porches were added to the Waterloo Street elevations. The rear decks on the first two units closest to Waterloo Street would no longer be located at the rear, but on the elevations facing the street. The elevations would have window and door placement in relationship to the three porch levels and the porch materials would consist of 'Hardie Trim' boards and mouldings.

'Hardie Plank' siding was removed on the offset gables and replaced with a brick detail.

The internal pavement/roadway would be stamped concrete to resemble cobblestone or other pattern.

The buildings and sidewalk along Smith Street have been separated to allow for additional green space and planting area in front of the buildings.

Fenced enclosures have been designed to screen the HVAC compressors and gas meters.

Additionally, a brick soldier course detail has been added on all elevations to differentiate the different levels.

The site plan to be submitted for the project would need to comply with the provisions of the Zoning Ordinance. A site development plan would be approved by the Planning Director and Public Works and Utilities Director to ensure zoning compliance and conformance with the Public Facilities Manual, and building permits will be approved by the Building Official to ensure compliance with the Building Code. A private street would require a waiver of public street standards that would need to be approved by Town Council.

The Board shall consider the townhouses' architectural features, general design, scale, arrangement, texture, material, and relation to surroundings. Harmony or incompatibility should be evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the setting thereof, in accord with the Town's Historic District Design Guidelines.

The following are the Applicant's responses to those items identified in the Architectural Review Board minutes.

Architectural Review Board Comment	**Applicant's Response**
North direction is not shown.	Please see the Site Plan Sheets (SP-1 and SP-2) where the north direction is clearly depicted.
No dimensions are presented.	Please see the Site Plan Sheets (SP-2) where dimensions are clearly depicted.
No topography has been shown.	Please see the Site Plan Sheets (SP-2) where topography is depicted. Topography is not depicted on each sheet, but is depicted on SP-2.
No grading or finished grading is shown.	Final grading is not available at this stage but will be provided as part of the site/subdivision plan process, as is customary.
No lighting has been shown.	Please see the Architectural Drawings where typical lighting is depicted.
No landscape materials, trees and other items are shown.	Please see the Site Plan Sheets (SP-I) where landscaping is depicts. Actual/final selections will be made in connection with site/subdivision plan review.
No vehicle pavement details and materials are shown.	Please see the Site Plan Sheets and Architectural Drawings where pavement details and materials are shown. The pavement will either be of plain or stamped concrete.
No walkway materials or surface details are shown.	The existing walkway materials are concrete and the proposed walkways will be of concrete to match.
No street names, and no curb and gutters are shown.	The names of adjacent streets have been added to the Revised Plans for orientation purposes. Existing and proposed curb and gutter are labeled. The material for the internal curbing has not yet been determined.

Architectural Review Board Comment	Applicant's Response
No terrace or entry pavement materials and details are shown.	Please see the Site Plan Sheets and Architectural Drawings where terrace and entry pavement details are depicted. This will be stamped concrete.
As drawn, it is clear that insufficient vehicle maneuvering space has been provided which in turn negates parts of the indicated non-paved or otherwise landscaped areas. You cannot get a Toyota Corolla into the first garages off of Waterloo Street. You cannot get a Chevrolet Suburban into most of any of them from the driveways as shown.	The Applicant's civil engineer, Carson Ashley, has confirmed the sufficiency of vehicle maneuvering. This will be further reviewed in connection with the site/subdivision plan.
Deck and porch details are missing: - Deck edges, beams, ribbons and fascia details - Railing details beyond very small-scale drawing and simple written description. - Porch flooring materials and details. - Deck flooring materials and details. - Porch ceiling materials and details. Smith Street configuration, Diagonal Street configuration and the two configurations indicated for Waterloo Street. - Column details.	Please see the Architectural Drawings (A-10, A-11, A-12 and A-13) where a typical detail of the proposed decks and porches are depicted.
Door details are missing: - Detail scale door elevations of specific doors. - Head, sill and jamb details with casing/molding and trim materials and details.	Please see the Architectural Drawings (A-13) where a typical detail of the doors is depicted.
Garage door details are missing: - Detail scale door elevations of specific doors. - Head, sill and jamb details with casing/molding and trim materials and details.	Please see the Architectural Drawings (A-13) where a typical detail of the garage doors is depicted.
Textures of all materials not otherwise indicated by samples are not indicated.	Materials are clearly identified on the Revised Plans.

Architectural Review Board Comment	Applicant's Response
Roof features not included or otherwise not indicated include: - Skylight details (remove if serving the fourth floor). - Vents and chimneys, if any. - Flashing details.	Please see the Architectural Drawings. The skylights will be Velux and more information can be provided, if needed. Chimneys are not proposed. The flashing is proposed to be copper.
Gutters and rail leaders are not shown on drawing elevations at all possible locations.	Typical details of the gutter and rail leaders are included in the Architectural Drawings. The Applicant is proposing ½ round gutters and round leaders.
Antennas (if proposed to be included or not) are not shown.	Antenna information is not available at this time. The Applicant does not anticipate antennas.
Exhaust fans, style, materials and locations are not shown.	The vents are planned to be tied into one roof on the backsides of the homes.
Stairways lack materials indication, details of tread, riser and carriages.	Please see the Architectural Drawings (A-11) where a typical detail of the stairways is depicted. The stairways will be of concrete and brick. There will not be any exposed carriages.
Mechanical equipment including air conditioning condensers & disconnects are not shown.	Please see the Architectural Drawings (A-12). The mechanical equipment would be located out of sight on the roof balcony if the habitable attic plan is permitted.
Exterior lighting fixtures type, style, location and details are not shown.	Please see the Architectural Drawings.
Electrical service and meter locations are not shown.	The Applicant expects to work with Virginia Power to have meters placed in a location on-site but remote from individual homes. The Applicant's architect has done this on other projects.
Gas meters if proposed are not shown.	Gas meters are proposed since gas fireplaces will likely be incorporated and are expected to be located behind a fence with the HVAC units. The Applicant will work with the gas company on the location of the gas meters.
HVAC equipment is not shown.	See above.

AGENDA ITEM 5C
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 15-22

February 25, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 15-22 (Resubmission)** for the proposed **construction of ten (10) townhomes** at **67 Waterloo Street** with the following conditions:

1. A building permit is acquired

MOTION TO DENY

I move to deny the application for **Certificate of Appropriateness 15-22 (Resubmission)** for the proposed **construction of ten (10) townhomes** at **67 Waterloo Street** for the following reasons:

Motion to Approve/Deny By: _____

Seconded By: _____

For: Against: Abstained:

Jessica Pfeiffer
Planner
(703)680-4664 Ext. 5119
jpfeiffer@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

January 21, 2016

Via Hand Delivery

Sarah Sitterle, Planning Director
Town of Warrenton
18 Court Street
Warrenton, Virginia 20188

Re: New Construction at 67 Waterloo Street
Resubmission and Comment Response Letter/ARB Appeal

Dear Ms. Sitterle:

Enclosed please find the following constituting a resubmission for the above referenced ARB appeal:

1. Fifteen full sized (15) copies and one reduction of the site plan sheets, prepared by Hinckley, Shepherd, Norden, Architects, dated January 6, 2016 (hereinafter, the "Site Plan Sheets") and consisting of the following sheets:
   a. Site Plan (SP-1)
   b. Site Plan w/ Topography (SP-2);

2. Fifteen full sized (15) copies and one reduction of the architectural drawings, prepared by Hinckley, Shepherd, Norden, Architects, dated January 6, 2016 (hereinafter, the "Architectural Drawings") and consisting of the following sheets:
   a. Smith Street – Plans (A-1)
   b. Smith Street – Front & Back Elevations (A-2)
   c. Smith Street – Side Elevations (A-3)
   d. Smith Street – Building Section (A-4)
   e. Diagonal Street – Plans (A-5)
   f. Diagonal Street – Front & Back Elevations (A-6)
   g. Diagonal Street – Front & Back Elevations – Alt. (A-6a)
   h. Diagonal Street – Side Elevations (A-7)
   i. Diagonal Street – Building Section (A-8)
   j. Waterloo Street Elevations (A-9)
   k. Isometrics (A-9a)
   l. Porch Elevation, Section & Details (A-10)
   m. Porch Elevation, Section & Details (A-11)

n. Porch Elevation, Section & Details (A-12)
o. Porch Elevation, Section & Details (A-13); and

3. Fifteen (15) 11x17 copies of the 3-D modeling done of the project, consisting of two sheets.

We wanted to make you aware of the following design enhancements/changes that are depicted on the above drawings.

- A new brick entryway has been designed with high walls and posts to establish the predominant presence on Waterloo Street. The new entrance will have a centerpiece where the history of Eppa Hunton and the previous historic structure can be memorialized. These high brick walls also help to screen the internal core of the project.
- Three story porches have been added to the Waterloo Street elevations. This will make each building end elevation appear to be an individual residence facing Waterloo Street, thus continuing the rhythm of the street. It also allowed the removal of the back decks on the first two units.
- The 'Hardie Plank' siding has been removed from the offset gables and replaced with all brick.
- The internal pavement/roadway will be stamped concrete to resemble cobblestone or some other desirable pattern.
- The buildings and sidewalk along Smith Street have been separated to allow for more green space and planting area in front of those buildings.
- Fenced enclosures have been designed to screen the HVAC compressors and gas meters.

The following are the Applicant's responses to those items identified in the Architectural Review Board minutes.

Architectural Review Board Comment	**Applicant's Response**
North direction is not shown.	Please see the Site Plan Sheets (SP-1 and SP-2) where the north direction is clearly depicted.
No dimensions are presented.	Please see the Site Plan Sheets (SP-2) where dimensions are clearly depicted.
No topography has been shown.	Please see the Site Plan Sheets (SP-2) where topography is depicted. Topography is not depicted on each sheet, but is depicted on SP-2.
No grading or finished grading is shown.	Final grading is not available at this stage but will be provided as part of the site/subdivision plan process, as is customary.

No lighting has been shown.	Please see the Architectural Drawings where typical lighting is depicted.
No landscape materials, trees and other items are shown.	Please see the Site Plan Sheets (SP-1) where landscaping is depicts. Actual/final selections will be made in connection with site/subdivision plan review.
No vehicle pavement details and materials are shown.	Please see the Site Plan Sheets and Architectural Drawings where pavement details and materials are shown. The pavement will either be of plain or stamped concrete.
No walkway materials or surface details are shown.	The existing walkway materials are concrete and the proposed walkways will be of concrete to match.
No street names, and no curb and gutters are shown.	The names of adjacent streets have been added to the Revised Plans for orientation purposes. Existing and proposed curb and gutter are labeled. The material for the internal curbing has not yet been determined.
No terrace or entry pavement materials and details are shown.	Please see the Site Plan Sheets and Architectural Drawings where terrace and entry pavement details are depicted. This will be stamped concrete.
As drawn, it is clear that insufficient vehicle maneuvering space has been provided which in turn negates parts of the indicated non-paved or otherwise landscaped areas. You cannot get a Toyota Corolla into the first garages off of Waterloo Street. You cannot get a Chevrolet Suburban into most of any of them from the driveways as shown.	The Applicant's civil engineer, Carson Ashley, has confirmed the sufficiency of vehicle maneuvering. This will be further reviewed in connection with the site/subdivision plan.
Deck and porch details are missing: - Deck edges, beams, ribbons and fascia details. - Railing details beyond very small-scale drawing and simple written description. - Porch flooring materials and details. - Deck flooring materials and details. - Porch ceiling materials and	Please see the Architectural Drawings (A-10, A-11, A-12 and A-13) where a typical detail of the proposed decks and porches are depicted.

details. Smith Street configuration, Diagonal Street configuration and the two configurations indicated for Waterloo Street. - Column details.	
Door details are missing: - Detail scale door elevations of specific doors. - Head, sill and jamb details with casing/molding and trim materials and details.	Please see the Architectural Drawings (A-13) where a typical detail of the doors is depicted.
Garage door details are missing: - Detail scale door elevations of specific doors. - Head, sill and jamb details with casing/molding and trim materials and details.	Please see the Architectural Drawings (A-13) where a typical detail of the garage doors is depicted.
Textures of all materials not otherwise indicated by samples are not indicated.	Materials are clearly identified on the Revised Plans.
Roof features not included or otherwise not indicated include: - Skylight details (remove if serving the fourth floor). - Vents and chimneys, if any. - Flashing details.	Please see the Architectural Drawings. The skylights will be Velux and more information can be provided, if needed. Chimneys are not proposed. The flashing is proposed to be copper.
Gutters and rail leaders are not shown on drawing elevations at all possible locations.	Typical details of the gutter and rail leaders are included in the Architectural Drawings. The Applicant is proposing ½ round gutters and round leaders.
Antennas (if proposed to be included or not) are not shown.	Antenna information is not available at this time. The Applicant does not anticipate antennas.
Exhaust fans, style, materials and locations are not shown.	The vents are planned to be tied into one roof on the backsides of the homes.
Stairways lack materials indication, details of tread, riser and carriages.	Please see the Architectural Drawings (A-11) where a typical detail of the stairways is depicted. The stairways will be of concrete and brick.

	There will not be any exposed carriages.
Mechanical equipment including air conditioning condensers & disconnects are not shown.	Please see the Architectural Drawings (A-12). The mechanical equipment would be located out of sight on the roof balcony if the habitable attic plan is permitted.
Exterior lighting fixtures type, style, location and details are not shown.	Please see the Architectural Drawings.
Electrical service and meter locations are not shown.	The Applicant expects to work with Virginia Power to have meters placed in a location on-site but remote from individual homes. The Applicant's architect has done this on other projects.
Gas meters if proposed are not shown.	Gas meters are proposed since gas fireplaces will likely be incorporated and are expected to be located behind a fence with the HVAC units. The Applicant will work with the gas company on the location of the gas meters.
HVAC equipment is not shown.	See above.

Based on this resubmission and the above additional information, which address items set out in the Architectural Review Board meeting minutes, the Applicant wishes to proceed with a Town Council work session on Thursday, February 4th and thereafter a Town Council hearing.

Please do not hesitate to contact me if you have any questions or need additional information.

Very truly yours,

WALSH, COLUCCI,
LUBELEY & WALSH, P.C.

Jessica L Pfeiffer

Jessica Pfeiffer
Planner

JLP/js
cc: Horacio Magalhaes
David A. Norden

COAP 2015-22

JOB H & C TOWNHOUSES

SMITH & DIAGONAL STREETS WARRENTON, VIRGINIA 20186

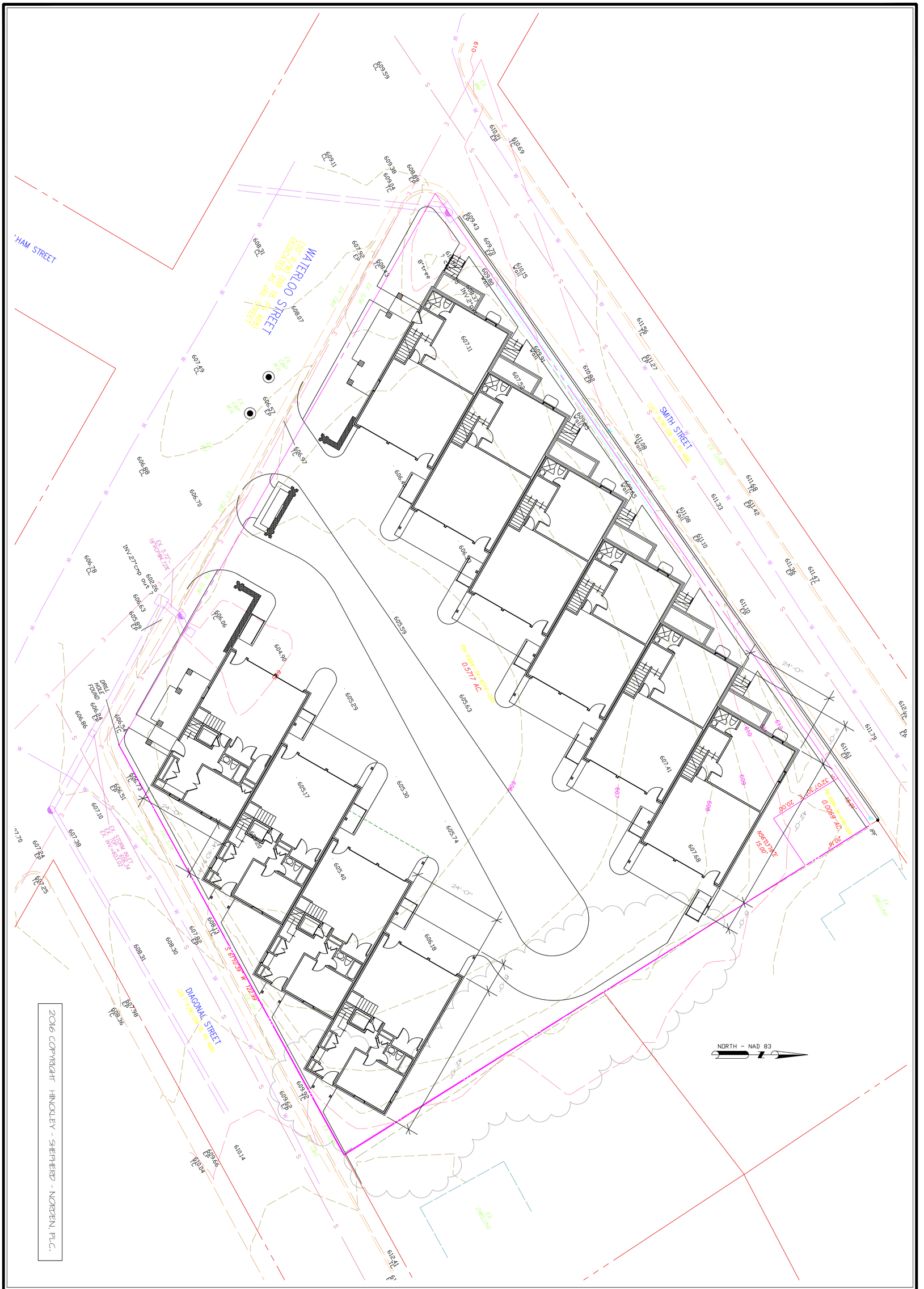
SHEET SITE PLAN

COMM NO.	DRAWN	SCALE	DATE
995	PK	3/32" = 1'-0"	01-20-16

REVISION

DWG SP-1

HINCKLEY • SHEPHERD • NORDEN, P.L.C.
ARCHITECTS
19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540•347•4232



JOB H & C TOWNHOUSES

SMITH & DIAGONAL STREETS WARRENTON, VIRGINIA 20186

SHEET SITE PLAN W/ TOPOGRAPHY

REVISION

DWG SP-2

COMM NO. 995 | DRAWN PK | SCALE 1/16" = 1'-0" | DATE 01-20-16

HINCKLEY • SHEPHERD • NORDEN, P.L.C.
ARCHITECTS
19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540•347•4232

JOB H & C TOWNHOUSES

SMITH & DIAGONAL STREETS WARRENTON, VIRGINIA 20186

SHEET SMITH STREET – PLANS

REVISION

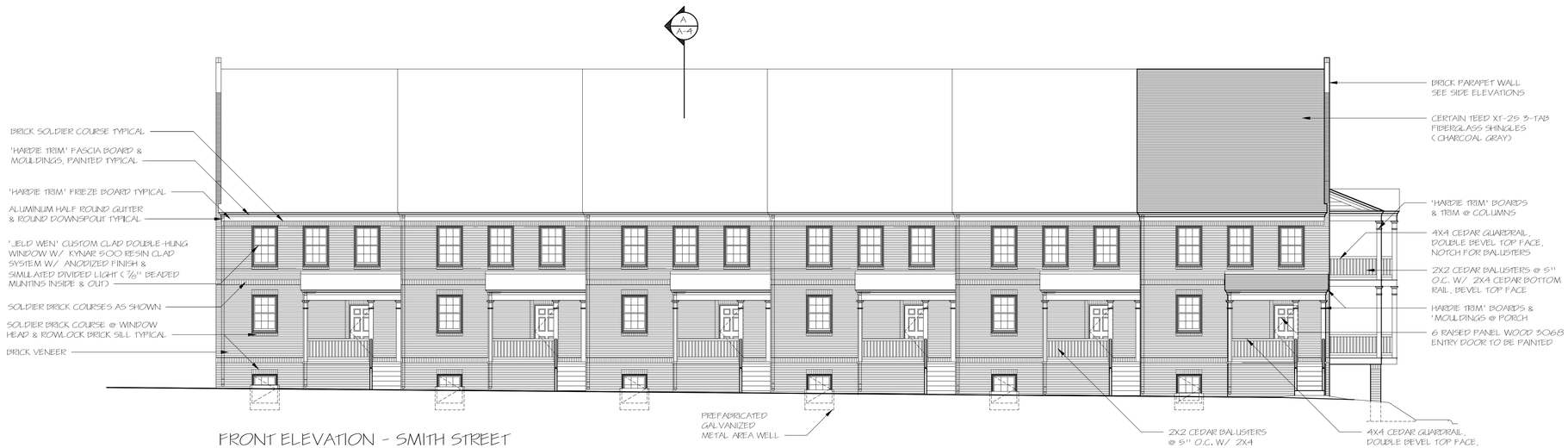
DWG A–1

COMM NO. 995 | DRAWN PK | SCALE AS NOTED | DATE 01-20-16

HINCKLEY • SHEPHERD • NORDEN, P.L.C.

ARCHITECTS

19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540•347•4232



NOTE: ALL WOOD RAILINGS & TRIM TO BE PAINTED LINEN WHITE

FRONT ELEVATION - SMITH STREET

SCALE 1/8" = 1'-0"

NOTE: ALL WOOD RAILINGS & TRIM TO BE PAINTED LINEN WHITE

BACK ELEVATION - SMITH STREET

SCALE 1/8" = 1'-0"

SMITH STREET UNITS

HINCKLEY • SHEPHERD • NORDEN, P.L.C.
A R C H I T E C T S
19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540•347•4232

JOB H & C TOWNHOUSES
SMITH & DIAGONAL STREETS
WARRENTON, VIRGINIA 20186

SHEET SMITH STREET - FRONT & BACK ELEVATIONS

REVISION	DATE
	01-20-16

DWG A-2

SCALE AS NOTED

DRAWN PK

COMM NO. 995

RIGHT SIDE ELEVATION - WATERLOO STREET

SCALE 1/ 8" = 1'-0"

LEFT SIDE ELEVATION

SCALE 1/ 8" = 1'-0"

SMITH STREET UNITS

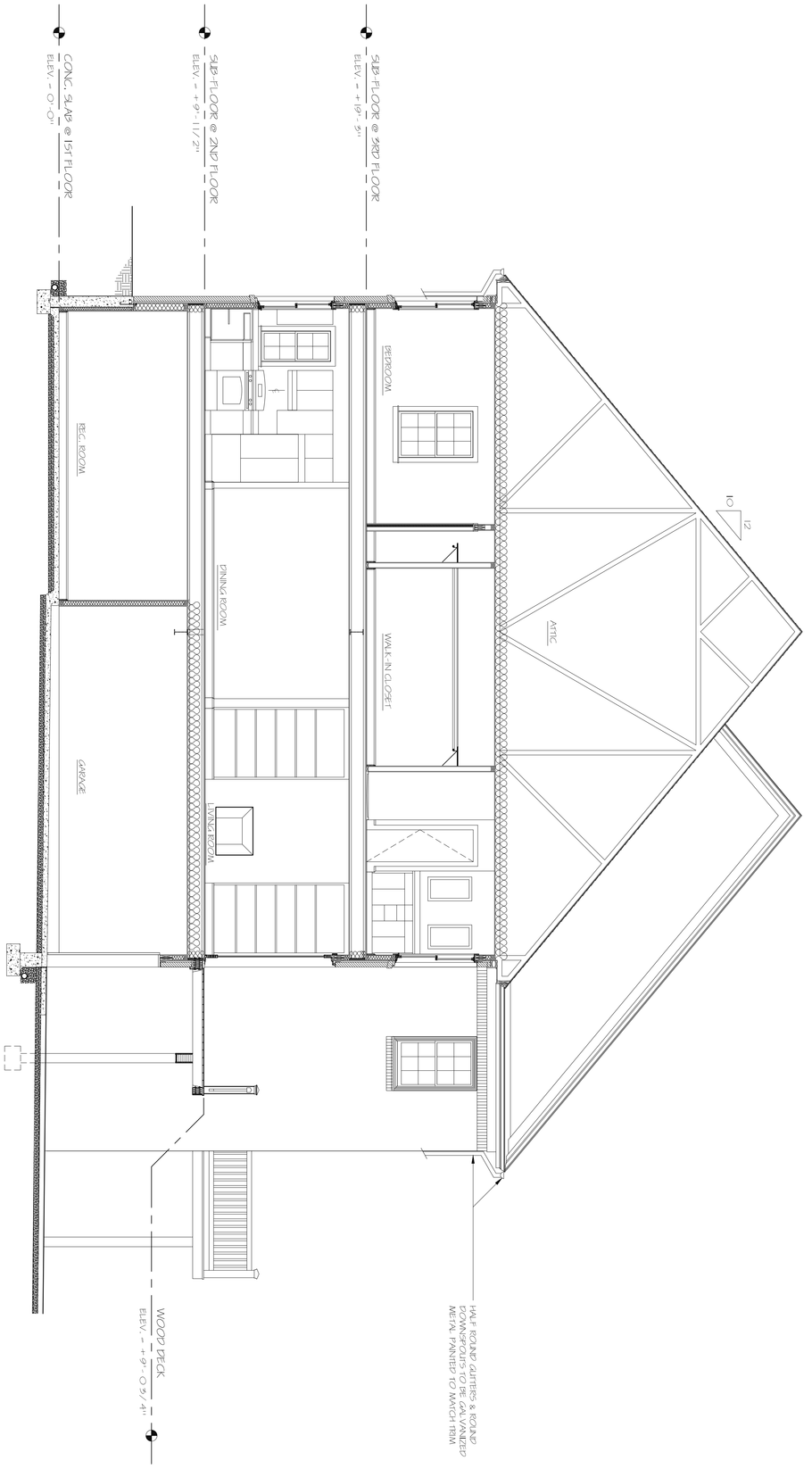
HINCKLEY • SHEPHERD • NORDEN, P.L.C.
A R C H I T E C T S
19 WINCHESTER STREET WARRENTON, VIRGINIA 20186 540•347•4232

JOB H & C TOWNHOUSES
SMITH & DIAGONAL STREETS
WARRENTON, VIRGINIA 20186

SHEET SMITH STREET - SIDE ELEVATIONS

REVISION	DWG
	A-3

COMM NO. 995	DRAWN PK	SCALE AS NOTED	DATE 21-20-16



SECTION A @ SMITH STREET UNIT

SCALE 1/4" = 1'-0"

JOB H & C TOWNHOUSES

SMITH & DIAGONAL STREETS WARRENTON, VIRGINIA 20186

SHEET SMITH STREET – BUILDING SECTION

REVISION

DWG A–4

COMM NO. 995 | DRAWN PK | SCALE AS NOTED | DATE 01-20-16

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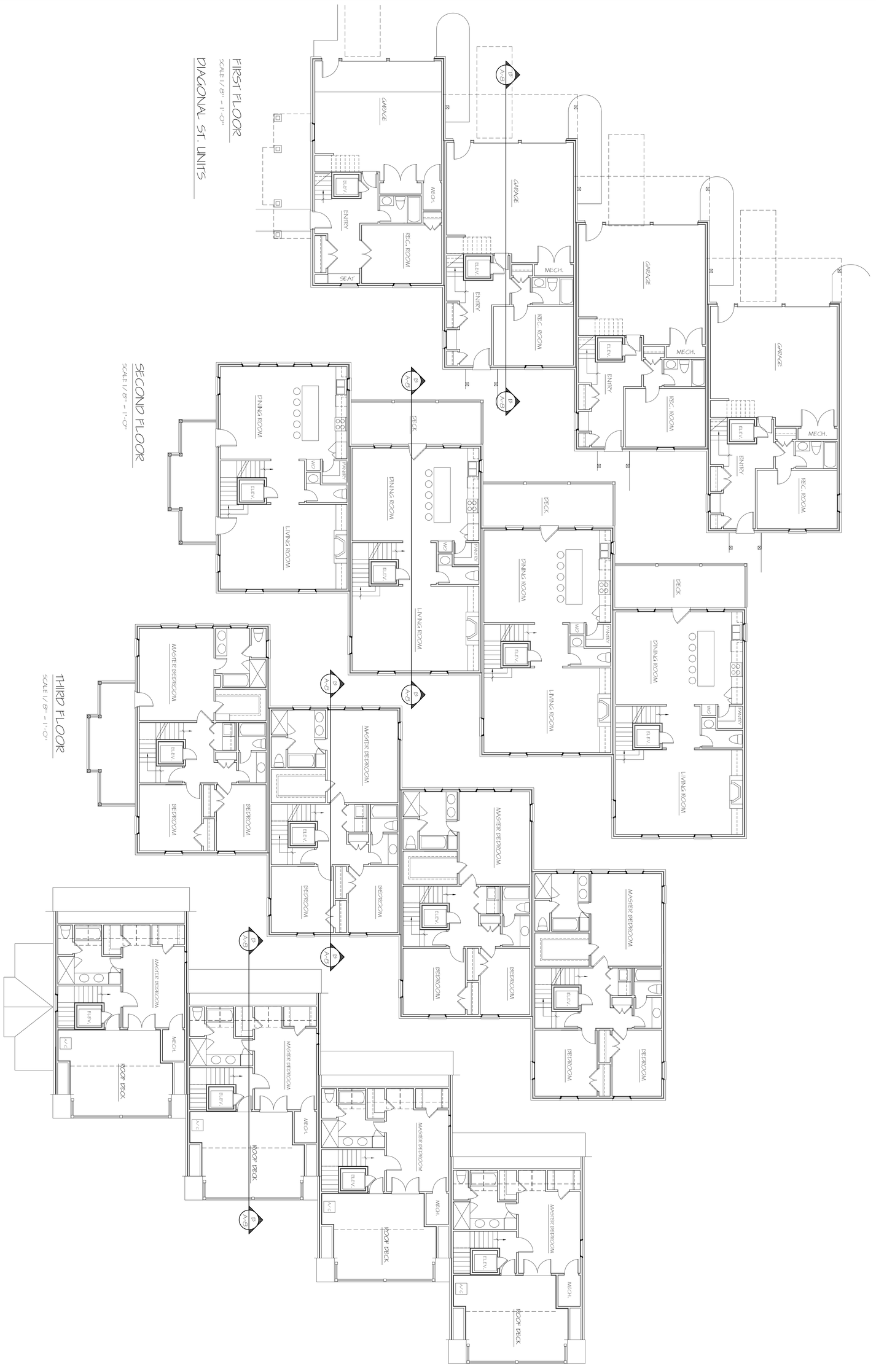

JOB H & C TOWNHOUSES

SMITH & DIAGONAL STREETS WARRENTON, VIRGINIA 20186

SHEET DIAGONAL STREET – PLANS

REVISION

DWG A–5

COMM NO. 995 | DRAWN PK | SCALE AS NOTED | DATE 01-20-16

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FRONT ELEVATION - DIAGONAL STREET

SCALE 1/8" = 1'-0"

BACK ELEVATION

SCALE 1/8" = 1'-0"

DIAGONAL ST. UNITS

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JOB H & C TOWNHOUSES
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SHEET DIAGONAL STREET - FRONT & BACK ELEVATIONS

REVISION

DWG A-6

COMM NO. 995 DRAWN PK SCALE AS NOTED DATE 01-22-16

FRONT ELEVATION - DIAGONAL STREET - ALT.

SCALE 1/8" = 1'-0"

BACK ELEVATION - ALT.

SCALE 1/8" = 1'-0"

DIAGONAL ST. UNITS

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SHEET DIAGONAL STREET - FRONT & BACK ELEVATIONS - ALT.

REVISION	DWG
	A-8a

COMM NO.	DRAWN	SCALE	DATE
995	PK	AS NOTED	01-22-16

NOTE: ALL WOOD RAILINGS & TRIM TO BE PAINTED LINEN WHITE

LEFT SIDE ELEVATION - WATERLOO STREET

SCALE 1/8" = 1'-0"

RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

NOTE: ALL WOOD RAILINGS & TRIM TO BE PAINTED LINEN WHITE

DIAGONAL ST. UNITS

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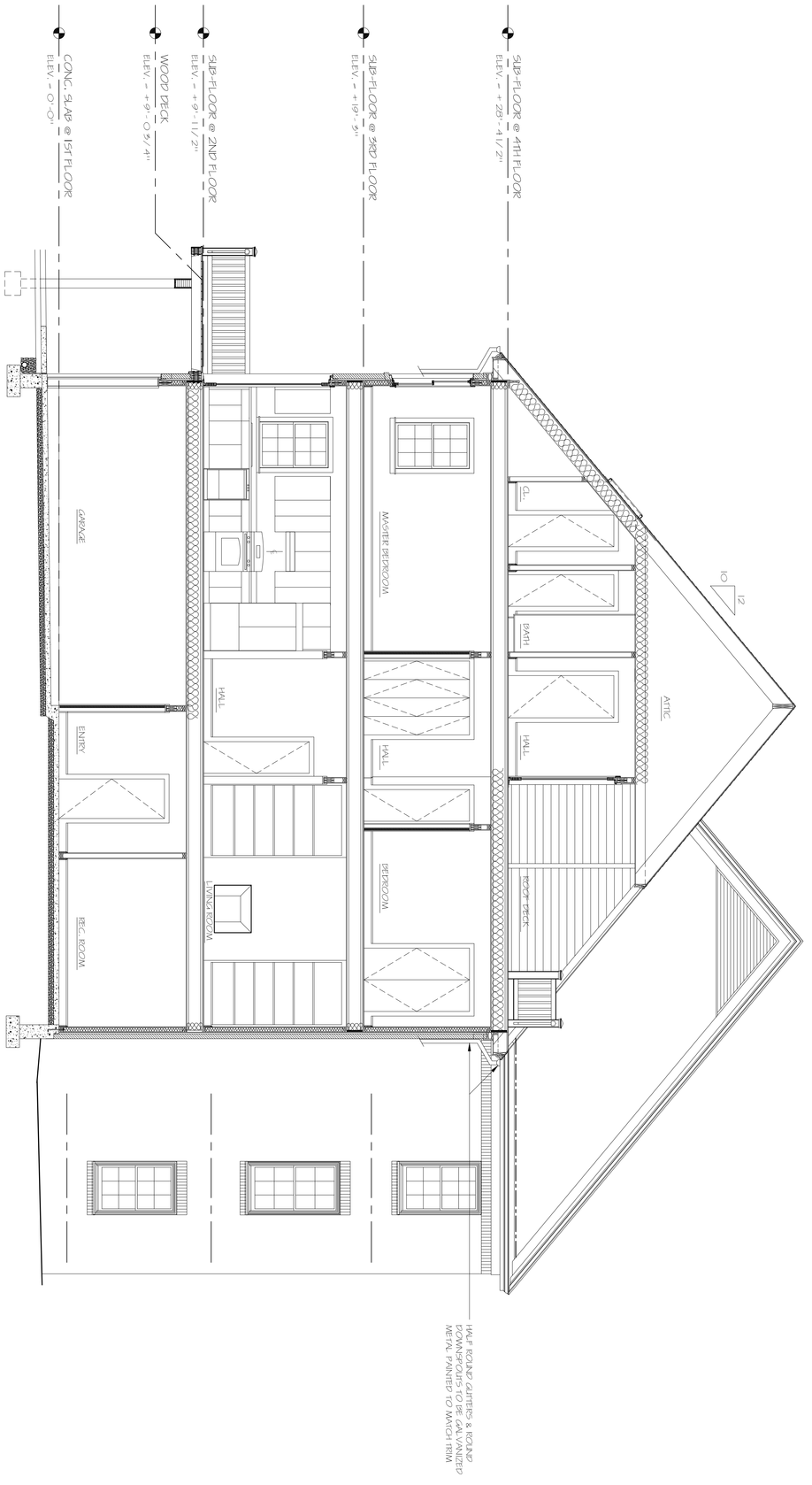
SHEET DIAGONAL STREET - SIDE ELEVATIONS

REVISION	DWG
	A-7

COMM NO. 995	DRAWN PK	SCALE AS NOTED	DATE 01-22-16



SECTION B @ DIAGONAL STREET UNIT

SCALE: 1/4" = 1'-0"

JOB H & C TOWNHOUSES

SMITH & DIAGONAL STREETS WARRENTON, VIRGINIA 20186

SHEET DIAGONAL STREET – BUILDING SECTION

COMM NO.	DRAWN	SCALE	DATE
995	PK	AS NOTED	01-20-16

REVISION

DWG A-8

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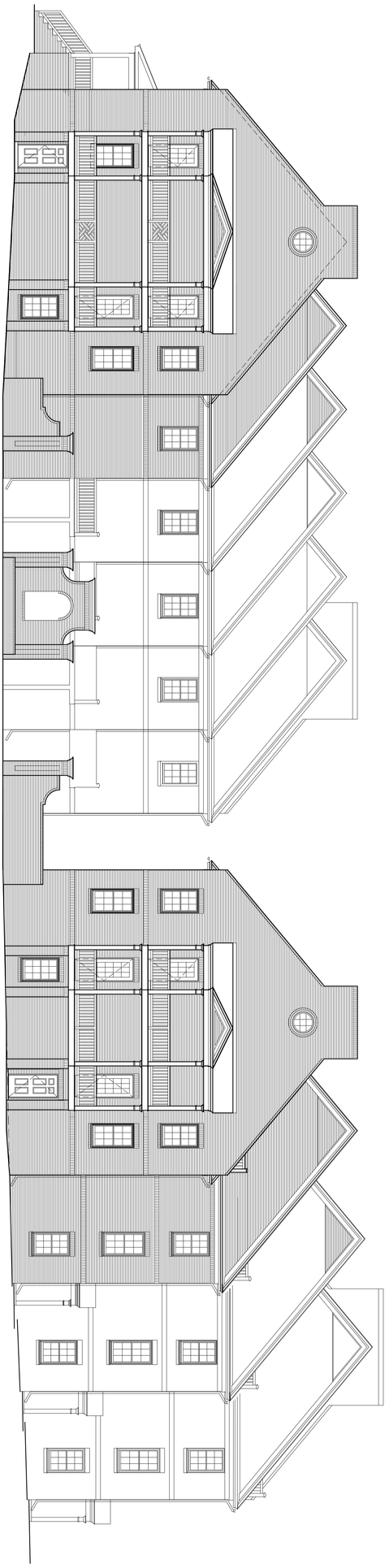

WATERLOO STREET ELEVATION

SCALE 1/8" = 1'-0"

JOB H & C TOWNHOUSES

SMITH & DIAGONAL STREETS WARRENTON, VIRGINIA 20186

SHEET WATERLOO STREET ELEVATIONS

COMM NO.	DRAWN	SCALE	DATE
995	PK	AS NOTED	01-20-16

REVISION

DWG A-9

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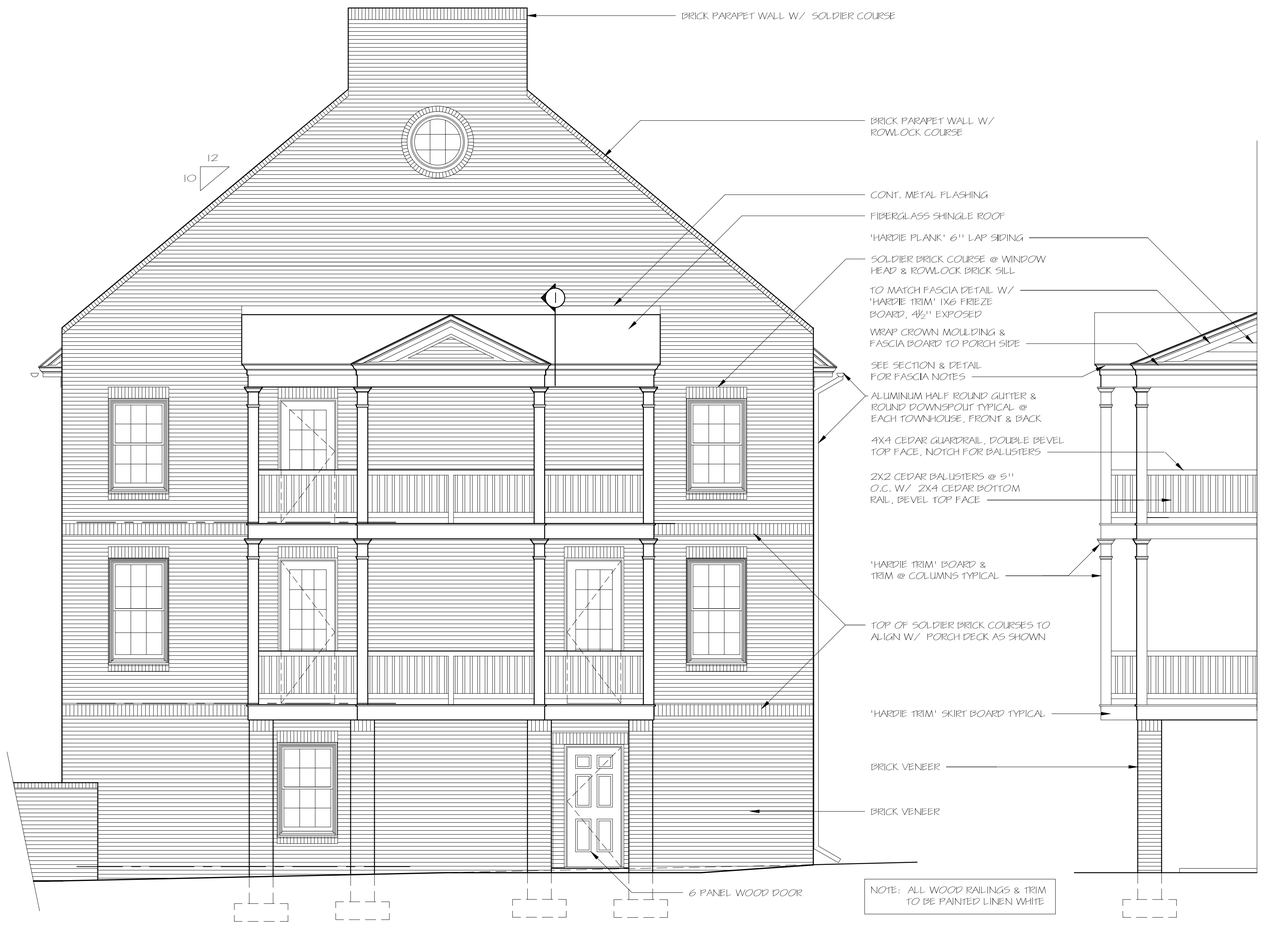
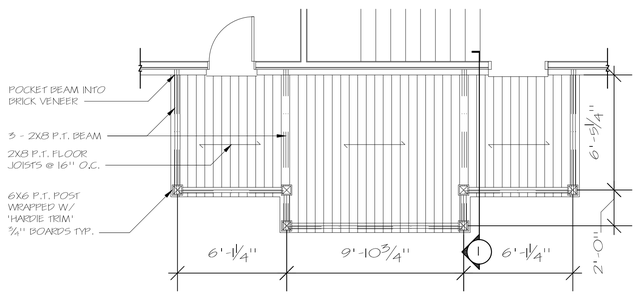


FRONT ELEVATION - 3-STORY PORCH @ WATERLOO & DIAGONAL STREETS

SCALE 1/ 4" = 1'-0"

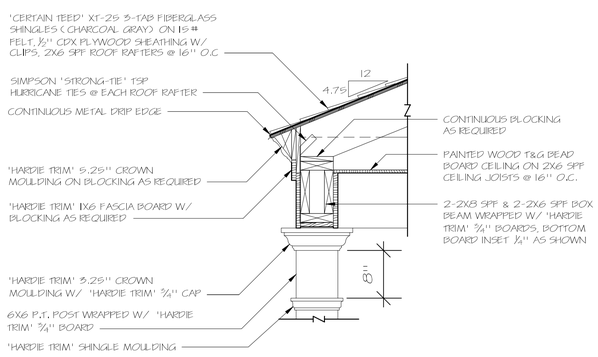
SIDE ELEVATION - PORCH

SCALE 1/ 4" = 1'-0"



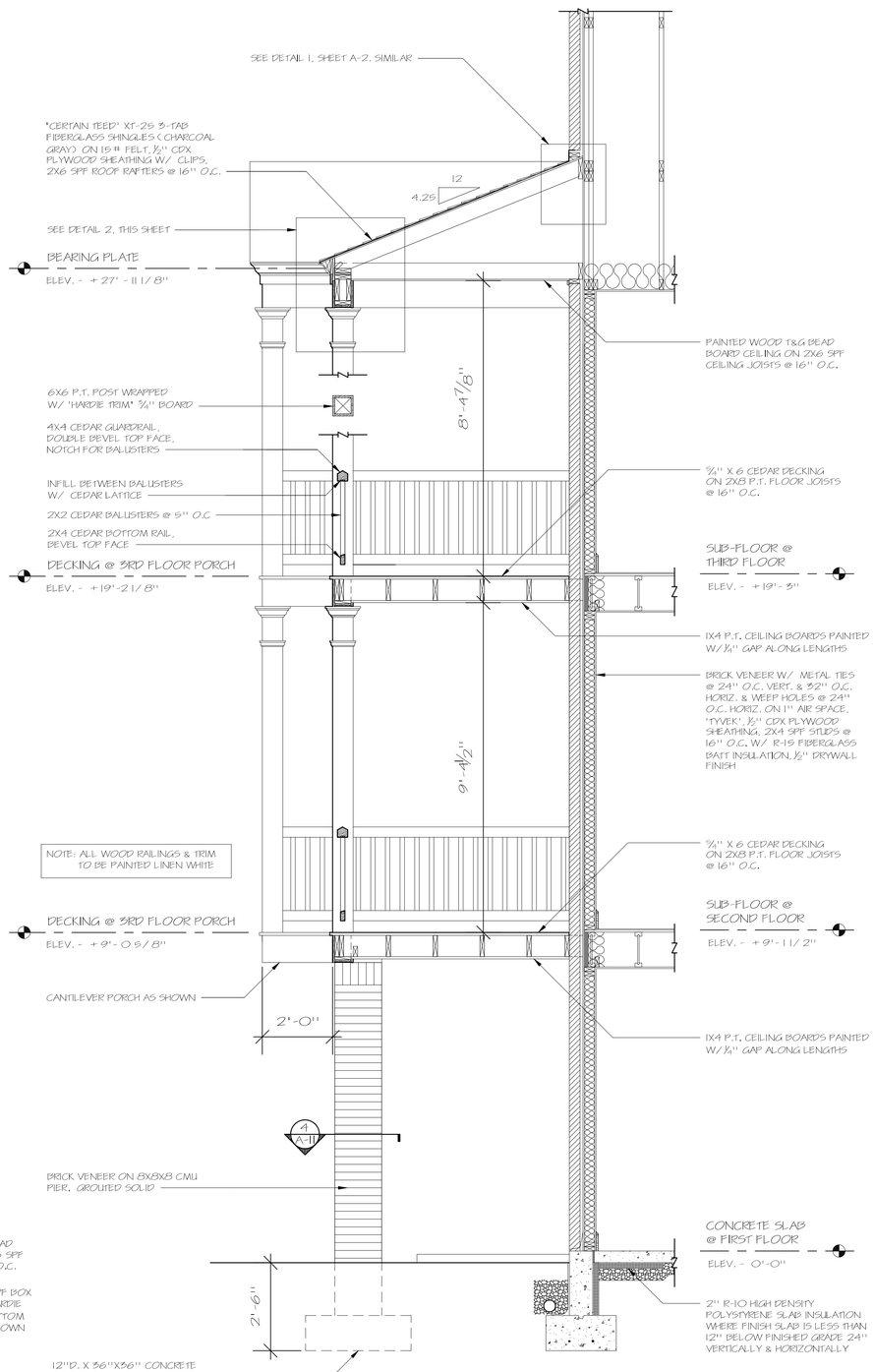
3-STORY PORCH PLAN - WATERLOO & DIAGONAL STREETS

SCALE 1/ 4" = 1'-0"



2 DETAIL @ PORCH STRUCTURE

SCALE 1" = 1'-0"



1 DETAIL @ PORCH SECTION

SCALE 1/ 2" = 1'-0"

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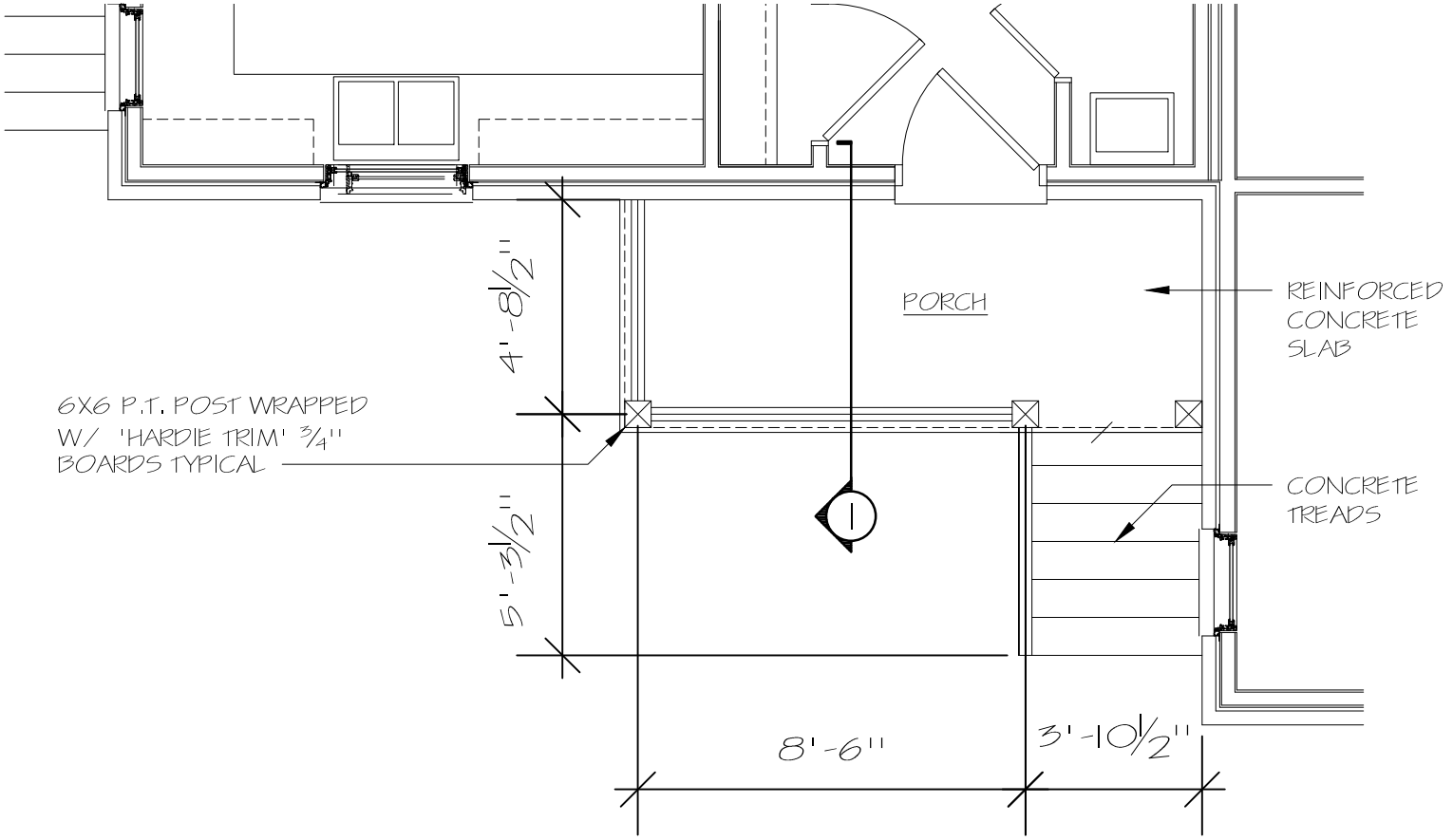
SHEET PORCH ELEVATION, SECTION & DETAILS

REVISION	DWG
	A-10

COMM NO. 995	DRAWN PK	SCALE AS NOTED	DATE 01-20-16

FIRST FLOOR PLAN - PORCH

SCALE 1/ 4'' = 1'-0''



SECOND FLOOR PLAN - PORCH

SCALE 1/ 4'' = 1'-0''

'CERTAIN 1
SHINGLES
FELT, ½'' C
CLIPS, 2X6

SIMPSON
HURRICANE

CONTINUC

CONTINUC

CONT. HAL
GLITTER W/

'HARDIE TR
MOULDINC

'HARDIE TR
BLK'G AS

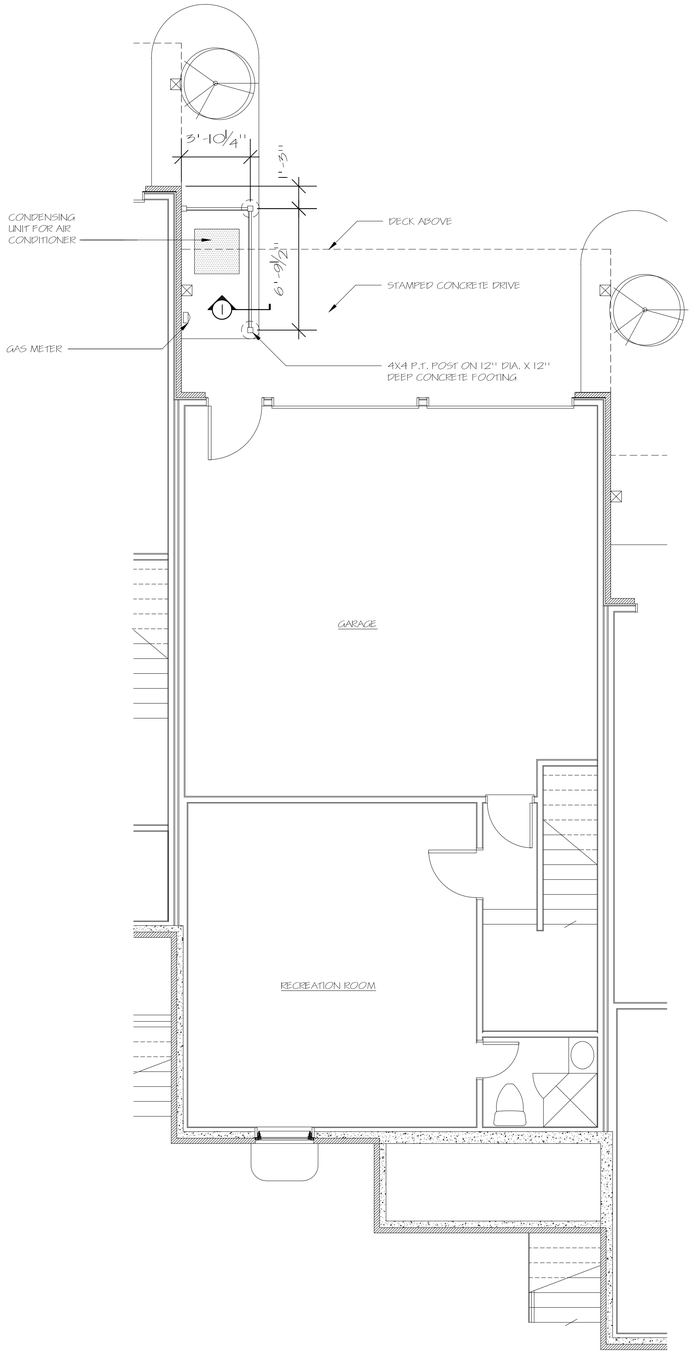
'HARDIE SC
ON 2X4 S

'HARDIE TR

'HARDIE TR
MOULDINC

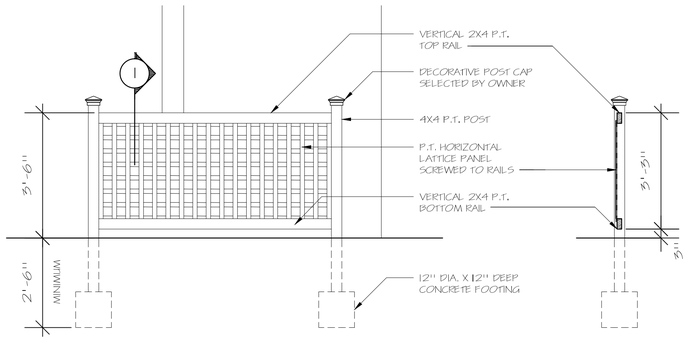
6X6 P.T. P
TRIM' ¾''

'HARDIE TR



FIRST FLOOR PLAN - A/C ENCLOSURE

SCALE 1/4" = 1'-0"

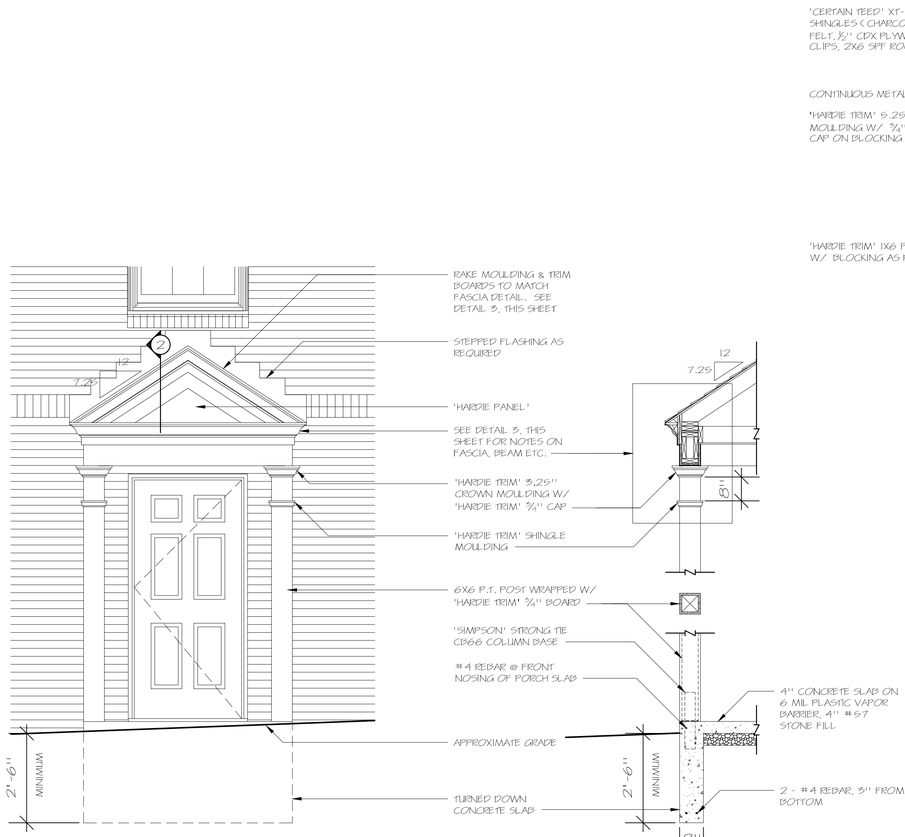


ELEVATION @ A/C ENCLOSURE

SCALE 1/2" = 1'-0"

1 DETAIL @ LATTICE SECTION

SCALE 1/2" = 1'-0"

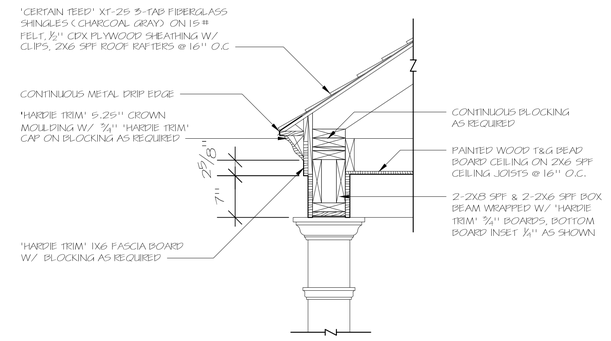


ELEVATION @ TYPICAL PORCH - DIAGONAL STREET

SCALE 1/2" = 1'-0"

2 DETAIL @ PORCH SECTION

SCALE 1/2" = 1'-0"



3 DETAIL @ PORCH STRUCTURE

SCALE 1" = 1'-0"

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SHEET A/C ENCLOSURE, PORCH ELEV. & DETAILS

REVISION

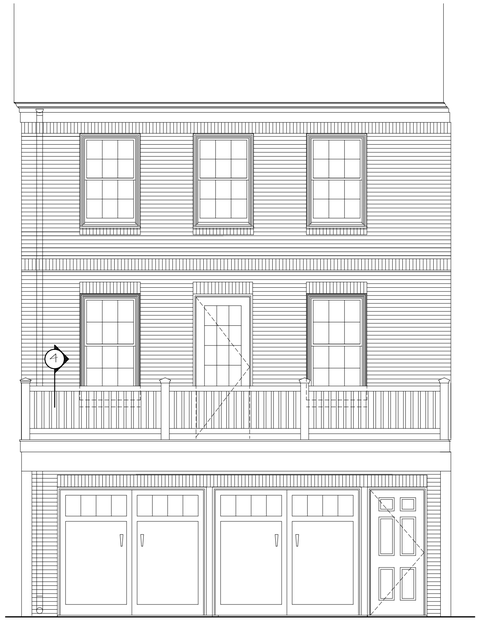
DWG A-12

DATE 11-20-16

SCALE AS NOTED

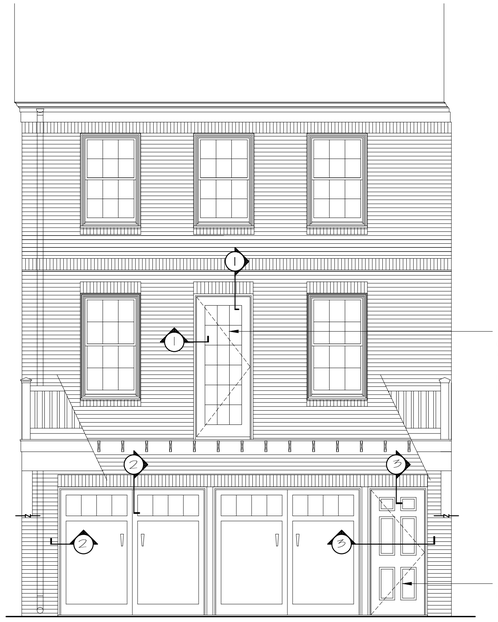
DRAWN PK

COMM NO. 995



ELEVATION

SCALE 1/4" = 1'-0"

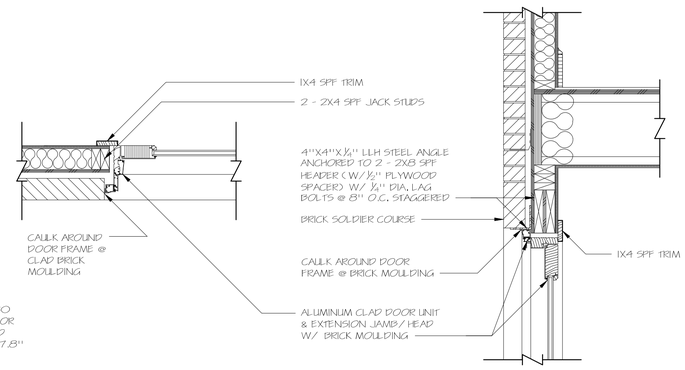


'JELD WEN' 5080 CLAD FRENCH DOOR W/ 15 SIMULATED DIVIDED LIGHTS (7/8" BEADED MUNTINS INSIDE & OUT)

6 RAISED PANEL INSULATED STEEL DOOR

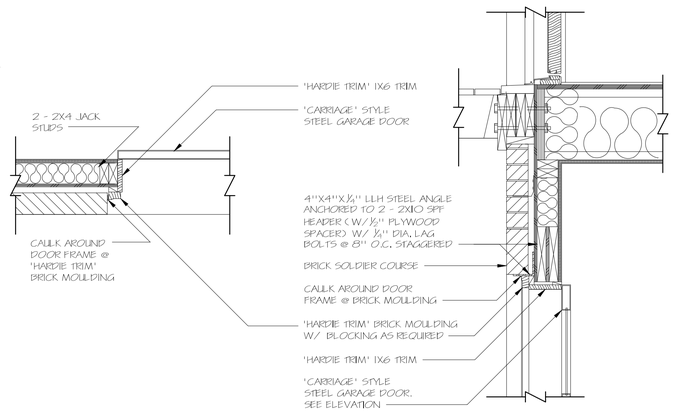
ELEVATION

SCALE 1/4" = 1'-0"



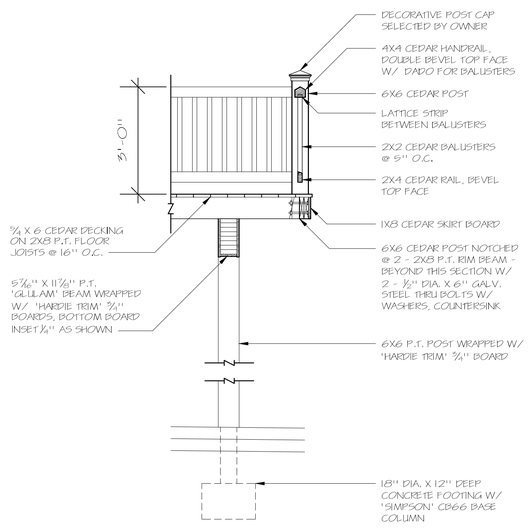
1 DETAIL @ FRENCH DOOR

SCALE 1" = 1'-0"



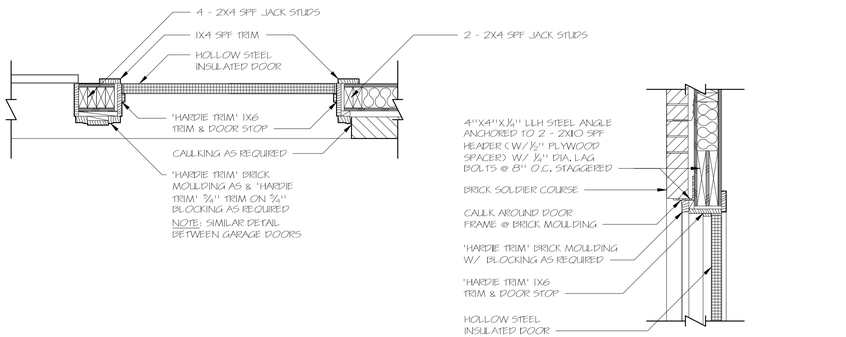
2 DETAIL @ GARAGE DOOR

SCALE 1" = 1'-0"



4 DETAIL @ RAILING

SCALE 1/2" = 1'-0"



3 DETAIL @ DOOR

SCALE 1" = 1'-0"

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SHEET TYPICAL BACK ELEVATIONS & DETAILS

REVISION	DWG
	A-13

COMM NO. 995	DRAWN PK	SCALE AS NOTED	DATE 01-20-16