



TOWN OF WARRENTON

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ARCHITECTURAL REVIEW BOARD

AGENDA

March 24, 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 – February 25, 2016
5. New Business
 - A. **Certificate of Appropriateness 16-5.** Exterior renovation of office building a garage at 3 Hotel Street, Keith Macdonald, Owner.
 - B. **Certificate of Appropriateness 16-7.** Replacement of exterior doors at 25 S Fourth Street, Chip Miller, Owner.
6. Work Session
7. Adjourn



**MINUTES
ARCHITECTURAL REVIEW BOARD
TOWN OF WARRENTON
February 25, 2016
7:00 P.M.**

The regular meeting of the Town of Warrenton Architectural Review Board (ARB) convened on February 25, 2016 at 7:00 PM in the Municipal Building.

Dr. Melissa Wiedenfeld, Chair, called the meeting to order and a quorum was determined. The following members were present: Mr. Carter Nevill, Mr. J. Tucker, Vice-Chair, and Mr. Jerry Wood Town Council Ex-Officio member. Ms. Sarah Sitterle, Director of Planning and Community Development and Kelly Machen Community Development Planner were present and represented staff. Dr. Carole Hertz and Mr. Steve Wojcik were absent.

Purpose Statement

Dr. Wiedenfeld stated the Purpose of the Architectural Review Board; Statement of Qualifications of Architectural Review Board to be: The Board makes a decision on applications in order to preserve the character of the Historic District of the Town of Warrenton on behalf of the Town of Warrenton. Decisions of the Board are based upon the Historic Guidelines and a decision for each application is made based upon its own merits. Those decisions do not constitute precedence for any future decisions. The guidelines provide the framework for consistent decision making by elaborating upon the Zoning Ordinances goal to identify, protect and preserve the buildings within the historic district boundaries.

Approval of Minutes

Dr. Wiedenfeld said there are two sets of minutes to vote on and asked, if there were any changes or edits required for the **November 19, 2015 meeting minutes**.

Mr. Tucker requested the following revisions to the minutes:

Page 6:

- Second paragraph, *they* change to *thee*
- Last paragraph, line 2, *it and out* change to *instead of*

Page 7:

- First paragraph, line 1, should include *Mr. Tucker*

- Last paragraph, line 1, in front of the word *processed* should be the word *thee*

Page 9:

- Fifth paragraph that begins Mr. Tucker, it should state, *stated the issue here is what he calls the termite factor*

Page 10:

- At the top there needs to be clarification whether Mr. Wood made a motion or not

Page 12:

- The middle of the fourth paragraph down, handrail work *form* change to *from*, should say *from the surface of the walkway*

Page 14:

- The second full paragraph, next to the last line, the word *but* should be removed from that sentence

Mr. Wood stated that he did not make a motion on page 10.

Dr. Wiedenfeld said Mr. Wood should be stricken from that sentence.

Mr. Tucker made a motion to approve the minutes with amendments for the November meeting. Mr. Nevill seconded the motion and the motion passed.

Dr. Wiedenfeld asked, are there any changes needed to the **January 28, 2016 meeting minutes**.

Mr. Tucker requested the following revisions:

Page 3:

- The large paragraph at the bottom of the page, the word *handrail* should read *guardrail*. In the same paragraph, the word *rail* should read *guardrail*.

Mr. Tucker made a motion to approve the minutes for the January meeting. Mr. Nevill seconded the motion and the motion passed.

New Business

Dr. Wiedenfeld stated the next part of the meeting is devoted to the applications for appropriateness. She would introduce each project, allow representatives to describe the project, and then call on each member of the board for comments and questions. Members of the community would be given an opportunity to speak about a project.

Certificate of Appropriateness 16-1: Construction of a garage at 23 N. Chestnut Street, Roger Cordani, Agent.

Dr. Wiedenfeld explained that the existing structure at 23 N. Chestnut Street was constructed in 1965. It is a non-contributing resource within the Warrenton Historic District.

Mr. Cordani, the agent for Mr. Wright, then addressed the board. He said the project is to build a two-car garage on the side of the property. It will have a one-bedroom apartment above and hardi-plank siding. The house has vinyl siding, which will be replaced with hardi-plank siding.

Dr. Wiedenfeld said the proposed structure respects the primary street, the town grid pattern, and the relationship of other nearby contributing structures. The proportions are moderate and do not dominate adjacent buildings. While the hardi-plank siding is not appropriate for use on historic structures, it is acceptable on this modern dependency and the new structure has appropriate fenestration. She asked if Mr. Cordani could talk about the proposed windows for the garage.

Mr. Cordani explained that they would be the same windows as shown on the proposal, vinyl windows with double six grids.

Dr. Wiedenfeld stated that the windows are not true divided lights.

Mr. Cordani said yes they are true divided lights, double hung as shown in the proposal.

Dr. Wiedenfeld then asked if the windows had fake grids.

Mr. Cordani said yes they have a grid.

Mr. Tucker stated that is called simulated divided light.

Dr. Wiedenfeld asked if the hardi-plank siding would be painted.

Mr. Cordani said yes.

Dr. Wiedenfeld asked if the structure would have a cupola or an ornamental vent on the roof.

Mr. Cordani said the picture shows one, but he was not sure if it was going to be used.

Mr. Nevill said the plans submitted do not show a cupola and that the board should go by the plans that have been submitted and not the photograph.

Dr. Wiedenfeld asked if the structure's setbacks meet the zoning requirements.

Mr. Cordani stated Mr. Wright would have a surveyor check setbacks before submission.

Mr. Nevill suggested that, since some of the building is visible from Waterloo Street, some landscaping to beautify the project be considered. He believed this would benefit the project. This was a request.

Mr. Tucker said the only issue he has is with the use of simulated divided lights in the double hung windows. The board frequently sees them, but the guidelines suggest not replicating historic materials with modern materials. Modern windows are generally double pane insulating glass that is a large sheet of glass per sash and the simulated dividing is an adaptation to make it

look like it is from a different era. He then asked if the applicant would accept omitting the simulated divided light from the windows.

Mr. Cordani said yes.

Dr. Wiedenfeld said not on the garage doors or the entrance door but on the windows. She then asked if there were any further questions or comments.

Mr. Nevill made a motion to approve **Certificate of Appropriateness 16-1** construction of a garage at 23 N. Chestnut Street with the following conditions:

- 1) A building permit is required.
- 2) A special use permit is required.
- 3) The window treatments properly reflect a contemporary design, not to conflict with buildings surrounding the structure, in other words, no simulated divided lights.

Mr. Tucker seconded the motion and the motion passed with no opposition.

Certificate of Appropriateness 16-3 Removal of a two-story addition to guest cottage and replacement with smaller one story addition, roof replacement and siding repairs at 319 Falmouth Street, William and Sally Semple, owners.

Utilizing the overhead flat screen T.V. to show the board drawings of their project, Mrs. Semple gave a presentation to the board. She said showed the original house on their property. The house is a Victorian house fronting Falmouth Street, dating to before the civil war. Research found that was the site of a tan yard.

She went on to say that sometime before her purchase of the house in 1994, there was a non-conforming addition. It is a two-story addition and it obliterates the historic roofline. It has been a lifelong goal to get rid of this addition, but it serves valuable storage space, which is at a premium in historic homes. She would like to take off this addition and build a one-story structure with a more sensitive roofline. In the picture here, there is an enclosure, which covers the original back door to the cottage. The doors on this house are a bit of a mystery, as the door the side does not continue to the inside, but they will keep it as a false entrance. There is a back entrance, which is covered by an enclosure. The applicant will take the walls off that enclosure and put on a proper porch entrance.

She said in terms of the repairs, when they drop the scale of the new addition, they do not know what will be behind it. They are hoping the original board and batten siding from 1840 is there. If not, they will have to make repairs that are consistent with the board and batten. Additionally, the other part of this application is to put on a new roof for the whole structure. The current asphalt roof is in poor condition. They will put a new roof on and new gutters and down spouts.

Dr. Wiedenfeld has a few comments on the project. This project is a model submission. She thanked the applicant for their thoroughness and clarity. The historic cottage dates to before the civil war. It is a contributing structure to the historic district. The 1980's addition is non-contributing and its' demolition is an improvement for the structure and the district. The project

appropriately proposes the preservation of newly exposed historic materials. The proposed addition respects the historic materials, respects the form of the original material and the mass and proportion of the addition does not overwhelm the historic structure.

Mr. Nevill said he wants to commend the applicants on the ideal and model submission. All the information included in the application eliminates the need for questions from the board. This is an appropriate and very model example of historic preservation and stewardship. It adds to the structure and appropriately restores it, still updating it to contemporary use, and respects the historic value of the property. With that said, he wished them the best with the construction.

Mr. Tucker said he likes this project and that they have done a nice job. He likes the fact that they are respecting the original building, removing what is an inappropriate addition. As with the last submission and application, he does not agree with using simulated divided light windows.

Mr. Nevill asked if they are simulated or true divided light windows.

Mrs. Semple said they are proposing simulated divided light windows.

Mr. Semple said it is consistent with the windows they put in their house in Old Town Alexandria. They prefer it because of the cost and it is a good performing window. It looks almost identical to a true divided light window. That is what they want to do and this addition is not visible from the street.

Mr. Tucker said this addition should reflect 2016. He suggests that the simulated divided lights not be used and instead use a one over one window to differentiate it from the original building. He stands by that and will stand by that for any project brought before the board. It is inappropriate to replicate material with material that is not true. Otherwise, it is a great project.

Mrs. Semple said he has a comment about the aesthetics. It is a good-sized window because they do want light. A one over one is just two big plates of glass. It is not a modern looking addition, it does use modern materials, but it is in the spirit of an older style.

Dr. Wiedenfeld asked if Mrs. Semple has a spec sheet of what window they are proposing to use.

Mrs. Semple said it should be in the application.

Mr. Tucker said it does not matter who the manufacturer is. They all produce the wrong result.

Mr. Semple said we provided this type of window to the ARB in Alexandria, deferring to this board's decision of course. To put in a window that is one over one, without any treatment that reflects the quality and central architectural aspects of the windows that already exist, in my opinion, would be inconsistent with the overall appearance of the entire project. He has never liked one over one clear glass windows. If he thought that was appropriate, he would have put them in the application.

Mr. Tucker said he fully understands. It's counter to the guidelines and it's counter to trying to differentiate the addition from the original building. You're trying to replicate it with modern materials. It doesn't work.

Mr. Semple asked if the board would accept a true divided light window.

Mr. Tucker said he would rather see that, yes.

Mr. Semple said this is a difficult requirement when windows cannot be seen from the street.

Mr. Tucker said if you cannot see them from the street, then what is the matter with using true divided.

Mrs. Semple said because it is their preference. They don't want to put in something they dislike.

Mr. Nevill said he believes the applicants have gone above and beyond to respect the intent of the guidelines. Mr. Tucker's points are well noted and there are times when it is very important that we follow them, not to say that this is an exception. In the nature of the addition, the fact that the applicant is using modern materials, should meet the standard of the time. Given the nature of a small cottage, and unduly forcing the use of single pane-divided lights, is not beneficial in this instance. Mr. Nevill was comfortable with the application as presented.

Mr. Wood said he believes the plans that have been brought for this project are good. The applicant has gone above and beyond and they will have a nice place when it is complete.

Mr. Nevill made a motion to approve **Certificate of Appropriateness 16-3** for the removal and replacement of addition, roof replacement, siding and trim repairs at 319 Falmouth Street with the following conditions:

1) A building permit is required.

Dr. Wiedenfeld seconded the motion, taking into consideration the windows are in the back.

Mr. Tucker denied. The motion passed with a majority vote.

Certificate of Appropriateness 15-22 resubmission of the application to construct ten (10) townhouses at 67 Waterloo Street. Horatio Magalhaes, Applicant - David Norton and John Foote, representatives.

Dr. Wiedenfeld said the property is significant and prominent within Warrenton's Historic District. It is incumbent upon the board to apply the Warrenton Historic District design guidelines in review of this application to determine whether the design, as submitted, meets the requirements of the design guidelines. It is imperative that the board considers the long view, encouraging construction that is an asset to the historic district, stands the test of time, and makes succeeding generations proud. The site of the project is a large, now empty lot. It is immediately adjacent to two modest two story historic houses, both contributing to the historic district, one at 23 Smith Street and one at 14 Diagonal Street.

She said the resubmission includes some requested information and the following changes:

- The addition of brick walls with interpretive signage explaining the site's history or the promise of interpretive signage.
- New porches on Waterloo elevations.

- Brick instead of hardi-plank in the gables.
- Stamped concrete pavement.
- Additional green space along Smith Street.
- Fence enclosures for the heating and air conditioning.

Dr. Wiedenfeld asked for Mr. Norton and/or Mr. Foote to explain the application. She requested that the applicants please be sure to state their names clearly for the record and that board members delay comments and questions for a few moments. The applicants were to speak first, followed by members of the community, and then the board.

Mr. Foote introduced himself and his assistant Jessica Pfeiffer, a professional planner. He said they represent HC Investors. They were retained by Mr. Magalhaes to look at what happened at the first ARB meeting regarding this application. Mr. Foote listened to the entire tape of the first ARB meeting and understood the dissatisfaction with elements of the application as previously presented. They took everything from the tape, made notes, and asked what the ARB found to be missing for its purpose of a decision in this case.

Mr. Foote explained that David thought he would have the opportunity to provide the additional information, and he understood why the ARB voted as it did. The applicant filed an appeal to the Town Council as permissible under the law, as Mr. Foote has done on numerous occasions. It was known that there was additional information needed. David was asked to take the notes that Mr. Foote took and modify the plans to meet the specific comments about design issues and provide additional details. Mr. Foote also asked Scott Shepherd to make the 3D depiction of the townhouses presented at the meeting, which is something that was not available previously.

Mr. Foote went on to say, that they know this parcel will be developed. A decision that will be made by the private sector, not by the public sector. They also know that issues of site planning and zoning are not issues for the ARB. They have come before the board to show how the project has changed and to ask the ARB to reconsider its' previous decision. The applicant asked to go back before the ARB because they wanted the ARB to have a look at the project again before the council acted on it.

Mr. Norton then came forward and gave a presentation to the board. He said one of the biggest complaints was the facades that face Waterloo Street. These were ends without any detail so they put a new face on the facades that face the street. While they did not face the units and the front doors toward Waterloo Street, they did create new brick entryways and three story porches on those end facades to make those buildings have a good face toward Waterloo Street. The new brick entryway walls are six feet high, the posts are ten, and the middle piece, where they provided a place to talk about the history or the centerpiece, is thirteen feet high.

One of the concerns was the ability to look into the project and the porches. By adding the three story porches on the end elevations, they have not only improved what was a bland elevation, but also removed the decks on the first two units, making those end units have porches on the street side instead of internally. The new entryway helps screen what is seen first when passing by on Waterloo Street. They were hoping, with a 3D rendering, it would give a better understanding of the overall image. They kept the staggered buildings on Diagonal and on Smith Street to help break the scale and bring it back to human scale in keeping with the surrounding structures.

Dr. Wiedenfeld said she knows there are several members of the community who would like to speak. She asked community members to please step forward to speak to the board.

Michelle Ferri spoke to the board and said she lives on Smith Street, across the street from the development. She spoke in opposition. She believes this site offers a unique opportunity to provide a nice transition from the residential district to the business district. This application falls far short of achieving this. It remains intent on filling the site to maximum density, instead of taking into consideration that none of its immediate neighbors have built to the property line. This property does not exist on Main Street, but sits among historic homes. This development seems designed to punish its neighbors. It fails to consider the uniqueness of the site and poorly imitates the character of its neighbors instead of providing well thought out design that will add value to the charms and traditions of Old Town.

She went on to say, as the board has already sited its review of the application, the proposal does not meet the simple, basic requirements of Warrenton's historic guidelines in overall design, building proportions, height, scale, spacing, or mass. It fails to follow the rhythm of the contributing structures in the block with its zigzag presentation on Smith and Diagonal Streets, inadequate yards, and street presence. The design creates its own inner street instead of a truly inviting street character. The board's previous decision to deny this application is the correct one. She sees nothing but lipstick added to this revised submission and requests that the board seek significant alterations to this development before considering it worthy of appropriateness.

Nancy Blough spoke to the board and said she lives adjacent to the proposed project. She would like the board to reconsider the proposed townhouse project. Her concern is that regardless of the structure approved it must conform to the historical and architectural guidelines. In addition, the safety of all of the residents in the immediate area of 67 Waterloo Street must be protected. The drawings lack the historic presentation consistent with neighboring properties and the rest of the Town of Warrenton's older residences. The renderings of the proposed project at 67 Waterloo Street are not in keeping with the character, harmonious values, and historic ambience of Old Town Warrenton. Looking out her kitchen window, Ms. Blough will see a three story brick wall and limited light through six three story townhouses, representing an overly dense use of a half acre piece of property. This can be compared to a property on Falmouth Street, which has fifteen townhouses on two and one half acres, a lot of green space, and sidewalks. Additionally, that space provides much more room for their residents to enter and park in the rear of each residence. There is a wall around that townhouse subdivision helping to curb the density. When this property was a restaurant, it had much more green space than is proposed with this project.

She went on to say, an extremely important consideration is the safety of the residents. Having witnessed one fire at the property in question, she saw firsthand the potential for catastrophe. At the time of that event, in the parking lot at 67 Waterloo Street, which would no longer exist according to the proposed plan, fire fighters had to go over the top of a burning historic structure to keep water on her home and Michelle Ferri's and Bill Weaver's homes. The heat was so threatening, they were asked to remove their vehicles from parking spaces and driveways on Smith Street. She's very concerned with emergency vehicles being able to control a fire or help someone in need of an ambulance because when vehicles are parked on Smith Street, there is no room for emergency vehicles. The same consideration would be true of Diagonal Street since parking is allowed on both sides of the street. She requests that a Fire Marshall approve the plan's areas of egress to insure emergency vehicles access to project and neighboring properties.

She continued that it was her understanding that a new application was submitted to the ARB, allowing for another public hearing, because the owners altered their original plans. After attending the Town Council meeting of February 9, a number of residents had the same concerns and should be allowed the opportunity to express them. The townhouse fortresses should be less dense, to allow green space and attention to the concerns mentioned here.

Mr. Bill Weaver then addressed the board. He elaborated on Nancy's comments. His major concern is in regards to emergencies. They were there when the fire took place and the only way, not criticizing Warrenton's first responders, to get a fire truck in range to protect homes was through the parking lot of the restaurant. With this project, that is going to be gone. The street is 16 ½-foot wide and zoning calls for 20 foot wide streets. With a car parked on a street, it is 10 feet wide. Twenty feet of road is needed for fire apparatus. Diagonal Street is narrow with lots of traffic, Smith Street is narrow and one way, and Chestnut Street is also very narrow. His concern is that, for those dwellings, it would take a boom to get to the top. The renderings have cherry picked the views to make it look like there is plenty of room. The rendering also removed trees and in one of the drawings removed Mr. Weaver's house. Mr. Weaver is not against it, but against the density. He knew this was a zoning issue, not an ARB issue, but this was also a safety issue. He asked why their homes should have increased risk. He wants to fix the problem.

Ms. Cheryl Shepherd introduced herself as having been on the ARB for many years. She heard the guidelines mentioned and how they were referred to in a past hearing. She did a revision to the historic district guidelines sometime after 2003. She is an architectural historian and studies, analyzes and photographically documents historical buildings to get them on the historic register. The guidelines are a document to have at hand. They are not part of the ordinance. Having heard the comment about the windows tonight, she knows there is a clause or a sentence in the guidelines that says "a new building under construction should be recognized as a product of the period of its construction for design, materials and craftsmanship and consistent with the architecture of the historic district." She believes that "product" has become a misunderstood word. She would like to offer to the Town and to Sarah through a letter that the word that would be better a "labor" of its period of its construction. It seems to make those who have to look at projects across the district to begin to think more modernly, and that everything has to be considered a "product" of its time, and it is not meant that way. It is meant as a "labor".

She then went on to say that concerning the windows earlier, on new construction on a property with non-contributing buildings, the new construction is non-contributing. Under new construction for buildings within the historic district, "windows may have simulated divided light sashes, but true divided lights are encouraged." It does not say that they have to be true divided light or simulated divided light. True divided lights are encouraged, required because it is 2016. "Product" in that respect is clouding the issue.

She lives on Winchester Street. Looking at the plans for the new construction on Waterloo Street the parcel is difficult for new buildings. Part of the concern is the density allowed on the lot. That is a zoning issue and does not come in front of the board. Waterloo Street is considered a major street, but Smith Street and Diagonal Street are in close proximity. If you look at the setting and at the guidelines for the setbacks and orientation of buildings, it is not as the guidelines suggest. It is somewhat difference from the grid form in this location. The Fauquier Bank is facing Main Street but on the Diagonal Street side, one is not looking at the front of the buildings, which is unique. The house that is now the Natural Market Place, is facing Diagonal Street. The

guidelines are suggesting that buildings front a major street. This is a very difficult and unique site and it is going to take a considerable amount of planning and forethought to get it right, keeping in mind that the guidelines suggest that the history of the location be respected.

Dr. Wiedenfeld asked if Ms. Shepherd was speaking as a citizen and not as a consultant.

Ms. Shepherd said yes, as a citizen.

Dr. Wiedenfeld said the board would begin their comments. She provided her comments and the other board members gave their comments in turn. The Warrenton Historic District Design Guidelines have a section on new construction that begins on page 72. The application design as presented does not meet these historic district design guidelines for new construction in the central business district. It lacks architectural compatibility and aesthetic continuity that is called for in the guidelines. This is a quote from the guidelines, *“in order to maintain the character of the central business and historic districts, the new design guidelines take into consideration the historic variation of building types, their architectural design, arrangement and spacing.”*

She had four main areas of concern. One is the siting of the buildings and the guidelines state, *“recognize and insure consistency with the relationship and situation of existing buildings to the street when siting a new building. 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.”* The buildings with the saw tooth siding does not recognize the historic grid street plan. District buildings are parallel to the street not at an angle. The adjacent buildings are disrespected by this angled siding; like turning ones side away from a neighbor. By placing the primary facades on Smith and Diagonal Streets, the project does not meet the requirement to front the major street, which is Waterloo. To have an alley/driveway dump into a major street is inappropriate within the historic district and is in direct opposition to the guidelines. It is obvious that Waterloo is the primary street but this design has made Waterloo secondary. She noted there is a parking lot behind the church on the same block that empties onto Smith and onto Diagonal Street.

Her second concern is mass and scale. The guidelines state, *“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. Massing is the enclosed volume or block of a building or its features. Rhythm means the pattern of buildings or features to one another. The guidelines for new construction state that new construction should comply with the predominate width and proportion of contributing buildings. 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, and comply with the predominate massing of the form and elements of contributing buildings in their block or neighborhood. Contributing residences have varied massing according to their styles.”* Her comment was that these are enormous buildings that do not respect the predominate massing of neighboring structures. It is possible to design townhouses that respect the massing of buildings nearby. In terms of proportions, according to the guidelines, *“the new construction of houses should reflect that of contributing houses in the neighborhood. New construction should comply with the predominate massing of the form and*

elements of contributing buildings in their block or neighborhood.” She noted that none of the illustrations provided presented of the neighboring structures are in relation to the proposed construction. She has not seen what the neighboring houses look like adjacent to this. She attempted to design a figure to illustrate this, but does not have the skills.

Her third concern is height or rather stories. The guidelines state, *“comply with the predominate height of the contributing buildings on a block. No new building, commercial or office 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. New townhouses or multi-family residences in permitted zones should also comply with the predominate height of contributing buildings and not to exceed three stories. Lower roof pitches are encouraged on tall buildings.”* This block has several two-story buildings. Are there any three-story buildings on this block? Four story townhouses would tower over the smaller nearby houses and create a canyon out of Smith Street. Yes, there are houses in the historic district that are more than two stories but they are set back from the street and their neighbors. They do not create a canyon such as this would create. The guidelines or the zoning ordinance state that the church cannot be used for comparison.

The fourth item is other issues. The guidelines state, *“a new building should be recognized as a product of its period of construction and craftsmanship.”* That wording by the way is from the National Register of Historic Places and is used appropriately. The guidelines further state, *“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. Respect the relationship between wall surface area and window opening area of contributing commercial and residential buildings of the block or neighborhood and true divided lights are encouraged.”* This will be much more visible than an addition on the backside of a lot. The design does seem more derivative than a product of its period, but the materials, including a brick façade, stamped concrete, and false divided light windows lend a 21st century element. The size, proportion, spacing, and rhythm of fenestrations on the Waterloo Street side do not respect that of contributing buildings in the subject block or neighborhood. The relationship between wall surface area and window opening area similarly do not respect the contributing buildings in the subject block or neighborhood. The placement of porches on the Waterloo side of both buildings tries to address the requirement to avoid blank undifferentiated walls, but the porches neither copy porches in the historic district nor do they present themselves as a product of the current period. The lack of fenestration behind those porches only serves to highlight the blank, undifferentiated wall behind the porch. The lack of fenestration on each bay is something Dr. Wiedenfeld has never seen before on a design.

She went on to say, on a positive note thank you for the effort to have interpretive signage recognizing Eppa Hunton and the history of the site as required on page 97 of the guidelines. The ARB looks forward to the formal application for a COA on that signage. In short, her comments are that the design presented in the application for **Certificate of Appropriateness 15-22 to construct ten (10) townhouses at 67 Waterloo Street** does not conform to the Town of Warrenton Historic District Design Guidelines for new construction.

Dr. Wiedenfeld asked for Mr. Nevill’s comments.

Mr. Nevill said that he has looked at this from many different aspects, from that of the applicant

and from our view. In all applications, he believes it is important to look at the applicant's view and try to understand what they are trying to do. He understands they are approaching this from a by-right point of view, which he respects. The ARB, the overlay, must also be taken into consideration. There is precedence where ARB decisions have upheld and superseded by-right applications. With that in mind, he looked at this through view of the Town Comprehensive Plan, suggestions of creating corridor and overlay districts, and expanding the historic district. This has not happened and it is not something that he can take into consideration. The ARB looks in terms of historic district preservation, town culture and future, and what new construction means.

He went on to say, this is within the 1810 route plan, and at that point they have to take a much more strict and very deliberate approach towards what is considered new and appropriate. That is the Town of Warrenton's historic foundation. This site is a transition property as moving from a neighborhood into the business district. It is zoned CBD, but it is on the shoulder. It is important to reflect and respect that transition nature of the neighborhood immediately adjacent and the flow of the location. It sits in the shadow of the courthouse, the most iconic building in the county. All of these factors need to be taken into consideration with this application. He respects what the applicant says about the private sector developing this property. The ARB wants to see that happen. This is too important a property to go undeveloped. However, the public should benefit from the development of this property, not just the private sector. With that in mind, as well as Dr. Wiedenfeld's comments, this application still has not addressed its orientation toward Waterloo Street in a manner that is real, but through decoration. It has not fulfilled the request. In reference to the orientation of the buildings in respect to the grid pattern, these are buildings that sit on various angles and do not reflect that. This staggered effect breaks up the grid pattern. It does not respect the orientation toward the street. He understands the difficulties to overcome with the development of this property. Unfortunately, he has not seen this project as meeting the standards they are trying to promote. It is those two elements, and the fact that this sits at a primary entrance, that lead him to the decision of not being able to support this project.

Dr. Wiedenfeld asked if Mr. Tucker had any comments.

Mr. Tucker said he believes the board as spoken very well. Not to argue with the individuals who have spoken in favor of this application, he would like to say that the guidelines either are or are not meaningful with respect to this and any other project within the Town of Warrenton. They use the guidelines for just that purpose, to help us guide the applicants to what is appropriate or is not appropriate. Ultimately, guidelines aside, whether this building or any building is appropriate comes to the ARB for its decision. With respect to what was presented to Town Council as an attempt to appeal and was then withdrawn, it was essentially the same project. It did include many details, which are required for any construction. However, that addressed only a portion of the first half of a two-point motion to deny this project several months ago. Contrary to what has been heard, the resubmission does not satisfy all the points brought up when it was first denied. It does not address the second point, which was its relationship to its surroundings and the overall appropriateness.

Mr. Tucker went on to say there are other features here that do not comply with zoning or the ARB guidelines. There is a fourth floor and four floors are prohibited. Three stories are the maximum. There are other features here in question such as the site plan. People would argue, the ARB does not review site plans. *Paragraph 3-5 3.5.4 of the zoning ordinance – final action by the Architectural Review Board shall be taken prior to consideration of proposals requiring*

site plan approval. Numerous areas within the zoning ordinance refer to the ARB and its role in reviewing issues in the Town of Warrenton with respect to the zoning ordinance and the ARB guidelines. This application has not addressed those. There are three members present at the meeting. Mr. Wood does not vote. This is the most important presentation since he has been on the board, and probably the most important one to be presented for a long time to come. Many issues need to be covered. He suggested that a motion be made to table this application and work with the applicant, through numerous work sessions if required, to resolve any differences between the applicant and this board prior to the next meeting at which point this project will need to be approved or denied with whatever can be hashed out in a one hour meeting. It is time for a discussion on what is needed in this case.

Mr. Nevill asked if the applicant considered other designs for this project.

Mr. Foote said Mr. Norton would have to address that question.

Mr. Norton asked in what respect.

Mr. Nevill asked if when looking at this site, were there any other possibilities or designs that were being considered before coming to this design.

Mr. Norton said this is the design that was everyone's thought in the initial concept. They explored different orientations since the board rejected it. They honestly feel it is a worse solution. They can put six townhouses along Waterloo Street and then more units in the back. When looking at the mass on Waterloo Street, which is the most important street, not that the others aren't important, which again is why they did a saw tooth affect to breaks the mass of those buildings down for the neighbors on Smith and Diagonal. When looking at six townhouses across the front of Waterloo, it is not very inviting. Having the end of the run was much more reflective of the scale of chip shot across the street, for example. These buildings are not taller than chip shot. They came back with the idea to try to create a much more inviting entrance on Waterloo Street and to try to address the facades that were blank. There is a lot of fenestration on those facades. They are going to see two individual buildings with these porches. It is a better thing to have facing Waterloo Street. It is a vast improvement on what they had before. If they put six units on Waterloo Street, all the traffic is going back and forth from Diagonal to Smith. This is why they pursued this model the first time, and came back with the same orientation.

Dr. Wiedenfeld asked if the restaurant had an entrance onto Diagonal Street.

Mr. Tucker said it did not. He went on to say, David what you are presenting here on the screens are 3D architectural models of the project as you have designed it. He wants everyone to know these are what architects call bird's eye views. Architects use these to sell designs to their clients. He asked Scott to lower the point of view so that it is at eye level, five foot six from the ground. At eye level one can see the underside of the porches. He asked to rotate the model clockwise so to see the house adjacent on Diagonal Street from eye level. From here, one can see the fourth story that towers above the house next door. This is something not seen before. This view was a required part of the submission materials that they have not had the opportunity to review. He asked to rotate the model 180 degrees and see the Smith Street view from the same 5-foot elevation. The townhouses are a full story higher than the contributing property next door. He asked to see the intersection of Smith and Waterloo Street to show the house across Smith Street

from the property and its relationship to the proposal. He said the house model is far larger in scale than it actually is.

Mr. Norton said all the surrounding buildings were done through photography and computer programs that establish the scale of the structures.

Mr. Tucker did not believe the height of the house was shown appropriately. The site plan seems to indicate there is only three feet of elevation difference between the intersection of Diagonal and Waterloo Street and the intersection of Smith and Waterloo Street and yet the drawing appears to be more than 3 feet of rise. He asked the engineers to double check those elevations because, walking the site, there appears to be more than a 3 foot difference in elevation.

Mr. Norton said there is a “topo” site plan in the application packet.

Mr. Tucker said that is where they are getting their information.

Mr. Norton said it goes from 606 down to entrance level and climbs more rapidly as you get to the corner of Smith, then once on Smith it’s almost dead level for the length of the project.

Mr. Tucker said he wants everybody to see this from a realistic point of view not birds eye.

Mr. Norton said that is why they brought the live model

Mr. Tucker said, the model needs to be checked. The wall is an interesting attempt to hide what is behind it. It is in violation of the guidelines, if the guidelines mean anything. If they do not then it is in the violation of the zoning ordinance. It is too tall.

Mr. Norton asked if the zoning ordinance dictates wall height. The ARB discusses wall height and review.

Mr. Tucker said Zoning Ordinance 2 - 19, fences and walls may be erected to a height of 6 feet.

Mr. Norton said the wall is 6 feet.

Mr. Tucker disagreed. He took the 1/8 scale drawing and drew a 6 foot high line across and saw that the wall was higher than 6 feet.

Mr. Norton said we are at the posts, there’s no question.

Mr. Tucker said, all of these things need to be worked out in the time it is going to take for a few work sessions. He proposed work sessions before a motion is made. The applicant requested work sessions in the past after they were denied. He asked if they would like work sessions now before a motion is made. There is a lot here, two board members are missing, and they deserve the opportunity to go over this with you.

Mr. Foote said they have no explicit authority from their client, but taking the members of the board in good faith, this would be an effort to work through the details. They would agree to the work sessions.

Mr. Tucker said he would see a work session's purpose to have the board massage the project to bring it into compliance.

Mr. Foote understood and took it as suggested. The client makes the decisions. Mr. Foote was saying on behalf of his client, without explicit authority, they will work with the board.

Mr. Tucker said if Mr. Foote cannot speak for the applicant, then they don't have an applicant before them.

Mr. Foote said that would not be correct. His authority is limited to presentation, his client and he had not discussed deferral or work sessions. As his representative and his lawyer, he will speak for him tonight and agree to a work session with the board.

Witt Robinson, the Town Attorney, said everyone is on the same page. He clarified that Mr. Foote is saying they will do a work session, and the ARB is suggesting a work session, so if someone made a motion for a work session, that would be agreed on. Mr. Foote will work with The ARB during a work session.

Mr. Tucker asked for the requirements in advertising work sessions.

Mr. Robinson said there are none and the ARB can table this whether the client agrees or not.

Mr. Tucker asked what if they make a motion to table and suggest one work session a week, as many as three, whatever it takes to work out the details? This is a major project that needs major work.

Mr. Robinson felt everyone is in agreement to do that. If ARB wants to set up work sessions, Ms. Sitterle would help. Work sessions could be arranged with enough public notice.

Mr. Wood asked, would it be better to postpone?

Mr. Robinson said that is what you would be doing by tabling and setting up work sessions.

Dr. Wiedenfeld said there are three choices regarding applications according to the guidelines. ARB can approve an application with conditions, deny an application, or table an application. Staff can help arrange a work session. ARB can table it and arrange work sessions. She suggested having one and seeing how that one goes before the next one is arranged. The next meeting is in 28 days. ARB has 60 days to vote if it is tabled. 60 days puts ARB beyond the April meeting. Essentially, ARB has 28 days to work this out.

Mr. Neville asked if the applicant withdrew the application, would it reset the time.

Mr. Robertson said it might reset the time. If ARB does a work session, and the media is notified well enough in advance, ARB has the work session and things are progressing well, the applicant would be able to agree to an extension.

Mr. Tucker said work sessions only work if they effect changes. If there is no change, there is no point in having a work session.

Mr. Robertson believed that is what the applicant is saying that they will work with you on. Have a work session, see how it's progressing, and go from there.

Mr. Foote said that gives them the opportunity to brief our client.

Mr. Nevill said in preparation for that, they've been looking at this within the twelve unit presentation. Part of the problem is that no matter how it is done, it seems to be running against fitting into the historic district, and the transition from the neighborhood to the central business district in respect to the placement and the scale of the buildings surrounding it. He asked the applicant be open to perhaps less units or a different configuration. That was a personal request.

Mr. Foote understood. He explained to the ARB that they receive instruction from their client. They will go back to the client, give him the information, and then get in touch with Ms. Sitterle.

Dr. Wiedenfeld said if a motion is made ARB has 60 days to act.

Mr. Foote suggested a longer deferral. He suggested ARB gives both of them enough time.

Mr. Robinson said what can be done, with Mr. Foote's consent, is agree to two meetings from this month. ARB can table until the May meeting. If it goes beyond the 60 days, Mr. Foote would agree to an extension.

Dr. Wiedenfeld said what is appropriate for the board is to entertain a motion to table this and set up a work session to discuss the project. That puts ARB at 60 days. Before the next meeting, ARB will look at this, see where it is, and if it looks like ARB will go beyond 60 days. Then ARB will have to vote on it at the next meeting or the applicant can ask for a delay. She asked for a motion to table it with the planning of a work session before the next ARB meeting. If ARB believes they need more time beyond the 60 days, the applicant will have to ask for it.

Mr. Robertson said there has to be a tabled time, it cannot be tabled indefinitely.

Mr. Nevill made a motion to table the application **Certificate of Appropriateness 15-22**, a resubmission until the next meeting on March 24, 2016 and that ARB establishes a work session with the applicant prior to that meeting.

Mr. Tucker seconded the motion. The motion passed.

Dr. Wiedenfeld said the next item on the agenda is a work session and the regular session is over. She asked Ms. Sitterle, is there anything for the work session.

Ms. Sitterle said no.

Mr. Nevill made a motion to adjourn. Mr. Nevill seconded the motion.

With no further business to discuss, the meeting adjourned at 9:00 p.m.



TOWN OF WARRENTON

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ARCHITECTURAL REVIEW BOARD

Staff Analysis COA 16-5

March 24, 2016

Applicant: Keith Macdonald
Owner: Keith Macdonald
Address: 3 Hotel Street
GPIN: 6984-33-8599
Zoning: Central Business District
Type: Exterior Work

Proposal:

The applicant proposes to exterior work on multiple areas for 3 Hotel Street. New work/additions to the exterior include installing a 400 AMP meter base to the back wall and a mini split A/C unit (compressor on roof or along the north east/north west walls). The proposal includes renovations on exterior features including:

- sidewalk removal/replacement to repair foundation/building footers,
- remove paint using peel away one and clean brick with Rinse Clean Machine
- remove/replace scolded brick and mortar
- remove/replace inappropriate repair work on left column
- replace door and hardware
- install keyless entry and iPad based door monitor
- repair/rebuild sashes as required
- replace broken window glass
- repair/reconstruct shutters
- replace flashing as required for doors and windows

Historic and Architectural Significance:

The circa 1855 office building is a contributing resource in the Warrenton Historic District. It is a 2-story, 2-bay Italianate-style building with a partially raised basement and a brick water table. The building is trimmed with a bracketed cornice and molded window and door architraves. The door has a Greek Revival surround and 5-pane transom. The 1-story, 1-bay brick wing on the side is not original. The building helps define the corner of Hotel and Culpeper streets and appears on the 1886-1931 Sanborn maps.

Zoning Ordinance Considerations:

The subject property is zoned CBD.

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.

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:

Contributory Structures

These buildings may contain significant architectural elements that require preservation or they may be critical to the context of the District by creating an atmosphere of style and cultural place that is a significant part of the Town’s history. Those structures adjacent to Landmark structures or components in the 1811 Plan should be protected as a significant resource to the District and protected for their architectural style or the contrast provided for context of the District with other structures

Guidelines for Existing Masonry Foundations, Walls & Details

1. *Retain, protect and repair the masonry foundation, walls and masonry details or features of the building.*
2. *Evaluate the overall condition of the masonry, mortar 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.*
4. *If mortar joints are disintegrating and loose bricks or stones need repair, determine the original mortar consistency and content of any repointing. Determine whether brick is handmade or pre-dates the late nineteenth-century. Early bricks are irregular, slightly larger and more porous than currently manufactured. Replicate the original mortar inconsistency and color and match joint tooling.*
5. *Do not remove non-deteriorated mortar from sound joints and repoint the entire building. When repointing of disintegrated joints is necessary, do not use a hard or Portland cement mortar on old handmade bricks, and avoid its use on pre-1900 masonry. This non-flexible modern mortar is harmful to old brick and does not replicate the original in consistency, color or appearance.*
7. *Removing paint from historically painted masonry is not recommended, nor is painting a never-painted masonry building or wall.*

8. *Never use a rotary disc sander, grinder or power saw to remove paint or cement on masonry.*
9. *Never sandblast or power blast wet or dry gritty substances of any kind, including baking soda on a masonry building or structure. This extremely harmful practice removes fabric along with the offending paint, dirt, biological matter or graffiti and accelerates deterioration.*
10. *Clean masonry surfaces only when necessary using the gentlest means possible. Water washing at a -100 PSI sprayed down from the eave (not upward) and avoiding crevices, architraves and openings is recommended. A mild non-ionic detergent may be added to remove oils. A soft natural bristle brush is the strongest recommended, but avoid joints. Never wash in/near freezing weather.*
11. *For necessary paint or graffiti removal, consult with an architectural conservator first. There are some poultice treatments under study in Europe and America, and clay poultices have been used successfully on graffiti.*
12. *Treatment of typically porous masonry with recurrent salt crystallization is challenging for architectural conservators. Determine the source of moisture in the foundation and repair improper drainage systems and disintegrating mortar with similar consistency and color first. Clean walls gently with a soft natural bristle brush or try a clay poultice or one of paper or cotton fibers to draw the salts out of the masonry as a maintenance treatment. Masonry may be stable for long periods but an environmental change such as suddenly dehumidifying a humid cellar may make salts appear on the walls which will cease and stabilize in time. Eighteenth and nineteenth century-cellar were usually built with windows or ventilation openings. Those that are in the best condition today were originally well ventilated and later owners did not close the openings up. Consider re-opening enclosed openings to re-establish air-flow. If new replacement windows are to be made, design them in keeping with the style of the building.*
13. *It is recommended that water-repellant or water-proofing coatings not be used.*
14. *Stone walls and foundations with bulges, separating cracks and stones sheared from pressure should be seriously investigated for cause of weight shifting and monitored for further movement. Is the foundation supporting an abnormal load such as a later floor addition? If so, it may need additional support below grade or buttressing. Early stone foundations are about two feet thick and taper at each upper floor level. Brick foundations start at about one-foot thick. Bulges below grade may have come from root damage and/or improper drainage that caused hydraulic pressure and missing stones. Repairing these problems can save the wall without rebuilding. Hydraulic cement may be introduced below grade. Follow current building code requirements on buildings dating later than 1950.*
15. *Never use synthetic stone or synthetic masonry on contributing buildings.*
19. *Do not replace or rebuild a major portion of masonry walls that can be repaired instead, thereby creating new construction and no longer historic. Avoid obscuring or covering masonry walls or character-defining features.*
20. *When damaged or missing bricks must be replaced, use only bricks of the same size, color and hardness.*

22. *Treatments to masonry foundations, walls and details should recognize their craftsmanship, historic character, texture, design, style and period of construction. When masonry materials are deteriorated beyond repair, replacement should be in kind to matching material in character, texture, style, design and appearance. When the use of substitute materials to replace historic materials is proposed, a licensed professional historic architect, builder, architectural engineer, historic preservation consultant or architectural conservator shall provide a written guarantee that the new substitute product or material will not compromise the architectural character and is the closest available match in texture, content, design, style, finish and appearance. Such new material will need verification that it will not cause structural, physical or fabric harm to the historic building. Specifications and at least three studies with photographs showing the proven performance level and maintenance on historic buildings must be provided for consideration.*

Guidelines for Existing Windows, Dormer Windows, Doors, Shutters, Awnings & Details

1. *The building should be recognized as a product of its period of construction in design, style, texture, materials, historic character and craftsmanship. Retain, protect and repair the wood windows, dormers, doors, shutters and their details. Retain, protect and repair historic steel windows and leaded stained glass church windows.*
2. *Evaluate the overall condition of windows, dormers, doors, shutters and the drainage system.*
3. *Repair and maintain leaking and poorly functioning roof drainage, flashing, gutters and down spouts.*
4. *Shutters should be operable, mounted to the frame and fit the size and shape of the opening of the window or door to which they are attached.*
5. *When a wood window or door sill has limited decay, carefully clean out the debris and consider the use of a high quality wood putty or semi-rigid wood epoxy or compound to repair versus full replacement of the original member. Smooth, sand and repaint. This technique can also be used on other wood components. If the sill requires replacement, use a decay-resistant wood species and cut it to exact dimension as the original. Window frames and sash or casements should be repaired by patching, splicing and reinforcing. When parts are too deteriorated for patching, the replacement of those parts alone is encouraged.*
6. *Do not radically change windows, doors or dormers and their details, which are important in defining the historic character.*
13. *Do not change the glazing pattern of the original window sash if a replacement sash is required. Do not change the light pattern in casement windows if a replacement is required. Do not change the pattern of the sidelights or transoms on entrances and avoid covering them up.*
14. *Do not change the historic appearance of windows, doors or their frame by giving them inappropriate designs, materials, finishes or which noticeably changes the depth of the reveal of profiles and muntin configuration.*
16. *Do not remove character defining window, dormer or door details such as brackets, quoins, arches, keystones, lentils, sills, hoods, hood molds, paneled or decorated jambs, pilasters, entablature, cornices, pediments or other related embellishments.*

17. *Make existing windows airtight with weather stripping and re-caulking in appropriate places. Install energy conservation features as part of general window repair. Make sure window frames have an intact bead of flexible sealant between the outside frame and wall surface. Avoid adding sealant beneath projecting window sills, however, to allow moisture evaporation. Repair loose, cracked or missing glass panes. When replacing glass, apply a bead of putty to the inside face of the glass stop before installing the new pane to prevent condensation from penetrating into the wooden muntin or rail, causing deterioration. When painting the finished sash, lap the paint*
19. *Avoid replacing historic windows. Peeling paint, stuck sashes, broken panes, air infiltration and minimal deterioration are all repairable and not good reasons to diminish the exterior and interior character or integrity with replacement. While the ARB does not review storm windows or storm doors, their use is strongly encouraged, preferably in the better insulating wood material and matching the meeting rail height. Their impact can be diminished by painting the frame the trim color of the building, and this outer glazing protects the historic glass from breakage by hail or other impacts. NPS Preservation Brief 9: The Repair of Historic Wooden Windows, indicates that a high quality storm window does improve thermal efficiency and can effectively outperform a new double-glazed window that has no thermal breaks.*
20. *When deterioration of windows, dormers, doors, shutters and their other details is beyond repair, replacement shall be in kind to duplicate the old in size, composition, texture, design and appearance. Replacements for contributing buildings should not be of aluminum, vinyl or any synthetic including polyurethane, polypropylene, plastic, fiberglass, fiber composite, fiber-wood, fiber cement, wood-based, wood composite board or plywood. Replacement windows, whether double-hung sash or casement, should be true-divided light windows with profiles to match the muntin and architrave design as closely as possible.*
23. *Treatments to windows, dormers, doors, shutters (awnings if any become historic) and their details should recognize their craftsmanship, design, texture, style, historic character and period of construction. When they or any part of them are deteriorated beyond repair, replacement should be in kind to matching material and appearance. When the use of substitute materials to replace historic materials is proposed, a licensed professional historic architect, builder, architectural engineer, historic preservation consultant or architectural conservator shall guarantee in writing to the board that the new substitute product or material is the closest available match in texture, content, design, style and appearance. Such new material will need verification that it will not cause structural, physical or fabric harm to the historic building. Specifications and at least three studies with photographs showing the proven performance level and maintenance on historic buildings must be provided for consideration.*

Guidelines for Entablature, Cornices, Eaves & Details

1. *The building should be recognized as a product of its period of construction in craftsmanship, design, texture, materials, style and historic character. Retain, protect and repair the entablature, cornices, eaves and their details.*
2. *Evaluate their overall condition and assure that these character-defining features and the drainage system including roof runoff, flashing, gutters and down spouts are in good repair.*

3. *Deterioration of moldings, entablature or soffits indicates water penetration from lack of a protective paint coating or through rust or leaks in the roofing material or hidden gutters. Seek and repair the cause and repair the damaged materials which may need partial replacement. If replacement is necessary, remove only that deteriorated portion and replicate the material, composition, texture, profile, shape, design and craftsmanship in kind. Then reapply a protective finish of paint.*
9. *Never sandblast or power blast wet or dry gritty substances of any kind or power wash, and do not use infrared paint peelers, propane or butane torches which all irreversibly damage historic woodwork and masonry.*
10. *Remove paint using the gentlest means possible.*

Guidelines for Heating, Ventilating & Air Conditioning (HVAC) Systems

2. *Do not place HVAC ground units on the front elevation of contributing buildings and avoid visible side elevations.*
3. *Always screen ground HVAC units either by natural vegetation, a wood vertical board fence or vented masonry wall.*
4. *Evaluate the least harmful means of inserting cable or pipe connections through masonry or frame walls of the building and implement the least damaging method.*
5. *Only commercial window air conditioners are reviewed by the ARB. These units should not be on a front elevation unless it is the only possible choice. Units should not cause structural or moisture damage to the window jambs, sill or the wall surface below and should be monitored for such harm. It is recommended that window units not be permanently installed, but inserted in the spring and removed in the fall to allow periodic inspection of the condition of the sill.*
6. *Never insert a window air conditioner, or similar type, through the wall of a building.*

Analysis and Staff Recommendation:

The proposed exterior renovations comply with the Zoning Ordinance, and must comply with the building code. The Historic District Guidelines states that contributory structures “may contain significant architectural elements that require preservation or they may be critical to the context of the District by creating an atmosphere of style and cultural place that is a significant part of the Town’s history.” Staff leaves it to the Board’s discretion in determining the appropriateness of the proposed exterior renovations. If approved, a building permit must be acquired.

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

March 24, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 16-5** for the proposed **exterior work at 3 Hotel Street** with the following conditions:

1. A building permit is acquired.

If these conditions are not met, the applicant will need to again appear before the board.

Motion to Approve/Deny By: _____

Seconded By: _____

For: Against: Abstained: 0



TOWN OF WARRENTON, VIRGINIA
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ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

No. 2016-5

Name of Applicant: Keith Macdonald
Doing Business As (if applicable): Hotel Street LLC
Address of Applicant (including Zip): 92 Winchester Street, Warrenton Virginia 20186
Telephone Number: 703-869-0096
Email: keithmacdonald@plurals.com
Location of Property: 3 Hotel Street Warrenton Va 20186

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

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: Keith Macdonald
Title or Relationship to Applicant: Owner
Address (including ZIP): As Above
Telephone Number:
Email:

Keith Macdonald [Signature]

Signature of Property Owner

Keith Macdonald

Name (print or type)

2/18/2016

Date

[Signature]

Signature of Applicant or Agent

Name (print or type)

Date

Digitally signed by Keith Macdonald
DN: cn=Keith Macdonald, o=PLURALS, LLC, ou=
serial=2918, email=keithmacdonald@plurals.com, c=US

3 Hotel Street Exterior Scope of Work

Sidewalk/Foundation:

1. Remove sidewalk pavers and retain for reuse
2. Excavate to building footers approximately 7 feet
3. Inspect wall - repair and re-point as necessary - replacement brick hardness must conform to hardness of bricks present
4. Perform mortar analysis. Match mortar
5. Parge foundation wall with soft mortar - Minimum 3 days Dry Time
6. Parge foundation wall with waterproof Portland cement - Minimum 5 days Dry Time
7. Install water barrier membrane / Mel-Roll or Mel Roll spray
8. Install drain tile
9. Install J drain / Mel-drain DB
10. Replace removed window boxes
11. Install insulation
12. Backfill with Gravel
13. Install expansion gaskets around perimeter of the building
14. Re-fabricate concrete sidewalk work to original LOWER elevation to include window boxes
15. Reinstall pavers

Paint Removal:

1. Remove exterior paint using peel away one and clean brick with Rinse Clean Machine

Brick & Mortar:

1. Conduct lab analysis on mortar, match for type, sand, aggregate, hardness, and color
2. Remove scolded brick and failed mortar.
3. Match and replace brick-with appropriate mortar
4. Re-point as required

Front Door, Window Frames, Window Headers, Soffit Fascia and Millwork:

1. Remove paint from all millwork to bare wood. Remove inappropriate repair work on left side column. Fabricate appropriate placement column, repair or replace as required. Sand, prime twice, and paint twice.
2. Replace door and door hardware
3. Install keyless entry pad
4. Install Ipad based door monitor / keyless door access

Windows:

1. Removal paint to bare wood, repair and rebuild sashes as required. Replace broken glass with historically appropriate glass. Re-glaze and Guild in gold-leaf.
2. Replace damaged lower sashes with 3 over 3 sashes

Shutters:

1. Strip paint from shutters, repair and reconstruct, prime twice paint twice replace.

Flashing – Window & Door:

1. Inspect flashing over windows and doors after paint has been removed. Replace as required with similar material if lead or copper. Or replaced with copper if tin.

New Work Exterior:

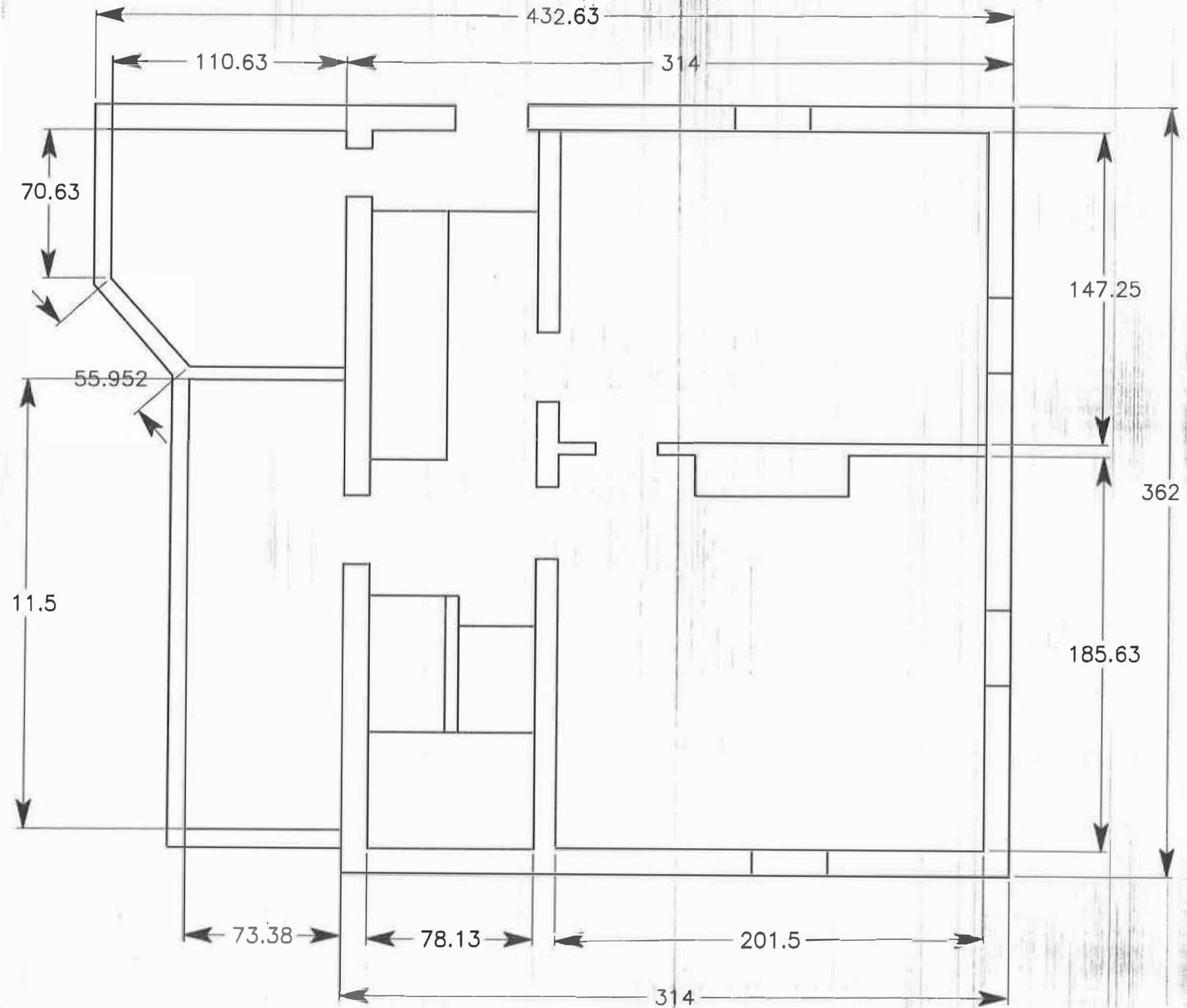
Electric:

1. Install 400 Amp meter base with disconnects to back wall (North East) between adjacent property. Retain three wire glass insulators on front of building. Run wires thru contemporary service entrance head attached to soffit. Meter base indicated as A on drawing.

Mini Split A/C:

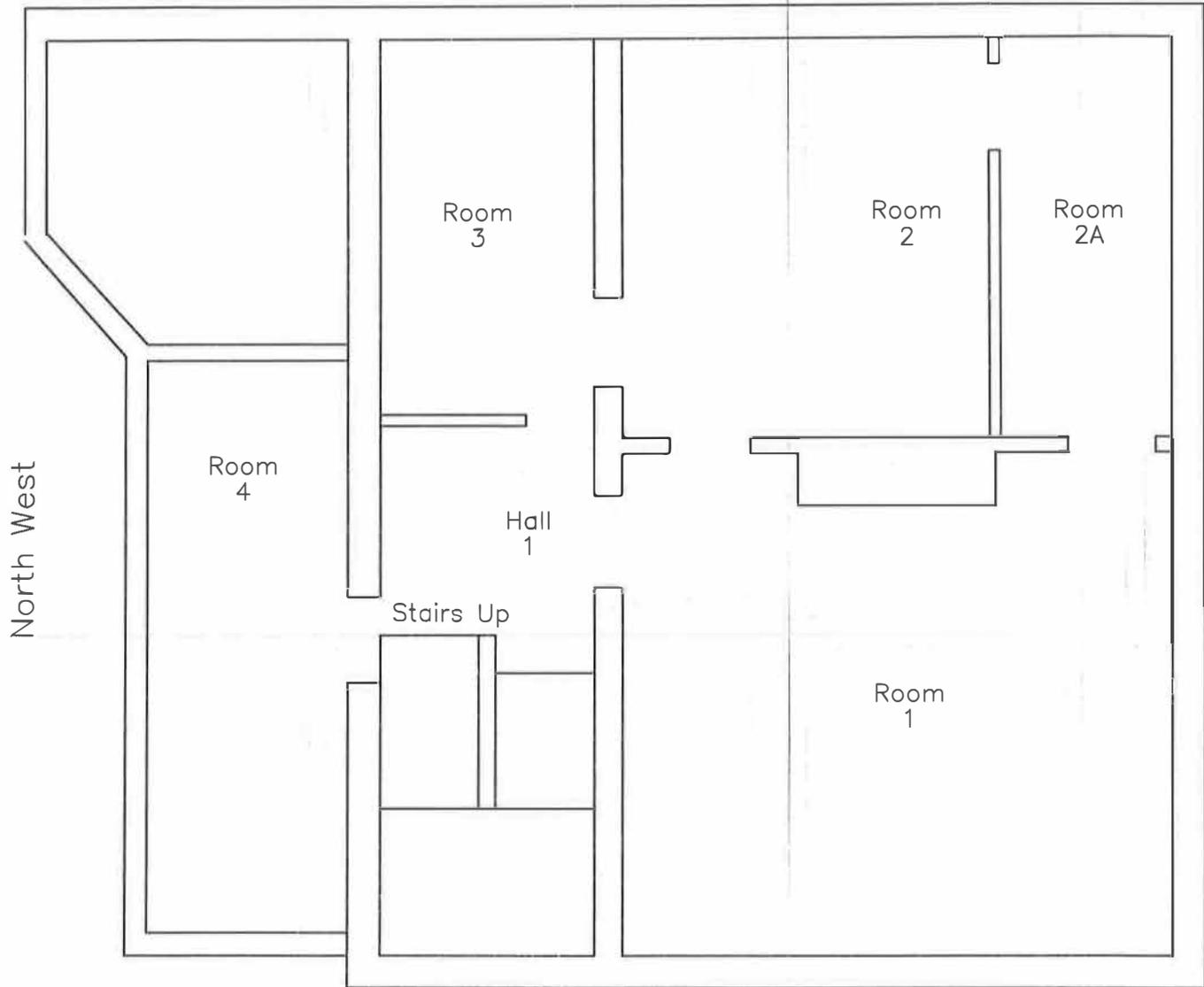
1. Install mini split AC unit to serve conference room and adjacent office. Compressor to be located on roof near existing AC compressor or other locations as marked. Indicated as B, C or D on drawing

3 Hotel Street Dimensions



3 Hotel Street
Pre-Renovation 11/2015
Ground Floor

North East



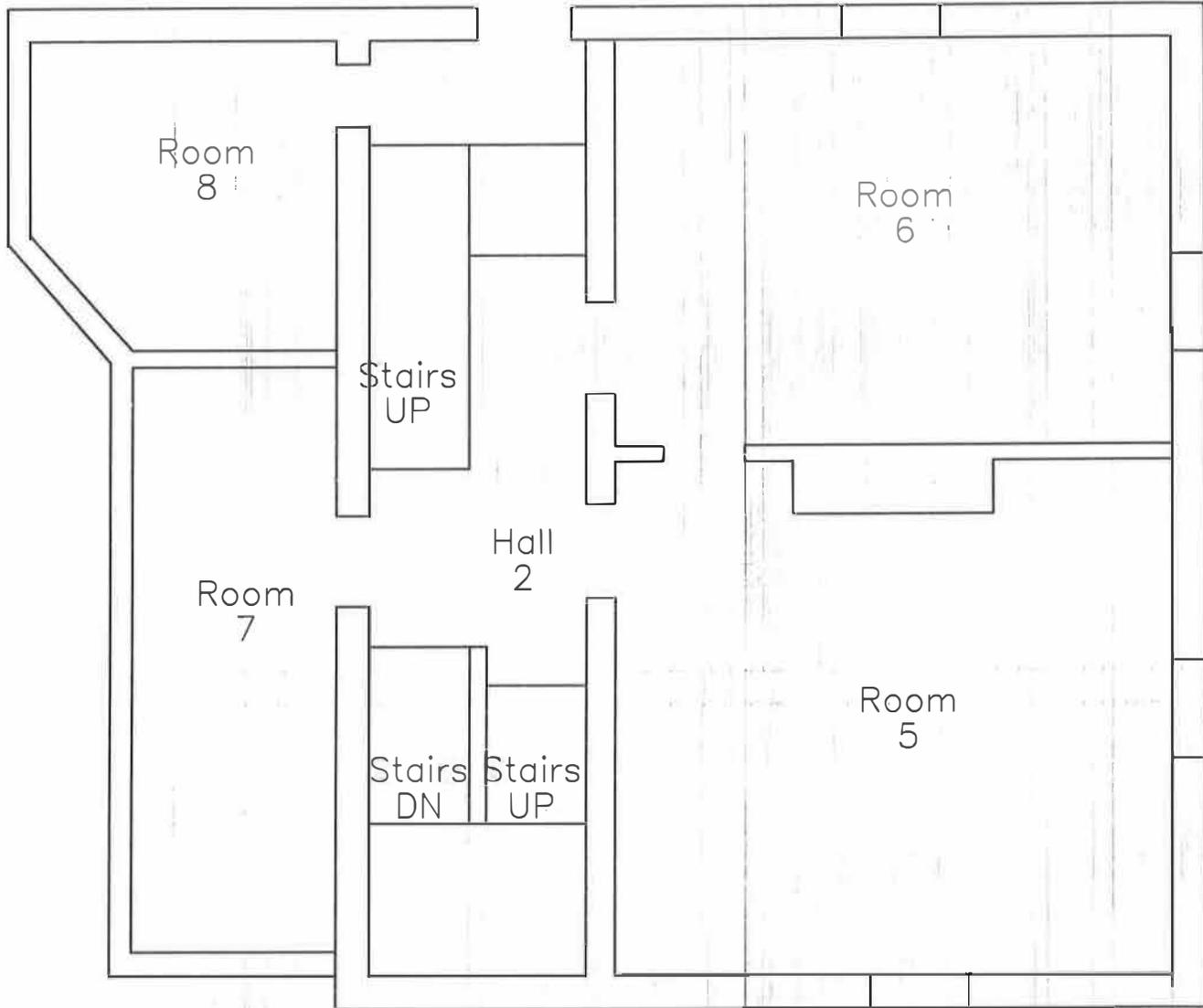
North West

South East

South West

3 Hotel Street
Pre-Renovation 11/2015
First Floor
North East

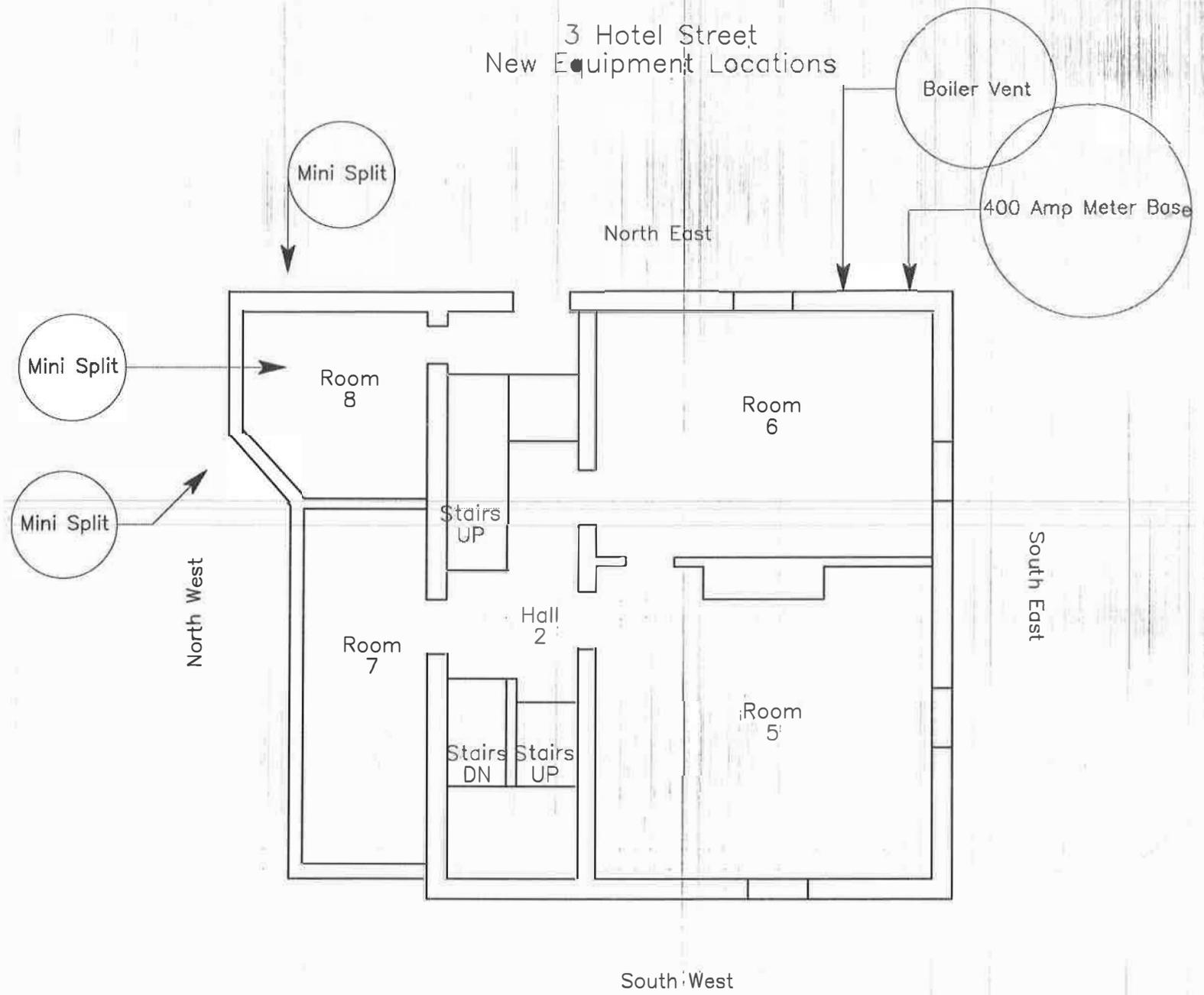
North West



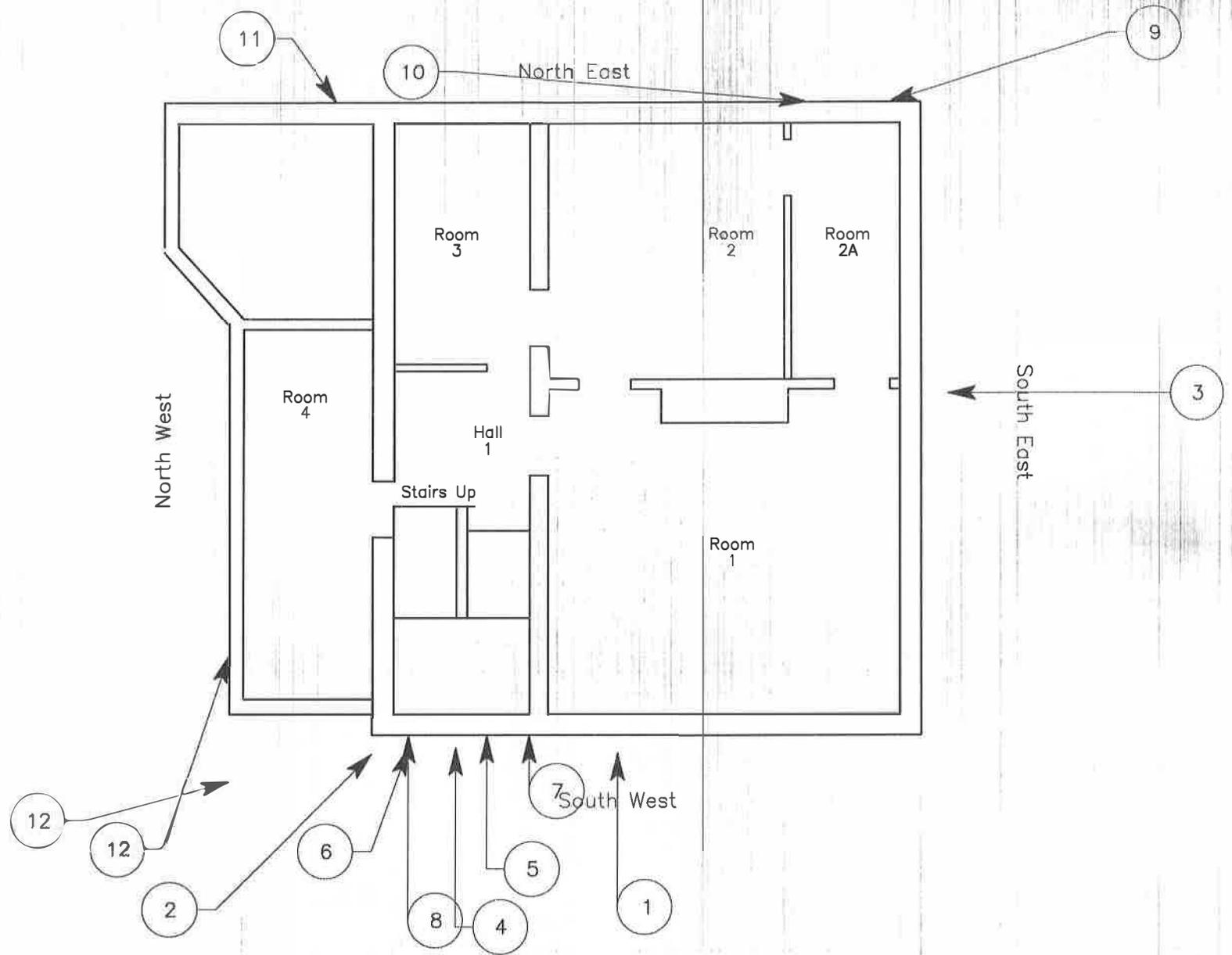
South East

South West

3 Hotel Street
New Equipment Locations



3 Hotel Street
Photo Guide
Ground Floor





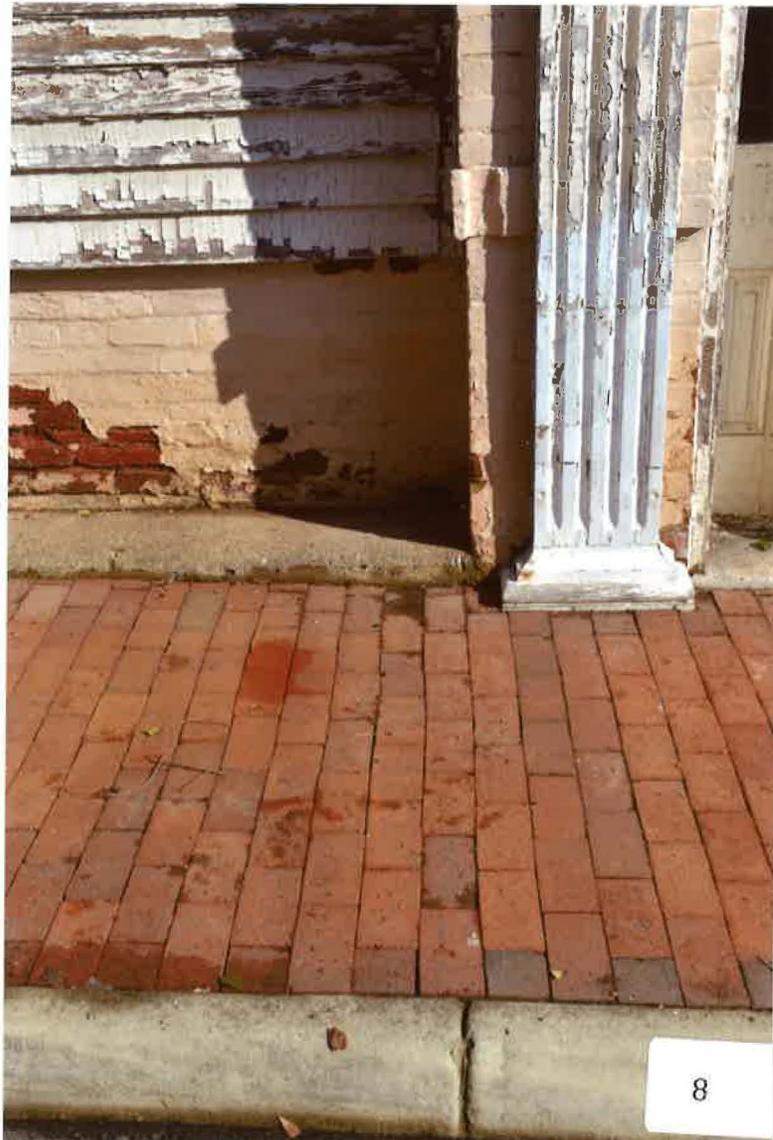
1



2





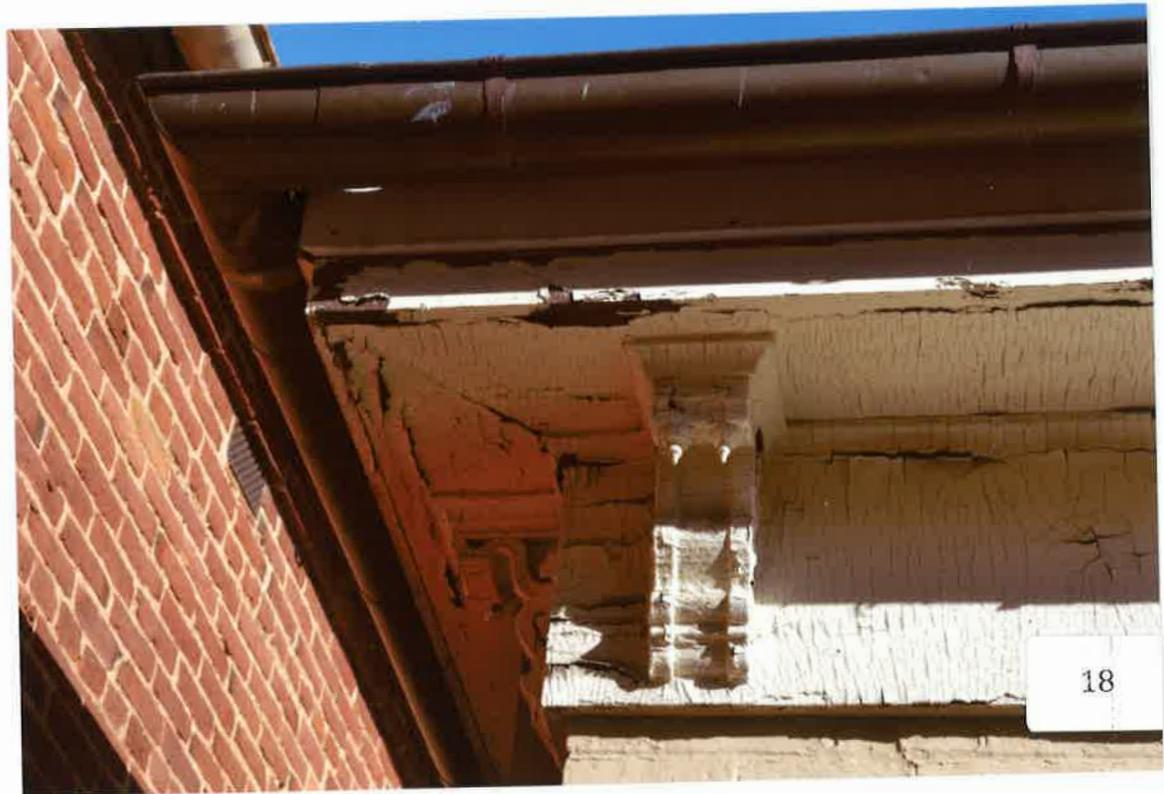


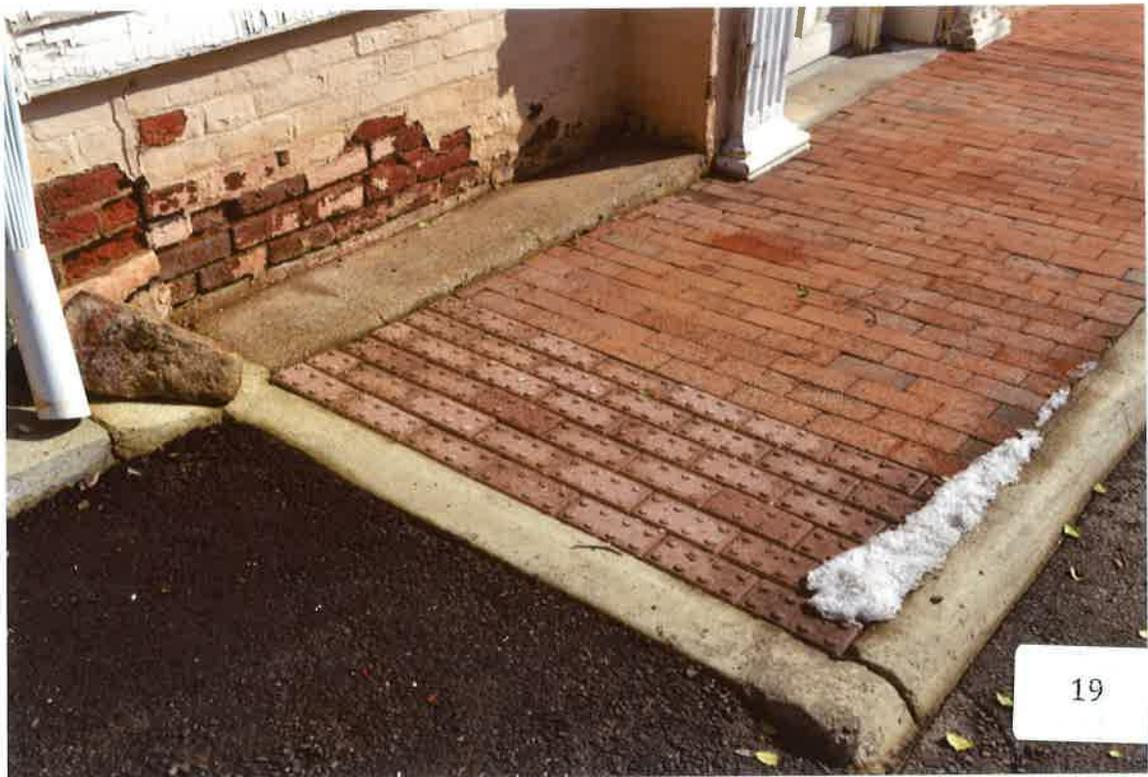












19



TOWN OF WARRENTON

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ARCHITECTURAL REVIEW BOARD

Staff Analysis COA 16-7

March 24, 2015

Applicant: Charles M. Miller
Owner: Charles M. Miller
Address: 25 S Fourth Street
GPIN: 6984-43-4141
Zoning: Central Business District
Type: Replacement of outside doors

Proposal:

The applicant proposes replace old non-ADA conforming doors with new commercial code compliant doors. The existing aluminum clad doors are non-egress conforming and one door bolts to the floor. The proposed doors would be white extruded aluminum Kawneer Standard Entrances.

Historic and Architectural Significance:

The circa 1960 concrete block building is a non-contributing resource in the Warrenton Historic District.

Zoning Ordinance Considerations:

The subject property is zoned CBD.

Article 3-5.3.4.1: Certain Minor Actions Exempted from Review by the Architectural Review Board of the Town's Zoning Ordinance states:

- 2. Replacement of missing or broken window panes, roofing slates, tiles, or shingles and except on landmark structures outside doors, window frames, or shutters where no substantial change in design or material is proposed.*

In this instance, it is outside of staff purview to make a determination whether the project is in keeping with the character of the district. 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.

Existing Windows, Dormer Windows, Doors, Shutters, Awnings & Details

Doors and windows are equally important in defining stature from residential to government buildings where a more imposing statement is desired as shown on the courthouse and Town and county office buildings. Typically, window and door embellishments complement each other, and their type often reveals the use of the building. A large display window and steel single-pane door indicates retail, while double-hung sash windows and a raised panel wood door typify a residence. Doors or entrances are an equally important character defining feature and, like windows, demonstrate the style and period of the building, and their location is relative to symmetry or asymmetry. A Federal-style door can be distinguished from a Greek Revival by the door surround, as can later styles. Again, refer to the architectural style section for the details, entablature, transom, pediment designs, pilaster and column treatments. Entrances have always been and remain a decorative feature, and doors evolved from raised wood panels to a half single light above lower wood panels by the early twentieth century.

Guidelines for Existing Windows, Dormer Windows, Doors, Shutters, Awnings and Details

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

- 1. The building should be recognized as a product of its period of construction in design, style, texture, materials, historic character and craftsmanship. Retain, protect and repair the wood windows, dormers, doors, shutters and their details. Retain, protect and repair historic steel windows and leaded stained glass church windows.*
- 6. Do not radically change windows, doors or dormers and their details, which are important in defining the historic character.*
- 12. Avoid changing the size, number and location of doors and windows which affects the original design and style of the building.*
- 15. Do not obscure window or door frames, lintels, sills and other details with aluminum, ceramic or vinyl covering.*

16. *Do not remove character defining window, dormer or door details such as brackets, quoins, arches, keystones, lentils, sills, hoods, hood molds, paneled or decorated jambs, pilasters, entablature, cornices, pediments or other related embellishments.*
20. *When deterioration of windows, dormers, doors, shutters and their other details is beyond repair, replacement shall be in kind to duplicate the old in size, composition, texture, design and appearance.*
23. *Treatments to windows, dormers, doors, shutters (awnings if any become historic) and their details should recognize their craftsmanship, design, texture, style, historic character and period of construction. When they or any part of them are deteriorated beyond repair, replacement should be in kind to matching material and appearance.*

Guidelines for Meeting Accessibility Requirements (ADA)

1. *Following the heretofore expressed principles, first identify the character-defining features of the historic building so that accessibility measures will be planned and undertaken to not destroy them.*
2. *Comply with barrier-free access requirements, but do so in such a manner that the identified character-defining features and spaces are preserved.*
4. *Design access that preserves both the independence of disabled persons and the character defining features of the building, the property and setting.*

Analysis and Staff Recommendation:

The proposed doors must comply with the building code. The Historic District Guidelines states that “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.” Staff leaves it to the Board’s discretion in determining the appropriateness of the proposed doors. If approved, a building permit must be acquired.

**AGENDA ITEM 5B
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 15-7**

March 24, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 16-7** for the proposed **replacement doors** at **25 S Fourth Street** with the following conditions:

1. A building permit is acquired.

If these conditions are not met, the applicant will need to again appear before the board.

Motion to Approve/Deny By: _____

Seconded By: _____

For: Against: Abstained: 0



2016-7

ARCHITECTURAL REVIEW BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: 25 S Fourth St LLC
Doing Business As (if applicable): _____
Address of Applicant (including Zip): 201
Telephone Number: ~~5700~~ 703-915-9498
Location of Property: 25 S Fourth St

Relationship of Applicant to Property (lessee, owner): Owner
Complete description of each modification or improvement:
Replace Old Non Code-Comforming Doors with
New Commercial Code Compliant Doors.

Do all drawings, material samples, and other submissions required on page one accompany this application? Yes 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

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: Charles M Miller
Title or Relationship to Applicant: Owner
Address (including ZIP): 25 S Fourth St #200, Warrenton, OR 97146
Telephone Number: 540-347-5277
Email: Chip@pfe.com

Signature of Property Owner
Charles M Miller
Name (print or type)

Signature of Applicant or Agent

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.)



PERMIT #: 2016-7

Town of Warrenton

Path of Travel Accessibility Compliance for Alterations 2012 Virginia Rehabilitation Code

COMMUNITY DEVELOPMENT
TOWN OF WARRENTON

Project Address & Pin Number: 25 S Fourth St PIN# 6984-43-4141-000

Are any exemptions being claimed for the project? Yes No
If yes, please identify the code section and give justification:

Example: Elevator (VRC; Section 1104.4): The basement & second floor of the M use are each less than 3,000 square feet and therefore exempt.

Exemptions claimed: _____

When renovating or altering a "Primary Function Area", please indicate the following:

The cost of the project involving the "Primary Function" areas WITHOUT items to update the accessibility to the "Path of Travel"

NOTE; 2012 Virginia Rehabilitation Code (VRC):

410.7 Alterations affecting an area containing a primary function.

Where an *alteration* affects the accessibility to, or contains an area of *primary function*, the route to the *primary function* area shall be *accessible*. The *accessible* route to the *primary function* area shall include toilet facilities or drinking fountains serving the area of *primary function*.

Exceptions:

1. The costs of providing the *accessible* route are not required to exceed 20 percent of the costs of the *alterations* affecting the area of *primary function*.
2. This provision does not apply to *alterations* limited solely to windows, hardware, operating controls, electrical outlets and signs.
3. This provision does not apply to *alterations* limited solely to mechanical systems, electrical systems installation or *alteration* of fire protection systems and abatement of hazardous materials.
4. This provision does not apply to *alterations* undertaken for the primary purpose of increasing the accessibility of a *facility*.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units

\$ 5K

Cost of labor and material applied to "Path of Travel" upgrade:

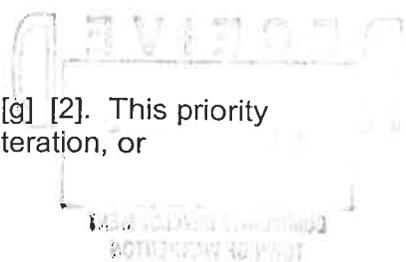
(*NOTE: This may include, but is not limited to: widening doorways , installing ramps, installing grab bars, enlarging toilet stalls, insulating pipes under an accessible sink, installing accessible faucets, installing accessible public telephones or relocating existing telephones to an accessible height, installing amplification or TDD devices, cost associated with relocating an inaccessible drinking fountain, -----.

\$ _____

Is the amount of the accessibility upgrade at least 20% of the "Primary Function" cost?
(VRC Section 410.7, exception 1) Yes No

If not, is the building in compliance with the applicable "Path of Travel" provisions of the ADA, VCC Chapter 11, and ICC/ANSI A117.1 - 2003?

Complete the back of this sheet



The following is the Accessible Element Priority list in ADA Section 36.403 [g] [2]. This priority list is a general guide to the elements to be upgraded during an addition, alteration, or renovation.

Example:

A renovation of an office space will add 30 feet of new walls in the display area. The cost is \$1,000.00. To comply with the 20% "Path of Travel" requirements for this renovation, an additional \$200.00 will need to be spent on items contained in the priority list. The first priority in the list is the building entrance. The front door of the building does not comply with the ADA, but it would cost \$450.00 to bring it in to compliance. You are not required to make that change. The next item is the route to the altered area. In this example, the route complies and does not need to be changed. The next item on the list is bathrooms. By changing the door hardware and adding a grab bar, this element will comply with the act. The cost of this is \$200.00. By completing this renovation with the bathroom change, you will have complied with the building code and the ADA.

Example:

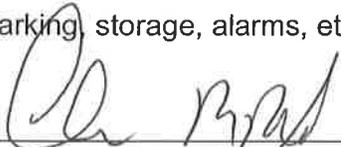
An addition is being planned for a shopping center. Additions are treated as alterations. Any element placed in the addition must comply the new construction requirement of the ADA and VCC Chapter 11. Unlike new construction, only those elements and the path of travel must be made to comply. The addition must have access to the required facilities that are accessible. If they are not available, the addition must contain the elements or facilities in the existing building must be upgraded.

REMEMBER, any new element placed in the addition must comply with the requirements for new construction.

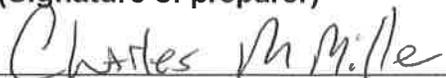
With this information in mind, please answer the following:

Which portion, if any, of the Accessible Elements Priority List in ADA Section 36.403 [g] [2] and VCC; Section 1104.4, will be upgraded in this project:

- ___ Accessible entrance ----- (expected cost; \$ _____)
- ___ Accessible route to the altered area ----- (expected cost; \$ _____)
- ___ At least one accessible bathroom ----- (expected cost; \$ _____)
- ___ Accessible telephones ----- (expected cost; \$ _____)
- ___ Accessible drinking fountains ----- (expected cost; \$ _____)
- ___ Parking, storage, alarms, etc... ----- (expected cost; \$ _____)



(Signature of preparer)



(Printed name)

Preparer is the: RDP Contractor Property Owner Other

190, 350 and 500 Standard Entrances

RECEIVE
Single Source 2016
Packages

Generate Versatile
First Impressions
TOWN OF WARRENTON



Garland Special Events Center, Garland, TX
Architect: HKS, Inc., Dallas, TX
Glazing Contractor: B & B Glass, Inc., Dallas, TX

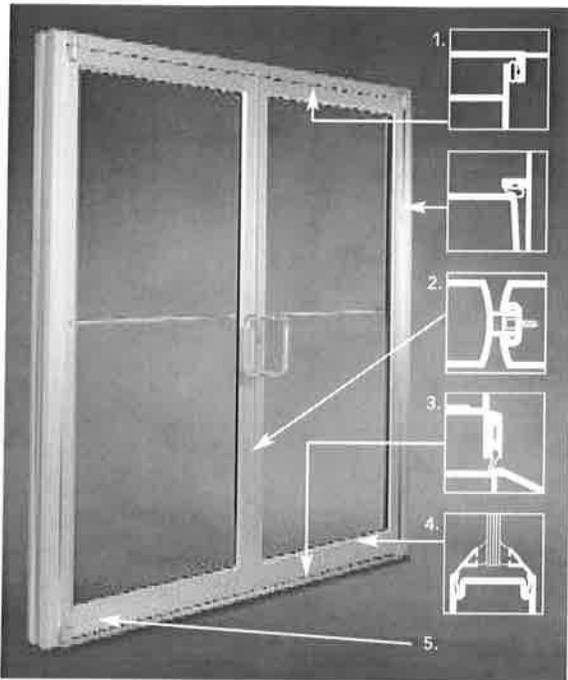
Tough yet attractive, the clean lines of Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction, modern or traditional architecture, they are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

Performance

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a Limited Lifetime Warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer Door.

 **KAWNEER**
AN ALCOA COMPANY

2016-7



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8"; top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

Economy

Kawneer's Sealair[®] bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

For the Finishing Touch

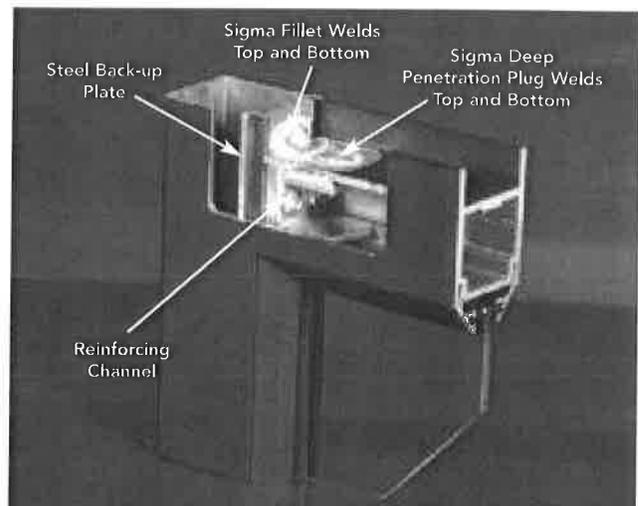
Permanodic[®] Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

General

- Heights vary to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from under 1/4" to more than 1"



Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

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