



TOWN OF WARRENTON

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

ARCHITECTURAL REVIEW BOARD

AGENDA

May 26, 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 – April 28, 2016
5. Old Business
 - A. **Certificate of Appropriateness 16-10.** Replace copper roof with metal roof at 329 Falmouth St, Kristin Stobo, Owner; Michael Dawson, Contractor. Owner requesting a delay because of scheduling conflicts.
 - B. **Certificate of Appropriateness 16-12.** Front façade improvements to 63 Main Street, Charlie Phillips, Owner; David A. Norden AIA., Architect.
6. New Business
 - A. **Certificate of Appropriateness 2016-21.** Replace windows at 111 High Street, Contractor, Ryan Sullivan.
 - B. **Certificate of Appropriateness 2016-23.** Replace garage door at 11 N Sixth Street, Patti Reid, Owner.
7. Work Session
8. Adjourn



COAP 2016 - 10

Kristin Worthington Stobo
329 Falmouth Street
Warrenton, VA 20186

5/11/2016

Town of Warrenton
P.O. Drawer 341
Warrenton, VA 20186

Dear Ms. Sitterle:

Per our conversation, please ask the Architectural Review Board to Hold my request. Due to scheduling conflicts, I am unable to attend on May 26.

I will send the further requested documentation prior to the June meeting.

Please contact me at 540-905-9213 if there are questions or concerns.

Thank You,

Kristin Worthington Stobo



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ARCHITECTURAL REVIEW BOARD

Staff Analysis COA 16-12

April 28, 2016

Applicant: Charlie Phillips
Owner: XSTELE.com LLC
Address: 63 Main Street
GPIN: 6984-43-4541
Zoning: Central Business District – CBD
Type: Front Façade Improvements

Proposal:

The applicant proposes front façade improvements to 63 Main Street. Work includes:

- Removing/replacing shutters with wooden shutters
- Cut back existing brick sill to fit trim beside
- Remove existing crawl space vents, patch brick to match existing, & mechanically ventilate crawl space
- Remove existing drain leader from neighbor's building & repair from there down to sidewalk with new round painted drain leader
- Add Spanish cedar crown molding & trim
- Continue metal flashing on Spanish cedar cap

Historic and Architectural Significance:

This circa 1830 structure was built as a residence, but became commercial in the 1940's. The building has been remodeled but retains its basic Federal-Style character. This is a contributing resource in the Warrenton Historic District. The building is a 2-story, 2-bay masonry structure with a brick cornice, 6/6 double-hung sash windows with molded trim.

Zoning Ordinance Considerations:

The subject property is zoned CBD. The proposed front façade improvements do not interfere with encroachment issues within the Zoning Ordinance.

Substantial alterations not exempted from review by the Architectural Review Board, per Article 3-5.3.4.2 of the Town's Zoning Ordinance includes:

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..

7. Any other major actions not specifically covered by the terms of this section but which would have a substantial effect on the character of the historic district.

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.

Historic District Guidelines Considerations:

Historic Resource Objectives & Policies

8. *To encourage improvement and use of rear facades and entrances of stores located on Main Street.*

Characteristics of the Architectural Styles

FEDERAL (1780-1820); locally to 1840

6. *Smooth facade and elevations in comparison to Georgian. No belt courses or water tables.*

Character of the Central Business District

Commercial Store/Houses

Having evolved over time, the lower facade elements are generally simple. Designed to attract attention and light, the display windows are intentionally made more prominent by the recessed entrance, composed of a single-leaf or double-leaf wood or metal door with a half or full light. There is often an elegant, patterned tile or mosaic masonry pavement in the entrance recess to differentiate from the sidewalk. A projecting bulkhead of wood paneling, masonry tiles or metal supports the display windows. Transparency and light was also achieved in a distinctive glazed transom above the entrance and display windows, but twentieth-century merchants frequently covered the etched, leaded or translucent square panes with wood or paint. Several of Warrenton's store/house facades have a wood-paneled door to the second floor.

Brick piers or wood pilasters typically frame the storefront and support a heavily molded cornice. The height of the frieze of this lower cornice sometimes allows for a sign band or wall sign. The upper facade has less window to wall space. The double-hung sash windows here usually have brick or stone lintels.

Guidelines for Existing Masonry Foundations, Walls, & Details

1. *Retain, protect and repair the masonry foundation, walls and masonry details or features of the building*

21. *Avoid designing and installing a new masonry feature for which there is no pictorial, physical or archaeological evidence, thereby giving a false historical impression.*

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.*

Existing Windows, Dormer Windows, Doors, Shutters, Awnings, and 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.*
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. Iron holdbacks fastened to the masonry or frame wall hold them open when not covering the opening. If appropriately-sized earlier wood shutters were replaced with smaller versions that do not fit into the opening and/or the replacement shutters are of aluminum or vinyl, consider restoring them to their original wood design provided that physical or pictorial evidence exists.*
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, poly propylene, plastic, fiberglass, fiber composite, fiber-wood, fiber cement, wood-based, wood composite board or plywood.*
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 Gutters & Down Spouts

4. *Gutters, down spouts and their fasteners should be of wood or metal. Unless the preferred copper metal is used, paint their surfaces for protection and to blend into the facade. Fasten gutters and down spouts in the least harmful manner to the historic fabric and architectural detailing of the building.*
5. *More appropriate for use on contributing buildings, half-round gutters and round down spouts are encouraged*

Guidelines for Additions to Existing Buildings

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

1. *The existing building will be recognized as a product of its period of construction, design, materials and craftsmanship.*
2. *Additions will cause the least possible diminution or loss of the historic character of the existing building including its materials, craftsmanship, design, location and setting.*
16. *Additions to historic buildings should recognize the craftsmanship, design, style, texture, materials, historic character and period of construction of the original building.*

Analysis and Staff Recommendation:

The proposed front façade changes comply with the Zoning Ordinance. The Historic District Guidelines states that “Contributory 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.” Staff leaves it to the Board’s discretion in determining the appropriateness of the proposed front façade change. If approved, a building permit must be acquired.

**AGENDA ITEM 5B
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 16-12**

May 26, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 16-12** for the proposed front facade at 63 Main Street until May 26, with the following conditions:

1. A building permit is acquired.

Motion to Approve/Deny By: _____

Seconded By: _____

For: _____ Against: _____ Abstained: _____



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

COMMUNITY DEVELOPMENT
TOWN OF WARRENTON

ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

No. 2016-12

Name of Applicant: CHARLIE PHILLIPS
Doing Business As (if applicable): XSTELE.COM, LLC
Address of Applicant (including Zip): 7951 GAINSFORD COURT, BRISTOL, VA 20136
Telephone Number: 561-756-7130
Email: CPHILLIPS@XSTELE.COM
Location of Property: 63 MAIN STREET

Relationship of Applicant to Property (lessee, owner): OWNER

Complete description of each modification or improvement:

IMPROVEMENTS TO FRONT FACADE

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: DAVID A. NORDEN, AIA
Title or Relationship to Applicant: ARCHITECT
Address (including ZIP): 11 WINCHESTER STREET, WARRENTON, VA 20186
Telephone Number: 540-347-4232
Email: DAVID@HSNAIA.COM

Signature of Property Owner

Signature of Applicant or Agent

Name (print or type)

DAVID A. NORDEN, AIA
Name (print or type)

Date

3/31/16
Date





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ARCHITECTURAL REVIEW BOARD

Staff Analysis COA 16-21

May 18, 2016

Applicant: Amos & Faith Crosgrove
Owner: Amos & Faith Crosgrove
Address: 111 High Street
GPIN: 6984-54-5059
Zoning: Residential R-6
Type: Replace Windows

Proposal:

The applicant proposes to replace all windows throughout the home. Currently there are three different styles/types of windows. In addition, some of the existing windows are encased with lead paint. The proposed new matching windows would be wooden.

Historic and Architectural Significance:

The house is a circa 1915 Colonial Revival structure. Unfortunately the historic resource survey is unclear about the contributing nature of the house. It appears that there are more recent additions to the structure. Fauquier County real property records list the effective year as 1980.

Zoning Ordinance Considerations:

The subject property is zoned R-6. The garage door replacement does not require a zoning or building permit.

Certain minor actions are exempted from review before the Architectural Review Board. Article 3-5.3.4.2 includes "Substantial alterations" require approval by the Arch Architectural Review Board including:

- 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.*

Historic District Guidelines Considerations:

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.*
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.*
8. *Do not remove, enclose or obscure the entrance to the upper floor of a store/house.*
10. *Do not remove Vitrolite or Carrara glass from store/houses.*
11. *Avoid the use of obtrusive or inappropriate energy conservation approaches (other than applying storm windows) on upper-story windows of store/houses. Never enclose or reduce the size of original openings by installing opaque insulating panels or other siding.*
12. *Avoid changing the size, number and location of doors and windows which affects the original design and style of the building. If a new use requires that an interior opening be closed, leave the architrave, window sash or door in place and frame the new wall over it or to it. Depending upon the exterior plan, a new shutter may cover the opening or the window could remain exposed. This approach leaves the sill, lintel, casing, window sash or door details unharmed and later owners can more easily restore the feature. Other exterior solutions to save the feature in situ for later use is to consider carrying the wall material across the opening which will cause the removal of the sill but leaves the lintel intact. Do not cover the opening with an entirely different material, such as cinder block, which will draw greater attention to the alteration. The best preservation principle here is to retain the ability to reverse the alteration with the least harm to the historic resource. If the architrave and window sash or door must be removed, the elements should remain in safe storage on the property for potential re-use.*
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.*

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.*
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, poly propylene, 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.*

**AGENDA ITEM 6A
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 16-21**

May 26, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 16-21** for the proposed **window replacements at 111 High 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:

RECEIVED

2016-21

MAY 5 2016

ARCHITECTURAL REVIEW BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

COMMUNITY DEVELOPMENT
TOWN OF WARRENTON

Name of Applicant: Amos + Faith Crosgrove
Doing Business As (if applicable): N/A
Address of Applicant (including Zip): * 111 High Street Warrenton, VA 20186
Telephone Number: 540/435-6407 (Amos) 571/332-3745 (Faith)
Location of Property: Historic District Old Town Warrenton

Relationship of Applicant to Property (lessee, owner): * Transfer of Ownership to occur
Complete description of each modification or improvement: Replacement of ALL windows throughout Home. 5/27/16
Currently 3 types of windows - All will be replaced w/ one type of window. (settlement Date)

Do all drawings, material samples, and other submissions required on page one accompany this application? Yes No : We will email pictures of existing + proposed windows.

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: Ryan Sullivan, Elevation Build
Title or Relationship to Applicant: General Contractor, vice President
Address (including ZIP): 1900 Campus Commons Dr. Ste. 100 Reston, VA 20191
Telephone Number: 571/471-9598
Email: Ryan@elevationbuild.com

Signature of Property Owner

Signature of Applicant or Agent

Name (print or type)

Amos Crosgrove
Name (print or type)

* Transfer of title + Ownership to occur 5/27/16 (settlement Date).

Amos & Faith Crosgrove
(Chaya and Colton)
(540) 435-6407
amoscrosgrove@gmail.com

May 5th, 2016

Dear Town of Warrenton Architectural Review Board,

My name is Faith Crosgrove. I am the wife to Amos Crosgrove and the mother to our two little children, Chaya (3) and Colton (1) Crosgrove. Currently, my husband and I are preparing to close on a home in the historic district of Warrenton at 111 High Street. We are excited to make this our home and raise our growing family in on May 27th.

Both my husband and I were raised in Fauquier County. We have the best childhood memories and want nothing more than to share the same small town, country lifestyle with our little ones. The Historic District of Warrenton has such elegant charm. We are thrilled to be moving to the Town of Warrenton and even more excited to be buying a historic home in the historic district.

We both believe that homes that are built today are not built with the same level of craftsmanship and quality as they were 90 years ago. We love the charm and character of the home and are looking forward to preserving the historical beauty. We are more into restoring the original beauty of a home than making a home look like every other new home built today. We understand that it will be our *responsibility* to preserve the home as it appears not only for us but also for future generations.

My husband and I are interested in replacing all of the current windows for a number of reasons. Namely, the windows currently in the home are mismatched. There are 3 different types of windows throughout the house. We are interested in preserving the historical value of the home by replacing the windows with wooden windows, similar to those used in the 1920's. We have worked closely with our contractor and supplier to replace them with windows acceptable to the ARB. We would also like for all of the windows in the home to match. Additionally, there is a major concern that several of the current windows are encased with lead paint. Our children's safety comes first. We appreciate your consideration in accepting our application to replace all of the windows in the home so that they not only preserve the historical look of the home, but will also ensure safety and efficiency.

Please consider our application to review at your May 26 meeting so that we can move into our new home by the end of June. We will have these windows installed prior to moving in for safety reasons.

Sincerely,

Amos, Faith, Chaya and Colton Crosgrove

#1



COAP 2016-21

#2



COAP 2016-21

#3



COAP 2016-21

#14



COAP 2016-21

Lansing Building Products
 22820 Indian Creek Drive
 Sterling, VA 20166
 Phone: (703) 787-7400



QUOTE BY: Tim Grantz
SOLD TO: Elevation Build
 Max/Ryan

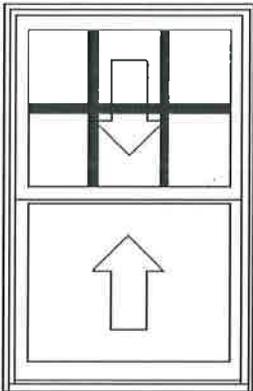
QUOTE #: JTCG00039
SHIP TO:

PROJECT NAME: Ryan's Friend

PO#:
Ship Via: Ground/Next Truck

REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	New Construction Unit Rough Opening: 34 1/8 X 52 3/4	SWD3352 Frame Size : 33 3/8 X 52 (Outside Casing Size: 36 X 54 3/16), Siteline Wood Double Hung, Auralast Pine, Concealed Jambliner Primed Exterior, Interior-PrePaint/Brilliant White/M64WL890, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 1 1/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:29.6w, 22.4h, 4.6 sf	\$589.35	1	\$589.35



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

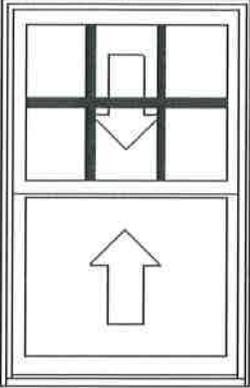
U-Factor: 0.29, SHGC: 0.16, VLT: 0.37, Energy Rating: 12.00, CPD:
 JEL-N-885-00012-00003
 PEV 2016.1.2.1371/PDV 6.277 (03/03/16) NW

2016-21

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-2

Pocket Opening: 33 7/8 X 52 1/4



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

Frame Size : 33 3/8 X 52
W-2500 Wood Double Hung, Auralast Pine, Pocket Unit,
Primed Exterior,
Interior-PrePaint/Brilliant White/M64WL890,
With-Plow White Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 35,
Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled,
1 1/8" Bead SDL w/Full Surround - Wood Grille Primed Wood SDL, No
Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top
BetterVue Mesh Brilliant White Screen,
Clear Opening:29.1w, 22.4h, 4.5 sf

U-Factor: 0.30, SHGC: 0.16, VLT: 0.36, CPD: JEL-N-843-00517-00003
PEV 2016.1.1.1444/PDV 6.334 (03/03/16) CW

\$626.92 1 \$626.92

Total: \$1,216.27
va sales(6%) \$72.98
NET TOTAL: \$1,289.25
Total Units: 2



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

2016-21







111





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ARCHITECTURAL REVIEW BOARD

Staff Analysis COA 16-23

April 23, 2015

Applicant: Patti Reid
Owner: Patti Reid
Address: 11 N Sixth Street
GPIN: 6984-53-1109-000
Zoning: Residential R-6
Type: Garage Door Replacement

Proposal:

The applicant proposes to replace an existing garage door with a new steel garage door that has a carriage house design.

Historic and Architectural Significance:

The cinderblock garage is a non-contributing accessory structure in the Warrenton Historic District, located in at the rear of the property. The house on the property is a circa 1910 Vernacular House which contributes to the scale and form of the Warrenton Historic District

Zoning Ordinance Considerations:

The subject property is zoned R-6. There are no zoning requirements, beyond needing an approved COAP, for the garage door. A building permit is required.

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

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

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.

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*
- 6. Do not radically change windows, doors or dormers and their details, which are important in defining the historic character.*
- 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.*
- 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. 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.*

AGENDA ITEM 6B
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 16-23

May 26, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 16-23** for the proposed **garage door at 11 N Sixth 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:



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

ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Coop 2016-23
No. _____

Name of Applicant: PATTI REID
Doing Business As (if applicable): _____
Address of Applicant (including Zip): 11 N. SIXTH ST. WARRENTON, 20186
Telephone Number: 703. 853. 8271
Email: PATTI@REID.COMCAST.NET
Location of Property: SAME

Relationship of Applicant to Property (lessee, owner): OWNER
Complete description of each modification or improvement: REPLACE Garage Door

Do all drawings, material samples, and other submissions required on page one accompany this application? Yes No : picture of existing + proposed

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: SELF
Title or Relationship to Applicant: _____
Address (including ZIP): _____
Telephone Number: _____
Email: _____

Patti Reid
Signature of Property Owner

Signature of Applicant or Agent

PATTI REID
Name (print or type)

Name (print or type)

5/12/16
Date

Date

Existing Garage door at 11 N. Sixth Street



Proposed replacement Garage door for 11 N. Sixth Street

Long Head Board design with Monique Hardware in True White with Blue Rope handles and rings



\$1,555

D 2,183

AMARR OAK SUMMIT®



Self-Expression shouldn't cost a fortune. With the Amarr Oak Summit collection it won't.

These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents.

Customize your home with our most affordable carriage house door.

Amarr® Oak Summit®

Classic Steel Carriage House Garage Doors



Long Bead Board design with Moonlite DecraTrim in True White with Blue Ridge handles and hinges

Self-expression shouldn't cost a fortune. With the Amarr Oak Summit collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with our most affordable carriage house door.

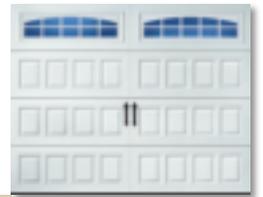


Bead Board design with Mission DecraGlass in Golden Oak†

Recessed with Trellis DecraGlass (RE76)



Raised with Cascade DecraTrim (RS23)



Bead Board with Prairie DecraTrim (BB21)



Long Bead Board with Stockton DecraTrim (LPBB20)



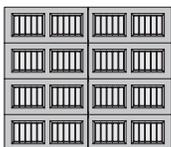
Recessed with Arched Thames DecraTrim (RE31)†



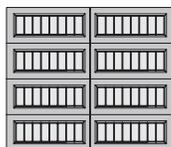
†Color currently available in OS3000, OS1000 and OS2000 Summer 2015

PANEL DESIGNS

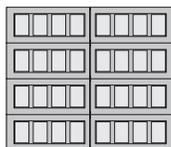
BB • BEAD BOARD



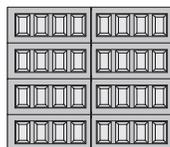
LPBB • LONG BEAD BOARD



RE • RECESSED



RS • RAISED



Amarr® Oak Summit®

Construction

Steel Exterior



STEEL

OS1000

Single-Layer: Steel

Get value and durability with the Amarr Oak Summit OS1000 single-layer steel door. These heavy-duty steel doors are durable, reliable, and low maintenance.

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance

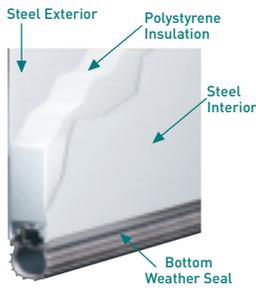


OS2000

Double-Layer: Steel + Insulation

The Amarr Oak Summit OS2000 double-layer door provides durable, low-maintenance features, plus a layer of vinyl-coated insulation for increased thermal properties and quieter operation.

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



OS3000

Triple-Layer: Steel + Insulation + Steel

For the toughest, most energy-efficient steel door, the Amarr Oak Summit OS3000 triple-layer door includes the ultimate in thermal properties, plus a layer of steel for a finished interior look and added durability.

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation

Specifications

Amarr ENTRE/MATIC	AMARR OAK SUMMIT OS1000	AMARR OAK SUMMIT OS2000	AMARR OAK SUMMIT OS3000
PANEL DESIGNS			
Bead Board	•	•	•
Long Panel Bead Board	•	•	•
Recessed	•	•	•
Raised	•	•	•
INSULATION¹		Polystyrene	Polystyrene
R-VALUE²		6.64	6.48
DOOR THICKNESS	2" [5.1cm]	2" [5.1cm]	1 3/8" [3.4cm]
STEEL THICKNESS	25 ga	25 ga	27/27 ga
WINDOW GLASS OPTIONS			
3/32" Single Strength	•	•	•
Insulated Glass			•
Obscure	•	•	•
WIND LOAD³ AVAILABLE	•	•	•
PAINT FINISH WARRANTY⁴	15 Years	25 Years	Lifetime
WORKMANSHIP/HARDWARE WARRANTY⁴	1 Year	2 Years	3 Years

¹ Insulation on Amarr brand doors has passed self-ignition, flamespread and smoke developed index fire testing.

² Calculated door section R-value is in accordance with DASMA TDS-163.

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

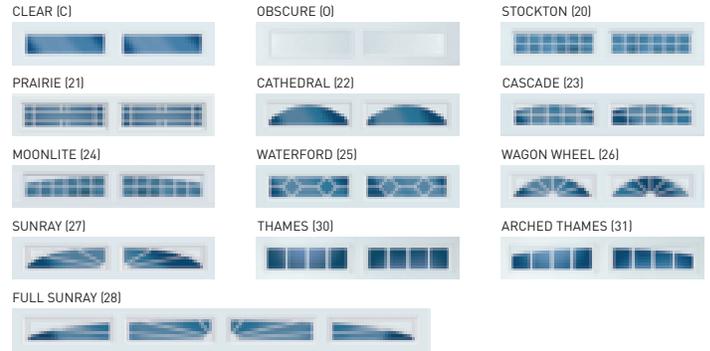
Entrematic reserves the right to change specifications and designs without notice and without incurring obligations.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

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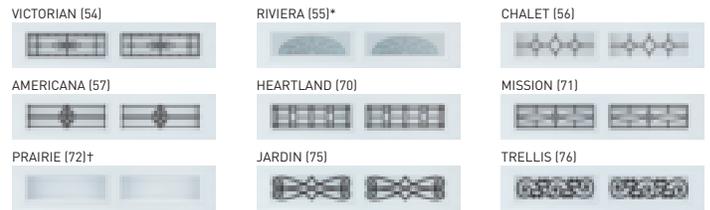
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Printed in USA Form #6040415/75M/GVS

DecraTrim Window Inserts



DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs.



* Clear glass with printed frost pattern.
† Obscure glass with v-groove.

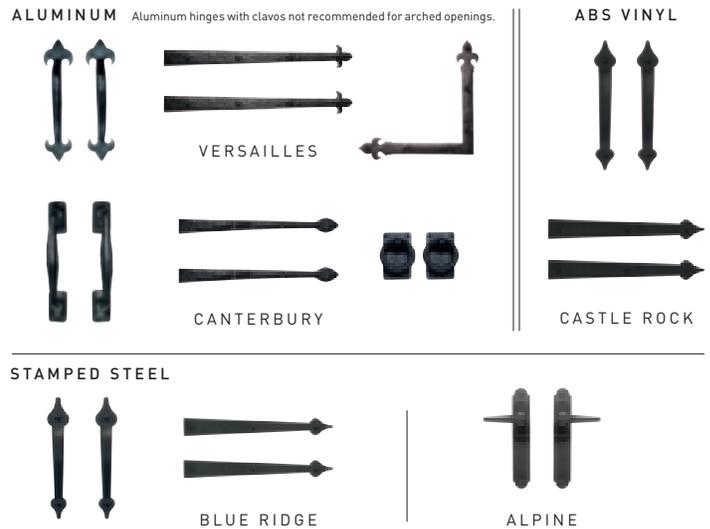
Colors

Amarr steel doors are pre-painted; for custom colors, exterior latex paint must be used. Visit amarr.com for instructions on painting. Actual paint colors may vary from samples shown.



† Currently available in OS3000; OS1000 and OS2000 Summer 2015
†† Price upcharge applies.

Decorative Hardware



ENTRE/MATIC

Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com



YOUR LOCAL AMARR DEALER: