



TOWN OF WARRENTON

POST OFFICE DRAWER 341
WARRENTON, VIRGINIA 20188-0341
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ARCHITECTURAL REVIEW BOARD

AGENDA

October 27, 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 – September 22, 2016
5. New Business
 - A. **Certificate of Appropriateness 2016-43:** Proposed addition to the 1975 St. John's Convent at 271 Winchester Street; David A. Norden, Architect.
6. Work Session
7. Adjourn



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MINUTES
ARCHITECTURAL REVIEW BOARD
TOWN OF WARRENTON
September 22, 2016
7:00 P.M.

The regular meeting of the Town of Warrenton Architectural Review Board (ARB) convened on September 22, 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. James Tucker, Vice-Chair, Mr. Steve Wojcik, Mr. Carter Nevill and Councilman Alec Burnett. Ms. Kelly Machen, Community Development Planner was present and represented staff. Dr. Carole Hertz was 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 the minutes from August 25, 2016 were for approval.

Mr. Carter Nevill moved to approve the minutes for the meeting of August 25, 2016.

Mr. Tucker seconded the motion.

The motion passed with a unanimous vote. (4-0-1, Hertz absent)

New Business

- **Certificate of Appropriateness 2016-40:** Wrought iron railing along front porch at 191 Culpeper Street; Michael Straight, Applicant/Owner.

Mr. Straight approached the podium and addressed the board. He said he recently acquired the property and his home insurer had recommended the installation of a rail on two sections. Utilizing the overhead TV monitors, Mr. Straight presented pictures to the board of what the porch and the stair railing look like. The applicant proposed to match the design of the existing railing located on the stairs.

Board members gave comments and asked questions of Mr. Straight regarding the proposed rail and Mr. Straight provided answers.

Mr. Tucker commented that the proposal would not meet the building code due to the spacing between the rails, but that the applicant can apply for a building code modification.

Ms. Kelly Machen explained that the Building Official could waive certain requirements for historic buildings.

Mr. Nevill made a motion to approve the application **Certificate of Appropriateness 2016-40** for the proposed wrought iron railing at 191 Culpeper Street with the following conditions:

1. A building permit is acquired.

Mr. Wojcik seconded the motion.

The motion passed with a majority vote. (3-0-2 Tucker abstain, Hertz absent)

Work Session

- **Preliminary Submission:** Saint James Episcopal Church proposed renovations and addition at 73 Culpeper Street; Sean Reilly, Architect.

Dr. Wiedenfeld said the Work Sessions are typically more informal than the regular meeting, with more back and forth and questions. The Board does not vote on anything in a Work Session. It is an exchange of ideas. She said that Board members should feel free to ask questions at any time because it is informal.

Mr. Nevill said that discussions in a Work Session are non-binding.

Mr. Sean Reilly, architect for the project, introduced the concept of the project to the Board to share ideas and answer any questions the Board. He started by showing historic photographs of the church because, he said, the story of St. James Church goes back quite a way. He added the church was founded 200 years ago this year. The slide show included a photograph of the original church which showed that it was built in the gothic revival style which is intentionally asymmetrical in its

composition. It is composed of lancet windows, pointed arch windows and it is marked by a tall steeple with an octagonal piece at the very top and then a cross.

He showed additional historic photographs of the church to Culpeper Street. The images were utilized to explain the history of the property and past/present configurations. A major historical point for the property came in late October of 1910 when a tragic fire seriously damaged the original church and parish house.

He explained that the process for determining the proposed new building began with site visits to understand what exists and to get clues to inform the design of an addition. He said the addition is a wonderful opportunity to extend the vocabulary and the general spirit of the buildings without copying it literally. He added that the primary material of the original sanctuary is a course stucco finish with stone sills, slate roofs and wood-framed windows with metal muntins. The cross tower of the steeple was rebuilt in a different form after the fire. The octagonal steeple was replaced with a crenellated top. In a side view of the existing sanctuary, the gothic revival building, which is reminiscent of a church one may have seen in the English countryside in the late 1800's or early 1900's is very nicely articulated with a projecting base, projecting buttresses that step down, horizontal belt courses to demarcate and give scale to the steeple as well as to subdivide the base in between the buttresses.

He said outside of the entire church facility is the Kirby building to the right and the parish hall to the left, the north extension. The stucco finish carries through but there is the introduction of new roof forms are not on Culpeper Street. He said there is a sense of the variety of roof forms. There are gable ends with a clean gable, gables with robust chimney projections, and the introduction of a shed roof in the lower story below the chimney.

Mr. Reilly presented additional photographs and went on to describe various aspects of the church and campus, including materials, architectural details, and current uses. A few of the key issues to be addressed for the project were discussed, such as vehicular traffic/queue limitations due to existing parking situation and space requirements. He showed a diagram that illustrated on weekdays there is a vehicular queue that develops up Beckham Street waiting to turn into the church for pick up and drop off of students in the morning and afternoon. The cars turn to the right, pick up and drop off the children, and then the cars either exit out where they came in or use one other exit. He said that the existing parking situation isn't large enough to handle the entire queue.

There is another issue, he added, illustrated on the diagram. The footprint of the original church starting with the sanctuary that was rebuilt in 1912 on the left and was converted into the chapel in 1949. The parish hall was built in 1932. The Kirby building can be seen at the corner of Culpeper and Beckham. He said as the need for space grew, the church expanded down the hill. The site slopes about 24 feet from Culpeper down to S. Third Street. The church made use of the topography and stepped down the hill to build the Christian Education wing in the mid 1960's. He added the only other structures on the site are the rectory immediately south of the sanctuary and its garage.

Mr. Reilly also presented a diagram showing the arc of the sun as it traverses the site along with the axis of the original church that extends through the center of the sanctuary and through the beautiful Ascension stained-glass window.

When considering where to put the addition, it seemed that the green space, between the Christian Education wing and the basketball court, was the logical place. An important factor in considering the design is the preservation of the view from Franklin Street of the sanctuary and the Ascension window. It is an important existing element that should be respected and preserved. He said another important factor is the size of the footprint, how it lays out and how it respects the existing structure. The church is also looking to address handicapped accessibility and is including an elevator in the proposed building to enhance the accessibility. Finally, the proposed layout would seek to improve the access and queuing issues of the cars.

Board members gave comments and queried Mr. Reilly on issues related to the addition and Mr. Reilly provided answers. Highlights of the discussion included proposed materials for windows and roofing, the architecture of the roof line, the treatment of entrances, and the future of the existing garage. There was a lengthy conversation over whether the existing garage is a contributing structure, demolition procedures, and whether it can or should be moved. The applicant was encouraged to bring samples of proposed building materials when the formal application comes forward for a Certificate of Appropriateness.

Mr. Tucker noted the Architectural Review Board has first review of site plans.

Ms. Wiedenfield suggested the architects do a thorough review of the Historic Guidelines in reference to the addition and renovations.

Mr. Wojcik made a motion to adjourn.

Mr. Nevill seconded the motion.

The motion passed unanimously and the meeting adjourned at 8:55 p.m.



ARCHITECTURAL REVIEW BOARD

Staff Analysis COA 16-43

October 18, 2016

Applicant: David A. Norden, AIA, Architect
Owner: St. John the Evangelist Catholic Church
Address: 271 Winchester Street
GPIN: 6984-36-7135
Zoning: Residential R-10
Type: Addition

Proposal:

The applicant seeks a Certificate of Appropriateness (COA) to create an addition to the 1975 Convent. The reasoning behind the expansion is to relocate four existing preschool classrooms from the Parish office building to the lower end of campus, next to the existing elementary school and convert the Convent into administrative offices. The addition will include:

- 3 Tab Fiberglass Shingles
- Aluminum louvered & screened gable vents
- Full height brick veneer (replacing existing brick and aluminum siding)
- Extruded aluminum casement windows & doors throughout
- Rowlock subsills & belt course
- Brick running bond to match existing elementary school
- Boral fascias, rakes, soffits, & columns
- Brick soldier course around all openings
- Secondary top rail added to existing balcony guardrail
- Removal of 3 existing basement windows, patched to match adjacent surface

According to Zoning Ordinance Article 3-5.3, Historic District, this application is subject to review by the Architectural Review Board for the issuance of a COA.

Historic and Architectural Designation:

According to the Virginia Department of Historic Resource Cultural Resource Information System, the 1964 St. John's Catholic Church and School fit within the historic period of The New Dominion (1946 - 1988). The church "is a large 2-story, 5-bay stone Gothic Revival church with a small brick addition on the rear. There is a 2-story, multi-bay stone and concrete-block parish house and a Cape-cod style stone parsonage." The property is a non-contributing resource

in the local zoning overlay Warrenton Historic District and is not located within the National Register Warrenton Historic District boundaries.

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 Addition(s) to Existing Buildings

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

- 1. The existing building will be recognized as a product of its period of construction, design, materials and craftsmanship.*
- 2. Additions will cause the least possible diminution or loss of the historic character of the existing building including its materials, craftsmanship, design, location and setting.*
- 3. Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building*
- 4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.*
- 8. Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact. For example, a small connector passage or hyphen to join a side or rear addition to the original building is less invasive and destroys less fabric than a full elevation connection.*
- 9. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features. This can be subtly accomplished on a brick building by using a more modern stretcher course bond or varying the original pattern. A true masonry stuccoed frame or weatherboard frame addition would also differentiate compatibly.*
- 12. ROOF form of an addition should be consistent with the contributing building and streetscape. The roof covering should be similar to the building in texture and material.*

13. *DOORS & WINDOWS* - Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. For example, most of the existing windows are vertical in proportion and are regularly spaced across the facade of residential buildings and the upper story of store/houses. In such cases, new construction should not depart substantially from these characteristics for the general pattern of window openings, avoiding for example, horizontal strip windows, wide horizontal, single-pane openings or square openings.

- a. *Respect the spatial relationship between the wall surface and window opening of the existing building.*
- b. *Double-hung sash and casement windows on additions should have true-divided lights and be composed of wood.*

14. *MATERIALS* - Refer to No. 9 and choose natural traditional building materials that are compatible with the contributing building primarily. Depending on the building and addition type and design, brick, stone, concrete block, cinder block, true masonry stucco, frame weatherboard, board and batten and vertical plank wall surfaces are acceptable materials. Additions to historic buildings require a higher standard than modern buildings outside the district or a new building construction. Never use simulated wall surfacing products such as EIFS, Dryvit, synthetic stone or synthetic brick, synthetic masonry, fiber-cement, synthetic wood, vinyl, aluminum, wood-based, composite plywood sidings, fiber wood or fiberglass on additions to contributing buildings. Such products should not be used on other architectural details on additions.

Zoning Ordinance:

The subject parcel is zoned R-10. The addition must meet setback requirements per Articles 9-1.1 and 9-1.2 of the Zoning Ordinance, and shall not exceed thirty (30) percent of the area of the rear yard, shall not exceed 25% of the total area of the principal structure, and shall not be located closer than five (5) feet from the side and rear property lines. The addition will also need to meet Article 7 parking requirements for the additional uses. Likewise, the addition may trigger the need for a site plan, special use permit, and/or a Stormwater Management Plan.

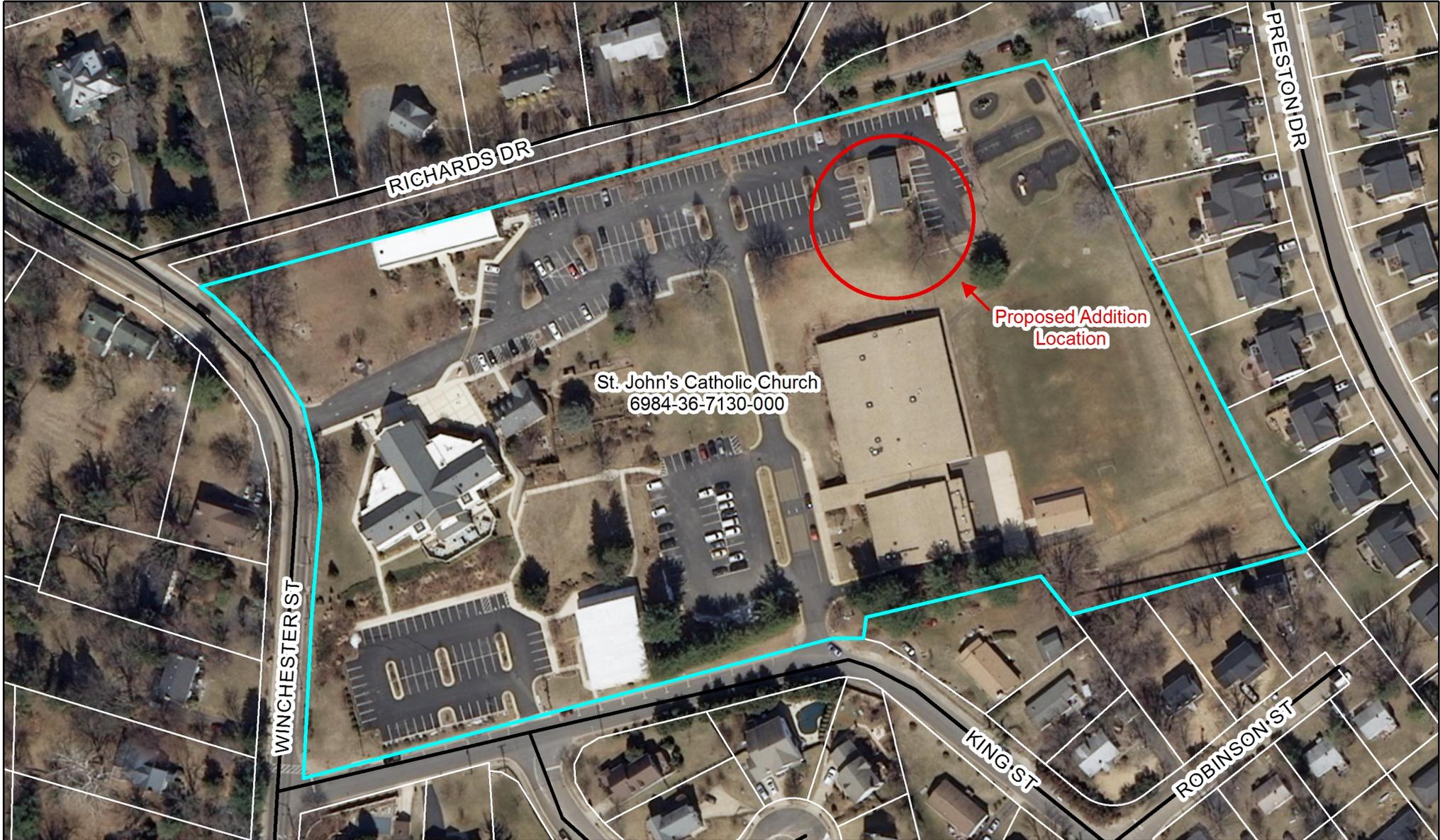
Staff will determine the appropriate zoning requirements for the expanded use, once more information is provided by the applicant. At this time, staff recommends the following conditions if the ARB chooses to approve the COA:

1. The proposed addition will meet all applicable Federal, state, and local regulations and permitting requirements.



TOWN OF WARRENTON

Certificate of Appropriatness 2016-43 Location Map

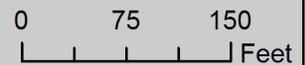


Legend

- Parcel
- St. John's Catholic Church Parcel
- Street



October 19, 2016



**AGENDA ITEM 5A
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 2016-43**

October 27, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness** 2016-43 for the proposed **addition** at **271 Winchester Street** with the following conditions:

1. The proposed addition will meet all applicable Federal, State, and Local regulations and permitting requirements.

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

Coap 2016-43
No. _____

Name of Applicant: St. John The Evangelist Catholic Church/Catholic Diocese of Arlington

Doing Business As (if applicable): _____

Address of Applicant (including Zip): 271 Winchester Street, Warrenton, Virginia 20186

Telephone Number: 540-347-2922

Email: ronofrancis@wildblue.net

Location of Property: 271 Winchester Street

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

Complete description of each modification or improvement: An addition to the 1975 Convent to relocate the four existing Preschool classrooms from the Parish office building to the lower end of campus next to the existing elementary school, playground, and ball field. The Convent will be converted to administrative offices.

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.)

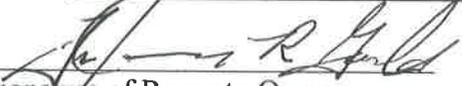
Name: David A. Norden, AIA

Title or Relationship to Applicant: Architect

Address (including ZIP): 19 Winchester Street, Warrenton, Virginia 20186

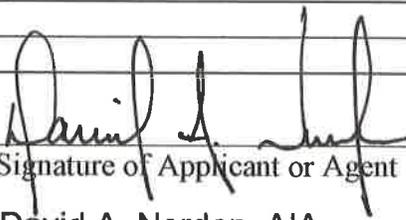
Telephone Number: 540-347-4232

Email: David@hnaia.com


Signature of Property Owner

REV. JAMES R. GOUGH
Name (print or type)

10/19/16
Date

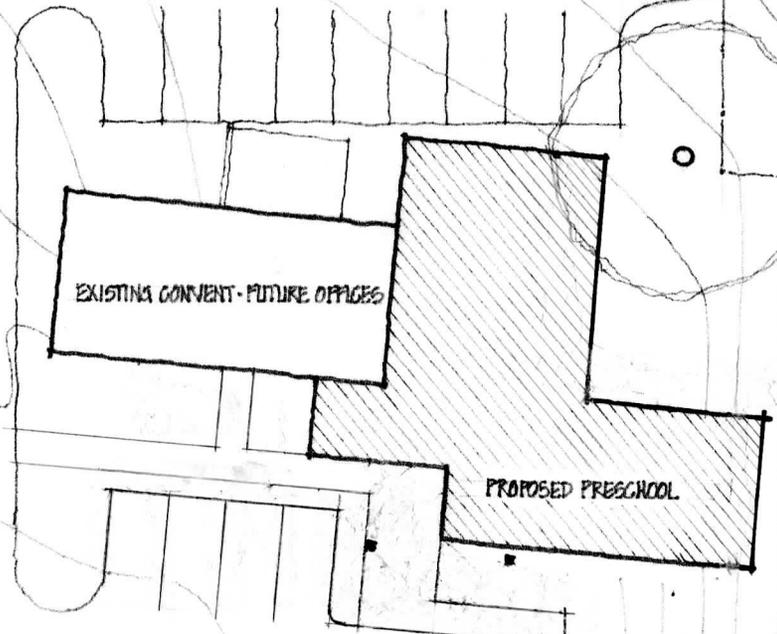

Signature of Applicant or Agent

David A. Norden, AIA
Name (print or type)

9/28/16
Date

EXISTING PLAYGROUND

EXISTING PLAYING FIELD



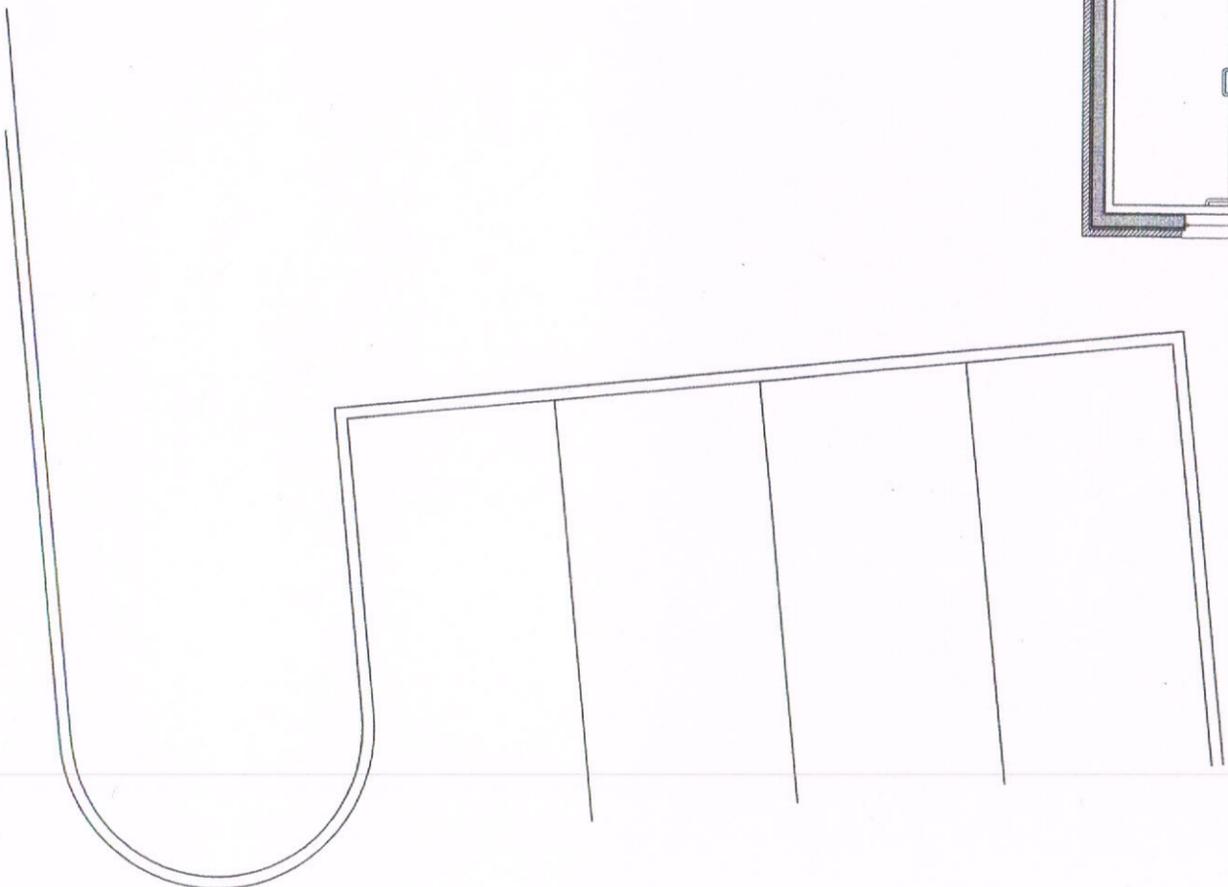
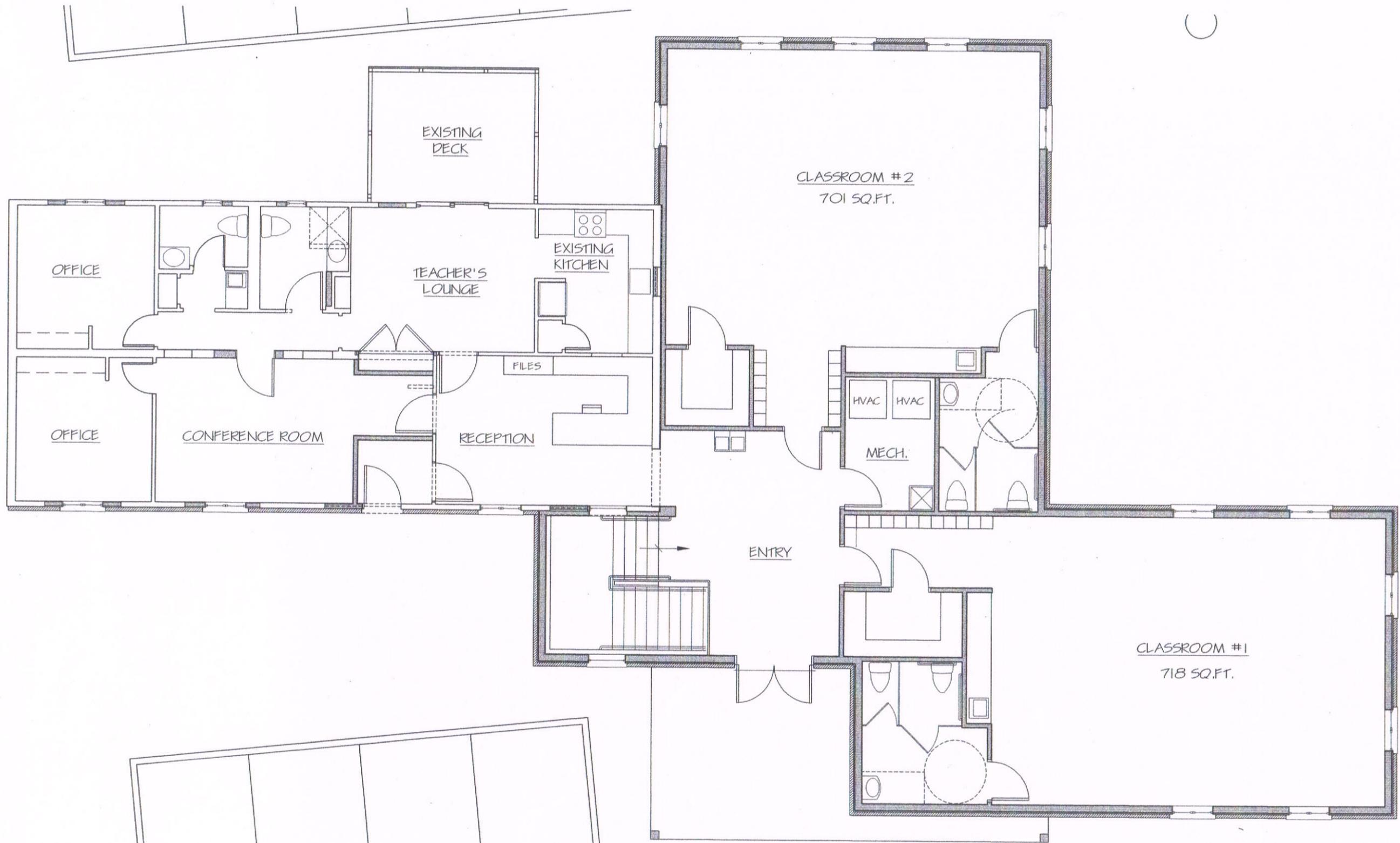
SCHEMATIC SITE PLAN FOR A NEW PRESCHOOL @ ST. JOHN'S
CATHOLIC CHURCH WARRENTON, VIRGINIA

1" = 30'
© HINGLEY SHEPHERD NORFEN PLLC 16 OCT. '15
REVISED 6 OCT. '16

NOTE: TOPO SHOWN IS PRE-PARKING LOT & PROPOSED ADDITION







MAIN LEVEL PLAN

SCALE 1/8" = 1'-0"

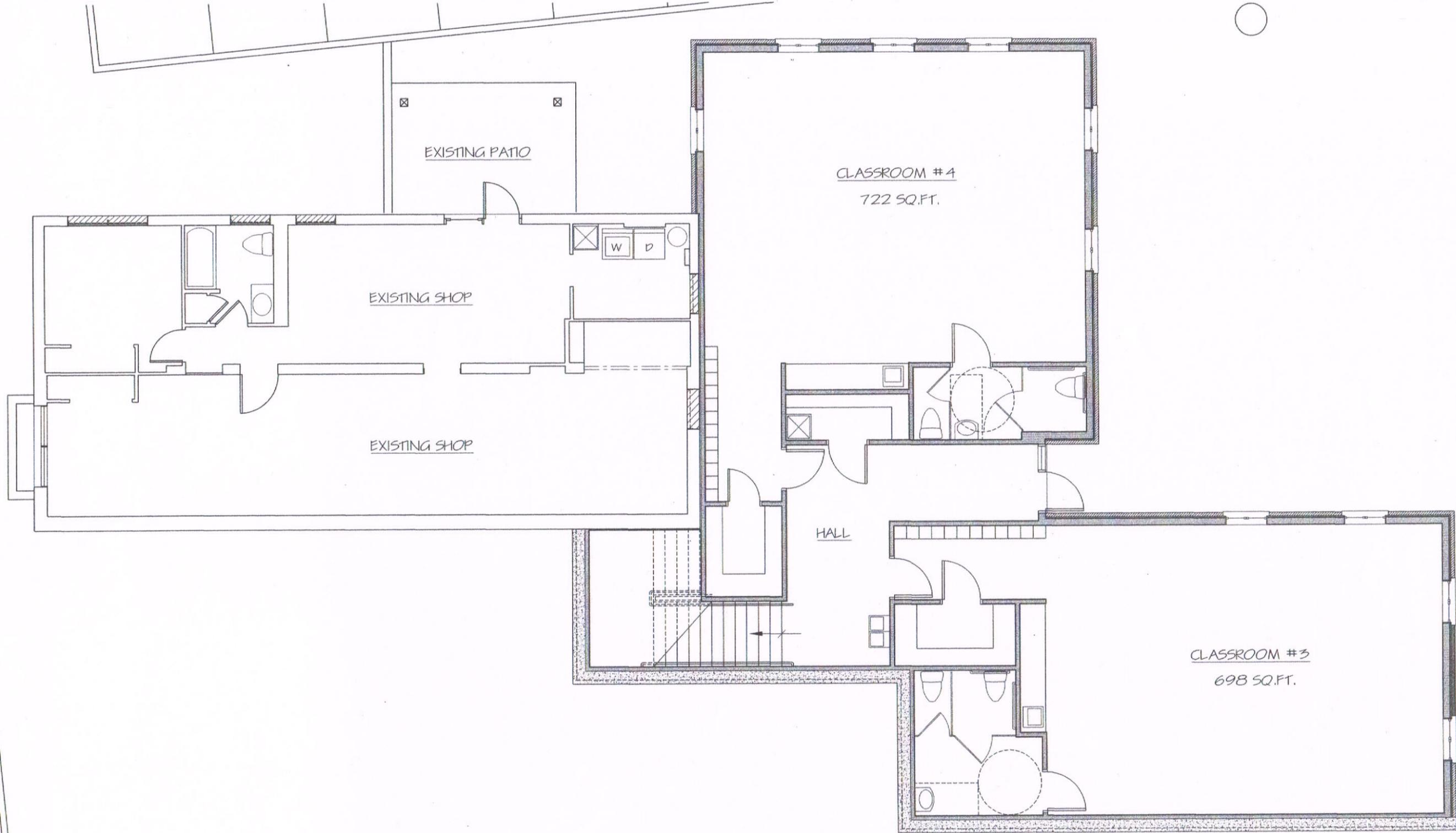
ST. JOHN'S PRESCHOOL

271 WINCHESTER ST. WARRENTON, VA 20186

HINCKLEY - SHEPHERD - NORDEN, P.L.C.

19 WINCHESTER STREET

WARRENTON, VIRGINIA 20186



LOWER LEVEL PLAN

SCALE 1/8" = 1'-0"

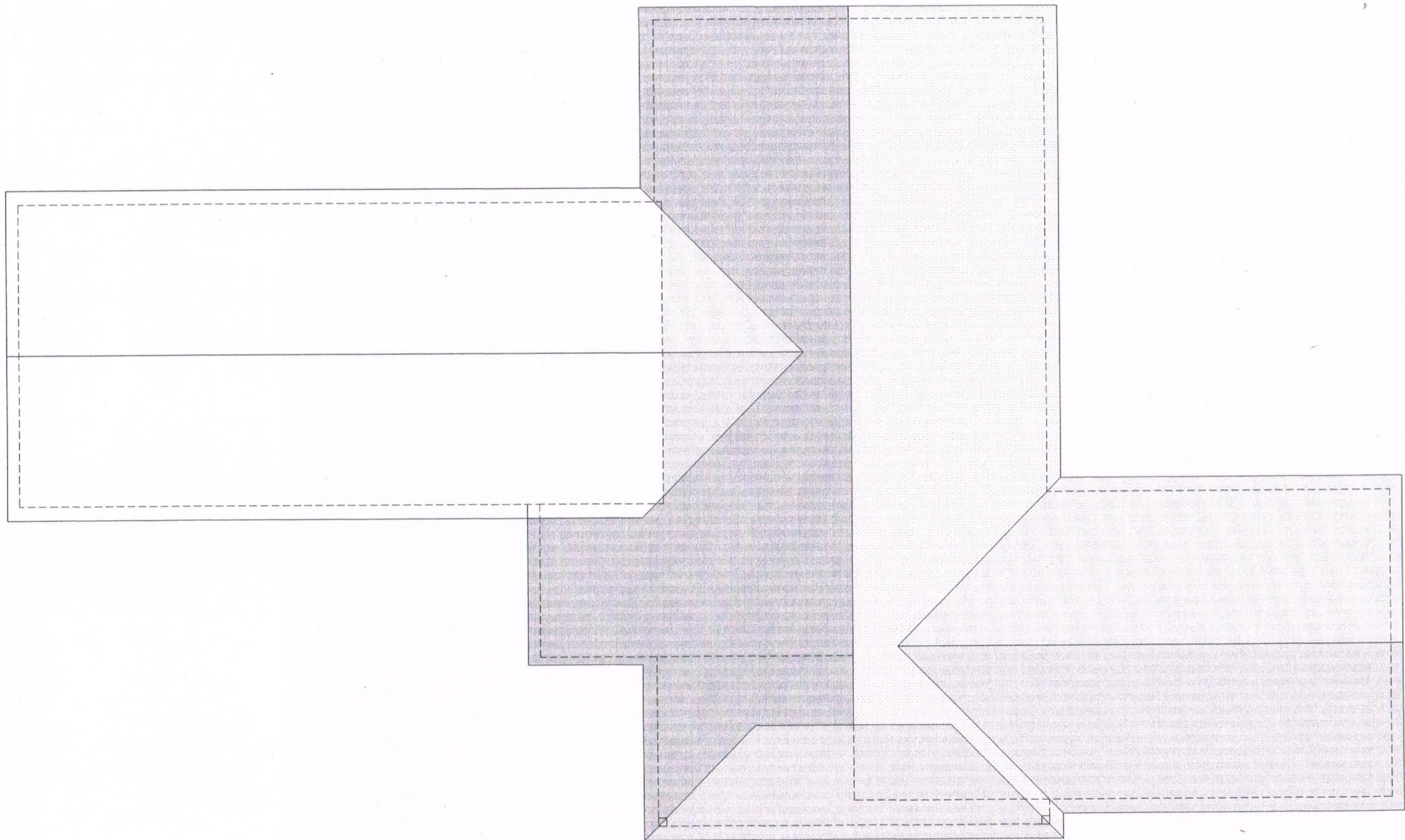
ST. JOHN'S PRESCHOOL

271 WINCHESTER ST. WARRENTON, VA 20186

HINCKLEY - SHEPHERD - NORDEN, P.L.C.

19 WINCHESTER STREET

WARRENTON, VIRGINIA 20186



ROOF PLAN

SCALE $\frac{1}{8}'' = 1'-0''$

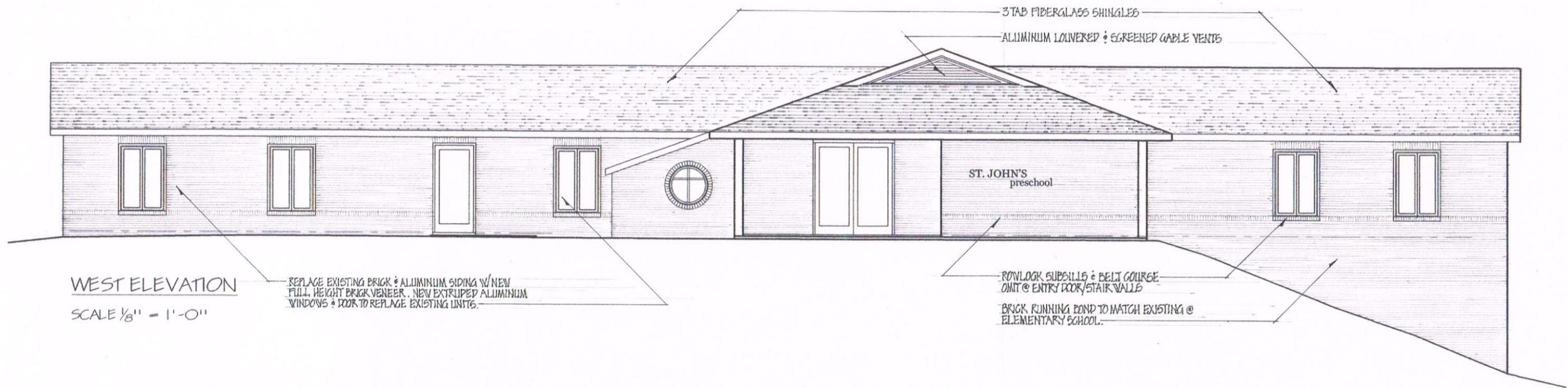
ST. JOHN'S PRESCHOOL

271 WINCHESTER ST. WARRENTON, VA 20186

HINCKLEY - SHEPHERD - NORDEN, P.L.C.

19 WINCHESTER STREET

WARRENTON, VIRGINIA 20186



WEST ELEVATION
SCALE 1/8" = 1'-0"



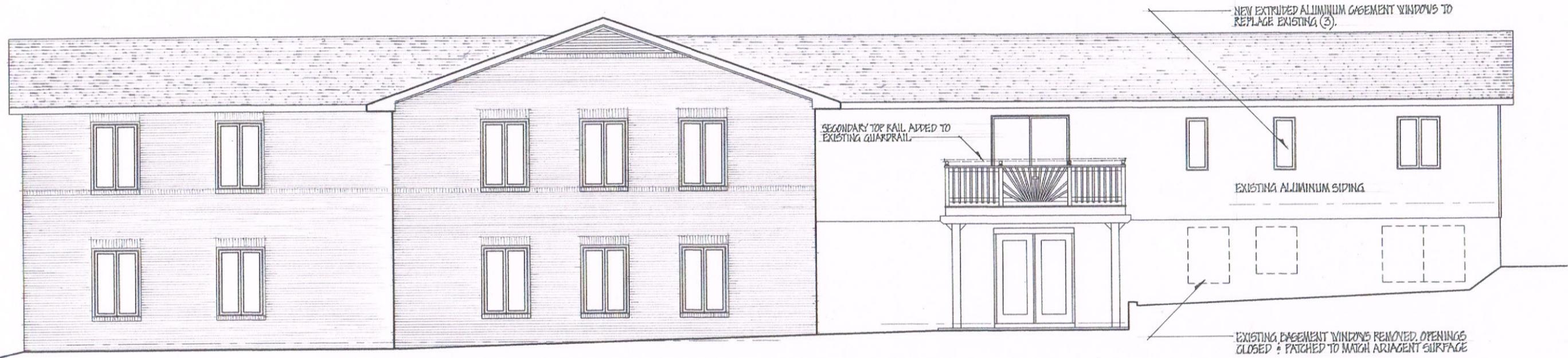
BORAL FASCIAS, RAKES, SOFFITS, & COLUMNS
BRICK SOLDIER COURSE @ ALL OPENINGS

EXTRUDED ALUMINUM CASSEMENT WINDOWS & DOORS.

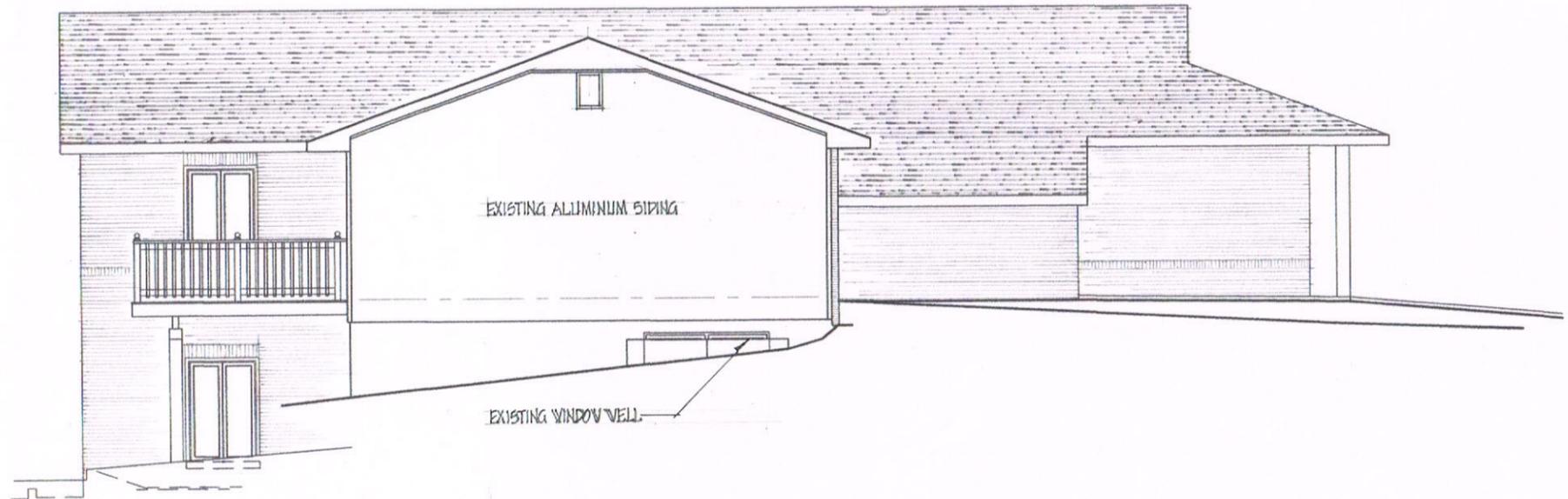
SOUTH ELEVATION
SCALE 1/8" = 1'-0"

ST. JOHN'S PRESCHOOL
271 WINCHESTER ST. WARRENTON, VA 20186

HINCKLEY - SHEPHERD - NORDEN, P.L.C.
19 WINCHESTER STREET WARRENTON, VIRGINIA 20186



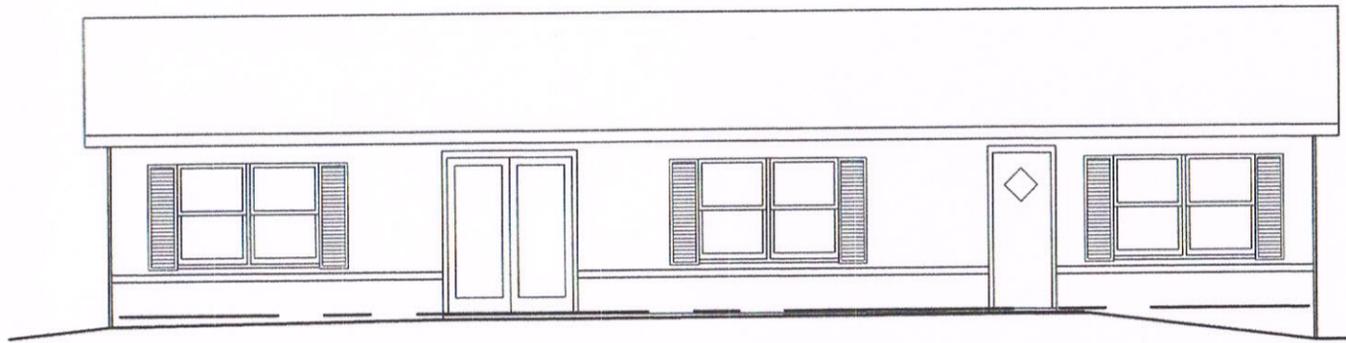
EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

ST. JOHN'S PRESCHOOL
271 WINCHESTER ST. WARRENTON, VA 20186

HINCKLEY - SHEPHERD - NORDEN, P.L.C.
19 WINCHESTER STREET WARRENTON, VIRGINIA 20186



WEST ELEVATION - EXISTING

SCALE 1/8" = 1'-0"



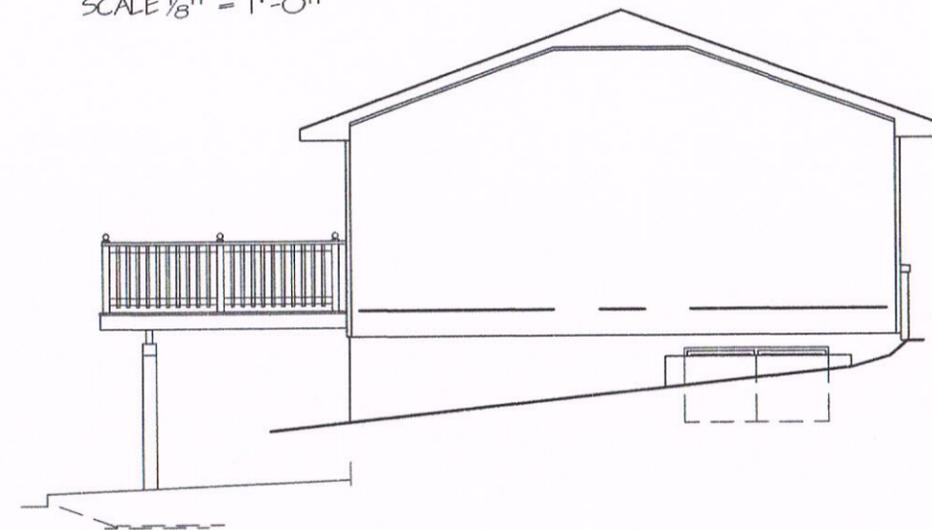
EAST ELEVATION - EXISTING

SCALE 1/8" = 1'-0"



SOUTH ELEVATION - EXISTING

SCALE 1/8" = 1'-0"



NORTH ELEVATION - EXISTING

SCALE 1/8" = 1'-0"

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