



TOWN OF WARRENTON

POST OFFICE DRAWER 341
WARRENTON, VIRGINIA 20188-0341
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FAX (540) 349-2414
TDD 1-800-828-1120

ARCHITECTURAL REVIEW BOARD

AGENDA

November 17, 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 – October 27, 2016
5. New Business
 - A. **Certificate of Appropriateness 2016-50:** Proposed deck extension 32 Main Street; Walter Story, Owner.
6. Work Session
 - A. **Preliminary Submission:** Saint James Episcopal Church proposed renovations and addition at 73 Culpeper Street; Sean Reilly, Architect.
7. Adjourn



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DRAFT MINUTES
ARCHITECTURAL REVIEW BOARD
TOWN OF WARRENTON
October 27, 2016
7:00 P.M.

The regular meeting of the Town of Warrenton Architectural Review Board (ARB) convened on October 27, 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 were present: Mr. James Tucker, Vice-Chair; Dr. Carole Hertz; Mr. Carter Nevill; and Ms. Denise Harris, Interim Director of Planning and Community Development. Absent were: Mr. Steve Wojcik and Town Council member Mr. Alec Burnett.

Purpose Statement

The Purpose of the Architectural Review Board is to make 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 Historic Guidelines provide the framework for consistent decision making by elaborating upon the Zoning Ordinance's goal to identify, protect and preserve the buildings within the Historic District boundaries.

Approval of Minutes

Dr. Wiedenfeld presented the minutes of the meeting of September 22, 2016 for approval. She suggested that the first sentence of the third full paragraph on page three be struck from the minutes as it did not fit in the context of the paragraph. She also noted two typos that required correction.

Mr. Nevill made a motion to strike the first sentence of the third paragraph on page three from the minutes.

Mr. Tucker seconded the motion. The motion passed unanimously. (4-0-1, Wojcik absent)

Mr. Tucker made a motion to approve the minutes with the sentence to be struck and correction to typos.

Mr. Nevill seconded the motion.

The motion passed with all members voting in favor. (4-0-1, Wojcik absent)

New Business

Dr. Wiedenfeld recommended the Architectural Review Board meeting for November be moved to Thursday, November 17, 2016 due to the regularly scheduled time falling on the Thanksgiving holiday.

Mr. Tucker made a motion to move the date of next month's meeting to November 17, 2016.

Mr. Nevill seconded the motion.

The motion passed unanimously. (4-0-1, Wojcik absent)

- **Certificate of Appropriateness 2016-43:** Proposed addition to the 1975 St. John's Convent at 271 Winchester Street; David A. Norden, Architect.

Mr. David A. Norden, AIA, Architect for the project, approached the podium to address the board. Each board member had a packet which contained preliminary plans and photographs of the existing structures. Mr. Norden introduced the head of the building committee for the church. He said they propose to renovate the convent and add 5,000 square feet, 2,500 on each level, for two classrooms, which would be moved from an existing building on another part of the campus. He presented the board with samples of brick which they propose to use on the exterior of the addition. He spoke to the board about architectural features and various design elements for the proposed addition including types of windows, doors and trim.

Board members made comments and asked questions of Mr. Norden regarding the addition and Mr. Norden provided answers.

Mr. Tucker asked if there would be a change of use from residential to school. He added that a site plan must be submitted to the Architectural Review Board for review if one is required.

Mr. Tucker made a motion to approve the application for **Certificate of Appropriateness 2016-43** for the proposed addition at 271 Winchester Street with the following conditions:

1. Proposed addition shall meet all applicable Federal, state and local regulations and permitting requirements.
2. A site plan shall be submitted for the Board's review and approval if such is required.

Dr. Hertz seconded the motion.

All board members voted in favor and the motion passed. (4-0-1, Wojcik absent)

Work Session

Denise Harris, Interim Director of Planning and Community Development presented the administrative approvals for the previous month to the board. She said there were four

administrative Certificates of Appropriateness. One was to move a previously approved sign from Culpeper Street to Fifth Street and one was the High Flyer Arms sign on South Fifth. Two of the administrative approvals were replacement of HVAC's located outside of public view.

A discussion was held regarding computer generated presentations. Mr. Tucker noted he had received several computer generated renditions that gave a bird's eye view. He added that, in the context of the historic district, the board should concern itself with views of which the building could actually be seen, such as eye level or from adjacent buildings.

Dr. Wiedenfeld said the board should ask the staff for documents it deems necessary in order to review projects.

Mr. Tucker talked about the administrative approval for the sign for High Flyer Arms. He said he believed the limit to number of colors in order to get administrative approval was restricting creativity for signs that could enhance the historic district. He suggested relaxing some of the color limitations so applicants aren't limited in that regard.

Ms. Harris said the Town of Warrenton has entered into a contract with a consultant who will update the sign ordinance and this will include sign regulations as they pertain to the historic district. She added this is a national sign ordinance expert who has done this work throughout the country. A short discussion was held regarding sign ordinances and how aspects can limit creativity.

Dr. Wiedenfeld asked if the consultant that would be updating the sign ordinance would be consulting with the Architectural Review Board.

Ms. Harris said yes and added there would be a steering committee and public meetings.

Mr. Tucker made a motion to adjourn the meeting.

Mr. Nevill seconded the motion.

The motion passed unanimously. (4-0-1; Wojcik absent)

The meeting was adjourned at 7:45 p.m.



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ARCHITECTURAL REVIEW BOARD

Staff Analysis COA 2016-50

November 17, 2016

Applicant/Owner: Mr. Walter Story
Address: 32/34 Main Street
GPIN: 6984-43-0586-000
Zoning: Central Business District

Proposal: Construct a new platform to expand an existing rear deck

The applicant proposes to construct a 6' x 12' platform to expand an existing second story rear deck located at 32/34 Main Street. The existing deck was approved in 2013, per COA 13-23 (addition of outdoor bar and roof). The proposed platform will be made of microllam beams (laminated veneer lumber) with pressure-treated lumber decking to match the existing deck. The existing deck and two 4-inch steel pipe columns (painted black to match existing) will support the platform structure. The proposed platform would not be visible from the public right-of-way.

Historic and Architectural Designation:

Constructed in 1825 for commercial purposes, this Federal style building at 32 Main Street once contained the Anderson & Allison Fancy Market. The two-story, four-bay commercial building has a Flemish bond facade, a boxed cornice and paired gable-end chimneys. The storefront windows and cornice strip between the first and second story are not original to the structure. The building was a bakery in 1854, and housed a market throughout most of the twentieth century. This building contributes to the character, scale and mass of the Historic District.

Built in 1870, the building at 34 Main Street began as a shoe store. In 1905, the Fauquier Democrat used the building as a print office before it returned to a mercantile use. This Italianate two-story, two-bay brick building has a stained glass transom above the door and window, brick jack arches and a bracketed cornice. This building contributes to the Historic District.

Historic District Guidelines Considerations:

The Historic District Guidelines offer the following for additions to existing buildings:

- *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.*

- *Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.*
- *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.*
- *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.*
- *The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.*
- *Unpainted, pressure-treated wood or vinyl decks are inappropriate porch additions. Traditional historic style painted wood porches are preferred. Expanded porches shall continue the original design and treatment. Should the addition be a chimney, its material should conform to the building's foundation or wall surface.*
- *MATERIALS - 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.*

The Warrenton Historic Guidelines recommend the following for new decks:

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

Zoning Ordinance Considerations:

The subject parcel is zoned CBD. The addition must meet Articles 2-18, 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, nor exceed 25% of the total area of the principal structure. At this time, staff recommends the following conditions if the ARB chooses to approve the COA:

1. A building permit is acquired.

**AGENDA ITEM 5A
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 2016-50**

November 17, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2016-50** for the proposed deck expansion at **32 Main Street** 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

C OAP 2016-50

ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS No. _____

Name of Applicant: WALTER VAL STORM
Doing Business As (if applicable): _____
Address of Applicant (including Zip): 140 CULPEPER ST. WARRENTON, VA 20187
Telephone Number: 540-272-0974
Email: waltstorm@aol.com
Location of Property: 32/34 MAIN ST.

Relationship of Applicant to Property (lessee, owner): OWNERS
Complete description of each modification or improvement: A WOOD DECK WILL BE CONSTRUCTED TO SUPPORT A 6x12' WALK-IN COOLER. THE FLOOR STRUCTURES WILL BE MICRO-LAM BEDS WITH A 2x6 P.T. DECK TO MATCH THE EXISTING DECKING. THE DECK WILL BE SUPPORTED BY TWO EXISTING DECK AND 2x4" STEEL PIPE COLUMNS (PAINTED BLACK)

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: WALTER STORM
Title or Relationship to Applicant: OWNER
Address (including ZIP): 140 CULPEPER ST.
Telephone Number: 540-272-0974
Email: waltstorm@aol.com

Walter Storm
Signature of Property Owner

Signature of Applicant or Agent

WALTER E STORM
Name (print or type)

Name (print or type)

10/24/16
Date

Date





N 32°48'14" E 115.21'

EDGE OF GRAVEL

1 STORY MASONRY FRAME BUILDING WITH ROOF PATIO CHIMNEY

WALTER E. STORY AND VALERIE READMAN STORY
PIN 6984-43-0586-000
6,169 SQ.FT.

PROPOSED 60" X 120" WALK IN COOLER. FROOL LEVEL SANDS EXISTING (MAIN STREET) DECK.

2 STORY MASONRY FRAME BUILDING WITH ROOF PATIO

BALCONIES

ELECTRIC PANEL TELEPHONE PEDESTAL

PIN 6984-43-1512-000
N/F RICHARDSON
DB 639, PG 1205

32°05'15" W 130.36'

N 26°48'31" E

5.82'

S 64°07'09" E 45.50' (T)

39.68'

GRAVEL AREA

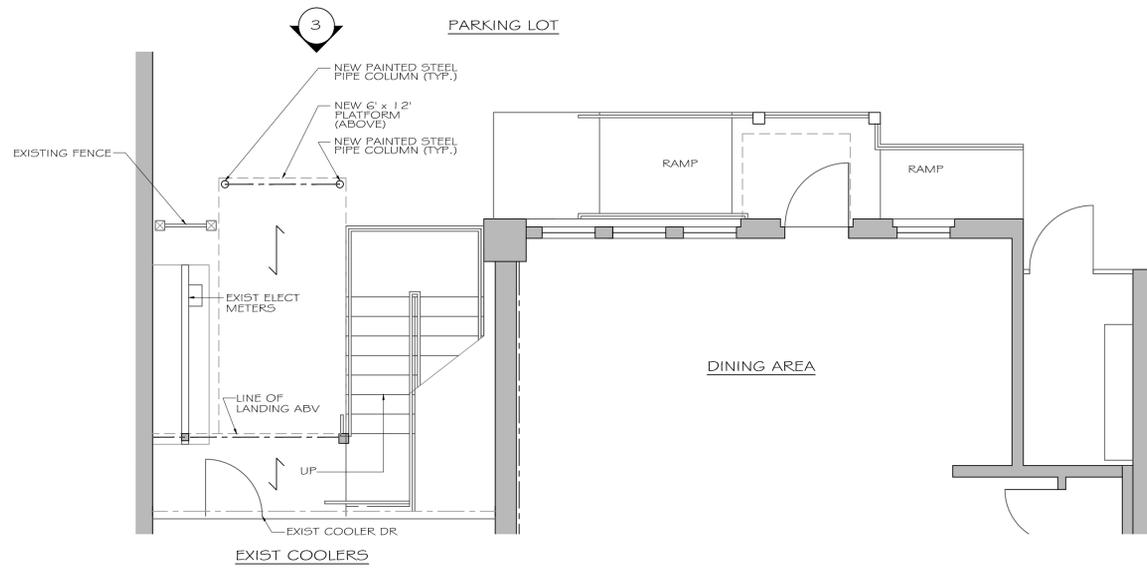
WARRENTON INVESTMENTS, INC.
VALERIE A. STORY
DB 806, PG 470
191 CULPEPER STREET, LLC
DB 126, PG 484

LOT # 4

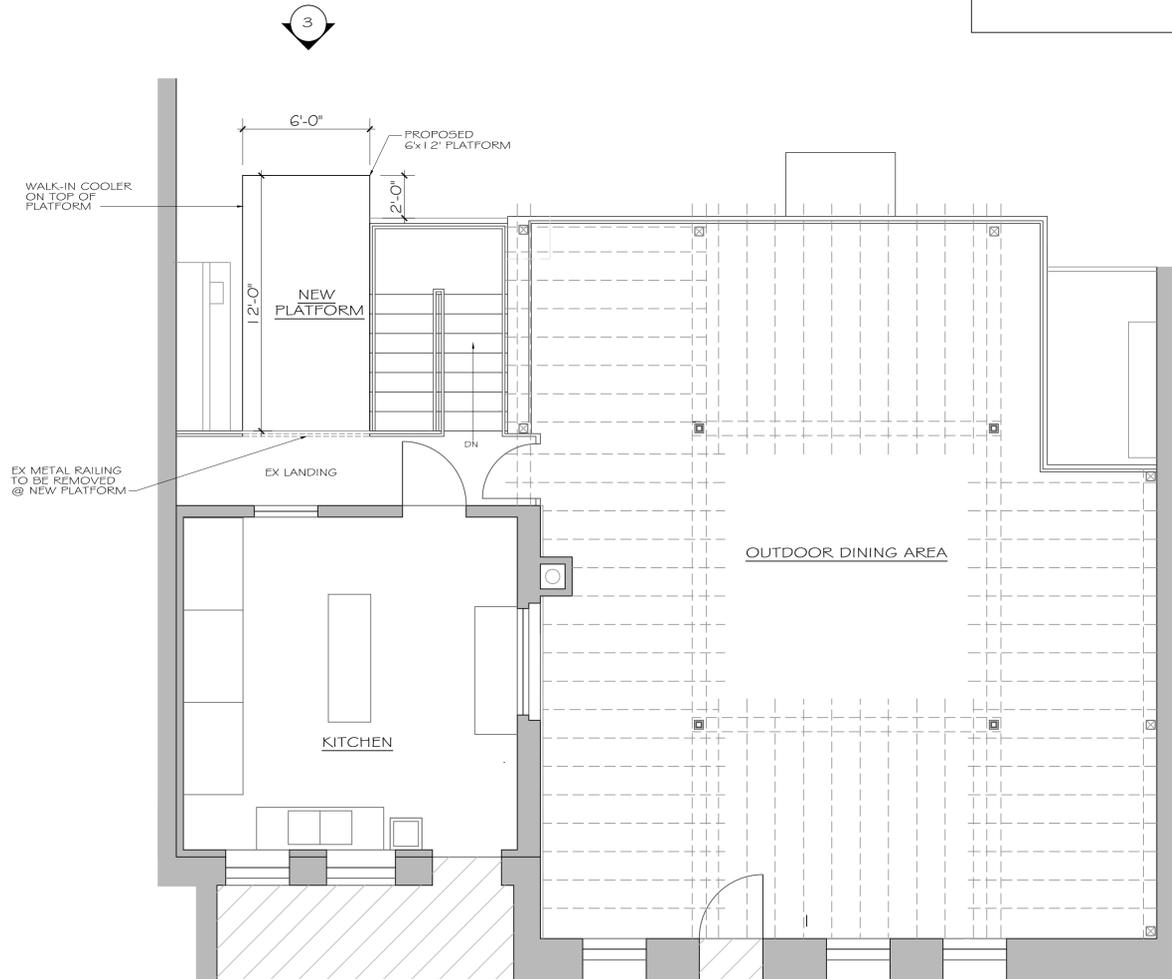
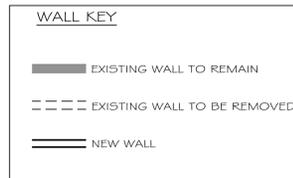
PIN 6984-43-0426-000
WALTER E. STORY AND 1/8 LUTHERS ST

PIN 6984-43-1512-000
N/F RICHARDSON
DB 639, PG 1205

81 Culpeper St
Warrenton P. 191 St



1 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



3 REAR SOUTH ELEVATION SCALE: 1/4" = 1'-0"

Revisions		
No.	Date	Scope

Job No. 9728.23

Date OCT 21, 2016

Sheet No.



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ARCHITECTURAL REVIEW BOARD

Work Session

November 17, 2016

Applicant: Sean E. Reilly, Kerns Group Architects, P.C.
Owner: Saint James Episcopal Church
Address: 73 Culpeper Street
GPIN: 6984-32-8993-000
Zoning: Central Business District - CBD
Type: Addition

Proposal:

Conduct a second work session to discuss a proposed addition at Saint James' Episcopal Church and School. On the south side of the lot, the Saint James' Episcopal Church and School are looking to build an education wing addition. The proposed addition "extends the geometry of the existing eastern wing of the building." The design includes a gabled porch. Stucco skin with stone at the base, punched windows, and slate shingles at the sloping porch roofs.

The first work session introduced the project to the Board, with Mr. Reilly providing a power point presentation. 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.

Historic and Architectural Significance:

Saint James' Episcopal Church is a stuccoed Gothic Revival church with a crenellated corner tower. Originally built in 1850-1853, the church was rebuilt in 1912 by the Architect Irwin Fleming after being destroyed in 1910 fire. The circa 1928 Tudor Revival Style Parish Hall and school are attached to the rear of the church and were built by W.J. Hanback. The church is an important example of 20th-century Gothic Revival in Warrenton and located on Culpeper Street.

Zoning Ordinance Considerations:

The subject property is zoned Central Business District. A full building, zoning, and public works and utilities review has not been completed at this time, but will be included as more information is available. Per Article 3-5.3.4.2, the proposed addition is considered a substantial alterations requiring Architectural Review Board approval.

- 2. Any addition to or alteration of a structure which increases the square footage of the structure or otherwise alters substantially its size, height, contour, or outline.*

Historic District Guidelines Considerations:

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. footprint as inconspicuously as possible by setting them back from the front and side of the building*
- 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.*
- 5. When increased height of a side or rear addition is desired, consider excavating deeper to lower it or dropping it into the terrain.*
- 6. Avoid raising the height of contributing buildings with additional floors.*
- 7. When an additional story is the only means of achieving necessary increased space, it should be stepped back from the lower wall plane and comply with the predominant height of existing neighboring buildings.*
- 8. Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact. For example, a small connector passage or hyphen to join a side or rear addition to the original building is less invasive and destroys less fabric than a full elevation connection.*
- 9. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features. This can be subtly accomplished on a brick building by using a more modern stretcher course bond or varying the original pattern. A true masonry stuccoed frame or weatherboard frame addition would also differentiate compatibly.*
- 10. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.*
- 11. Unpainted, pressure-treated wood or vinyl decks are inappropriate porch additions. Traditional historic style painted wood porches are preferred. Expanded porches shall*

- continue the original design and treatment. Should the addition be a chimney, its material should conform to the building's foundation or wall surface.*
- 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.*
 - 15. Use half round metal gutters and round down spouts.*
 - 16. Additions to historic buildings should recognize the craftsmanship, design, style, texture, materials, historic character and period of construction of the original building.*

Next Steps:

The applicant will submit for zoning approval before submitting for a Certificate of Appropriateness.

SAINT JAMES' EPISCOPAL CHURCH & SCHOOL
Warrenton, Virginia

Project Summary
October 28, 2016

An Episcopal Church presence since 1816, Saint James' Episcopal Church and School has been serving the Warrenton community as a place of spiritual nourishment and education for two centuries.

Saint James is planning physical changes to the Church and School facility on Culpeper Street to better serve the existing congregation and surrounding community. The scope of the project includes interior renovations to the existing building and an addition.

One of the primary goals of the project is to improve the level of handicapped accessibility within the existing building, including renovation of the restrooms, replacing steps with ramps on two levels and installing a handicapped lift at the Parish Hall. Interior improvements to the choir room and various support spaces are also planned.

To the south, an Education Wing addition will include five classrooms (to replace classroom space absorbed/adapted in the renovated space), as well as support staff areas with an unfinished basement. A new elevator will provide accessibility to both levels of the addition and three levels in the existing building.

The design concept of the addition extends the geometry of the existing eastern wing of the building southward. A gabled porch identifies the entrance and recalls the gable at the apse of the Church just beyond. To harmonize with the materials of the existing facility the addition consists of stucco skin with stone at the base, punched windows and slate shingles at the sloping porch roofs.

Summary of Key Design Revisions

The revised drawings dated October 28, 2016 address the ARB's primary concerns discussed at the September 22nd Work session. The following summarizes the key revisions to the design.

Site Plan

- The existing rectory garage has been maintained by shifting the addition toward 3rd Street.
- A new drop off area south of the existing lot provides additional drop off and pick up capacity on site and exits onto 3rd Street via a new curb cut.
- An area for stormwater management has been created near the drop-off area.
- Lighting of parking lot and drop off area is not anticipated.
- New exterior lighting will be limited to porch and entry ceilings.
- A wood stockade type fence to match existing provides security for the school playground.

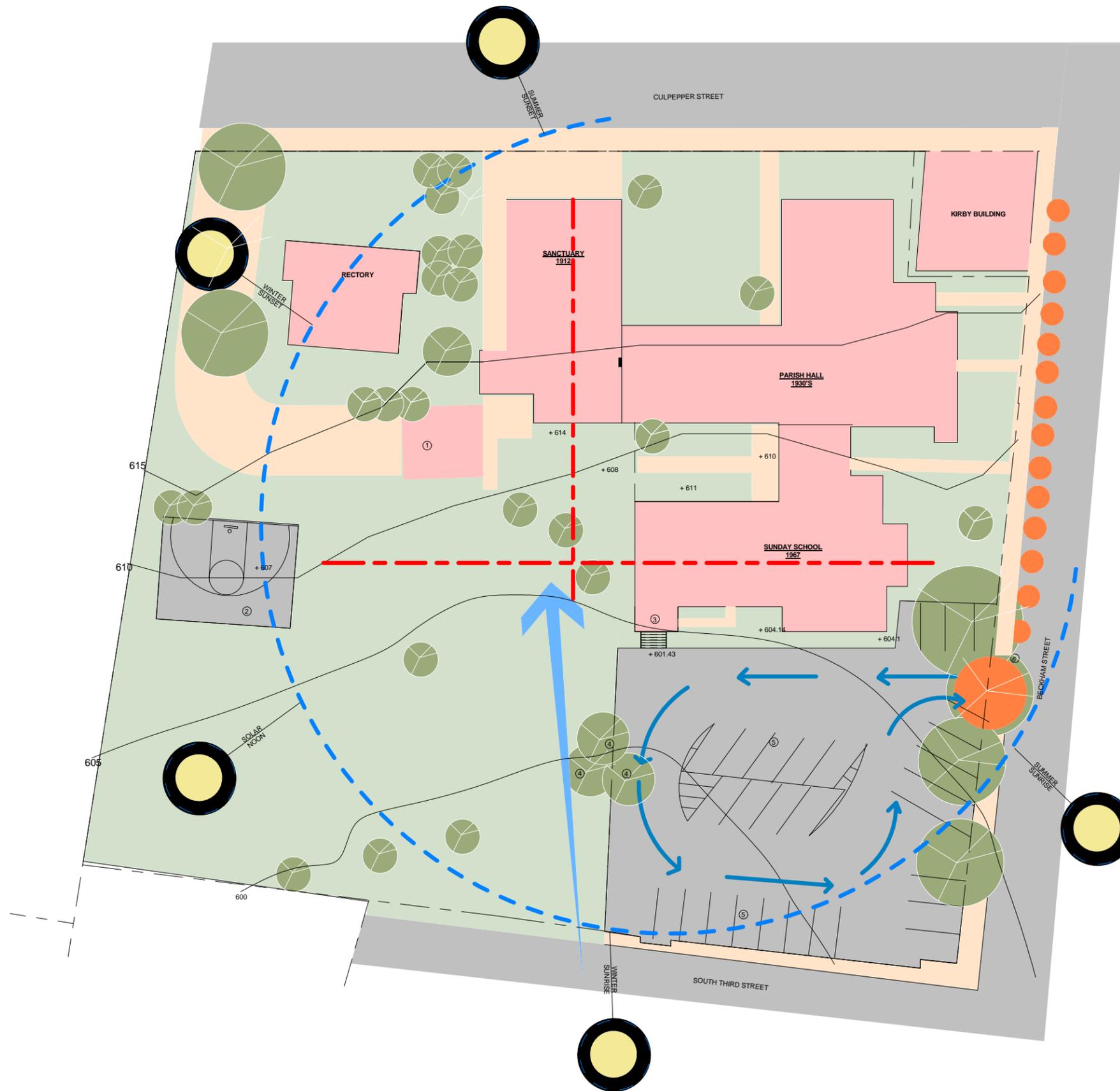
Detailing of School Addition

- Painted heavy timber columns, beams and brackets support the new School entry porch.
- Similarly, heavy timber columns, beams have been added to the main entry portal to the addition.
- Roof parapet coping has been articulated additional steps to visually cap the addition.
- East Elevation of addition has added details such as engaged piers, scuppers and downspouts to add scale to the façade.
- Southeast corner of the addition has added to details such as low retaining wall and engaged pier to visually terminate the southern end of the façade.
- Southern end of the addition is detailed to incorporate painted heavy timber columns, beams and brackets at the entrance.
- Elevator lobby roof changed from low slope to gable roof to improve transition from addition to existing adjacent Sunday School building.
- Alternate VRF type mechanical system significantly reduces the size of roof top mechanical equipment. Two outdoor units will be located west of (behind) the School entry gable.

Primary Exterior Materials

- Synthetic (EIFS) or 3 coat stucco painted to match existing building.
- Stone veneer at base of east elevation.
- Synthetic slate roof shingles.
- Bronze painted metal roof coping, scuppers and downspouts.
- Bronze painted aluminum clad window frames with clear low-e glass.
- Heavy timber porch columns, beams and brackets painted to match existing.

End of Summary



LEGEND

- 1. EXISTING GARAGE
- 2. EXISTING BASKETBALL COURT
- 3. EXISTING PORCH
- 4. EXISTING BEECH TREE
- 5. EXISTING PARKING
- 6. EXISTING ENTRY & EXIT



SAINT JAMES' EPISCOPAL CHURCH & SCHOOL
 73 Culpeper St.,
 Warrenton, VA 20186




EXISTING SITE PLAN

OCT 28, 2016

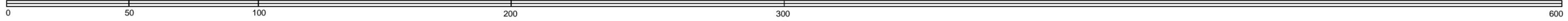
Kerns Group Architects, P.C.
 105 N. Maple Ave., Suite 200
 Falls Church, Virginia

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LEGEND

- 1. NEW COVERED PORCH
- 2. NEW SIDEWALK
- 3. NEW DROP OFF LANE
- 4. NEW ONE WAY LANE
- 5. NEW CURB CUT
- 6. REWORK EXISTING WALK FOR ADA ACCESSIBILITY
- 7. NEW TREES
- 8. EXISTING BEECH TREE TO BE REMOVED
- 9. NEW WOOD FENCE
- 10. EXISTING BASKET BALL COURT TO REMAIN
- 11. MAINTAIN EXISTING PARKING
- 12. SITE WALLS



SAINT JAMES' EPISCOPAL CHURCH & SCHOOL
 73 Culpeper St.,
 Warrenton, VA 20186



SITE PLAN

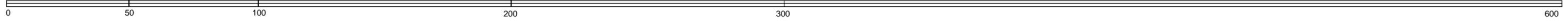
OCT 28, 2016

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- LEGEND**
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SAINT JAMES' EPISCOPAL CHURCH & SCHOOL
 73 Culpeper St.,
 Warrenton, VA 20186



SITE PLAN

OCT 28, 2016

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 Falls Church, Virginia

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SAINT JAMES' EPISCOPAL CHURCH & SCHOOL
73 Culpeper St.,
Warrenton, VA 20186



EXTERIOR VIEW

OCT 28, 2016

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Falls Church, Virginia

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SAINT JAMES' EPISCOPAL CHURCH & SCHOOL
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EXTERIOR VIEW

OCT 28, 2016

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73 Culpeper St.,
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EXTERIOR VIEW

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SAINT JAMES' EPISCOPAL CHURCH & SCHOOL
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EXTERIOR VIEW

OCT 28, 2016

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