



**MINUTES
ARCHITECTURAL REVIEW BOARD
TOWN OF WARRENTON**

March 24, 2016

7:00 P.M.

The regular meeting of the Town of Warrenton Architectural Review Board (ARB) convened on March 24, 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, Dr. Carole Hertz and Mr. Jerry Wood Town Council Ex-Officio member. Ms. Kelly Machen, Community Development Planner was present and represented staff. Mr. Carter Nevill and Mr. Steve Wojcik were absent.

Purpose Statement

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

Approval of Minutes

Dr. Wiedenfeld said the minutes from February 25, 2016 were for approval. She provided Ms. Machen with a copy of the minutes showing her requested corrections to names along with a few typos. She then asked if anyone else had any changes or edits for these minutes.

Mr. Tucker requested the following revisions to the changes to November 19, 2015 meeting minutes:

- Change thee to the on Page 6, second paragraph,
- Change thee to the on Page 7, last paragraph, line 1
- Change as to has on Page 12, second paragraph from bottom, line 1.

Those were the changes he had.

Mr. Tucker made a motion to approve the minutes of the February meeting with the stated revisions. Dr. Hertz seconded the motion and the motion passed 3-0 with all voting in favor.

Old Business

- **ADDED TO AGENDA: Certificate of Appropriateness 15-22 – 2016 Resubmission.**
Construction of ten (10) townhouse units at 67 Waterloo Street, Horatio Magalhaes, Owner

Dr. Wiedenfeld made a motion to defer or table indefinitely the Certificate of Appropriateness 15-22 for new construction at 67 Waterloo Street. This is upon the request of the applicant as reported to the Board by Mr. John Foote, Esq., the attorney for the applicant, in a letter dated 3/24/16. The letter states, “as we discussed at the work session with the ARB, the applicant does not wish to insist at this time upon any deadlines that may be established by ordinance or otherwise with respect to the ARB’s consideration of the Certificate of Appropriateness for the proposed redevelopment of this property. We hereby respectfully request that the ARB defer consideration of this application indefinitely until we contact you and ask that the Board bring the matter back up for further work sessions or action. The applicant affirmatively waives any rights it may have to insist otherwise. The Architect requires additional time to address the issues raised at the work session and our client requires more time to consider its plans and intentions.”

Mr. Tucker made a correction to the motion to correct the date of the letter from 3/24/16 to 3/23/16. Dr. Hertz seconded the motion. The motion passed 3-0 with approval from all members present.

New Business

- **Certificate of Appropriateness 16-5.** Exterior renovation of office building at 3 Hotel Street, Keith Macdonald, Owner

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

Mr. Macdonald stated he was essentially performing restoration of the building from years of neglect and deferred maintenance. Restoration would include removing paint, fixing scolded brick, and excavation of sidewalks to mitigate water penetration into the basement. The only planned alteration was the addition of HVAC and location of meter base.

Dr. Hertz questioned the mentioning of “garage” on the agenda, which Ms. Machen confirmed was a typing error. ARB members queried Mr. Macdonald on various items relating to the restoration with Mr. Macdonald providing answers to their satisfaction.

Mr. Tucker noted a concern about the location of the power box with only 3-feet to work with when building code requires working space of at least 3-feet in front of the cabinet. Mr. Macdonald said

the power company was willing to make an exception. Mr. Tucker reiterated that as a building code issue he might require a waiver.

Dr. Hertz made a motion to approve the application for **Certificate of Appropriateness 16-5** for the proposed **exterior work at 3 Hotel Street** with the following conditions:

1. A building permit is acquired.

Mr. Tucker seconded the motion. The motion passed 3-0 with approval from all Board members present.

- **Certificate of Appropriateness 16-7.** Replacement of exterior doors at 25 S. Fourth Street, Chip Miller, Owner

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

Mr. Miller stated he purchased the building at 25 S. Fourth Street earlier this year and proposes replacement of existing residential style, non-ADA conforming doors, with new commercial code compliant doors. The existing aluminum clad doors are non-egress conforming and one door bolts to the floor, which is not ideal for foot-traffic they are expecting. The proposed doors would be white extruded aluminum Kawneer Standard Entrances as appears in the pamphlet provided.

ARB members queried Mr. Miller on various items relating to the doors with Mr. Miller providing answers to their satisfaction.

Mr. Tucker made a motion to approve the **Certificate of Appropriateness 16-7** for the proposed **replacement of doors at 25 S. Fourth Street** with the following conditions:

1. A building permit is acquired.
2. Bronze colored doors are used.

Dr. Hertz seconded motion. The motion passed 3-0 with approval from all Board members present.

- **ADDED TO AGENDA: Certificate of Appropriateness 16-8 (corrected to 16-9)**
Rooftop deck addition to 41 Beckham Street, James Hricko, Architect

Dr. Wiedenfeld made the suggestion that Mr. Hricko schedule a work session to review this application, but after discussion among Board members, the decision was to add this item to the agenda for tonight. Dr. Hertz asked that the minutes reflect this action as an exception and should not set precedence with regard to adding items to the agenda.

The application is for the addition of a rooftop deck to 41 Beckham Street where Wort Hog Brewing Company LLC will operate a microbrewery and pub.

ARB members queried Mr. Hricko on various items relating to the rooftop deck addition with Mr. Hricko providing answers to their satisfaction.

Mr. Tucker made a motion to approve the **Certificate of Appropriateness 16-8 (corrected to 16-9)** for the proposed **Roof Deck at 41 Beckham Street** with the following conditions:

1. A building permit is acquired.
2. Building colors are presented to the ARB for approval.

Dr. Hertz seconded the motion. Dr. Wiedenfeld abstained. The motion passed 2-1 with one abstaining.

- **ADDED TO AGENDA: Request from Fauquier County Historic Preservation.**
Request for the Town of Warrenton's ARB to work with Fauquier County's ARB on their Preservation Day celebration on May 14, 2016. Wendy Wheatcraft, Fauquier County Preservation Planner (Note: this item was omitted from the agenda in error.)

Ms. Wheatcraft told ARB members about the Fauquier County Historic Property Research Workshop she is organizing for May 14, 2016 at 10:00 a.m. in the Warren Green Building, 10 Hotel Street, Warrenton, VA. She requests the Town of Warrenton ARB partner with the Fauquier County Department of Community Development and Fauquier County ARB, which would include advertising and supporting this event. She also invited Town of Warrenton ARB members to attend the Fauquier County ARB meeting on Wednesday, March 30 at 4:00 p.m. in the Warren Green Building because this meeting will include discussion of planning for this event.

The Guest Speaker for the May 14, 2016 workshop will be Michael Spencer, Associate Professor in the Department of Historic Preservation at the University of Mary Washington and Director of the UMW Center for Historic Preservation. He will discuss dating building materials and using nondestructive forensic methods to document and investigate historic structures.

Dr. Wiedenfeld agrees support of this event is in line with *Town of Warrenton Comprehensive Plan 2000-2025*, page 8, Goals:

3. To encourage public education and participation in historic preservation and historic district issues.

Ms. Machen told Dr. Wiedenfeld she would look for locations online to help promote this event in an effort to increase local participation in this event. All were in agreement with advertising on websites along with advertising through local businesses and churches.

Dr. Hertz made a motion to work with the Fauquier County ARB, as feasible, in the promotion of their Preservation Day in May.

Mr. Tucker seconded the motion. The motion passed 3-0 with approval from all Board members present.

The meeting was adjourned at 8:43 p.m.

Minutes Submitted by Karen Kowalski.

Minutes Approved on April 28, 2016.