



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

MINUTES TOWN OF WARRENTON ARCHITECTURAL REVIEW BOARD May 26, 2016 7:00 P.M.

The regular meeting of the Town of Warrenton Architectural Review Board (ARB) convened on May 26, 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: Dr. Carole Hertz, Mr. Carter Nevill, Mr. Steve Wojcik, and Mr. Jerry Wood Town Council Ex-Officio member. Mr. Jay Tucker was absent. Ms. Kelly Machen, Community Development Planner was present and represented staff.

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 Architectural Review 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 Ordinances goal to identify, protect and preserve the buildings within the Historic District boundaries.

Approval of Minutes

Dr. Wiedenfeld said the minutes from April 28, 2016 were before them for approval. She asked if there were any requests for corrections to the minutes.

Mr. Nevill made a motion to approve the minutes of the last meeting. Ms. Hertz seconded and the motion passed unanimously 4-0.

Old Business

- **Certificate of Appropriateness 16-10.** Replace copper roof with metal roof at 329 Falmouth Street, Kristin Stobo, Owner

Dr. Wiedenfeld stated that **Certificate of Appropriateness 16-10** to replace copper roof with metal roof at 329 Falmouth Street has been delayed upon request of the applicant.

- **Certificate of Appropriateness 16-12.** Front façade improvements to 63 Main Street, Charlie Phillips, Owner; David A. Norden AIA, Architect.

Dr. Wiedenfeld stated that this COAP was tabled so that the applicant, board members, and staff could research to find historical photographs of the structure to be improved.

David A. Norden AIA, Architect approached the podium to address the board and said that he and the owner did research on the internet and the Virginia room of the library and were unable to find a significant, older picture of the structure.

Dr. Wiedenfeld said she and board member Mr. Tucker had also performed some research and found a few historical photos of the building. She added that she believed one photo was a duplicate of one of the photos in Mr. Norden's possession.

Utilizing the overhead TV screens, Dr. Wiedenfeld presented a copy of the photographs she and Mr. Tucker had located. She then spoke to the board and pointed out elements of the building, adding that it was constructed in 1830. A list of proposed changes to the structure was displayed as part of the Power Point presentation.

Mr. Norden asked the board questions and voiced concerns regarding aspects of the building.

ARB members queried Mr. Norden and gave comments on issues regarding the structure. Dr. Wiedenfeld noted that façade improvements were counter to the Historic Guidelines, in that they create a false historical impression.

Mr. Wojcik made a motion to approve the application for **Certificate of Appropriateness 16-12** Front façade improvements to **63 Main Street** with the following conditions:

1. A building permit is required.
2. The façade is attached in the mortar as discussed.

Mr. Nevill seconded Mr. Wojcik's motion.

Dr. Wiedenfeld voted in opposition.

The motion passed with a majority vote, 3-1.

New Business

- **Certificate of Appropriateness 2016-21.** Replace windows at 111 High Street, Ryan Sullivan, Contractor.

Ryan Sullivan, contractor for the project addressed the board. He presented a sample of the proposed windows. It was noted the interior of some of the existing windows in the house have lead paint. He stated they propose to replace all the windows in the house so that they match, while

keeping the appearance of the house as close as possible to the original. He added that the house was built in 1920.

Dr. Wiedenfeld corrected him and said the house was built in 1915.

Kelly Machen, Community Planner said the records were confusing but the information that they have indicates that the original structure was built in 1915.

Dr. Wiedenfeld noted segments of the Historic Guidelines regarding window replacement, concluding that the application was counter to the Historic Guidelines. She also noted that the applicant failed to provide a list and images of all the windows to be replaced as requested.

Architectural Review Board members queried Mr. Sullivan and gave comments on various issues relating to the window replacement.

Ms. Hertz commended the contractor on his knowledge and the research that it appeared he had done.

Ms. Hertz made a motion to approve **Certificate of Appropriateness 2016-21** to replace windows at **111 High Street** with the following conditions:

1. A building permit is required.
2. Non-low E, non-tinted, clear glass is used.
3. Use wood windows and not clad.
4. Use the exact muntins, pane size, and configuration as the original windows.
5. Trim on exterior of house remains the same.

Mr. Nevill seconded the motion to approve **Certificate of Appropriateness 2016-21** to replace windows at 111 High Street.

Dr. Wiedenfeld abstained.

The motion passed with a majority vote, 3-1.

- **Certificate of Appropriateness 2016-23.** Replacement of garage door at 11 N. Sixth Street, Patti Reid, Owner.

This cinder block garage is a noncontributing, accessory structure in the Warrenton Historic District located at the rear of the property. The house is circa 1910.

Using the Power Point presentation, Dr. Wiedenfeld displayed pictures of the garage.

The presentation included a picture of a suggestion for garage door replacement that was provided by Mr. Tucker.

ARB members queried Ms. Reid and gave comments on various issues relating to the garage as well as the garage door. The board suggested an alternate design for the garage door from the one Mr. Tucker had submitted and Ms. Reid agreed to the suggestion.

Mr. Nevill motioned to approve the application for **Certificate of Appropriateness 2016-23** replacement of garage door at **11 N. Sixth Street** with the following conditions:

1. A building permit is required.
2. The design as presented has not been approved and instead a board and batten vernacular design as sent to the board is used.

Ms. Hertz seconded the motion. The motion passed unanimously 4-0.

Work Session

Dr. Wiedenfeld stated there were no issues for the Work Session. A discussion was held regarding administrative approvals and Ms. Machen noted approvals that were accomplished recently.

Dr. Wiedenfeld said she went to the Planning Commission meeting on May 24, 2016 and the meeting was primarily regarding signs. She said Mr. David Hickey from the International Sign Association spoke to the Commission. There was a court case last year, Reed vs. Gilbert Arizona, and it is changing sign ordinances across the country because the ruling says that you cannot regulate content. At the meeting, the question came up about the ARB and guidelines. The ARB does not regulate content for signs. The ARB is concerned with materials for signs, and color to some degree. New verbiage is being developed about signage for historic districts, in part because of the ruling. That should be available in another month. She said that she believed, because of the ruling, perhaps the ARB should wait for that the new verbiage before reviewing the Historic Guidelines for signs. There was a short discussion that followed regarding signs, including real estate signs.

She went on to say that at the Commission meeting there was a discussion about the Comprehensive Plan. She handed out a business type cards to the ARB. On this card is information on how to participate in a Virtual Town Hall. You can go online and participate, and there you can say what you like about Warrenton or what you think about historic preservation and so forth.

Ms. Machen, Community Development Planner stated that Community Development has a large quantity of the Virtual Town Hall cards and added that anyone who would like to may take several cards, hand them out, and spread the word about the Virtual Town Hall.

Mr. Nevill made a motion to adjourn the meeting.

Mr. Wojcik seconded the motion. The motion passed unanimously 4-0.

With no further business, the meeting was adjourned at 8:35 p.m.

Minutes approved June 23, 2016.