



TOWN OF WARRENTON

POST OFFICE DRAWER 341
WARRENTON, VIRGINIA 20188-0341
<http://www.warrentonva.gov>
TELEPHONE (540) 347-1101
FAX (540) 349-2414
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ARCHITECTURAL REVIEW BOARD

AGENDA

June 23, 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 – May 26, 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 additional delay till next month.
6. New Business
 - A. **Certificate of Appropriateness 2016-26.** Proposed exterior building colors at 41 Beckham Street, James Hricko, Architect.
7. Work Session
8. Adjourn



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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.

Kristin Worthington Stobo

329 Falmouth Street
Warrenton, VA 20186

5/11/2016

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

Dear Ms. Machen:

Per our conversation, please ask the Architectural Review Board to Hold my request.

I will send the photos needed for the July 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 16-26

June 23, 2016

Applicant: James Hricko, Architect
Owner: MLC Property Management LLC: Wort Hog Brewing Company
Address: 41 Beckham Street
GPIN: 6984-33-9076-000
Zoning: Central Business District – CBD
Type: Proposed Exterior Building Colors

Proposal:

The applicant is seeking approval for exterior building colors per the conditions of COA 16-9 (add a roof deck). COA 16-9 required that a building permit is acquired and that building colors are presented to the ARB for approval. The proposed building colors are Dorian gray, Repose Gray, and Black Fox. The proposed sail colors are orange, logo red, and unity leaf green.

Historic and Architectural Significance:

The circa 1940-1950 cinder-block garages, addressed as 41 Beckham Street, are part of the vernacular commercial building at 50 South Third Street.

John R. Spilman constructed the circa 1900s building originally known as Fletcher's Market. The 1-1/2 story, four-bay west wing was added at a later date. This building is identified as a "General Store/Express Office" on the 1915 and 1924 Sanborn maps and as an "Auto Sales Garage" on the 1931 map. Hickman's Chevrolet was located here in 1928. The subject of this proposal includes the cinder-block garages to the west added circa 1940-1950.

Zoning Ordinance Considerations:

The subject property is zoned CBD. The zoning ordinance does not have provisions on color.

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 New Construction

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

- 6. MATERIALS, COLOR AND DETAILS: Harmony of colors is encouraged.*

Guidelines for Existing Windows, Dormer Windows, Doors, Shutters, Awnings & Details

- 21. Awnings and framework should clear a sidewalk by eight feet. Do not allow existing awnings to deteriorate, fall and swing against the historic building or its features. If an existing cloth awning deteriorates to the point of needed replacement, it should match the original in material. Sloped shed-type fabric awnings are most appropriate for commercial and most residential buildings and obscure fewer building elements. Boxed awnings are discouraged. Awnings may be fixed or retractable, but the latter is preferred. Plastics, synthetics and aluminum are inappropriate materials and are discouraged. Awnings should correspond to the opening size and shape, and frames should always be fastened to the building in the least harmful manner and into the mortar joints or existing holes of former awnings or attachments. Fabric colors should compliment the building colors*

Guidelines for Awnings

- 9. The design of the awning and color of the cloth should compliment the building. Highly articulated facades with elaborate brick detailing or multicolored elements should have a fairly restrained awning pattern, preferably a solid color. A striped cloth awning can add more interest and detail to plainer facades. The scale of the design should be related to the proportions of the building. Larger-scale patterns are better suited for long expanses, with narrower or more repetitious designs for smaller widths.*

**AGENDA ITEM 6A
ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 16-26**

June 23, 2016

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 16-26** for the proposed **building colors at 41 Beckham Street** as presented:

1. The colors Dorian gray, Repose Gray, and Black Fox are used for the building
2. The colors Orange, Red, and Green are used for the sails

If these conditions are not met, the applicant will need to again appear before the board.

Motion to Approve/Deny By: Mr. Wojick

Seconded By: Mr. Tucker

For: 3 Against: 0 Abstained: 0

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 No. _____

Name of Applicant: _____

Doing Business As (if applicable): _____

Address of Applicant (including Zip): _____

Telephone Number: _____

Email: _____

Location of Property: _____

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

Complete description of each modification or improvement: _____

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: _____

Title or Relationship to Applicant: _____

Address (including ZIP): _____

Telephone Number: _____

Email: _____

Signature of Property Owner

Signature of Applicant or Agent

Name (print or type)

Name (print or type)

Date

Date

ARCHITECTURAL REVIEW CERTIFICATE OF APPROPRIATENESS

INSTRUCTIONS FOR APPLICANTS

Applications for a Certificate of Appropriateness (COA) are to be submitted by the **1st day of each month** (or the first business day immediately following) to be reviewed within that month. Please complete and sign the attached application.

The following materials are required to be submitted with an application:

1. A minimum of three (3) photographs of the area of work.
2. Seven (7) sets of architectural plans, site plan, or building plans, drawn to scale (not less than 1" = 8'). One (1) copy of all plans and specifications submitted will remain on file with the Town of Warrenton, five (5) copies will remain with the Architectural Review Board members, and the other copy will be returned to the applicant with approval.
3. For Buildings: Samples of all proposed building materials, including, but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When actual samples cannot be provided, due to size, a product information sheet that has an illustration of the item may be substituted.
4. For Signs: A color scale drawing of the sign. The drawing must show sign dimensions, shade and color, and lettering style, size and spacing. The same sheet must also illustrate the method of support for the sign. Also, indicate sign material, location on the building or lot and proposed lighting, if any.
5. Applications for a building permit or a sign permit, if needed. (Additional forms will be provided.)

The staff of the Department of Planning and Community Development will determine whether the application proposes **substantial** or **non-substantial alterations** based on regulations established in the Zoning Ordinance.

COA applications proposing **substantial** alterations shall be forwarded and reviewed by the Town of Warrenton Architectural Review Board (ARB). The ARB meets every **4th Thursday at 7:00 p.m.**, in the Town Hall, located at 18 Court Street. Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the ARB, are required to attend this meeting or the application will be deferred.

COA applications proposing **non-substantial** alterations shall be reviewed by Administration within the Department of Planning and Community Development. Administrative review and approval will take up to 14 days to complete.

6/9/16

Wort Hog Brewing Company – Exterior Colors

The accompanying elevation drawings illustrate the intent of the exterior colors for this building. The actual colors may vary slightly from these but will remain in the spirit and intent of these colors.

The intent of the wall color is to maintain some of the garage feel but with a warm and inviting character (“Dorian Gray” – Color 1) and also to be compatible with the church across the street and the buildings on Second Street. The wall color is a nice contrast to the clear anodized window and door frames.

Color 2 (“Repose Gray”) for the painted steel framework of the covered roof deck was chosen to match/be similar to the clear anodized aluminum storefront windows. The intent is for the roof deck structure to have a light, airy feel.

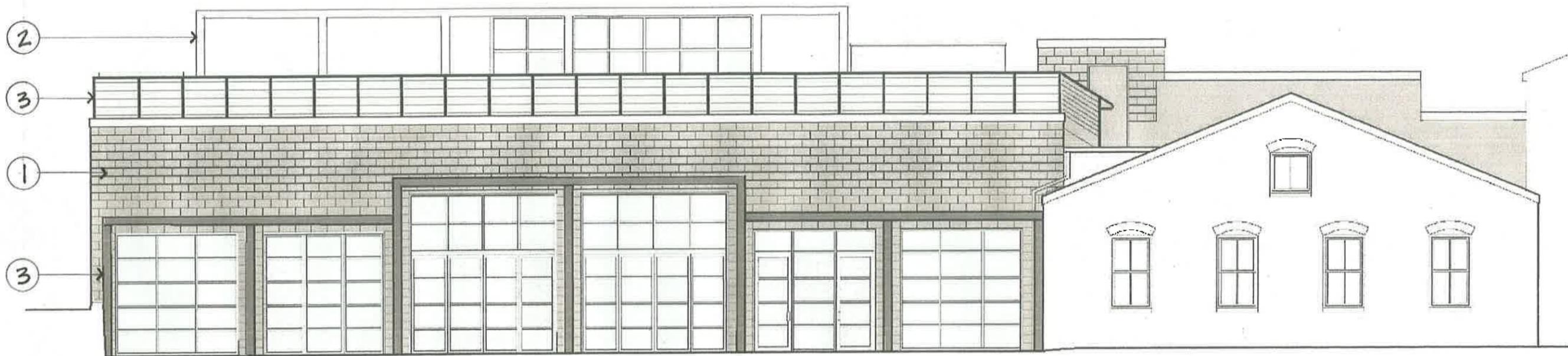
Color 3 (“Black Fox”) is not actually as dark as the color chip suggests since it will be a semi-transparent stain for the wood timbers of the Beer Garden and the rear entry canopy. The stain will allow the wood grain to show and will not appear solid like paint. The darkish timbers will provide a nice contrast against the warm-gray walls and will be a strong contrast to the colorful sails. This same color in a gloss finish will be used for the steel tube framework of the cable rail.

The color of the sails were selected to pick up the colors in the logo.

RECEIVED
 JUN 9 2016
 COMMUNITY DEVELOPMENT
 TOWN OF WARRENTON

06/09/16

JAMES HRICKO ARCHITECT LLC
 118 WATERLOO STREET WARRENTON VA 20186



WORT HOG BREWING COMPANY
 41 BECKHAM STREET
 WARRENTON VIRGINIA

FRONT ELEVATION



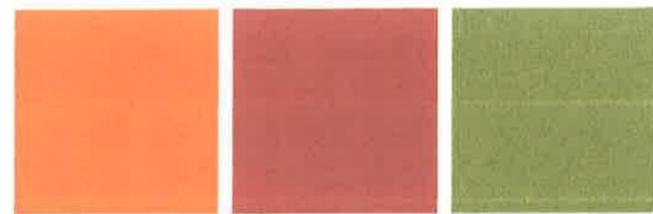
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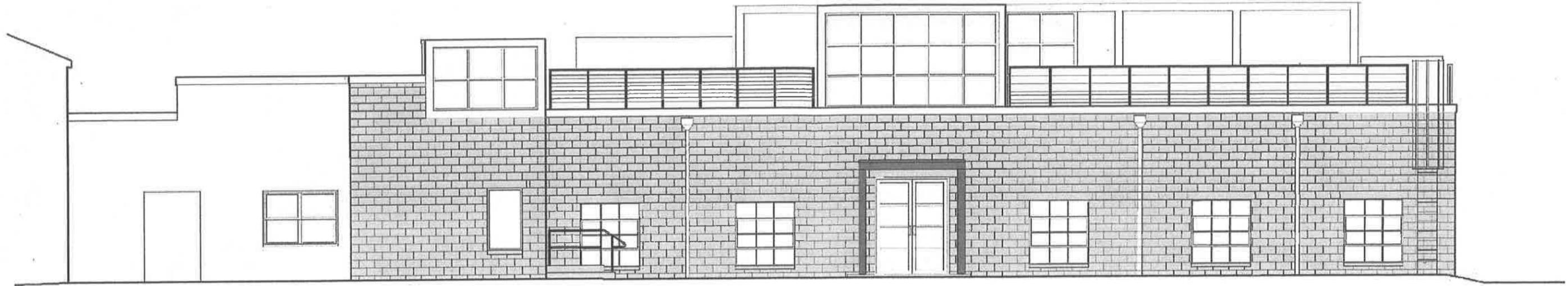


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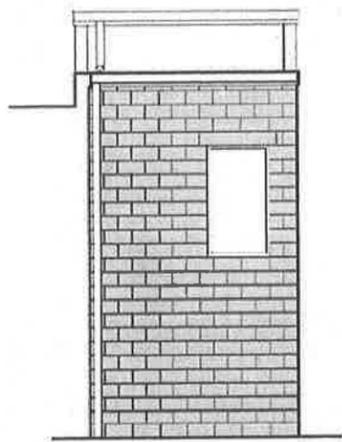


Orange Logo Red Unity Leaf

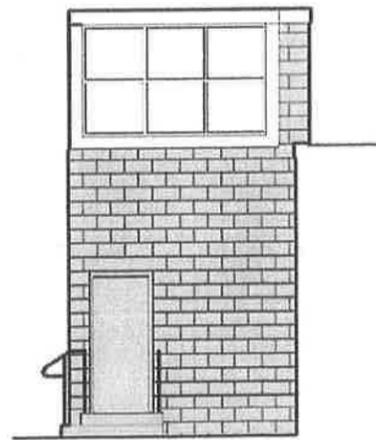
SAILS



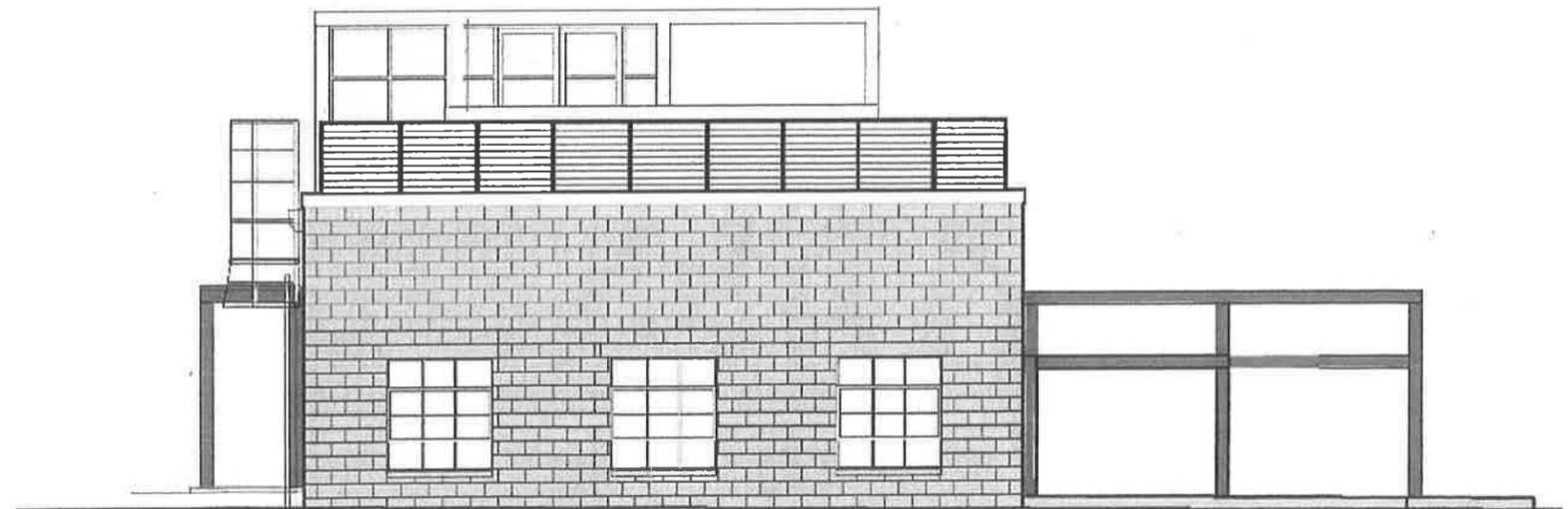
REAR ELEVATION



STAIR TOWER
RIGHT ELEVATION



STAIR TOWER
LEFT ELEVATION

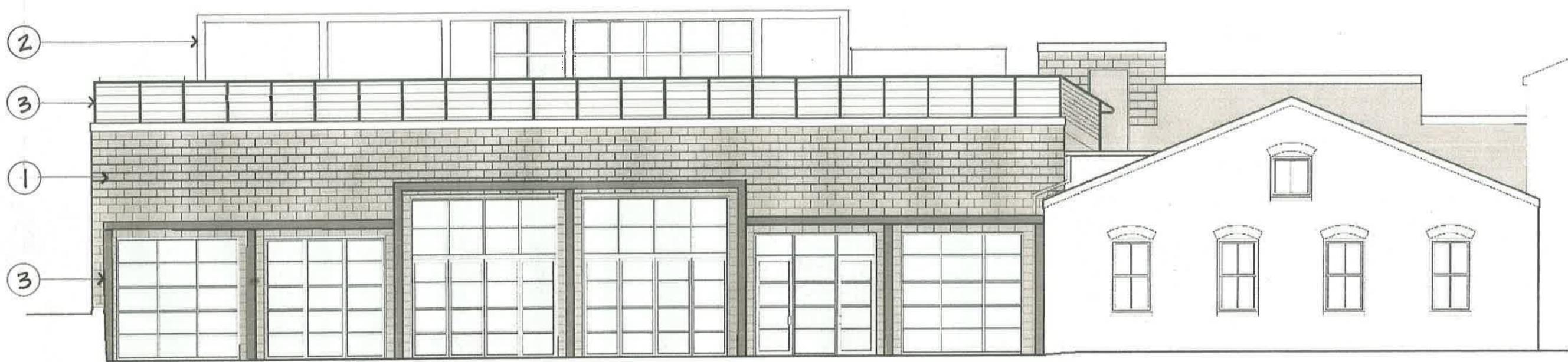


LEFT ELEVATION

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 COMMUNITY DEVELOPMENT
 TOWN OF WARRENTON

06/09/16

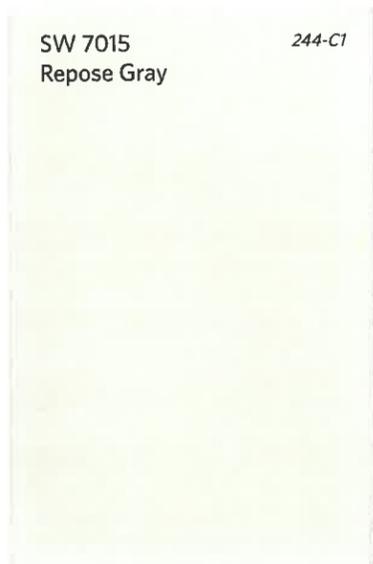
JAMES HRICKO ARCHITECT LLC
 118 WATERLOO STREET WARRENTON VA 20186



FRONT ELEVATION



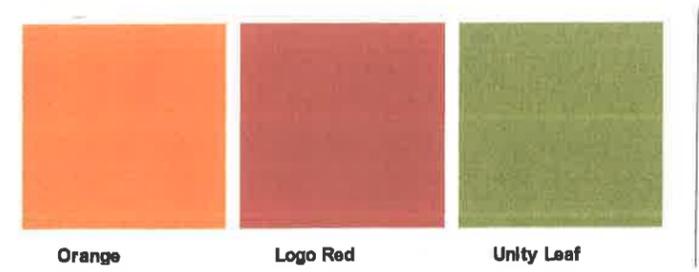
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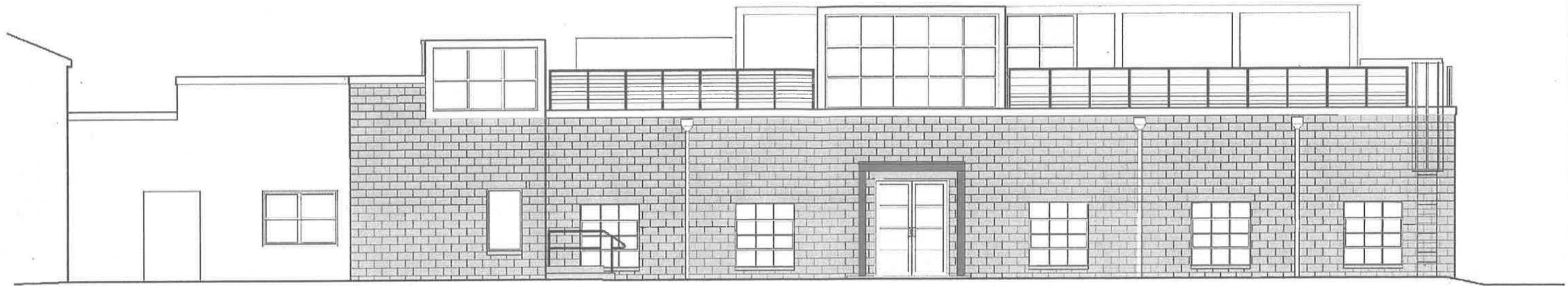


Orange Logo Red Unity Leaf

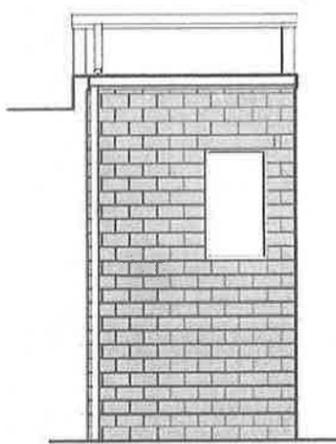
SAILS

WORT HOG BREWING COMPANY
 41 BECKHAM STREET
 WARRENTON VIRGINIA

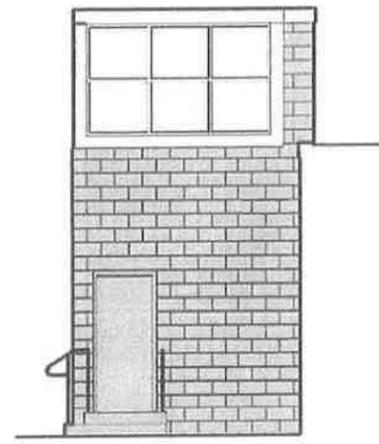




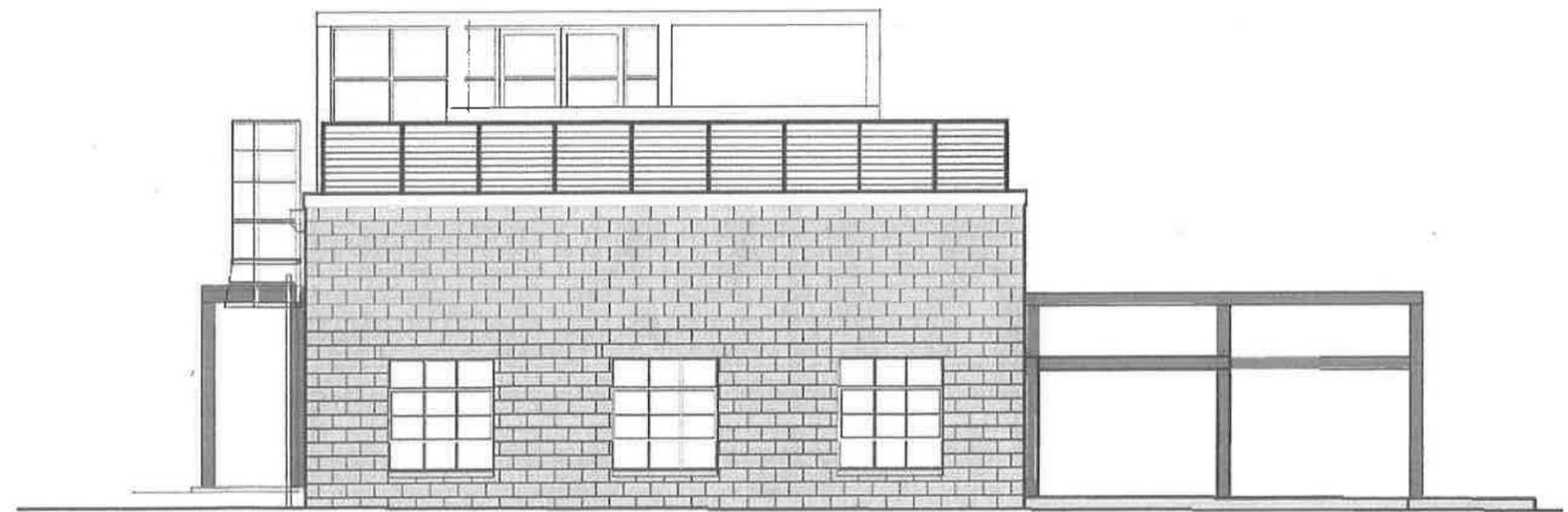
REAR ELEVATION



STAIR TOWER
RIGHT ELEVATION



STAIR TOWER
LEFT ELEVATION



LEFT ELEVATION

06/09/16

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