TOWN OF WARRENTON

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Architectural Review Board
Staff Analysis
Application for Certificate of Appropriateness 2016-40

September 22, 2016

Applicant/Owner: Michael Straight

Address: 191 Culpeper Street

GPIN: 6984-32-0072-000

Zoning: Residential – R-6

Type: Front Porch Guardrail

Proposal:

The applicant is seeking approval for the installation of a wrought iron guardrail within two spans between columns on the front porch. The applicant's insurance agency has requested the guardrails where the height to the ground exceeded 36 inches along the front porch for safety. The applicant is proposing to match the existing wrought iron handrails leading down the sides of the front steps. The guardrails will be painted semi-gloss black to match the existing rails.

Historic and Architectural Significance:

The circa 1873 Second Empire house was build for Judge Thomas J. Semmes by John R. Spillman. This house is considered one of the most impressive residences of the late 19th century along Culpeper Street. The ornamental details on the house add to the picturesque quality of residential architecture in the area. The one story porch has chamfered posts, a polygonal bay and bracketed eaves. This is a contributing feature in the Warrenton Historic District.

Zoning Ordinance Considerations:

The subject property is zoned Residential (R-6). Setbacks for the handrails are not an issue. The application will require a building permit. Per Article 3-5.3.4.2, the proposed addition is considered a substantial alterations requiring Architectural Review Board approval.

3. *Any change or alteration of the exterior architectural style of a contributing or landmark structure, including removal or rebuilding of porches, openings, dormers, window sash, chimneys, columns, structural elements, stairways, terraces, and the like.*

Historic District Guidelines Considerations:

Guidelines for Existing Porches and Their Details

1. *The building should be recognized as a product of its period of construction in craftsmanship, design, texture, materials, style and historic character. Retain, protect and repair porches and their details including, but not limited to, steps, flooring, piers, columns, railing, balusters, brackets, modillions, dentils, cornice, pediments, ceiling, moldings and roof.*

9. *Maintain metal or iron railings by removing rust and corrosion and keeping a protective coating of black paint.*

15. *ADA access should be accomplished carefully and sympathetically to the historic building and not destroy the character-defining features of a front porch or entrance*

17. *Round metal pipe railings on steps leading up to porches are a later alteration and inappropriate for the historic district. Consider removing and replacing them in keeping with the design of the porch railing and balustrade.*

18. *Treatments to porches and their details shall recognize their craftsmanship, design, texture, style, historic character and period of construction. When they or any part of them are deteriorated beyond repair, replacement should be in kind to matching material and appearance. When the use of substitute materials to replace historic materials is proposed, a licensed professional historic architect, builder, architectural engineer, historic preservation consultant or architectural conservator shall provide a written guarantee that the new substitute product or material is the closest available match in texture, content, design, style and appearance. Such new material will need verification that it will not cause structural, physical or fabric harm to the historic building. Specifications and at least three studies with photographs showing the proven performance level and maintenance on historic buildings must be provided for consideration.*

Guidelines for Meeting Accessibility Requirements (ADA)

6. *Design handrails and balusters or other accessibility elements with architectural detailing to compliment the building and district so they become design amenities, instead of intrusions.*