TOWN OF WARRENTON

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ARCHITECTURAL REVIEW BOARD

Staff Analysis

September 22, 2016

Applicant: Sean E. Reilly, Kerns Group Architects, P.C.

Owner: St James Episcopal Church

Address: 73 Culpeper Street

GPIN: 6984-32-8993-000

Zoning: Central Business District - CBD

Type: Interior renovations and an addition

Proposal:

This is a work session to discuss a proposed addition at Saint James' Episcopal Church. On the South side of the lot, the Church is 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, bunched windows, and slate shingles at the sloping porch roofs. Please note the interior renovation included in the submission from the Church is not part of any future ARB application for a Certificate of Appropriateness.

Historic and Architectural Significance:

Saint James' 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 CBD. 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.*