



Community Development
Department

STAFF REPORT

Meeting Date:	April 23, 2026
Agenda Title:	COA 26-10 – 86 Culpeper St
Requested Action:	Review of request to construct a proposed kitchen addition along the rear elevation of the dwelling.
Department / Agency Lead:	Community Development
Staff Lead:	Matthew Cute

EXECUTIVE SUMMARY

The applicant is proposing the following modifications to the ca. 1903 house located at 86 Culpeper Street:

- Rear Kitchen Addition
 - 12'x33' addition to rear elevation of house.
 - Applicant plans to utilize the following construction materials:
 - Windows – Anderson – to match profiles of existing windows on main dwelling
 - Doors – Reeb – wood (sapele mahogany)
 - Roofing – standing seam metal to match main dwelling
 - Siding - Hardie Plank Panel Siding in a cream/white color to match the main house
 - Relocation of Rear Porch - Removal of existing porch to be replaced in-kind once new kitchen addition is constructed.
- Please refer to Attachment A for additional plans and photos.

BACKGROUND

This house was constructed sometime between 1903 and 1908, and is in good condition. The north bay windows and rear porch were added by 1915, and the rear porch was expanded by 1947. The two-story rear addition and one-room shed addition were added onto the northwest corner sometime post-1947. As a Colonial Revival house, it represents a typical early twentieth-century building within the residential areas of the district. It retains integrity of location, design, setting, materials, workmanship, feeling, and association. This resource falls within the district's period of significance and contributes to the residential character of the district.

Although the dwelling does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C, for architecture.

This late 19th-century frame, Colonial Revival is a good example of residential architecture of the period. The house and well-maintained grounds add a picturesque quality to Culpeper Street. The Sanborn Map of 1908 indicates a rebuilding of the rear wing and an addition of a polygonal bay.





DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	
7. NEW CONSTRUCTION		
A. Context		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	
New construction will be evaluated based on the project's relationship to its surroundings (context) and to the details of its site (materials, cornices, trim, porches, landscaping, rhythm).	3.63	
A1. Setback		

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<p>1. Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.</p>	3.64	
A2. Spacing		
<p>1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.</p>	3.65	
A4. Massing		
<p>2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.</p>	3.67	
A5. Height and Width		
<p>1. The height and width of a new building must be compatible with historic buildings within a 360-degree range of visibility of the new building.</p>	3.68	
<p>2. The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type (e.g. single family to single family, multifamily to multi-family). The height of the historic structure should be calculated from the original historic ridge line (not any later additions that may be taller).</p>	3.68	

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<p>3. Design new buildings to respect the existing width of original structures in the district. The space should be no more than ten percent of the average spacing of other historic buildings within the subject block. Larger apartment buildings or newer dwellings that do not contribute to the existing historic character should not be included within this calculation.</p>	3.68	
A6. Scale		
<p>1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.</p>	3.69	
B. NEW BUILDING		
<p>1. New construction shall respect the established architectural character of the historic district.</p>	3.70	
<p>2. The new building should be recognized as a product of its period of construction, design, materials and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.</p>	3.70	

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<p>4. RHYTHM: Incorporate traditional façade rhythm and articulation techniques in a new design. Design a new building to replicate the rhythm of fenestration patterning found in the historic district. Arrange windows to reflect the traditional rhythm and general alignment of others in the area. Incorporate windows, doors, and other openings at a consistent ratio to those found on nearby historic buildings. Use durable window materials. Appropriate window materials include metal, wood, and various composites, as deemed appropriate by the preservation industry standards and the Architectural Review Board. Inappropriate window materials include aluminum and vinyl with plastic snap-in muntins. Use detailing to articulate a façade including window and door framing, sills, water tables and belt courses, canopies, moldings, cornices, columns, and pilasters</p>	3.70	
<p>5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.</p>	3.70	<p>The applicant plans to use standing seam metal roofing to match existing on main house. The applicant plans to use Hardie Plank Panel siding in a cream/white color to match with main house.</p>

Historic District Guideline	Page No.	
<p>6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than doubleleaf.</p> <p>a. Respect the relationship between wall surface area and window opening area of contributing commercial and residential buildings in the block or neighborhood.</p> <p>b. True divided lights are encouraged but windows may have simulated divided light sashes.</p>	3.71	The applicant plans to use Anderson windows to match existing on main house in design.

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<p>7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged.</p> <p style="padding-left: 40px;">a. Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings.</p> <p style="padding-left: 40px;">b. Decks built of unpainted pressure-treated lumber have appeared on houses more often than porches since the late twentieth century. When visible from a public right of way, one- and- one-half-inch square vertical picket balustrades and painting all wood is recommended on decks on new houses or commercial buildings.</p>	3.71	
<p>C. ADDITIONS TO EXISTING BUILDINGS</p>		
<p>1. 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.</p>	3.72	
<p>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.</p>	3.72	
<p>3. Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building.</p>	3.72	

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4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	
7. 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.	3.72	
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.	3.72	
9. 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.	3.72	
10. Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. Respect the spatial relationship between the wall surface and window opening of the existing building	3.72	

STAFF RECOMMENDATION

Staff recommends approval of Certificate of Appropriateness 26-2 for the requested rear addition and relocation of rear porch, all as described and depicted within the application and plans, at 86 Culpeper Street with the following conditions:

- 1) All necessary permits are acquired.
- 2) New construction shall respect the established architectural character of the historic district.
- 3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.
- 4) 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.

7) Any additional conditions...

ATTACHMENTS

1. Attachment 1 – Photos and Plans