



Community Development
Department

STAFF REPORT

Meeting Date:	August 27, 2026
Agenda Title:	COA 26-22 10 Hotel Street
Requested Action:	Proposed Rear Addition, Exterior Alterations, and Landscaping Improvements
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

The applicant is proposing to construct a rear brick addition on the building to support a kitchen addition as part of a large site redevelopment into a hotel, the resource's original use. The addition will include an exterior chimney stack and fireplace serving a new patio area and involve the removal of two existing windows which will be stored on site. One existing window will be covered by the addition but remain in situ. Where possible, existing headers will be retained. A new wooden stair would be added to the side elevation to access the second-floor gallery. A new doorway will be created on the second floor. The exterior of the building will be repainted in a color scheme fitting the Historic District's recommended palette.

This application was previously reviewed at the July 23, 2026 meeting and has since been updated with additional design details. The property parcel is still undergoing a transfer of sale from Fauquier County but has received approvals for the necessary rezoning from the Town of Warrenton. The primary updates reflected in the revised plans, as requested by ARB feedback, are details regarding the fireplace profile and relationship between the chimney and utility ductwork, additional details for the proposed new wooden stair and lower-egress safety railing, indication of roof water runoff pattern for the addition, final determination of treatment for existing windows to be removed for the addition, and parapet and utility screening details for the addition's rooftop equipment.

BACKGROUND

The Warren Green Building at 10-22 Hotel Street (VDHR 156-0010/156-0019-0355) is a two-and-a-half story circa 1876 hotel with one historic and one non-historic addition. The hotel building's original Folk Victorian form was altered in the 1910s to a Colonial Revival style. Located just one block from Main Street, the building is situated at a prominent location near several courthouses and civic buildings. The property functioned as county offices from circa 1960 to present day and is one of Warrenton's most notable landmarks. This parcel was originally the site of the 1843 Norris Tavern, which was later converted into an academy, and eventually transformed into the Warren Green Hotel. The original building was destroyed in a circa 1874 fire, and the present building constructed by 1876. The property's most notable owner was Caroline Ullman, proprietor of the circa 1852 Ullman's Department Store on West Lee Street. The Ullman family is believed to be the first Jewish family in Warrenton and constructed a grand Second Empire home at 140 Culpeper Street in the 1880s. In addition to their businesses downtown, the family purchased and rehabilitated the historic Warren Green Hotel in

1897 and constructed the two-story Colonial Revival addition in 1910. The hotel, along with the department store, remained in the family until the 1960s.

In addition to local significance, the hotel potentially has national significance for its association with events and people who stayed at the hotel. The American socialite Wallis Simpson, whose intended marriage to British king Edward VIII caused a constitutional crisis leading to Edward's abdication, stayed at the Warren Green Hotel for one year while navigating her first divorce. She married Edward in 1937 following his abdication from the throne but claimed the title Duchess of Windsor. Wallis was also notable as a suspected Nazi sympathizer, having traveled to Germany following her wedding to meet with Adolf Hitler. President Theodore Roosevelt dined at the Warren Green Hotel after a notable horseback ride to Warrenton from Washington D.C. in 1909. Additionally, many notable early political leaders visited the original hotel prior to it burning, such as the General Marquis de Lafayette, and U.S. Presidents James Monroe and Andrew Jackson. The site also hosted Henry Clay's declaration of intention for the Presidency in 1844 and General George McClelland's farewell to his troops in 1862.

As a Folk Victorian and Colonial Revival hotel, this building represents one of the many high-style nineteenth-century buildings within the district. This hotel retains integrity of location, design, setting, materials, workmanship, feeling, and association. It falls within the district's period of significance and contributes to the character of the district. It is a contributing resource to the Warrenton Historic District under Criterion C, for architecture, and Criterion B for its association with Wallis Simpson, the Ullman family, and other notable individuals who visited. Additionally, this resource may be potentially individually eligible under Criterion A for association with ethnic European heritage, which has yet to be explored in the existing Warrenton Historic District, as well as Criterion B for its association with the American divorce that caused so much upset to the British monarchy. It is recommended that additional research be undertaken to further document this resource's history, as well as ethnic European heritage within the district in conjunction with the Ullman Family.

Project Location



Street Views





VIEW FROM CULPEPER STREET

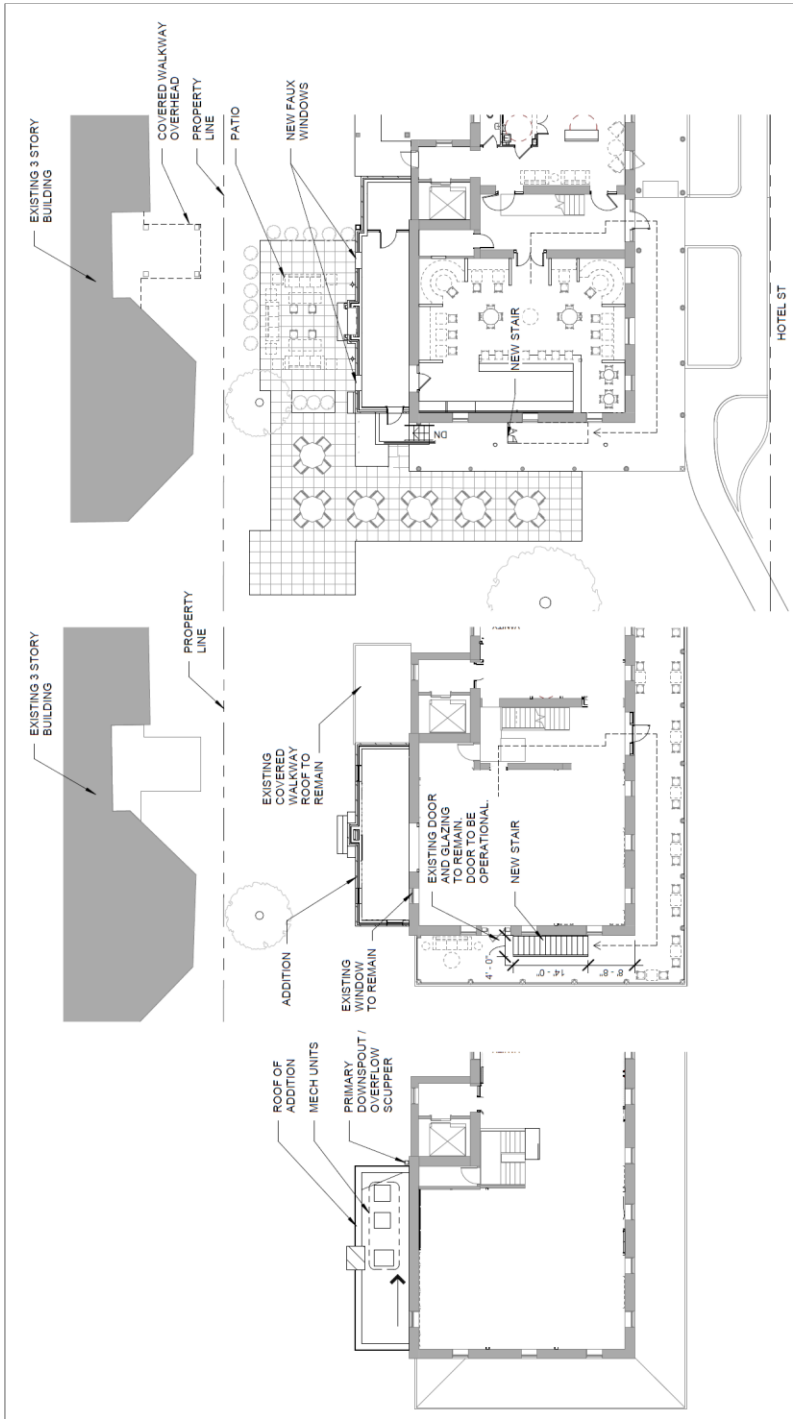
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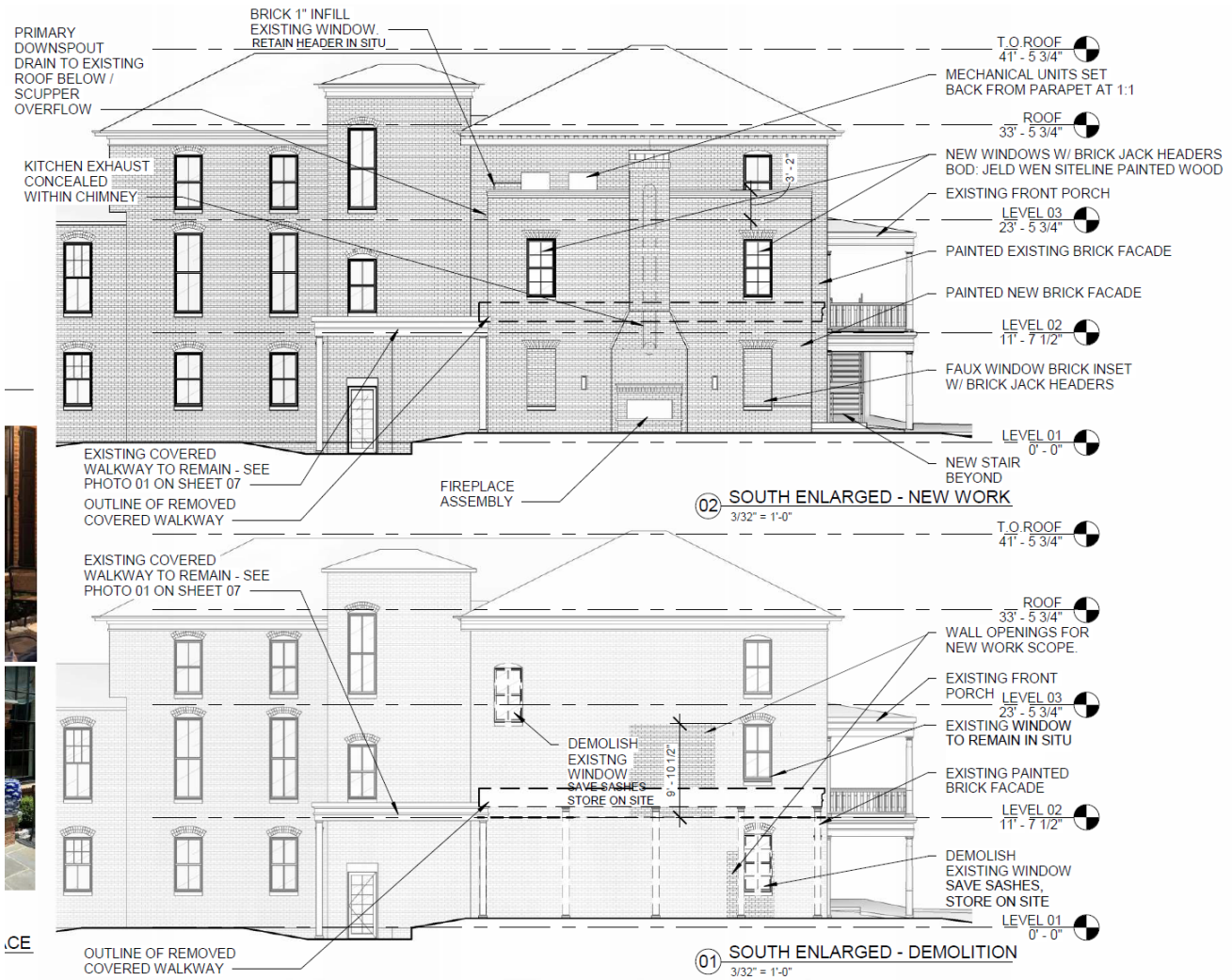


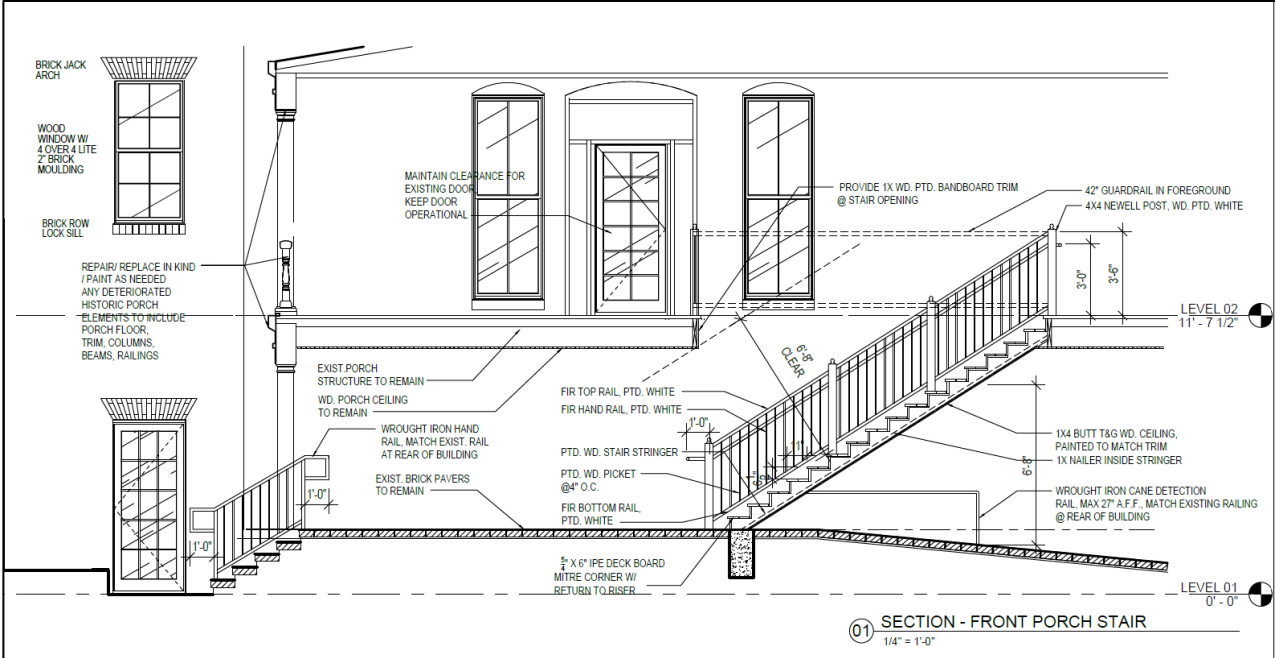
VIEW FROM CULPEPER STREET

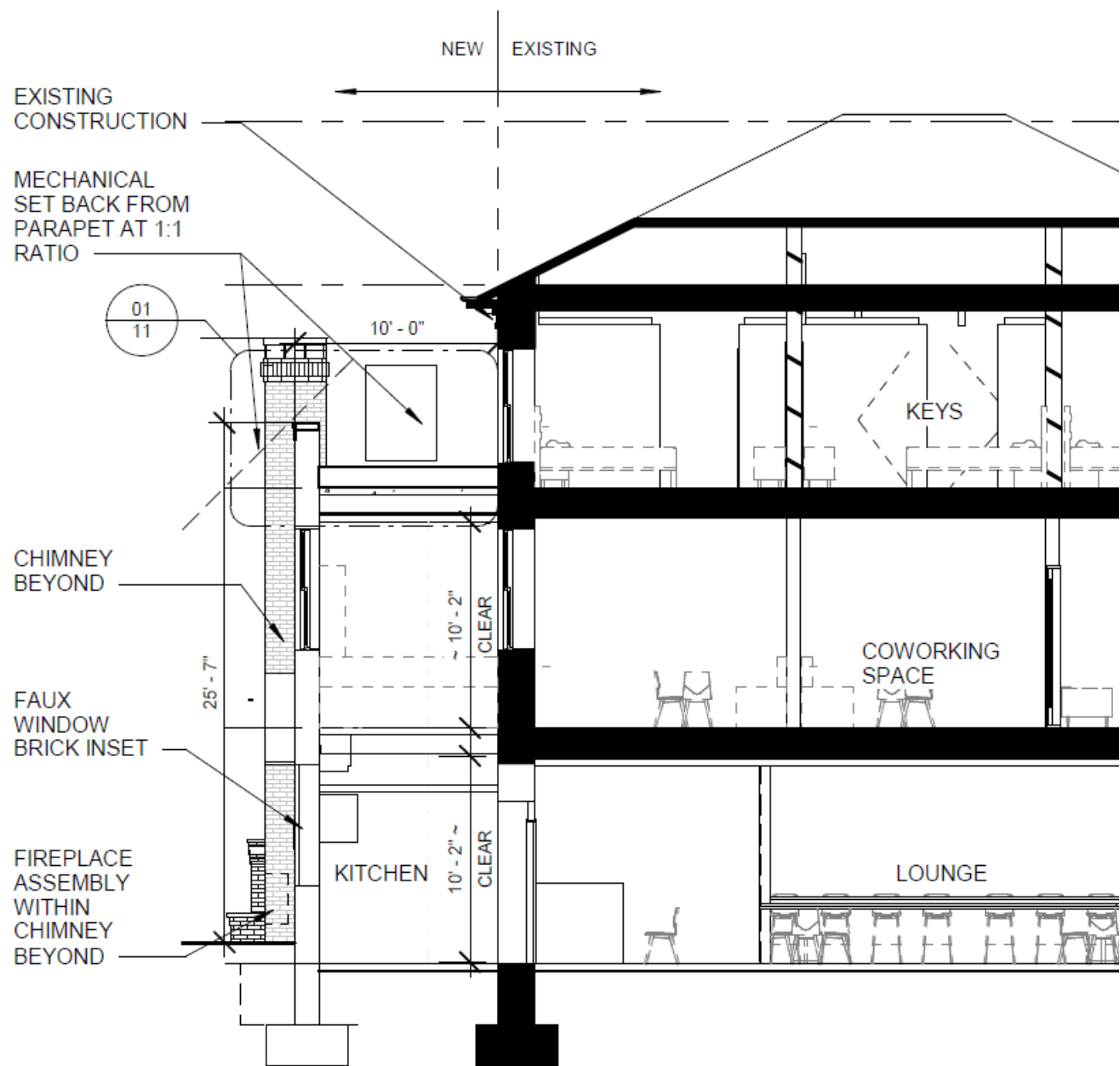
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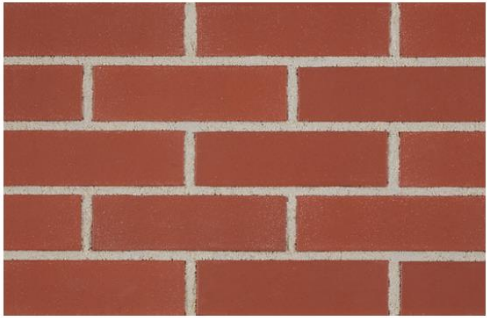
Proposed Plans











Painted to match building

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 6
Manufacturing Method	Extruded

Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Roman	3 5/8" 92mm	1 5/8" 41mm	11 5/8" 295mm	6.00
Norman	3 5/8" 92mm	2 1/4" 57mm	11 5/8" 295mm	4.57
Modular 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	7 5/8" 194mm	6.86
Norman 5/8 Flat Back	5/8" 16mm	2 1/4" 57mm	11 5/8" 295mm	4.57

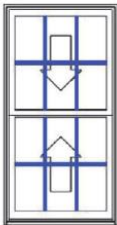
Authentic Wood Exterior Door: 5015 Glass Panel



Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 5 Year Warranty
GLASS Energy efficient.	HARDWARE 1 Hinge Option 3 Hinge Finishes	CONSTRUCTION Construction
MATERIALS 2 Wood Options	EXTRAS Sidelights Available	

Example order for all wood window

Line 1	WINDOW 1	Frame Size : 33 X 64 (Outside Casing Size: 35 5/8 X 67 1/8), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, 2" Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), Clear Opening:29.2w, 28.4h, 5.7 sf,*Meets 5.7 sqft Egress (All Floors)*, . PEV 2025.3.0.5293/PDV 8.022 (09/04/25)CW
		
	Viewed from Exterior. Scale: 1/2" =1'	



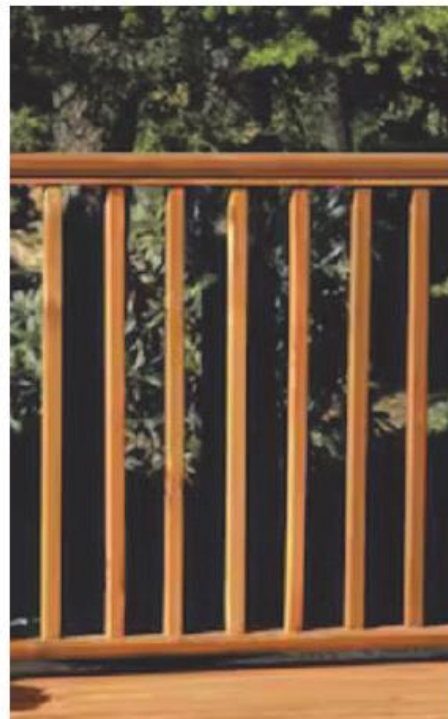
4" Plain
Full 48" (SBBT448)
HALF 48" (SBBT448h)
Full 54" (SBBT454)
HALF 54" (SBBT454h)



1.75" SQUARE
BALUSTER



3" WOOD HAND RAIL



See Attachments A and B for additional Plans and Photos

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
MAINTENANCE ACTIVITIES		
D. Painting and Finishes		
1. Preserve original paints and finishes where possible.	3.2	
2. Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building and district and that highlight the building's historic appearance.	3.2	
3. Repaint and refinish to protect the resource, and to enhance the original character of the Building and the district.	3.2	
GUIDELINES FOR SITE DESIGN		
A. Landscaping		
Best Practices		
Be careful not to attract moisture toward historic masonry. Avoid planting too close to a building so as not to damage or retain moisture against architectural features or building foundations.	3.7	
B. Fences and Walls		
1. Retain, protect, and repair existing stone fences or walls as a character defining feature of the landscape.	3.8	
C. Topography		
1. Preserve and maintain historic topography by maintaining existing grade.	3.9	
2. Design new site elements to minimize changes in topography, such as the addition of driveways and walkways, through appropriate siting and design. New elements should work with and enhance the existing, historic topography.	3.9	
3. GUIDELINES FOR BUILDING COMPONENTS		
A4. Woodwork: Trim, Decoration, and Details		
1. Identify, preserve, and retain all original wood features, especially those that are important in defining the overall historic character of the building such as cornices, brackets, window and doorway trim, and siding.	3.19	
2. Replace and recreate original woodwork in-kind if missing or damaged beyond repair. Use physical evidence to guide the new work if the overall form and detailing are still evident. Only replace the deteriorated or missing parts of the feature.	3.19	
B. Windows and Doors		

Historic District Guideline	Page No.	Analysis
1. Preserve and retain historic window and door openings, including window frame, sash, muntins, mullions, glazing, lintels, sills, architraves, shutters, doors, pediments, hoods, transoms, sidelights, steps, and all hardware. Retain fenestration patterning, size, shape, and operation. Owners of buildings with windows and doors that have been altered in the past are encouraged to restore these elements to their original appearance based on site evidence and appropriate historic research.	3.21	
6. If a new use requires that an exterior opening be closed, leave the architrave, window sash, or door in place and frame the new wall over it or to it. Depending upon the exterior plan, a new shutter may cover the opening or the window could remain exposed. This approach leaves the sill, lintel, casing, window sash, or door details unharmed and later owners can more easily restore the feature. Other exterior solutions to save the feature in situ for later use is to consider carrying the wall material across the opening which will cause the removal of the sill but leaves the lintel intact. Do not cover the opening with an entirely different material, such as cinder block, which will draw greater attention to the alteration. The best preservation principle here is to retain the ability to reverse the alteration with the least harm to the historic resource. If the architrave and window sash or door must be removed, the elements should remain in safe storage on the property for potential re-use.	3.21	
7. Design new windows, doors, and other elements to be compatible with the original building	3.21	
9. Install additional windows or doors on façades of limited historic interest, usually only in minimally visible rear or side walls. Their design should be compatible with the overall design of the building. Locate new doors and windows to be consistent with the historic architectural style and rhythm of the building. Be careful not to significantly increase the amount of glazing as it will negatively affect the historic integrity of the building by changing the overall design of the building.	3.21	
E. Entrances and Porches		
1. Preserve and retain entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, flooring, columns, railing, brackets, modillions, dentils, cornice, and pediments.	3.28	
GUIDELINES FOR NEW CONSTRUCTION		
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		

Historic District Guideline	Page No.	Analysis
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.	3.64	
C. Additions to Existing Buildings		
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.	3.72	
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.	3.72	
3. Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building.	3.72	
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	
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 26-22 for the request to construct a rear addition to the existing building, install a new wooden stair, modify or remove two existing windows, create two new doorways, and complete landscaping changes including a patio and exterior gas fireplace, as described and depicted in the application and revised plans, provided the following conditions are met:

- 1) All necessary permits are acquired; and
- 2) The new addition is visually distinguishable from the existing historic materials but respectful of the building's historic character; and
- 3) Retain, repair, and preserve original wooden porch details where possible. Any materials deteriorated beyond repair should be replaced in-kind. Substantial alteration to porch design would require a new COA and further ARB review; and
- 4) The windows identified for removal must be stored safely on site for potential future use. Where possible, retain headers to preserve indication of original fenestration; and
- 5) The proposed new roof mounted equipment should be fully screened from the centerline of the east sidewalk along Culpeper Street; and
- 6) Any new plantings, as part of proposed landscaping changes, should be planted or contained with vegetation at least 4 inches away from the exterior walls; and
- 7) This approval pertains only to the alterations and addition detailed in the revised plans and figures. Any additional requests or expansions of the present scope of work, such as for lighting or signage, must be submitted in a new COA for additional review.

ATTACHMENTS

1. Attachment 1- Plans and Photos
2. Warren Green Hotel ARB Submission Package (revised)
3. Attachment 2- Draft Motion