



TOWN OF WARRENTON

Department of Community Development

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ARCHITECTURAL REVIEW BOARD

Staff Report COA 22-35

October 27, 2022

Owner/Applicant: Ramy Hanna
Property: 22 Fisher Lane
GPIN: 6984-21-3717
Request: Exterior additions & alterations
Present Use: Dwelling
Zoning: R-15 Residential

Historic District Guidelines Considerations:

Historic District Guideline	Page No.	Analysis
Guiding Principles		
6. Respect the Historic Context: New buildings, additions, alterations, site elements, and signs should complement, not detract from the historic resource they serve and the surrounding district, if applicable. The historic and visual context of the Warrenton Historic District varies from block-to-block, partially due to the mixed-use nature of the district boundary. For this reason, interpretation of the historic context is important.	3.1	The structure has been considered non-contributing to the historic district due to its age and lack of architectural contribution. The context would be related to the surrounding architecture. Fisher Lane is primarily a 1980s developed area, therefore not considered historic based on the national standard of 50 years or older. Its connection to Culpeper Street merits consideration of impact on the character this neighboring community. That said, though it sits directly behind a parcel that fronts Culpeper Street, visibility of the structure from Culpeper is obscured by vegetation.

Guidelines for 3A. Foundations & Walls (A4) Woodwork		
4. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered. The following materials have been used successfully in the past: wood composite materials (including extruded wood composites) and fiber cement siding that is historically appropriate in texture and profile, is used in limited applications, and is applied on nonprimary façades. Alternate materials may be considered if there are inherent flaws in the original materials, and/or if code requirements prompt a change.	3.19	The applicant is proposing fiber cement trim, Hardie trim, for any wood trim that is unrepairable.
Guidelines for 3B. Windows & Doors		
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	
2. Repair window and door elements by patching, splicing, consolidating, or otherwise reinforcing the historic materials. Such repair also can include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes or sufficient documentation for an accurate reconstruction of the original.	3.21	The proposal removes 17 wood windows to replace with aluminum clad windows. The applicant states the design of the windows will match the existing lite design of each window. The initial application submission proposes no lite divisions.
3. Replace in kind an entire window or door that is too deteriorated to repair. If the overall form and detailing are still evident, use physical evidence to guide the new work. Recreate doors and windows to match the appearance of the original window or door design. While modern window materials such as extruded composites will be considered on a case-by-case basis, the new window must match the original in terms of size, shape, profile, depth of sash, width, and setback. Wood doors on primary façades should be replaced with replica wood doors and only if the original is damaged beyond repair. These guidelines encourage the use of substantial and durable materials.		A new screen door for the screened in porch at the rear of the property is being proposed.

4. Recreate door and window glazing to match the appearance of the original glazing patterns as closely as possible. Maintain the original size, shape, muntin configuration, and number of lights. Do not substantially alter the profile of the frames, sashes, or muntins to accommodate thick (double or triple) replacement glazing. Use clear window glass that conveys the visual appearance of historic glass (transparent low-e glass is preferred).		
5. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered, especially on the side or rear façades when minimally visible from the street. All replacement materials must fit the original opening without alteration. Replacement doors on the side or rear façade, when minimally visible from a public right-of-way, may be wood or paneled steel. Substitute materials will be reviewed on a case-by-case basis.		
7. Design new windows, doors, and other elements to be compatible with the original building.		
Guidelines for 3E. Entrances & Porches		
1.Design new windows, doors, and other elements to be compatible with the original building.	3.28	No proposed door design has been provided. The existing wood door is proposed to be replaced with a fiberglass door finished to simulate wood.
5.Design the replacement entrance, porch, or stoop to relate to the overall scale of the primary building. Research the history of the building to determine the location, appearance, and materials of the original entrance, porch, or stoop.	3.29	The proposed handrail is white aluminum to replace the existing wood handrail. The brick stoop is to be repointed and restored.
D. Inappropriate to repair existing porches and their details with, or replacing fully or partly deteriorated porches and details, with aluminum, synthetic, vinyl, plastic, polyurethane, polypropylene, or plywood. Do not repair or replace iron or steel railings and balustrades with hollow metals of a lesser quality.		

Guidelines for 7C. Additions to Existing Buildings		
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. a. While substantial natural and quality of texture materials are more durable, appropriate, compatible to the historic district, they are not required on new buildings.	3.72	<p>The roof is the only new element proposed on the front of the structure.</p> <p>The proposed screening on the rear porch follows the footprint of the existing porch. A new column is proposed against the structure to balance the structural column.</p>

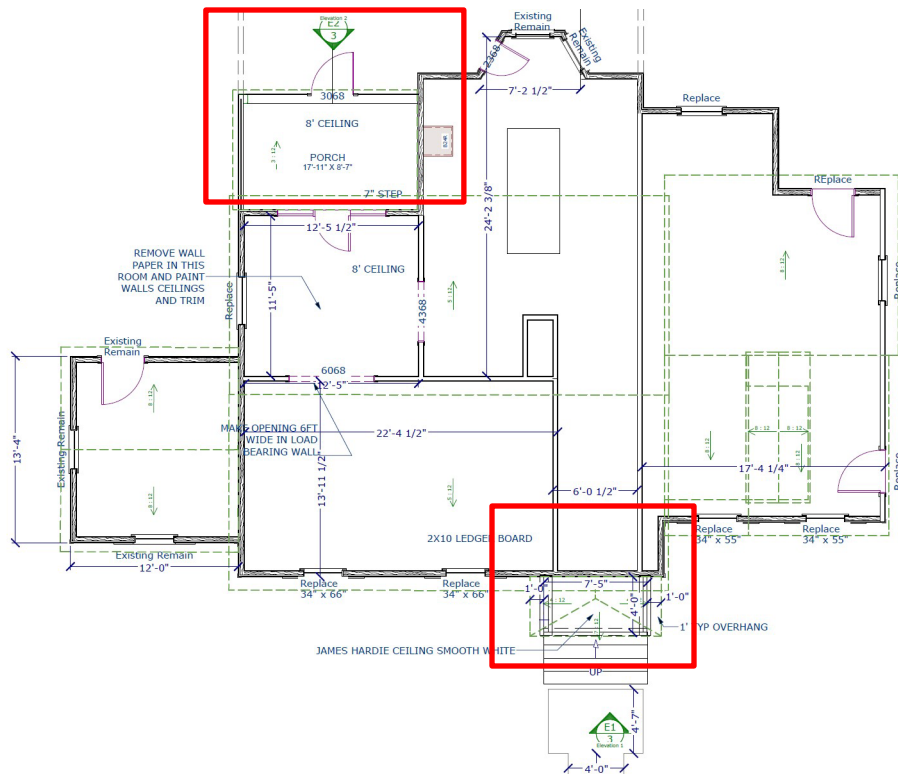
Vicinity Map



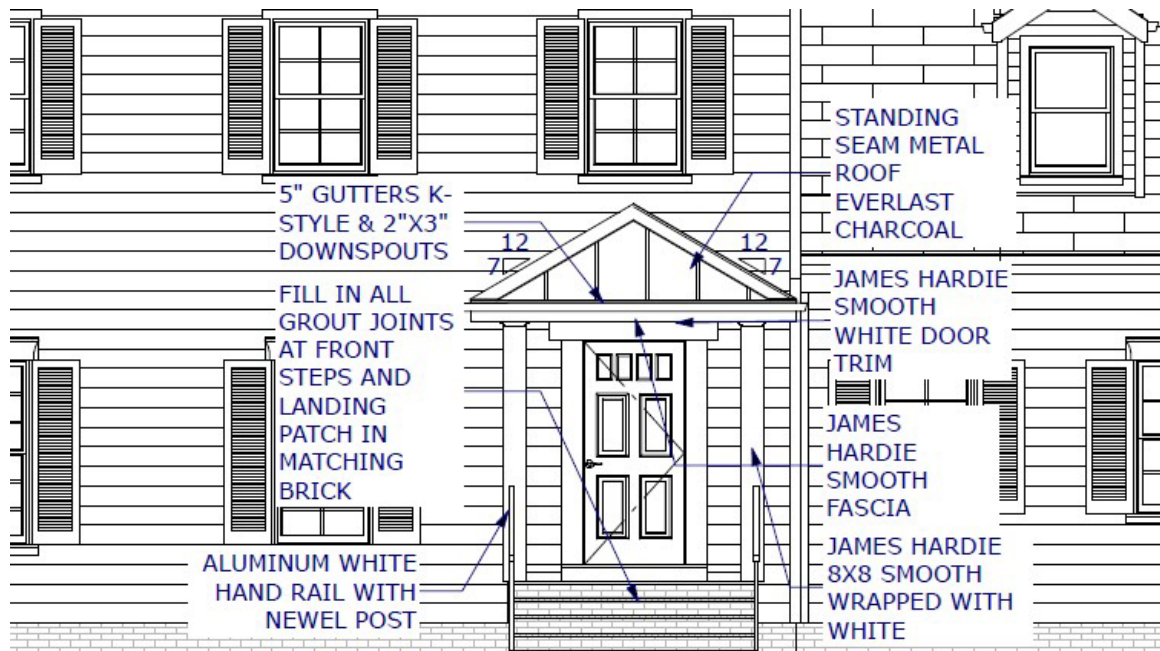
Street View



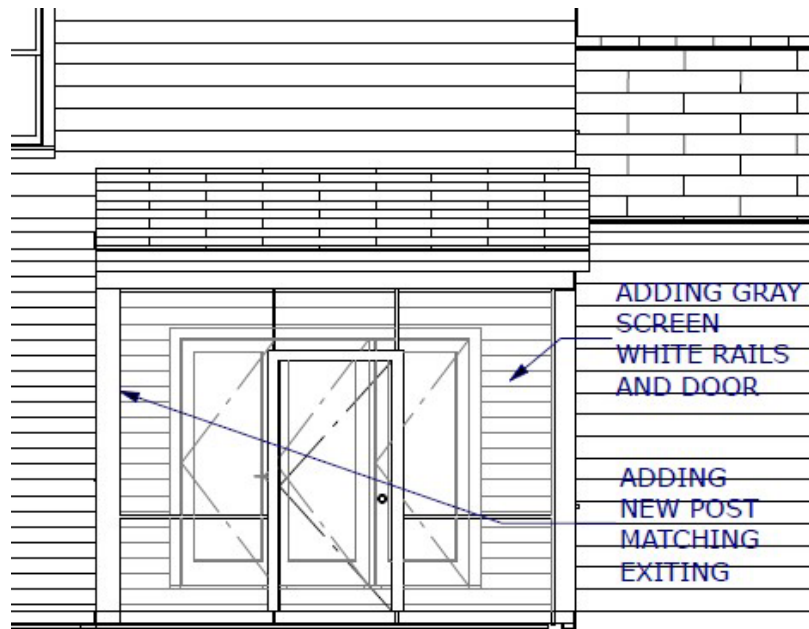
Proposed Project Location



Proposed Design: Front Porch



Proposed Design: Rear Porch



Proposed Materials



Site Photos





Staff Review:

22 Fisher Lane is a non-contributing structure to the Historic District. Consideration to the impact of material replacement is generally more flexible than material standards of a home constructed 100 years earlier. In some instances, the original material of a 1980s construction is less substantial than modern construction technology. Therefore, concentration on preserving the character is generally encouraged.

The asphalt roof replacement is in-kind and therefore has zero impact on the character of the structure and historic district. The proposed screened in porch with accompanying column will have minimal impact of the existing structure and no impact of the historic district, having no visibility from the public right-of-way.

Hardie fiber-cement products have gained popularity within the historic district for its compatibility with historic construction materials. Though repair is encouraged wherever possible, replacement with smooth Hardie planks is not likely to distort the character of the structure, specifically when painting is required aiding in blending the two materials together.

The front porch additions will have a slight impact on the main structure where the roof will need to be attached, but generally can be removed easily to revert the structure back to its original composition. The standing seam metal roof material falls within those typically seen within the historic district. The proposed aluminum handrail may have a slight impact on the character of the front entrance in comparison to the width of the wood material used for the existing handrail. Simply increasing the width of the rails and posts would mitigate this impact.

The window replacement will have a moderate impact on the structure as proposed, as any replacement of wood to clad windows would have for any property. Without a proposed composition of window type, staff is unable to give a full analysis of the impact. Instead, staff will note 1980s homes had a prevalence for aluminum frame windows. The lite pattern of the windows should match exactly, especially in the front windows, to best preserve the character.