



Community Development Department

February 1, 2024

Mr. & Mrs. Irvin  
206 Culpeper Street  
Warrenton, VA 20186

**Re: Architectural Review Board Pre-Approval for Certificate of Appropriateness 2023-91**

Dear Mr.& Mrs. Irvin:

Thank you for submitting an application for a Certificate of Appropriateness (COA), required for properties within the Warrenton Historic District. Following **unofficial** Architectural Review Board (ARB) review of your application, we have determined that the request to modify the previously approved COA 23-45 to include the following modifications: 1) to remove the garage/basement level of the previously approved addition to the main house; 2) to install a gable roof with no dormer for the previously approved addition; 3) removing a portion of the previously approved breezeway; 4) to replace wall face of existing retaining wall with brick; and 4) to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch, all as described and depicted within the application, at 206 Culpeper Street, with the following conditions meets the criteria for approval of alterations, provided the following conditions are met:

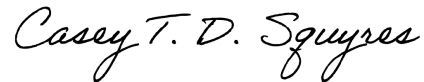
- 1) All necessary permits are acquired.
- 2) New construction shall respect the established architectural character of the historic district.
- 3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.
- 4) Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact.
- 5) New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.
- 6) Existing or new brick or stone masonry walls should remain unpainted.

Please note that this is an **unofficial** ARB pre-approval subject to denial if any work is determined to be inappropriate at the time of the official ruling. ARB pre-approvals are typically only considered in events of an emergency and/or matters that present a direct risk to public

safety or health. Please be aware that your COA is subject to public hearing and conditions may be added in response; **proceed with the abovementioned project at your own risk.**

Additionally, you will receive a notification from OpenGov prompting you to pay any necessary fees associated with all applications and permits. If any work to be conducted at the site will deviate from the proposal in any way, additional ARB review may be required. If you have any additional questions or concerns please feel free to contact me at 540-347-1101 ext. 311.

Sincerely,

A handwritten signature in black ink that reads "Casey T. D. Squyres". The signature is written in a cursive style with a large initial 'C' and 'S'.

Casey Squyres  
Historic Preservation Planner  
Town of Warrenton  
Planning and Community Development  
Department