



# TOWN OF WARRENTON

Department of Community Development

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
TELEPHONE (540) 347-1101  
FAX (540) 349-2414

## ARCHITECTURAL REVIEW BOARD

Staff Report COA 2023-14

March 23, 2023

**Owner/Applicant:** Malcolm Alls/Chelsea Greer  
**Property:** 194 E Lee Street  
**Request:** Repair structural wall damage  
**Zoning:** RMF – Residential Multi Family District

**Adjacent Property  
Zoning and Land Use:**

Direction	Zoning	Use
North:	R-6	Residential
South:	RMF	Residential
East:	R-6	Residential
West:	RMF	Residential

### Proposal:

The applicant had to repair and replace an exterior wall. The repair was structural in nature, which required an emergency repair.

### Historic and Architectural Significance:

This building was constructed in c.1857 and is in good condition. It served as the Fauquier Female Seminary from its initial construction until c.1920. Very little information was able to be gathered regarding the history of the building. This is an excellent example of an Italianate style building within the district and it represents a mid-nineteenth-century educational resource within the district. The building retains integrity of location, design, setting, feeling, and association. This resource falls within the district's period of significance and contributes to the character of the district. The building possess sufficient architectural significance and possibly sufficient historical significance to qualify for individual listing in the National Register. Further study would be needed to make this determination. It is a contributing resource to the Warrenton Historic District under Criterion C for architecture.

## Historic District Guidelines Considerations:

Historic District Guidelines	Analysis
<b>Guidelines for Foundations and Walls</b>	
Retain, preserve, and repair the historic masonry including foundations, walls, and masonry details or features of the building.	The applicant has sample bricks to provide to the ARB and intends to repaint to match the existing structure.
Restore and repair masonry features by patching, piecing in, or consolidating the masonry using recognized preservation methods. Repair also may include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes or sufficient historical documentation for an accurate reconstruction of the original. Do not remove or rebuild a major portion of a masonry feature that can be repaired.	The applicant sought to match the existing structure, lime line, and lentils. The existing windows are being reused.
Replace and recreate original masonry in kind if missing or damaged beyond repair. When damaged or missing masonry must be replaced, use materials of the same size, color, and hardness. When appropriate, alternative materials may be used for masonry that convey the visual appearance of the surviving parts of the masonry feature and that are physically and chemically compatible with the historic fabric.	Applicant had to replace the brick and replaced with a sample to provide to the ARB.

## Staff Review:

Staff recommends the following conditions for consideration:

1. All necessary permits are acquired.