



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 2023-15

March 23, 2023

Owner/Applicant: Graham-George, LLC/Gregory Watts (Piedmont Press)

Property: 50 Culpeper Street

Request: Resurface existing 40"x24"x1/2" wood sign with vinyl

Zoning: CBD – Central Business District

**Adjacent Property
Zoning and Land Use:**

Direction	Zoning	Use
North:	PSP	Office/Courts
South:	PSP	Office
East:	CBD	Commercial/Office
West:	PSP	Parking

Proposal:

The applicant proposes to resurface existing wood sign with vinyl using 3/8" lag shields with 2 ½" x 3/8" lag screws.

Historic and Architectural Significance:

This former dwelling, known as the Norris-Chilton House, was constructed in c.1822. The former Learning Technology Institute, this building is in fair condition. Although the site has been altered to accommodate the change in use, this work appears to have been undertaken within the period of significance. Furthermore, the building itself still retains integrity despite its change in use. Specifically, it retains integrity of location, design, materials, workmanship, and feeling. Although no longer functioning as a dwelling, this resource contributes to the residential character of the district. It also falls within the district's period of significance. While it 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, and Criterion A for education.

Historic District Guidelines Considerations:

Historic District Guidelines	Analysis
Guidelines for wall signage	
1. Wall signs should be scaled and sized according to the building to which they are proposed. They should not cover or obscure important architectural elements.	The existing wall signage is 40"x24"x1/2"
2. Applied wall signs should be of painted wood, metal, or substantial and durable composite materials.	The proposed signage is made of wood.
5. Wall signs should be attached in the least damaging means to the building's materials and other character-defining features. Try to reuse earlier holes for mounting rather than making new ones. When new holes are necessary, always try to fasten into the mortar instead of compromising the strength of a brick.	The signage is proposing to use using 3/8" lag shields with 2 1/2" x 3/8" lag screws.
Not historically appropriate: a. Vinyl, plastic, or internally illuminated signs	The proposal would wrap an existing wood sign in vinyl
Not historically appropriate: b. Signage that is oversized, overstated, inappropriate for use in historic districts. Such signage is inappropriate in the Warrenton Historic District.	The proposal would use the existing wall signage 40"x24"x1/2"

Staff Review:

While the existing wood sign is in conformance with the Historic District Guideline, the proposed vinyl overlay does not comply. In addition, there is also an A/C unit (potential mini split) in the front yard exposed without the benefit of screening.

Staff does not recommend approval of the COA request. If the ARB proceeds, the following conditions are for consideration:

1. All necessary permits are acquired.
2. The sign shall resurface the existing 40"x24"x1/2" wood sign.
3. The sign shall be attached in the mortar of the building in the least damaging methods.