



TOWN OF WARRENTON

Department of Community Development

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ARCHITECTURAL REVIEW BOARD

Staff Report COA 2023-16

March 23, 2023

Owner/Applicant: Jordan Hill

Property: 30 S. Third Street

Request: Repaint exterior brick, repair wood trim, demolish back deck, build brick patio, brick front steps, add light, sign.

Zoning: CBD – Central Business District

**Adjacent Property
Zoning and Land Use:**

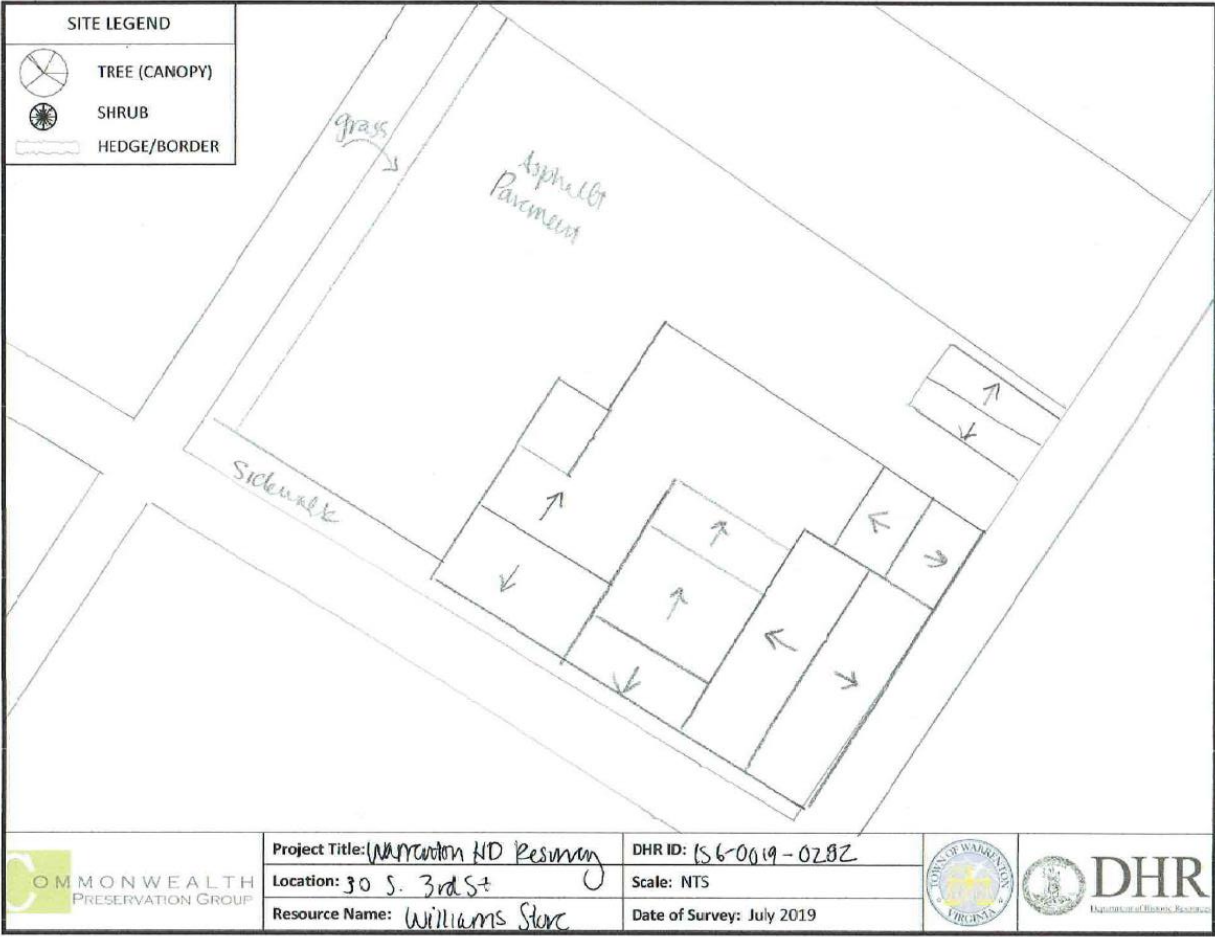
Direction	Zoning	Use
North:	CBD	Commercial Retail
South:	CBD	Commercial Retail
East:	CBD	Commercial Retail
West:	CBD	Commercial Retail

Proposal:

The applicant is seeking a COA approval for repainting exterior brick, repair wood trim, demolish back deck, build brick patio, brick front steps, add light, and sign. Staff has reached out for more information and sketches. During a site visit staff discovered the applicant already installed the brick steps, demolished the back porch, built a six foot board on board fence that was not included in the COA, and brick patio.

Historic and Architectural Significance:

This resource was constructed in sometime between c.1915 and c.1924 and remains in good condition. This resource represents a typical early-twentieth-century main street commercial-style building within the commercial areas of the district. This resource retains integrity of location, design, setting, workmanship, feeling, and association. It falls within the district's period of significance and contributes to the commercial character of the district. Although 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.



Historic District Guidelines Considerations:

Historic District Guidelines	Analysis
Guidelines for Painting and Finishes	
1. Preserve original finishes and coatings.	The applicant indicated the intent to paint Sherwin Williams Refuge
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.	
3. Repaint and refinish to protect the resource, and enhance the original character of the building and the district.	
Guidelines for Storefronts	
1. Preserve and repair historic-age storefronts, including window trim, glass, lintels, sills, architraves, shutters, cornices, pediments, hoods, steps, and all hardware. Owners of buildings with storefronts 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.	The applicant intends to paint the brick on three sides of the building (fourth side is too close to adjacent structure).
2. Repair storefront 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. Replace in kind an entire storefront element that is too deteriorated to repair. If the overall form and detailing are still evident, use the physical evidence to guide the new work. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered.	
4. Recreate a missing lintel or cornice to help define the storefront. Carry through missing pilaster elements. If the original transom glass is missing, install new glass, but do not infill with a sign or other opaque materials. Use wood and glass or metal and glass doors.	
5. Recreate storefronts by matching the original proportions, sizes, scale, color, and materials of the original, documented storefront. Do not alter the commercial character of the storefront by substantially reducing or enlarging the area of glass in the storefront	
6. Design new storefronts to be compatible with the original building. It may be an accurate restoration using historical, pictorial, and physical documentation, or be a	

Historic District Guidelines	Analysis
new design that is compatible with the style, size, scale, material, and color of the historic building.	
7. Maintain the alignment and rhythm of the front façade when altering or restoring a previously altered storefront. Use traditional materials such as masonry and wood. If using traditional materials is not feasible, use compatible substitute materials that are similar in scale, finish, and character to the original material and have proven durability in the local climate. Expose original storefront elements that have been obscured by modern siding or other materials.	
9. Design operable storefronts that are appropriate to the character of the district. Overhead doors should be used only on former garages, warehouses, or other buildings that would have originally included such doors. Folding-style doors are preferable on typical commercial storefront buildings.	
Guidelines for 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.	The applicant bricked the front steps and removed the back deck.
2. Repair entrances and porches 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 repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, friezes, brackets, and stairs.	
3. Replace in kind an entire entrance or porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence to guide the new work. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered. Do not replace an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.	
4. Design new entrances and porches to be compatible with the historic building.	
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,	

Historic District Guidelines	Analysis
appearance, and materials of the original entrance, porch, or stoop.	
6. Design porch enclosures to have minimal visual impact on the historic building and district. In general, porches should not be enclosed, unless there is historic precedent.	
7. Design new porches and entrances to be Americans with Disabilities Act- (ADA-) compliant whenever possible and when required by law.	
Guidelines for Maintenance and Cleaning	
Clean masonry surfaces only when necessary using the gentlest means possible. Water washing at 100 PSI sprayed down from the eave (not upward) and avoiding crevices, architraves and openings is recommended. A mild non-ionic detergent may be added to remove oils. A soft natural bristle brush is recommended but avoid joints. Never wash in/near freezing weather. Tests for the proposed method of cleaning should be performed before cleaning the entire area to ensure that the cleaning will not harm the masonry. Tests should be performed over a sufficient period of time to evaluate both the immediate and long-range effects of the cleaning.	Staff is not able to determine if Guidelines are being met without more information provided.
1.Clean building surfaces with the gentlest means possible	
2.Clean surfaces only when sufficiently soiled, to avoid inflicting unnecessary damage to materials. Test all cleaning methods on an inconspicuous surface prior to application on remainder of building.	
Guidelines for Fences and Walls	
1. Retain, protect, and repair existing iron, steel, brick, stone, cast stone, concrete block, and wood fences or walls.	The applicant built a 6’ high wooden privacy fence.
2. New fences and walls should not exceed six feet in height, or the maximum allowed by the zoning district regulations.	
For fences and walls between properties, permission and approval of the adjoining owner should accompany the Architectural Review Board application for review consideration	Best practice stated in Guidelines.
Guidelines for exterior lighting	
1. Preserve, repair, and retain any light fixtures that are original to the building or property including porch lights, lamp posts, sconces, lanterns, and the like.	Applicant has provided no details regarding exterior lighting.
2. Design new lighting to be compatible with the historic resource and neighborhood	

Historic District Guidelines	Analysis
3. Design new exterior illumination in an inconspicuous and non-destructive manner. If possible, it should be hidden behind parapets, screened with landscaping, or attached to separate structures, such as light poles. If	
4. Rust resistant hardware should be used to prevent staining of the façade. Wires and conduits should be kept off of primary building façades.	
Installation methods should not damage original building materials or finishes and should not obscure historic detailing.	
Lighting that scallops the building surface or distorts the building with shadows or other shapes should be avoided.	
Guidelines for wall signage	The applicant has provided no information related to 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.	
2. Applied wall signs should be of painted wood, metal, or substantial and durable composite materials.	
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.	

Staff Review:

Additional information is needed to inform recommended conditions.

Staff recommends the following conditions for consideration:

1. All necessary permits are acquired.
2. Additional conditions of approval may be developed with more information based on the Historic District Guidelines.