Warrenton Design Guidelines

Warrenton Historic District Commission

Warrenton Historic District Commission

Richard Hunter, Chairman; Audrey Tippett, Bill Miller, Kim Burrows, Rob Love, David Perry, Jules Banzet

Acknowledgements

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John Graham School

Introduction

The primary purpose of these design guidelines is to assist property owners as they plan changes which are appropriate to the special character of Warrenton's historic districts and to assist the Warrenton Historic District Commission and its staff in reviewing the appropriateness of such changes.

Description of Warrenton's Historic Districts

Warrenton established a Historic District Commission in August 2007 that adopted the same boundaries as the National Register Designation for the Warrenton Historic District as prepared in 1976. A map of the National Register District is included with this set of guidelines. Owners of property in National Register districts may be eligible for tax credits claimed against cost incurred during rehabilitation. The District includes both residential and commercial areas and contains approximately 325 structures. It begins with a residential area on South Main Street, continues through the three blocks of a commercial business area and then through a residential area on North Main Street. The district also includes the structures one block to the east and west of Main Street on Bragg and Front Streets.

Town Hall

The District reflects all types of architectural styles. Warrenton was fortunate to have had a "building boom era" in the 1840s and 1850s which reflected the local prosperity. A number of these buildings still survive and are interspersed throughout the District. The three block business district is anchored by the 1906 two-story Neo-Classical Revival red brick courthouse which occupies its own block with two ancillary buildings built in the 1930s. The buildings facing the courthouse square are from the early 1900s. To the south of the courthouse is a series of commercial buildings that was constructed after a major fire in 1881. These buildings are brick with pressed metal fronts. The block north of the courthouse contains buildings that were built in the first quarter of the 20th century. This block also contains the c1824 Emmanuel Episcopal Church, the US Post Office with an interior wall mural built by the WPA in 1936 and the Colonial Lodge which was built as the Hotel Warren in the 1920s.

Going from south to north on Main Street the district begins with two houses built in the mid 1850s. It continues toward the business district with houses built in the mid 1850s. Interspersed with these houses are houses built the first part of the 20th century. One block prior to the business district are several commercial buildings built in the 1970s and the recently built Warrenton Fire Department.

After leaving the business district to the north, the residential district begins again with the Wesley Memorial Methodist Church and the 1850s William Eaton House with its large boxwood grounds. The three blocks that follow have a large number of these early 1850s houses and a number of architecturally significant houses dating from the late nineteenth and early twentieth centuries.

South Main Street at Franklin Street

The Warrenton Historic District Commission

The Warrenton Historic District Commission (HDC) was established by the Town Board of Commissions in 2007. Its mission is to identify, preserve, and protect Warrenton's historic resources and to educate the public about those resources and historic preservation in general. The Historic District Commission consists of seven members, assisted by Town staff, who bring with them extensive experience in maintaining the integrity and appearance of historic buildings. Appointed by the Town Board of Commissioners the HDC membership includes Warrenton residents who have demonstrated special interest, experience, or education in history, architecture, archaeology, or other preservation-related fields.

Description of the Design Review Process

Local historic districts are not created to prevent change but to ensure that future changes to properties are consistent with the character of the historic district. The Historic District Commission does not require property owners to make changes to their properties and its review is limited to exterior changes. Alterations to the building's interior and routine, minor repairs and maintenance of the building's exterior that do not change its appearance and materials are not included in the design review process. The HDC reviews proposed

For information or assistance, contact the Warrenton HDC staff at 252-257-1122

A glossary of architectural terms is included in the Appendixes.

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exterior alterations, exterior materials, new construction, significant site changes, relocation, and demolition of historic buildings. For demolition requests, the HDC may delay demolition for up to 365 days while alternatives to demolition are sought.

The design review process provides a system for the timely review of proposed exterior changes before work is begun. Property owners should contact the HDC staff early in their planning stages to obtain a copy of the design guidelines and an application for a Certificate of Appropriateness (COA). A completed application form will typically include photographs of the existing conditions and drawings of the proposed work. Because proposed changes differ in scale and complexity, the HDC staff can advise property owners as to what information and drawings are required for proposed changes. Completed COA applications are reviewed by the Commission at their monthly meeting and approved applications are issued Certificates of Appropriateness. This certificate is required before a building permit can be issued and must be posted at the building site while the approved work is executed.

To expedite the review process, some less substantial exterior work items are classified as minor works and are routinely reviewed by the HDC staff, eliminating the need for Commission review unless the staff member feels the proposal warrants it. For more information on which changes are considered Routine Maintenance and Minor Work, refer to the Appendixes or contact the HDC staff person.

The HDC normally meets on last Monday of each month. To be included on the agenda, an application must be received at least fourteen days before the meeting. Contact the Historic District Commission staff to verify the meeting date, time, and location of monthly Commission meetings.

Reviewable work that is performed without a Certificate of Appropriateness is in violation of city code. The penalty can be the removal of the unapproved alteration, a civil citation, a fine, or other legal action. If the work is begun without a Certificate of Appropriateness, all work must stop until a COA is issued.

Secretary of the Interior's Standards for Rehabilitation

The United States Department of the Interior has developed a set of national standards for the rehabilitation of historic properties. These ten national standards describe appropriate preservation treatments in a ranked order: retain, repair, replace. The Warrenton Design Guidelines are modeled after the Secretary's Standards, the current version (2009) of which is listed below.

Peter Davis Tavern

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

District Setting and Site Features

Archaeology

Archaeological resources include the material evidence of any past human activity found below or partially below the ground. Old wells, cisterns, foundation stones, piers, walkways, soil stratifications, and even buried refuse piles are all examples of archaeological features that can reveal valuable information about the history of a site and the lifestyles of the previous occupants. In a historic district such archaeological features often provide useful information on the location of earlier additions and outbuildings, previous garden designs, fence lines and patterns of site use. Unfortunately, the uncovering of archaeological resources endangers them, for exposure to the elements typically accelerates their deterioration. Consequently, protecting archaeological resources is best accomplished by leaving them undisturbed *in situ.*

Planning Considerations

Any sort of ground disturbance—from routine yard work to regrading of a site to excavating for new construction—may uncover archaeological features. The best strategy for protecting archaeological resources in the historic district is to minimize any ground disturbance; however, should minor site work (such as creating a new walkway or drainage path) reveal archaeological evidence, the property owner is encouraged to record the evidence through photographs before continuing with the work. To prevent unnecessary destruction of archaeological resources, any proposed major construction or excavation project should include an archaeological review during the planning process by a professional archaeologist to determine whether the work is likely to destroy significant archaeological resources. The Office of State Archaeology in the Division of Archives and History will provide such assistance to property owners.

Guidelines: Archaeology

1 Retain and preserve *in situ* known archaeological resources that contribute to the overall history of the historic district or site.

2 Protect and maintain known archaeological resources from damage when implementing any site work or new construction. When site work is planned, survey and document the site in advance to determine any potential impact the site disturbances may have on archaeological resources.

3 Minimize site disturbances and changes to terrain within the historic districts to reduce any potential damage to known or unknown archaeological resources. It is not appropriate to risk damage to important archaeological resources by using heavy machinery or equipment on sites containing significant archaeological features.

4 If the preservation of a significant archaeological feature in place is not possible, work with professional archaeologists and use current archaeological methods to plan and execute any necessary investigations.

5 If archaeological resources uncovered during site work cannot be preserved in place, record the archaeological evidence.

Apply these guidelines to known archaeological resources that are significant to the history of an individual site or to the historic district and to proposed site changes that could impact known or unknown archaeological resources in the historic districts.

Plantings and Site Features

Mature boxwoods create an historic atmosphere. Eaton House

The preservation of plantings and natural site features, including changes in grade, is less easily defined than that of constructed building and artifacts. For plantings are continually growing, landscapes are evolving, and it is not possible to "freeze" natural elements in time or size. However, significant plantings—including mature trees, hedges, foundation plantings, and gardens that play a prominent role in defining the site context for district buildings and streetscapes—warrant efforts to maintain them. Such maintenance efforts might include routine pruning, fertilizing, and treatment for disease. They should not include excessive pruning or "topping" of trees so their shape is substantially altered. If a significant tree or planting is so diseased or damaged that it must be removed, it should be replaced with a healthy new specimen that will create a similar appearance at maturity.

Planning Considerations

While many landscaping decisions are entirely up to the individual property owner, a Certificate of Appropriateness is required for the removal of mature ornamentals as well as other trees over 8 inches in diameter at 4 feet off the ground and for any proposed site work and landscaping related to new construction or parking areas.

As new plantings and trees are added to properties within the historic districts, it is important to consider the overall setting and site character. Introducing plantings that will reinforce or maintain the enclosed or open sense of the property as they evolve and mature is always desirable. A listing of recommended plantings is included in the Appendixes.

In historic districts, the introduction of large contemporary manmade site features such as swimming pools and large playground equipment is often a challenge. Such features require identifying an unobtrusive location that minimizes their impact on the historic district and successfully screens their visibility from the street. Smaller features, such as mechanical equipment units and dumpsters can usually be located in side or rear yards and screened from view through plantings or fencing. Garbage cans should be retained in rear yard locations or screened from view.

Guidelines: Plantings and Site Features

1. Retain and preserve plantings and site features that contribute to the overall historic character of the district.

2. Retain and preserve the historic site features and plantings that relate the buildings and their sites—including site topography, hedges, retaining walls, sidewalks, mature trees, foundation plantings, walkways, and driveways. It is not appropriate to substantially alter the topography of a district site through excavating, grading, or filling.

3. Protect and maintain functional and decorative built and landscape site features through appropriate maintenance as well as pruning of plantings. It is not appropriate to disfigure the shape of mature trees through excessive pruning or "topping."

4. Protect historic site features and plantings from damage during or as a result of any site work or new construction activity.

5. Repair deteriorated site features—such as retaining walls, terraces, patios, walkways, trellises, and fountains—and their distinctive features and materials by preservation methods appropriate for the specific materials.

6. If all or parts of a constructed site feature are too deteriorated to repair, replace to match the original in design, dimension, material, pattern, detail, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind.

7. If all or parts of a constructed site feature are missing, either replace them to match the missing original (based upon accurate documentation) or replace them with a new feature that is compatible in design, scale, material, and detail with the building.

8. Replace significant plantings, including mature trees, prominent hedges, and foundation plantings, that are diseased or damaged with new plantings that are similar if not identical in species. Select replacement plantings that, when mature, will create a similar appearance and scale to the original plantings. It is not appropriate to remove a planting that contributes to the overall character of the historic district unless it is diseased or damaged.

9. Introduce compatible new site features or plantings, if needed, with care so that the overall historic character of the site and district is not compromised or diminished. It is not appropriate to introduce raised planting beds, landscape timbers, or contemporary edging materials in front yards.

10. Introduce contemporary site features and plantings, such as swimming pools, mechanical units, playground equipment, storage buildings, solar panels, and telecommunication equipment, only in locations that are not visible from the street and do not compromise the historic character of the site or district.

Apply these guidelines to existing plantings and site features that contribute to the overall historic character of a site or district and to proposed new plantings and site features in the historic districts.

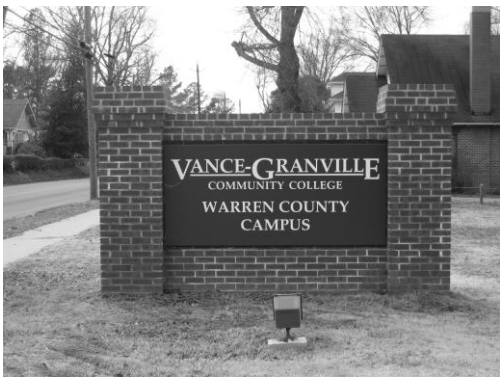
Driveways, Walkways, and Offstreet Parking

The movement of automobiles and pedestrians through Warrenton's historic districts is accommodated by concrete sidewalks and brick or concrete walkways, asphalt streets edged with granite or concrete curbs, and single lane driveways. Harkening back to an era less dominated by the automobile, some adjoining properties share narrow driveways requiring neighborly cooperation and courtesy. In the residential neighborhoods, the rear yard parking area or garage was typically designed to accommodate one or, at most, two cars. The driveways vary in their materials from gravel, to concrete runners, to asphalt toppings or concrete. Typically they lead directly back to the rear yard or garage, although a few circular drives can be found.

In the districts, narrow driveways, like this one defined by concrete runners, usually lead to a parking area or a garage in the rear yard.

Planning Considerations

The routine maintenance of existing driveways, walkways, and offstreet parking areas is generally the best means of preserving them. As sections become deteriorated, it is important to replace them in kind so the new sections are compatible in material, color, design, dimension, and texture with the rest. Likewise, when full replacement is warranted, the same compatibility of design and materials is sought.



Landscaped medians like this one help minimize the visual impact of large, institutional parking lots.

Often, providing expanded offstreet parking in residential historic districts presents a real challenge, especially on small lots. Additional parking can only be accommodated if it can be located in the rear or rear side yard where it can be screened from view. In addition, it is important not to pave so much of the rear yard that its residential character is compromised either because the paved area is so large or it abuts the principal building, eliminating the space for a foundation planting strip. Care must also be taken that the parking area is visually screened from adjacent properties through plantings and/or fencing.

In situations where larger institutional parking lots are planned within historic districts, it is important to minimize their impact by screening the lot from view and subdividing the paved area with landscaped islands or medians that allow large trees to be retained—or new plantings to be introduced. It is especially important to protect archaeological features as well as mature trees and their roots from damage during or as a result of the related site construction.

Typically, front walks lead directly from the sidewalk to the front porch. Here a set of steps accommodates the change in grade.

Guidelines: Driveways, Walkways, and Offstreet Parking

1. Retain and preserve historic driveways, walkways, and offstreet parking areas that contribute to the overall historic character of the district.

2. Retain and preserve the historic features, materials, details, and finishes of historic driveways, walkways, and offstreet parking areas—including their dimensions, details, patterns, and texture.

3. Protect and maintain the functional and decorative features of driveways, walkways, and offstreet parking areas through routine inspections and appropriate maintenance and repair methods.

4. Repair deteriorated driveways, walkways, and offstreet parking areas and their distinctive features and materials by preservation methods appropriate for the specific materials.

5. If all or parts of a historic driveway, walkway, or offstreet parking area are too deteriorated to repair, replace to match the original in design, dimension, material, pattern, color, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind.

6. If all or parts of a historic driveway, walkway, or offstreet parking area are missing, either replace them to match the missing original (based upon accurate documentation) or replace them with a new feature that is compatible in design, scale, material, texture, and detail with the overall historic character of the site and district.

7. Introduce new driveways, walkways, and offstreet parking areas, if needed, with care so that the overall historic character of the site and district is not compromised or diminished. Their location and configuration must be consistent with the character of the building, site, and district. Locate new driveways, walkways, and offstreet parking so that the general topography of the site and significant site features and mature trees are not altered, damaged, or lost. In residential districts, it is not appropriate to locate offstreet parking areas in locations visible from the street, where the paving will abut the principal building, or where the paved area will substantially alter the proportion of the site that is paved versus landscaped.

8. Construct new driveways, walkways, and offstreet parking areas in traditional materials and in designs that are compatible with the site in configuration, scale, materials, and detail.

9. Protect significant site features and mature plantings from damage during or as a result of the construction of new driveways, walkways, or offstreet parking areas.

10. Screen new offstreet parking areas from view and buffer adjacent properties from their visual impact through the use of perimeter plantings, fences, walls, or hedges. To lessen the visual impact of large parking areas, subdivide them with interior planting medians or islands.

United Methodist Church

Apply these guidelines to existing driveways, walkways, and offstreet parking areas that contribute to the overall historic character of a site or district and to proposed new driveways, walkways, and offstreet parking areas in the historic districts.

Garages and Accessory Structures

The use of wood siding, a

A number of early garages, outbuildings, and storage sheds can still be found within Warrenton's historic districts. The garages are typically one bay wide, located in the back yard, and are oriented with the large doors opening towards the street. Most are frame structures although a few brick houses have matching brick garages. Traditionally, smaller storage sheds and accessory buildings were also located in the rear yards.

Planning Considerations

The preservation of early garages and accessory structures requires regular maintenance and repair of the various building elements and materials as per the pertinent guidelines in this publication. If deterioration or damage is severe, the construction of a new garage or accessory structure may be warranted. The proposed design should be reviewed according to the guidelines for New Construction and particular attention should be given to the compatibility of the new design with the principal structure in terms of roof form and cladding materials. Given the small size and simple form of most garages in Warrenton's districts, it is best to keep the new garages single bay in width and equally simple in form.

If needed, prefabricated, utilitarian storage sheds may be considered for rear yard locations that are not visible from the street. Simple gable-roofed wooden storage buildings are more compatible with the character of the historic districts than aluminum or vinyl clad storage units. Storage buildings should be painted in colors that are compatible with the main house.

Guidelines: Garages and Accessory Structures

1. Retain and preserve garages and accessory buildings that contribute to the overall historic character of the district.

2. Retain and preserve the historic features, materials, details, and finishes of historic garages and accessory buildings—including their overall form, roof, foundations, siding or masonry walls, windows, doors, and trimwork.

3. Protect and maintain the functional and decorative features of garages and accessory buildings through routine inspections and appropriate maintenance and repair methods.

4. Repair deteriorated garages and accessory structures and their distinctive features and materials by preservation methods appropriate for the specific materials.

5. If all or parts of a historic garage or accessory structure are too deteriorated to repair, replace to match the original in design, dimension, material, pattern, color, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind.

6. If all or parts of a historic garage or accessory structure are missing, either replace them to match the missing original (based upon accurate documentation) or replace them with a new feature that is compatible in design, scale, material, finish, and detail with the overall historic character of the principal building, site, and district.

7. Introduce compatible new garages and accessory buildings, if needed, with care so that the overall historic character of the principal building, site, and district is not compromised or diminished. Ensure that the location, orientation, height, scale, and form of new garages and accessory buildings are consistent with that of historic garages and accessory structures in the district.

8. Construct new garages and accessory structures in traditional materials and in designs that are compatible with the site in configuration, scale, materials, and detail. Maintain the traditional height, proportion, and orientation of garages and accessory buildings in the district.

9. Protect significant site features and mature plantings from damage during or as a result of the construction of garages and accessory structures.

10. It is not appropriate to add features or details to a garage or accessory structure in an attempt to create a false historical appearance.

Apply these guidelines to existing garages and accessory structures that contribute to the overall historic character of a site or district and to proposed new garages and accessory structures in the historic districts.

Exterior Lighting

Historically, exterior lighting in residential neighborhoods such as Warrenton's historic districts was minimal. Simple porch lights and occasional street lamps were often the only sources of exterior lighting.

Site lighting can be unobtrusively increased in residential yards through the installation of carefully sited footlights or floodlights.

Planning Considerations

Often contemporary expectations and safety or security concerns lead to far higher levels of night-time site lighting in neighborhoods. Such demands should be met in ways that do not compromise the historic character of the site or district. Selective low-level lighting in key locations and the use of directional fixtures can help prevent problems with excessive lighting in historic districts. Timers and motion sensors that control light sources are also beneficial in limiting the impact of exterior lighting. When designing the introduction of supplemental exterior lighting, consider the design, materials, size, scale, and color of proposed fixtures as well as the brightness, height, and direction of the proposed light source. Direct lights towards the surface, such as steps or a path, to be lighted rather than illuminating the entire area. It is important not to overuse footlights, for the use of multiple low lights can create an undesirable, non-historic runway effect along walkways. Where low-mounted footlights are not appropriate, consider modest-height post mounted fixtures that are compatible with the human scale of the historic districts.

Guidelines: Exterior Lighting

1 Retain and preserve exterior lighting fixtures that contribute to the overall historic character of the district.

2 Retain and preserve the features, materials, details, and finishes of historic exterior lighting fixtures.

3 Protect and maintain the functional and decorative features of exterior lighting fixtures through routine inspections and appropriate maintenance and repair methods.

4 If all or parts of a historic exterior lighting fixture are too deteriorated to repair, replace with a fixture that is similar in design, scale, material, and finish.

5 Introduce exterior lighting fixtures, if needed, with care so that the overall historic character of the principal building, site, and district is not compromised or diminished. Ensure that the location, orientation, brightness, height, scale, and design of new exterior lighting fixtures are compatible with the human scale and historic character of the district.

6 In residential areas, introduce low-level lighting where needed to ensure safety and security. Utilize discreet, unobtrusive fixtures— such as footlights, recessed lights, directional lights, and lights on human-scale posts—to minimize their impact on the overall historic character of the site. Locate such fixtures with care and use directional lighting as necessary to prevent the security lighting from invading adjacent properties.

7 It is not appropriate to introduce indiscriminate lighting or to over-illuminate the facades or front yards of houses in the historic district. It is not appropriate to introduce multiple lights along front walks to create a runway effect.

8 It is not appropriate to introduce period lighting fixtures from an era earlier than the historic building or district in an attempt to create a false historical appearance.

Apply these guidelines to existing exterior lighting fixtures that contribute to the overall historic character of a building, site, or district and to proposed new exterior lighting fixtures in the historic districts.

9 Introduce exterior lighting of site features and plantings, if needed, so that it does not compromise the historic character of the site or district.

Signage

Small freestanding wooden signs mounted on wooden posts (above) are compatible with the residential character of the historic districts.

This wooden sign hanging from a decorative metal bracket is appropriate for the residential scale for the historic districts.

Institutional signs, traffic signs, historic district signs, and signs identifying the name and date of some historic buildings are all found within Warrenton's primarily residential historic districts. Signage for some commercial businesses within the districts can also be found.

Planning Considerations

Simple signs that do not detract from the overall historic character of the residential historic districts can discreetly provide necessary information or identification. It is important to carefully consider the design of the sign, including legibility of the typeface, color, and overall dimensions, as well as its supports and location. All signage within the historic districts must also comply with the local sign ordinance. Appropriately designed and sited signs that are two feet by three feet or smaller may be approved by staff without commission review. If signage must be added to a residential building, look for ways to install the sign without damaging or concealing significant architectural details. For example, applying clear adhesive films with opaque letters onto window or door glazing in appropriate locations is an inexpensive, unobtrusive and reversible way to add signage. Small plaques or wooden signs can sometimes be added to a building entrance without compromising the building as well. Larger signs in traditional materials can often be installed on low supports or a landscaped base to minimize their impact on the historic property. While painted wood or metal signs are appropriate within the historic districts, contemporary plastic signs and internally lighted signs are not.

Guidelines: Signage

1 Retain and preserve historic signs that contribute to the overall historic character of a building or district.

2 Retain and preserve the features, materials, details, and finishes of historic signage.

3 Replace missing, deteriorated or damaged signs with new signs that are compatible with the character of the building, site, and district.

4 Introduce new signage, if needed, with care so that the overall historic character of the building, site, and district is not compromised or diminished. Ensure that the location, orientation, material, height, scale, and design of new signage are compatible with the historic character of the building, site, and district.

5 In residential areas, install freestanding signs on low posts or bases that are compatible with the pedestrian scale of the historic district. Mount small identification signs on building facades in locations that do not conceal or damage significant architectural features or details.

6 Construct new signage out of traditional sign materials, such as wood, stone, or metal. It is not appropriate to introduce new signage in contemporary materials, such as plastics, or internally lighted signs that are incompatible with the overall character of the historic district.

Apply these guidelines to existing signs that contribute to the overall historic character of a building, site, or district and to proposed new signs in the historic districts.

Fences and Walls

Privacy fences like this wooden one can be added to enclose rear yards in the districts.

This new decorative cast iron picket fence is an appropriate choice for the front yard of a Victorian-era house.

Simple, painted wooden picket fences like this one surround some district front yards.

As a result of Warrenton's rolling topography, retaining walls constructed of brick, stone, or cast stone edge the front yards and driveways of many homes accommodating the rise in grade from the street to the front yard. Stone, brick or concrete steps generally lead up to these houses allowing the pedestrian access from the public sidewalk. Occasional low iron or wooden picket fences and hedges are also found in the districts, edging the perimeter of some front and side yards. Typically the wooden fences are painted white and the iron fences are painted in black or other dark colors. Higher wooden privacy fences enclose and screen the rear yards of some district houses.

Planning Considerations

The maintenance and repair of walls and fences generally follow the guidelines for their specific materials. Keeping a sound paint film on wooden and iron fences to prevent moisture damage is an especially important regular maintenance item. Retaining walls can begin to lean, crack, or settle if they are not properly supported and drained.

The introduction of picket fences in front yards where none existed is generally discouraged as not in keeping with the historic character of the neighborhood. Should a new picket fence be warranted, however, it should be similar in height, materials, finish, and picket detail with traditional fences found within the districts. Fences along street frontages and front property lines may not exceed four feet in height.

A desire for privacy or a means to confine pets to rear yards may trigger the planning of a utilitarian rear yard fence. Fences along rear property lines and rear side yards may be up to six feet in height. Constructing privacy fences out of traditional materials such as wood and limiting their installation to rear or rear side yards can minimize their visual impact on the historic district while accommodating contemporary needs. Contemporary vinyl or metal chain link fences are not consistent with the overall historic character of the historic districts and they should only be considered for small applications, such as dog pens, in unobtrusive locations that are not visible from the street. They are not appropriate to use for larger applications such as defining property lines. Screening new or existing metal or vinyl fencing with plantings can soften their visual impact as well.

A diagram on page 22, illustrates the maximum fence heights for properties.

Guidelines: Fences and Walls

1. Retain and preserve historic fences and walls that contribute to the overall historic character of the district.

2. Retain and preserve the historic features, materials, details, and finishes of historic fences and walls—including their dimensions, details, patterns, and texture.

3. Protect and maintain the functional and decorative wood, masonry, and architectural metal features of fences and walls through appropriate maintenance and repair methods. For example:

- Inspect routinely for signs of deterioration due to moisture damage, corrosion, structural damage, insect or fungal infes tation, or paint failure.
- Ensure adequate drainage to prevent water from collecting on horizontal surfaces, along foundations, or on decorative elements.
- Clean metal and wood fence surfaces using the gentlest effective means to prepare for repainting and repaint as necessary to maintain a protective paint film.
- Follow the design guidelines for maintaining wood, masonry, and architectural metals as applicable.
-

4. Repair deteriorated fences and walls and their distinctive features and materials by preservation methods appropriate for the specific materials.

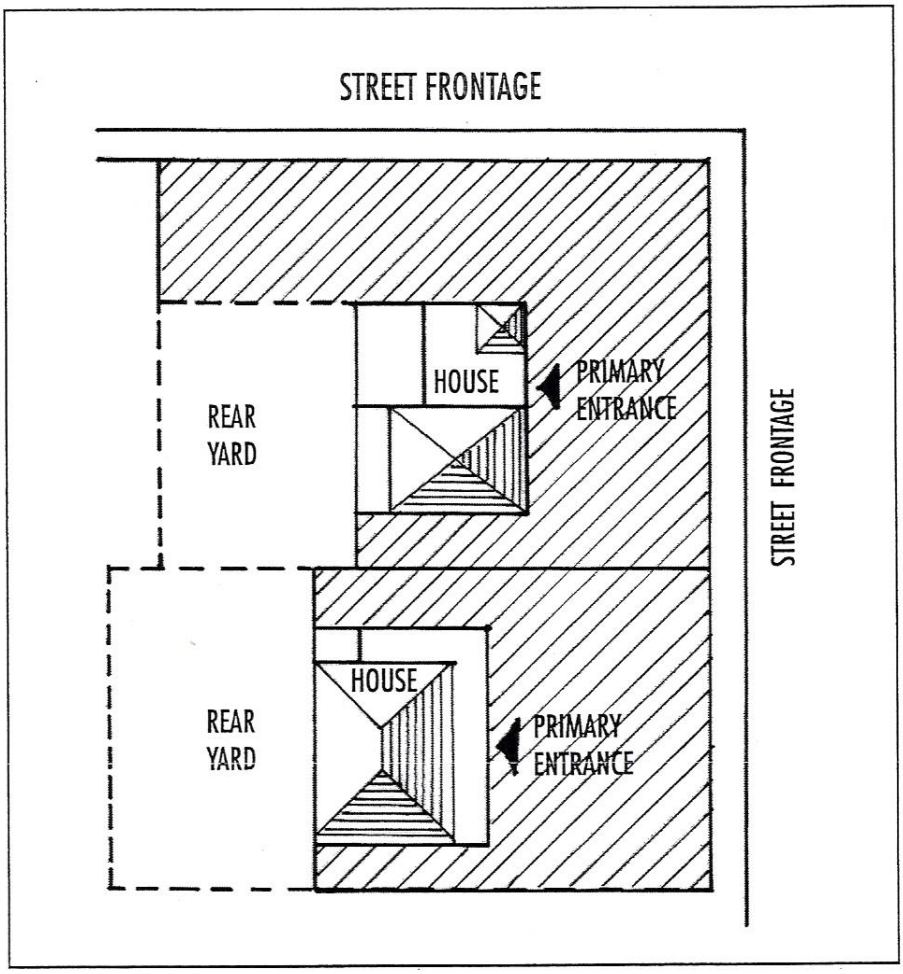
5. If all or parts of a historic fence or wall are too deteriorated to repair, replace to match the original in design, dimension, material, pattern, detail, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind.

6. If all or parts of a historic fence or wall are missing, either replace them to match the missing original (based upon accurate documentation) or replace them with a new feature that is compatible in design, scale, material, and detail with the building.

7. Introduce compatible new fences or walls, if needed, with care so that the overall historic character of the site and district is not compromised or diminished. The location and configuration of new fences and walls must be consistent with the character of the building and site. Construct new fences and walls in traditional materials and in designs that are compatible in configuration, scale, height, materials, and detail with the district.

8. Introduce contemporary utilitarian fences and walls, if necessary, only in rear or rear side yards and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.

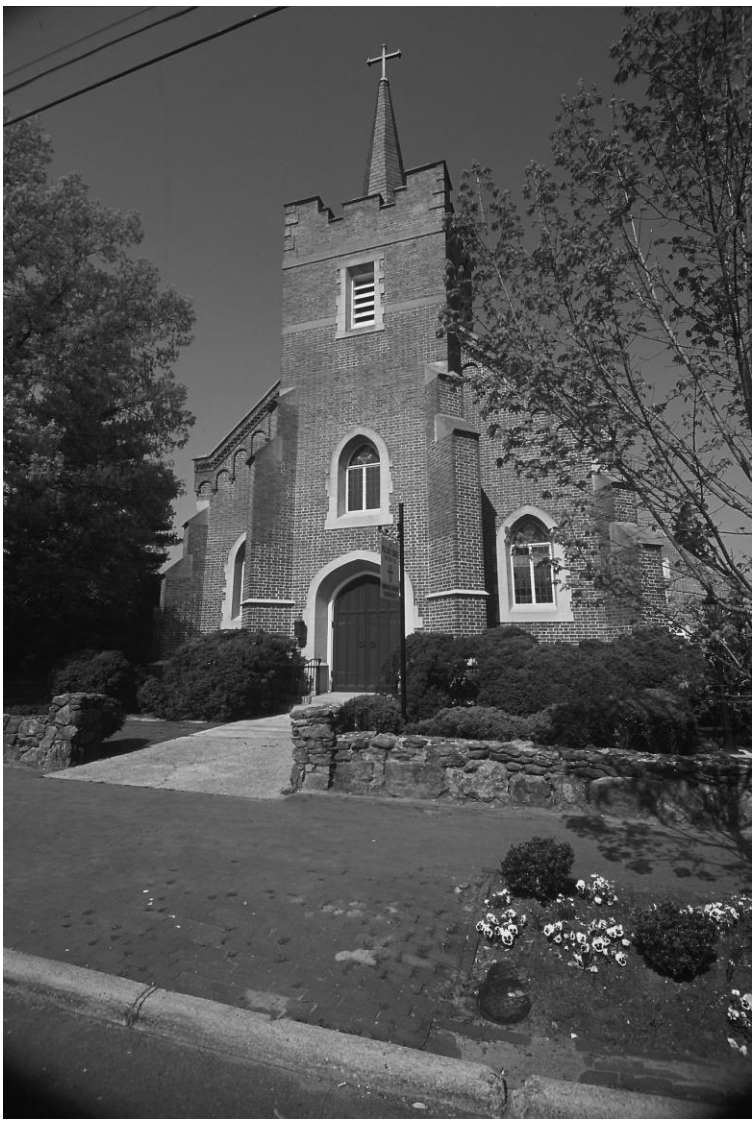
Apply these guidelines to existing fences and walls that contribute to the overall historic character of a site or district and to proposed new fences and walls in the historic districts.



This diagram illustrates the standards for fence heights. Fences along street frontages and front property lines cannot exceed four feet. These areas are indicated by a hatched line. Fences may be up to six feet in height along rear property lines and rear side yards. These areas are outlined by a dashed line.

This diagram illustrates the standards for fence heights. Fences along street frontages and front property lines cannot exceed four feet. These areas are indicated by a hatched line. Fences may be up to six feet in height along rear property lines and rear side yards. These areas are outlined by a dashed line.

Changes to Building Exteriors



Wood

Throughout Warrenton's historic districts, wood in a variety of applications is the most common exterior cladding and architectural trimwork material. Even the brick homes in the districts are ornamented with wooden porches, exterior trimwork, windows, and doors. Both the building technologies and the preferred architectural styles of earlier eras are reflected in the variety of wooden features and trim found in Warrenton's older neighborhoods. Applied wooden moldings often perform a functional as well as decorative role by accommodating or concealing the joints between different materials or intersecting planes on the building exterior.

Clapboard walls complemented by wood trim and punctuated by wood windows and doors are found throughout the districts.

Planning Considerations

Wood is a durable material that can last for more than a century if well maintained and protected from the elements by a sound paint film. However, it ages rapidly if left exposed to rain, wind, and ultraviolet light. Unfortunately, the new fast-growth lumber available today is typically inferior in quality to the slow-growth wood used in the construction of historic buildings. Prolonged moisture is the greatest threat to the longevity of wooden features as it invites rot, mildew, and invasion by insects, such as termites. Even wood surfaces that were traditionally left stained or unpainted should be protected by environmentally-safe preservatives to enhance their resistance to moisture and light. When replacing damaged wood on porches and other exposed locations, it is best to select a decay-resistant wood, such as cypress or redwood, or pressure-treated wood (wood chemically treated with preservatives during the manufacturing process). If only a section of a wooden member is deteriorated, replacement of the damaged section by splicing or patching in a new section of wood or consolidating the deteriorated wood with an epoxy repair product is preferred over total replacement. Epoxy wood consolidants are particularly appropriate for conserving a decorative element in place when replacement in kind would be difficult and expensive. If only sections of wooden clapboards or porch flooring are deteriorated, it is preferable to selectively replace those areas rather than replace all the clapboards or flooring. Such selective replacement requires careful matching of the material dimensions and details. Staggering the replacement joints so the cut lines do not align will make the replacement less apparent. Delayed maintenance of wooden exterior features and surfaces can result in peeling paint and more substantial preparation prior to repainting. Because wood is a relatively soft material, aggressive paint removal techniques—including sandblasting, power blasting, and propane or butane torches—are not appropriate as they will permanently damage the wood and accelerate the aging process leaving a rough or fuzzy raised grain appearance. Chemical strippers should only be used if gentler methods such as low-pressure washing with mild detergents and natural bristle brushes are ineffective.

The decorative features of this front porch illustrate the versatility with which wood can be milled.

Guidelines: Wood

1. Retain and preserve historic wood features and surfaces that contribute to the overall historic character of a building or site.

2. Retain and protect the historic details and finishes of wood features and surfaces including their configuration, dimensions, and texture.

3. Protect and maintain the functional and decorative wood features and surfaces of historic buildings and sites through appropriate maintenance and repair methods. For example:
   - Routinely inspect for signs of deterioration due to moisture damage, mildew, termites and other insect or fungal infestation.
   - Keep vertical joints properly sealed or caulked to prevent moisture infiltration. Do not seal horizontal joints in lap siding.
   - Ensure adequate drainage of flat, horizontal or decorative elements to prevent water from collecting on them.
   - Apply chemical preservatives to traditionally unpainted, exposed surfaces as needed to reduce the damage from moisture and ultraviolet light.
   - Maintain protective paint films on previously painted fea tures to reduce damage from moisture and ultraviolet light.
   - Routinely clean painted surfaces with the gentlest effective method and repaint surfaces when the paint film is damaged or deteriorated.
   -

4. Repair historic wood features and surfaces by appropriate preservation methods including patching, splicing, reinforcing, and consolidating, as well as using epoxy repair products.

5. If all or parts of a historic wood feature or surface are too deteriorated to repair, replace to match the original in design, dimension, material, detail, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind. It is not appropriate to cover or replace historic wood features or surfaces with contemporary substitute materials such as vinyl, aluminum, or masonite.

6. If all or parts of a historic wood feature or surface are missing, either replace them to match the missing original (based upon accurate documentation) or replace it with a new design that is compatible with the building's architectural character.

7. It is not appropriate to add wood features or details to a building or site in an attempt to create a false historic appearance.

Apply these guidelines to existing exterior wood features and surfaces that contribute to the overall historic character of a building or site and to proposed new exterior wood features and surfaces in the historic districts.

Masonry

Most of the buildings in the business district and public buildings are constructed of brick.

With the exception of the commercial district Warrenton does not have a large inventory of masonry structures. Warrenton and the surrounding county is fortunate to have many rock outcroppings which have been used in the retaining walls and rock walls that populate the historic district. These rock walls contribute the overall streetscape and general cosmetic appeal of the town.

Planning Considerations

Masonry surfaces are extremely durable and require minimal maintenance when compared to wooden surfaces. Cleaning masonry features is only necessary if they become heavily soiled or stained and are consequently allowing surface moisture to accelerate their deterioration. Vegetation climbing a masonry wall or foundation plantings too close to the building can also accelerate deterioration by preventing rainwater from rinsing the surface periodically. Cleaning a brick wall is usually a simple matter of using a low-pressure water source (like a garden hose) and scrubbing soiled areas with a natural bristle brush that cannot scratch the surface. However, chemical cleaners may be necessary for difficult stains. Always pretest chemical cleaners in an unobtrusive area to ensure they will not bleach or damage the brick or stone and thoroughly rinse the surface to neutralize the chemicals and prevent continued reaction. Sandblasting and power blasting are far too harsh for historic brick and stone surfaces but can be successfully used to clean concrete surfaces.

While most Warrenton residences are wood, brick is well represented in both small and substantial houses.

The most common repair for brick and stone features is the replacement of deteriorated mortar or mortar missing from the joints to prevent moisture penetration and subsequent damage. Before replacing the mortar, joints must be carefully cleaned and crumbling mortar removed. The new mortar must be mixed to match the original in strength and visual appearance. If stronger Portland cement mortars are used to replace softer lime mortars, they will eventually damage the masonry units themselves as the units expand and contract due to temperature differences. Matching the color and tooling of the original mortar joint is essential to maintaining the visual integrity of masonry features.

Painting an unpainted masonry feature compromises its historic character by diminishing its inherent pattern, texture and color. It also requires ongoing maintenance of the paint film. For these reasons, the painting of historic masonry features is not appropriate unless they have been previously painted. Once a masonry surface has been painted, the total removal of the paint without damaging the masonry substrate is difficult and expensive. Consequently, continuing to repaint it, as necessary, in appropriate colors is generally recommended.

Guidelines: Masonry

1. Retain and preserve historic masonry features and surfaces that contribute to the overall historic character of a building or site.

2. Retain and protect the historic details and finishes of masonry features and surfaces including their configuration, dimensions, bonding patterns, and texture.

3. Protect and maintain the functional and decorative masonry features and surfaces of historic buildings and sites through appropriate maintenance and repair methods. For example:
   - Routinely inspect for signs of deterioration due to moisture damage, structural settlement or cracks, loose or missing masonry units, and deteriorated or missing mortar.
   - Ensure adequate drainage to prevent water from collecting on flat, horizontal or decorative elements or along foundation walls or piers.
   - Clean masonry surfaces when heavily soiled with the gentlest effective method to prevent deterioration.
   - Repaint previously painted masonry surfaces as necessary.

4. Repair historic masonry features and surfaces by appropriate preservation methods including repointing, piecing-in, reinforcing, and consolidating damaged or deteriorated masonry. It is not appropriate to apply a waterproof coating to an exposed masonry foundation or surface rather than repair it.

5. If all or parts of a historic masonry feature, module, or surface are too deteriorated to repair, replace to match the original in design, dimension, material, pattern, detail, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind.

6. If all or parts of a historic masonry feature or surface are missing, either replace them to match the missing original (based upon accurate documentation) or replace it with a new design that is compatible with the building's architectural character.

7. It is not appropriate to add masonry features or details to a building or site in an attempt to create a false historic appearance.

Apply these guidelines to existing exterior masonry features and surfaces that contribute to the overall historic character of a building or site and to proposed new exterior masonry features and surfaces in the historic districts.

Architectural Metals

A sound paint film must be applied to these cast iron store fronts to prevent corrosion.

Architectural metal features—including pressed metal shingles, standing seam roofs, wrought iron fences, cast iron railings and grilles, brass hardware, decorative roof finials, and copper gutters— contribute to the architectural character of Warrenton's historic districts. Whether wrought, rolled, cast, pressed, or extruded, the resulting texture, detail, and shape of different architectural metals is generally defined by the manufacturing process. The color may be inherent to the metal, as is the case with copper and bronze, or applied as is the case with ferrous metals, which must be painted to prevent corrosion.

Planning Considerations

Architectural metal features should be inspected regularly for evidence of deterioration. The reaction of metals to the atmosphere and the moisture it contains results in a chemical reaction called corrosion. Galvanic action, a chemical reaction caused by contact between two dissimilar metals, is another source of metal corrosion. While copper, bronze, stainless steel, and aluminum develop a patina that protects them from corrosion, ferrous metals (those metals containing iron) will continue to corrode if they are not protected by a sound paint film. If the paint film is allowed to deteriorate, the metal substrate will begin to rust and flake. To prevent continued corrosion, all rust must be removed from the surface and it must be primed immediately with a zinc-based primer or other rust-inhibiting primer to prevent future corrosion. A metal roof can last for more than a century making its routine maintenance, repair, and repainting a sound investment.

The proper cleaning technique for architectural metals depends on how malleable, or soft, they are. Chemical cleaners are best for soft metals such as copper, lead, tin, and terneplate because they are nonabrasive and they will not scratch the surface. To ensure the chemical solution will not damage or discolor the metal, a pre-test should always be conducted on an inconspicuous sample area. Corrosion of cast and wrought irons as well as other hard metals can usually be cleaned off by handscraping or wirebrushing before repriming.

Guidelines: Architectural Metals

1. Retain and preserve historic architectural metal features and surfaces that contribute to the overall historic character of a building or site.

2. Retain and protect the historic details and finishes of architectural metal features and surfaces including their configuration, dimensions, patterns, color, and texture.

3. Protect and maintain the functional and decorative architectural features and surfaces of historic buildings and sites through appropriate maintenance and repair methods. For example:
   - Routinely inspect for signs of moisture damage, corrosion, structural failure, paint film failure, and galvanic action.
   - Ensure adequate drainage of flat, horizontal or decorative elements to prevent water from collecting on them.
   - Routinely clean roofs and gutters of debris and leaves.
   - Maintain protective paint films and lacquers on previously coated features to prevent corrosion.
   - Clean painted surfaces to remove corrosion as necessary with the gentlest effective method and repaint surfaces promptly when the paint film is damaged or deteriorated.

4. Repair historic architectural features and surfaces by appropriate preservation methods including patching, splicing, and reinforcing.

5. If all or parts of a historic architectural metal feature or surface are too deteriorated to repair, replace to match the original in design, dimension, material, pattern, detail, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind.

6. If all or parts of a historic architectural metal feature or surface are missing, either replace to match the missing original (based upon accurate documentation) or replace with a new design that is compatible with the building's architectural character.

7. It is not appropriate to add architectural metal features or details to a building or site in an attempt to create a false historic appearance.

Apply these guidelines to existing exterior architectural metal features and surfaces that contribute to the overall historic character of a building or site and to proposed exterior architectural metal features and surfaces in the historic districts.

Paint and Exterior Color

Period paint colors are encouraged but not regulated or subject to COA

The Warrenton Historic District Commission encourages the use of period color in the maintenance and rehabilitation of buildings within the historic districts, but it does not regulate or review color choice. Ideally, paint colors should be historically appropriate for the age and style of the building and they should be correctly placed on the building but, ultimately, color choice is a matter of personal preference. Today's market offers a wide range of colors that are historically documented or historically appropriate, so property owners can express their individuality while still maintaining the historic integrity of the house. If requested, the Commission will provide guidance to property owners regarding paint color and placement. Also, the Appendix provides references on appropriate paint colors.

To ensure a sound paint bond, the deteriorated sections of previous paint layers on wood siding have to be scraped and sanded prior to repainting.

Older residents of Warrenton may recall that their houses were always white, and this is indeed true for their lifetimes. In many cases, however, the houses are older than the memories and beneath those layers of white paint is a more varied combination of period colors. If a property owner is interested in repainting a historic building in its original paint scheme, those colors can usually be determined through a paint sample analysis by a preservation professional.

Planning Considerations

Exposure to lead-based paint presents a health risk to those who work or live around it, especially children. The State Historic Preservation Office and the Health Department can provide current information on making a building lead-safe.

A Certificate of Appropriateness is not required for the painting of any building in Warrenton's historic districts. If repainting an older structure, property owners should be aware that the presence of deteriorated lead-based paint (used commonly through the 1950s) creates a health hazard and certain precautions are necessary to ensure a lead-safe building and site.

Routine cleaning of a painted surface involves washing with a low pressure water source, such as a garden hose, to remove surface dirt and mildew. However, the use of high pressure water or waterblasting is not recommended because they can damage not only a sound paint film but also the underlying material and even force water into a wall cavity. Repainting a building exterior involves careful preparation as well as cleaning to ensure success. Loose or peeling paint must be removed down to any intact paint layers. Usually, handscraping and hand-sanding are adequate for this step. In some situations, more aggressive techniques such as electric hot-air guns (for decorative wooden features) or electric heat plates (for flat wood surfaces) may be necessary. Because destructive techniques including sandblasting, waterblasting, and using propane or butane torches can cause irreversible damage to historic wood, soft metal, and masonry surfaces, they are not appropriate to use on historic buildings. After a wooden surface has been cleaned, scraped, and sanded, any exposed wood areas should be primed with a high-quality exterior primer and any vertical joints recaulked prior to repainting with a compatible paint product. The preparation for stucco or previously painted masonry surfaces is parallel to that for wood. The painting of architectural metals is discussed on page 28.

Guidelines: Paint and Exterior Color

Note: Paint color is not regulated by the Warrenton Historic District Commission.

1. Retain and preserve painted finishes that contribute to the overall historic character of a building or site.

2. Retain and protect intact historic painted finishes, such as paints, stains, lacquers, graining, and marbleizing, on exterior features and surfaces.

3. Protect and maintain the painted or stained features and surfaces of historic buildings and sites through appropriate maintenance and repair methods. For example:

- Routinely inspect for signs of paint film failure, moisture damage, mildew, discoloration, and dirt film.
- Extend the life of painted or stained surfaces by cleaning them regularly using the gentlest means possible.
- Remove deteriorated paint layers prior to repainting using the gentlest means possible; however, do not remove intact paint layers. Consider using heat guns or heat plates selectively only if handscraping and sanding are ineffective. It is not appropriate to remove paint films through destructive methods such as sandblasting, waterblasting, and propane or butane torches.
- Prior to repainting, ensure that all surfaces are clean and dry, prime any exposed metal or wood surfaces, and recaulk or seal vertical wood joints properly.
- Recoat painted or stained surfaces as necessary using compatible paint systems to maintain a sound paint film.
-

4. Repaint previously painted exterior features and surfaces in colors appropriate to the style and period of the historic building.

5. It is not appropriate to paint stone, brick, concrete, or metal features that were not painted historically.

Apply these guidelines to existing painted or stained exterior features and surfaces that contribute to the overall historic character of a building or site and to proposed painted or stained exterior surfaces in the historic districts.

Roofs

The visual prominence of the roof form and pitch makes their preservation critical to preserving the overall character of a historic building. The variety of roof forms found throughout Warrenton's historic districts reflects the diversity of architectural styles they contain. Although both steep gable and hip roof forms are the most typical of the many Victorian-era roofs, gambrel and mansard roofs are found as well as the lower pitched gables of the later bungalows. Corbeled chimneys, prominent dormers, vertical towers, elaborate gable trimwork, exposed brackets, and boxed cornices are all historic roof features that enhance the architectural character of historic roofs. While many roofs are now covered in contemporary asphalt or composition shingles, a number of metal roofs—both pressed shingle and standing seam—are found in the districts as well as slate and tile roofs, some enhanced by decorative shingle patterns.

This original tin roof is patterned

Planning Considerations

The obvious role of roofs—to shelter from rain and weather—requires diligence in routine maintenance and timely replacement of deteriorated shingles or flashing. Gutters filled with leaves and downspouts clogged with debris can quickly lead to moisture damage. Built-in gutters are concealed from view behind decorative boxed cornices and, consequently, their deterioration may go undetected for some time if not checked regularly. The joints created when chimneys, dormers, towers, or cornices penetrate or meet the roof planes are critical areas for water infiltration and also require careful monitoring.

Deteriorated asphalt or composition shingles are usually replaced with contemporary fiberglass/composite shingles of a similar scale and color. Such roofing materials are not distinctive enough to warrant precise matching; however, slate or tile roofs are quite distinctive warranting the extra effort to carefully repair them and selectively replace in kind rather than replace the entire roof. If properly maintained, slate and tile roofs can last for a hundred years—well over the thirty year life span of a high quality fiberglass shingle roof. Metal roofs require diligent maintenance of a sound paint layer to prevent corrosion; but if well cared for, they too can last more than a lifetime.

Roofs often provide convenient locations for a variety of mechanical and utility elements—including mechanical units, satellite dishes, and ventilators. Skylights as well as solar panels are other contemporary roof features. The installation of such non-historic elements on a historic roof usually compromises its historic character and may also damage historic roof materials or features. For these reasons, locating contemporary elements on historic roofs should only be considered if an inconspicuous location, not visible from the street, can be identified and if no significant historic roof features will be damaged or concealed.

Any reroofing project within the historic districts requires a Certificateof Appropriateness as does the recoating of a metal roof.

Guidelines: Roofs

1. Retain and preserve historic roofs and roof forms that contribute to the overall historic character of a building.

2. Retain and preserve the historic features, materials, details, and finishes of roofs—including their dimensions, details, patterns, and texture.

3. Protect and maintain the functional and decorative wood, masonry, and architectural metal features of roofs through appropriate maintenance and repair methods. For example:
   - Inspect routinely for signs of deterioration due to moisture damage, corrosion, or paint failure.
   - Replace deteriorated roof flashing as needed with first quality flashing.
   - Clean downspouts and gutters of debris to ensure proper drainage.
   - Clean metal roof surfaces using the gentlest effective means to prepare for repainting and repaint as necessary to maintain a protective paint film.

4. Repair historic roofs and their distinctive features and materials by preservation methods appropriate for the specific materials.

5. If all or parts of a historic roof material or feature are too deteriorated to repair, replace to match the original in design, dimension, material, pattern, detail, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind.

6. If all or parts of a historic roof feature are missing, either replace them to match the missing original (based upon accurate documentation) or replace them with a new feature that is compatible in design, scale, material, and detail with the building.

7. Install new gutters and downspouts, if needed, with care so that architectural features are not damaged or concealed. Paint or select enamel finishes for gutters and downspouts in colors compatible with the building.

8. It is not appropriate to compromise the architectural character of a historic roof by either introducing or eliminating features such as dormers, chimneys, skylights, and ventilators on roof slopes that are visible from the street.

9. It is not appropriate to install contemporary features such as mechanical equipment, satellite dishes, ventilators, solar panels, and skylights on roofs of historic buildings unless they can be located in areas that are not visible from the street and do not compromise the historic character of the roof.

10. It is not appropriate to remove or cover over historic roof features—such as built-in gutters, dormers, and chimneys—rather than repair them.

Apply these guidelines to existing roofs including their forms, features, and details that contribute to the overall historic character of a building and to proposed changes to roofs in the historic districts.

Exterior Walls and Trim

Warrenton's historic district is predominately composed of wooden frame houses. All of the antebellum houses with the exception of the Green Polk House and the Eaton House are of a wooden frame construction. Most of the weatherboard is square edge. There are a few residences with a moulded or beaded siding. Residential houses built during the early part of the twentieth century, 1920 and later, were largely brick. The entire commercial district is composed of brick or masonry buildings.

Planning Considerations

A second story porch on the street facade adds variety and complexity to this house.

If protected by a sound coat of paint and kept free of excessive moisture, wood clapboards and trimwork can last indefinitely. However, if a house has been neglected for several years, it may be necessary to selectively replace deteriorated siding and extensively prepare surfaces prior to repainting. Fortunately, wood siding in different widths and finishes and a wide variety of exterior trimwork remain popular building materials today, making any necessary replacement in kind of most historic elements a viable option.

For historic brick houses and the brick foundations of the frame houses, repairs usually follow the occasional cleaning and traditional repointing techniques described in the masonry guidelines. The few stucco walls found in the districts may deteriorate due to moisture damage and then require careful patching with new stucco to match the original in texture, thickness, and strength.

Replacing or covering over wooden clapboards with a substitute siding such as vinyl, aluminum, asbestos, or asphalt is not appropriate in the historic districts because it seriously compromises the architectural integrity of a historic building. Since they do not truly replicate the qualities of wood siding or stucco surfaces, these contemporary materials are not considered appropriate substitutions for the materials they imitate in the historic districts. In addition to eliminating or damaging the original clapboards, the installation process often results in the removal or concealment of architectural trimwork and details. While the substitute sidings may temporarily eliminate the need to repaint the original wood siding, they may also conceal ongoing moisture problems, structural deterioration, or insect damage—allowing such problems to go undetected. In addition, some vinyl claddings discharge hazardous gases during fires.

Guidelines: Exterior Walls and Trim

1. Retain and preserve historic exterior walls and related trim that contribute to the overall historic character of a building.

2. Retain and preserve the historic features, materials and finishes of exterior walls—including their configuration, dimensions, details, and texture.

3. Protect and maintain the functional and decorative wood, masonry, and architectural metal features of exterior walls and trim through appropriate maintenance and repair methods. For example:
   - Inspect routinely for signs of deterioration due to moisture damage, structural damage or settlement, insect or fungal attack, vegetation, corrosion, or paint failure.
   - Ensure adequate drainage to prevent water from collecting on horizontal surfaces, along foundations, or on decorative elements.
   - Clean surfaces using the gentlest effective means to remove heavy soiling or prepare for repainting.
   - Repaint previously painted surfaces as necessary to maintain a sound, protective paint film.

4. Repair historic exterior walls and trim and their distinctive features and materials by preservation methods appropriate for the specific material.

5. If all or parts of an exterior wall and trim are too deteriorated to repair, replace to match the original in design, dimension, material, pattern, detail, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind.

6. If all or parts of a historic wall and trim are missing, either replace them to match the missing original (based upon accurate documentation) or with a new wall and trim design compatible in scale, material, texture, and detail.

7. It is not appropriate to compromise the architectural character of a historic building by either introducing or eliminating window or door openings, balconies, bays, chimneys, or vents on its character-defining exterior walls.

8. It is not appropriate to remove or conceal material details of historic exterior walls—including wooden shingles, brackets, panels, corner boards, band boards, and decorative trimwork.

9. It is not appropriate to replace or cover over historic wall materials—including clapboard, brickwork, stucco, and shingles—with contemporary coatings or substitute sidings such as vinyl, masonite, or aluminum.

10. It is not appropriate to add features or details to an exterior wall in an attempt to create a false historical appearance.

Apply these guidelines to existing exterior walls and trim, including their forms, features, materials, surfaces, and details, that contribute to the overall historic character of a building and to proposed changes to exterior walls and trim in the historic districts.

Windows and Doors

Windows and doors add rhythm, scale, and stylistic detail to the buildings in Warrenton's historic districts as they also accommodate daylight, access, view, and ventilation for the occupants. Most typical throughout the neighborhoods are wooden double hung windows in a variety of pane configurations and paneled wooden front doors, often with glazing in the upper half. Double front doors and entrances with transoms and sidelights add interest to some of the larger homes as well. The variations in sash subdivision—from the straightforward one-over-one sash of many bungalows to the elaborate diamond pane sash of some Queen Ann houses—reinforce the diversity of architectural styles found throughout the districts.

Planning Considerations

It is always preferable and usually more cost effective to preserve original windows and doors rather than replace them. Routine maintenance and prompt repairs, including reglazing sash, recaulking wood joints, and applying a sound paint film, will substantially extend the useful life and energy-efficiency of historic windows and doors. Other typical repairs for double hung windows include adjusting sash that stick and replacing broken panes or deteriorated sash cords.

For localized areas of deterioration or damage, wood epoxy repair products can often prevent replacement of the entire sash or door. If replacement is warranted, it always desirable to retain the existing frame and surround, or casing, if possible. Fortunately, wood windows and doors are readily available in a variety of stock sizes and configurations; however, custom-made units are also a viable alternative for the more difficult to match units.

While it is always preferable to match the original unit as precisely as possible, if it is necessary to compromise, it is more important to match the materials and overall dimensions of a window or door than to precisely match the sash subdivision or door panel configuration. The replacement of original wood windows with solid vinyl, vinyl clad, or aluminum clad units significantly diminishes the architectural integrity of a historic building and is not an acceptable compromise in the historic districts. While it is important to retain original stained, leaded, or tinted glass, it is generally not appropriate to replace clear glass with tinted, bronzed, or stained glass in the historic districts.

Guidelines: Windows and Doors

1. Retain and preserve historic windows and doors that contribute to the overall historic character of a building.

2. Retain and protect the historic features, materials, and finishes of windows and doors—including their configuration, dimensions, details, and texture.

3. Protect and maintain the functional and decorative wood, glass, and architectural metal features of windows and doors through appropriate maintenance and repair methods. For example:
   - Inspect routinely for signs of deterioration due to moisture damage, air infiltration, insect or fungal attack, corrosion, or paint failure.
   - Clean surfaces as needed using the gentlest effective means.
   - Repaint previously painted surfaces as necessary to maintain a sound, protective paint film.
   - Reglaze sash as needed to prevent air or moisture infiltration.
   - Weatherstrip windows and doors to enhance their energy efficiency.

4. Repair historic windows and doors and their distinctive features and materials by appropriate preservation methods including patching, splicing, reinforcing, and consolidating with wood epoxy repair products.

5. If all or parts of a window or door are too deteriorated to repair, replace to match the original in design, dimension, material, detail, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind. It is not appropriate to replace wood windows with vinyl or aluminum units.

6. If all or parts of a historic window or door unit are missing, either replace it to match the missing original (based upon accurate documentation) or replace it with a design sized to the opening and compatible with the building's architectural character.

7. It is not appropriate to significantly alter the street facade of a historic building by either introducing or covering over window or door openings.

8. Introduce new windows or doors, if necessary, in carefully considered locations and only on non-character-defining elevations.

9. It is not appropriate to install "snap in" or false muntins in an attempt to simulate window sash with pane subdivisions.

Note: See the Utilities and Energy Retrofit section for guidelines on storm windows, storm/screen doors, awnings, and shutters.

Apply these guidelines to existing windows and doors, including their configuration, placement, materials, patterns, and details, that contribute to the overall historic character of a building and to proposed changes to windows and doors in the historic districts.

Porches, Entrances, and Balconies

Deep front porches span the full width of many homes and line the streetscapes of Warrenton's historic districts contributing in significant ways to their overall character. Although the stylistic details vary, the functional and decorative features of these one story wooden porches typically include columns, balustrades, soffits, piers, steps, beaded board ceilings, and tongue-and-groove floors. Second story balconies and an occasional classically detailed two-story portico also can be found within the districts.

Gracious full width front porches that partially wrap around one or both side elevations, like this one, are found on many houses in the historic district.

Planning Considerations

The wooden construction of most porches, entrances, and balconies combined with their exposure to the elements make porches especially vulnerable to the elements. The caulking of all vertical joints, maintaining a protective layer of paint, and ensuring that a positive slope (away from the building) facilitates the rapid drainage of rain water from porch surfaces are all important steps in extending the life of a historic porch, entrance, or balcony. It is also important to maintain a sound roof and clear gutters and downspouts to prevent the undetected deterioration of a porch structure.

The repair of porches, balconies, and entrances parallels that of exterior walls and trimwork. Fortunately, most traditional porch materials are still readily available today—including beaded board for the ceilings, tongue-and-groove flooring, and a variety of columns and balustrade designs. For localized deterioration, it is usually preferable to selectively patch in new materials rather than replacing the entire feature. To minimize the visibility of patched areas, stagger the length of replacement members. Often the most cost effective and material conserving approach to patching small areas of columns and decorative trimwork is with epoxy repair products. Larger scale damage may require the splicing in of new wood to match the original. If simple porch elements are deteriorated beyond repair, they can sometimes be closely duplicated in stock millwork. Replacing more elaborate elements may require custom millwork. It is always important to select replacement elements that are of the same scale as the original elements. Likewise, the spacing of new balusters in a porch railing should match the spacing of the original balusters.

Given the prominence of front porches and entrances, it is important to preserve their distinctive features and details. Removing brackets or other decorative details rather than repairing or replacing them compromises the architectural character of the historic building. Likewise, the enclosing of a front porch, entrance, or balcony would significantly diminish the historic character of a building. Even the enclosure of a less prominent side or rear porch should be carefully considered and should only be undertaken if the porch's architectural character can be retained.

Guidelines: Porches, Entrances, and Balconies

1. Retain and preserve historic porches, entrances, and balconies that contribute to the overall historic character of a building.

2. Retain and preserve the historic features, materials, and finishes of porches, entrances, and balconies—including their configuration, dimensions, details, and texture.

3. Protect and maintain the functional and decorative wood, masonry, or architectural metal features of porches, entrances, and balconies. For example:
   - Inspect routinely for signs of deterioration due to moisture damage, settlement or structural damage, insect or fungal attack, corrosion, or paint failure.
   - Ensure adequate drainage of water to prevent it from collecting on horizontal surfaces, along foundations, or on decorative elements.
   - Clean surfaces and features as needed using the gentlest effective means.
   - Repaint previously painted surfaces as necessary to maintain a sound, protective paint film.

4. Repair historic porches, entrances, and balconies and their distinctive features and materials by appropriate preservation methods including patching, splicing, reinforcing, and consolidating with wood epoxy repair products.

5. If all or parts of a historic porch, entrance, or balcony are too deteriorated to repair, replace to match the original in design, dimension, material, detail, scale, and texture. If possible, limit replacement to the deteriorated section only. Consider a compatible substitute material only if it is not feasible to replace in kind.

6. If all or parts of a historic porch, entrance, or balcony are missing, either replace it to match the missing original (based upon accurate documentation) or replace it with a design that is compatible with the historic building and district.

7. It is not appropriate to significantly alter the street facade of a historic building by either introducing a new porch, entrance, or balcony or removing an original porch, entrance, or balcony.

8. It is not appropriate to add features or details to a porch, entrance, or balcony in an attempt to create a false historic appearance.

9. It is not appropriate to enclose a front porch or balcony on the front of a historic building. Consider enclosing a historic side or rear porch or balcony only if its original form and architectural character are maintained.

Apply these guidelines to existing porches, entrances, and balconies, including their configuration, features, materials, and details, that contribute to the overall historic character of a building and to proposed changes to porches, entrances, and balconies in the historic districts.

Utilities and Energy Retrofit

The visual impact of mechanical units can be reduced through discreet siting and screening.

In Warrenton's historic neighborhoods, a variety of traditional energy conservation practices continue to benefit today's residents. Mature trees provide shade for many houses protecting them from the solar gain of direct summer sun. Double-hung windows, typical of buildings in the historic districts, allow residents to control the exchange of fresh air and capitalize on cool breezes. The gracious depth of front porches mediates the intrusion of outside temperatures and offers shady outdoor living areas. Gable vents, tall attics, ventilated crawl spaces, high ceilings, operable transoms, awnings, and shutters are other traditional energy conserving features that continue to offer thermal relief to occupants of historic houses. It is important to accommodate contemporary energy conservation measures, upgrades in mechanical systems, and new communication or utility services in Warrenton's historic districts in ways that do not compromise their historic character.

Planning Considerations

Traditional wood screen doors like these are still available in a variety of styles that are appropriate within the historic districts.

Before initiating new energy-saving steps, wise property owners will capitalize on existing conservation features. For example, air infiltration around doors and windows can often be dramatically reduced if deteriorated weatherstripping and cracked glazing, that seals the glass panes into the sash, are replaced. Their weathertightness can be further enhanced through the installation of storm windows and doors. The addition of insulation in attic and crawl spaces as well as the replacement of inefficient mechanical units are other retrofit measures that may have no visual impact on the historic property but may have substantial impact on energy costs. Maintaining mature shade trees and replacing trees lost to disease or storm damage are also prudent energy conserving measures.

If electing to install storm windows, select units with narrow profiles sized to fit the openings and finished to blend with the color of the existing windows. Choosing operable storm units will allow owners to continue to open them when desired. Operable storm units that align with the sash subdivision of the existing windows minimize their visual impact. It is important to avoid deterioration of the window sill and sash due to condensation by keeping ventilation holes at the base of storm units clear and open.

Storm doors with full "lights" (large, single glass panes) conceal less of the existing door, minimizing their visual impact—as does selecting storm units that have a baked enamel finish or are painted in a color that is compatible with the existing door.

The visual impact of exterior mechanical units, utility meters, and communication equipment can be reduced through discreet siting. For example, rear or rear/side yards, and rear slopes of roofs are locations generally not visible from the street. Screening through landscaping or fencing can further diminish the impact of such equipment.

Guidelines: Utilities and Energy Retrofit

1. Retain and preserve energy-conserving features that contribute to the overall historic character of historic buildings or sites—including large shade trees, projecting front porches, operable windows and transoms, and operable louvered shutters and gable vents.

2. Improve the thermal efficiency of historic buildings through traditional, appropriate methods—including caulking and weatherstripping, reglazing loose window panes, and, where appropriate, installing storm windows and doors, operable shutters, or awnings.

3. Minimize the visual impact of storm windows by installing narrow-profile exterior storm windows so that they do not obscure or damage the window sash or frame. Align the meeting rails of operable storm windows with the existing sash division of double-hung windows. Paint or select enamel finishes for storm windows in colors compatible with the sash color. Storm windows with a bare aluminum finish are not appropriate in the historic districts.

4. Minimize the visual impact of screen/storm doors by installing full-light wood or aluminum doors so that they do not damage or obscure the existing door or frame. Paint or select enamel finishes for storm/screen doors in colors compatible with the existing door finish. Storm/screen doors with a bare aluminum finish are not appropriate in the historic districts.

5. Replace deteriorated or missing wooden shutters with new units that match the original, are sized to fit the window opening, and are mounted to the sash side of the window casing so they can be operated. It is not appropriate to add shutters in locations where they were not used originally.

6. Install fabric awnings, if desired and historically appropriate, with care over window, door, or porch openings to ensure that historic features are not obscured or damaged.

7. Minimize the intrusion of new mechanical systems by installing units in areas that require the least alteration to the historic building and screening outside units from view.

8. Minimize the visual impact of new utilities and mechanical equipment—including heating and air conditioning units, meters, exposed pipes, cables and wires—by locating them inconspicuously in areas not visible from the street and screening them from view.

9. It is not appropriate to introduce mechanical or communication equipment—including solar collectors, satellite dishes, and mechanical units—in locations that visually compromise the character of a prominent exterior elevation or a historic roof, or on roof slopes visible from the street.

Apply these guidelines to proposed changes to buildings or sites in the historic districts related to utilities or energy conservation.

A simply detailed wooden ramp provides access to this front porch. The placement of the ramp on the side of the minimizes its visual impact. On the opposite page, a compatible brick and concrete ramp constructed along the church's side elevation provides access to the front entrance.

The discreet addition of a simple metal handrail improves accessibility to this front porch.

Accessibility and Life Safety Considerations

If the use of a historic building is changed, a substantial rehabilitation is planned, or there is a need for public access, compliance with current building code and life safety standards may be triggered. For historic properties, some flexibility in meeting current standards is provided in both the North Carolina State Building Code and the Americans with Disabilities Act of 1990. The Historic District Commission does not review proposed uses for historic buildings; however, it does review proposed changes to a historic building and its site to determine if exterior changes are consistent with the design guidelines for Warrenton's historic districts.

Planning Considerations

Planning changes to accommodate accessibility or life safety requirements while maintaining the architectural integrity of the building and the historic character of a site can be challenging for property owners. It is wise to seek assistance from the commission and code officials early in the planning process. Often, there are several alternatives ways to meet or exceed the pertinent standard. Of course, solutions that minimize the impact of the change on the historic property are always preferable as are reversible solutions.

Frequently, the raised foundation of a historic building requires a ramp or lift to accommodate the change in height from the site to the first floor level. Life safety requirements may call for the addition of a fire exit and/or fire stair. More minor changes such as the addition of a handrail, safety railing, or accessible parking space may be needed as well. Often creative solutions can be identified that meet the concerns of the historic preservation commission as well as code officials.

Guidelines: Accessibility and Life Safety Considerations

1. Give full considerations in planning new uses or changes for historic buildings to accessibility and life safety code implications. Review the compatibility of such changes with the architectural integrity of the building and the historic character of the building and site.

2. Seek the input of the Historic District Commission, local code officials, and preservation specialists in identifying appropriate solutions that meet or exceed accessibility and life safety code requirements.

3. Meet accessibility and life safety codes in ways that do not compromise the overall historic character of the building and site.

4. Design alterations to meet accessibility and life safety codes so that the building's architectural integrity, character-defining facades, and significant features are not compromised.

5. Introduce new or additional means of access or egress, if necessary, in ways that do not compromise the design of a historic porch or entrance.

6. Design and locate fire exists, fire stairs, or related features so their visual impact is minimized. Locate such features on non-character-defining elevations, such as rear walls. Design the feature to be compatible in scale, materials, proportion, detail, and finish with the historic building.

Apply these guidelines to proposed changes to buildings or sites in the historic districts related to accessibility or life safety considerations.

New Construction and Additions

Decks

The deck is a popular contemporary outside amenity that is comparable in use to the more traditional patio or terrace. It is usually constructed of wood and raised on posts above ground level to align with the first floor level of the house. Most typically, decks are located on the rear elevation of a house and lead out to the backyard via steps. Like any addition to a historic house, a deck should be discreetly located, compatibly designed, and structurally self-supporting. A deck should not be so large or prominent that it visually overpowers the historic building or the site.

Planning Considerations

Locating a deck so that it does not compromise the overall historic character of the building and site can be challenging. Since decks are inherently contemporary in character, it is important to site them so they are not visible from the street. Usually, an inconspicuous location along the building's rear elevation can be identified. By insetting a deck at least six inches from either rear corner its visibility can be further minimized. It is also important to locate decks so they do not require the removal of significant building or site features, such as original porches or mature trees. To avoid unnecessary damage to the historic house, the deck should be constructed to be self-supporting and with minimal structural connections to the house.

Given their exposure to the elements, it is best to construct decks of pressure-treated lumber or naturally decay-resistant woods, like redwood or cypress. In addition, decks should be painted or stained to protect them from moisture and ultraviolet light. Painting or staining a deck also provides an opportunity to enhance its compatibility with the historic house through the selection of complementary colors. The State Building Code requires a railing for safety on most decks. Rather than imitating the original details of the historic house, it is best to select simple—but compatible—details for the deck railings and steps. Traditional treatments such as foundation plantings or lattice screening can soften the impact of the exposed deck structure and visually tie the deck to the house foundation.

Guidelines: Decks

1. Introduce decks, if desired, in locations that do not compromise the overall historic character of the building or site.

2. Locate decks inconspicuously in areas that are not visible from the street—typically along the rear facade, inset from either rear corner. Locate the deck so that it does not damage, diminish, or conceal significant features of the building or site.

3. Design decks so that their size and scale do not visually overpower the historic building or site. It is not appropriate to introduce a deck if it will substantially alter the site's proportion of constructed area to unbuilt area.

4. Design decks and the associated steps and railings so they are compatible in scale, material, proportions, and details with the historic house.

5. Construct decks to be structurally self-supporting and attach them to historic houses so that the damage to historic features is minimized.

6. Protect significant site features, such as mature trees, from damage during or as a result of construction by minimizing related ground disturbance and limiting the use of heavy construction equipment.

Apply these guidelines to proposed additions of decks to buildings in the historic districts.

Additions to Historic Buildings

The continued use of a building often leads to changes over time as the functions or occupants shift. Sometimes the need for more or different space results in an addition to the structure. Within Warrenton's historic districts, the goal is to ensure that additions are compatible to the original building in design and sensitively sited so that they do not compromise the overall character of the historic building or its setting.

Planning Considerations

Initial considerations for an addition include size and location. If the addition is too large it may overpower the original building. Similarly, an addition on a prominent facade would compromise the historic integrity of the building. Typically, rear elevations can provide an inconspicuous location for a modest addition that is not visible from the street. Insetting the addition a foot or more from either rear corner will minimize its visibility and clearly differentiate it from the existing side wall plane. The overall form, proportion, and massing of the addition are other important considerations in the design of an addition. Roof form and height should be compatible with and deferential to the original building. At the next level of decision making, are selections of compatible finish materials and the careful selection and placement of windows and, if applicable, doors that are compatible with the original building in terms of their proportion, scale, and configuration. The final design should reflect compatibility on the primary decisions, yet, differentiate the addition from the original building in some more subtle ways.

A complementary addition may enhance a small original residence and adapt it to modern life.

If feasible, additions should be designed to be self-supporting and their connections to the original building kept to a minimum so that the removal or destruction of historic materials is limited.

As with any construction within the historic districts, it is important to minimize any excavation, regrading or ground disturbance and to protect significant site features so they are not damaged or destroyed.

Guidelines: Additions to Historic Buildings

1. Introduce additions, if desired, in locations that do not compromise the overall historic character of the building or site including its topography, significant site features, and distinctive views.

2. Locate additions inconspicuously in areas that are not visible from the street—typically along the rear facade and inset from either rear corner. Locate additions so that they do not damage, diminish, or conceal significant features of the building or site.

3. Design additions so that their size and scale do not visually overpower the historic building or site. It is not appropriate to introduce an addition if it will substantially alter the site's proportion of constructed area to unbuilt area.

4. Design additions so that they are compatible in roof form, massing and overall proportion with the historic building.

5. Design additions so that the shape, placement, materials, scale, size, pattern, and proportion of the window and door openings are compatible with the windows and doors of the original building.

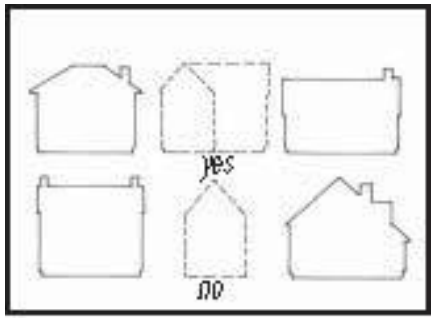
6. Design additions and their features so they are compatible in scale, materials, proportions, and details with the historic house. Select exterior materials and finishes that are compatible with those of the historic building in terms of composition, module, texture, pattern, color, and detail.

7. Design additions so that they are compatible with yet discernible from the original building. It is not appropriate to add features or details to an addition in an attempt to create a false historic appearance.

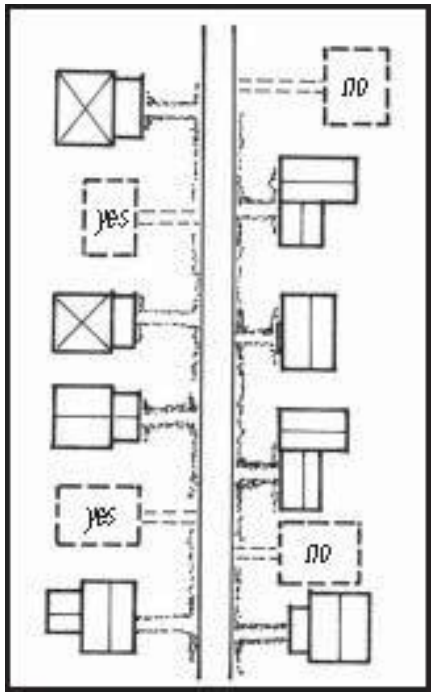
8. Construct additions to be structurally self-supporting and attach them to historic houses so that the damage to historic features is minimized.

9. Protect significant site features, such as mature trees, from damage during or as a result of construction by minimizing related ground disturbance and limiting the use of heavy construction equipment.

Apply these guidelines when considering proposed additions to buildings in the historic districts.



It is especially important that infill houses approximate the proportions of the street facades of neighboring houses.



New infill should be sited to approximate the setback from the street and distance between houses of neighboring historic houses.

New Construction

Within Warrenton's historic districts, an undeveloped lot or the loss of a historic building may occasionally provide the opportunity for the construction of new buildings within the historic context of a district. If properly sited and compatibly designed, infill buildings can enhance the overall character of a district streetscape. New construction should always reinforce the pattern and siting of earlier houses in relationship to the street.

Planning Considerations

Siting of new buildings is critical and must be carefully tailored to the specific streetscape. Although the setback from the street and the spacing between houses may vary a great deal within a large historic district, these factors are generally quite consistent within a specific block. Typical as well throughout the districts is the orientation of the front facade to the street. The siting of any proposed design should comply with the precedents set by the neighboring historic houses and should also take into consideration any mature trees or other significant features of the site. Other than the construction of appropriately sited and scaled accessory structures and garages, the construction of infill buildings in rear yards is not appropriate in the historic districts because it conflicts with the traditional pattern of siting and setbacks of principal structures in Warrenton's historic districts.

Although new buildings within a historic district should reflect the contemporary era of construction, they must also be compatible in terms of building height, roof form, street facade proportion, scale, and overall massing with the neighboring historic houses. Beyond the initial decisions regarding overall form, their compatibility must also be reviewed in terms of finish materials, the selection and placement of windows and doors, and architectural details.

While ground disturbance is essential for new construction, it is important to keep any excavation and regrading to a minimum and to limit the area impacted by construction equipment and related activities so that significant site features, including archaeological features, are not damaged or destroyed.

Guidelines: New Construction

1. Site a new building so that it is consistent with neighboring historic buildings in orientation to and setback from the street as well as in distance and spacing between buildings.

2. Site and design a new building so that it does not compromise the overall historic character of the site including its topography, significant site features, and distinctive views.

3. Design a new building so that its size and scale do not visually overpower neighboring historic buildings.

4. Design a new building so that it is compatible in roof form, massing and overall proportion with neighboring historic buildings.

5. Design a new building so that the proportion of the width to height of its street facade is similar to that of neighboring historic buildings.

6. Design a new building so that the shape, placement, materials, scale, size, pattern, and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings.

7. Design a new building and its features so they are compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior materials and finishes that are compatible with those of neighboring historic buildings in terms of composition, module, texture, pattern, color, and detail.

8. Design a new building so that it is compatible with yet discernible from historic buildings in the district. It is not appropriate to add features or details to new construction in an attempt to create a false historic appearance.

9. Protect significant site features, such as mature trees and archaeological resources, from damage during or as a result of construction by minimizing related ground disturbance and limiting the use of heavy construction equipment.

Apply these guidelines when considering proposed new construction in the historic districts.

Relocation or Demolition

Relocation of Buildings

The siting, landscaping, and neighborhood context of a historic building are all factors that contribute to its integrity and overall character. For this reason, it is usually undesirable to dramatically alter the setting of a historic building by relocating it. Only in rare situations would other considerations outweigh the compromises inherent in the relocation of a historic building. Beyond the change in context created by a relocation, the physical act of moving a structure is a complicated procedure that may cause substantial damage to the building. Nonetheless, relocation should be carefully considered if it is the only practical alternative to demolition or if the original context has been so substantially altered that it no longer provides a compatible setting for the historic property.

Planning Considerations

In evaluating a relocation request, the Commission will want to consider both the condition and architectural merits of the historic building and the impact the relocation will have on the district streetscape as well as adjoining properties. Questions regarding the future use of the original site following the relocation and, if the new site is also in the district, the impact of the relocated building on the character of the historic district must also be weighed by the Commission.

Relocating a building is a complex task requiring the careful coordination of all parties involved. It is best to work with a contractor experienced in moving historic structures to determine if the building is structurally sound enough to survive the move, to plan the most desirable relocation route, and to identify ways to minimize or prevent damage to the building itself, to the old and new sites, to archeological resources and mature trees, and to properties along the route. Other necessary permits cannot be obtained until the Commission issues a Certificate of Appropriateness.

Guidelines: Relocation of Historic Buildings

1. Record the building in its original setting prior to moving the building through photographs and/or a site plan.

2. Work with contractors experienced in moving historic buildings to develop a plan for moving that includes the following steps:
   - Ensure the building is structurally sound and stable enough to survive a move.
   - Minimize any structural damage due to the move.
   - Coordinate the move with all appropriate utility companies and City of Warrenton departments.
   - Protect the building from weather damage and vandalism before, during, and after the move.
   - Protect significant site features, archaeological features, adjacent properties, and properties along the relocation route from damage during the move.

3. Submit to the Commission for its review a site plan for proposed landscaping and site treatments of the original site (if within a historic district) following relocation of the building.

4. Ensure that a relocation within a historic district will not compromise or damage the historic character of existing historic buildings or the district as a whole.

5. Ensure that the relocated building is architecturally compatible with adjacent buildings on the new site (if within a historic district).

6. Plan new siting and related site alterations (if within a historic district) according to the guidelines in this document for new construction and relevant guidelines for changes to building sites.

7. Clear the original site of debris and safety hazards and implement the approved site plan quickly following relocation.

Apply these guidelines when considering the proposed relocation of buildings in the historic districts.

Demolition of Buildings

The loss of any significant historic structure through demolition depletes Warrenton's historic resources. In a historic district, the loss of pivotal structures can even compromise the district's overall character. Such irreversible action warrants careful consideration and full deliberation of possible alternatives by all parties involved. Sometimes selling, adapting the use, or even relocating a historic property may avoid a proposed demolition. Property owners contemplating demolition of a historic structure are encouraged to consider all possibilities and to seek the assistance of the Historic District Commission. To provide time to identify and explore viable alternatives to demolition, statewide enabling legislation provides the Commission with the right to delay a proposed demolition for up to 365 days. While the Commission may elect to delay demolition for up to one year, they do not have the right to permanently deny a demolition request unless the building is deemed by the State Historic District Office to be of statewide significance.

Planning Considerations

If all possibilities for saving a historic structure have been exhausted, it is important to record the building prior to its demolition. At a minimum, photographs of the building's exterior elevations, the site, and any distinctive exterior and interior features should be taken and submitted to the HPC. If a site plan and/or architectural drawings of the building exist, copies of such documents should also be submitted to the HPC. Such records will be retained by the City of Warrenton. In addition, intact architectural features and materials should be salvaged for reuse prior to the demolition.

Guidelines: Demolition of Buildings

1. Work with the Historic District District Commission and other interested parties to seek alternatives to demolition.

2. Record the historic building and its setting prior to demolition through photographs and/or drawings, such as floorplans of the building and site plans.

3. Salvage—or provide the opportunity for the salvage of—architectural features and materials prior to demolition.

4. Submit to the Historic District Commission for their review, prior to demolition, a site plan illustrating any post-demolition landscaping or site treatment.

5. Protect significant site features, archaeological resources, and any adjacent historic structures from damage during demolition.

6. Clear the site of debris and safety hazards and implement approved site plan quickly following demolition.

Apply these guidelines when considering the proposed demolition of a building in the historic districts.

Appendixes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101
JOHN A. HYMAN
1840-1891
First black to represent N.C. in U.S. Congress, 1875-1877; state senator, 1868-1874. Home is one block west.
DIVISION OF ARCHIVES AND HISTORY

Resources for Technical Information

Local Resources:

Warrenton Historic District Commission
Town of Warrenton
P.O. Box 281
Warrenton, NC
28687
To obtain information on Warrenton's historic districts, certificates of appropriateness, and technical assistance, contact the Warrenton Historic District Commission staff.

Tel: 252/257-1122 Fax: 252/257-9219

State Resources:

State Historic District Officer
North Carolina Division of Archives and History
NC Dept. of Cultural Resources
4617 Mail Service Center
Raleigh, NC 27699-4617

Tel: 919/807-6580

Web site: www.hpo.ncdcr.gov

To obtain information on the National Register program and historic districts, contact the Survey and Planning Branch at 919/807-6573.

To obtain technical restoration assistance and information on lead-based paint, and for information and applications for preservation tax credits contact the Restoration Services Branch of the State Historic Preservation Office at 919/807-6590.

To obtain information on archaeological sites, contact the Office of State Archaeology at 919/807-6550.

National Resources:

Heritage Preservation
Services National Park Service
1849 C Street, NW
Washington, DC 20240

To obtain information on preservation publications or technical assistance contact the Technical Preservation Services office at 202/343-9578.

Web site: www2.cr.nps.gov

References

National Park Service Publications:
The National Park Service publishes an ongoing series of technical briefs, books, and leaflets on appropriate preservation treatments and rehabilitation techniques. A Catalogue of Historic Preservation Publications with ordering information, stock numbers, and prices may be obtained by writing to the National Park Service (see address on page 60). Their web site also includes information on their programs and publications.

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Architectural Terms

Baluster—A miniature column or other form of upright that, in a series, supports a handrail, or balustrade.

Beaded Board—A tongue-and-groove board with a decorative bead pattern on one side.

Bracket—A projecting support member, usually ornamental, set under eaves or other projecting elements of a structure.

Bungalow—A house form from the late 19th and early 20th century characterized by a low, broad form, low-pitched gable or hip roof, a wood front porch, and overhanging eaves with exposed rafter tails.

Character-defining Features—Elements, details, materials, or finishes that strongly contribute to the architectural or cultural significance of a property.

Cladding—The material used to cover the exterior surface of a building, such as siding or shingles.

Clapboards—Horizontal, lapped wood siding, usually with a tapered cross section.

Colonial Revival—An architectural style (1870-1950) characterized by a balanced façade, the use of decorative elements such as porticoes to emphasize the front entrance, double-hung windows with multiple panes, and decorative cornices.

Conjectural Features—Based on conjecture.

Corbel—A projection from a masonry wall, sometimes to support a load and sometimes for decorative effect.

Cornice—The projection or ornamental molding at the top of a wall, building, arch, etc.

Dormer—A vertical window projecting from the slope of a roof; usually provided with its own roof.

Double-pile House—A house that is two rooms deep.

Finial—An ornament located at the peak of a roof gable or canopy.

Gable—The triangular end of an exterior wall in a building with a pitched roof.

Gambrel Roof—A gable roof, more or less symmetrical, having four inclined surfaces, the pair at the ridge having the shallower pitch.

German Siding—A flat-faced drop siding with a concave top that forms a tongue overlapped by the notched lower edge of the board above.

Hip Roof—A roof without gables, each of whose sides (generally four) lies in a single plane and joins the others at an apex or ridge.

I-House—A two story house with a single room on each side of a center stair hall.

In Situ—In the natural or original position.

Italianate—An architectural style (1840-1880) Characterized by the use of heavy moldings and brackets, arched openings, cupolas or towers, and narrow single pane double-hung windows and double doors.

Mansard Roof—A modification of the hip roof in which each side has two planes, the upper being more shallow. This roof is characteristic of the Second Empire style.

Muntins—A molding forming part of the frame of a window sash and one side of a pane.

Pitch—The angle of slope to a roof plane.

Portico—A small entrance porch or covered walk consisting of a roof supported by open columns.

Queen Anne—An architectural style (1880-1910) characterized by multiple steep roofs, frequent use of bay windows, variety of texture, and irregularity of plan and massing.

Rehabilitation—The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.

Repointing—Raking out deteriorated mortar joints and refilling them with new surface mortar to repair the joint.

Sash—The framework in which panes of glass are set in a window or door.

Sawnwork—Ornamentation in cutout planking, formed with a band saw. Popular in the 1880s and 90s, this decorative detailing is flat.

Sidelight—A narrow window area beside an exterior door.

Soffits—The exposed underside of a cornice, balcony, beam, arch, etc.

Stucco—An exterior finish, usually textured; composed of portland cement, lime and sand, mixed with water.

Surround—The molded trim around a door or window opening.

Tongue-and-groove—Describes boards having a tongue form on one edge and a groove on the opposite for tight jointing.

Tudor Revival—An architectural style (1890-1940) characterized by asymmetrical massing, steeply-pitched cross gable roof, decorative half-timbered patterns on the upper exterior walls, and narrow multi-pane casement windows.

Victorian—Any product or style (late 19th century to the present) initially generated during the reign of Queen Victoria of England. Victorian architectural styles are characterized by complex roofs, vertical proportions, elaborate ornamentation, and low projecting wall elements, such as towers, turrets, and bays.

Suggested Plant Materials

Small Deciduous Trees (Height: 12′-30′)

Acer griseum	Paperbark Maple
Acer palmatum	Japanese Maple
Amelanchier canadesis	Serviceberry
Betula populifolia	Gray Birch
Cercis candensis	Eastern Redbud
Chionanthus virginicus	Fringe Tree
Cornus kousa	Kousa Dogwood
Cornus mas	Cornelian Cherry Dogwood
Cotinus coggygria	Smoke Tree
Crataegus phaenopyrum	Washington Hawthorn
Koelreuteria paniculata	Golden Rain Tree
Magnolia soulangiana	Saucer Magnolia
Malus spp.	Flowering Crab Apples
Oxydendrum arboreum	Sourwood
Prunus spp.	Flowering Cherries

Medium Deciduous Trees (Height: 30′-50′)

Acer platinoides	Norway Maple
Aesculus carnea	Red Horse Chestnut
Betula nigra	River Birch
Cercidiphyllum japonicum	Katsura Tree
Caldrastis lutea	American Yellowwood
Phellodendron amurense	Amur Cork Tree
Prunus sargentii	Sargent Cherry
Pyrus calleryana“Capitol”	Capitol Flowering Pear
Salix elegantissima	Thurlow Weeping Willow
Sorbus spp.	Mountain Ash
Tilia cordata	Littleleaf Linden

Large Deciduous Trees (Height: 50′-100′+)

Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Aesculus hippocastanum	Horse Chestnut
Carpinus caroliniana	Ironwood
Carya ovata	Shagbark Hickory
Fagus grandifolia	American Beech
Fagus sylvatica	European Beech
Ginkgo biloba	Maidenhair Tree
Liquidambar triloba	Fruitless Sweet Gum
Metasequoia glyptostroboides	Dawn Redwood
Nyssa sylvatica	Black Tupelo
Quercus alba	White Oak
Quercus phellos	Willow Oak
Quercos rubra	Red Oak
Sophora japonica	Scholar Tree
Tilia americana	Basswood
Zelkova serrata	Japanese Zelkova

Small Deciduous Shrubs (Height: 1′-5′)

Berberis thunbergii	Japanese Barberry
Cephalanthus occidentalis	Button Bush
Cornus sericea	Red-Osier Dogwood
Cotoneaster apiculata	Cranberry Cotoneaster
Euonymus alatus "Compactus"	Dwarf Winged Euonymus
Forsythia viridissima	Dwarf Fothergilla
Rosa spp.	Roses
Syringa spp.	Lilac
Viburnum spp.	Viburnum

Deciduous Shrubs (Various Heights)

Callicarpa americana	Beautyberry (3′-6′)
Spirea Pprunifolia "Plena"	Bridal Wreath Spirea (up to 6′)
Chaenomeles	Flowering Quince (dwarf to 6′)
Hydrangea macrophylla	Hydrangea (4′-6′)
Hibicus syriacus	Rose of Sharon (10′-12′)
Calycanthus	Sweet Shrub (6′)
Spirea vanhouttei	Van Houtte Spirea (6′)

Evergreen Shrubs (Various Heights)

Camellia japonica	Camellia (6′-12′)
Nandina domestica	Nandina (dwarf to 6′)
Rhododendron	Azalea Cultivars (up to 6′)
Ilex vomitoria	Yaupon Holly (up to 20′)

Evergreen Screen Materials (Various Heights)

Buxus sempervirens	English Boxwood (6′-20′)
Ilex meserveae	Blue Hollies (6′-20′)
Juniperus virginiana	Eastern Red Cedar (40′-50′)
Kalmia latifolia	Mountain Laurel (25′-30′)
Pinus strobus	White Pine (50′-100′)
Taxus canadensis	Canada Yew (3′-6′)

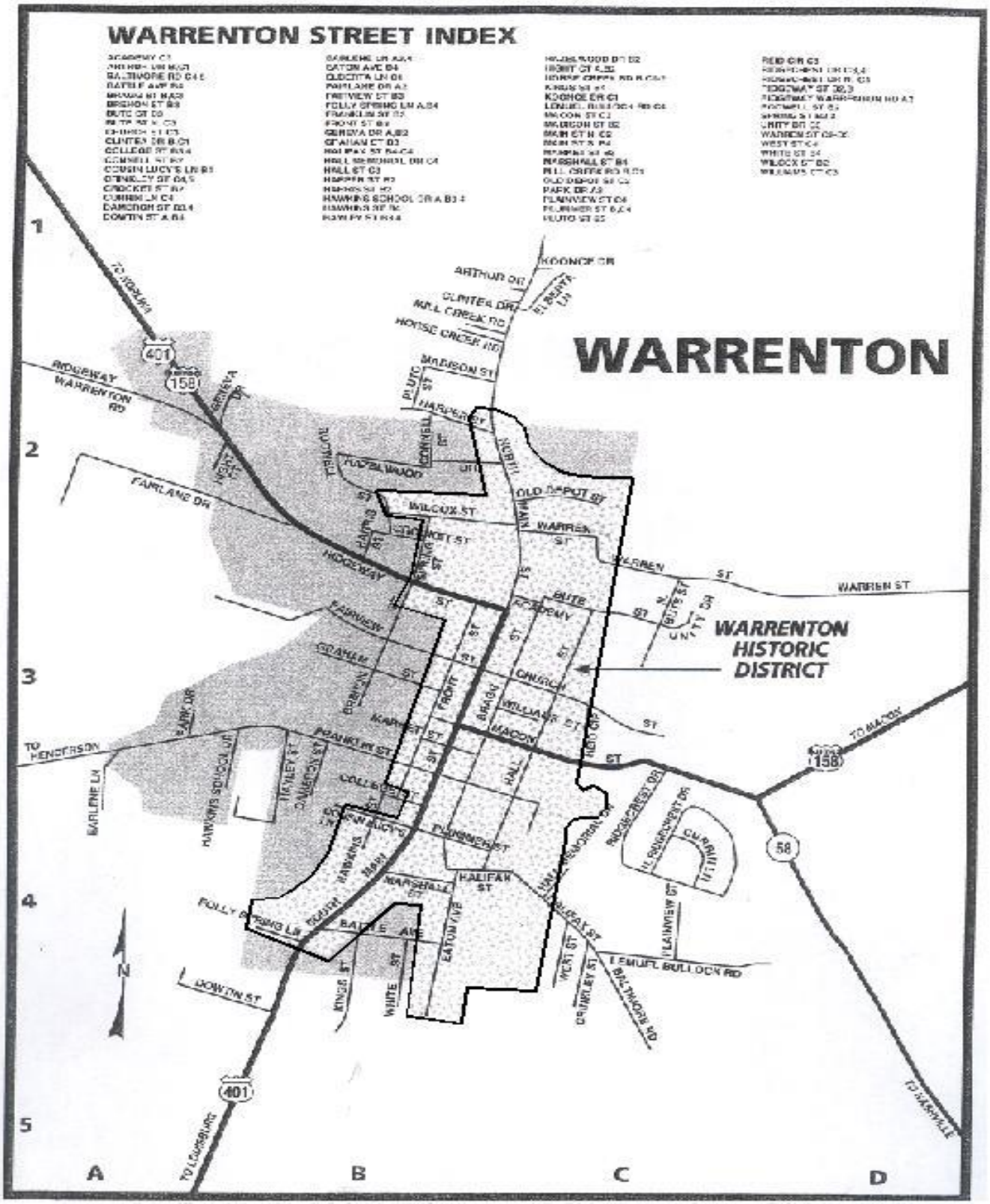
Groundcovers (Height: 1′-3′)

Arctostaphylos uva-ursi	Bearberry
Cotoneaster dammeri	Cotoneaster
Hedera helix	English Ivy
Iberis semperivens	Evergreen Candytuft
Juniperus horizontalis	Creeping Juniper
Pachysandra terminalis	Japenese Pachysandra
Vinca minor	Small-leafed Periwinkle
Vinca major	Big-leafed Periwinkle

Vines

Akebia quinata	Five-leafed Akebia
Campsis radicans	Common Trumpet Creeper
Clematis dioscrefolia	Sweet Autumn Clematis
Clematis jackmanii	Jackman's Clematis
Lonicera rankinii	Fall Blooming Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Vitis spp.	Grapes
Wisteria sinensis	Chinese Wisteria

Map of the Historic Districts



Routine Maintenance and Minor Work

No Certificate of Appropriateness is required for the following routine maintenance items

- Replacement of window glass with glass like the original
- Painting, except for unpainted stone, brick, concrete, or metal
- Caulking and weatherstripping
- Installation of window air conditioners or television antennas at the side or rear of structure
- Minor landscaping including vegetable and flower gardens, shrubbery, and side/rear tree planting
- Pruning trees and shrubs; topping of trees is not included
- Repairs to walks, patios, fences, walls, and driveways as long as replacement materials are like the original
- Replacement of small amounts (10% or less of total area) of missing or deteriorated siding, trim, roof shingles, porch flooring, masonry, steps, etc., as long as the replacement materials are like the original
- Temporary Signs—real estate, banners, flags, political, etc.
- Installing house numbers, flag brackets, and mailboxes
- Repairs to masonry and stucco when the color and composition of the replacement material matches the original material
- Non-abrasive cleaning or washing

For the following Minor Work projects the Warrenton Historic Preservation Commission staff may approve the work, if it is consistent with the Design Guidelines.

- Side and rear yard fences and walls
- Landscaping projects, including the removal of trees and planting of trees in front yards
- New roof coverings with the same material as the original
- Installation of mechanical equipment including roof vents, exterior air conditioners, furnaces, and satellite dishes
- Above ground swimming pools in the rear yard
- Exterior lighting fixtures
- Small exterior signs (2′ x 3″ or smaller)
- Gutters and downspouts
- Removal of exterior stairs, landings, and steps
- Extensive replacement (more than 10% of total area) of siding, trim, porch floors, masonry, etc., or architectural details where there is no change in design or material from the original
- Installation of storm windows and doors
- Removal of artificial siding and other non-original material
- Replacing existing windows, doors, steps, or ramp with the same material as the original
- Installation of handrails on steps in the same material as the original
- Installation flexible awnings made of material such as canvas
- Installation or repair of foundation vents and doors
- Placement of dumpsters
- Erection, alteration, or removal of temporary features that are necessary for medical conditions, but do not permanently alter exterior features
- Renewal of a Certificate of Appropriateness

Step-by-Step Instructions for Certificate of Appropriateness (COA)

- Applications for both Major and Minor works available at the office of the Town Administrator.
- Applications must be filed by the first Thursday of each month for consideration at the monthly meeting of the Historic Preservation Commission.
- Applications are to be filed at the Town Hall
- Applications are to contain sketches, drawing, photographs, specifications, descriptions, etc. of the proposed project.
- Town Administrator shall notify all individuals, firms or corporations owning property adjacent to the property being considered for a COA of the request for a COA.
- A subcommittee of Historic Preservation Commission may meet informally with an applicant.
- A public hearing may be held
- Formal action to either issue or deny a COA must be within a reasonable time not to exceed 180 days.
- Approved Applications:
  Secretary of Commission shall transmit COA in letter form clearly describing nature of work approved and a copy of the Commission minutes to Town Administrator. Town Administrator will forward information to the Inspections Dept. for enforcement.
- Denied Applications:
  Copy of minutes of meeting and reason for denial to be given to applicant.

Order of Business for Consideration of a COA

- Chairman to give preliminary statement describing the application.
- Applicant to present arguments in support of application.
- Opposition to application to present arguments
- Statements or arguments by Town of Warrenton, a State agency, local historical, preservation, or neighborhood association to be presented as directed by Chairman.
- Chairman or designee summarizes the evidence presented and gives parties an opportunity to make objections or corrections.
- Commission proceeds to deliberate to either grant or deny COA
- Commission may view premises obtain additional facts prior to arriving at a decision.

Reconsideration of Applications which have been denied.

- Reconsideration is upon motion of a member of the Commission to request reconsideration.
- Evidence shall be limited to a substantial change in facts, evidence or conditions relating to the application.
- After receiving the evidence the Commission shall proceed to decide on is there has been a substantial change in facts, evidence or conditions relation to the application.
- If Commission finds for a change, the request is treated as a new application received.

Modifications to applications may be made upon written request. If Commission finds that modifications constitute substantial change, surrounds property owners may be notified and hearing proceeds as a new application.

Any action of the commission shall be put before the Commission members in the form of a motion, duly seconded, and voted upon by all members present.

Appeals from the Commission shall be make to the Board of Adjustments.