



PRELIMINARY INFORMATION FORM (PIF) for HISTORIC DISTRICTS

Purpose of Evaluation

Please use the following space to explain briefly why you are seeking an evaluation of this property.

The Town of Warrenton is seeking to increase the Warrenton Historic District Boundaries, originally plotted in 1983, to include all the properties listed in the Local Historic District Boundaries. Many of the additional properties are partially listed in the national district but the lot lines have since been adjusted since the initial listing. A majority of the proposed properties are located on Warrenton's most historically prominent streets; Winchester Street and Culpeper Street. The proposed areas include some of the most vital historic resources in Town or are otherwise located near the anchor of the historic district with stressors for redevelopment.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits? Yes _____ No _____

Are you interested in receiving more information about DHR's easement program? Yes _____ No _____

1. General Information

District name(s): Warrenton HD Boundary Expansion

Main Streets and/or Routes: West Culpeper Street; Winchester Street; Green Street;
Shirley Avenue; Falmouth Street

City or Town: Warrenton

Name of the Independent City or County where the property is located: _____

2. Physical Aspects

Acreage: _____

Setting (choose only one of the following):

Urban _____ Suburban _____ Town x Village _____ Hamlet _____ Rural _____

Briefly describe the district's overall setting, including any notable landscape features:

Winchester Street, Culpeper Street, Falmouth Street, and High Street are the most historic residential streets in the Town of Warrenton hosting structures beginning from the mid to early 19th century. The proposed additional sections of Winchester and Culpeper Street boast properties with large front lawns with structures setback from the street surrounded by landscaping or various types of foliage.

High Street and Falmouth Street additions are in regard to the continuity of the lot lines. Over half of the properties listed in the National Register district on these streets are cut out, sometimes excluding a property that has since been split from an existing parcel.

Green Street, Keith Street, and Diagonal Street are areas that are part of the historic district anchor that are under scrutiny for redevelopment, commercially and residentially. Their proximity to Old Town Warrenton create a transition from the residential to commercial aspects of the district adding considerable enticement for property development or redevelopment.

3. Architectural/Physical Description

Architectural Style(s): Italianate, Bungalow, Colonial Revival, Federal, Vernacular, Other

If any individual properties within the district were designed by an architect, landscape architect, engineer, or other professional, please list here:

Milton L. Grigg, Henri, de Heller.

If any builders or developers are known, please list here:

Charles T. Grant.

Date(s) of construction (can be approximate): 1845-1970

Are there any known threats to this district? Development and Redevelopment

Narrative Description:

In the space below, briefly describe the general characteristics of the entire historic district, such as building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district, as well as typical updates, additions, remodelings, or other alterations that characterize the district.

The center of the current historic district comprises the oldest development portion of the Town and follows a succinct pattern outward to the Town limits transitioning to the late 20th-century, modern developments. Central to the building composition of the district are mainly residences constructed in a variety of style popular in the late 19th to the mid 20th century, with a wide range of vernacular adaptations. The proposed additional areas on Winchester and Culpeper Street offer the same stylings of revival and federal architecture. Most historic, contributing structures maintain classic building materials including metal roofing, lap siding, and stone, in some instance. New construction was held to the Local Historic District Guidelines, so materials vary from modern to classic construction with heightened decorative elements to blend with the context of the street. Landscaping for each property remains integral to the relationship with the street retaining the “natural” landscaping found throughout both areas. A portion of the proposed Winchester Street area has since been cleared for a new construction neighborhood. This, as well as a few others in the proposed expansion area, were added to the local district boundaries before development was undertaken.

Green Street, Keith Street, and Diagonal Street are additional areas where newer construction from the late-20th, early-21st century occurred in reaction to Town growth and their specific geographic transition between commercial to residential. Within the newer development are contributing structures that add to the development history of commercial buildings in Warrenton. This is especially so on the proposed Diagonal Street area. There are also two cul-de-sacs on Warren Court/Fisher Lane and Mosby Circle were constructed in the 1980s and the late 1990s, respectively.

Discuss the district’s general setting and/or streetscapes, including current property uses (and historic uses if different), such as industrial, residential, commercial, religious, etc. For rural historic districts, please include a description of land uses.

Most of the proposed expansion structures are residential dwellings, with some commercial buildings in the transitional areas mentioned above. Please see attachment A for a breakdown of the properties. Many of the proposed properties have and remain dwellings with similar street settings of natural landscaping and setbacks, especially on the more historic streets of Winchester, Falmouth, and Culpeper. The newer construction cul-de-sacs are set closer to the street with landscaping to reflect the surrounding streetscape except for one newer apartment structure on Green Street that is absent of all foliage at the front of the lot. This is the only proposed property that does not adequately reflect the architectural context of it’s street. Monterosa (343 Culpeper Street) is included in the expansion and is individually listed on the National Register of Historic Places. The area of Monterosa represents the strong equestrian and agriculture nature of Warrenton’s history with the surrounding properties in the proposed expansion area relevant to telling the story of Warrenton. Large lots with natural landscaping create the classic streetscape small town Warrenton within proximity to urban living. St. John’s Catholic Church (271 Winchester Street) is a religious and education property surrounded by the vast lots on Winchester Streets northern side.

4. District's History and Significance

In the space below, briefly describe the history of the district, such as when it was established, how it developed over time, and significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.) Normally, only information contained on this form is forwarded to the State Review Board.

If the district is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

The additional areas proposed in the expansion are important in creating continuity between Warrenton's local historic district and the National historic district. This allows those properties opportunities and incentives to preservation otherwise not afforded outside the National district boundaries. There are 197 parcels that will be adjusted by the expansion; 52 parcels partially in the National district already and 26 empty parcels located between contributing areas. Of the total parcels, 66 are considered contributing to the historic district based on period of significance alone. These construction periods ranged from ca. 1845 to 1970 with 15 constructed before 1900 and 28 built before 1940.

Areas on definite historic residential roads like Winchester and Culpeper Street show the evolution into more rural parcels moving farther from Town center. Influences of agriculture, namely equestrian, can be seen in the architectural influences of the proposed properties. Monterosa, as an individually listed property, directly ties several areas of significance together within the historic district. Sprawling grounds with the seven-bay stable speaks to the equestrian nature of the present and past of Warrenton. Surrounding properties on this section of Culpeper maintain a similar rural setback on a smaller scale. The war history of the area is also signified in Monterosa being the property of William "Extra Billy" Smith to which he was kept under house arrest after the end of the Civil War. Remaining properties on the proposed addition on Culpeper Street have histories related to Monterosa. 331 Culpeper Street was constructed in 1866 to accompany the Monterosa for William Helm. 320 Culpeper Street is an early 19th-century weatherboard farmhouse constructed by Samuel Fisher and purchased by the St. James' Episcopal Church to be used as the rectory until 1917. This provides historic significance for at least four of the areas of significance for the historic district.

Proposed additions to the district located on Winchester Street add additional historic integrity to the historic district, including prominent architects. 182 Winchester Street is a 1937 Colonial Revival designed by architect Milton LaTour Grigg, architect responsible for the restoration of Colonial Williamsburg from 1929-1933. 168 Winchester Street was an additional property constructed for Paradise (158 Winchester Street), another individually listed property already included in the National historic district boundaries. In 2005, Yorkshire House (405 Winchester Street) was listed on the National Register of Historic Places but falls outside of the district. The property now abuts a new residential dwelling development. This structure was designed by architect Henri de Heller then built by Charles T. Grant by 1939. This Modern Movement architecture is unique to the historic district and Warrenton as a whole being the only of its kind.

Each contributing structure within the proposed expansion areas add additional context to the development of Warrenton from central Old Town to the modern commercial corridors crossing Business 17.

5. Property Ownership (Check as many categories as apply):

Private: _____ Public\Local _____ Public\State _____ Public\Federal _____

6. Applicant/Sponsor (Individual and/or organization sponsoring preparation of the PIF, with contact information. For more than one sponsor, please list each below or on an additional sheet.)

name/title: _____
organization: _____
street & number: _____
city or town: _____ state: _____ zip code: _____
e-mail: _____ telephone: _____

Applicant's Signature: _____
Date: _____

• • Signature required for processing all applications. • •

In the event of organization sponsorship, you must provide the name and title of the appropriate contact person.

Contact person: _____
Daytime Telephone: _____

Applicant Information (Individual completing form if other than applicant/sponsor listed above)

name/title: _____
organization: _____
street & number: _____
city or town: _____ state: _____ zip code: _____
e-mail: _____ telephone: _____

7. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager.

name/title: _____
locality: _____
street & number: _____
city or town: _____ state: _____ zip code: _____
telephone: _____