



# ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, April 24, 2026, at 6:30 PM

## MINUTES

### AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON MAY April 24, 2026

#### Regular Meeting

PRESENT	Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. William Hemmingson; Mr. John Scoggin; Ms. Casey DeHaven, Planning Manager
PRESENT VIA ELECTRONIC MEANS	N/A
ABSENT	N/A

#### **REGULAR MEETING – 6:30 PM**

Mr. Michael Beidler, board Chair, reads the statement of purpose and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

#### **APPROVAL OF MINUTES**

Mr. Beidler asked for any comments on the Minutes from 2/26/2026.  
 Mr. Wojcik moved for approval.  
 Mr. Burch Seconded.  
 The Board approved unanimously.

Mr. Beidler asked for any comments on the Minutes from the 1/22/2026 Meeting  
 Mr. Scoggin moved to approve the Minutes as written.  
 Mr. Hemmingson seconded the motion.  
 The Board approved unanimously

#### **NEW BUSINESS.**

#### **COA-26-22: Resubmission**

Mr. Beidler invited the Applicant and Contractor to speak on their new application, revised from 2/26/2026 Meeting.

The Applicant described a rear kitchen addition and remodel at her residence at 86 Culpeper Street. A deck will top the addition roof and below will be a finished basement level.

Mr. Beidler asked for Staff recommendations on the proposal.

Ms. DeHaven noted that the revised submission includes all elevations and plans for a full review and addresses all the feedback previously given by Staff and the Board.

Mr. Hemmingson asked about the replacement of the canopy over the basement area, and expressed preference for the rear elevation windows and door headers be in line and level.

The Contractor offered that it may have been a computer glitch with the drawing software, and the headers will be level.

Mr. Hemmingson asked about the possible reuse of the copper roof cladding.

The Applicant replied that if they cannot reuse the copper, they will use a matching metal cladding for consistency.

Mr. Beidler asked for clarification on using real copper roofing or a copper-like metal cladding.

The Contractor confirmed it will be a copper-like metal roofing, and the gutters will be genuine copper.

Mr. Wojcik asked about the condition of the existing rear door and if the Applicant plans to replace it.

The Applicant confirmed it will be replaced with new wooden model that mimics the adjacent window pattern.

Mr. Wojcik asked the Applicant if they feel positive about the direction of the project inclusive of Board feedback.

The Applicant confirmed that she and the Contractor feel good moving forward with the plans presented.

Mr. Scoggin asked for further information on the lattice around the ground level under the porch, and expressed preference for the lattice orientation match the rectilinear latticework existing at the house.

The Applicant confirmed that the new latticework will match the existing for consistency.

Mr. Burch asked for clarification on the proposed hardiplank siding and its profile.

Mr. Beidler emphasized that the new siding should match the existing street-side siding profile.

The Contractor confirmed that the siding will match existing materials.

Mr. Beidler returned to the rear elevation and the level of the doors and windows, and asked Mr. Hemmingson if the leveling of the window and door trim should be included as a condition of approval.

Mr. Hemmingson agreed it should be a condition of approval.

The Contractor discussed options for trim width to create level headers across the elevation fenestration.

Mr. Scoggin asked if it was feasible to change the level of the windows.

The Applicant expressed that it was not possible with the level of interior flooring.

Mr. Beidler asked Mr. Burch if the lattice orientation should be added as a condition of approval.

Mr. Burch agreed it should.

Mr. Beidler asked Ms. DeHaven to review the proposed motion of approval and the conditions discussed.

Ms. DeHaven summarized that the two conditions discussed regarding the level of the rear fenestration trim and the preference for matching latticework.

Mr. Beidler review the existing conditions in the proposed motion, and edited items not aligned with the project specifications.

Ms. DeHaven added the new conditions of approval to the written motion.

Mr. Beidler expression appreciation to the Applicant for the updated design plans.

Mr. Burch made a motion to approve the COA with the described conditions.

Mr. Scoggin seconded the motion.

Ayes: Mr. Wojcik, Mr. Hemmingson, Mr. Beidler.

Nay:

Abstention:

The motion passed unanimously.

Ms. DeHaven offered guidance on next steps for the Applicant in the COA process.

The Applicant thanked the Board and excused herself from the podium.

## **UPDATES.**

Ms. DeHaven updated the Board that a new employee, Ms. Whitney Burgess, has been hired to fill the Preservation Planner position.

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#### **BOARD MEMBERS TIME.**

Mr. Wojcik discussed the process of pre-application meetings with Mr. Scoggin.

Ms. DeHaven added that all applicants or intended applicants have the ability to request a meeting with the Board to discuss ideas in an informal setting.

The Board agreed pre-meetings were helpful to the overall application process.

#### **ADJOURNMENT.**

**Mr. Beidler moves to adjourn the meeting. There was no discussion.**

**With no further business, this meeting was adjourned at 7:18 PM on Thursday, April 24, 2026.**