



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, January 23, 2025, at 6:30 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JANUARY 23, 2025

Regular Meeting

PRESENT

Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. Michael Beidler; Mr. Rob Walton, Director of Community Development; Ms. Casey Squyres, Historic Preservation Planner

PRESENT VIA ELECTRONIC MEANS

ABSENT

REGULAR MEETING – 6:30 PM

Ms. Karen Lavarney reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES.

1. ARB Meeting Minutes Draft – September 26, 2024

Mr. Wojcik moves to approve the September 26, 2024, meeting minutes, as presented.

Mr. Beidler seconds the motion.

The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Ms. Millie Latack; Mr. Michael Beidler; Mr. Steve Wojcik

Nays:

Abstention:

Absent:

The minutes were approved.

NEW BUSINESS.

1. APPROVAL of 2025 MEETING AGENDA

Ms. Squyres gives a brief overview of the proposed meeting agenda.

Ms. Lavarney asks for a motion.

Ms. Latack moves to approve the agenda as proposed.

Mr. Beidler seconds the motion.

The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Ms. Millie Latack; Mr. Michael Beidler; Mr. Steve Wojcik

Nays:

Abstention:

Absent:

The agenda was approved.

2. ELECTION of ARB CHAIR and VICE CHAIR

Ms. Lavarney asks for nominations.

Mr. Beidler nominates Ms. Karen Lavarney for the position of Chair.

Ms. Latack seconds the nomination.

Ms. Lavarney nominates Ms. Millie Latack for the position of Vice-Chair.

Ms. Latack nominates Mr. Michael Beidler for the position of Vice-Chair.

Mr. Wojcik seconds the nomination.

Mr. Wojcik moves to approve the nomination of Ms. Karen Lavarney for the position of Chair and Mr. Michael Beidler for the position of Vice-Chair.

Ms. Latack seconds the motion.

The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Ms. Millie Latack; Mr. Michael Beidler; Mr. Steve Wojcik

Nays:

Abstention:

Absent:

The election of Ms. Lavarney, Chair and Mr. Beidler, Vice-Chair was approved.

3. COA 2024-71: 52 MAIN STREET

Formal review of request to install a standing-seam, metal-clad, shed roof awning

spanning the length of the building façade & to replace wood panels over doorways with glass transom.

Pre-approved by ARB on December 17, 2024, with conditions.

Ms. Squyres provides a brief introduction of the application.

Ms. Latack asks for clarification on the conditioned dimensions.

Mr. Beidler indicates the section of the proposed motion pertaining to the awning dimensions.

The Board has a brief discussion regarding the proposed motion.

Ms. Latack asks if the applicant would be amenable to changes to the conditions of approval as this was pre-approved in December.

Ms. Squyres responds that she believes so based on her previous communications with the applicant.

Ms. Lavarney asks for a motion.

Ms. Latack moves to approve COA-24-71 with the presented approval conditions

Mr. Wojcik seconds the motion.

The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Ms. Millie Latack

Nays:

Abstention:

Absent:

COA 2024-71 passes 4-0

4. COA 2024-84: 320 CULPEPPER STREET

Review request to install new fencing around the perimeter of the property's back yard, including 4' wooden paddock style fencing and 6' board and batten privacy fencing.

Ms. Squyres provides a brief introduction of the application.

Mr. Beidler asks for clarification on the location of the trees and if the ARB has any jurisdiction over trees.

Ms. Squyres responds indicating that the board has limited jurisdiction.

Ms. Latack asks if the existing tree line will be maintained and agrees that a condition limiting impact on the existing trees should be added.

The Board briefly discusses the proposed motion of approval.

Audio unintelligible for a time.

Ms. Squyres notes that the audio is not being picked up.

Mr. Beidler seeks to clarify the location of a specific tree shown on the proposed plans.

Ms. Squyres works to assist in clarifying its location.

Ms. Lavarney states that the tree does not appear as close to the proposed fencing as shown on the plans.

Mr. Beidler expresses his desire for better clarity in the presented plans, and states that his goal is the preservation of the existing trees.

Mr. Beidler asks for further clarification on the proposed fencing.

Ms. Squyres responds providing the requested information.

Ms. Latack asks about the distribution of the proposed wire mesh along the proposed fence line.

Ms. Squyres responds providing the requested information.

Mr. Wojcik asks for clarification on the style of the proposed gates.

Ms. Squyres provides the requested information.

The Board briefly discusses the scope of the proposed fencing.

Ms. Squyres briefly discusses the proposed motion.

Ms. Lavarney asks for a motion.

Mr. Beidler moves to approve COA-24-84 with the presented approval conditions, Seconded by Ms. Latack.

The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Ms. Millie Latack
Nays:
Abstention:
Absent:

COA 2024-84 passes 4-0.

UPDATES.

Ms. Squyres had no updates. She briefly discusses the search for a fifth board member.

BOARD MEMBERS TIME.

Mr. Wojcik asks about the development of vacant lots in the historic district.

A brief discussion of the ongoing development occurs.

ADJOURNMENT.

Mr. Wojcik moves to adjourn the meeting, Seconded by Mr. Beidler. There was no discussion, The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Ms. Millie Latack
Nays:
Abstention:
Absent:

With no further business, this meeting was adjourned at 7:05 PM on Thursday, January 23rd, 2025.