



**ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON
TOWN HALL
21 MAIN STREET
WARRENTON, VIRGINIA 20186**

MINUTES

**A REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD WAS HELD ON
October 27, 2022, AT 7:00 PM IN WARRENTON, VIRGINIA**

PRESENT Ms. Laura Bartee, Vice-Chair; Ms. Virginia Gerrish, Mr. John Thorsen, Ms. Karen Lavarney; Ms. Denise Harris, Planning Manager; Ms. Millie Latack, Preservation Planner

ABSENT Mr. Steve Wojcik, Chair

CALL TO ORDER AND DETERMINATION OF A QUORUM

The meeting called to order at 7:01 p.m., and a quorum was established. Ms. Bartee read the purpose statement.

APPROVAL OF MINUTES

August 25, 2022 meeting minutes

Ms. Gerrish requests corrections to the spelling of her name on pages 7-9.

Ms. Lavarney moves to approve minutes with proposed changes, Seconded by Mr. Thorsen.

Voting Yea: Vice Chair Bartee, Ms. Gerrish, Mr. Thorsen, Ms. Lavarney

Absent: Mr. Steve Wojcik, Chair

July 28, 2022 Meeting Minutes

Ms. Gerrish moves to approve minutes as presented, Seconded by Ms. Lavarney.

Voting Yea: Vice Chair Bartee, Ms. Gerrish, Mr. Thorsen, Ms. Lavarney

Absent: Mr. Steve Wojcik, Chair

NEW BUSINESS

COA 22-28 (152) Pre-Approval

Ms. Millie Latack presents a brief history of the application and proposed additional approval conditions.

Ms. Bartee asks for any discussion on COA 22-28.

Ms. Lavarney abstains.

No further discussion.

Ms. Gerrish moves to approve COA 22-28 with presented approval conditions, Seconded by Mr. Thorsen.

Voting Yea: Vice Chair Bartee, Ms. Gerrish, Mr. Thorsen

Abstained: Ms. Lavarney

Absent: Mr. Steve Wojcik, Chair

COA 22-27 Pre-Approval

Ms. Latack provides a brief presentation on the application.

Ms. Bartee asks for any discussion on COA 22-27.

Ms. Lavarney moves to approve COA 22-27 with presented conditions, Seconded by Mr. Thorsen.

Voting Yea: Vice Chair Bartee, Mr. Thorsen, Ms. Lavarney

Voting Nea: Ms. Gerrish

Absent: Mr. Steve Wojcik, Chair

COA 22-30 178 Main Street

Ms. Bartee introduces the application to the Board.

Ms. Latack provides a brief description of the application.

Ms. Bartee asks if the applicant Mr. Keith Selbo would like to come forward to answer questions from the Board.

Ms. Gerrish asks about the reasoning behind the proposed locations of the solar panels.

Mr. Selbo responds briefly explaining the reasoning provided by the two consulted installation companies.

Ms. Gerrish speaks on the nature of the application and the role of the Board while reviewing applications.

Mr. Selbo speaks on the proposed work and modifications to historic houses to keep pace with modern technology.

Ms. Bartee asks about possibility of moving the location of some of the panels.

Mr. Selbo responds providing answers where possible.

Mr. Thorsen ask further questions about moving or adjusting the location of the solar

panels and expresses his disagreement with the visibility of the proposed placement and visibility of some panels.

Mr. Selbo responds providing answers where possible.

Ms. Gerrish respectfully disagrees with Mr. Thorsen on several points.

Ms. Bartee speaks to the comments and points from the previous discussion and viewpoints.

Mr. Selbo speaks on the preservation of the house and work to update it while preserving it.

Ms. Bartee asks about the possibility of lower visibility options.

Mr. Selbo responds discussing his conversations with the Contractors.

Ms. Lavarney asks about positioning the panels in question on the rear lower roof.

Mr. Selbo responds.

Ms. Latack comments on the contractor's absence and possible motions.

The Board discusses the application and possible paths forward.

Ms. Bartee asks for a Motion.

The Board discusses the application further.

Ms. Bartee asks the applicant if he would like to postpone the decision to consult with the contractors for other options.

Mr. Selbo declines.

Ms. Bartee again asks for a motion.

Ms. Lavarney moves to deny COA 22-30, Seconded by Mr. Thorsen.

Voting Yea: Vice Chair Bartee, Mr. Thorsen, Ms. Lavarney

Voting Nea: Ms. Gerrish

Absent: Mr. Steve Wojcik, Chair

COA 22-31 92 Main Street

Ms. Bartee introduces the application to the Board.

Ms. Latack provides a brief description of the application.

The Board briefly discusses the application with staff.

Ms. Bartee asks for a motion.

Ms. Gerrish moves to approve COA 22-31, Seconded by Ms. Lavarney

Voting Yea: Vice Chair Bartee, Mr. Thorsen, Ms. Lavarney, Ms. Gerrish
Voting Nea:

Absent: Mr. Steve Wojcik, Chair

COA 22-35 22 Fisher Lane

Ms. Bartee introduces the application to the Board.

Ms. Latack provides a brief description of the application.

Ms. Bartee invites the applicant forward.

Mr. Justin Basile comes forward to speak for the applicant.

Mr. Basile speaks on the nature of the work being done and materials used.

Ms. Gerrish asks about the proposed lighting.

Mr. Basile responds outlining reasoning for change.

Mr. Thorsen asks about the portico ceiling.

Mr. Basile responds.

Ms. Gerrish asks about the Hardie plank.

Mr. Basile responds.

Ms. Bartee asks about the window material and style being used.

Mr. Basile responds.

Ms. Bartee moves the discussion to the proposed railings.

Mr. Basile responds away from his microphone, response mostly inaudible.

Mr. Thorsen asks about use of composite materials.

Mr. Basile responds.

The Board discusses the proposed door replacement with Mr. Basile.

Mr. Thorsen asks about the scope of the window replacement.

Mr. Basile responds.

Ms. Bartee comments on the arch being removed and proposed screened porch.

The Board moves the discussion back to the proposed door replacement and possibility of repair or replacement in-kind.

Mr. Basile responds to the questions about the door and the comment on the arch.

Ms. Bartee asks a motion.

Ms. Gerrish moves to approve COA 22-35, Seconded by Ms. Lavarney

Voting Yea: Vice Chair Bartee, Mr. Thorsen, Ms. Lavarney, Ms. Gerrish

Voting Nea:

Absent: Mr. Steve Wojcik, Chair

UPDATES

Ms. Latack provides the Board with a brief overview of meeting schedules for the next two months and upcoming reappointments and elections.

BOARD MEMBERS TIME

Ms. Gerrish discusses a recently attended masonry workshop through Preservation Virginia.

Ms. Lavarney shares photos of a recent house fire with the Board. Prompting a discussion on materials used, fire code, solar panels, and aspects of reviewed cases.

ADJOURN

Ms. Lavarney moved to adjourn. Ms. Gerrish seconded. All in favor, no discussion.

Voting Yea: Vice Chair Bartee, Mr. Thorsen, Ms. Lavarney, Ms. Gerrish

Voting Nea:

Absent: Mr. Steve Wojcik, Chair

With no further business, this meeting was adjourned at 8:34 PM.