



**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 JUNE 16, 2023, AT 7:00 PM IN WARRENTON, VIRGINIA**

**PRESENT** Ms. Laura Bartee, Chair; Ms. Virginia Gerrish, Vice-Chair; Mr. Steve Wojcik; Ms. Karen Lavarney; Ms. Denise Harris, Planning Manager; Ms. Casey Squyres, Historic Preservation Planner

**ABSENT** Mr. John Thorsen

**CALL TO ORDER AND DETERMINATION OF A QUORUM**

The meeting was called to order at 7:00 p.m., and a quorum was established. Ms. Gerrish read the purpose statement.

**NEW BUSINESS**

**COA 23-38 63 MAIN STREET**

Ms. Squyres provides a brief overview of the application.

Mr. Mitchell White, applicant, is not present to speak.

Ms. Bartee indicates some of the potential issues visible in existing site photos.

Ms. Gerrish asks about potential substitutes to proposed plants.

Ms. Squyres provides what information is available.

Ms. Gerrish asks for any further questions.

No further questions from the Board

Ms. Gerrish asks the Board for a motion.

Mr. Wojcik moves to approve COA 23-38 with presented approval conditions, Seconded by Ms. Lavarney.

Voting Yea: Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney

Abstain: Ms. Bartee, Chair

Absent: Mr. Thorsen

### **COA 23-40 63 MAIN STREET**

Ms. Squyres provides a brief overview of the application.

Mr. Mitchell White, applicant, is not present to speak.

Ms. Gerrish requests to see the full front of the building showing both window and door signage.

Ms. Squyres accommodates the request.

Ms. Wojcik asks about the size of the signage.

Ms. Squyres responds outlining previous discussions with the applicant.

Ms. Bartee asks for a motion.

Ms. Gerrish moves to approve COA 23-40 with the presented approval conditions, Seconded by Ms. Lavarney.

Voting Yea: Ms. Bartee, Chair; Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney

Absent: Mr. Thorsen

### **COA 23-42 15 SOUTH THIRD STREET**

Ms. Squyres provides a brief overview of the application.

Mr. Bob Moore, applicant, comes forward to speak.

Mr. Moore provides further information on the proposed plans.

Ms. Bartee asks for questions or comments from the Board.

Mr. Wojcik asks about the proposed roofing material.

Mr. Moore responds that roofing will be in kind with existing roof.

Mr. Wojcik speaks audio inaudible.

Mr. Moore provides a photo of the existing roof.

Mr. Wojcik and Mr. Moor speak about the proposed roof, audio mostly inaudible.

Ms. Gerrish asks about using brick to expand the patio.

Mr. Moore responds outlining future plans.

Ms. Gerrish asks about the positioning of the posts.

Mr. Moore responds, outlining issues due to easement and positioning of posts and seating.

Ms. Bartee comments on the proposed design and suggests ways to tie in the columns.

Ms. Lavarney asks about the visibility of the fabric enclosure when raised.

Mr. Moore responds outlining planned use of fascia board.

Ms. Bartee discusses the material used for the fascia board with Mr. Moore.

Ms. Lavarney asks a question audio mostly inaudible.

Mr. Moore responds audio mostly inaudible.

Ms. Bartee discusses proposed approval conditions with the Board.

Mr. Wojcik asks about the access point for the patio.

Mr. Moore responds indication rear door, audio mostly inaudible.

Ms. Bartee asks about dining service on the patio.

Mr. Moore responds outlining potential service, audio mostly inaudible.

The Board and staff discuss the proposed approval conditions.

Ms. Lavarney moves to approve COA 23-42 with the presented approval conditions,  
Seconded by Mr. Wojcik.

Voting Yea: Ms. Bartee, Chair; Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney

Voting Nay:

Absent: Mr. Thorsen

### **COA 23-43 2 COURT HOUSE SQUARE**

Ms. Squyres provides a brief overview of the application.

Mr. John Swain, applicant, is not present to speak.

Mr. Wojcik speaks, audio mostly inaudible.

Ms. Bartee comments on the need for the trees to be trimmed and the damage to structure did not appear to be from the trees.

Ms. Gerrish also comments that the trees did not appear to be the cause of the damage.

Ms. Squyres asks Ms. Harris if a motion needs to be made.

Ms. Harris responds in the affirmative.

Ms. Bartee asks the Board for a motion.

Ms. Gerrish moves to deny COA 23-43 for the presented conditions, Seconded by Mr. Wojcik.

Voting Yea:

Voting Nay: Ms. Bartee, Chair; Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney

Absent: Mr. Thorsen

#### **COA 23-45 206 CULPEPER STREET**

Ms. Squyres provides a brief overview of the application.

Ms. Laura Bartee, applicant, comes forward to speak.

Ms. Bartee details changes to the application since the May work session.

Ms. Gerrish comments that she does not have any concerns.

Ms. Bartee discusses general design elements of the project.

Ms. Gerrish asks for further details regarding the garage doors.

Ms. Bartee details materials for the garage doors.

Mr. Wojcik moves approve COA 23-43 with the presented approval conditions, Seconded by Ms. Lavarney.

Voting Yea: Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney

Abstained: Ms. Bartee, Chair

Absent: Mr. Thorsen

#### **COA 23-47 63 MAIN STREET**

Ms. Squyres provides a brief overview of the application.

Mr. Mitchell White, applicant, is not present to speak.

Ms. Lavarney asks if a-frame signage must be weighted.

Ms. Squyres answers in the affirmative.

Ms. Bartee asks the Board for a motion.

Ms. Gerrish moves approve COA 23-47 with the presented approval conditions, Seconded by Ms. Lavarney.

Voting Yea: Ms. Bartee, Chair; Ms. Gerrish, Vice-Chair; Mr. Wojcik; Ms. Lavarney

Absent: Mr. Thorsen

### **UPDATES**

Ms. Harris informs the Board about the proposed Town arts group.

The Board and Staff spend some time discussing some of the proposed art.

### **BOARD MEMBERS TIME**

Ms. Gerrish mentions painted flowers on a wall at 9 N. 3<sup>rd</sup> St.

Ms. Bartee discusses with the Board and Staff the process for out-of-meeting approvals.

Ms. Bartee discusses with the Board potential changes to the zoning ordinance.

Ms. Bartee mentions the roof on 101 Winchester Street.

Mr. Wojcik brings up an older home on Falmouth Street in need of work, and changes to the historic character features.

Ms. Harris updates the Board on the survey of the local historic district.

Ms. Lavarney mentions an interaction with a local business owner regarding a-frame signs.

Ms. Lavarney also mentions that she put in her candidacy for Town Council.

### **ADJOURN**

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

Voting Yea: Ms. Laura Bartee, Chair; Ms. Virginia Gerrish, Vice-Chair; Mr. Steve Wojcik; Ms. Karen Lavarney

Absent: Mr. John Thorsen

With no further business, this meeting was adjourned at 8:47 PM.