



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, August 28, 2025, at 6:30 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON AUGUST 28, 2025

Regular Meeting

PRESENT

Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Ms. Millie Latack;
Mr. William Hemmingson; Ms. Casey Squyres, Historic Preservation
Planner

PRESENT VIA ELECTRONIC MEANS

ABSENT

Ms. Karen Lavarney, Chair

REGULAR MEETING – 6:30 PM

Mr. Michael Beidler 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 – June 26, 2025

Mr. Wojcik moves to approve June 26, 2025, meeting minutes, as presented.

Mr. Beidler seconds the motion.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Mr. William Hemmingson

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

The minutes were approved.

NEW BUSINESS.

1. COA 2025-62: Fisher Lane Lot 1 & 2

Requesting approval for the construction of two (2) new houses on Lot 1 & Lot 2 along Fisher Lane, directly behind 320 Culpeper Street (no addresses assigned by Zoning yet).

Mr. Beidler states the applicant is not present.

Ms. Squyres provides a brief overview of the proposed work.

Mr. Beidler asks about the proposed finishing for the houses.

Ms. Squyres responds, discussing the proposed finishing.

Mr. Beidler opens the floor for questioning.

Mr. Wojcik comments on the fencing near the property.

Mr. Wojcik suggests adding a condition to ensure any fencing added matches the existing fencing.

Mr. XXX asks for clarification on clearing on the highway side of Shirley Ave.

Ms. Squyres responds, there is no intention of disrupting the barrier of foliage.

Mr. Beidler briefly suggests his concern about the proposed fenestration pattern.

Mr. Hemmingson comments on the design and asks for clarification on the siding.

Ms. Squyres responds, providing what information she has on the proposed siding.

Mr. Beidler asks about the proposed gutters.

Ms. Squyres responds, there is no current information on the proposed gutters.

Board members have a brief discussion about the garage door specifications.

Mr. Beidler asks for a motion.

Mr. Wojcik reads the proposed motion as presented.

Mr. Wojcik moves to approve COA-25-62 with the presented approval conditions,
Seconded by Mr. Beidler.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

COA 2025-62 passes 3-0-1.

2. COA 2025-64: 54 East Lee Street, Suite 100

Requesting approval to install a new metal sign bracket and hanging sign on the building exterior.

Ms. Squyres provides a brief overview of the proposed signage.

Mr. Beidler opens the floor for questions/comments.

Mr. Wojcik asks for clarification on the sign placement.

Ms. Squyres responds, confirming height placement.

Mr. Hemmingson reads the proposed motion.

Mr. Hemmingson moves to approve COA-25-64 with the presented approval conditions, Seconded by Mr. Beidler.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

COA 2025-64 passes 3-0-1

3. WORK SESSION – 35 S. Fifth St: Discussion to review options for the construction of an addition to the existing historic shed.

Mr. Beidler invites the applicant to step forward to speak.

Ms. Squyres provides a brief overview of the history of the existing shed.

Mr. Chris Mothersead comes forward to speak, providing a brief overview of the proposed project.

Mr. Mothersead asks the board for suggestions.

Mr. Beidler asks for the plan including the property line.

Mr. Mothersead provides the property line information.

Mr. Beidler asks Mr. Rob Walton for further zoning/setback requirements.

Mr. Walton responds, there are no setback requirements.

Mr. Hemmingson asks for clarification on the sidewalk.

Mr. Mothersead responds providing further details including an easement.

Mr. Beidler expresses his concerns with this project.

Mr. Wojcik briefly expresses his thoughts and concerns.

Mr. Mothersead asks about potentially relocating the shed.

Mr. Wojcik responds, providing his thoughts.

There is a brief discussion on the shed location.

Mr. Beidler asks for clarification from Ms. Squyres about the use of the shed.

Ms. Squyres responds, providing comments from the zoning administrator, Ms. Heather Jenkins.

A brief discussion on the different options for the shed occurs. ???

Mr. Beidler expresses his concern about moving the shed.

Mr. Cameron provides a brief closing statement.

UPDATES.

1. 9 Culpeper St: Roof Replacement

Ms. Squyres presents a brief summary of the proposed work.

Ms. Latack asks if salvage has been considered.

Ms. Squyres responds, noting the possibility.

Ms. Latack notes that the deterioration of the roof does not appear to necessitate full replacement.

Ms. Squyres expresses her agreement.

Mr. Beidler states his opinion that repair should be pursued over replacement and compares the work to a similar project he is aware of.

Ms. Latack agrees with Mr. Beidler's opinion.

Mr. Wojcik notes that the roof is visible and provides his opinions on the roofs condition.

2. 3 Hotel St and 45 Winchester St

Ms. Squyres updates the Board that applications for the properties may be coming and will be an expedited review.

Mr. Beidler asks what an expedited review would look like.

Ms. Squyres responds that she is unsure and will need to consult other staff and the Town Attorney.

BOARD MEMBERS TIME.

Mr. Wojcik updates the Board on status of a window restoration he has been working on and some architectural salvage he has acquired. He also mentions several houses around Town with ongoing restoration efforts.

ADJOURNMENT.

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

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

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

With no further business, this meeting was adjourned at 8:00 PM on Thursday, June 26th, 2024.