



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, May 23, 2024, at 7:00 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON MAY 23rd, 2024, AT 7:00 P.M

Regular Meeting

PRESENT

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

PRESENT VIA ELECTRONIC MEANS

Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler;

ABSENT

REGULAR MEETING – 7:00 PM

Ms. Karen Lavarney reads the purpose statement and calls the meeting to order at 7:03 PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES

1. Draft Minutes – February 29, 2024

Mr. Wojcik outlines several corrections to the February 29th draft minutes.

Mr. Wojcik moves to approve the February 29, 2024, meeting minutes with the requested corrections. Seconded by Ms. Latack. There was no discussion. The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler;

The minutes were approved unanimously.

2. Draft Minutes – April 25, 2024

Mr. Wojcik moves to approve the April 25, 2024, meeting minutes, as presented. Seconded by Ms. Latack. There was no discussion. The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler;

The minutes were approved unanimously.

NEW BUSINESS.

1. COA 2024-25: 70 MAIN STREET

Request to remodel the atrium-like office exteriors on each end of the fifth floor at the rear elevation of the building.

Ms. Squyres provides a brief introduction of the application.

Mr. James Hricko, Applicant, comes forward to provide further details.

Mr. Broaddus adds a brief history of the issues with the structure.

Ms. Lavarney asks about the style of roof present and the color of the window frames.

Ms. Latack asks about the finish shown in the render.

Mr. Broaddus clarifies the presented renders.

Mr. Wojcik moves to approve COA-24-25 with the presented approval conditions, Seconded by Ms. Latack. There was no discussion. The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler

COA 2024-25 passed 3-0.

2. COA 2024-30: 40 MAIN STREET

Request to replace the existing second floor wood windows, which are heavily deteriorated and at the end of their useful life, with appropriate modern wood windows to match the previous in size, shape, profile, depth of sash, and lite configuration. The Applicant is also proposing to replace the front wooden door at the secondary front entrance in-kind.

Ms. Squyres provides a brief introduction of the application.

Mr. Florian Dengel, Applicant, comes forward to speak, providing further details.

Ms. Squyres comments on a requested addition to the conditions regarding the shutters.

Mr. Dengel continues his presentation.

Ms. Latack asks for further details on the planned window trim.

Mr. Dengel clarifies the proposed plans.

Ms. Latack moves the conversation to the proposed windows.

Mr. Dengel outlines the proposed window styles.

Ms. Latack expresses her opinions on the planned shutters.

Mr. Dengel briefly discusses potential plans for the shutters.

Ms. Lavarney asks if the reason for the existing elevated side door was determined.

A brief discussion of ensues involving the history of the building and possible uses for the doorway.

Mr. Wojcik asks about the proposed material used for the shutter replacement.

Mr. Wojcik asks about the disposition of the windows with the original glass.

Mr. Dengel states that the windows with original glass will not be disposed of.

Mr. Wojcik asks about the replacement of the entrance door.

Mr. Dengel details his and the owner's preference to restore the existing door and logistics of replacing the door in kind.

Ms. Lavarney asks about the potential for a mural from a previous conversation.

Mr. Dengel clarifies the previous conversation.

Mr. Wojcik asks about the plans for the rear downspout.

Mr. Dengel clarifies the proposed changes to the downspout.

The discussion moves to the potential inclusion of two of the rear windows in the proposed work.

The Board discusses the proposed motion.

Ms. Latack moves to approve COA-24-30 with the presented approval conditions, Seconded by Mr. Wojcik. There was no discussion, The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler

COA 2024-30 passed 3-0.

UPDATES

Ms. Squyres speaks to the Board about what notices or actions they would like taken to remediate incorrectly completed work by Fauquier County.

Ms. Squyres informs the Board of her recent conversations with The First Baptist Church regarding the restoration of their steeple.

BOARD MEMBERS TIME.

Mr. Wojcik – Provides an update on the house on Falmouth Street. Follows by providing some of his findings while doing further research into Alwington Manor.

ADJOURNMENT.

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

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair; Mr. Michael Beidler

With no further business, this meeting was adjourned at 8:12 PM on Thursday, May 23rd, 2024.