ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Tuesday, July 7, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JULY 7, 2026

Regular Meeting

PRESENT	Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. Tim Burch; Mr. John Scoggin; Ms. Whitney Burgess, Preservation Planner, Ms. Casey DeHaven, Planner
PRESENT VIA ELECTRONIC MEANS	N/A
ABSENT	Mr. William Hemmingson

REGULAR MEETING – 6:30 PM

Mr. Michael Beidler, board Chair, reads the statement of purpose and calls the meeting to order at 06:30 PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES

Minutes from April 24, 2026:

Mr. Burch made motion to approve the minutes as written.

Vice Chair Wojcik seconded.

Ayes: All board members

Minutes from May 28, 2026:

Vice Chair Wojcik made motion to approve the minutes as written.

Mr. Burch seconded.

Ayes: All board members

NEW BUSINESS.

1. **COA 2026-16: 22 Waterloo Street**

Request to construct rear addition on building, make façade alterations, and hardscape/landscape improvements.

Chair Beidler provided an overview of the COA and all proposed alterations and welcomed the Applicant, Mr. Neal Wavra, to the podium.

Mr. Wavra provided additional details of the project.

Chair Beidler asked for clarification on a parapet wall and the visibility from Ashby Street.

Mr. Wavra confirmed it is designed not to be visible.

Mr. Scoggin asked a follow-up on existing elements and if they will remain in place.

Mr. Wavra confirmed.

Vice Chair Wojcik asked about the reuse of the original garage doors and encouraged they be repurposed appropriately.

Mr. Scoggin asked if there will be any new signage.

Mr. Wavra confirmed the existing signage will remain.

Chair Beidler requested the motion for approval be edited to emphasize that the siding shall be stucco.

Ms. Burgess confirmed the wording was updated.

Mr. Burch introduced a motion to conditionally approve as written.

Mr. Scoggin seconded the motion.

The vote was as follows:

Ayes: 4 (Beidler, Wojcik, Burch, Scoggin)
Nays: 0
Abstention:
Absent: 1 (Hemmingson)

2. **COA 2026-17: 25 Fisher Lane**

Request to construct new board and batten fencing along property line.

Chair Beidler introduced the COA.

Vice Chair Wojcik asked for confirmation as to which sections were being replaced.

Ms. Burgess provided clarification and provided an example for a similar project that recommended the fence should be painted or stained, which can be added as a condition of approval.

The condition was included as part of the approval.

Vice Chair Wojcik introduced a motion to approve COA 26-17 as written.

Mr. Scoggin seconded the motion.
All ayes.

The vote was as follows:

Ayes: 4
Nays: 0
Abstention: 0
Absent: 1 (Hemmingson)

UPDATES.

Ms. Burgess provided a recap of a recent preliminary design meeting for potential redevelopment of the Warren Green building at 10 Hotel Street to include a small addition to the building.

Ms. Burgess confirmed the Applicant will be submitting a COA for the July meeting and will be foregoing a Work Session.

Mr. Beidler requested staff confirm window replacement requirements with DHR's Tax Credit staff.

Ms. Burgess discussed the historic precedent for a safety railing around the rear courtyard, however the applicant prefers plantings under 3' in height, which meet Historic District Design Guidelines.

Mr. Burch and Chair Beidler asked for clarification on plantings.

Chair Beidler encouraged ARB members to review the application carefully prior to the July 23rd meeting.

BOARD MEMBERS TIME.

Chair Beidler thanked the ARB for attending this special meeting.

ADJOURNMENT.

Mr. Beidler moves to adjourn the meeting, seconded by Vice Chair Wojcik.

With no further business, this meeting was adjourned at 7:12 PM on Tuesday, July 7, 2026.