



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Tuesday, August 27, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON AUGUST 27, 2026

Regular Meeting

PRESENT

Mr. Michael Beidler, Chair; Vice-Chair; Mr. William Hemmingson;
Mr. Tim Burch; Ms. Whitney Burgess, Preservation Planner, Casey
DeHaven, Planning Manager

PRESENT VIA ELECTRONIC MEANS

N/A

ABSENT

Mr. John Scoggin

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 July 23, 2026:

Mr. Hemmingson asked to make an edit to mark Vice Chair Wojcik as absent from the July 23rd meeting.

Mr. Hemmingson made a motion to approve

Mr. Burch seconded the motion

Ayes: Chair Beidler, Mr. Burch, Mr. Wojcik, Mr. Hemmingson

No: N/A

Abstention: N/A

UNFINISHED BUSINESS.

1. COA 2026-22: 10 Hotel Street

Ms. Burgess provided an overview of the project and a recap of what was reviewed at the July 23rd meeting.

Ms. Burgess invited the Applicant, Mr. Michael Wood, Architect, to the podium to present to the ARB.

Mr. Wood provided a separate overview of the project and recap of what was discussed during the July 23rd meeting and also discussed progress with the Historic Rehabilitation Tax Credit aspect of the project through the Virginia Department of Historic Resources.

Mr. Hemmingson asked about retaining the brick header on the enlarged window opening and asked for clarification on which South Elevation windows would be retained versus infilled.

Mr. Wojcik stated his preference to include a condition to ensure the lower level window sashes are stored in an appropriate environment after removal.

Mr. Wood stated the one-over-one light was too similar to the original so they decided to switch to a four-over-four configuration and they tried to address the additional edits as requested by the ARB at the July 23rd meeting.

Mr. Beidler asked for clarification on the height of the parapet wall.

Mr. Wood provided clarification. The parapet is 3'2" from the roof.

Mr. Beidler asked if the rooftop units will still be appropriately shielded by the extant parapet and discussed the possibility of conducting a flag test or adding a masonry belt course to the extant parapet to better shield any mechanical units.

Mr. Wood confirmed they could add another foot to the parapet to shield the units.

Mr. Beidler asked Mr. Wood to correct the drawing to reflect the increase in height of the parapet and to work with Staff to provide those drawings.

Mr. Burch asked about the height of the units.

Mr. Wood stated one is measured at 5'5" but it is tucked behind the chimney and not visible from the West side. Another unit is only 36" tall.

Mr. Hemmingson asked for clarification on phasing of framing work versus masonry work.

Mr. Wood provided clarification that framing would happen before masonry.

Mr. Wood described the edits to the front porch and staircase details.

Mr. Beidler asked if the south wall protection railing will remain the same and is the tube railing on the ramp going to remain?

Mr. Wood confirmed they will switch out any additional railings to make all new railings consistent.

Mr. Burch asked for clarification on which railing will be new and which extent railing will remain.

Ms. Burgess asked about the progress with the Tax Credits.

Mr. Beidler stated that any edits to the design as made potentially by VADHR Tax Credits would come back to Staff for Administrative review. Anything substantial would require further ARB review and approval.

Mr. Wood described the outdoor fireplace.

Mr. Beidler stated the brick fireplace shall be painted.

Mr. Wood agreed.

Mr. Wood described the chimney cap detail will be in dark bronze to match the extent dark bronze gutters. The downspout will also be dark bronze.

Mr. Beidler asked for clarification on walk-in cooler/freezer detailing from the exterior.

Mr. Burch stated his main concern was the parapet wall and stated every other detail was well-addressed and there are no additional concerns.

Mr. Hemmingson stated the edits were well done but any changes in the current scope of work will require further review and approval.

Ms. Burgess provided an overview of the conditions of approval.

Vice Chair Wojcik made a motion to recommend approval of COA 2026-22 for 10 Hotel Street as written.

Mr. Burch seconded the motion.

The vote was as follows:

Ayes: 4 (Beidler, Hemmingson, Burch, Wojcik)

Nays: 0

Abstention: 0

Absent: 1 (Scoggin)

WORK SESSION

79 Main Street

Mr. Phan provided an overview of the signage they are proposing and wanted to hear the ARB's thoughts on the subject.

Mr. Beidler asked for clarification on centering the signage with the windows above and door below.

Mr. Phan confirmed the photo is AI generated and not made to scale.

Vice Chair offered additional signage options.

Ms. Burgess offered additional signage options and described the rarity of the Art Deco style within Warrenton's Historic District and this is also one of the only masonry Art Deco styles in the Town, so the inset brick diamond should be preserved and visible.

Mr. Burch agreed and stated applying signage to the awning may provide better pedestrian lines.

Mr. Phan stated an issue with the awning is that it stretches across the entire façade of the building and is shared with Warrenton Market.

Mr. Beidler offered an option to paint a logo directly on the brick, including painting over the diamonds.

Ms. Burgess stated that option would be the most cost effective and would not require a Building Permit.

Mr. Phan stated they will be utilizing an existing bracket for the hanging sign.

Ms. Burgess asked about options for light fixtures.

Mr. Beidler stated the window decals look great.

Mr. Burch asked about types of light fixtures.

UPDATES.

Ms. Burgess informed the Board that 33 Culpeper Street has addressed the enforcement issues for inappropriately installed signage.

159 High Street – Work Session for minimal façade alterations to make it more visually interesting while maintaining its Minimal Traditional architectural style.

25 North Sixth Street – Full exterior restoration coming including a rear addition and a one-car garage

Preservation Workshop on October 17th with Dominion Traditional Building Group

Brickwork Data Map

BOARD MEMBERS TIME.

Mr. Wojcik asked if any future AI generated plans can be disclosed before a meeting begins.

Mr. Hemmingson made a suggestion about the signage at 79 Main Street and asked about any progress on the Baptist Church steeple.

Ms. Burgess confirmed she is meeting with the church next week to put together a stronger grant application.

ADJOURNMENT.

Chair. Beidler moved to adjourn the meeting at 7:42, seconded by Mr. Hemmingson.

All ayes.

With no further business, this meeting was adjourned at 7:42 PM on Thursday August 27, 2026.