



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, December 04, 2025, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF
WARRENTON, VIRGINIA, WAS HELD ON DECEMBER 04, 2025

Regular Meeting

PRESENT Ms. Karen Lavarnway, Chair, Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Mr. William Hemmingson; Ms. Casey Squyres, Historic Preservation Planner

PRESENT VIA
ELECTRONIC MEANS

ABSENT

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 Draft – July 24, 2025

Mr. Beidler moves to approve the draft minutes as submitted, seconded by Mr. Wojcik.

The vote was as follows:

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

Nays:

Abstention:

Absent:

2. ARB Meeting Minutes Draft – August 28, 2025

Mr. Beidler moves to approve the draft minutes as submitted, seconded by Mr. Wojcik.

The vote was as follows:

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

Nays:

Abstention:

Absent:

NEW BUSINESS.

1. COA 2025-84: 47 S. Third Street

Request to install new metal bracket and hanging sign.

Ms. Squyres provides a brief overview of the application.

Mr. Beidler asks for clarification on the location of the proposed sign.

Ms. Squyres provides the clarification.

Mr. Hemmingson comments on the lack of consistency of the approved sign brackets.

Mr. Beidler asks who sets the standard for attachment of signage.

Ms. Squyres responds briefly outlining the codes guiding the standards.

Mr. Beidler moves to approve COA-25-84 with the presented approval conditions, Seconded by Mr. Hemmingson.

The vote was as follows:

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

Nays:

Abstention:

Absent:

COA 2025-84 passes 4-0-0.

2. COA 2025-93: 9 Culpeper St.

Request to install a new metal bracket and hanging sign.

Ms. Squyres provides a brief overview of the application.

Ms. Lavarnway asks for any discussion.

Mr. Beidler asks about the proposed location of the sign and proposes another location.

Ms. Squyres notes that the proposed location will not meet height requirements outlined in the zoning ordinance.

Mr. Wojcik moves to approve COA-25-93 with the presented approval conditions, Seconded by Mr. Beidler.

The vote was as follows:

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

Nays:

Abstention:

Absent:

COA 2025-93 passes 4-0-0

UPDATES.

1. Confirmation of 2026 ARB Agenda Dates

Ms. Squyres provides a brief explanation of the proposed 2026 agenda.

Mr. Wojcik moves to approve the 2026 agenda as presented, seconded by Mr. Beidler.

The vote was as follows:

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

Nays:

Abstention:

Absent:

2. Warrenton Preservation Alliance Presentation

Ms. Squyres provides a brief summary of the Warrenton Preservation Alliance.

Mr. Joe Ficarelli comes forward to provide further information.

Mr. Beidler offers assistance based on previous experience with similar groups.

Discussion of the project continues.

3. Certified Local Government Discussion

Ms. Squyres briefly discusses a recently attended workshop and potential projects to maintain CLG status.

BOARD MEMBERS TIME.

Mr. Beidler discusses the status of the 39 S. Chestnut St project, expressing his concern over the expansion of project scope.

Mr. Wojcik provides an update on the ongoing addition to his home.

Ms. Lavarnway expresses her thanks to board members and staff for her time on the Architectural Review Board.

ADJOURNMENT.

Ms. Lavarnway moves to adjourn the meeting, seconded by Mr. Beidler. There was no discussion.

With no further business, this meeting was adjourned at 7:19 PM on Thursday, December 04, 2025.

DRAFT