



## ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, October 23, 2025, at 6:30 PM

### MINUTES

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#### AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON OCTOBER 23, 2025

##### Regular Meeting

##### PRESENT

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

##### PRESENT VIA ELECTRONIC MEANS

##### ABSENT

Ms. Karen Lavarney, Chair

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#### 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.

#### NEW BUSINESS.

##### 1. COA 2025-72: 135 Main St

Request approval to construct new ADA accessible ramp along side elevation of building (including relocating steps).

The applicant steps forward and provides a brief overview of the proposed work.

Mr. Beidler questions if there were any drawings submitted.

The applicant states the drawings were uploaded.

Mr. Beidler asks if any other board members have questions.

Mr. Wojcik asks for clarification on the location of the steps.

The applicant responds, the steps will be moved to the left side into the backyard, there will be no steps onto 6<sup>th</sup> street.

Ms. Squyres clarifies that John Ward and Hunter Digges met with the applicant to ensure the steps and landings would meet building code.

The applicant provides clarification ensuring there will be two ramps and the steps will meet code.

Mr. Wojcik asks for clarification that there are two landings.

The applicant confirms there are two landings per code.

Mr. Wojcik suggests getting railings that match the porch.

There is a brief discussion about the railings.

Mr. Hemmingson asks for clarification on where the ramp will end.

The application provides clarification that the ramp will go further than the columns.

Mr. Hemmingson suggests filling the gap.

The applicant clarifies the gap will be filled in.

Mr. Beidler asks for clarification on what the ramp is made of.

The applicant provides clarification on the two potential options.

There is a brief discussion on the location of the ramp to try and save the historical part of the railing.

Mr. Beidler asks for clarification on the property lines.

Ms. Squyres provides clarification.

Mr. Hemmingson comments that the final height of the ramp may require pickets in the railing.

The applicant responds providing final height calculations for the project.

Mr. Beidler begins a discussion of the proposed motion.

Mr. Beidler asks for a motion.

Mr. Wojcik moves to approve COA-25-72 with the presented approval conditions, Seconded by Mr. Hemmingson.

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 2025-72 passes 3-0-1.**

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**2. COA 2025-73: 150 John E. Mann St.**

Request to install a new 4' wrought iron fence on property.

Ms. Squyres states the applicant is not present.

Ms. Squyres gives a brief overview of the proposed project.

Mr. Beidler asks for clarification on the distance of the gate setback.

Ms. Squyres is unsure of the exact distance.

Mr. Hemmingson asks about the proposed style of gate.

Ms. Squyres responds outlining the proposed gate.

Mr. Wojcik expresses his approval of the gate and fence choice adds good character.

Mr. Beidler suggests the footings for the posts need to be below grade.

Ms. Squyres confirms that is the applicant's plan.

Mr. Beidler asks for a motion.

Mr. Hemmingson moves to approve COA-25-73 with the presented approval conditions,  
Seconded by Mr. Wojcik.

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 2025-73 passes 3-0-1**

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**3. COA 2025-79: 266 Falmouth St**

Request to install an in-ground pool in rear yard of property, to install fencing around the property borders, place a shed on the property, and to install two pillars at driveway entrance.

Ms. Squyres clarifies the only proposed fencing will be around the property borders.

Ms. Squyres provides clarification on what is being discussed for this project.

Mr. Hemmingson asks for clarification on the fence material.

The applicant clarifies they would like to use a steel fence.

Mr. Hemmingson asks if the pillars will match the house.

The applicant clarifies that everything will be matching.

Mr. Wojcik expresses his approval of the steel fencing and asks about the setback requirements of the shed.

The applicant responds providing what information the can.

Ms. Squyres responds with further information.

Mr. Beidler asks for clarification regarding the pool equipment enclosure.

The applicant clarifies that will no longer be there.

Mr. Hemmingson moves to approve COA-25-79 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 2025-79 passes 3-0-1**

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#### **4. COA 2025-76: 16 Courthouse Square**

Request to remove and replace existing mature trees along pathway between 16 Courthouse Square and the John Barton Payne Building.

Mr. Beidler questions why the applicant wants to remove the trees.

The applicant provides a brief overview explaining the reason for tree removal.

Mr. Beidler asks for clarification on the number of trees to be removed.

The applicant responds, to take all 4 trees down.

Mr. Wojcik comments on his observations on the conditions during a previous tour of the site.

The applicant advises that repairs have been completed on the previously observed issues.

The applicant expresses their dislike for having to remove the trees, but they have become too tall for the space and must be replaced with lower growing species.

Mr. Hemmingson asks if an arborist has been consulted to determine the health and age of the trees.

The applicant advises that an arborist was consulted the previous year.

Mr. Hemmingson asks about the amount of foot traffic through the area.

The applicant responds outlining the amount of traffic.

Mr. Hemmingson asks to confirm that four trees will be removed and replaced.

The applicant responds confirming the replanting.

Ms. Squyres clarifies the replanting requirements.

Mr. Beidler suggests his concern about removing all 4 trees, leaving the Evergreen tree.

Mr. Wojcik agrees the Evergreen tree should be kept.

Mr. Beidler amends the motion to include only moving 3 of the 4 trees.

Mr. Beidler moves to approve COA-25-76 with the presented approval conditions, Seconded by Mr. Wojcik.

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 2025-76 passes 3-0-1**

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## **5. COA 2025-77: 16 Courthouse Square**

Request to replace areas of rotted wood along the roofline (soffits and fascia) with PVC lumbar material.

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

Mr. Hemmingson asks for clarification on the proposed PVC material matching all around.

The applicant responds, everything will match.

Mr. Wojcik asks for clarification on the scope of replacement.

The applicant responds outlining the proposed scope.

Ms. Squyres asks if any brick repair will occur.

The applicant responds that masonry repair is planned as needed.

Mr. Wojcik asks about the presence and condition of any hidden gutters.

The applicant responds that the gutter is present and appears to be in good condition.

Mr. Beidler asks about the age of the building.

The applicant and Ms. Squyres respond providing the construction year.

Mr. Beidler expresses his disagreement with the proposed synthetic material and suggests using wood material instead.

Mr. Wojcik expresses his agreement with Mr. Beidler's concerns but suggests a compromise.

There is brief discussion about replacing the material with wood.

Mr. Hemmingson asks about the condition and planned repairs to the dormers.

The applicant responds outlining their observed conditions and planned repairs.

Mr. Hemmingson notes that the age of the building does not meet the guidelines for a historic building and briefly discusses his thoughts on the proposed work.

Mr. Wojcik asks about the condition of the other building.

The applicant responds outlining the design differences between the two buildings.

Mr. Wojcik asks for clarification on the window material.

The applicant responds, the windows are mostly vinyl.

Mr. Hemmingson moves to approve COA-25-77 with the presented approval conditions, Seconded by Mr. Wojcik.

The vote was as follows:

Ayes: Mr. Steve Wojcik; Mr. William Hemmingson

Nays: Mr. Michael Beidler, Vice Chair;

Abstention:

Absent: Ms. Karen Lavarney, Chair

**6. COA 2025-82: 0 Main St**

Request from the Town to remove and replace two trees along Main Street. The first tree is located in front of 45 Main Street, and the 2nd is located at 81A Main Street. The current root system is creating a trip hazard due to uneven bricks.

Mr. Wharton, Town project coordinator, gives a brief overview explaining the reason for the tree removal.

Mr. Beidler asks about the size of the proposed tree wells.

Mr. Wharton responds providing the planned dimensions.

Mr. Beidler asks for details on the material under the existing sidewalks.

Mr. Wharton responds providing the requested details.

Mr. Beidler questions if the sidewalk will be reset.

Mr. Wharton responds, yes.

Mr. Wharton clarifies only the certain trees listed have a negative effect on the bricks.

Mr. Hemmingson asks for clarification on the tree placement.

Mr. Wharton responds outlining the proposed locations.

Mr. Beidler moves to approve COA-25-82 with the presented approval conditions, Seconded by Mr. Wojcik.

The vote was as follows:

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

Nays:

Abstention:

Absent: Ms. Karen Lavarney, Chair

## **UPDATES.**

1. The next ARB meeting will be held Thursday, December 11<sup>th</sup>.

## **APPROVAL OF MINUTES.**

1. ARB Meeting Minutes – July 24, 2025 and August 28, 2025.

Mr. Beidler suggests reviewing the meeting and bringing them back to the next meeting for approval.

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## **BOARD MEMBERS TIME.**

Mr. Wojcik reiterates his Arlington Manor concerns. Mr. Beidler and Mr. Wojcik have a brief discussion.

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## **ADJOURNMENT.**

Mr. Beidler moves to adjourn the meeting. There was no discussion.

With no further business, this meeting was adjourned at 8:06 PM on Thursday, October 23, 2025.