



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, July 24, 2025, at 6:30 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JULY 24, 2025

Regular Meeting

PRESENT

Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Ms. Millie Latack;
Ms. Karen Lavarney, Chair; Ms. Casey Squyres, Historic
Preservation Planner

PRESENT VIA ELECTRONIC MEANS

ABSENT

REGULAR MEETING – 6:30 PM

Ms. Lavarney reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

1. COA 2025-53: 3 Hotel St.

Review proposal for the request to conduct multiple exterior rehabilitation projects.

Ms. Squyres provides a brief overview of the application and states the applicant is not present.

Ms. Squyres states there are no product specification sheets provided by the applicant at this time.

Ms. Squyres opens the floor for questions.

Mr. Beidler asks for clarification on the scope of work proposed for the roof.

Ms. Squyres responds, providing her understanding of the proposed work.

Mr. Beidler responds, briefly discussing the wording of the proposed work.

Mr. Hunter Digges steps forward to speak.

Mr. Beidler asks who is enforcing the interior of the structure.

Mr. Digges responds that the enforcement focus is on the exterior of the structure for now.

Ms. Latack asks for further details on the window materials.

Ms. Latack indicates her preference that there is no removal of the paint or use of organic solvent removers.

Ms. Lavarney suggests adding downspouts as a condition.

Mr. Wojcik agrees to the addition of Ms. Latack's and Ms. Lavarney's proposed conditions.

Mr. Beidler asks if the application will come before the Board again.

Ms. Squyres advises that if approved the application will not come before the Board again though the applicant has one year to finish after approval.

Mr. Digges also confirms the applicant has 365 days once the COA is issued to finish all work.

Mr. Beidler expresses his concerns over the lack of details for the proposed additions.

Mr. Beidler asks about the proposed exterior fixtures near the front door.

Ms. Squyres states that she is unaware of any precedent for the historic fixtures used.

The Board discusses the proposed motion.

The motion is updated to include allowing in-kind replacements of existing structures only.

Ms. Lavarney asks for a motion.

Mr. Beidler moves to approve COA-25-53 with the presented approval conditions,
Seconded by Ms. Latack.

The vote was as follows:

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

Nays:

Abstention:

Absent:

COA 2025-53 passes 4-0-0

2. COA 2025-56: Warrenton Crossing

Request for the construction of four new residential dwellings that are part of the Warrenton Crossing development that are within the Historic District boundary- Lots 107, 108, 109, and 119.

Ms. Squyres provides a brief overview of the application.

Mr. Brett Cameron, production manager with Ryan Homes, has come forward providing further information.

Mr. Beidler asks for further information about the shutters shown on the side elevations.

Mr. Cameron responds, providing information and expressing that they are for aesthetic balance.

Ms. Latack suggests tying in more shutters across the structure with the ones shown on the side elevation.

Mr. Cameron responds, discussing potential locations for shutters

Ms. Latack expresses her concern for the disconnect of the shutters not being consistent.

Mr. Cameron responds that these shutters could still be removed if needed.

Mr. Beidler asks for clarification on the proposed roofing material for lot 107.

Mr. Cameron responds, outlining the proposed material.

Mr. Wojcik asks for clarification on the exterior of these lots being pre-determined.

Mr. Cameron provides clarification, this is correct.

Mr. Beidler expresses his appreciation for the proposed landscaping.

The Board discusses the proposed motion.

Mr. Beidler asks for clarification on the proposed window trim.

Mr. Cameron responds clarifying that the windows will not have trim.

Mr. Wojcik moves to approve COA-25-56 with the presented approval conditions, Seconded by Ms. Latack.

The vote was as follows:

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

Nays:

Abstention:

Absent:

COA 2025-56 passes 4-0-0

UPDATES.

1. Ms. Squyres advises that interviews will be held on 7/25 with 3 potential candidates for the vacant position on the ARB.

BOARD MEMBERS TIME.

Ms. Latack updates the Board on this being her last meeting, she has resigned.

Mr. Wojcik asks for updates and expresses his concern about the Oak Spring house and encourages the town to restore the spring. He also provides an update on another vacant building in town, encouraging the Town to make the Path foundation aware of the importance/significance of this building.

ADJOURNMENT.

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

Ayes: Mr. Michael Beidler, Vice Chair; Ms. Karen Lavarney, Chair; Mr. Steve Wojcik; Ms. Millie Latack
Nays:
Abstention:
Absent:

With no further business, this meeting was adjourned at 8:00 PM on Thursday, July 24th, 2025.