



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, February 29, 2024, at 7:00 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON FEBRUARY 29TH, 2024, AT 7:00 P.M

Regular Meeting

PRESENT

Mr. John Thorsen; Mr. Steve Wojcik; Ms. Karen Lavarney; Ms. Denise Harris, Planning Manager; Ms. Casey Squyres, Historic Preservation Planner

PRESENT VIA ELECTRONIC MEANS

ABSENT

REGULAR MEETING - 7:00 PM

ORGANIZATION MEETING.

1. Election of Chair and Vice-Chair

Mr. Wojcik nominates Ms. Karen Lavarney for the position of Chair and Mr. John Thorsen for the position of Vice-Chair. Mr. Thorsen seconds.

Ayes: Mr. John Thorsen; Mr. Steve Wojcik; Ms. Karen Lavarney

Nays:

Abstention:

Absent:

The motion passes.

2. Approval of Agenda

Mr. Wojcik moves to hold the monthly ARB meetings on the 4th Thursday of the month at 06:30PM. Seconded by Vice-Chair Thorsen.

Ayes: Ms. Karen Lavarney, Chair; Mr. John Thorsen, Vice-Chair; Mr. Steve Wojcik

Nays:

Abstention:

Absent:

The agenda for 2024 is approved.

Ms. Karen Lavarney reads the purpose statement and calls the meeting to order at 7:08 PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES.

1. Draft Minutes – September 28, 2023

Mr. Wojcik moves to approve the September 28, 2023, meeting minutes, as presented. Seconded by Vice-Chair Thorsen. There was no discussion. The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. John Thorsen, Vice-Chair; Mr. Steve Wojcik

Nays:

Abstention:

Absent:

The minutes were approved unanimously.

NEW BUSINESS.

1. COA 2023-91: 206 CULPEPER STREET

Modification to previously approved COA 23-45: Applicant proposes to remove the garage/basement level of the previously approved addition to the main house; to install a gable roof with no dormer for the previously approved addition; removing a portion of the previously approved breezeway; to replace wall face of existing retaining wall with brick; and to install new fencing on the southwest side of the property to match existing scalloped fencing at side porch.

Ms. Squyres provides a brief introduction of the application.

Ms. Laura Bartee, Applicant, comes forward to speak providing further details.

Ms. Bartee presents samples of the proposed windows to the Board.

Ms. Bartee provides an overview of the proposed windows.

Mr. Wojcik asks about the rear gable.

Ms. Bartee responds outlining the proposed design.

Ms. Bartee provides an overview of the proposed fencing changes.

Chair Lavarney asks about existing solid fencing.

Ms. Bartee responds outlining proposed changes to that fencing.

Vice-Chair Thorsen asks if the retaining wall shown is new.

Ms. Bartee responds indicating plans to replace the existing retaining wall.

Mr. Thorsen asks about the lattice shown on the plans.

Ms. Bartee responds that the lattice is existing and any replacement will be in kind.

Mr. Thorsen asks about the shutters shown on the rendering.

Ms. Bartee responds that no shutters are planned.

Chair Lavarney asks the Board for a motion.

Ms. Squyres and the Board briefly discuss the conditions of approval.

Mr. Wojcik moves to approve COA-23-91 with the presented approval conditions, Seconded by Vice-Chair Thorsen. There was no discussion. The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. John Thorsen, Vice-Chair; Mr. Steve Wojcik;

Nays:

Abstention:

Absent:

COA 2023-91 passed unanimously.

2. COA 2024-1: 11 SOUTH SECOND STREET

Modification to previously approved COA 22-152: Applicant proposes to minimize the size of the previously approved back patio.

Ms. Squyres provides a brief introduction of the application.

The applicant is not present to speak.

Chair Lavarney recuses herself.

Vice-Chair Thorsen moves to approve COA-24-1 with the presented approval conditions, Seconded by Mr. Wojcik. There was no discussion, The vote was as follows:

Ayes: Mr. John Thorsen, Vice-Chair; Mr. Steve Wojcik;

Nays:

Abstention: Ms. Karen Lavarney, Chair;

Absent:

COA 2024-1 passes.

3. COA 2024-6: 226 EAST LEE STREET

Review of proposal for existing barn-to-ADU conversion.

Ms. Squyres provides a brief introduction of the application.

Ms. Laura Bartee, Applicants Representative, comes forward to speak. Further outlining plan changes since the previous work session.

Chair Lavarney asks about reuse of the existing wood.

Ms. Bartee replies that they hope to reuse portions of the existing wood.

Vice-Chair Thorsen asks about the proposed color.

Ms. Bartee responds it will be painted to match the house.

Ms. Bartee briefly discusses the potential siding.

Ms. Squyres and the Board briefly discuss the approval conditions.

Chair Lavarney asks for a motion.

Mr. Wojcik moves to approve COA-24-6 with the presented approval conditions, Seconded by Ms. Gerrish. There was no discussion, The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. John Thorsen, Vice-Chair; Mr. Steve Wojcik

Nays:

Abstention:

Absent:

COA 2024-6 passes unanimously.

4. COA 2024-7: 271 WINCHESTER STREET

Review of proposal for demolition of existing non-contributing Parrish Office building (foundation ca. 1910 structure ca. 1940) for new 13,000sq. ft. office building at St. John the Evangelist Catholic Church.

Ms. Squyres provides a brief introduction of the application.

Mr. David Norden, Applicant, comes forward to speak. Presenting further details of the proposed structure.

Vice-Chair Thorsten asks about the existing roofing material.

Mr. Norden responds then continues his presentation.

Mr. Wojcik asks about the style of the entryway.

Mr. Norden responds indicating proposed exterior style.

Chair Lavarney asks about the ceiling in the entryway.

Mr. Norden responds that he is unsure about the style at this time.

Mr. Wojcik asks about the age of portions of the existing buildings' foundation.

Mr. Norden responds providing what information is available.

Mr. Wojcik and Mr. Norden briefly discuss the history of the structure.

Chair Lavarney asks about the size difference between the existing and proposed structures.

Mr. Norden responds providing the difference in square footage.

Vice-Chair Thorsen expresses his appreciation for the elevation facing Winchester Street.

Chair Lavarney asks for a motion.

Mr. Wojcik moves to approve COA-24-7 with the presented approval conditions, Seconded by Vice-Chair Thorsen. There was no discussion, The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. John Thorsen, Vice-Chair; Mr. Steve Wojcik;

Nays:

Abstention:

Absent:

COA 2024-7 passes unanimously.

UPDATES

Ms. Squyres discusses the building's condition at 40 Main Street and a recommendation for board members to do a site visit prior to the March meeting.

BOARD MEMBERS TIME.

Mr. Thorsen – Discusses his thoughts on the mural on Culpeper Street.

Mr. Wojcik – Continues the discussion about the mural. Then discusses several properties for sale on Falmouth Street.

Ms. Lavarney – Thanks Staff and briefly discusses excitement for two new board members.

ADJOURNMENT.

Mr. Wojcik moves to adjourn the meeting, Seconded by Vice-Chair Thorsen. There was no discussion, The vote was as follows:

Ayes: Ms. Karen Lavarney, Chair; Mr. John Thorsen, Vice-Chair; Mr. Steve Wojcik

Nays:

Abstention:

Absent:

With no further business, this meeting was adjourned at 8:30 PM on Thursday, February 29th, 2024.