



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, April 25, 2024, at 7:00 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON April 28TH, 2024, AT 7:00 P.M

Regular Meeting

PRESENT

Ms. Karen Lavarney, Chair; Mr. John Thorsen, Vice-Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. Michael Beidler; Mr. Rob Walton, Director of Community Development; Ms. Casey Squyres, Historic Preservation Planner

PRESENT VIA ELECTRONIC MEANS

ABSENT

REGULAR MEETING – 7:00 PM

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.

NEW BUSINESS.

1. COA 2024-8: 40 CULPEPER STREET & 29 ASHBY STREET

Retroactive review of installation of set of two sets of metal, double-doors at the Fauquier County Circuit Court Building.

Ms. Squyres provides a brief introduction of the application.

The applicant is not present to speak.

Chair Lavarney asks for any discussion.

Mr. Wojcik expresses his dissatisfaction with the door's aesthetics.

Chair Lavarney notes that Fauquier County should be applying for COA's prior to work.

Vice-Chair Thorsen asks about the court order requesting the changes.

Ms. Squyres responds providing what information she can.

Ms. Latack asks about options to soften the appearance of the new doors.

Chair Lavarney asks the Board for a motion.

Mr. Beidler moves to approve COA-24-8 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; Mr. Michael Beidler

Nays: Ms. Millie Latack

Abstention:

Absent:

COA 2024-8 passed 4-1.

2. COA 2024-13: 102 WINCHESTER STREET

Review request to replace the heavily deteriorated shingle roof of the small, non-historic, gable-roof entryway into the basement of the main house, located on the side elevation.

Chair Lavarney recuses herself.

Ms. Squyres provides a brief introduction of the application.

Mr. Bill Reidy, Applicant's Representative, comes forward to speak, providing further details.

Ms. Latack asks about the durability of the shingles.

Mr. Reidy responds detailing his experiences with the shingle material.

Mr. Beidler asks about the flashing method.

Mr. Reidy responds outlining the method he believes most likely.

Mr. Beidler asks about the addition of a cricket along the chimney and enacting chimney repair.

Mr. Reidy responds discussing the flashing and potential for a cricket.

Mr. Wojcik asks about the potential of changing the roof geometry.

Mr. Reidy responds outlining the current plans for the repair.

A brief discussion regarding roof drainage and potential design changes ensues.

Vice-Chair Thorsen comments on the topic.

Ms. Latack comments that changes to the roof structure will affect the symmetry and feel of the structure.

Mr. Reidy briefly describes the room beyond the entryway.

The Board briefly discusses the conditions of approval.

Vice-Chair Thorsen asks about the material for the main roof.

Ms. Squyres responds the main roof is standing seam metal.

Mr. Beidler asks about the difference in material between the main roof and the proposed repair.

Mr. Reidy responds that the material is in keeping with the surrounding homes.

Ms. Latack comments that the material choice is an improvement over existing roofing.

Mr. Wojcik moves to approve COA-24-13 with the presented approval conditions, Seconded by Ms. Latack. There was no discussion, The vote was as follows:

Ayes: Mr. John Thorsen, Vice-Chair; Mr. Steve Wojcik; Ms. Millie Latack; Mr. Michael Beidler

Nays:

Abstention: Ms. Karen Lavarney, Chair;

Absent:

COA 2024-13 passes.

3. COA 2024-14: 78 WEST LEE STREET

Retroactive review of installation of screening fence surrounding generator.

Ms. Squyres provides a brief introduction of the application.

The applicant was not present to speak.

Ms. Latack asks about plans to finish the fencing.

Ms. Squyres responds that it is unknown at this time.

A brief discussion occurs concerning the by-laws and whether the finish can be conditioned.

Mr. Beidler expresses his concerns about the applicant's neglect of the application process.

Ms. Squyres acknowledges Mr. Beidler's concerns and briefly discusses staff's response.

Vice-Chair Thorsen comments providing his previous experiences with the applicant.

Ms. Latack asks about having a point of contact on the Board for the applicant to reach out to.

Ms. Squyres responds outlining some of the issues communication with the applicant.

Mr. Rob Walton states that conversations have occurred between the Town Manager and the County Administrator regarding the issue.

Mr. Beidler comments on the need to create a proper legal record in case enforcement is required.

Chair Lavarney asks for a motion.

Mr. Beidler moves to approve COA-24-14 with the presented approval conditions, Seconded by Ms. Latack. There was no discussion, The vote was as follows:

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

Nays:

Abstention:

Absent:

COA 2024-14 passes.

UPDATES

Ms. Squyres informs the Board about a citizen complaint she received regarding a house located on Falmouth Street.

Mr. Walton addresses the Board responding to comments from a board member in the February 29th meeting.

BOARD MEMBERS TIME.

Mr. Wojcik – Welcomes the two new board members. Speaks about the preservation of a wall associated with a property on Falmouth Street. Then speaks about the renovation of another house on Falmouth Street. The conversation moves to conservation of the historic spring associated with Oak Spring Manor.

Mr. Thorsen – Provides a rebuttal to Mr. Walton's earlier comments to the Board.

Ms. Lavarney – Welcomes the new board members.

Ms. Latack – Greets the board and adds further information about the house on Falmouth Street.

ADJOURNMENT.

Ms. Latack 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; Ms. Millie Latack; Mr. Michael Beidler

Nays:

Abstention:

Absent:

With no further business, this meeting was adjourned at 8:10 PM on Thursday, February 29th, 2024.