



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, July 25, 2024, at 6:30 PM

MINUTES

A OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JULY 25TH, 2024, AT 6:30 P.M

Regular Meeting

PRESENT

Ms. Karen Lavarney, 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

Mr. John Thorsen, Vice-Chair;

REGULAR MEETING – 6:30 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.

APPROVAL OF MINUTES.

1. ARB Meeting Minutes Draft – May 23, 2024

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

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

The minutes were approved unanimously.

NEW BUSINESS.

1. COA 2024-35: 40 SOUTH SIXTH STREET

Request for the construction of an enclosed one-story porch on the rear elevation; alteration of the existing window fenestration of the side elevation as part of an interior

kitchen remodel, to include installation of exhaust vent on same elevation.

Ms. Squyres provides a brief introduction of the application.

Ms. Robin Cooke, Applicant, and Mr. Joe Troyer, Cornerstone Construction, comes forward to speak, providing further details.

Ms. Latack asks about the decking material proposed for rear stairs.

Ms. Cooke responds outlining deck and railing materials.

Ms. Latack asks for further details on the casement windows.

Mr. Troyer provides the requested information.

A brief discussion regarding updated exterior elevations ensues.

Ms. Latack expresses her concerns with the style of windows proposed and inquires about the depth of the mullions.

Mr. Troyer responds providing the requested details.

Ms. Cooke provides further details of the windows.

Mr. Beidler talks about the integrity of design across a project.

Mr. Cooke notes that the street is below the grade of the yard.

Ms. Latack indicates that the windows will be visible in the winter months.

The discussion of the casement windows continues briefly.

Mr. Cooke clarifies the position of one of the windows being discussed.

Mr. Beidler asks about the position of the front elevation.

Mr. Troyer responds.

Ms. Squyres provides further information.

Ms. Cooke discusses the existing conditions and proposed plans.

Mr. Beidler asks for clarification on the proposed plans.

Mr. Cooke provides the requested clarifications.

Mr. Beidler asks for a drawing showing the fill side profile of the house.

Mr. Wojcik brings up part of the packet provided to board members.

Ms. Latack asks about the proposed trim and vent.

Mr. Troyer responds providing the requested information.

Ms. Latack indicates her preference for the style of windows.

The Board briefly discusses the proposed motion.

Mr. Cooke and Ms. Latack discuss the style of proposed windows.

The discussion of the proposed motion continues.

A brief discussion of the proposed material for the stairs occurs.

Mr. Wojcik asks about the construction of the doors to the porch.

Mr. Troyer responds providing what information he can.

Mr. Beidler asks for further details on the finish.

Ms. Cooke responds outlining her preferences.

Chair Lavarney asks the Board for a motion.

Ms. Latack moves to approve COA-24-35 with the presented approval conditions, Seconded by Mr. Beidler. There was no discussion. The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

COA 2024-35 passed 4-0-1.

2. COA 2024-49: 32 ASHBY STREET

Request to replace the existing wooden windows with wooden aluminum clad windows and to convert existing tri-part windows to picture windows, as historically shown.

Ms. Squyres provides a brief introduction of the application.

Mr. Steve Schmidt, Applicant's Representative, comes forward to speak, providing further details.

Ms. Latack asks for clarification on the trim.

Mr. Schmidt responds that it will be retained.

Ms. Beidler asks for clarification on the operability of the windows.

Mr. Schmidt responds providing the windows are fixed.

Mr. Wojcik asks about the disposition of the windows being replaced and suggests that there are companies who might purchase and restore the windows.

Mr. Beidler asks for the reasons behind the proposed design.

Mr. Schmidt responds providing their reasoning.

Mr. Schmidt asks about the steps needed to make other exterior changes in the future.

The Board briefly discusses the proposed future changes with Mr. Schmidt.

The Board discusses the proposed motion.

Mr. Wojcik moves to approve COA-24-49 with the presented approval conditions, Seconded by Ms. Latack. There was no discussion, The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

COA 2024-49 passes 4-0-1.

3. WORK SESSION: 266 FALMOUTH STREET

Work session review of proposed new dwelling construction on vacant lot.

Ms. Squyres provides a brief introduction of the application.

Mr. Ray Guyre, Applicant's Representative, comes forward to speak, providing further details.

Mr. Beidler asks for clarification on one of the presented renders.

Mr. Guyre responds.

Ms. Latack expresses her thoughts on the façade design facing Falmouth Street.

Mr. Guyre responds outlining plans for a privacy fence.

Ms. Latack and Mr. Beidler request that the blank wall facing Falmouth be broken up.

Discussion of this topic continues for some time.

The discussion moves to the styles of modern construction in the historic district.

Mr. Wojcik moves the conversation back to the façade facing Falmouth Street.

Mr. Beidler asks for clarification of the proposed materials.

Mr. Guyre provides the requested information where available.

Mr. Beidler asks for clarification on the scale of the provided render.

Mr. Guyre responds clarifying the provided information.

Mr. Wojcik discusses the natural lighting in the proposed office space with the owners.

Mr. Beidler moves the discussion back to the façade facing Falmouth Street.

Ms. Latack offers her thoughts.

Mr. Wojcik asks about the presence of a fireplace and suggests adding a window to the closet.

Mr. Guyre responds that a gas fireplace is proposed.

Some further discussion occurs between the Board and Applicants.

The work session ends.

4. COA 2024-51: 37 BECKHAM STREET

Retroactive review for removal of chimney.

Ms. Squyres provides a brief introduction of the application.

The applicant was not present to speak.

Ms. Latack expresses her concerns with the level of interaction for retroactive applications.

Ms. Latack asks for clarification on the scale of enforcement through the building department.

Ms. Squyres responds.

Mr. Wojcik suggest the installation of a false brick chimney be added as a condition of approval.

Mr. Beidler expresses his agreement with the suggestion.

Mr. Wojcik asks for guidance on the process to move forward with the approval or denial.

A brief discussion ensues.

Chair Lavarney discusses with the Board their positions if the application was not retroactive.

A discussion of the proposed motion occurs.

Chair Lavarney asks for a motion.

Mr. Beidler moves to deny COA-24-51 with the presented approval conditions, Seconded by Mr. Wojcik. There was no discussion, The vote was as follows:

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

COA 2024-51 is Denied 4-0-1.

UPDATES.

No staff updates

Ms. Squyres provides some information on an upcoming event with the James Madison Museum of Orange.

BOARD MEMBERS TIME.

Mr. Wojcik provides an update on some of the work to local historic houses.

Mr. Biedler asks about the ability to expand the historic district.

Ms. Squyres responds.

Ms. Latack adds her thoughts and knowledge on the matter.

ADJOURNMENT.

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

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

Nays:

Abstention:

Absent: Mr. John Thorsen, Vice-Chair

With no further business, this meeting was adjourned at 8:30 PM on Thursday, July 25th, 2024.