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**Historic District Commission**

**August 22, 2022**

**Minutes**

Chairman Richard Hunter called to order a meeting for the Historic District Commission at 5:30 PM at the Warrenton Town Hall. Also attending were Michael Coffman, Cynthia Jenkins, Bob Shingler, Anne Harris, Kate Hazen, and Tracy Stevenson. A quorum was present. Applicants April Andrews, Ben Hunter, and Stephen and Melissa Pelfrey were present. Applicant Daymond Milam was present via Zoom. Others in attendance were surrounding property owners, Robert and Nancy Schuerch, John Powell, and Rose Derring.

Chairman Richard Hunter asked if any ex-parte communication had taken place. There was none. Mr. Hunter inquired of conflicts of interest with the COA applicants. Richard Hunter stated he was father of COA applicant Ben Hunter; therefore, he would recuse himself from the vote for 103 Plummer Street. There were no other conflicts. Mr. Hunter then opened the public part of the meeting.

Michael Coffman made a motion to approve the July meeting minutes, which was seconded by Anne Harris. The motion was approved by unanimous vote.

**All Saints Episcopal Church Presentation**

Reverend Kathy Walker informed the Commission that the All-Saints Episcopal Church was still a sacred space as it retains the alter and baptismal font and the proposed plans for the church would be to maintain the location as a sacred space. Rev. Walker introduced Brooks Graynor and Jason Hite with Evoke Architecture. Mr. Graynor presented a slide presentation of the proposed changes to the church to include an outside pavilion. Commission member, Kate Hazen voiced her concern of the modern look of the proposed pavilion. Anne Harris questioned whether there was an alternate plan and had any time lines been developed. Mr. Hite stated that Phase 1 would involve the structural issues and the roof repair.

**109 S. Hall Street COA**

Property owner, Daymond Milam was sworn in and proceeded to describe his request to replace trees, add landscaping, and install fencing around the HVAC units. The Commission expressed concern of the type of trees to be planted as replacements. After some discussion, the group informed Mr. Milam that the replacement trees would need to come from the approved listing of trees in the Historic District Guidelines. Mr. John Powell, who was in

attendance for Mr. Milam was given a copy of the approved plantings list. Michael Coffman made a motion to approve the COA, with the stipulation that the replacement trees must come from the approved HDC listing, with a second by Anne Harris. The motion was approved by unanimous vote.

**505 N. Main Street COA**

Property owner April Andrews was sworn in and proceeded to describe her request to replace the roof at her residence. It was noted that some of the work had been done prior to applying for a COA. Michael Coffman made a motion to approve the roof replacement, with a second by Cynthia Jenkins. The motion was approved by unanimous vote.

**103 Plummer Street COA**

Applicant Ben Hunter was sworn in and proceeded to describe his request to remove six trees from the property. He stated that the Linden tree roots were pushing the brick out of the existing wall and blocks the view of the house. The other trees are overgrown and crowding the boxwood and causing the yard to be muddy and overrun with mosquitoes. Kate Hazen made a motion to approve the tree removal, with a second by Anne Harris. Richard Hunter recused himself from the vote. The motion was approved by unanimous vote of the remaining Commission members.

**406 N. Main Street COA**

Applicants Stephen and Melissa Pelfrey were sworn in and proceeded to describe their request to remove 3 to 5 trees, replace siding on detached, accessory structure, replace exterior siding with wood, install fence, remove exterior ramp, relocate rear exterior door, replace metal door and light fixture, construct covered porch, replace window in rearmost section with French doors, and replace fiberglass front door with paneled wood door. Surrounding property owner, Nancy Schuerch stated that the trees were covered in ivy and were at risk of falling on the house. Cynthia Jenkins made a motion to approve the full COA, with a second by Kate Hazen. The motion was approved by unanimous vote.

There were no public comments. With no further business, the meeting was adjourned.