

**CLIFTON TOWN ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
THURSDAY, SEPTEMBER 28, 2023, 7:30 PM
WAYNE H. NICKUM MEETING HALL
12641 CHAPEL ROAD
CLIFTON, VIRGINIA 20124**

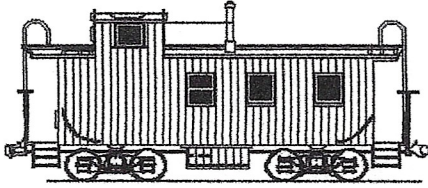
Present: Phyllis Lovett, Acting Chair; Town Council Representative Member Regan McDonald; Phoebe Peterson; Geri Yantis.
Staff: Amanda Christman, Zoning Clerk.
Absent: Royce Jarrendt, Chair; Dwayne Nitz; Jeff Stein.

The Regular Meeting was called to order by Acting Chair Lovett at 7:35 PM.

Order of Business:

1. Residential Applications:
 - a. 12722 Chestnut Street | Renovations.
See attached application.
 - **Member Yantis moved to approve the application on the conditions that the windows will be wood and amended to allow the removal of both chimneys if the applicants' budget allows, seconded by Member McDonald. The motion was approved by poll, 4-0.**
 - b. 7150 Main Street | Handrails.
See attached application.
 - **Member McDonald moved to approve the application as presented, seconded by Member Yantis. The motion was approved by poll, 4-0.**
2. Approve July 31, 2023 Minutes.
 - **Acting Chair Lovett moved to approve the Minutes as presented, seconded by Member Yantis. The motion was approved by poll, 54-0**
3. Adjournment.

The meeting was adjourned by general acclamation.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS

DATE OF APPLICATION: September 15, 2023
 NAME OF APPLICANT OR AGENT: Royce Jarrendt for Kerrie & Chris Gogoel
 ADDRESS: 12639 Chapel Rd
 TELEPHONE: 703 932-5762 Email Royce.jarr@yahoo.com
 LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
 NUMBER: 12722 Chestnut St. 0754 02 0050A
 GENERAL DESCRIPTION OF PROPOSAL:
Remodel the existing structure
- see attached material details

ATTACHMENTS:

- APPLICATION FEE*
- Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

Royce Jarrendt 9.15.23
 SIGNATURE OF APPLICANT OR AGENT DATE

Is the applicant or owner a member of a homeowners' association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

NA

HOA REPRESENTATIVE (NAME/SIGNATURE) DATE OF HOA APPROVAL
 CERTIFICATE ISSUED: YES NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: [Signature] 9/28/2023
 CHAIRMAN, ARB DATE

ARB MEMBERS' INITIALS: PPP (yes) Ann (YES) my (YES)

CONDITIONS: no wood windows; remove both chimneys
allowed if budget allows

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON:

*Application fee:

- Sign/Fence: \$10.00; if after installation: \$50.00
- Addition/remodeling project up to 200 SF: \$100.00
- Addition/remodeling project exceeding 200 SF \$250.00
- New home construction: \$250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.

Roof – Existing metal roof will be patched and repaired

Fascia/soffit/cornice/corner boards – Existing wood will be patched, repaired or replaced as necessary. Replacement material will be either wood, pvc composite or a boral product. Boral products are similar to Hardi Board.

Windows – All windows will be replaced using a sash replacement insert or replacing the entire window unit if necessary. The new product will be insulated glass with a simulated divided light grill in a 2-over-2 pattern.

Wood
windows
jry

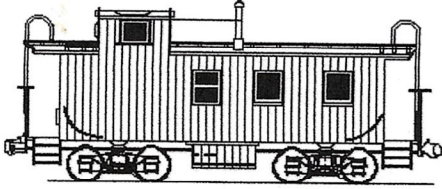
Note: The ARB should consider a clad or composite option for longer sustainability. Full wood options are mostly an antiquated product. Some clad windows have details replicating historic details of older windows including historic sill profiles.

Doors- The front door will be replaced with a wood door. The basement door located at the rear will be a painted fiberglass door to prevent rot and swelling. A sliding glass door located at the rear will be an aluminum or clad sliding glass door with no grills.

Siding – The existing siding was aluminum covering wood lap siding. The aluminum siding has been removed. It may be possible to patch and repair the existing wood siding but if it requires replacing, a smooth finish cement fiber siding with a 5” exposure will be used.

Porch Flooring – The existing porch flooring will be replaced with a composite material with a tongue & groove installation.

Chimney – remove both chimneys if budget allows.
jry



CLIFTON ARCHITECTURAL REVIEW BOARD
 TOWN OF CLIFTON, VIRGINIA
 APPLICATION FOR CERTIFICATE OF
 APPROPRIATENESS

DATE OF APPLICATION: 09/14/2023
 NAME OF APPLICANT OR AGENT: Jean Peterson
 ADDRESS: 7150 Main St. Clifton, VA 20124
 TELEPHONE: 703-929-1195 email Petersonsdepot@gmail.com
 LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
 NUMBER: 7150 Main Street Clifton
 GENERAL DESCRIPTION OF PROPOSAL: hand
Front porch ~~steps~~ railing for steps
will be painted white.

ATTACHMENTS:

- APPLICATION FEE*
- Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

Jean Peterson 09-14-23
 SIGNATURE OF APPLICANT OR AGENT DATE
 CERTIFICATE ISSUED: YES NO
 (When marked "YES" and signed, this document becomes the "certificate of Appropriateness")
 BY: [Signature] 9/28/2023
 CHAIRMAN, ARB DATE
 ARB MEMBERS' INITIALS: PTP (yes) am (YES) mfg (YES)
 CONDITIONS: - Painted wood (material)

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON:

- *Application fee:
- Sign/Fence: \$10.00; if after installation: \$50.00
- Addition/remodeling project up to 200 SF: \$100.00
- Addition/remodeling project exceeding 200 SF \$250.00
- New home construction: \$250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.

will tie in
here
to side
of house
by front
door

will
tie in
to existing
porch
post



ARB Meeting 9/28/23

I have attached two applications for review during the September ARB meeting. The meeting will be held at 7:30 on Thursday 9/28 at the Community Hall.

Tom & Jean Peterson want to install a handrail on their front porch with a design similar to the attached picture. The rail will be painted white.

Kerrie & Chris Gogoel (Chis is Mike Gogoel's son) have purchased the old Ayre house at 12722 Chestnut St. and plan a complete remodel of the dilapidated structure. The existing house had aluminum siding installed sometime in the 1960's but that aluminum has been removed and the existing siding is in "reasonable" condition. They are researching the possibility of retaining that siding but it may need to be replaced once an assessment of the condition and viability is completed. If the siding is deemed insufficient it will be replaced with smooth cement fiber siding with a 5" exposure. The roof is a "newish" prefinished metal standing seam roof that will require some patch & repair for a weather tight coverage. All of the windows will be replaced with replacement sashes if possible or a complete new window unit if the existing jambs & sills are beyond repair. The front and sides of the existing structure will remain as existing but the rear porch structure will need to be completely rebuilt. The existing rear porch was extended at some point and then enclosed with what appears to be aluminum storm windows. The condition of the rear is unrepairable and not consistent with the architecture of the existing house.

I am giving this description of the proposed work because I will not be able to attend this meeting as I will be out of town at my son's wedding next week. Chris, Kerrie and Mike will attend the meeting to answer questions you may have. If you have any questions for me I will be in town until Friday and I should have access to email while I am away.

Please respond to this email regarding your attendance so we will know that there will be a quorum.

Best Regards,

Royce Jarrendt

One Dwelling, Inc.
703 932-5762

3 attachments

 **7150 Main St rail.pdf**
356K

 **12722 ARB application.pdf**
209K

 **12722 Chestnut elevation.pdf**
3271K