

**TOWN OF CLIFTON
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
THURSDAY, SEPTEMBER 24, 2020, 7:30 PM
*ELECTRONIC MEETING, VIA ZOOM***

Until further notice from the Mayor of Clifton, and in accordance with the Resolution of the Architectural Review Board Commission regarding Remote Participation by Electronic Means Policy and the Town Council Continuity of Government Methods, to the Architectural Review Board and Authorizing Remote Participation by Electronic Means Without a Physical Quorum Being Present Pursuant to Virginia Law, the Town of Clifton Architectural Review Board is holding all Meetings noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meetings will be conducted using Zoom teleconferencing audio and video service, and connection information will be provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information is available from, and will be provided by, the Town Clerk or Chair of the Architectural Review Board upon receiving an emailed request directed to clerk@cliftonva.gov or royce.jarr@yahoo.com.

Present: Royce Jarrendt, Chair; Council Representative Member, Regan McDonald; Members Diane Dygve, Phoebe Peterson, Jeff Stein, and Geri Yantis.
Staff: Amanda Christman, Town Clerk.
Absent: Member Phyllis Lovett.

The Regular Meeting was called to order by Chair Jarrendt at 7:33 PM.

Order of Business:

1. COA Application to Review Unapproved Design Features
David Guglielmi / Infill By Design, LLC
7184 Clifton Road

See attached application, annotated letter, images, and original COA.

The Board reviewed each violation of the previous COA that have been identified in previous inspections and correspondence and considered the owner's proposed remediations and requests for waivers individually and cumulatively. It was determined that a wide range of

features were incorporated into the structure that were specifically not allowed in the original COA and expressed concern that to allow the errors to remain would set an undesirable precedent for the historic overlay standards within the Town.

However, the Members were also mindful of the specific circumstances with respect to the referenced property, namely that 1). It is physically located outside the area containing the majority of historic structures in the village area of the Town; and, 2). The structure is situated in such a way as to be predominately unviewable by pedestrians and motorists on adjacent streets or pedestrian walkways.

- **Chair Jarrendt moved to approve the application contingent on Mr. Guglielmi obtaining County final inspections and site final inspections after which at least two (2) ARB Members would join Mr. Guglielmi on site to verify that all items have been successfully completed as detailed in the following list numbered 1-7, for which the ARB would like Town Council approval for the ARB consensus, after which the ARB would notify the Mayor that the Town's hold on the County's Residential Use Permit could be removed, and that seconded by Member Dygve. Member Yantis modified the motion to include that the ARB forward a recommendation to the Town Council that the imposition of fines by considered, seconded by Member Dygve, as amended.**

1. Front retaining walls and vinyl fencing/guard rail.

Mr. Guglielmi has agreed to install metal guardrails where required by the County and per the original COA.

2. Siding width and finish.

The ARB has agreed to allow the installed siding.

3. Porch railing.

The ARB has accepted Mr. Guglielmi's proposal to remove the vinyl railing system and to replace with wooden posts and railing to be painted white as per the original COA.

4. Front door sidelights.

Mr. Guglielmi has agreed to replace the installed sidelights with panes of clear or frosted glass.

5. Window grids.

Mr. Guglielmi has agreed to apply grills to the exterior glass in order to achieve the required 6 over 1 pattern.

6. Rear Retaining Wall.

Mr. Guglielmi has agreed to install metal guardrails as originally approved in the COA where required by Fairfax County.

7. Eave returns and rake trim.

Mr. Guglielmi has agreed to modify the six (6) box returns to comply with the originally-approved frieze-board return style by removing and replacing the trim.

The modified motion was approved by roll-call: Yantis: Aye; Dygve: Aye; McDonald: Aye; Peterson: Aye; Stein: Aye; Jarrendt: Aye.

2. Consultation for a change in materials for a roof repair/replacement.

Royce Jarrendt / for Tom Peterson

7150 Main Street

Chair Jarrendt noted that Mr. Peterson would like to replace the cedar shake from the mansard roof that has been deteriorating with a newer hardiplank version. The Board Members indicated that they would need to see a sample of the proposed material to be compared to a sample of genuine cedar, along with pictures of example buildings with the proposed material installed in order to conduct a review.

3. Unfinished Business:

a. Discussion of Yard Signs that are not currently covered in the Town Code signage section 9-14

Member Yantis requested that the ARB consider making a recommendation to the Town Council that enforcement action be taken to remove unapproved signage in properties. Chair Jarrendt indicated that this item could be included in the ARB's report.

- **Member Stein moved that the ARB recommend to the Town Council that illegal signs in Town should be removed within seven (7) days from notification to the property owners or else the owners should be fined as per the zoning ordinance, seconded by Member Yantis. The motion was approved by roll-call: Yantis: Aye; Dygve: Aye; McDonald: Aye; Stein: Aye; Peterson: Abstain; Jarrendt: Aye.**

4. Adjournment.

- **Town Council Representative Member McDonald moved to adjourn, seconded by Member Yantis. The motion was approved by poll, 6-0.**

The Meeting was adjourned at 9:24 PM.



Clifton Clerk <clerk@cliftonva.gov>

Fw: tonight's ARB

Royce Jarrendt <royce.jarr@yahoo.com>
Reply-To: Royce Jarrendt <royce.jarr@yahoo.com>
To: Clifton Clerk <clerk@cliftonva.gov>

Thu, Sep 24, 2020 at 9:26 PM

I am sending David's letter so you have a complete file.

Royce Jarrendt

One Dwelling, Inc.
703 932-5762

----- Forwarded Message -----

From: dguglielmi@yahoo.com <dguglielmi@yahoo.com>
To: Royce Jarrendt <royce.jarr@yahoo.com>
Sent: Thursday, September 24, 2020, 04:09:51 PM EDT
Subject: tonight's ARB

Good afternoon Mr. Jarrendt:

As you requested, I have provided photos of the materials and designs we propose to utilize at 7184 Clifton Road. I have provided these images for the front porch railing and stair rails, front guard railing at the retaining wall where required by code, rear guard railing for the basement areaway, and rear retaining wall. The as built images of those items which we seek a COA for the Board already has. Justification for those items is found in our application.

I look forward to attending virtually this evening and hope we can find a mutually agreeable path forward. Thank you and "see" you later.

The first image is our suggestion for the front porch/stair rails.

The second and third images are our suggestions for the guard rails along the front retaining wall where required by code and the basement areaway.

The fourth image is the as-built rear retaining wall.

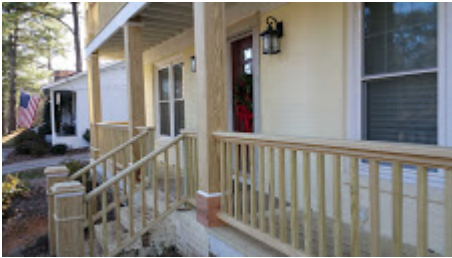
David L. Guglielmi
Managing Partner

Infill by Design, LLC
Tel: 703.623.4343

infillbydesign.com

4 attachments

Cliftonporchstetrail.jpg



1295K



Cliftonguardrails.jpg
40K



Cliftonrail2.jpg
180K



33inchretainingwall.jpg
232K

September 15, 2020

Town of Clifton
Architectural Review Board
PO Box 309
Clifton, Va. 20124

RE: Certificate of Appropriateness (COA) Amended, 7184 Clifton Road

Dear Chairman and Members of the Architectural Review Board (ARB):

Firstly, I want to thank you for the time you have spent professionally reviewing our application and subsequent build at 7184 Clifton Road. Your insights and continuing assistance have been invaluable to the process and the build and I hope the home we have constructed adds to the charm of the Town in its own small way. I understand that your position is unpaid, and so I deeply respect your efforts and constructive commentary along this journey.

I will address the itemized list you mailed to me in your June 24, 2020 letter signed by Town Zoning Clerk, Amada Christman.

1. Front retaining walls and vinyl fencing/guard rail.

The front retaining walls are of exact same materials and design as those approved in the original COA issued by the Town. The height of front wall does not exceed 33.75" at any point and thus because they are less than 36" in height, the walls do not require a Fairfax County building permit. We used nominal width 2x12 lumber stacked 3 boards high. The actual width of each board is 11.25" in height. With regard to the vinyl fencing/rail, we will replace the railing with a wood product of similar appearance so as to be compliant with the original COA.

The approved COA required a metal (wrought iron or aluminum) guardrail at the retaining wall locations. This was to minimize the visual impact. If you want to install a different guardrail design and material you are required to submit a drawing or picture with the material specification.

If Fairfax County requires a building permit for the retaining walls you will be required to submit an application for a COA for approval to the ARB.

2. Siding width and finish

We specified a 5 inch reveal in our building documents and ordered and paid for that material from our supplier. What arrived was the 7 inch product which was installed. I did not realize an error had been made until the ARB brought it to my attention. I understand that one of the purposes of the ARB is to maintain proper esthetic control of construction in the Town. Its purpose is not to punish but to guide. A demand to replace the siding would be prohibitively expensive, especially as the home has been sitting unsold for many months.

Additionally, it appears that the wide reveal and wood finish siding is fairly ubiquitous within the Town of Clifton in both newer and older homes. For example, a brief drive thru Town informs that 12642, 50, 48, 53 as well as 12651 School Street and 12817 Chestnut, 7275, 12800, 2752 Chapel all have either a wide reveal siding or wood finish or both. Even the historic Mayhog Tavern is included in this aesthetic. Newer communities and homes as well have a wide reveal siding and/or wood finish. For example, 12720, 22, 23, 25, 27, 29 Clifton Heights as well as the newer home at 7221 Dell and 7242 and 39 Dell are included. The wide/wood grain siding can even be found on the Town's Main Street at 7161 and 7151.

Finally, our home is set back from the street much further than any property aforementioned. Thus the width of the reveal is diminished and certainly the finish itself is nearly completely obscured.

The approved COA required siding to have a smooth finish with a 5" exposure. Despite your contention of other examples in town or your construction errors, the approved COA is conditioned on adherence to the requirements of that approval. The purpose of the ARB is to preserve the architectural integrity of the historic character of the town. The ARB will consider your request for the siding modification.

3. Porch Railing

This railing material will be replaced with wood of a similar appearance.

Please submit a drawing or picture with material specification of your intended modification

4. Front Door and Sidelights

Sidelights are completely ubiquitous within the Town. A quick survey found nearly 40 homes with sidelights. Indeed, sidelights and non-wood doors (many that do not even resemble wood but are clearly steel) are commonplace in both older and newer housing stock. They can be found in Town as well as within the hills surrounding Town. Nearly every home in Clifton Heights, on Water Street, many on School Street, 7151, 7161, 7157 Main, as well as many on Clifton Creek and Chestnut have sidelights and/or non-wooden doors.

Our doors are fiberglass but finished to look like wood. One would never know it is not wood unless one physically touches the door as demonstrated in your photos. The door certainly respects the character and age of the town.

The approved COA was based on a wood front door without sidelights. Please submit a drawing or picture with material specification for review.

5. Window Grids

While uncommon, I have encountered window grids within the Town that do not meet the 6/6 or 2/2 general standard. For example on Water Street and Clifton Creek, there are a number of homes with 6/1 configuration like ours that we hope is found appropriate.

Our windows are wood and single hung. Given that they are single hung, the sash cannot be removed and thus the entire window would have to be removed at great expense. We did not use inappropriate materials or finishes that radically change the sash or glazing size, depth of reveal, muntin configuration, reflective quality or even the color of the glazing, or appearance of the frame. The appearance of the finished window is the paramount concern and our windows do respect the character of the town.

The design we have used, while not common within the Town will not materially impair the architectural or historic value of the Town, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of Clifton.

We humbly submit that the windows may be differentiated, but compatible. We respectfully request the windows be found appropriate.

The approved COA stated window grill pattern to be either 2/2 or 6/6. Please submit a drawing or picture with material specification for the proposed modification.

6. Rear Retaining Wall

The rear retaining wall, like the front retaining wall, has been reduced in height to a maximum height of 33.75" and therefore does not require a permit or a guard rail. Please see Item 1 for further discussion.

Changes to your approved grading plan require approval from the Town of Clifton Planning Commission.

If Fairfax County requires a building permit for the retaining walls you will be required to submit an application for a COA for approval to the ARB.

Guardrails are required by the Virginia Statewide Building Code for elevation differences of 30 inches or greater. The approved COA required a metal (wrought iron or aluminum) guardrail at the retaining wall locations. This was to minimize the visual impact. If you want to install a different guardrail design and material you are required to submit a drawing or picture with the material specification.

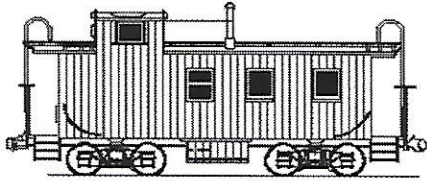
7. Eve Returns

The eve returns that exist today are a result of confusion over the originally approved concept, builder oversight, and subcontractor minor field modification. To illustrate my continuing lack of clarity, I ask the following question: if in the ARB's view these existing eaves can be remedied by adding a 1 ¼ frieze board I am most certainly able to bring the eaves into compliance.

I note that these dog ear style returns are fairly common within the Town. They can be found on homes at 7239 Dell, 2752, a home on Main Street and on Chapel as well as the majority of many newer homes on Clifton Heights. This is clearly a trend within the Town. Even the Second Baptist Church features these types of eaves. To a minor degree, even 7241 Dell reflects some aspect of the dog ear style of eve.

Because this style is not uncommon within the Town we ask our similar design be found appropriate.

The approved COA was based on the rake detail specifically noted on the COA. Despite your contention of other examples in town or your construction errors, the approved COA is conditioned on adherence to the requirements of that approval. Please submit a drawing or picture with material specification of your proposed modification for ARB review.



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

DATE OF APPLICATION: 9/15/20
NAME OF APPLICANT OR AGENT: DAVID GUGLIELMI
ADDRESS: 10918 WOODFAIR RD, FAIRFAX STATION, VA 22038
TELEPHONE: 703 623 4343 email dguglielmi@yahoo.com
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
NUMBER: 7184 CLIFTON ROAD TAX MAP
GENERAL DESCRIPTION OF PROPOSAL:
MODIFICATIONS REQUESTED TO APPROVED DESIGN / AMENDED
COA. DETAILED NARRATIVE INCLUDED ON SEPARATE PAGES.

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

SIGNATURE OF APPLICANT OR AGENT

DATE

9/15/20

CERTIFICATE ISSUED: YES

NO **PRELIMINARY**

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

BY: Royce Jarrendt

10/5/2020

CHAIRMAN ARB

DD

GU

JS

PP

KM

ARB MEMBERS' INITIALS:

CONDITIONS: See attached list of conditions

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.

The following ten (10) conditions are required as part of the Preliminary COA as a result of the September 24, 2020 meeting and should remain permanently attached to the Preliminary COA:

1. Front retaining walls and vinyl fencing/guard rail.

Mr. Guglielmi has agreed to install metal guardrails where required by the County and per the original COA (original COA attached).

2. Siding width and finish.

The ARB has agreed to allow the installed siding (photo of 7" exposure siding attached).

3. Porch railing.

The ARB has accepted Mr. Guglielmi's proposal to remove the vinyl railing system and to replace with wooden posts and railing to be painted white as per the original COA (photo of re-approved wooden post/railing system attached).

4. Front door sidelights.

Mr. Guglielmi has agreed to replace the installed sidelights with panes of clear or frosted glass (photo attached of sidelights to be removed).

5. Window grids.

Mr. Guglielmi has agreed to apply grills to the exterior glass in order to achieve the required 6 over 1 pattern (photo attached of window violation to be remedied through additional grill overlay).

6. Rear Retaining Wall.

Mr. Guglielmi has agreed to install metal guardrails as originally approved in the COA where required by Fairfax County (original COA attached).

7. Eave returns and rake trim.

Mr. Guglielmi has agreed to modify the six (6) box returns to comply with the originally-approved frieze-board return style by removing and replacing the trim (photo attached of non-compliant return and original style approved).

8. COA application fee.

Mr. Guglielmi must remit a check in the amount of \$250 payable to the Town of Clifton at P.O. Box 309, Clifton, VA 20124 on or before October 15, 2020.

9. Violation abatement deadline.

Mr. Guglielmi must perform items 1 through 8 on this list and must meet on-site with at least two (2) ARB members in order to demonstrate that the project is in full compliance with this COA on or before November 15, 2020.

10. Obtain Final COA.

Mr. Guglielmi must attend the ARB meeting set to take place via Zoom on Thursday, October 29, 2020 or the ARB's November meeting (date TBD) in order to certify compliance of the project and to obtain a Final COA.

CLIFTON ARCHITECTURAL REVIEW BOARD TOWN OF CLIFTON, VIRGINIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

- Contingency
- Detail RAKE with extended and in the w/ tapered Clifton
- railing detail
- bay window detail
- remove triple window
- change window with wood deck no sidelights
- stone on side to bay window
- 5" exposure smooth setting
- specify window trim flat
- 4x4 wood windows
- front porch column detail

DATE OF APPLICATION: 2/13/15

NAME OF APPLICANT OR AGENT: DAVID GUGLIERMI, PROPOSED USER

ADDRESS: 6300 LITTLE OX RD, FAIRFAX STATION, VA 22039

TELEPHONE: (day) 703 623 4343 (evening) 703 623 4343

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER: 7184 CLIFTON RD, TAX MAP 0754 02 0106

GENERAL DESCRIPTION OF PROPOSAL: CONSTRUCT NEW SINGLE FAMILY HOME AND INSTALL NEW DRAINFIELD, GATEHOUSE. THE PROPERTY SHALL BE USED AS A SINGLE FAMILY HOME. THE PROPERTY IS CURRENTLY OWNED BY CLIFTON HOMES AND ACREAGE LLC.

- ATTACHMENTS:
- APPLICATION FEE*
 - SEVEN (7) COPIES 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

[Signature]
SIGNATURE OF APPLICANT OR AGENT

2/13/15
DATE

CERTIFICATE ISSUED: YES *with contingencies noted* NO
(When marked "YES" and signed, this document becomes the "Certificate of Appropriateness")

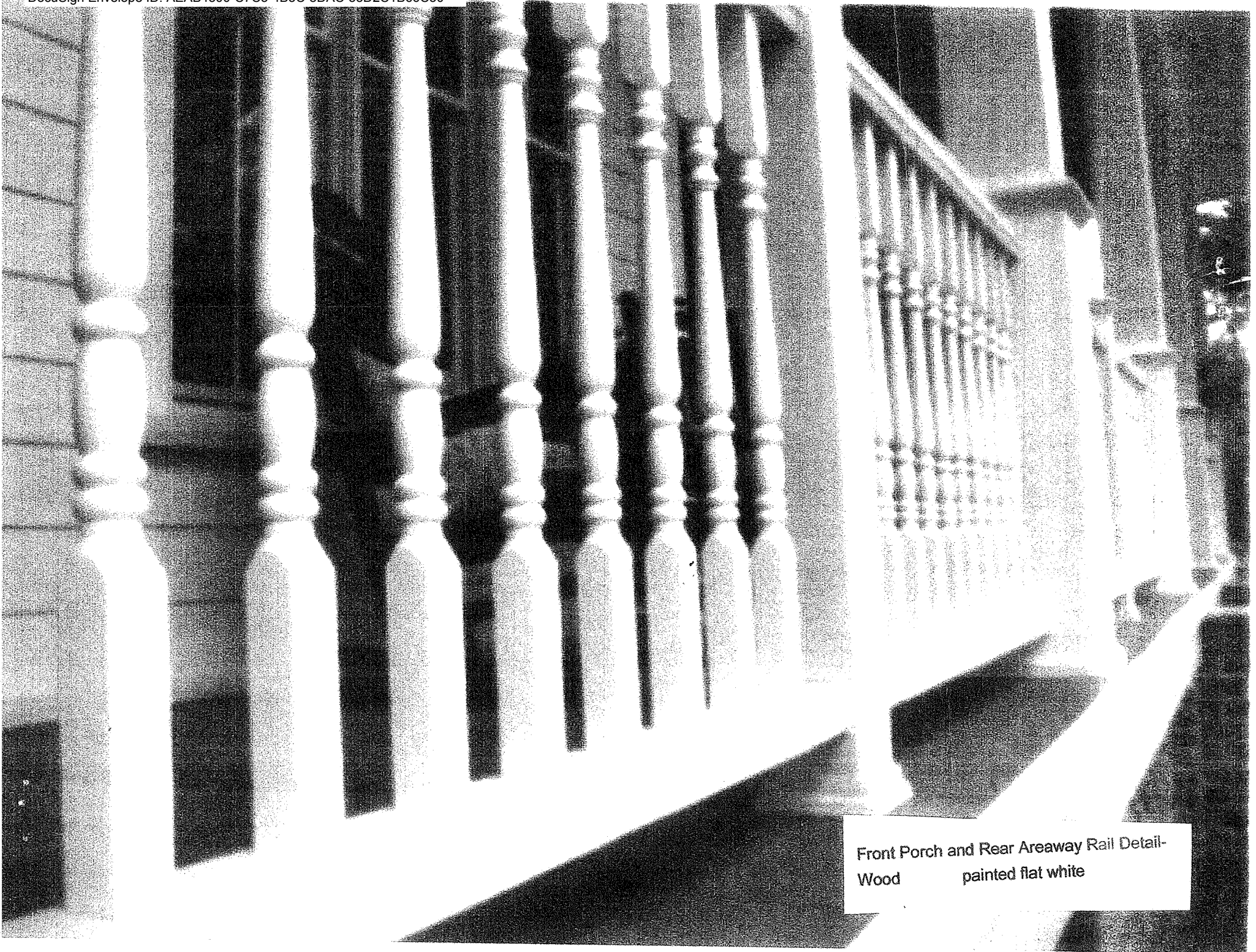
BY: [Signature]
CHAIRMAN, ARB 1.30.15
DATE

ARB MEMBERS' INITIALS: DRN (yes) fl (yes) JPMW (yes) dd (yes)
PTP (yes) [Signature] (yes)

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

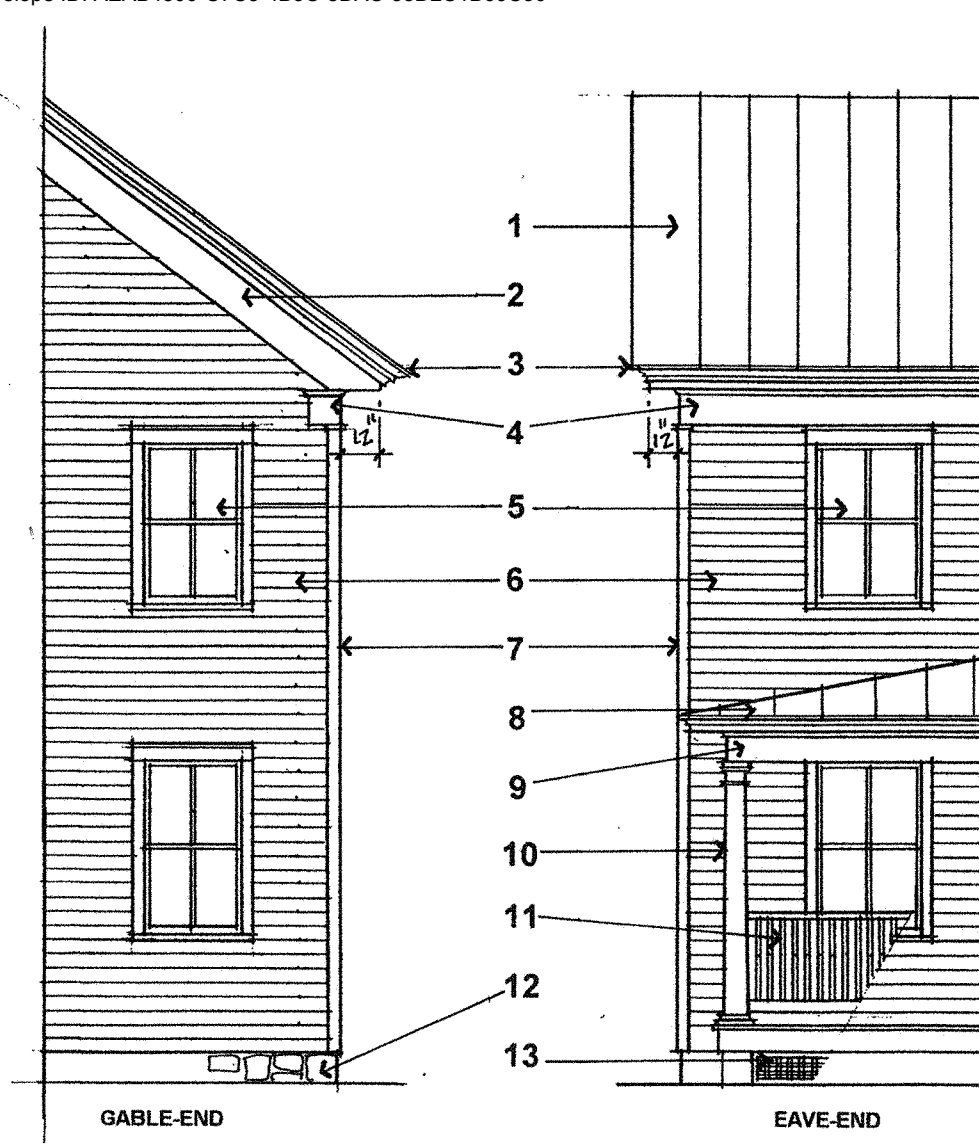
*Application fee: \$10.00 payable to the Town of Clifton except new home or commercial construction shall be \$250.00 and any6 actual costs of review fees incurred, including consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.A.6.

Signed Certificate of Appropriateness does not constitute a Building Permit or authorization to proceed with any construction.



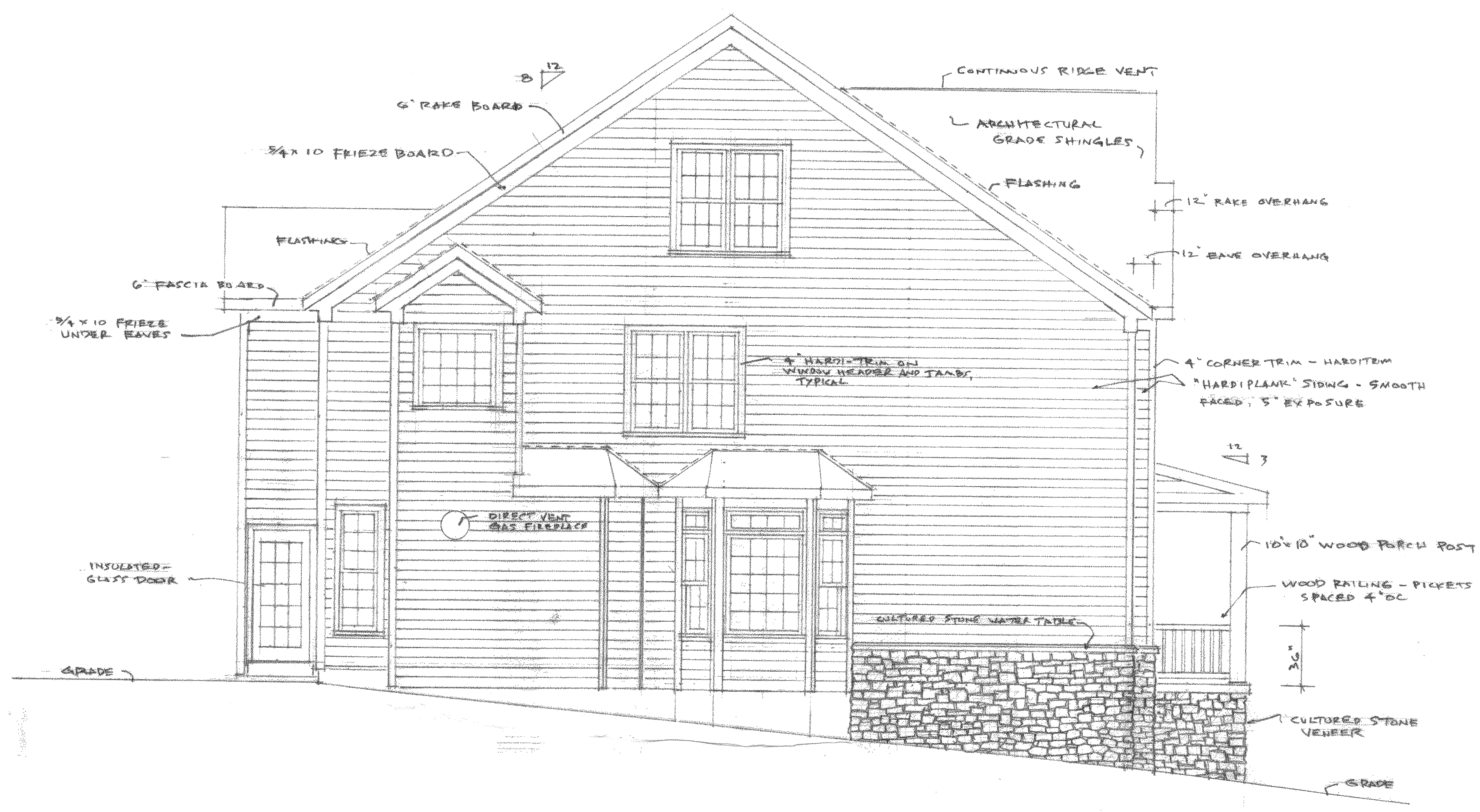
Front Porch and Rear Areaway Rail Detail-
Wood painted flat white





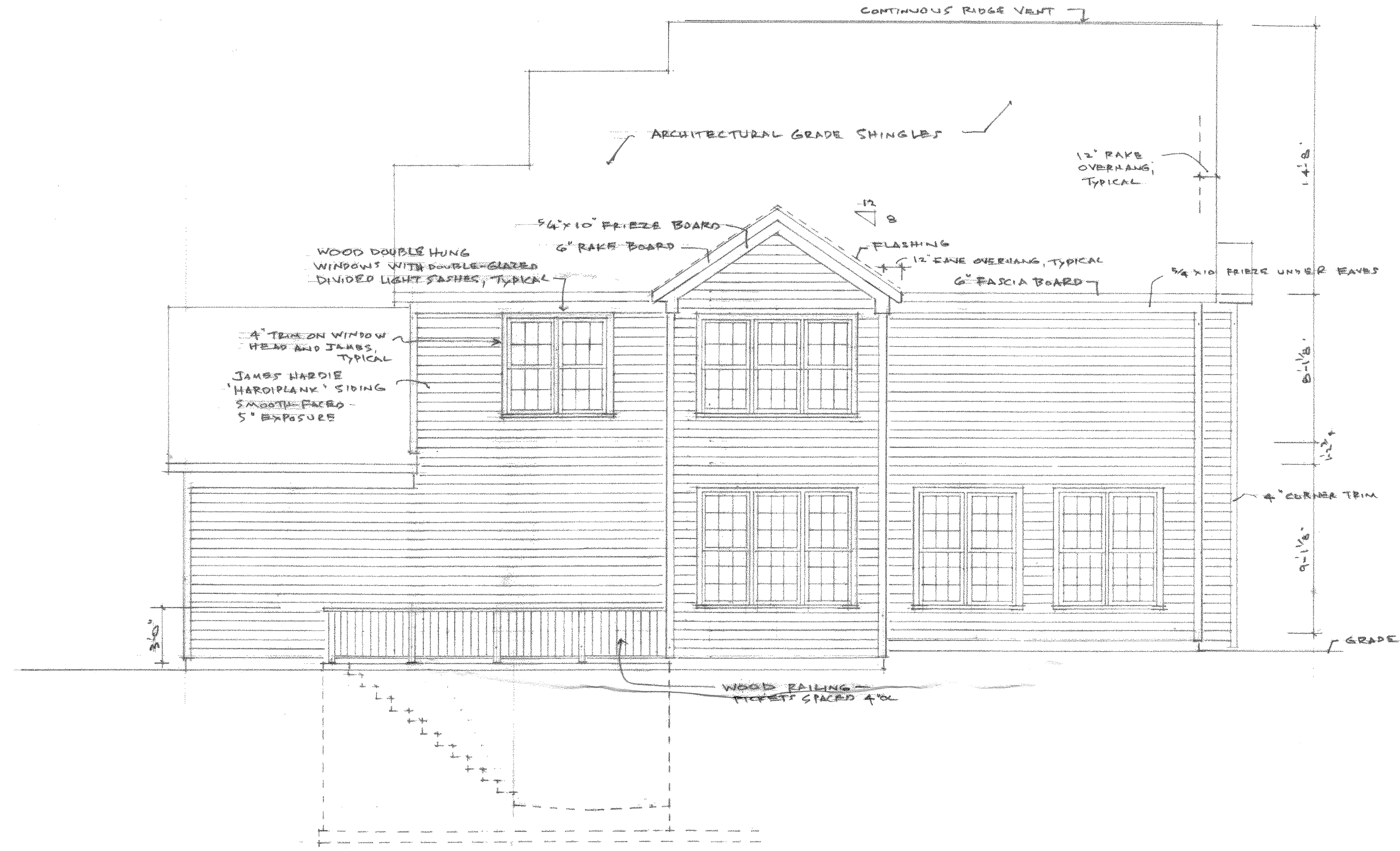
- 1 Standing-seam metal roofing, painted.
- 2 1-1/4" thick rake board usually 10" - 12" wide.
- 3 Fascia with or without crown molding.
- 4 1-1/4" thick frieze board usually 10" - 12" wide. Returns around corner with or without cap molding.
- 5 Double-hung wood window with true divided lites and exterior storm window or storm panel.
- 6 Wood clapboard siding with 4" - 5" exposure, painted.
- 7 Wood corner boards, 3-1/2" wide each face.
- 8 Porch roofing. Standing-seam metal, painted.
- 9 Porch beam with molding at soffit.
- 10 Porch column. Round or square.
- 11 Porch rail. Wood top & bottom rail with balusters at 4" on center maximum.
- 12 Stone foundation. Smooth-surface painted concrete on some houses.
- 13 Lattice. Vertical/Horizontal type.

TYPICAL ARCHITECTURAL ELEMENTS

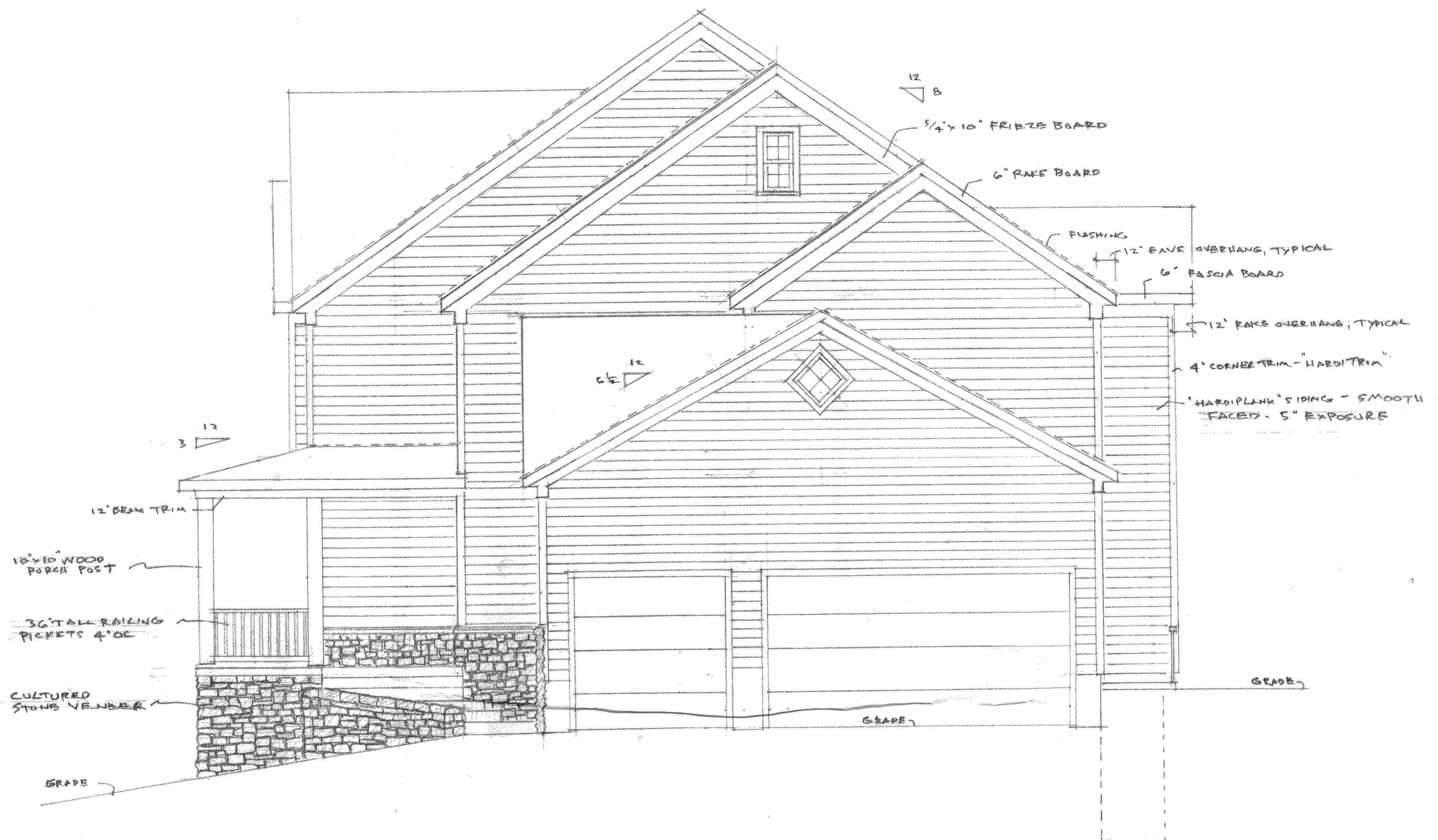


PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISED 5/8/2015
5/31/2015



PROPOSED REAR ELEVATION
 SCALE: 1/4" = 1'-0"
 REVISED 5/9/15
 5/31/15



PROPOSED RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 REVISED 5/9/15
 5/31/15

2. The siding on the house was only approved to be 5-inch exposure with a smooth finish per original 2015 COA. The installed product is 7-inch exposure and textured. The ARB will allow the installed siding per their September 24, 2020 meeting with the applicant.



3. Mr. Guglielmi has agreed to remove ALL vinyl railings from the project, per the September 24, 2020 meeting.

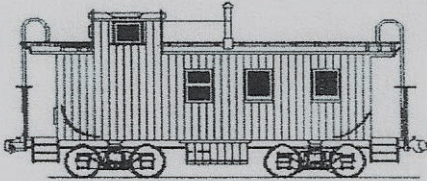


4. The front door is not wood, and therefore does not match what was approved in the COA, and the sidelights were not approved. Mr. Guglielmi has agreed to replace the sidelights pictured with plain clear or frosted glass per the September 24, 2020 meeting.



5. The windows are neither 6 over 6 nor 2 over 2, which were the two options that were approved by the ARB for your project. Mr. Guglielmi has agreed to apply grills to the exterior glass in order to achieve a 6 over 1 pattern on all windows, per the September 24, 2020 meeting.





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

DATE OF APPLICATION: NOVEMBER 29, 2018

NAME OF APPLICANT OR AGENT: DAVID GUGLIELMI

ADDRESS: 10918 WOODFAIR RD, FAIRFAX STATION, VA 22039

TELEPHONE: 703 623 4343 email dguaglielmi@yahoo.com

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP

NUMBER: 7184 CLIFTON RD, TAX MAP 0754 02 0106

GENERAL DESCRIPTION OF PROPOSAL:

I propose to construct a soldier pile wood retaining wall from 6 inches in height up to 6 feet in height in the rear of the property. The topography of my site, as well as the location of the house, will prevent the retaining wall from being visible from the road or any public space. The State Building Code mandates a handrail for any section of the wall that is greater than 30 inches. Thus, I also propose to install a **black metal hand rail at the top of the wall where required.**

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

[Signature]
SIGNATURE OF APPLICANT OR AGENT

11/29/18
DATE

CERTIFICATE ISSUED: YES

NO

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

BY: [Signature]
CHAIRMAN, ARB

12/5/18
DATE

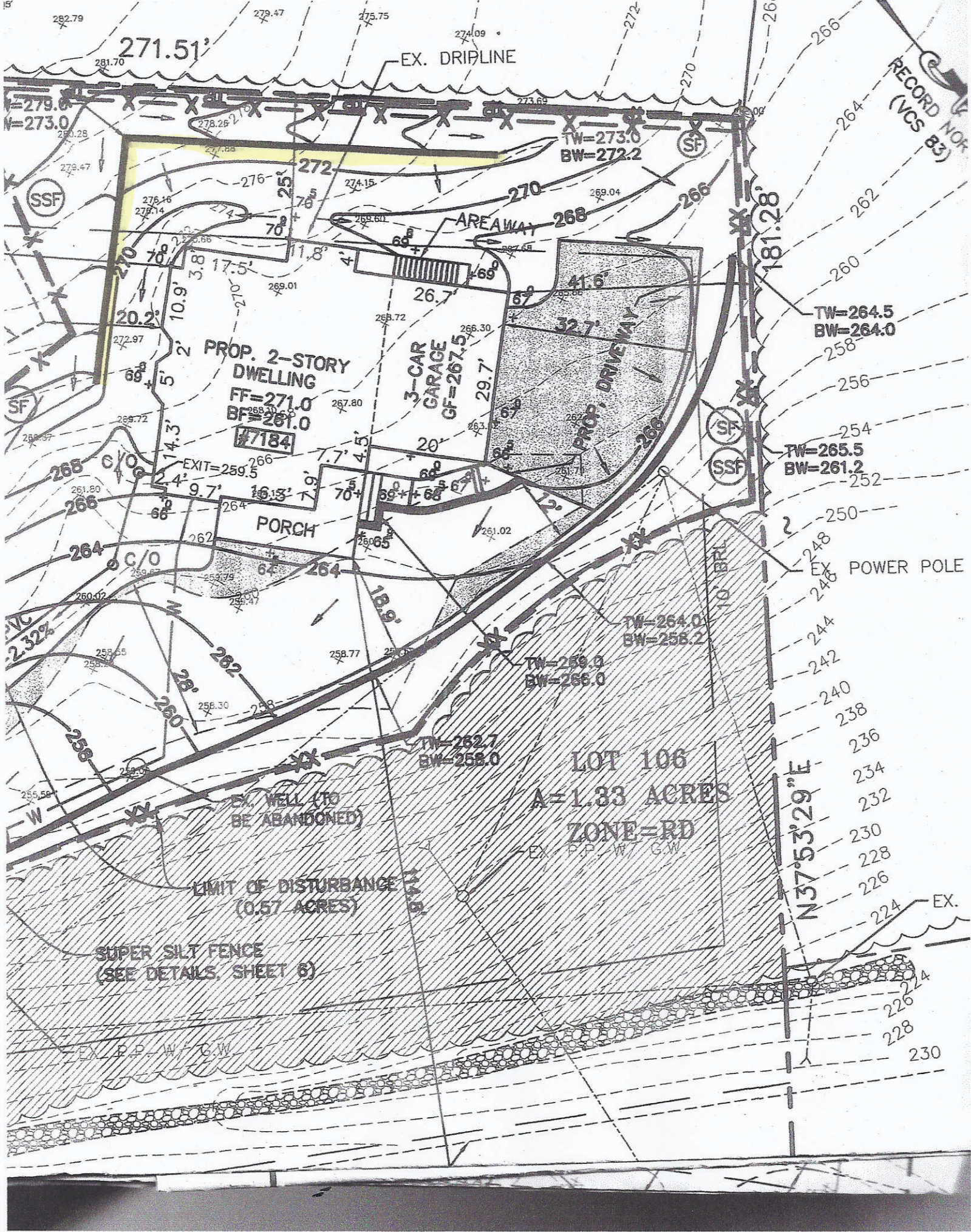
ARB MEMBERS' INITIALS: _____

CONDITIONS: APPROVAL IS FOR REAR WALL ONLY

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.

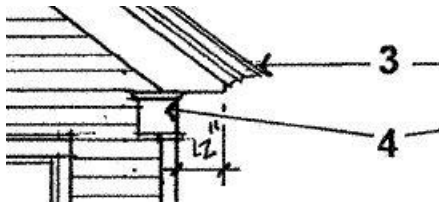




7. The “dog-eared” eave returns were not approved. Mr. Guglielmi has agreed to modify all non-conforming box returns to match the frieze-board molding returns as detailed below.



Compared to frieze-board molding returns as submitted and approved by the ARB:



4 1-1/4" thick frieze board usually 10" - 12" wide. Returns around corner with or without cap molding.

