

**TOWN OF CLIFTON
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
THURSDAY, FEBRUARY 25, 2021, 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; Phyllis Lovett; Phoebe Peterson; Jeff Stein; Geri Yantis.
Staff: Amanda Christman, Town Clerk.
Absent: Diane Dygve.

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

Order of Business:

1. COA Application for modifications to guardrail.
David Guglielmi / Infill By Design, LLC
7184 Clifton Road
See attached application.

- **Town Council Representative Member McDonald moved to maintain the requirements of the original and preliminary COAs at this time. Chair Jarrendt added that a copy of the**

drawings with the County stamp of approval affixed should be submitted by the applicant as soon as possible. The motion was approved by general acclamation.

2. COA application for Addition to Ext. Structure.

Geri Yantis / Don Byrne

12653 Water Street

See attached application.

- **Town Council Representative Member McDonald moved to approve the application as presented, seconded by Member Yantis. The motion was approved by poll, 5-0-1 (Member Yantis abstained).**

3. Discussion of Sustainable Window Materials.

The Board discussed the proposal to revise the ARB guidelines to allow sustainable materials to be used in future projects once a full evaluation of available materials has been completed. More information will be forthcoming.

4. Approve September 2020 Minutes.

- **Member Yantis moved to approve the Minutes as presented, seconded by Member Peterson. The motion was approved by poll, 6-0.**

5. Discussion of Unapproved Signs.

The ARB will send out letters to businesses and residences that have unapproved signs posted on their properties.

6. Adjournment.

The meeting was adjourned by acclamation at 9:05 PM.



Clifton Clerk <clerk@cliftonva.gov>

7184 Clifton

1 message

dguglielmi@yahoo.com <dguglielmi@yahoo.com>

Mon, Feb 1, 2021 at 1:20 PM

Reply-To: "dguglielmi@yahoo.com" <dguglielmi@yahoo.com>

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

Thank you both for meeting me last week to review the remediation work. We have completed the remaining 4 eaves last week.

This email serves as my formal request to modify the outstanding application regarding the wood guard along the front driveway. We wish to change our request from metal to wood. Additionally, we request to maintain the existing side lites in the front entry door as the pattern really cannot be completely observed unless one sees it from the upper driveway or closer. Moreover, we have found that removing the side lites may compromise the energy conservation properties of the entry door system and potential replacement side lites that are not made as a part of the original factory door system and installed at the factory will likely perform unsatisfactorily. They will also be unreasonable prone to premature failure.

Thank you for your consideration of these requests.

Respectfully submitted,

David L. Guglielmi
Managing Partner

Infill by Design, LLC
Tel: 703.623.4343

infillbydesign.com

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).

UPDATE: Mr. Guglielmi has installed pressure-treated wood guardrails on the front retaining wall and requests that this be approved:



2. Siding width and finish.

The ARB has agreed to allow the installed siding (photo of 7” wood 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).

UPDATE: Porch railing has been replaced with painted wood, although the posts are not yet capped:



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).

UPDATE: Mr. Guglielmi does not want to replace the sidelights, and requests that the COA be amended to allow the current sidelights to remain:



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).

UPDATE: The grids have been changed accordingly:



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).

UPDATE: The County may require a guard rail for the rear wall, which Mr. Guglielmi probably would want to install wood similar to the front (not mentioned specifically in his request):



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).

UPDATE: The eaves have been modified as follows (eve in the foreground: after modification; eve in the background: before modification):



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.

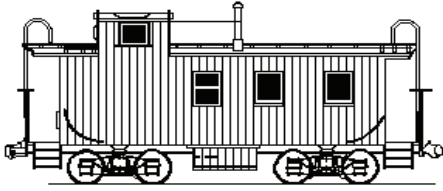
UPDATE: Mr. Guglielmi has failed to pay the application fee.

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

DATE OF APPLICATION: 1/30/2021
NAME OF APPLICANT OR AGENT: Don and Monica Byrne
ADDRESS: 12635 Water St Clifton VA 20124
TELEPHONE: 312.371.0192 email donbyrne@yahoo.com
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
NUMBER: 12635 Water St Clifton VA 20124 — Map Number: 0754 16 0002
GENERAL DESCRIPTION OF PROPOSAL:
Addition of a new mudroom and renovation of kitchen

ATTACHMENTS:

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

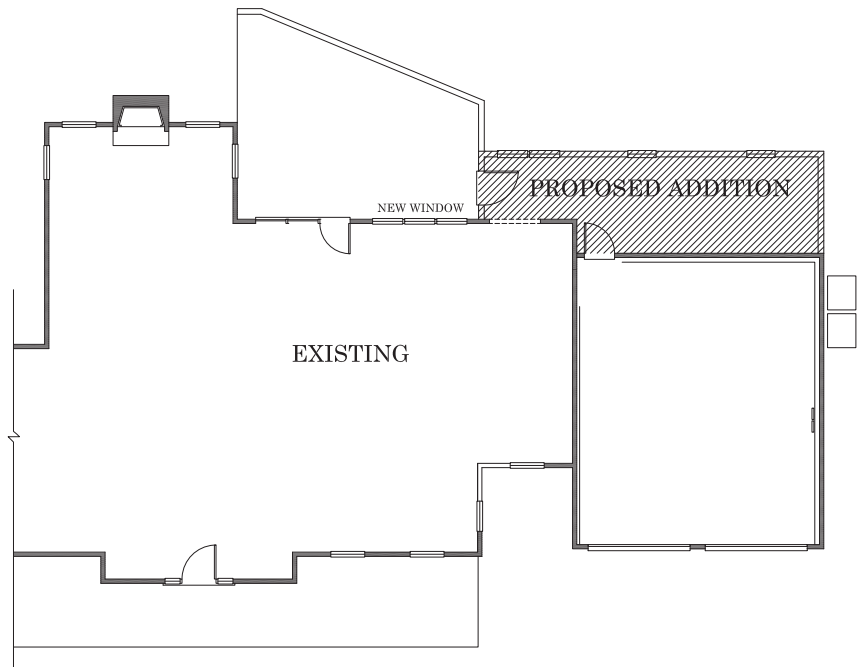
I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

DRB 1/30/2021
SIGNATURE OF APPLICANT OR AGENT DATE
CERTIFICATE ISSUED: YES NO
(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")
BY: _____ DATE _____
CHAIRMAN, ARB
ARB MEMBERS' INITIALS: _____
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.



PROPOSED PARTIAL FIRST FLOOR PLAN

1/4" = 1'0"

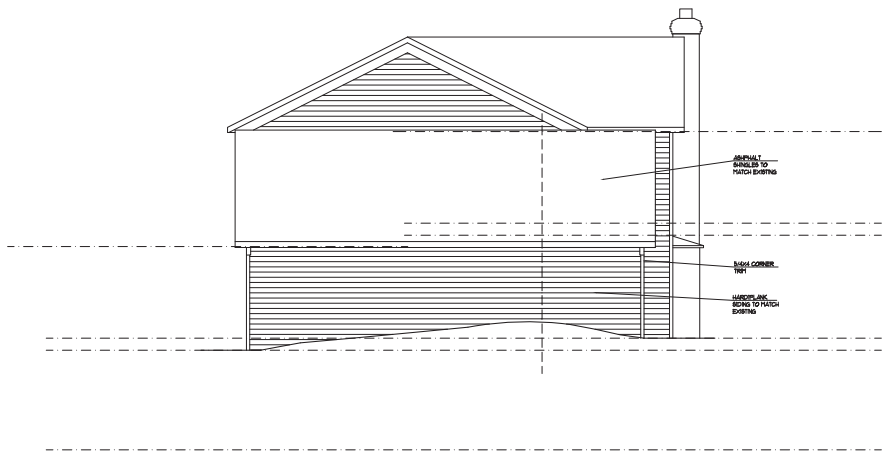


BYRNE RESIDENCE
12635 WATER STREET
CLIFTON, VA 20124

Project Number: 18062

Date/Architect:	
1/15/2019 RHH	
1/7/2021 JW	

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PROPOSED PARTIAL RIGHT ELEVATION

1/4" = 1'0"



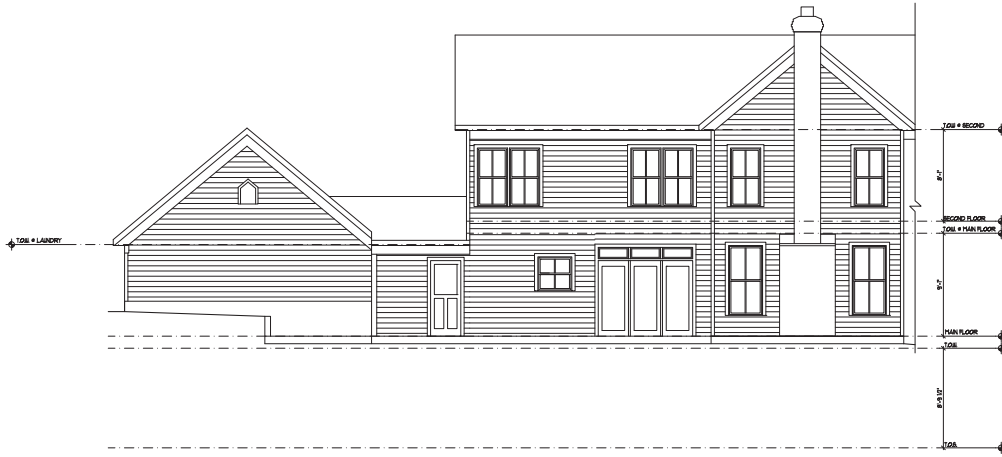
SUTTON
YANTIS
ASSOCIATES
ARCHITECTS
www.suttonyantiscorp.com
1200 WATER STREET, SUITE 200
CLIFTON, VA 20124

BYRNE RESIDENCE
12635 WATER STREET
CLIFTON, VA 20124

Project Number: 18062

Date: Architect:	
1/15/2019 RHM	
1/7/2021 JW	

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EXISTING PARTIAL REAR ELEVATION

1/4" = 1'0"



SUTTON
YANTIS
ASSOCIATES
ARCHITECTS
www.sya.com
400 HARRISON ST. 10TH FLOOR
CLIFTON, VA 20124

BYRNE RESIDENCE
12635 WATER STREET
CLIFTON, VA 20124

Project Number: 18062

Date/Architect:	
1/15/2019 RHH	
1/7/2021 JW	

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PROPOSED PARTIAL REAR ELEVATION
 1/4" = 1'0"



SUTTON
YANTIS
ASSOCIATES
ARCHITECTS

BYRNE RESIDENCE
 12635 WATER STREET
 CLIFTON, VA 20124

Project Number: 18062

Date/Architect:	
1/15/2019 RHM	
1/7/2021 JW	

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Window and Door Consideration

The current Architectural & Planning Guidelines were approved and adopted on July 2, 1997 and have generally been the guiding criteria used by the ARB to maintain the architectural integrity of buildings in the Historic Overlay District. During the last 24 years advancing technology has rendered more sustainable material developments. Manufacturers are now offering alternatives for products that replace wood to increase longevity and reduce required maintenance.

The ARB has informally adopted the use of cement-fiber siding, PVC-composite trim and many exterior porch and decking options that were not available or considered when the guidelines were composed and adopted. These materials have been approved on various applications because the appearance is close to painted wood but are more sustainable products. The goal of the ARB is to maintain and enhance the existing architectural character of the Town and the use of more sustainable materials will enable a longer lasting result while promoting “sustainability” and conservation of natural resources.

Architectural Review Boards in other historic districts are now approving windows and doors in materials other than wood. The review board in Old Town Alexandria has approved specific windows other than wood. Their approval has detailed restrictions of the location on a structure and is further restricted by the location of the structure within the “Old Town” area.

Similar restrictive window and door location acceptance could apply in The Town of Clifton.

Geographic Location

Lower Lying “Downtown” Clifton

Upper “Outlying” Clifton

Building Types

Commercial Structures

The Firehouse Building

The Clifton House

The Main Street Pub

The Presbyterian Church

The Second Baptist Church

Residential Structures

Detached Ancillary Structures

Location on Structures

Existing Structures

Front Elevation

Side Elevations

Rear Elevation

Additions to Existing Structures

A discussion of these ideas should take place in the following ARB meetings.



Clifton Clerk <clerk@cliftonva.gov>

ARB Meeting 2.25.2021

1 message

Royce Jarrendt <royce.jarr@yahoo.com>

Wed, Feb 3, 2021 at 3:42 PM

Reply-To: Royce Jarrendt <royce.jarr@yahoo.com>

To: "nucfamily@aol.com" <nucfamily@aol.com>, Geri Yantis <gyantis@syaa.com>, Phoebe Peterson <phoebetpeterson@gmail.com>, Regan McDonald <mcdonald.regan@gmail.com>, Clifton Clerk <clerk@cliftonva.gov>, Jeff Stein <jeffstein@cox.net>, Diane Dygve <ddygve@gmail.com>, Royce Jarrendt <royce.jarr@yahoo.com>

Hello Strangers,

Between the pandemic and not having any applications.... it's been long time, no see. The good news is we have one application, one request and a subject I would like the ARB members to discuss. I have attachments that you should review before the meeting and below is a description of our agenda items.

Proposed Byrne Addition 12635 Water Street

Requested changes in a previously approved COA [7184 Clifton Rd](#)

Sustainable Windows & Doors ... This is a subject I have wanted up for discussion for sometime. I will have a window sample (a window Old Town has approved) to view at my house in the next week. When it is ready, I will ask each of you to come and see an example of a "non-wood" window that could be considered in Clifton.

The meeting will be via Zoom. I will send you the Zoom link in a separate email.

Amanda, Will you post the agenda on the website?

Royce Jarrendt

One Dwelling, Inc.
703 932-5762

4 attachments



Guglielmi Request 2.1.2021.JPG
101K

Byrne COA app..pdf
872K

Byrne addition dwgs..zip
644K

Window and Door Consideration.docx
14K