

**CLIFTON TOWN ARCHITECTURAL REVIEW BOARD
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM
THURSDAY, JANUARY 27, 2022, 7:30 PM**

In accordance with the Town of Clifton's Declaration of a Local Emergency due to the COVID-19 pandemic under Virginia Code § 44-146.21 which enables the Town of Clifton Government bodies to conduct Town business through electronic public meetings under Virginia Code § 2.2-3708.2, the Town of Clifton Architectural Review Board held the Meeting noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meeting was conducted using Zoom teleconferencing audio and video service, and connection information was provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information was provided by the Board Chair.

Present: Royce Jarrendt, Chair; Town Council Representative Member Regan McDonald; Phyllis Lovett; Dwayne Nitz.

Staff: Amanda Christman, Town Clerk.

Absent: Phoebe Peterson; Jeff Stein; Geri Yantis.

The Regular Meeting was called to order by Jarrendt at 7:30 PM.

Order of Business:

1. Residential Preliminary Use Permit Application for Construction:

a. 12800 Richards Lane – exterior home repairs.

See attached application.

• **Member Lovett moved to approve the application as presented with the exception of the snap-in grills on the French doors, which are not approved, seconded by Town Council Representative Member McDonald. The motion was approved by roll-call: Lovett: Aye; McDonald: Aye; Nitz: Aye; Jarrendt: Aye.**

2. Approve Previous Minutes.

a. October 28, 2021 Minutes.

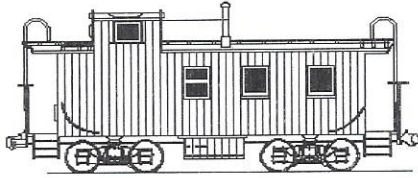
b. November 18, 2021 Minutes.

• **Member Nitz moved to approve the October 28, 2021 Minutes and November 18, 2021 Minutes as presented, seconded by Town Council Representative Member McDonald. The motion was approved by poll, 3-0-1 (Member Lovett abstained).**

3. Adjournment.

The meeting was adjourned by general acclamation at 8:15 PM.

1 | Regular Meeting Minutes, January 27, 2022, prepared by Amanda Christman, Zoning Clerk



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

DATE OF APPLICATION: DECEMBER 13, 2021

NAME OF APPLICANT OR AGENT: LYNNE AND JIM STRANG

ADDRESS: 6616 LADYSLIPPER LANE CLIFTON, VA 20124

TELEPHONE: (703) 582-3042 Email jimbstrang@gmail.com/lbstrang@gmail.com

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP

NUMBER: 12800 RICHARDS LANE, CLIFTON, VA / TAX MAP NO. 0754 02 0014

GENERAL DESCRIPTION OF PROPOSAL:

REPLACE 15 WINDOWS, THREE DOORS, SIDING AND MISSING LIGHTING
OVER GARAGE. ADD A MAIL BOX

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

Jim B Strang
SIGNATURE OF APPLICANT OR AGENT

12/13/21
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.

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: _____
CHAIRMAN, ARB

DATE

ARB MEMBERS' INITIALS: _____

CONDITIONS: The proposed snap-in grills on the French doors are not approved.

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 Exterior Repairs/Replacements for
12800 Richards Lane
Clifton, VA 20124

Submitted to the Clifton Architectural Review Board
Town of Clifton, Virginia

Lynne and Jim Strang (Property Owners)
December 13, 2021

Overview

On October 29, 2021, we purchased the property located at 12800 Richards Lane. Among the features that make this house unique is its unusual lot. It stands by itself, mostly unseen from the street and away from the other residences in Clifton's historic district. The property fronts a parking lot and sits next door to the Clifton Presbyterian Church. The back overlooks wetlands.

Due to long-time neglect, the house needs many repairs. As explained in this application, we plan to:

1. Replace 15 damaged windows
2. Replace three damaged exterior doors
3. Replace rotted or missing siding, soffits and eaves
4. Replace two missing lights over the garage door
5. Add a mailbox

As residents of the Clifton area for over a decade, we respect and appreciate the unique character of the Town of Clifton. In proposing these repairs, our goal is to make them in a way that preserves the historic integrity of the Richards Lane house and restores its beauty.

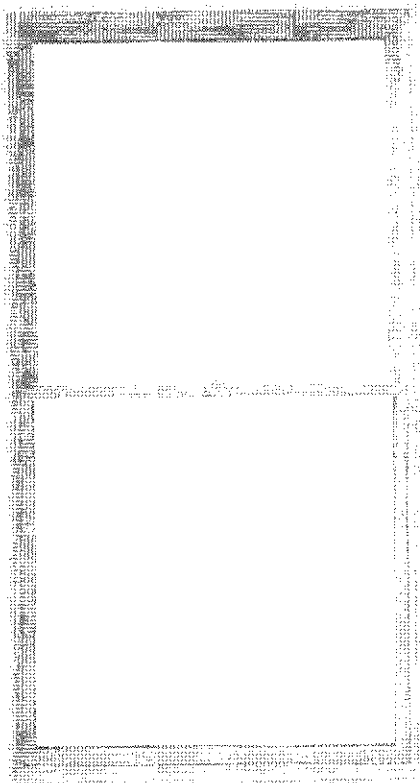
Thank you for reviewing our application. We look forward to hearing your decision.

Lynne and Jim Strang

Window Replacements

The house has 15 windows that are damaged and/or don't work.

Three of the windows are in the front of the house but aren't visible from the parking lot due to some big bushes and trees. The other 12 windows face the back of Clifton Presbyterian Church or the wetlands behind the house.



For the replacements, we propose Pella Lifestyle wooden frame windows. An image and description of this window appears below.

Pella Lifestyle 23.5-in x 37.5-in x 4.5625-in Jamb Wood New Construction White Enduraclad Double Hung Window ENERGY STAR North/Central Zone

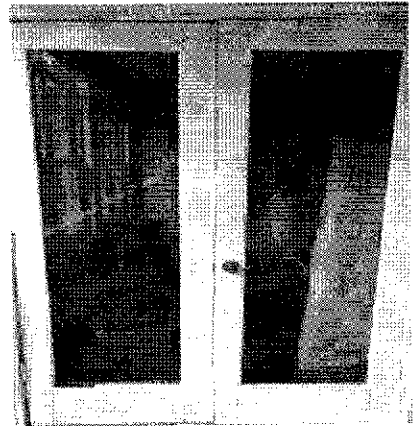
Item #8649371 Model #100008500

- High quality beautifully crafted double hung with durable wood frame system designed for exceptional protection and lasting performance
- NaturalSun Low-E glass with argon allows the sun's heat to flow in and warm your home, while providing excellent insulation from the ..
- Both upper and lower sashes open and tilt for easy cleaning from the interior of the home and improved ventilation

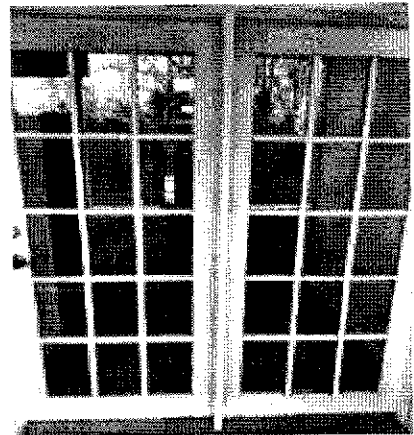
Door Replacements

The house has three damaged doors (shown below) that are visible from outside.

One leads from the master bedroom to a small balcony located along the rear of the house.



Another leads from the rear of the foyer onto the same balcony.

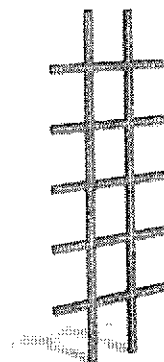
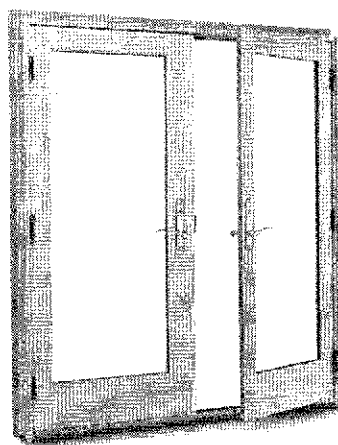


The third, located on the side of the house, provides entry into a storage area. This door is badly rotted and totally inoperable.

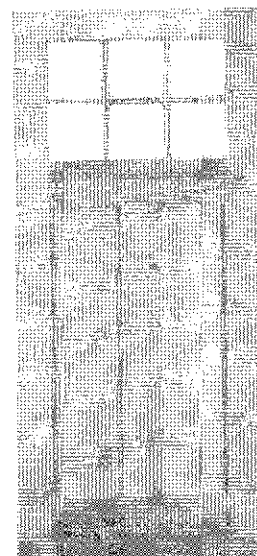


The first two doors are only visible from the back of the house. For these replacements, we propose a wooden-frame Anderson door that's the same style as the current doors. For each door, we plan to swap the solid glass with a paned-glass insert.

Shown below are images of the proposed replacement and insert for doors #1 and #2. For a detailed description of the door, [please click here](#).

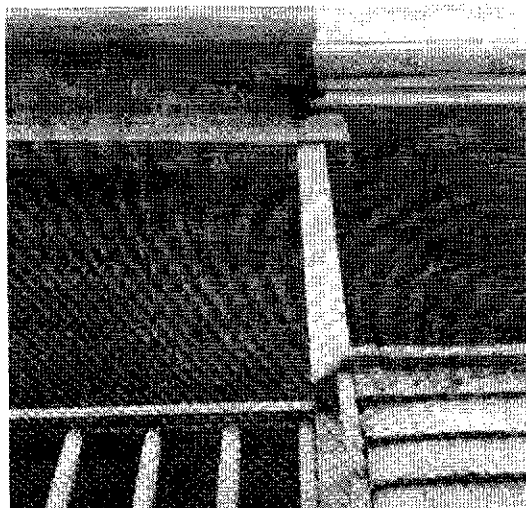


For door #3, we propose a wood replacement finished in an off-white color that's similar to the shade of the existing door. An image of the unfinished door is on the right. For a detailed description, [please click here](#).

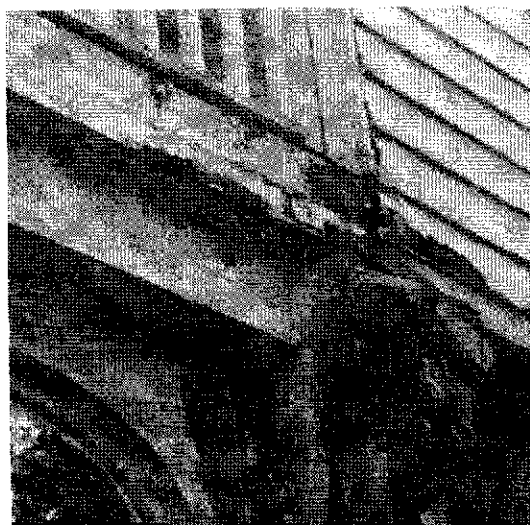


Siding and Soffit Replacement

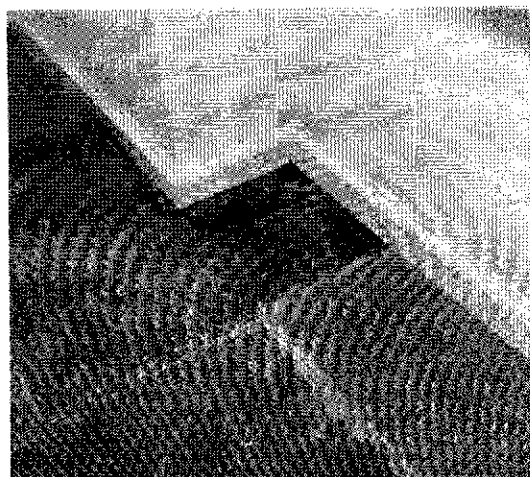
As shown in these images, the siding, soffits and eaves in the rear of the house had extensive wood rot/deterioration from water spilling out of neglected gutters.



Parts of the siding and soffits were missing, exposing the plywood underneath.

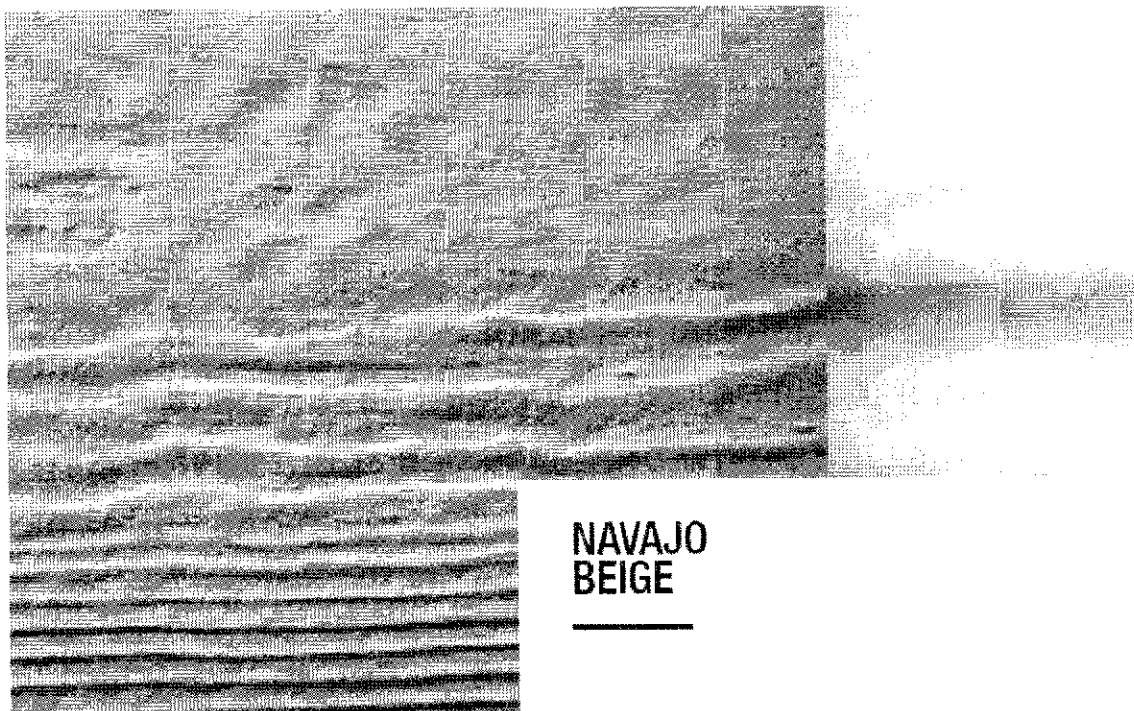


Due to the dilapidated siding, water damage was accumulating inside the house.



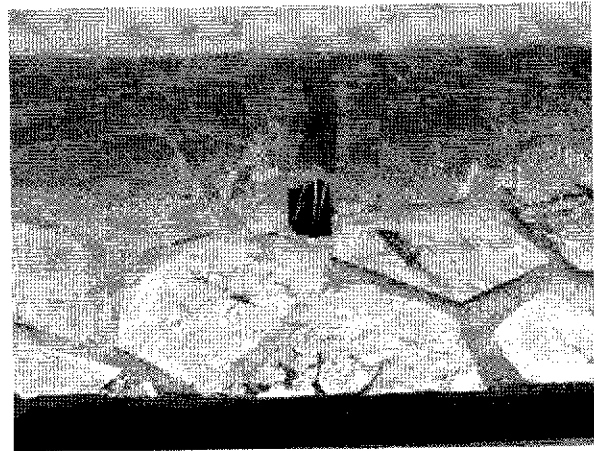
For the replacement siding, we chose a color (Navajo Beige) similar to the existing color. The material, fiber cement siding (Hardie Board), is an upgrade from the existing material. The replacement soffits and eaves are white, the same color as the old soffits and eaves.

An image of the replacement siding appears below. For a detailed description, [please click here](#).



Garage Lighting

The home's previous owners removed two lights located over the garage door, leaving two holes in the stonework.

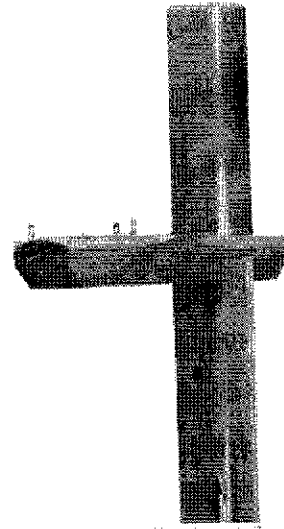
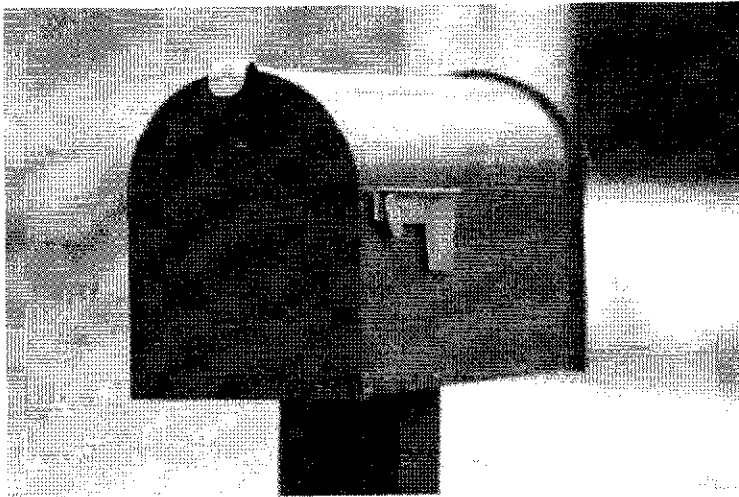


For the replacements, we propose Farmhouse Wall Mount Lights, a simple industrial design that comes in a black exterior finish and a copper interior. An image of these lights appears below. For a detailed description of the lights, [please click here](#).

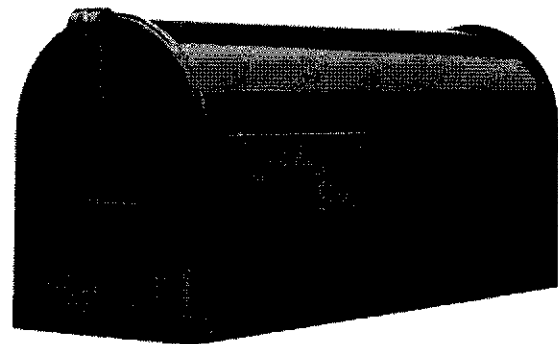


Mailbox

Since the house has no mailbox, we would like to add a medium-sized, steel version that's mounted to a post near the driveway. The U.S. Postal Service will determine the exact placement if/when the ARB approves the mailbox. Images of the proposed mailbox and support post appear below.



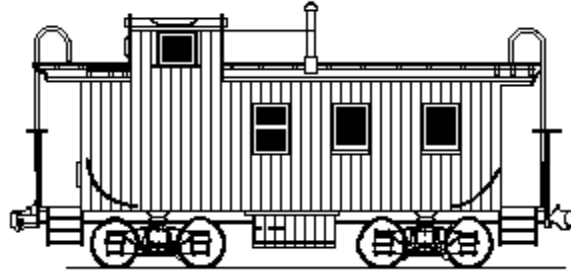
While the preferred color choice is forest green, we are willing to use a black version (shown on the right) if forest green isn't an acceptable color.



Contact info:

Jim Strang: 703-582-3042 or jimbstrang@gmail.com

Lynne Strang: 702-867-4154 or lbstrang@gmail.com



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