



**CLIFTON ARB MEETING
THURSDAY, DECEMBER 11, 2025, 7:30 PM
WAYNE H. NICKUM MEETING HALL
12641 CHAPEL ROAD
CLIFTON, VIRGINIA 20124**

Present: Royce Jarrendt, Chair; Mary Hess, Town Council Representative; Jeff Stein; Geri Yantis; Dwayne Nitz
Staff: Kerrie Gogoel, Town Clerk
Absent: Phoebe Peterson; Phyllis Lovett

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

1. Residential Applications
 - a. 7223 Dell Avenue
 - i. The application under review is an update to a previously approved ARB application to request the use of cedar texture hardiplank siding. Typically ARB approves the use of only flat hardiplank or real wood siding. It was noted that there are other buildings in Town which use the cedar texture hardiplank, including the home next door to the one in question. It was also determined that while there are other homes in Town which have the siding in question, it was not approved by ARB. It was also noted that the homeowners intend to paint the siding a dark color, which mitigates the visibility of the grain, and the home has a large setback which results in further reduced visibility from the street. It was discussed that in general, this siding would not be approved as the ARB feels it is a product which attempts to simulate a historical feel, versus something that truly is neutral or is historical.
 - **Chair Jarrendt moved to approve the wood grain product on the house due to its distance from the road and the visibility of the house from the general public, as long as it maintains the required 5" exposure. The motion was seconded by Member Hess.**
 - ii. Further discussion was had surrounding the potential approval. ARB members wanted to further bound the approval as this is not something that would be approved elsewhere in Town. It was suggested that the ARB request that it be solidified that this home shall be finished in a darker color and that the sheen of the siding

be specified. ARB members also desired to specify in the motion that this particular application is acceptable due to the physical location of the home, and details of the specific home.

- **Chair Jarrendt moved to approve the cedar mill hardiplank product use at 7223 Dell Avenue due to:**
 - **Its distance from the road**
 - **Its visibility from the general public, including the limited size of its street facing elevation**
 - **As it is replacing a cedar plank that was previously stained as opposed to a painted wood.**

This is recommended for approval as long as it maintains the following:

- **5” exposure**
- **It is finished in the hardiplank navy blue**
- **It is finished in a flat sheen**

It is noted that the intent is not to pick a color or sheen for preference, but to minimize the impact of the grain.

- **The motion was seconded by Member Hess, and approved by poll, 5-0.**

- iii. There was also related discussion led by Chair Jarrendt about reviewing and potentially updating the ARB guidelines, as the existing guidelines have been in place since 1997. He noted that the preservation of the house visually is the goal; however, sustainability needs to be a part of the consideration. The ARB has addressed the materials issue with siding and porch floors, but has not reviewed the requirement for wood windows. He noted also that they are guidelines and not code, as such they are intended to tell you what you are trying to achieve, namely maintaining the character from design all the way down to specific materials. This topic arose due to the fact that hardiplank is generally more sustainable than wood siding, and was a part of the consideration of the request from the homeowners.

2. Adjournment

- a. The meeting was adjourned by general acclamation.