**Town of Washington | Architectural Review Board**

**Meeting Minutes | May 15, 2023**

***Present:***

Nanette Edwards (ARB Member)

Deb Harris (ARB Member)

Wes Kerr (ARB Vice Chair)

Drew Mitchell (ARB Member)

David McKnight (ARB member)

Steve Gyurisin (Zoning Administrator)

***Call To Order:*** The meeting was called to order at 7:00 PM by D. Harris.

***Approval Of Agenda:*** D. McKnight made a motion to approve the agenda. D. Mitchell seconded the motion. The agenda was approved unanimously.

***Approval of Minutes: D.*** Harris moved to table the approval of the April 17 minutes to the next ARB meeting. D. Mitchell made a motion to approve. W. Kerr seconded the motion. The motion was approved unanimously.

***Zoning Administrator’s Report:*** S. Gyurisin compiled a summary of written comments regarding the project, which was shared with the ARB prior to the meeting. At the meeting, he provided an overview of the approval process, noting that the Inn at Little Washington (ILW) is seeking a COA for exterior design features. Once a COA is approved, site plans will be developed and reviewed by the planning commission and town council before receiving a building permit.

***Old Business:*** No old business was discussed.

***New Business:***

***Item #1:*** *The Inn at Little Washington submitted plans and materials for a Certificate of Appropriateness (COA) to the Architectural Review Board (ARB) for an addition that includes: a new Reception Building (309 - 335 Middle Street); additions and alterations to the existing Blue House (335 Middle Street) for two guest suites; a new 2 story Courtyard House (Gay Street) for 2 guest suites; a new 2 story Carriage House (Gay Street) for 6 guest suites with a lower level wine cellar to serve The Inn; a link building connecting to the existing Inn kitchen; additions, alterations and a location shift to the White House (existing yellow house at 448 Main Street), for a spa and outdoor pool. The new buildings will open onto an interior courtyard that will link all buildings.*

* Chef Patrick O’Connell and architect Michael Franck (Franck & Lohsen Architects) gave a detailed presentation of the application and project. M. Franck noted what architectural elements were considered in developing the plans and reiterated that the scale of the project was in keeping with other buildings in town. M. Franck also reviewed the prospective building materials to be used for the project.

***Public Comments:*** D. Harris opened the forum for public comment.

* George Eatman: D. Harris read a letter from G. Eatman expressing his support of the project.
* Denise and Ralph Massey: D. Harris read a letter from the Massey’s expressing concern about traffic, openness, and the business case for expansion.
* Keir Whitson: Noted parking signs were recently disregarded at Harris Hollow. He will be available to work with VA DOT to ensure parking and traffic considerations are fully considered.
* Judy DeSarno: Noted that the images published in the paper were not helpful and caused concern. The project would be beautiful but could “eat the town.”
* Brant Snyder: Asked the ARB to carefully review the plans and consider how this expansion could change the look and feel of the town.
* Sharon Fitzpatrick: Part of the charm is seeing green between the buildings – the tour helped recognize this and resolved her concerns.
* Gary Achiele: Notes this is an example of appropriate infill and supports the project. He would not support the project if it meant buying property up and Main and Gay Streets.
* Jeannie Kauffman: Noted her initial reaction was overwhelming - after the tour, she found the project appropriate.
* John Fox Sullivan: Noted he initially thought the project was over the top but, after review, realized it would be appropriate for the town, saying, “what’s good for the town is good for the county.”
* Pat Giles: Noted concern initially, but after the tour, she felt she could support the project.
* Sharon Proper: Suggested the addition of wide turn signs at Harris Hollow instead of no parking signs in response to K. Whitson’s comment.

D. Harris closed the public comment period at 8:13 for ARB review and member discussion.

***ARB Review and Member Discussion***

* W. Kerr noted that all his concerns had been addressed. He asked about the dismantling of the former Gay Street Gallery. P. O’Connell stated he hopes to relocate or replicate the building and is looking at options. D. Mitchell initially had some concerns about the size, but the overview was helpful and had no other comments or questions. N. Edwards noted the importance of greenspace and asked about the plans for the stone wall on the corner of Middle and Gay Streets. M. Franck stated they are looking at options. D. McKnight noted that he appreciated the scale and detail of the application and had no questions.
* D. Harris opened the forum for public comment for the second time. Veronica Benson asked if the sewer could handle the expansion. D. Harris replied that the planning commission would take that up. There were no other public comments.
* D. McKnight made a motion to approve the application and presentation as submitted. D. Mitchell seconded. The motion to approve the application and presentation as submitted was approved unanimously.

***Closing Comments and Adjournment***

N. Edwards made a motion to adjourn the meeting. D. Mitchell seconded. The motion to end the meeting was approved unanimously. D. Harris adjourned the meeting at 8:27 pm.

Respectfully submitted,

David McKnight  *ARB Secretary*