

Town of Washington | Architectural Review Board

Meeting Minutes | December 18, 2023

Present:

Ryan Crabbe (ARB Member)
Nanette Edwards (ARB Member, Secretary)
Deb Harris (ARB Member, Chair)
Wesley Kerr (ARB Member, Vice Chair)
Steve Gyurisin (Zoning Administrator)
Absent: Drew Mitchell, ARB Member

Call to Order: D. Harris called the meeting to order at 7:00 p.m.

Approval of Agenda: W. Kerr made a motion to approve the Agenda, D. Harris seconded the motion, which passed unanimously.

Approval of Minutes: R. Crabbe moved to approve the November 20, 2023, Minutes, W. Kerr seconded the motion, which passed unanimously.

Zoning Administrator's Report:

- Zoning Administrator Steve Gyurisin provided a written summary of existing project activities. S. Gyurisin said a COA was issued to the Theatre of Washington for replacement of its signs. A COA was reissued to The Inn at Little Washington for window/siding work on the Mayor's House.

Old Business: No old business was discussed.

New Business:

Item #1: Request by Edward Fletcher, E. Fletcher Construction for Improvements to the Home of Thornton Matheson, 558 Gay Street.

- a. **Zoning Administrator Review:** S. Gyurisin said he met with Edward Fletcher to review the draft COA (excluding the proposed attached garage/mudroom) that outlined the house improvements approved at the November ARB meeting and noted items still to be addressed. He said he had received complete project plans from E. Fletcher but that they did not arrive in time to disburse to ARB members prior to the December meeting. He received a photo and an alternative garage/mudroom design, which were sent to ARB members before the December meeting. He also stated that should the garage be approved, there may be a VDOT permit required for the connection of the driveway to the street, and a potential issue with an outstanding bond relating to improvements to the subdivision.
- b. **Applicant Presentation:** On behalf of the homeowner, Edward Fletcher described the new alternative design for the garage/mudroom which featured two windows placed on either side of the mudroom entry door and featured shrubs below the windows.
- c. **Citizen Comments:** Gary Aichel commented that there are very few attached garages in town and could not cite one attached to a historic building. He said he thought the orientation of the garage doors facing onto Gay Street may perhaps deviate from the Design Guidelines and wondered if design accommodations could be made so that the proposed garage design would not damage the appearance of the home when viewed from Gay Street. Regarding the use of synthetic decking, two comments were made on the existing use of synthetic decking in town.

- d. ARB Review and Member Discussion: W. Kerr said the addition of the windows to the mudroom connector did not feel as if it had enough of an air gap and therefore the mudroom connector made the garage look distinctly like a part of the house. D. Harris recapped the discussion at the November ARB meeting where the Board had asked for additional garage design options, a materials list, and offered to hold a workshop/discussion to work through design options prior to the December meeting. E. Fletcher said that he had received no ARB feedback on the new garage design, that he had provided clarification on materials via email to S. Gyurisin, and that based on the ARB feedback discussion at the November meeting he assumed by adding windows to the mudroom that the project would be approved. After a lengthy exchange between E. Fletcher and ARB members, R. Crabbe made a motion to table the discussion to a future meeting in order for the ARB to provide more specifics and feedback to E. Fletcher that would result in a complete application. N. Edwards seconded the motion, which passed unanimously. In further discussion of the project, E. Fletcher asked if all improvements to the house had been approved. D. Harris questioned the materials to be used on the lattice and porch floors, to which E. Fletcher explained the lattice would be made of mahogany wood, and the porch floors would either be Trex synthetic decking or wood. N. Edwards initiated a discussion on synthetic decking citing the ARB had approved the use of HardiePlank siding (made of fiber cement), and that synthetic decking can help reduce the need for constant maintenance of wood decking. W. Kerr made a motion to approve the wood lattice and use of synthetic Trex or wood for the porch floors. N. Edwards seconded the motion, which passed unanimously.

Item #2: Request by Ryan Crabbe to Construct a Board-on-Board Fence at 309 Wheeler Street.

- a. Zoning Administrator Review: S. Gyurisin said the proposed fence adhered to zoning ordinances.
- b. Applicant Presentation: ARB member and applicant R. Crabbe recused himself to present his project. He explained the proposed fence will be a board-on-board design for privacy screening and will be located on the East property line running to the rear end of the lot. He noted the fence is reestablishing a fence where one previously existed for 15-20 years. The proposed fence also features a gate facing Wheeler Street to allow garden access.
- c. Citizen Comments: Jeanne Kauffmann, a neighbor, gave positive comments on the improvements to the house and grounds and supported the construction of the fence.
- d. ARB Review and Member Discussion: There was no discussion. N. Edwards moved to approve the proposed fence design as submitted, D. Harris seconded the motion, which passed unanimously.

Item #3: Request by Ernest Helms and John Kilgore for the Reconstruction of an Existing Retaining Stone Wall and Installation of Outside Gas Lamps, 567 Gay Street.

- a) Zoning Administrator Review: S. Gyurisin said the proposed project met zoning requirements.
- b) Applicant Presentation: On behalf of the owners, Project Manager Mark Smith said the reconstruction of the stone fence (approximately 18 inches in height) was due to settling issues of the old fence. Over 80% of the original stone is being used in the project, and the remaining 20% is locally sourced stone. The installation of freestanding gas lights in the garden will require the erection of 6 masonry bases (20 in. high x 16 ¼ in. square, featuring brick sourced from the home) along a central walk at the rear of the house leading to Main Street. The bases will support six, 6 ft., 3 in. cast iron posts with 21 in. gas lights on top. The cast iron columns and ironwork were salvaged from a Richmond home built in 1860. The 21

in. tall lanterns, manufactured by Flambeau Gas and Electric in New Orleans, are 4-sided with a post-mount bracket, with gas supplied by an existing buried tank.

- c) Citizen Comments: Gary Aichel observed there are no other gas installations in the historic district. Audience feedback mentioned there are gas lamps affixed to buildings in town.
- d) ARB Review and Member Discussion: Referring to Gary Aichel's comment, W. Kerr noted originally there was no electricity in town, so all lanterns had flames. N. Edwards questioned the height of the poles and was told it was to keep the project in scale and in perspective to the house. R. Crabbe made a motion to approve the application as submitted, W. Kerr seconded, and the motion passed unanimously.

Item #4: Request by Washington Town Council to ARB to Initiate a Review of the Former Packing Shed, 360 Porter Street.

- ARB Chair D. Harris made a motion to have Zoning Administrator Steve Gyurisin begin a review of the structural integrity of the Packing Shed building. R. Crabbe seconded the motion, which passed unanimously. S. Gyurisin said he had a tentative meeting and building inspection scheduled in January with inspector Rich Cornell.

Closing Comments and Adjournment:

D. Harris made a motion to adjourn, and R. Crabbe seconded the motion. D. Harris adjourned the meeting at 7:57 p.m. The next regularly scheduled meeting is January 15, 2024.

Respectfully submitted,
Nanette Edwards, ARB Secretary