



RYAN CRABBE
WESLEY KERR

DEB HARRIS, CHAIRPERSON

NANETTE EDWARDS
DREW MITCHELL

Architectural Review Board Agenda
February 20, 2024
7:00 p.m.

Call to Order

Approval of Agenda

Approval of Minutes January 8, 2023

Zoning Administrator's Report Steve Gyurisin

Old Business

1. Request of Eddie Fletcher, Fletcher Construction on behalf of Thornton Matheson for Certificate of Appropriateness for improvements - breezeway and attached single-car garage 558 Gay Street. This item was tabled from the December 18, 2023 meeting. NOTE: The applicant has requested that this item be tabled until the March 18, 2024 ARB meeting.
2. Discussion of the "Old Packing Shed" located at 330 Porter Street (the intersection of Gay and Porter Streets) regarding process and action necessary to enforce the "Demolition By Neglect" provisions of the Town Zoning Ordinance, Historic District.

New Business

1. Request of Stephen Plescow, PE, Project Manager for Black Kettle, LLC to modify the residential banisters for the apartments under construction at Rush River Commons, Phase 1 located on Leggett Lane.
 - a) Zoning Administrator review
 - b) Applicant/Developer presentation of application and project
 - c) Citizen comments on the specific project or application
 - d) ARB review and member discussion

2. Request of Drew Beard and Deb Harris for the Gay Street Inn located at 160 Gay Street to replace an exterior door with a bay window at the rear of the Inn.
 - a) Zoning Administrator review
 - b) Applicant/Developer presentation of application and project
 - c) Citizen comments on the specific project or application
 - d) ARB review and member discussion

3. Request of The Inn at Little Washington for a low garden wall.
 - a) Zoning Administrator review
 - b) Applicant/Developer presentation of application and project
 - c) Citizen comments on the specific project or application
 - d) ARB review and member discussion

PUBLIC COMMENT

Adjournment

The next regularly scheduled meeting is March 18, 2024

Note: The cut-off date for the March 18th meeting is March 4, 2024.

Town of Washington | Architectural Review Board

Meeting Minutes | February 20, 2024

Present:

Nanette Edwards (ARB Member, Secretary)

Deb Harris (ARB Member, Chair)

Wesley Kerr (ARB Member, Vice Chair)

Drew Mitchell (ARB Member)

Steve Gyurisin (Zoning Administrator)

Absent: Ryan Crabbe (ARB Member)

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

Approval of Agenda: D. Mitchell made a motion to approve the Agenda with the correction of the Approval of Minutes date from 2023 to 2024; W. Kerr seconded the motion, which passed unanimously.

Approval of Minutes: D. Mitchell moved to approve the January 8, 2024, 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, which included Rush River Commons' progress on its landscape plan and sign package; and strategies regarding the old Packing Shed.

Old Business:

1. Request by Edward Fletcher, E. Fletcher Construction on Behalf of Thornton Matheson for a Certificate of Appropriateness for Improvement to the Home at 558 Gay Street. The proposed improvements are the addition of a breezeway and attached garage. The item was tabled by the ARB at the December 18, 2023, meeting for discussion at the January 2024 meeting, but at the homeowner's request the item was tabled at both the January and February meetings and is now on the Agenda for the March 2024 ARB meeting.
2. Discussion of the old Packing Shed located at 330 Porter Street. Zoning Administrator S. Gyurisin reported that strategies for effective enforcement are underway. He reported the Packing Shed is now listed for sale and he is making arrangements for a site walkthrough with the real estate broker. He explained the owner will be notified in writing of the process to use the town's Historic District Guidelines' "Demolition by Neglect" for enforcement. After the site visit, S. Gyurisin will present his list of the shed's deficiencies to the ARB.

New Business:

Item #1: Request of Stephen Plescow, P.E., Project Manager of Black Kettle LLC to Modify Rush River Commons' Banisters on Residential Units, Leggett Lane.

- a) Zoning Administrator Review: S. Gyurisin reported no zoning issues with the change.
- b) Applicant Presentation: On behalf of Rush River Commons, Site Manager Richie Burke proposed to change the previously approved "basketweave" rail system design used on selected residential units, to the vertical rail design also featured on the residential buildings. Specifically, the changes would affect the ground-floor rail system on the two-bedroom homes, and the second-floor balconies on the three-bedroom homes. R. Burke reported the modification was suggested by the architect who felt the basketweave design could present a safety hazard.

- c) Citizen Comments: There were no citizen comments.
- d) ARB Review and Member Discussion: D. Mitchell said that while he is okay with the change due to the safety issues, aesthetically he preferred the basketweave design explaining that the use of these historical details are the little touches, especially on new properties, that make a building appear more compatible with what is found in Little Washington. N. Edwards reported she had toured the town and observed that the majority of properties had a simple vertical rail design and had found none in the basketweave design. W. Kerr moved to approve the application, D. Mitchell seconded the motion, which passed unanimously.

Item #2: Request of Drew Beard and Deb Harris to Replace an Exterior Door With One Window at the Gay Street Inn, 160 Gay Street.

- a) Zoning Administrator Review: S. Gyurisin said the project met zoning requirements.
- b) Applicant Presentation: ARB Member Deb Harris recused herself and explained that one window would replace a second-story French door that leads nowhere. The trim, materials and paint color of the proposed 3 ft. x 6 ft. wood window would match existing windows.
- c) Citizen Comments: There were no citizen comments.
- d) ARB Review and Member Discussion: W. Kerr asked about the location and its visibility from the street. D. Harris clarified it is on the back side of the residential portion of the building and is not visible from the street. D. Mitchell moved to approve the application as submitted, W. Kerr seconded the motion, which passed unanimously.

Item #3: Request by The Inn at Little Washington to Relocate and Fence Herb Garden.

- a) Zoning Administrator Review: S. Gyurisin said the project met zoning requirements.
- b) Applicant Presentation: Patrick O'Connell, Chef and Proprietor of the The Inn at Little Washington, explained the proposed project includes transplanting the current herb garden to a new location approximately 20 feet from its current location, and enclosing it with a 30 in. high by 12 in. wide brick wall in a Flemish bond pattern. The wall will have six 8 ft., 20 in. square brick piers with cast stone caps and will be topped with 6 ft. wrought iron posts and rails. The south entrance to the garden will have an arched wrought iron double gate. Future plans include the construction of a pergola. Mr. O'Connell said the intention of the design is to create a more attractive enclosure that preserves the views and deters browsing by deer.
- c) Citizen Comments: There were no citizen comments.
- d) ARB Review and Member Discussion: D. Mitchell and N. Edwards made favorable comments on the design. D. Mitchell made a motion to approve the application as submitted, excluding the pergola; W. Kerr seconded the motion, which passed unanimously.

Public Comment:

- One citizen commented on the overall 8 ft. height of The Inn's project and P. O'Connell responded that height is necessary to keep the deer out. Another citizen, commenting on the poor condition of the Packing Shed, felt it should be demolished. D. Harris explained the town's process to determine if the structure meets the Demolition by Neglect requirements.

Closing Comments and Adjournment:

D. Harris made a motion to adjourn, and W. Kerr seconded the motion. D. Harris adjourned the meeting at 7:22 p.m. The next regularly scheduled meeting is Monday, March 18, 2024.

Respectfully submitted,
Nanette Edwards, ARB Secretary