



**MINUTES
ARCHITECTURAL REVIEW BOARD
TOWN OF WARRENTON**

June 23, 2016

7:00 P.M.

The regular meeting of the Town of Warrenton Architectural Review Board (ARB) convened on June 23, 2016 at 7:00 PM in the Municipal Building.

Dr. Melissa Wiedenfeld, Chair, called the meeting to order and a quorum was determined. The following members were present: Mr. James Tucker, Vice-Chair, Mr. Steve Wojcik and Mr. Jerry Wood Town Council Ex-Officio member. Ms. Kelly Machen, Community Development Planner was present and represented staff. Mr. Carter Nevill and Dr. Carole Hertz were absent.

Purpose Statement

Dr. Wiedenfeld stated the Purpose of the Architectural Review Board; Statement of Qualifications of Architectural Review Board to be: The Board makes a decision on applications in order to preserve the character of the Historic District of the Town of Warrenton on behalf of the Town of Warrenton. Decisions of the Board are based upon the Historic Guidelines and a decision for each application is made based upon its own merits. Those decisions do not constitute precedence for any future decisions. The guidelines provide the framework for consistent decision making by elaborating upon the Zoning Ordinances goal to identify, protect and preserve the buildings within the Historic District boundaries.

Approval of Minutes

Dr. Wiedenfeld said the minutes from May 23, 2016 were for approval. She requested that the minutes of May 23, 2016 reflect the addition of the following:

- Dr. Wiedenfeld noted that COAP 2016-12 was counter to the guidelines.
- Dr. Wiedenfeld noted that COAP 2016-21 did not meet the requirement of the guidelines. The applicant did not provide pictures of proposed windows or a list of windows to be replaced as requested.

Mr. Wojcik made a motion to approve the minutes of May 23, 2016 with the amendments as noted.

Mr. Tucker seconded the motion and the motion passed with all voting in favor.

New Business

- **Certificate of Appropriateness 2016-26** Proposed exterior building colors at 41 Beckham Street; James Hricko, Architect

James Hricko, Architect approached the podium and addressed the board. He presented samples of paint chips for proposed use on the exterior of the building at 41 Beckham Street.

Mr. Tucker noted that the board was looking at colors now, because the application was presented to the board after the required submission date. As a condition of receiving the previous application, Mr. Tucker made a motion that colors be brought for review before the ARB. At a previous ARB meeting, Mr. Carter questioned the board's authority to review colors. Mr. Tucker said the authority for the ARB to review paint colors is in Zoning Ordinance Article 3-5.3.5.3 – *material to be submitted for review includes colors*. The application for a Certificate of Appropriateness clearly states that for buildings, paint and stain colors shall be submitted.

Mr. Hricko gave comments on what they were trying to accomplish for the structure with the paint colors selected. Several board members stated the colors were appropriate.

Mr. Wojcik made a motion to approve the application for **Certificate of Appropriateness 2016-26** for the proposed building colors at 41 Beckham as presented with the following conditions:

- The colors Dorian gray, repose gray and black fox are used for the building.
- The colors for the sails will be orange, red and green as presented.
- If these conditions are not met, the applicant will need to appear again before the board.

Mr. Tucker seconded the motion and the motion passed unanimously (3-0).

Old Business

Dr. Wiedenfeld stated under old business, **Certificate of Appropriateness 16-10**, replace copper roof with metal roof at 329 Falmouth has once again been postponed at the request of the applicant.

Dr. Wiedenfeld added that for the garage door reviewed last month, the applicant was unable to get the door that was discussed and she reverted to the original, minus the metal decorations. The change was put this through under administrative approval.

Dr. Wiedenfeld closed the regular session at 7:12 p.m. and the board went into Work Session.

Work Session

Mr. Wojcik stated he had a concern about one of the applications that had been approved at a previous meeting. He said that the applicant did not own the property at the time of the ARB meeting, that they were to close the next day, and it was his understanding that an application is not to be presented to the board unless it is by the owner. Also, at the time, it was brought up to the ARB that the windows had lead on the inside and there was a safety concern for the children in the home. He went on to say that there are means to mitigate lead on windows without replacement, and it would be a tragedy to lose the original windows. He said he had never contacted an applicant after a meeting, but he did call the new owner and recommended that he contract a lead abatement

company that had no financial interest in the subsequent work. He added that every building constructed before 1970 probably has lead.

Mr. Wojcik said in the rush to do our motion, we skipped some of the things that had been requested for the owner to accomplish, such as maintain the windows in a safe place so that a future owner could reinstall them if they desired. In short, he said, we should take our time with our motions to make sure that we are including all the conditions, in other words, vet things more carefully.

Mr. Tucker said he was not present at May's meeting but was surprised that some of the applications had been approved because they appear to be contrary to the guidelines. He noted from the guidelines, *rehabilitation as a treatment of historic properties, paragraph 3 – each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development such as adding conjectural features or architectural elements from other buildings shall not be undertaken.* He noted a concern that the Architectural Review Board may not be looking carefully at the guidelines and is not incorporating the guidelines in the discussions and decisions at the meetings.

There was discussion regarding how to make sure the applicant is the owner of the property that they are making an application for, and if there was any recourse after the fact, if knowledge came to light that the applicant was not the owner. Dr. Wiedenfeld suggested making that the first question asked of the applicant. There was also discussion regarding the Certificate of Appropriateness application form. She said if we get an application and we do not like the signature or we do not like something on the application, we can table it and ask for clarification. We should table things more often, she added.

Ms. Machen, Community Development Planner, informed the board that an appeal was received for 81B Main Street, the projecting sign at Hutcheson Agency, which will go before Town Council in July.

Ms. Machen also presented Dr. Wiedenfeld with a list of administrative approvals for the past month.

Mr. Tucker noted a concern about the canvas banner on the back of the building on Fourth Street. He said when he first questioned it, he was not sure if it had been up for sixty days or not, but that is has been up that long at this point.

Ms. Machen explained that the responsible party had been notified.

Mr. Tucker made a motion to adjourn the meeting.

Mr. Wojcik seconded the motion and the motion passed with all in favor.

The meeting was adjourned at 7:40 p.m.

Minutes approved July 28, 2016.