



MINUTES
ARCHITECTURAL REVIEW BOARD
TOWN OF WARRENTON
July 28, 2016
7:00 P.M.

The regular meeting of the Town of Warrenton Architectural Review Board (ARB) convened on July 28, 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, Mr. Carter Nevill, Dr. Carole Hertz and Mr. Alec Burnett. Ms. Kelly Machen, Community Development Planner was present and represented staff.

Purpose Statement

The Purpose of the Architectural Review Board is to make 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.

Dr. Wiedenfeld introduced Mr. Alec Burnett, a new member of the Town Council and representative member to the Architectural Review Board.

Approval of Minutes

Dr. Wiedenfeld said the minutes from the meeting of June 23, 2016 were for approval.

Mr. Wojcik made a motion to approve the minutes of the previous meeting.

Mr. Tucker seconded the motion and the motion passed unanimously (5-0).

- **Certificate of Appropriateness 16-10.** Replace copper roof with metal roof at 329 Falmouth St, Kristin Worthington, Owner; Michael Dawson, Contractor

Kristin Worthington approached the podium to address the board.

Mr. Nevill asked the age of the copper roof.

Ms. Worthington said the roof was replaced by the previous owner in 2000. Mr. Nevill explained that a copper roof has a life span of over 50 years. Ms. Worthington went on to say over the past eight years of owning the home, she has replaced over two-thirds of the interior walls and much of the ceiling on the second floor. She said she also discovered black mold in the basement. She stated the insurance company, including an adjustor and mold remediator, came out to perform an inspection and assessment. What they found is a leak in the roof that is going down an interior wall in the kitchen and contributing to the mold. The insurance company determined that replacing the roof would be the best permanent solution. Repairs over the past several years do not seem to have corrected the problem. The insurance company is not going to pay for any additional interior alterations until the roof is repaired.

Mr. Nevill asked Ms. Worthington if she had a copy of the report from the insurance company.

Ms. Worthington said she did not have a copy of the report with her. She added she would prefer to have a copper roof.

Mr. Nevill explained the benefits of a copper roof and how it adds to the value of a home as well as the historic district. Several board members requested to have the report from the insurance company submitted and expressed concern over replacing a copper roof with a metal roof when rehabilitation, if done properly, may correct the problems.

Board members then gave comments and queried Ms. Worthington further on issues regarding the roof.

Mr. Tucker suggested to Ms. Worthington that she have a competent, reputable roofer take a fresh look at the structure and review the problems. He said he had driven by the house, took several photographs and believed the leaks were coming from a high point on the structure and that the previous repairs were not done properly. He then suggested to Ms. Worthington that she request an extension from the board and make a good effort to hire a competent copper roof mechanic to see if repairs will correct the problems. He added that a copper roof adds significant home value.

Ms. Worthington said she wished to request an extension.

There was discussion on whether or not the applicant could request an indefinite extension. Mr. Tucker noted a previous request by letter for indefinite extension from Mr. Foote and he said the example of that letter could be used in this instance.

Mr. Tucker made a motion to grant an indefinite extension as requested by the applicant for **Certificate of Appropriateness 16-10**. Replace copper roof with metal roof at 329 Falmouth Street.

Ms. Hertz seconded the motion.

The motion passed with all voting in favor (5-0).

Work Session

Kelly Machen, Community Development Planner, presented the board with a list of administrative approvals for the previous month.

Dr. Wiedenfeld said there was no new information on signs or the Historic Guidelines.

Mr. Tucker noted a concern about the canvas banner on the back of the building on Fourth Street. He said it was noted at the last meeting that they had been notified but the banner is still there.

Ms. Machen said after two official Notices of Violation by zoning personnel it is turned over to the Town Attorney. They have received a verbal Notice of Violation and a written Notice of Violation is to be sent.

Mr. Tucker said he was present at the appeal regarding the sign at 93 Main Street. At the appeal meeting, Attorney Merle Fallon spoke at length regarding the research he had done regarding the Historic Guidelines and signs. Mr. Fallon's analysis of the Historic Guidelines was that the language is poor and has several contradictions. Mr. Tucker added that they should be working on signs and the wording of the Historic Guidelines. He noted that Mr. Fallon had talked about the sandwich board signs. Mr. Tucker said the sandwich board signs are something that needs to be addressed.

Further discussion ensued regarding sandwich board signs.

Mr. Nevill suggested that Architectural Review Board members attend the Town Envisioning meeting on Tuesday, August 2 at the First Baptist Church.

Mr. Nevill made a motion to adjourn the meeting.

Mr. Tucker seconded the motion.

The meeting was adjourned at 7:49 p.m.

Minutes approved on August 25, 2016.