

BOARD OF ARCHITECTURAL REVIEW
Thursday, January 16, 2014, at 4:00 p.m.
Council Chambers, Rouss City Hall

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – January 2, 2014

2. CONSENT AGENDA

3. NEW BUSINESS

BAR-14-23 Request of Benjamin Ritenour, for a conceptual approval for façade and rear layout changes at the property located at 21 N. Loudoun Street (*Map Number 193-01-B-7-01*), zoned Central Business (B1) District with Historic Winchester (HW) District overlay.

4. OLD BUSINESS

5. OTHER DISCUSSION

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT
AT THE MEETING**

BOARD OF ARCHITECTURAL REVIEW

The Board of Architectural Review held its regularly scheduled meeting on Thursday, January 2, 2014, at 4:00 p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Kevin Walker, Patricia Jackson, Peter Serafin

ABSENT: Tim Bandyke

STAFF: Aaron Grisdale, Nasser Rahimzadeh, Catherine Clayton

VISITORS: Bobby Dean of Russell Roofing

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of December 19, 2013. Hearing none, he called for a motion. Mr. Walker moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

CONSENT AGENDA:

None.

PUBLIC HEARING:

None.

NEW BUSINESS:

BAR-13-650 Request of Chris Poulos of Nostimon, LLC, for a Certificate of Appropriateness to install an EPDM rubber membrane roof at the property located at 202 E. Piccadilly Street (*Map Number 174-01-J-21-01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Dean, Russell Roofing, advised the Board that they want to install an EPDM rubber roof on the kitchen structure of the property due to the low slope of the roof and because under current code, the metal roofing is a little too low. The standing seam metal roof on such a low slope does not have the durability and longevity and this is why we want to install the rubber roofing and not a new standing seam metal roof. The metal roof only has a durable life of about two (2) years whereas the EPDM rubber roofing has a 20 year warranty.

Discussion and clarification were made whereby it is the understanding of the Board that the metal roof would not be replaced and that the existing metal roofing materials would have to be removed entirely due to its dilapidated condition. The installation and flashing techniques were also discussed. Mr. Dean advised that the EPDM rubber roofing does have its own flashing kit whereby it will run up the wall with adhesives and anything that is visible from the street will have a metal counter-flashing. He also advised that the edge will have a drip-edge installed in a similar fashion. Question was raised whether or not the counter-flashing could be painted to which Mr. Dean advised that yes, it can and will. Further discussion was made as it relates to the gutter and whether or not it would be replaced to which Mr. Dean advised that it will be replaced.

Hearing no other discussion from the Board, Chairman Rockwood called for a motion. Mr. Serafin moved to approve a Certificate of Appropriateness to BAR-13-650 with the following caveats:

- Counter-flashing, back and sides of the roof are to be painted to match the existing building walls where they will be placed;
- Existing gutter is to be re-installed; and
- Drip-edge is to be black.

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

OLD BUSINESS:

None.

OTHER DISCUSSION:

Mr. Grisdale addressed the Board as it relates to the appeal of BAR-13-524 by Mr. Maddox to City Council about the property on Monmouth Street. He stated that the Zoning Ordinance requires that City Council is to consult with the Board of Architectural Review. In order to streamline that process, he advised that he has summarized the findings and rationale of the Board when they made their decision. He said that if the Board is comfortable with the summarization and rationale, he would appreciate having the Chairman sign-off so that it can be included with the packet that will be submitted to City Council.

Chairman Rockwood asked if anyone had any concerns about the summarization. Hearing none, he agreed and signed the document.

Mr. Walker stated that there was a lot of discussion last meeting about Hardie Panel and he wondered if they had come to the conclusion that it is situational or if it is something that they need to look at rewriting in the current book about synthetic materials, what the Board approves and does not approve.

Mr. Serafin stated that he feels more comfortable with the idea of it not being allowed and making an exception to allow it rather than putting “wiggle room” in the guidelines. Ms. Jackson stated that you would have to create exceptions which she does not feel is a good plan of action. Discussion continued whereby the Board is concerned about future synthetic materials as well.

The Board then asked Mr. Grisdale if they could get some guidelines from the Virginia Department of Historic Resources to which Mr. Grisdale stated that he can do some research to determine what is available. Mr. Serafin then asked if someone from the Department of Historic Resources could come and speak with the Board to which Mr. Grisdale stated that he can reach out and see if we can get someone from there to come to speak. Mr. Walker said that he just wants to have a general understanding as a Board when those types of things get applied for the Board can come at them with the same focus.

Mr. Grisdale advised that he will do some research and try to get some more information for the next Board meeting.

Mr. Grisdale then advised the Board that there are still two (2) vacancies on this Board and that if anyone knows a person interested, the application is available on the City’s website or they can reach out to staff or the Clerk of Council to move forward with the process.

ADJOURN:

With no further business before the Board, the meeting adjourned at 4:26 p.m.



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Website: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information

Telephone: 510-550-1603
 E-mail address: britenour@verizon.net

Applicant (use reverse to list additional applicants): Benjamin R. tenour
 Street Address: 320 Peace & Plenty Lane
 City: Stephens City Va State: VA Zip: 22655

Owner's Signature (use reverse to list additional owners): Mary C. Mulvey, Manager
 Telephone: _____
 E-mail address: _____

Owner Name (as appears in Land Records): Mulvey Oxford, LLC
 Street Address: 625 Tennyson Avenue
 City: Winchester VA State: VA Zip: 22601

PROPERTY LOCATION #193-01-B-7-01
 Current Street Address(es): 21 North Cordaw Street, Winchester, Va Use: _____
 Zoning: B1 (HW) Year Constructed: _____ Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST - Submit TEN (10) copies of all materials needed for each request, and any additional information with this form.

Demolition	Sign (specific type) and # _____	<input checked="" type="checkbox"/> Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing
Fence	Projecting	Windows/Doors
Wall	Other (specify)	Paint
Other (specify)		<input checked="" type="checkbox"/> Other (specify) Conceptual facade & rear layout change

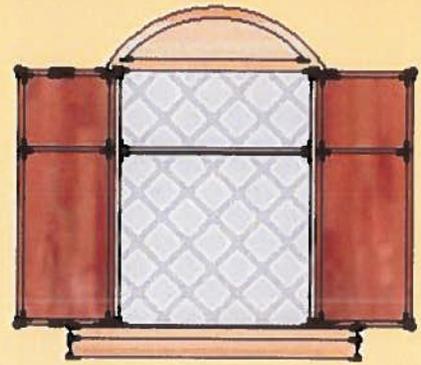
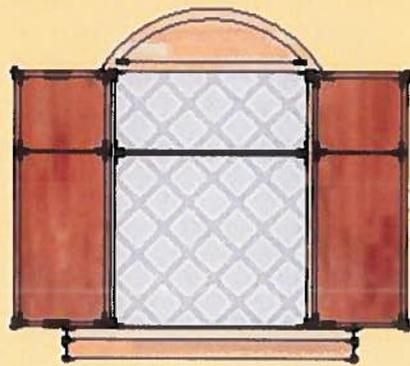
FOR OFFICIAL USE ONLY

Hearing Date(s) 01-16-14 _____

CERTIFICATE OF APPROPRIATENESS IS: _____ APPROVED _____ DISAPPROVED _____ TABLED _____ WITHDRAWN

SIGNATURE _____ DATE _____
 Secretary, Board of Architectural Review





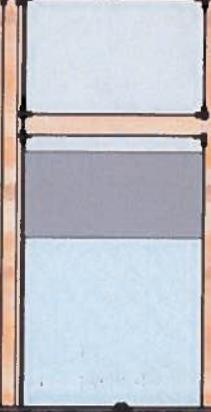
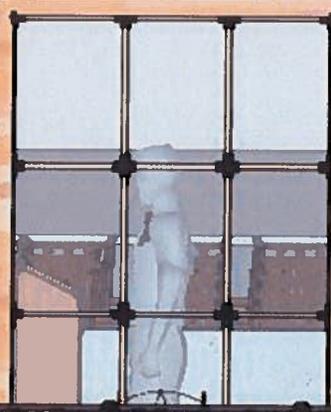
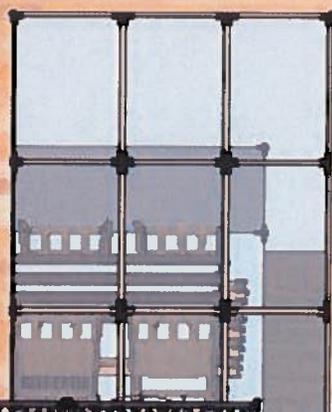
23' 6"

2' 9 15/16"

1' 0"

*Roma's
Old Town*

WOOD FIRED PIZZERIA & TAP HOUSE



CITY OF WINCHESTER ARCHITECTURAL INVENTORY

Address: 23 N. Loudoun St.

Map & Parcel: 193-1
Tract & Block: B-7

Present Owner:
Address:

Present Use: commercial

Historic Name:

Original Owner:

Original Use:



D.22

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1965

Style: Vern. L.Geor. Grk.Rev. Ital. Emp. Rom. Goth. Q.A. Col.Rev.
B.Arts None+ None

Stories: B 1 1½ 2 2½ 3 3½ 4

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas.

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
Outstanding Excellent Good Average None

Architectural Description

The mock Tudor facade recently given this building is totally inappropriate for its strategic location across from the Courthouse.

SLL

Historical Significance:
National State/Regional Local None

Historical Description

References:



City of Winchester

21-23 North Loudoun Street

Tax Map Number: 193-1-B- 7-

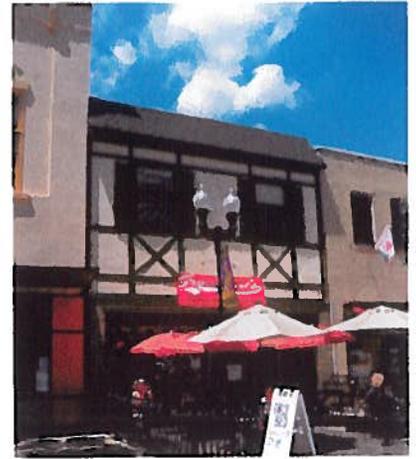
DHR Resource Number: 138-0042-0690

Resources: 1 commercial building

Date/Period: ca. 1965

Style: Tudor Revival (altered)

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



Architectural Description

Site Description: This two-story commercial building is located on the west side of North Loudoun Street and is adjacent to 15 North Loudoun Street to its south and 27 North Loudoun Street to its north. The building directly abuts the concrete and brick sidewalk of the pedestrian mall. A small dining patio at the front of the building is enclosed by metal fence. An asphalt lot is located to the west (rear) of the property, defined by a metal fence at its north side and by a rear addition of 15 North Loudoun at its south side. North Indian Alley forms the westernmost edge of the property.

Secondary Resource Summary: There are no visible secondary resources associated with this property.

Primary Resource Description: Constructed circa 1965, this two-story, two-bay commercial building has been altered at its front façade to reflect the Tudor Revival style. Set on a solid foundation (material not visible), this concrete block building is faced with stretcher-bond brick at the first story of its façade and is stuccoed at the second story. The building is capped by a shed roof with a false mansard, each covered with asphalt shingles.

The first story of the façade (east elevation) reflects its commercial use. The commercial storefront is set in a brick surround. The south side of the façade features a central entry flanked by a three-sided bay window to each side. Each face of each bay is fenestrated with a two-light fixed metal window. The central entry is marked by a double-leaf glass door in a metal frame. Entry to the office space above is provided in the northernmost bay. The entry is marked by a single-leaf glass door set in a metal frame. The entire first story is recessed from the second story façade above and is protected by a retractable canvas awning. The first story is divided from the second by a plain wood board cornice. The second story is fenestrated with a window opening centered in each of its two bays. Each window is 1/1, double-hung wood sash in a wood surround, with inoperable louvered wood shutters.

A long, full-width, one-story concrete block addition extends from the rear of the main building. The large addition obscures much of the rear view of the main building from the public right-of-way. The second story rear elevation of the main building has two visible openings, one centered and one in the south bay. Each opening is a six-light, fixed wood window. The one-story concrete block addition is capped by a flat roof (material not visible) that is flanked with concrete parapet walls. The addition has no visible fenestration.

Significance Statement: This two-story, two-bay commercial building was constructed circa 1965. Due to its recent date of construction, this building is not a contributing resource to the Winchester Historic District.