

**BOARD OF ARCHITECTURAL REVIEW  
MINUTES**

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

**POINTS OF ORDER:**

**PRESENT:** Chairman Rockwood, Mr. Bandyke, Mr. Serafin, Ms. Jackson, Mr. Walker

**ABSENT:** Ms. Elgin

**STAFF:** Josh Crump, Carolyn Barrett

**VISITORS:** David Shore, David Donovan, Lew Costello, Thomas Stouffer

**APPROVAL OF MINUTES:**

Chairman Rockwood called for corrections or additions to the minutes of September 18, 2014. Mr. Walker asked for a correction to the first paragraph of **BAR-14-543**. Chairman Rockwood then called for a motion. Mr. Bandyke moved to approve the minutes as amended. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 5-0.

**CONSENT AGENDA:**

None.

**NEW BUSINESS:**

**BAR 14-583** Request of Habitat for Humanity for a Certificate of Appropriateness to construct two dwellings at 319-321 South Kent Street.

David Shore stated that the application had been approved previously in March 2013 but there had been a title issue with the property and the sale could not go forward. Habitat for Humanity is asking for reapproval of the same request.

There was a brief discussion about the use of Hardiplank which had been previously approved. Mr. Bandyke asked what style and reveal was planned. He suggested a six-inch reveal on one building and an eight-inch reveal on the other. Mr. Bandyke also asked what type of shingles were going to be used. He noted that architectural shingles would have a much better appearance for the project.

Mr. Bandyke made a motion to approve the Certificate of Appropriateness for **BAR-14-583** with the following notations:

- The Hardiplank siding on either building be six-inch and eight-inch reveal and smooth.
- The shingles are non-three tab, natural architectural shingles.

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 5-0.

**BAR 14-592** Request of 160 N. Loudoun LC for a Certificate of Appropriateness to remove and replace facade at 160 North Loudoun Street.

Lew Costello outlined the project and spoke about the effort to obtain federal tax credits and a façade improvement grant. Mr. Serafin asked if the long term goal was to replace the openings with actual windows or just fill them in and paint them. Mr. Costello said his goal would be to replace the windows but more research and investigation needs to be done to see what would work. He was not sure he would be involved with that as the building is currently up for sale. Mr. Serafin said he was concerned about the paint scheme and wanted to see what colors were actually being proposed after the stucco is removed. Mr. Costello said that was hard to say since it is not known what is underneath.

Mr. Walker said that the removal of the panels was a step in the right direction. Chairman Rockwood noted that there were some windows on the north side that had been painted. Mr. Costello said that the north side windows were covered over with metal and were still intact. They would be painting the window openings a dark color with a lighter color for the trim.

Mr. Bandyke made a motion to approve the Certificate of Appropriateness for **BAR-14-592** to remove the existing front façade concrete stucco to assess the windows behind it and to paint the windows. The applicant is to return to the Board for approval when paint colors have been chosen for the project.

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 5-0.

**BAR 14-594** Request of Thomas D. Stouffer for a Certificate of Appropriateness to replace the porch under the existing roof at 125 East Clifford Street.

Mr. Stouffer pointed out that the screen door had been replaced and house painted since they had originally bought their home three years ago. The front stoop is not in keeping with the period of the street. They are concerned that it is also unsafe. The footprint will be a little less than what is there now. They are also going to place another tree farther away from the porch. They are going to arrange with the builder to make the pickets easy to remove in case something large has to be moved in through the front door. The porch sits right on the public sidewalk. They are not sure what is under the porch at this time.

Mr. Bandyke asked what the piers and the skirting would be constructed of. Mr. Stouffer said the skirting would be wood. They would prefer to use stone but they're not sure what they can use in such a small space. The board members agreed stone would be a good choice. Mr. Bandyke suggested tongue-in-groove pressure treated wood for the decking. The treads and risers for the stairs would have to be wood and painted.

Chairman Rockwood asked about the dimensions of the square posts. Mr. Stouffer said they were five and a half by five and a half. The back piece will stay and the diagonal piece will be removed. Mr. Stouffer moved forward to show the board members what was planned on the pictures. There were a few minutes of discussion between the board members and Mr. Stouffer about the support posts and brackets. The board members agreed that a better sketch of the design was needed.

Mr. Walker made a motion to table **BAR-14-594** until the next meeting or as soon as the applicant can provide a sketch for the side elevation and the front elevation.

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 5-0.

**OLD BUSINESS:**

None.

**DISCUSSION:**

Mr. Crump said the City Council decided to table the substitute materials guidelines presentation for October 7, 2014. Mr. Crump also mentioned a preservation conference going on in Norfolk, Virginia. Mr. Youmans had applied for an award through Preservation Virginia. Mr. Bandyke asked what the award was based on. Mr. Crump said it was the Gabriella Page Preservation Award which recognizes an outstanding preservation project that a community and its development team has done to preserve a historic structure in a city. The project submitted was the Taylor Hotel.

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:55pm.