

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, March 06, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Walker, Mr. Serafin, Mr. Bandyke

ABSENT: Ms. Jackson

STAFF: Will Moore, Nasser Rahimzadeh, Carolyn Barrett

VISITORS: Bill Pifer, Riccardo Stocco, Ben Powell, Sandra Bosley

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of February 20, 2014. Hearing none, he called for a motion. Mr. Serafin moved to approve the minutes as submitted. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 3-0-1 (Mr. Bandyke abstained).

CONSENT AGENDA:

None.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

BAR-14-104 Request of WWP Investments, LLC for a Certificate of Appropriateness to enclose two rear porches at 121-123 East Leicester Street.

Chairman Rockwood said he understood that all Mr. Pifer was asking for was approval to enclose the rear porches. Mr. Pifer replied yes, it was covered in his narrative that things did get backwards and he was coming to the Board after the fact. It was certainly not the original intent. It is a typical house with a rear one-story wing. It had an inside porch and a pantry that was part of that area and it's represented in the drawings that way. As part of the rental inspection, they were cited for the condition of the house which he had owned for a very short time and bought out of a short sale. They have been making some improvements, primarily cosmetic, on the inside. During part of the inspection requirement for siding improvements, they realized that there were other more significant issues. Inside, the stone foundation essentially has a joist that

is a 6'x6' or 4'x4'. They started to rebuild and that is when they applied for the building permit. They generously interpreted that it was not visible from the street. As part of the process, they were advised that they were in error for their interpretation. He was glad to come in front of the Board to explain. Over the years it has been owned, it has had various kinds of siding. He thought it only appropriate to do it in what is likely to be the most appropriate siding, wooden siding. The only other change that would have been from the original is the entry door to the outside was on the porch inside. So that would have no longer been an entry door so they put it around back as an entry door into the unit. Chairman Rockwood asked just to be clear if it was the door he was indicating on the right hand side of the two color photographs. Mr. Pifer replied yes. Chairman Rockwood said it looked like there was an existing older door that did the same thing on the other side. Mr. Pifer said they were both new to the structure but they were pushed as far to the outside corner as they could but given a standard height door. With regard to the BAR, the intent is to complete it with the siding and all the repairs on the back as required in the inspection for a rental property. Hopefully this year they will begin the job of redoing the front. That will be under a separate application.

Chairman Rockwood called for questions or comments from the Board.

Mr. Serafin asked what material are the two new insulated doors. Mr. Pifer said they were steel entry doors on the back. Mr. Bandyke asked if they face the rear of the property. Mr. Pifer replied yes and did not think there was any question about them being visible from the street. Mr. Bandyke asked if they were already installed and Mr. Pifer said yes. Chairman Rockwood asked if there were any other questions or comments. Mr. Pifer said that it was not about him versus BAR. The relationship he has had with the City and the BAR over the years has been very positive. The only one point of discretion that is not raised in the application is because of multiple periods of even wood siding in the reveal varies and certainly with respect to what is there, within the range of the reveal of the existing and the old wood siding, that was his intent with that side. If he is thinking for the BAR that parts of the back might be a four and a half-inch reveal and parts might be a six-inch reveal. If they have a strong feeling about the reveal of the siding, he would certainly honor any idea that they have that way but it is so inconsistent and there have been so many rebuilds and add-ons, it is hard to know what is the oldest. Mr. Bandyke asked about the white siding on the back of the structure, what material it was. Mr. Pifer said it was wood, probably early wood, the whole wing was rebuilt recently because there was block in the basement so there must have been wood floor joists on grade or something like that and at some point and about 20 years ago, that wing was excavated to a 6' high basement and has some of the mechanical stuff in the basement. At some point, the back wing was significantly rebuilt. To give the Board an idea of what they uncovered, the bottom plate of the wall, there are stacked two by sixes about four high on one side and the rest of the construction appeared to be typical. But the rear wing and the white siding was solid wood. Mr. Bandyke asked if that would stay and marry the new stuff to the old or would that be coming off and Mr. Pifer replied yes. Chairman Rockwood asked again if it would stay and Mr. Pifer said yes. Mr. Bandyke asked if they would have the same reveal and Mr. Pifer said yes. He also said that was the best way to approach it and yes, they will match the reveal on the backside and bring it around to the side. Mr. Bandyke said if the back section is all one reveal, the back of the house is one reveal and the front of the house is another reveal, and he has noticed it on a number of houses, as long as that section is the same reveal, it is what it is, just pick one and go with it. Mr.

Pifer said they are more familiar than he is with a lot of it. There was a little lean-to shed that had been added to the back right corner and it was a mess. That is how the involved the small project has been. They decided that it had no place there, it was not a big deal, it added about three feet to the back right corner and they took it off. He did not remember what kind of siding was behind that and that returned it to more of what was originally there. He could have approached it a little differently with the Board and the City but they started having to make decisions as they went. Chairman Rockwood said they were going to confine their approval to what he requested which was the enclosure of the back porches and when he is ready to discuss reveals on the siding for the rest of the project then he can come back. It sounded like he was still exploring what the options are. Mr. Pifer said with regard to the point Mr. Bandyke made to match the wood and that would be consistent. He asked that they all agree that the reveal would be consistent with the existing wood siding on the back face of that area applied for. Chairman Rockwood stated that the siding would be wood and would match the reveal. Mr. Pifer said yes and they would leave it if that was satisfactory with the Board and they would start to dig into the other issues as they get to them. Chairman Rockwood asked if there was anything further from the Board and asked for a motion.

Mr. Bandyke made a motion that they grant a Certificate of Appropriateness to BAR-14-104 by WWP Investments to enclose two rear porches at 121-123 East Leicester Street with the stipulation that wood siding must be used. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

BAR-14-106 Request of Ben Powell for a Certificate of Appropriateness for replacement siding and windows at 422 South Cameron Street.

Mr. Powell stated he bought the house in 2010 and the inspection by the realtor revealed 172 safety violations. Almost all of them were mechanical in nature, plumbing and electrical issues, fire alarms, etc. The core of the renovation is to bring the interior mechanical systems up-to-date and turn it into a livable property. The bathrooms will be updated and a laundry room will be added because there isn't one now and modify and renovate the kitchen. They have had to adjust the layout to where the windows were on the addition of the property. The addition was probably put on in the 1920's and all exterior modifications on that will be on that addition on the east side of the house. Currently there is a composite plank siding on the exterior and they will be replacing it with composite plank siding as well so the siding will be the exact same material. What is made up of the composite then versus now, he was not sure but it was still HardiPlank. As far as the windows go, they are currently six-pane over six-pane wooden windows with an exterior aluminum cladding and they are replacing them with two-panes over two-panes to more replicate the front of the house with the original windows on the property. They are also going with wooden windows made out of pine with a fiberglass exterior cladding instead of aluminum. Chairman Rockwood asked if Mr. Powell was going to do anything with the north wall. Mr. Powell said he was not planning on it and for the record, he did not think it was in the document he got from the architect. The north wall of the house is already all vinyl siding, which is very bizarre, but it was already there when he purchased the home and they don't plan on touching it if they don't have to. He did not want to mess with what was underneath it. Mr. Moore stated that this was different from what was included in the application. The application stated that the vinyl would be replaced as well. Mr. Powell said the

architects realized they did not need to do any modification to that wall. They are going to build out an interior wall and do any plumbing inside that wall. Chairman Rockwood asked if they would do all that interiorly and Mr. Powell said yes. Chairman Rockwood said he had not seen any impression on the application as he had read it. Mr. Moore said it was on his sheet and again it was just a modification that says replace masonite and vinyl. Mr. Powell said that basically, they were not going to replace it and if they did, they would come back in front of the Board and say that they will be replacing it with composite or HardiPlank siding. Mr. Bandyke noted that there were three different sidings on the house; the front is German, the north side is six-inch lap siding. Mr. Powell said the north side is four-inch vinyl siding and it is German wooden lap siding on the west side and half of the south side is German wood siding and one half is the composite siding. Mr. Bandyke asked what is going to happen on the south side where the beaded Masonite siding is. Mr. Powell said he was going to try and leave as it is right now since it is street facing and they are trying to avoid any modifications to any of the street facing sides. The changes are going to be on the east side of the house only, which is the back side of the house. Chairman Rockwood said he assumed that he is going to match the reveal of the south side to the east side. Mr. Powell said that was correct. Mr. Bandyke commented that it was a hodgepodge. Mr. Powell agreed and said it was all being gutted. Mr. Bandyke said he was just referring to the outside. From the street, it looked four and six and that it actually looked like real stuff. There is German siding, there is lap siding which is vinyl. The south side where it has two different sidings, was a concern of his because he saw the Masonite siding. The vinyl siding in this particular case did not bother him. Mr. Powell said if it is preferable, he could ask his architect if it is something that works to his benefit and is cheaper for him, he could do vinyl siding all the way around. Mr. Bandyke said he was not going to say that. The Masonite siding is difficult to get and it is expensive so if he is going to replace siding, that is going to be an issue. It used to be the go-to material in the old days and now it is not. HardiPlank is the go-to material now. Mr. Bandyke asked that if he is going to replace it where it needs replaced. Mr. Powell said yes. Mr. Bandyke said that since it is already there, they cannot ask him to replace it, but it is really noticeable. Mr. Powell said especially on the south side, that is where it is noticed the most. He would really prefer not to change the exterior as much as possible. He wanted to keep all the interior but it is not going to work out that way. Chairman Rockwood asked if he was going to replace the Masonite with the HardiLap. Mr. Powell said yes, on the back side only. Mr. Bandyke asked if he was going to do the beaded Masonite siding with the eight-inch reveal. Mr. Powell said yes. Mr. Walker asked if he was going to put HardiPlank on all of it and Mr. Powell said it was going to be the beaded HardiPlank with the eight-inch exposure. He can make sure it's the eight-inch exposure. Mr. Walker said it should be the same exposure as the Masonite that way at least it looks close. The only corner where it will look strange is the corner facing the north side.

Mr. Walker asked if Mr. Powell was replacing all the windows or just modifying some of them. Mr. Powell said on the back, they are replacing all the windows. Every other side is being kept the same. Mr. Walker asked if the current windows were vinyl. Mr. Powell said they were wood pine windows with aluminum cladding and they were six-pane over six-pane. He is going to replace them with two over two-panes but still have wooden pine windows with fiberglass framing, as they do not use aluminum these days. Mr. Bandyke asked if when he said aluminum, he meant colorless. Mr. Powell said no, he meant the exterior shell, the physical window is wooden. Mr. Bandyke said the balance is what the windows slide up and down on. He asked

what the outside of the window is made of. Mr. Powell said the specifications were with the application. Mr. Bandyke verified they are clad in fiberglass then and Mr. Powell agreed. Mr. Bandyke said unfortunately, they do not allow fiberglass which is difficult because the windows take the most beating and wood windows take a greater beating than anything else. But any composite, like the Anderson composite, are a fiberglass composition. Unfortunately, the Board cannot allow those kinds of windows in the historic district because they are not wood. Mr. Powell said he was confused because the window part itself is wood and he thought that was what they were talking about. Mr. Walker said they were talking about the physical makeup of the window as well as the exterior portion of the window. If it is fiberglass clad then that was what Mr. Bandyke was referring to as not being allowed in the historic district. Mr. Serafin said that generally, when they are wood, they are clad in aluminum or clad in fiberglass on the outside so it is a non-maintenance material on the outside, but that is what you see and that is what they are concerned with. Mr. Powell said right now he has aluminum clad and he asked if that was okay. The Board members said that was not okay. Mr. Powell said his biggest concern was changing the windows from six over six to two over two to make it look like the rest of the windows and still be wood. There was further discussion among the Board members about the different materials in the windows. Mr. Bandyke said this is the new technology, this is the new wood of the 21st century, but it is not wood and that is where their problem is. There are only certain materials they allow in the historic district. Mr. Serafin said if Mr. Powell was replacing same for same then he could replace them with aluminum clad windows because that is what is there now, that would be okay. Mr. Walker noted that it said the brick molded sill is fiberglass as well. Mr. Powell said he wasn't sure, it came as a kit. Mr. Walker said Marvin offers an all wood product with the same sizes and configurations and it would be useful to investigate that. It would have the same performance value. If he were to find a wood window with wood cladding then paint it, it would have the same performance as fiberglass. Mr. Serafin said what would also help the windows fit in with the rest of the house would be a wider trim around them. Doing a brick mould would be a very small trim. If he was going to use wood windows with wood trim, having a wider trim will make them fit in. Chairman Rockwood said Mr. Serafin was right that a wider trim than the brick mould was needed. He thought it would look better too. Chairman Rockwood said he would be hesitant if he were in Mr. Powell's shoes about putting different windows in that same façade. He felt that the discrepancy would be notable. He did not know what the cost difference would be in what Mr. Powell was proposing. Mr. Powell said it was three to four thousand dollars more to go with wood framed as opposed to fiberglass. Chairman Rockwood asked if the extra three thousand dollar difference was extrapolated from the extra maintenance. Mr. Powell said yes, it was from the paint and labor with the windows. Mr. Bandyke asked if the windows in the front of the house were like the windows in the back of the house. Mr. Powell said no, they were the original windows. Mr. Bandyke said this was where it was difficult. They are not supposed to look at the economics of any particular case, they are supposed to look at the materials. If the material is wood, they have to be wood. Even though it would make sense to use the colored windows because of the maintenance, it is a better product, it holds up. But the problem is, they cannot take in the economic problems, he has to stay with wood windows. If he took every single window out and put every single window back the same way, he could put in aluminum windows. Unfortunately, they have to say he has to have wood windows with a recommendation for a wider trim around the windows. That is what it amounts to, that is what they have in their specifications. It says wood and there is not much they can do about that. If he had plastic windows in there, he could replace them with plastic.

Mr. Powell noted there was a house a few doors down that had plastic windows. Mr. Bandyke said it did not come before the current Board and it could have happened before them. Chairman Rockwood said what is of concern to them is the exterior part and what it looks like from the street. The exterior materials, the proportions, their arrangement and style is the center of the BAR mandate. Chairman Rockwood asked if there were any time constraints. Mr. Powell said no and emphasized that the house does need the work done. There was further discussion about the difference between wood and fiberglass windows. Mr. Walker said that if Mr. Powell does replace the windows with wood, he should use the same window for all the replacements because they would age at the same time and it will tell over time, just so it ages well. Chairman Rockwood said that a lot of what makes the historic district the “historic district” is what they aim for which is consistency of materials and consistency of its look as it ages and that leaves them with older materials with wood and metal. He asked if there were any further thoughts on the matter. He said that if they follow the course, every previous deviation takes them one step lower instead of one step higher toward getting the historic district looking right. Mr. Bandyke said that just putting HardiPlank on the back of the house instead of wood is a major step. Chairman Rockwood said anytime someone deviates from older materials that are consistent in the district, an element is being introduced that is different and will be noticeably non-historical. Chairman Rockwood called for a motion.

Mr. Serafin made a motion to grant a Certificate of Appropriateness to BAR-14-106 as submitted with the exception of those openings labeled modified. Window openings are to be wood windows with wood trim and sills. Mr. Bandyke seconded the motion. Chairman Rockwood asked if there was any other discussion. Voice vote was taken and the motion passed 4-0.

OLD BUSINESS:

Chairman Rockwood asked for a motion to table BAR-14-78 and BAR-13-595 since the applicants were not present. Mr. Serafin made the motion and Mr. Walker seconded. Mr. Serafin asked to discuss BAR-13-595 first. He said in regard of the case, he was thinking about the roof there and it seemed to him that 90% of the siding of the buildings does not meet the guidelines for the historic district being HardiPlank. In his mind, they gave up a lot there. In thinking about it over the last two weeks, the roof being shingle would be quite a bit more to give up, he would vote for it to be a metal roof. Chairman Rockwood said there was a motion to table it and they should save the discussion for when they bring it back. Voice vote was taken and the motion passed 4-0.

BAR-14-73 Request of Franco & Marcella Stocco of Violino Rist. Italiano, for a Certificate of Appropriateness for an outdoor café design, including fencing and furniture at 181 North Loudoun Street.

Mr. Riccardo Stocco presented his case. He said they have had the same patio setup for 18 years. It has been rebuilt several times and last year everyone was supposed to comply with black fence and furniture. He had asked permission to keep it last year and he would like to keep it another year. He noted the color scheme matched the building and the fencing had been freshly painted and was in good condition. He knew it was not the same as the other businesses

downtown and he did not want to cause any arguments between shop owners. If it is a major problem, they will replace it, hopefully not until next year.

Chairman Rockwood asked if it was a wooden structure that is subject to repair and replacement at frequent intervals. Mr. Stocco said they paint it about every two years as needed. Chairman Rockwood said it appears they comply with height restrictions. Mr. Moore said yes, measurements have been taken. Chairman Rockwood asked to confirm that the only respect with which it is not compliant to the OTDB guidelines is that it is not black metal. Mr. Moore said yes and noted that since the photos had been submitted, it had been repainted. It is no longer chipped as in the photos.

Mr. Stocco said they liked the way it is because it was a little bit different. A lot of their customers have commented on how nice it is to see it different from everyone else's because everything tends to be more uniform. Also, he had heard that the guidelines had something to do with the Taylor Hotel and the cast iron that was on that building. Chairman Rockwood said they were not part of the drafting of the guidelines and Mr. Moore probably had some insight into that.

Mr. Moore said there was no relation to the Taylor Hotel. There was some desire to achieve uniformity somewhat, but those guidelines were adopted simply to speed the process for quick approvals. As was discussed before, they realized there were some designs might not meet those quick guidelines and they still wanted these applicants to have an opportunity to have their designs reviewed by the Board. He also mentioned he had discussed this particular application with the downtown manager, Jennifer Bell, and she was supportive of the design. She is the staff liaison to the Old Town Development Board. She was supportive of the design primarily because of the way it blends in with the color and theme of the building. Mr. Walker asked if the Old Town Development Board guidelines required that the fencing be replaced even if it is existing. Mr. Moore said that when the guidelines had been rewritten, because this was use of public space and not on private property, there was no grandfathering granted. Even if something like this had been given BAR approval in the past, under the new rules it has come back to the BAR for approval. Chairman Rockwood said as mentioned that the intent is also if they want to put up a black metal open fence they can go to staff and get that approved without coming to BAR. Mr. Moore said that was correct. Chairman Rockwood said that if there is something that deviates from that, they still have authority to grant approval if they feel it is appropriate. Mr. Moore said that was also correct. Mr. Stocco said they would like to keep it for as long as possible.

Chairman Rockwood asked if there were any other concerns. Mr. Serafin said he liked to see different designs and some variety. Chairman Rockwood said that the safe option for them is it is convenient and it is not going to detract from the field. If someone has a creative or innovative design that they want to use, then they can take a look at it. Chairman Rockwood asked for a motion on the application.

Mr. Serafin made a motion to grant a Certificate of Appropriateness for BAR-14-73 to use their existing fence and outdoor seating as submitted. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 4-0.

OTHER DISCUSSION:

None.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:58pm.

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