

BOARD OF ARCHITECTURAL REVIEW MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, March 21, 2013, at 4:00 p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia

1. POINTS OF ORDER

PRESENT: Tim Bandyke, Patricia Jackson, Kevin Walker, Don Crigler, Peter Serafin
ABSENT: Tom Rockwood
STAFF: Aaron Grisdale, Catherine Clayton

APPROVAL OF MINUTES:

Alternate Chairman Bandyke called for additions or corrections to the minutes of March 7, 2013. Hearing none, he called for a motion. Ms. Jackson moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Motion to approve carried 5-0.

2. CONSENT AGENDA

Chairman Bandyke stated that there is nothing on the Consent Agenda; however, if there are any Board members who want to submit one of the New Business items, he would entertain the motion.

Mr. Crigler suggested moving the retaining wall project, **BAR-13-139** to the Consent Agenda.

Mr. Walker stated that the only question he has is whether they kept any of the brick and whether this aspect is worth discussing.

Chairman Bandyke asked about moving **BAR-13-154** to the Consent Agenda. Mr. Crigler made a motion to move **BAR-13-154** to the Consent Agenda. Mr. Serafin seconded the motion. Motion to move **BAR-13-154** to the consent agenda carried 5-0.

BAR-13-154 Request of Barton T. and Christina K. Chasler for a Certificate of Appropriateness to install a heat pump on the left side of the property located at 326 West Piccadilly Street, zoned Medium Density Residential with Historic Winchester (HW) District overlay.

Mr. Crigler made a motion to approve the Consent Agenda. Mr. Walker seconded the motion. Motion to approve the Consent Agenda and issue a Certificate of Appropriateness to **BAR-13-154** carried 5-0.

3. NEW BUSINESS

BAR-13-139 Request of Andrew G. Gilfillan, Treasure Field Properties, LLC, for a Certificate of Appropriateness to rebuild fallen retaining wall at the property located at 522 Amherst Street, zoned Residential Office (RO1).

Chairman Bandyke asked Mr. Gilfillan, applicant, to come forward and briefly explain the project as proposed. Mr. Gilfillan stated that they are planning to reconstruct the wall using Versablock concrete pavers where the wall has collapsed along the East side of the property. He further stated that it was an existing brick wall but it has since fallen from the ground shifting. The plans would include a civil engineering plan stamp of approval. He then pointed out pictures of what the proposed wall would look like.

Mr. Crigler asked if the applicant proposed any colors to which the applicant stated that he would like to do it in the Butternut color. Chairman Bandyke then asked if that was the color represented in the images. Mr. Gilfillan, applicant, stated yes, there is an example of the Butternut color included.

Mr. Walker stated that on page 6 there are two options listed. One is for replacing the entire wall with the Versablock and option 2 will keep the remaining bricks intact toward the street which is about 40 feet. The applicant stated that he would like to replace the entire wall in the Versablock and remove the existing bricks for appearance.

Chairman Bandyke then asked for further discussion. Hearing none, he asked for a motion. Mr. Walker moved to approve and grant a Certificate of Appropriateness to **BAR-13-139**, for a retaining wall, as submitted, Option 1 replacing the entire wall with the Versablock. Mr. Serafin seconded the motion. Motion to approve and issue a Certificate of Appropriateness passed 5-0.

4. OLD BUSINESS

BAR-13-117 Request of Matthew Boyle of Security Vault Works, for a Certificate of Appropriateness for the installation of two (2) new light fixtures above the ATM at the BB&T Corporation property located at 112 North Loudoun Street.

Chairman Bandyke asked Mr. Boyle to come forward. Mr. Boyle distributed updated plans showing the two (2) new light fixture options as discussed in the prior board meeting. Mr. Boyle stated that the new lighting choices are smaller and thinner, under 4 inches in width, and they will fit in the alcove or recessed area. He also stated that they are ADA compliant in terms of depth. He advised that he has one (1) Bega and one (1) Cooper.

Chairman Bandyke asked if the Bega fixture throws light up or down to which Mr. Boyle stated yes. He also advised that the bulb in the Bega light fixture is completely shielded and the bulb would not be visible at all. Chairman Bandyke then asked if anyone was able to determine if the City would be installing a light across the street. Mr. Gridale

responded that he did speak with the City Engineer who advised that it will not be adjacent to the building and also that they did not have an illumination analysis.

Mr. Walker then asked about the proposed colors. Mr. Boyle then stated that they would light to use the matte black but that they do come in other colors such as white and bronze; however, he believes that black would match the other fixtures that are already in place there.

Chairman Bandyke then asked about the bulb wattage and if the applicant had a preference. Mr. Boyle stated that the bank would prefer a 100 watt bulb; however, he felt as though a 70 watt bulb would be sufficient since the light fixtures would only be installed seven feet (7') off the ground. Chairman Bandyke then asked about the bulb wattage on the Bega light fixture. Mr. Boyle stated that that would be a 75 watt bulb.

Mr. Walker asked if both of these light fixtures provide the depth of lighting required to which Mr. Boyle stated that he will not know until they are installed. Board members seem to prefer the second light fixture as it hides the light bulb and because it seems to blend in with the façade much better. Additionally, Ms. Jackson asked the applicant if three (3) light fixtures, mounted across the top, would be more helpful to which Mr. Boyle stated yes.

Chairman Bandyke called for a motion. Mr. Crigler moved to grant a Certificate of Appropriateness for **BAR-13-17** for the installation of two (2) light fixtures above the ATM at the BB&T Corporation property located at 112 North Loudoun Street with the following caveats:

- Use Bega light fixtures and install in two (2) locations shown in the drawings so long as the light is pointed in a downward direction.
- Additionally, option is granted, if the light readings are not sufficient, for a third light to be installed in the future with the installation being centered in the middle of the opening.
- Light fixtures are to be in matte black.

Ms Jackson seconded the motion. Motion passed 5-0.

5. OTHER DISCUSSION

Chairman Bandyke asked for any other discussion. Mr. Grisdale stated that some of the Board members had previously asked for material on the downtown restroom. He advised that City Council has already signed off on this and that he wants the Board to be aware of what the contractor submitted and to have a formal approval.

Chairman Bandyke then asked what the reason is that this did not come before the Board. Mr. Grisdale stated that he believes that it got lost between knowing if it was a conceptual approval or a full approval and it escalated from there until City Council gave its full approval.

Mr. Crigler asked if the roof was going to be black and Mr. Grisdale advised yes it is. Mr. Crigler then stated that his only other concern is the material that is going to be used on the gutter – a standard coil, white, high gloss aluminum gutter.

Chairman Bandyke asked for a motion. Mr. Serafin moved to approve a Certificate of Appropriateness to **BAR-12-172** with caveats as follows:

- Guttering is to be half (1/2) round; down spouts are to be round; white in color; and be aluminum.

Mr. Crigler seconded the motion. Motion passed 5-0.

Mr. Serafin then moved to amend the previous approval to **BAR-12-172** with the addition of snow birds being attached to the ribs of the standing seam roof. Mr. Crigler seconded the motion. The amendment passed 5-0.

6. ADJOURN

Motion was made and seconded for adjournment at 4:35 p.m. Motion carried by unanimous vote.