

BOARD OF ARCHITECTURAL REVIEW MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, April 04, 2013, at 4:00 p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

1. POINTS OF ORDER

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

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of March 21, 2013. Hearing none, he called for a motion. Mr. Crigler moved to approve the minutes as submitted. Mr. Walker seconded the motion. Motion to approve carried 4-0-1.

2. CONSENT AGENDA

None.

3. NEW BUSINESS

BAR-13-175 Request of Charles Salamone, Network Building & Consulting, agent for AT&T Mobility, for a Certificate of Appropriateness to install three (3) panel antennas on existing mounts located on the rooftop of the property located at 103 E. Piccadilly Street, zoned Central Business (B1) with Historic Winchester (HW) District overlay.

Mr. Salamone, AT&T Mobility representative, came before the Board and explained the proposed project. He stated that this is an existing site for AT&T Mobility and that they are looking to upgrade the site and the antennas in preparation for their 4G LTE wireless data services as well as to help improve their current 3G data and voice coverage. He then stated that he is available to answer any questions.

Chairman Rockwood asked for questions from the Board.

Mr. Walker asked if there are existing antennas to which Mr. Salamone responded “yes it is an existing facility with six (6) antennas on the rooftop.” Mr. Walker then asked if the proposed antennas would be similar in size. Mr. Salamone stated that the new antennas would be approximately 96 inches whereas the current ones are only about 51 inches. The new antennas will be mounted on the existing sled mount as the existing but just right in the center between the two.

Chairman Rockwood then asked if the arrows on the pictures are indicating how the antennas look now or how the new ones will appear. Mr. Salamone stated that the arrow points to the new antenna. Ms. Jackson then asked if there will be additional antennas in the future to which Mr. Salamone responded that as to AT&T, he is unable to answer that because technology is always changing so there might come a time when they need to replace some of the existing antennas or possibly remove one or two of them; however, at this time, there is nothing more being proposed.

Chairman Rockwood then asked if this addition is within the footprint of their current antennas. Mr. Salamone stated that yes and that they are mounting on the existing sled. He further advised that they have a steel platform located on the roof for the cabinets which will not require any expansion. Chairman Rockwood then asked if this is pursuant to a lease agreement that is in existence with the owner of the George Washington Hotel to which Mr. Salamone responded yes it is. Chairman Rockwood then asked what is the term of the lease and Mr. Salamone advised that he does not work on the leasing end, that he only works on the permitting and zoning side and that he does not have access to that information however, he did state that if the Board wants specific leasing information, he would pass it on to their leasing representative.

Mr. Crigler then asked if AT&T takes down unused antennas stating that other services do not. Mr. Salamone stated that yes AT&T does as it is generally stated in the prior zoning or lease agreement with the property owner. Chairman Rockwood asked Mr. Salamone if he could say for sure if it is in the lease in this case to which Mr. Salamone stated that he does not know. Mr. Grisdale then stated that this is just the first stage in the review process and the project has not gone through Planning Commission and City Council as yet. Typically our standard conditions for a Conditional Use Permit are that the applicant must remove the facilities within 90 days of cease of use and the submittal of a bond to cover removal if the applicant does not comply.

Question was raised as to whether the antennas can be disguised and not adversely affect the operation. Mr. Salamone stated that he has seen various disguises. Chairman Rockwood asked why these antennas could not be disguised to which Mr. Salamone stated that there would have to be a false wall built around them and that actually draws your attention to it more. Mr. Walker asked if the new antennas are going to be the same color as the existing antennas and Mr. Salamone stated "yes."

Chairman Rockwood asked if there were any additional questions from the Board. Hearing none, he called for a motion.

Mr. Bandyke moved to grant a Certificate of Appropriateness to BAR-13-175 for the installation of three (3) panel antennas as submitted. Mr. Crigler seconded the motion. Motion to approve and issue a Certificate of Appropriateness passed unanimously 5-0.

BAR-13-177 Request of Richard and Sarah Bell for a Certificate of Appropriateness to construct a detached workshop/pool house on the rear of the property located at 119 Peyton Street, zoned Limited High Density Residential (HR-1) with Historic Winchester (HW) District overlay.

Mr. Bell came forward to address the Board concerning his proposed project. He stated that he would like to construct a workshop/pool house on the rear of his property. He advised the Board the he plans to install a standing seam metal roof in charcoal gray and a wood window that he salvaged which will be used on the East elevation. Mr. Bell advised that if the Board needs specifics on the materials to be used he would be happy to clarify them.

Mr. Walker stated that he does not see the gutters and downspouts and the color and kind of material to be used. Mr. Bell stated that they will be prefinished aluminum, half-round gutters, round downspouts and as far as the color, it will probably be brown.

Chairman Rockwood then asked if there any more questions or comments from the Board. Hearing none, he asked for a motion.

Mr. Walker moved to approve and grant a Certificate of Appropriateness to BAR-13-177 for the construction of a detached workshop/pool house as submitted. Mr. Bandyke seconded the motion. Motion to approve passed unanimously 5-0.

4. OLD BUSINESS

None.

5. OTHER DISCUSSION

None.

6. ADJOURN

Motion was made and seconded for adjournment at 4:23 p.m. Motion carried by unanimous vote.