

BOARD OF ARCHITECTURAL REVIEW MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, April 18, 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, Kevin Walker, Don Crigler, Peter Serafin

ABSENT: Patricia Jackson

STAFF: Aaron Grisdale, Catherine Clayton

VISITORS: None

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of April 4, 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 5-0.

2. CONSENT AGENDA

None.

3. NEW BUSINESS

None.

4. OLD BUSINESS

BAR-13-59 Request of DFC Architects, PC, on behalf of subject property owner Piccadilly Mansion, LLC, for approval of new construction, specifically pertaining to a new kitchen exhaust system and decking/railing, at 25 W. Piccadilly Street (Map Number 173-01-F-9), zoned Central Business (B-1) with Historic Winchester (HW) District overlay.

Mr. Crigler reclused himself. He then presented the requested changes to the kitchen exhaust system and railing to be used at the project. He advised that the owner would like to use black square pickets with the stairs being black to match the ironwork on the front of the building. He advised that he would be happy to answer any questions the Board may have.

Chairman Rockwood asked if Mr. Crigler is asking for approval of the balusters to which Mr. Crigler stated that they were a question from the last meeting. He then stated that the railing system will be 4" apart per code and 43" high and then entire stair will be painted black and it is

all steel. In some extent, it looks like the ironwork on the front but it is a little more contemporary. It is metal from the second floor to the first. The balusters at the top will have to be extended and replaced in order to get the 43" for code so they are going to do like for like and they are wood. Mr. Rockwood asked if Mr. Crigler could convince the owner to change to metal. Mr. Crigler stated that he probably could. Mr. Rockwood then stated that he would lean to keeping it white. Mr. Serafin then stated that he would rather have two different types instead of three. Mr. Walker agreed.

Mr. Crigler stated that he is unaware of what the rail is made of but that it appears to be aluminum but it may be PVC. Mr. Walker stated that if it is all replaced at the same time it would age the same. Chairman Rockwood stated that he believes it would be best to replace both and use identical material but it is unknown at this time if it can even be matched. Mr. Crigler then stated that he can confirm the material of the railing and come back to the Board with the information.

Chairman Rockwood asked if anyone had any questions or concerns as it relates to the addition. Mr. Walker stated that he is concerned about the piece-meal additions adding that it is difficult to say if it is enhancing the quality of the building. Mr. Bandyke then asked about the windows on the back of the reverse gable that faces the rear elevation and whether or not the parapet wall is going up to the reverse gable adding that the three windows will stay and overlook the parapet. He then asked what is behind those windows to which Mr. Crigler responded that there are currently two bedrooms which will be used as two offices.

Mr. Crigler stated that the makeup air handler unit and a fan will be on the flat roof and that they are somewhat difficult to hide. He then stated that fortunately, the only public access where the units can readily be seen is from Indian Alley and that the old drive thru hides most of the view.

Mr. Bandyke then asked about the siding and asked what the exposure of the lap siding is. Mr. Crigler advised that it is a 5-inch. Mr. Bandyke then asked if they were trying to go with the same reveal to which Mr. Crigler replied yes. Discussion was made as it relates to the usage of German siding on the new addition. Mr. Crigler advised that the original proposal is to use German siding on the new addition and the old drive-thru.

Chairman Rockwood summarized that Mr. Crigler, on behalf of the applicant, is requesting approval of the use of wood German siding on the addition to the old teller to the former 24-hour teller as well as on the kitchen box extension. Additionally, you are seeking approval of the use of metal stairs to the second story and the kitchen addition in the back with the parapet and reserve on the proposed railing until next meeting.

Chairman Rockwood then asked for a motion for approval of the construction of the kitchen boxes as drawn with wood German siding, the metal stairs to the second story, the German siding on the 24-hour teller addition, and the Board will examine the proposed railing at the next meeting.

Mr. Bandyke moved to approve the construction of the kitchen boxes as drawn with wood German siding, the metal stairs to the second story, the German siding on the 24-hour teller addition, and the Board will examine the proposed railing at the next meeting.

Mr. Serafin seconded the motion.

Mr. Walker stated that he has some reservations about the piece-meal quality. Mr. Serafin then stated that he feels that as long as the new pieces and projects are not detracting from the whole project. Mr. Bandyke then stated that he agrees it has been cobbled on to but the fact that it is on the back side and not readily visible helps. Mr. Walker then stated that in light of this further discussion he could agree.

Chairman Rockwood then called again for a vote. Mr. Grisdale stated that since there was a motion made and seconded, the Board needed a roll call vote to clarify.

Roll call vote was made and the motion passed 3-0-2.

5. OTHER DISCUSSION

Mr. Bandyke asked Mr. Grisdale if the Zoning office chooses paint colors or if there is a standard color scheme for various architectural styles. He further stated that he would like the City to have a standard color palette or at least a color palette based upon the style and period of the property. Mr. Grisdale advised that the Board can discuss a color palette or palettes at next month's meeting.

Mr. Crigler stated that not only would a color palette be needed but a working combination of colors within the palette as well. Mr. Serafin stated that someone could just pick colors at random and have a property that does not work well. Mr. Grisdale stated that he would add it as a point of discussion on the agenda for the next meeting.

Mr. Grisdale then asked about the first meeting for May as it is Apple Blossom. Members of the Board agreed that there would be no meeting on Thursday, May 2nd but rather there would only be one meeting to be held on May 16, 2013.

6. ADJOURN

Motion was made and seconded for adjournment at 4:45 p.m. Motion carried by unanimous vote.