

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

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

1. POINTS OF ORDER

PRESENT: Chairman Tom Rockwood, Patricia Jackson, Kevin Walker, Bob Pinner, Don Crigler, Peter Serafin

ABSENT: Tim Bandyke

STAFF: Aaron Grisdale, Catherine Clayton

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of February 7, 2013. Hearing none, Mr. Pinner moved to approve the minutes as submitted and Mr. Crigler seconded the motion. Motion to approve carried unanimously 6-0.

2. CONSENT AGENDA

None.

3. NEW BUSINESS

BAR-13-53 Request of Dale Massey for a Certificate of Appropriateness for construction of a deck extension for the outdoor seating area for the property located at 125 E. Piccadilly Street.

Mr. Massey addressed the Board advising of the dimensions of the proposed deck extension. He stated that the materials and colors proposed for the extension will be the same as the existing deck. Also, he explained that the roof will extend 5 ½' to cover the new extension but there is a difference in the pitch of the new roof because of head clearance.

Mr. Crigler moved to grant a Certificate of Appropriateness to **BAR-13-53** for Mr. Massey's application at 125 E. Piccadilly Street as submitted. Ms. Jackson seconded the motion. Voice vote was made and the motion passed unanimously 6-0.

BAR-13-70 Request of LTD of Winchester, LLC, for a Certificate of Appropriateness for an outdoor patio design for the property located at 1 North Loudoun Street.

Terry Bohan addressed the board and advised that they are requesting to enclose the patio seating area which was the existing dining area of the past Daily Grind. Discussion was made about the dimensions, specifically if the enclosure is the same as the front of the Daily Grind. Mr. Bohan stated that it is within 5' or 6' short of the front entrance which is on an angle.

He further stated that the fencing to be used for the enclosure will not be permanently affixed to the sidewalk; however, they will have to devise a solution to avoid the potential theft of the fence.

Chairman Rockwood asked if this is a permissible application to which Mr. Grisdale replied “yes” and that this would have to be a moveable fence and not permanently affixed. He further advised that the design is consistent with regulations being proposed by the Old Town Development Board and the applicant did consult with the new Downtown Manager. The applicant’s proposal is consistent with what the OTDB would like to see there.

Mr. Crigler moved to grant a Certificate of Appropriateness to **BAR-13-70** for Mr. Bohan of LTD of Winchester, LLC, for the application at 1 North Loudoun Street as submitted. Mr. Walker seconded the motion. Voice vote was made and the motion passed unanimously 6-0.

BAR-13-72 Request of DFC Architects, PC, for a Certificate of Appropriateness for two (2) new single family dwellings for the property located at 319-321 South Kent Street.

Mr. Crigler abstained and recused himself as he is the applicant. He then addressed the Board and stated that the property is currently under contract by Habitat for Humanity to build two (2) new single family homes. He advised that the site plan has received BZA approval and the design does comply with their requirements. He added that both houses will face Cecil Street allowing for a sizeable back yard. He further added that the color scheme has not been chosen yet but they will come back with them at a later time; however, they will be similar to those shown on the design.

Chairman Rockwood asked for public comment on this request. Mr. Larry Belkin of 436 N. Braddock Street speaking on behalf of Preservation of Historic Winchester, addressed the Board and stated that he is pleased that something would be built on this property and that he supports the designs; however, he stated that he would like to see the corner house turned so that it faces Kent Street which is in keeping with the character of the other buildings on this street. He also stated that the setbacks are not a good reason to not allow the corner building to be turned to face Kent Street.

Mr. Crigler explained of the great time and expense that would be involved to go back to the Board of Zoning Appeals with such a request. He then presented a new proposal concerning the side elevation and stated that he would increase the roof pitch from 6/12 to 8/12 on both houses; add shutters on the top window; and add a white, wooden picket fence. Additionally, he explained about the limitations as to the setbacks and front footage stating that there is not enough width to get two (2) houses on Kent Street.

Mr. Serafin and Chairman Rockwood stated that they would like to see the other elevations if the building(s) cannot be turned.

Mr. Serafin moved to table **BAR-13-72** for receipt of additional elevations. Mr. Walker seconded the motion. A voice vote was made and the motion to table until the next meeting passed unanimously 5-0.

BAR-13-77 Request of Steve Bauserman for a Certificate of Appropriateness for rear porches and support structures for the property located at 619-621 South Braddock Street.

Mr. Bauserman addressed the Board concerning his request stating that by adding the roof and subsequent supports to each entrance, he hopes to prevent further damage from the sun and weather. He also advised that all painting will match current colors. Mr. Serafin suggested that the applicant put a little overhang at the support areas to improve the functionality and the appearance of the roofline.

Mr. Serafin then moved to grant a Certificate of Appropriateness to **BAR-13-77** for Steve Bauserman's application at 619-621 South Braddock Street with the addition of a small overhang at the roof line. Mr. Pinner seconded the motion. Voice vote was made and the motion passed unanimously 6-0.

BAR-13-81 Request for Chuck Swartz for a Certificate of Appropriateness for removal of fire escape, changing of exterior windows/doors, and a public art wall project for the property located at 19 West Cork Street.

Kevin Walker abstained and recused himself.

Mr. Swartz addressed the Board and explained each step of the application, i.e., fire escape, doors and windows, and public art wall. He stated that the fire escape is structurally okay and can be cleaned and left on the building as an artifact; however, he would like to remove it as originally requested. He then advised that he would be using new windows and doors made to look old. He then discussed the art wall and stated that they would use concrete panels as the base for the children's art and that these panels could be removed from the building if needed.

The Board stated that they would vote on the fire escape separate from the other requests. As such, Mr. Serafin moved to approve a Certificate of Appropriateness to **BAR-13-81** for Chuck Swartz's application at 19 West Cork Street for the removal of the fire escape as requested. Mr. Crigler seconded the motion. A voice vote was made and the motion passed unanimously 5-0.

Mr. Crigler then made a motion to grant a Certificate of Appropriateness to **BAR-13-81** for Chuck Swartz's application at 19 West Cork Street for the replacement of windows and doors, and the addition of the art wall project for three (3) panels. Ms. Jackson seconded the motion. A voice vote was made and the motion passed unanimously 5-0.

Mr. Swartz then began discussion on the rooftop/roofscape project and advised that he would like to use solar panels in the outdoor space. Mr. Pinner advised the applicant that the use of solar panels in the historic district is not permitted. Additionally, Chairman Rockwood advised

the applicant that he needed to make formal application for the roof design before the Board could review and consider it.

4. OLD BUSINESS

BAR-13-41 Orlando C. Artze of City Light Project #1, LP, for a Certificate of Appropriateness for the installation of an ADA compliant ramp at the property located at 208 North Kent Street (Map Number 174-1-J-24).

Representative from MWR Winchester Property stated that they recently purchased this property and are attempting to accommodate the existing tenant. He stated that the twenty foot (20') length could be shortened to ten feet (10') to address previous issues and concerns of the Board.

Mr. Crigler questioned whether this is to be a temporary ramp and the representative stated that the current tenant has been living there for sixteen (16) years but he does not know how much longer she intends to reside there.

Mr. Pinner then asked if MWR Winchester Property would replace or repair and paint the existing railing and spindles to which the applicant responded that they would replace and paint them. Mr. Crigler then stated that a motion could state that the ramp must be removed if and when the current tenant vacates the property.

Mr. Crigler moved to grant a Certificate of Appropriateness to **BAR-13-41** for a ten foot (10') ramp and with the applicant repairing the existing rails and spindles at the property located at 208 North Kent Street. Mr. Pinner seconded the motion. A voice vote was made and the motion passed unanimously 6-0.

5. OTHER DISCUSSION

Request of DFC Architects for green-space recommendations for the "Old Star Building" located at 29-31 and 33-35 East Boscawen Street.

Mr. Crigler abstained and recused himself as he is the applicant/requesting party. He stated that he is requesting a recommendation from the Board to forward to the Board of Zoning Appeals to waive the thirty percent (30%) green space requirement since the use is being changed to residential. He added that with the plans he is proposing, there will be twenty-one percent (21%) green space. Board members seemed to agree.

Mr. Pinner moved to make a recommendation to the Board of Zoning Appeals on behalf of DFC Architects waive the thirty percent (30%) green space requirement. Mr. Walker seconded the motion. A voice vote was made and the motion passed unanimously 5-0.

6. ADJOURN

Motion was made and seconded for adjournment at 5:45 p.m. Motion carried by unanimous vote.