

BOARD OF ARCHITECTURAL REVIEW
AGENDA
May 1, 2014 - 4:00 PM
Council Chambers - Rouss City Hall

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – April 17, 2014 meeting

2. CONSENT AGENDA

3. NEW BUSINESS

- A. **BAR-14-231** Request of Kee Construction Services, Inc. for a Certificate of Appropriateness to replace windows at 12 North Washington Street.

4. OLD BUSINESS

- A. **BAR-14-215** Request of Oakcrest Properties, LLC for a Certificate of Appropriateness for a new two-family dwelling at 314 South Kent Street. (*Continuation - remaining items for consideration are siding and trim materials*)

5. OTHER DISCUSSION

- A. Review draft guidelines pertaining to substitute materials.

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, April 17, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia

POINTS OF ORDER:

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

ABSENT: None

STAFF: Will Moore, Nasser Rahimzadeh, Carolyn Barrett

VISITORS: Stephen Pettler, Brian Pellatt, Christian Schweiger, Eric Lowman, John Barker, Steve Muscarella, Tim Machado, Tom Frerotte, Joy Frerotte, Sandra Bosley

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of April 3, 2014.

Mr. Bandyke moved to approve the minutes as presented. Mr. Walker seconded the motion. The motion passed 5-0.

CONSENT AGENDA:

None.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

BAR-14-201 Request of Bonnie Blue Partners, LC for a Certificate of Appropriateness for exterior elements including tables, planters, display racks and smokers at 334 West Boscawen Street.

Stephen Pettler presented background information and the plan for outdoor elements at the business. Chairman Rockwood asked if Mr. Diem, the previous zoning administrator, had approved the color scheme verbally but there was nothing in writing. Mr. Pettler said they had previously had an application in that had to do with paint and signage on the building, but they did not have any information as to what was in the file.

Chairman Rockwood asked Mr. Moore if there was anything they needed to approve on the location of the exterior elements since the business was not on the mall. Mr. Moore said it was the materials and design of the various elements that required consideration. Location will be dictated by a related site plan.

Chairman Rockwood asked the Board if they had any concerns or comments.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-201** as submitted, to include approval of the existing paint colors. Ms. Jackson seconded the motion. The motion passed 5-0.*

BAR-14-215 Request of Oakcrest Properties, LLC for a Certificate of Appropriateness for a new two-family dwelling at 314 South Kent Street.

Eric Lowman of Oakcrest Properties presented the plans for a new residential dwelling. They had submitted the plans previously and received approval but had to delay the project due to economic conditions. The new submittal is identical in design except that there is updated product information.

Chairman Rockwood noted that the siding was different from the HardiPlank siding previously submitted. Mr. Lowman explained that they are now proposing an engineered wood product that is easier to install and has a substantial warranty. Chairman Rockwood asked if the gable material was the same and Mr. Lowman said yes. Chairman Rockwood asked how the product was made and Mr. Lowman explained the process and different finishes. It is available in a primed version with a 10 year warranty on the product, and one and two-coat finished versions with 30 year and 50 warranties, respectively, on the product and finish. They are proposing to use one of the finished versions, likely the one-coat.

The Board asked questions about the look and texture of the different elements being used. Mr. Serafin noted that none of the materials being submitted fit the guidelines established for the Historic District. Mr. Bandyke noted that technically it was a wood product and, even though it was a composite, he would rather see it than HardiPlank. John Barker of Oakcrest Properties stated that he wanted to make it clear that they are not trying to represent this as wood siding, but rather an alternate material. They are using the same material in a construction project in the 600 block of South Kent Street, just outside the boundary of the Historic District.

Mr. Serafin said it was a slippery slope to approve substitute materials and he was worried about using the new product. Chairman Rockwood said that, with new materials, they had very little sense as to how the product will age. He was concerned that new products such as this could eventually result with a simulacrum of a historic district where everything looked freshly painted and new all the time.

Mr. Walker said with new products, you are never sure how it is going to look. With the HardiPlank, it has been used long enough that they know what it looks like as it ages. Mr. Bandyke said it was more of a wood product than the HardiPlank. How it is going to weather or look in 10 years is unknown. It is hard to tell the difference between the two.

Chairman Rockwood said he was curious as to what the Secretary of the Interior and state Department of Historic Resources have to say about the product, if anything. He would personally feel more comfortable if they could get more information. Mr. Bandyke agreed and stated that they could approve the design as submitted except for the material so as to not hold up the project while they waited for more information. Chairman Rockwood asked Mr. Moore if the research could be done and he said yes.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR-14-215** as submitted with the exception of the siding and trim, to be brought back to the next meeting. Ms. Jackson seconded the motion. The motion passed 5-0.*

BAR-14-216 Request of Steve Muscarella on behalf of Verizon Wireless for a Certificate of Appropriateness for a rooftop telecommunications facility, including 12 panel antennas and an equipment platform, and removal of abandoned equipment at 103 E. Piccadilly Street.

Mr. Muscarella presented the plans for the project. He stated that the abandoned Nextel equipment had already been removed.

Mr. Walker asked if the platform would be anchored to the rooftop. Mr. Muscarella said yes and explained how it would be done. Mr. Bandyke asked if the antennas that were visible now were Nextel equipment. Mr. Muscarella said no, those had been removed several days ago. Where the plans said "slated to be removed or to be removed," it had already been done. Their antennas will blend into the structure and be set back 15 feet from the edge so there would be no shadows on the ground.

Chairman Rockwood noted that there was a canopy structure and asked for a description of the size and materials. Mr. Moore pointed out the elevation detail for the canopy in the plan set. Mr. Muscarella explained the purpose of the canopy structure for safety and protection of equipment while it was being serviced.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-14-216** as submitted. Mr. Bandyke seconded the motion. The motion passed 5-0.*

BAR-14-217 Request of Chopstick Café, LLC for a Certificate of Appropriateness to repair a shed addition, repair and enclose a two-story porch and construct a new addition at 207 North Kent Street.

Tim Machado of Design Concepts gave a presentation for the addition and renovations to the property. It involves repairs to a shed roof addition at the rear near the railroad tracks, enclosing of a two-story porch, also at the rear, and the new addition extending to the south of the original, Federal-style building. He explained the materials proposed in the design, which include brick piers with cedar posts and brackets along the front elevation, brick with glass block along the south elevation, and brick piers with cement board and batten along the rear elevation.

Chairman Rockwood asked if there were any questions or comments from the board. There was some discussion about the design elements and the use of interior space. Mr. Walker stated he thought the design was very attractive and used historic materials in an interesting way such that it was a new addition not trying to be an old building. Chairman Rockwood stated that he really likes the design and thinks that it will fit in well. Mr. Bandyke stated that he concurs. Mr. Machado thanked the Board for their comments.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-217** as submitted. Mr. Walker seconded the motion. The motion passed 5-0.*

Tom and Joy Frerotte, owners of the property, thanked the Board for their time and consideration.

OLD BUSINESS:

None.

DISCUSSION:

Mr. Moore stated that staff has been drafting potential amendments to the guidelines for the Historic District that were adopted in 1999. In particular, this would be a proposal for guidelines pertaining to substitute materials. Chairman Rockwood said that he had previously received an email with discussion about substitute materials from Mr. Grisdale and thought that it was a good starting point.

Mr. Moore said it would be helpful for the Board and applicants to have some guidance on the consideration of the use of such materials. He stated that he would likely have a draft for the Board to consider at its next meeting. Once the Board reviewed and edited the draft, it could then be forwarded to Council for consideration to be adopted as part of the Design Guidelines.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:55pm.

DRAFT

CERTIFICATE #: BAR- 14-231
 DATE SUBMITTED: 04-10-14



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Web: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information: STEPHEN MELLING - KEE Construction SERVICES INC.
 Applicant
540-723-0585 Telephone
SMELLING@KEECONSTRUCTION.COM E-mail address
420 W. Jubal Early Drive Street Address
Winchester VA 22601 City / State / Zip

[Signature] Property Owner's Signature
 Telephone
 E-mail address
School Board City/Winchester Property Owner (Name as appears in Land Records)
12 N. Washington Street Street Address
Winchester VA 22601 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 12 N. WASHINGTON STREET Use: ADMINISTRATIVE OFFICES
 Zoning: B1 (HW) Year Constructed: 1970 Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

*****SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*****

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) 05-01-14

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



QUOTE EXPIRES Quote Not Certified

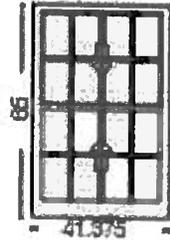
BILL TO: _____ **SHIP TO:** _____

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
1458871	9/19/2013	Load Date Not Set	0001-01-01	Shane Rogers
JOB NAME		CUSTOMER PO#		

LineItem # Description

1-1
 Qty: 22
 Room Location: None Assigned
 Note:

Rough Opening: 42 1/2 X 65 5/8, Frame: 41 3/8 X 65
 Wrapping - Clear Opening Calculations 37.75 X 28.625, Clear Opening Area: 7.5
 Product
 MW Pro Series 200 Double Hung
 Dimensions Call Size 3-4 5-2, Frame Size 41.375 X 65
 Color Exterior = Primed, Interior = Natural, Balance = Beige
 Unit Type 200 SDL, Compression Tilt, Base Sill Material: Synthetic, Blind Stop Material: Synthetic, Prep for Stool and Apron
 Unit Performance DP +30/-30, No Thermal Requirement, U-Factor = 0.42, SHGC = 0.28, VLT = 0.52
 Glass Unit 1: Low-E, Double Glazed, Warm Edge (WE), Metal
 Unit 1 Lower, 1 Upper: Annealed
 Grilles 7/8" SDL w/o Shadow Bar, Colonial, Exterior = White, Interior = Natural Wood, 4W2H
 Hardware Bronzestone, 2 Locks
 Wrapping - Frame Options Standard Nose, Synthetic
 Wrapping - Exterior Casing MW Brickmould, Synthetic
 Wrapping - Jamb Extension 4 9/16"



LineItem # Description

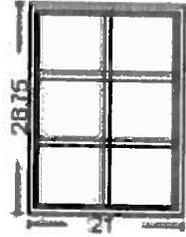
1-2
 Qty: 22
 Room Location:

Unit 1 Screen
 Call Size: 3-4 5-2
 Screen Color: Sandalwood

Note:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
1458871	9/19/2013	Load Date Not Set	0001-01-01	Shane Rogers
JOB NAME		CUSTOMER PO#		

LineItem #	Description
2-1	Rough Opening: 22 X 29 1/4, Frame: 21 X 28 3/4
Qty: 2	Product
Room Location:	MW Pro Series 200 Double Hung Fixed Window - Direct Set
None Assigned	Dimensions Custom, Frame Size 21 X 28.75
Note:	Color Exterior = Primed, Interior = Natural
	Unit Type 200 SDL, Outside Stop Material: Synthetic
	Unit Performance DP +55/-55, No Thermal Requirement, U-Factor = 0.34, SHGC = 0.3, VLT = 0.57
	Glass Low-E, Double Glazed, Annealed, Warm Edge (WE), Metal
	Grilles 7/8" SDL w/Shadow Bar, Colonial, Exterior = White, Interior = Natural Wood, 2W3H
	Wrapping - Frame Options Standard Nose, Synthetic
	Wrapping - Exterior Casing MW Brickmould, Synthetic
	Wrapping - Jamb Extension 4 9/16"



PROJECT	QUOTE
Kee Construction	WPS Office
NOTES	
Order:	
Delivery:	
Job Comment:	

CUSTOMER SIGNATURE _____ DATE _____

View from across North Washington Street



View from west end of parking lot on south side of building



View from Southwest corner of building along North Washington Street



View from East end of parking lot on South side of building



View from north east corner of building facing up alley towards North Washington





View of existing window



City of Winchester

12 North Washington Street

Tax Map Number: 173-1-E- 13-

DHR Resource Number: 138-0042-0970

Resources: 1 office building; 1 garage

Date/Period: ca. 1970

Style: Colonial Revival

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: This two-story office building is located on the east side of North Washington Street and is set back several feet from the brick sidewalk. An asphalt parking lot is located south of the building and extends eastward towards Parrish Lane, which forms the eastern boundary of the property.

Secondary Resource Summary: A one-story garage is located directly east of the building.

Primary Resource Description: Constructed circa 1970, this two-story, four-bay office building is designed in the Colonial Revival style. Set on a solid foundation (material not visible), this concrete block building is faced with stretcher-bond brick. A soldier brick belt course encircles the building between the first and second stories. Asphalt shingles cover the hipped roof, which is accented by a molded cornice with block modillions and a plain frieze. Two gabled louvered vents mark the western slope of the roof.

A single-leaf opening pierces the northernmost bay of the façade (west elevation) and holds a paneled wood door. Four-light sidelights over a single panel, an eight-light wood transom, and pilasters with an entablature and dentils embellish the opening. A one-story, one-bay porch shelters the entry and is set on a solid brick foundation. The half-hipped roof is covered with standing-seam metal and is supported by paired Tuscan wood columns set upon brick pedestals. Metal balusters finish the porch. Brick steps and a ramp exit the porch from the southernmost end bay. Additional openings on the façade hold 8/12, double-hung, wood-sash windows. Each opening has a rowlock brick sill and inoperable paneled shutters.

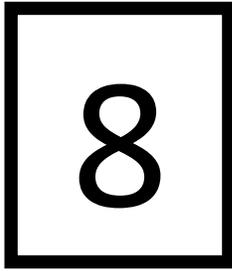
Fenestration on the south (side) elevation is limited to 12/12, double-hung, wood-sash windows. Each opening has a rowlock brick sill and inoperable paneled shutters. A single-leaf, paneled wood door with lights marks the foundation of the south elevation. A one-story, one-bay porch shelters the entry and is set on a solid asphalt foundation. The half-hipped roof is covered with standing-seam metal and is supported by paired Tuscan wood columns and pilasters. The north (side) elevation is not fenestrated.

A two-story, full-width wing extends from the rear (east) elevation of the building and is original. The wing has the material treatment of the main block. A flat roof likely caps the wing. Fenestration consists of 12/12, double-hung, wood-sash windows. Each window opening has a rowlock brick sill. The rear (east) elevation is pierced by single-leaf metal doors with a single-light and a garage opening. A two-story metal staircase provides access to a second story opening.

Secondary Resource Description: A one-story, four-bay garage, constructed circa 1970, is located east of the main block. Set on a solid foundation, this garage is faced with stretcher-bond brick. A shed roof, with brick parapet walls, caps the building. Three large vehicular bays mark the façade (east elevation) and are topped by a single concrete lintel. The central vehicular bay holds a roll-up, paneled metal door with lights. The flanking vehicular bays are infilled with plywood. A single-leaf door pierces the northernmost bay and is surmounted by a soldier brick flat arch.

Significance Statement: This two-story office building is representative of the Colonial Revival-style architecture constructed in the third quarter of the twentieth century. This building is a non-contributing resource to the Winchester Historic District due to its recent date of construction.

Winchester Historic District Design Guidelines



SUBSTITUTE MATERIALS

This brochure serves as an amendment to the adopted [Winchester Historic District Design Guidelines](#), published in 1999 in a series of seven brochures. The intent of this brochure is to update or reinforce existing guidelines pertaining to the use of substitute materials.

New building materials routinely become available for use. Each of these can change the character of a building depending on the nature of the material, the material it is intended to replace, and the prominence of where the material is placed. In the mid to late 20th century, vinyl, aluminum, and asphalt shingle siding, synthetic frame windows, and thin asphalt roofing shingles came into common usage. These materials are usually inconsistent with the historic character of buildings in the District. More recently a variety of composition board sidings have been developed. While these materials more closely resemble traditional wood siding, they often lack the subtle visual characteristics that define the overall historic character of a building.

As stated in Brochure 1, *Owning Property in the Historic District*, and in Article 14 of the Winchester Zoning Ordinance, the [Secretary of the Interior's Standards for Rehabilitation](#) remain as the primary guidance for the Board of Architectural Review when considering an application for a Certificate of Appropriateness. The Secretary's Standards, plus its related Technical Guidance Publications (including its Preservation Briefs), are largely weighted toward guidance pertaining to preservation, rehabilitation, restoration, and reconstruction of existing, contributing resources. Guidance as to additions and new construction is much more limited.

Standards applicable to additions/new construction:

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The consideration of the use of substitute materials will generally fall into one of three categories: 1) Replacement/Rehabilitation of Existing, Appropriate Materials; 2) Replacement/Rehabilitation of Existing, Inappropriate or Synthetic Materials; or, 3) New Additions or New Construction. The appropriateness of such materials will vary depending on the intended application.

1) Replacement/Rehabilitation of Existing, Appropriate Materials

The Secretary of Interior's Standards and existing *Winchester Historic District Design Guidelines* continue to serve as the guiding documents for preservation, rehabilitation, restoration, and reconstruction. Original materials should be retained and repaired as needed wherever practical. All repairs should match the original work in design, material, texture and workmanship. Where replacement is necessary due to excessive deterioration or damage, appropriate replacements should match the historic conditions in design, materials, appearance and workmanship to the greatest degree practical.

In general, substitute or synthetic materials will not be approved for replacement or repair of original or otherwise appropriate materials on existing structures. For example, replacement of deteriorated wood siding with fiber-cement siding is not appropriate. Preservation Brief 16, [*The Use of Substitute Materials on Historic Building Exteriors*](#), is a good resource for examining the limited circumstances that warrant consideration of use of substitute materials.

2) Replacement/Rehabilitation of Existing, Inappropriate or Synthetic Materials

This category is intended to address rehabilitation of structures that were constructed or modified with non-traditional materials prior to the adoption of the Historic Winchester District. Examples may include structures that were fitted with vinyl, aluminum, or asphalt shingle siding, synthetic frame windows, or thin asphalt roofing shingles prior to the requirements for obtaining a Certificate of Appropriateness. This category is not intended to provide a means of redress for work that was done in violation of the Ordinance.

Owners of such properties are encouraged to remove synthetic materials where they have been previously installed and to reclaim and restore any underlying original materials or replace with traditional materials. However, it may be appropriate to replace previously applied synthetic materials with substitute synthetic materials that better replicate original/traditional materials found in the District. For example, it may be appropriate to upgrade from vinyl or aluminum siding to fiber cement siding (a composite material made of sand, cement and cellulose fibers), or to upgrade from thin asphalt shingles to "architectural" shingles (also known as "dimensional" shingles; a multi-layer, laminated shingle which gives more varied, contoured visual effect to a roof surface).

When using substitute materials, avoid using combinations that contribute to a patchwork appearance. For example, use a uniform application of primary wall-cladding material on all sides of the building rather than different materials on various elevations. A combination may be appropriate to differentiate a separate element (such as addition from the original structure).

3) New additions or New Construction

Synthetic materials generally do not replicate the defining characteristics - warmth, patina, texture, light-reflecting qualities, etc. - of traditional materials. An abundance of such materials detract from the District's character. Traditional materials remain preferred for additions or new construction; however, certain substitute materials may be appropriate when they are compatible and complementary to materials on adjacent historic structures. Such materials should replicate the workability of original materials (i.e. substitute siding should be adhered and applied in traditional patterns such as wood siding commonly found in the District).

MAY be appropriate

Fiber cement or engineered (composite) wood siding
Architectural (dimensional) shingles
Wood frame windows with fiberglass or other durable cladding

Inappropriate

Vinyl or aluminum siding
Thin asphalt shingles
Vinyl/plastic/aluminum frame windows

When considering the application of such materials, the Board shall consider the prominence of such features in relation to the primary structure (for additions) and adjacent properties and, in general, Standard #9 pertaining to differentiation of old and new work and compatibility with regard to massing, size, scale, and architectural features. Such materials, when used judiciously, can effectively complement other properties in the District without becoming defining characteristics themselves.