

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, June 5, 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: Ed Chapman, John Priber, Sandra Bosley

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of May 15, 2014. *Mr. Walker moved to approve the minutes. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 5-0.*

CONSENT AGENDA:

None.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

None.

OLD BUSINESS:

BAR-13-595 Request of Leicester Square, LLC for a Certificate of Appropriateness for new construction and a request to demolish an existing structure less than 75 years old at the properties located at 10 East Leicester Street and 412 South Loudoun Street. ***(Continuation – remaining items for consideration are: roofing, exterior lighting and porch details.)***

Ed Chapman, representing the applicant, presented revised roofing proposal for metal on the duplex (units 7 & 8) that faces Loudoun Street and architectural shingles on the primary roofs, with metal roofs on the porches, of the row house units (units 1-6) that are oriented toward Leicester Street. An aerial photograph was included to demonstrate the existing roof materials on the surrounding structures on these streets.

Chairman Rockwood said the proposal reflected remarks he had made previously regarding the roofing materials. Those remarks were personal and did not necessarily reflect the views of all the Board members.

Mr. Serafin stated that he still thinks all roofs on the project should be metal because of their prominence.

Mr. Walker stated that while the surrounding properties along Leicester have shingles, they are much smaller in scale than the proposed row houses. He stated that there may be a way to incorporate a compromise and reduce the prominence of the roofs. He suggested possibly altering the roof material so that units 1, 3, and 5 could be metal and units 2, 4 and 6 could have shingles.

Chairman Rockwood stated that, if they were going to suggest three with metal and three with shingles, he would prefer the three joined units directly along Leicester be metal with the three rear units having shingles. Ms. Jackson stated that she thought this could be a good compromise. She stated that staggering the two types would probably not be attractive.

Chairman Rockwood asked Mr. Chapman if this was something he could negotiate with the Board or if he would have to take it back to the applicant. Mr. Chapman replied that he would have to take it back. He asked if it helped or not to have metal on the porches. Mr. Walker replied that it did help, but the scale of the main roof was still the issue in using shingles.

Mr. Serafin asked if any of the units had been sold. Mr. Chapman replied that four are under contract.

Mr. Bandyke asked whether or not they had to act on the request as presented. Mr. Moore stated that it is up to the representative as to whether he would prefer it to be acted on as presented or tabled to confer with the owner. Mr. Chapman stated that he would like it to be tabled so that he could return to the owner.

*Mr. Bandyke made a motion to table **BAR-13-595** at the applicant's request. A recommendation is included that standing seam metal would be an appropriate material for the primary roofs on units 1, 2, 3, 7 and 8, architectural shingles would be an acceptable material for units 4, 5 and 6 because they are set back from the street line.*

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 5-0.

DISCUSSION:

- A. Discussion – John Priber of Lantz Construction Winchester, seeking input from Board on repairs to entryway at 407 South Loudoun Street.

Mr. Priber said there are some structural issues with the entry way that need to be repaired. There has been significant rot where water came through the roof. Parts are very fragile and cannot be removed without causing more damage. The roofer has already been out and said he could recreate the copper roof. The crown moulding will need to be duplicated. He asked for guidance from the Board. There was considerable discussion, with an ultimate recommendation to reuse what materials can be reused and to duplicate, as close as possible, what needed to be replaced.

B. Review draft guidelines pertaining to substitute materials.

Mr. Moore pointed out that he reordered some language within the draft and added statements pertaining to context and precedence per the Board's direction at the last meeting. Copies of email correspondence from Board member Mr. Walker and Ms. Bosley of PHW regarding the draft guidelines were disseminated. The Board discussed the text box listing appropriate/inappropriate materials at length. The Board decided that the box should be omitted so that no materials were assumed appropriate in all occasions and, likewise, that no material was absolutely excluded. Mr. Moore stated that he would delete the listing and attempt to include some visual examples for a subsequent draft for the next meeting.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 5:19 pm.