

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, June 3, 2010, at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

PRESENT: Tim Bandyke, Patrick Farris, Tom Rockwood, Catherine Shore and Don Crigler.
ABSENT: None
STAFF: Vince Diem, Tim Youmans, and Angela Walsh
VISITORS: Scott Rosenfeld, Kit Molden, Ron Mislowsky, Mark Lore, and Richard Bell

MINUTES

Mr. Rockwood moved, seconded by Mr. Bandyke, to approve the minutes of May 20, 2010 as presented.

Motion passed unanimously 4-0 (Mr. Bandyke abstained)

ELECTION OF OFFICERS

Mr. Farris was elected as Chairman, and Mr. Rockwood as Vice Chairman.

CONSENT AGENDA

BAR 10-321 Request of David Hensley to install a sign at 16 S Kent Street.

BAR 10-323 Request of Piccadilly Partners to install two (2) signs (1 -Projecting and 1- Building Mounted) at 24 W Piccadilly Street.

BAR 10-322 Request of Reader & Swartz Architects, PC on behalf of Jeffrey and Anne Buettner, to construct a porch addition on the north facade of 331 N Braddock St.

Mr. Rockwood moved, seconded by Mr. Bandyke to approve the Consent Agenda as amended. Motion passed unanimously.

PUBLIC HEARING

BAR 10-289 Request of Scott Rosenfeld on behalf of La Rose Development LLC., to demolish an addition on the single family dwelling and an accessory structure at 812 Amherst St.

Mr. Diem presented the request to demolish an addition to the single-family dwelling and accessory structure at 812 Amherst Street.

The property owner is attempting to commercially re-develop a parcel that is located within the Historic Winchester District; however, is not located within the National Register of Historic Places. The property's status as either contributing or non-contributing is not known at this time.

So as to preserve the existing streetscape, the applicant intends to preserve the front portion of the existing dwelling structure that is parallel with Amherst Street. Demolition efforts will be limited to only the rear portion of the building that is perpendicular to Amherst Street and the accessory structure(s) located in the rear yard area.

Mr. Diem read a memorandum dated June 3, 2010 stating the Preservation of Historic Winchester's (PHW) opposition to the demolition. They suggested that a courtyard and landscape be placed between the old building and proposed new construction.

Chairman Farris opened the public hearing.

Kit Molden, President of the Board of Directors for the Museum of the Shenandoah Valley, explained that during the rezoning request Mr. Rosenfeld agreed to consult with PHW and Museum before the design was proposed; however this is the first he has heard about this. He stated that he echoes PHW's concerns. He added that it was a very poor design and a mismatch of scales. He was disappointed that the applicant did not reach out to them before coming before the BAR.

Scott Rosenfeld of 509 Jefferson Ave explained that this is a conceptual plan. He stated that he has every intention of working with everyone involved to make this project successful.

Mr. Rockwood stated that not having had the opportunity to see the inside of the addition, he did not feel comfortable making a decision to demolish it. He also had reservations about the scale and style of the conceptual drawing.

Mr. Rosenfeld asked that Mr. Diem read the letter he presented to the members at the start of the meeting.

Mr. Diem read the letter stating that the plan was to have a full 3 stories with rooftop patios. The historic architecture limits the amount of gross floor area. This design allows for the square footage needed to make this project financial feasible.

Chairman Farris explained that there would be some blurring between the demolition and the conceptual drawing, but it was important to keep this discussion on the demolition alone. He asked if Mr. Molden had any issue with the proposed demolition.

Mr. Molden stated that he did not.

Chairman Farris closed the public hearing.

Mr. Crigler stated that the sheds have no historic significance and the addition is not architecturally compatible. His concern was with the replacement.

Mr. Bandyke stated that the architectural inventory was for the front portion. He would like to keep one of the outbuildings but there would be no use for it. He had no issue with the demolition.

Mrs. Shore also had no issue with the demolition.

Mr. Rockwood stated that he had no fondness for the rear of the structure or the outbuildings. He asked that it be made clear that it is a partial demo request and that it is justified.

*Mr. Crigler moved, seconded by Mr. Bandyke, to grant a Certificate of Appropriateness to BAR 10-289 as presented.
Motion passed unanimously 5-0.*

NEW BUSINESS

BAR 10-325 Request of Scott Rosenfeld on behalf of La Rose Development LLC, to get conceptual design approval on new office suites proposed at 812 Amherst St

Mr. Rosenfeld asked to withdraw this request at this time.

BAR 10-324 Request of PHR&A on behalf of Red Leaf Development, to install an 8' opaque cedar board fence at 326 Amherst St.

Ron Mislowsky of PHR& A explained that with all the discussion about the pharmacy, they really did not get into the fence. The idea is to build an eight (8) ft fence on the eastern side separating commercial from residential, screened with vegetation on either side.

Mr. Bandyke asked if the poles can be painted black. He also questioned the size of the pole and its stability.

Mr. Mislowsky explained that the poles could not be painted or stained because it will not adhere.

Mr. Crigler suggested wrapping the poles in matching cedar.

Mr. Bandyke stated that there was not enough information to make a decision at this time.

Mr. Crigler agreed requesting a little more detail showing what will be exposed.

Mr. Mislowsky asked if it would be accepted if the landscaping is planted so it is aligned with the metal posts.

Mr. Crigler stated that he would be ok with wrapping the pole or the landscaping solution.

Chairman Farris suggested sinking the pole another six (6) inches leaving very little of the pole visible and possibly switching to a material that can take paint.

The board agreed that the back portion of the fence was fine, they are only concerned with what is visible from the street.

*Mr. Rockwood moved, seconded by Mr. Crigler, to table BAR 10-324, until more information can be obtained.
Motion unanimously 5-0.*

OLD BUSINESS

BAR 10-284 Request of Willis White to replace existing windows on the second floor at 603 S Loudoun St.

Mr. Diem stated that Mr. White withdrew this application.

TA 10-247 AN ORDINANCE AMENDING ARTICLES 14 AND 21 OF THE WINCHESTER ZONING ORDINANCE PERTAINING TO CERTIFICATES OF APPROPRIATENESS

Mr. Farris moved, seconded by Mr. Crigler, to accept Draft 4 of TA 10-247 as presented. Motion passed unanimously 5-0.

OTHER DISCUSSION

Chairman Farris thanked Mr. Belkin and Mr. Saunders for their service to the Board.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 5:05PM.