

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, August 21, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

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

ABSENT: Chairman Rockwood

STAFF: Tim Youmans, Josh Crump, Carolyn Barrett, Katherine Herrman

VISITORS: Eric Lowman, Cecile Lescs

APPROVAL OF MINUTES:

Mr. Bandyke called for corrections or additions to the minutes of August 7, 2014. Hearing none, he called for a motion. Mr. Walker moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

CONSENT AGENDA:

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.)**

Eric Lowman presented the requested materials and showed samples to the board. Colors will be submitted separately. Mr. Bandyke asked for a brief overview of each item. Mr. Lowman said that units one through three and the duplexes will have metal roofs. Units four through six will have shingle roofing. Flooring will be tongue-in-groove, pre-primed wood. Railings will be fir wood and columns will be wood as well. Lattice work will be wood and painted. All treated material will be completely concealed. Stair steps and risers will be wood. The lighting will be progress lights made of metal.

Mr. Serafin moved to grant a Certificate of Appropriateness to **BAR-13-595** for the porch materials and configuration for the roof types and guttering and exterior light fixtures with the following additions:

- Porch and all roofs use traditional half round gutters and round downspouts.
- That the porches have skirt boards added and the lattice work is picture framed.
- The newels that are needed as transitions at the bottom of the stairs match the Colonial wood posts that are provided.
- The laminated wood beams of the porches will be trimmed at the sides and bottom.
- Colors will be taken care of by staff.

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 4-0.

DISCUSSION:

Mr. Youmans introduced Josh Crump as the new Planner. He will be taking over as staff liaison.

Mr. Youmans stated that during the August 7, 2014 meeting, the board had talked about the non-traditional materials and guideline booklet that had been presented during the council work session on July 22, 2014. There was an agreement that Chairman Rockwood and possibly Mr. Barker from OakCrest would attend an upcoming council work session. There is one on August 26, 2014 but after discussions with the city manager and President Willingham, they felt it would be better to delay it until September 2014.

During the last meeting, **BAR-14-439** for Steamy's outdoor café was presented. An e-mail was received from the applicant, who did not attend the meeting, but subsequently heard about the denial. They are going to appeal to City Council but the payment for the appeal has not been received yet. At the staff level, there has been discussion on the issue of the relationship between the Old Town Development Board guidelines, which call for black metal furniture and the BAR guidelines which speak to the use of metal but not specifically black in color. It sounds like the applicant is more interested in changing the guidelines that come from the development board, as much, if not more than appealing the BAR decision based on those guidelines. He did not think that was scheduled for the upcoming council meeting on September 9, 2014. It may come up in October unless the applicant withdraws.

Mr. Bandyke noticed Cecile Lescs sitting in the gallery. He asked her if she had something she wanted to address the board with. Ms. Lescs said that she had received a letter telling her she would be on the agenda for the next meeting and she assumed it meant this meeting. Ms. Barrett informed the board that Ms. Lescs did not turn in her revised plans until after the deadline (four days) and that she had been advised by Ms. Clayton that she would be on the September 4, 2014 agenda. The board members told her they did not have any materials for the revised plan. Ms. Lescs repeated that the letter said she should be at the next meeting so she thought it was this one. Ms. Jackson pointed out that since she had not turned in her materials until after the deadline, it meant the following meeting. Mr. Bandyke told her it was on the agenda for the September 4th meeting and if she could not make that meeting, it could be moved to the September 18th meeting.

Mr. Serafin suggested the board go ahead and look at her case. The other board members said they didn't have anything to look at. Mr. Bandyke asked what information she had. Ms. Lescs said she had changed the placement of where the fence would be by moving it closer to the van and there would be nothing down the side. Mr. Youmans said that if they wanted to look at the materials, staff could go upstairs and get the information. The board members agreed. Mr. Youmans pointed out that the previous information submitted was in the minutes so the board members could review it.

While the board waited, Mr. Youmans made the announcement that staff was successful on getting a smaller grant to do the nomination amendment for the expanded national historical district. They will be pursuing it this fall in terms of hiring a preservation architectural historian consultant to do the study. He anticipates it will entail work with staff and the consultant at some point because it will be an expansion of the district. This time there will need to be public hearings to allow people in the proposed expansion areas to give feedback.

Staff returned with the requested documents and the board took a few minutes to review them. Mr. Bandyke pointed out there was no measurement as to how far back the fence had been moved from the front of the house. Ms. Lescs said it was half the space previously requested. It was 20' 6" from the back of the house to the front of the van. Mr. Bandyke asked if anything could be seen at an angle from the neighbor's house. Ms. Lescs didn't know and the board members said the point was to screen the van from view so she would not get in trouble again. Mr. Youmans suggested if she put up two eight-foot sections or three six-foot sections on the side, it would be sufficient to screen the vehicle. Ms. Lescs stated that she would be using stockade fencing instead of pressure-treated wood so that it can be painted before putting it up. It will be placed inside the existing chain-link fence. There would also be a gate in the portion of fence in front of the van.

*Mr. Serafin moved to grant a Certificate of Appropriateness to **BAR-14-445**, the amended submittal, with the addition of:*

- *16 feet of fence to match the fence, as submitted, along the north side next to the van to screen it;*
- *That there would be a gate in the fence;*
- *The fence would be made of stockade boards four to six inches wide;*
- *Painted white.*

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:47pm.