

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, October 16, 2014, at 4:02p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Serafin, Mr. Walker

ABSENT: Ms. Jackson, Ms. Elgin, Mr. Bandyke

STAFF: Josh Crump, Carolyn Barrett, Nasser Rahimzadeh, Katherine Herrmann

VISITORS: Richard and Sarah Bell, Sandra Bosley

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of October 2, 2014. Mr. Serafin asked to change the word "wickets" to "pickets." Chairman Rockwood called for a motion. Mr. Walker moved to approve the minutes as amended. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 3-0.

CONSENT AGENDA:

None.

NEW BUSINESS:

BAR 14-636 Request of Richard Bell for a Certificate of Appropriateness to partially demolish a previous house addition and construct a new addition at 119 Peyton Street.

Mr. Bell described the details of the project. The family room will be expanded and the kitchen will be moved to the rear of the house. One of the concerns he had for the project is if the Board will allow him to use a pre-finished cement fiber board.

Mr. Serafin asked what the hand rails would be made from. Mr. Bell said they would not be the same as what was drawn. They are planning to match the railings located at the entryway to the mud room. Mr. Serafin asked what size the columns were going to be. Mr. Bell replied they would be six-by-six and made of a composite material. Mr. Walker suggested different composite materials and that some are made with wood and would be useful for the project.

Chairman Rockwood stated that most of the house where the project is located is not visible from the street. Mr. Walker said the east elevation was mostly obscured by the fence. There was some discussion among the board members about the visibility of portions of the house from the street.

Mr. Walker asked about the TimberTech decking that is going to be used. Mr. Bell described the product and said they were looking at it for durability and maintenance purposes. For anyone to be able to see it, someone would have to take down the fence and landscaping.

Mr. Serafin asked if the gutters and downspouts would be half round. Mr. Bell said they would be five or six inches and he was not sure if that would make them round downspouts or not.

Chairman Rockwood said that they needed to approve the elevations and materials list and asked Mr. Bell to bring back the color palette to the Board. Mr. Bell said all the doors and windows would be painted wood. They were going to try and reuse as much material as possible. Mr. Walker noted that the composite trim was for the eaves and the trim around the windows would be painted wood. He also noted that Mr. Bell was not sure whether to go with board and batten for the siding or panels with battens. He asked the other Board members if they needed to see the elevation for that. The other members agreed. Mr. Serafin stated that the board and batten would look nicer and Mr. Bell agreed. Mr. Walker said that the material selection was fine with him. Chairman Rockwood asked for a drawing of the board and batten version of the siding to see that it was proportional.

Mr. Serafin asked why they were not using Hardiplank for all the trim and other things. Mr. Bell said he was not the general contractor so he was not sure. Chairman Rockwood said they were now down to conceptual approval for the footprint of the addition, materials listed and an understanding that there may be a later modification for the façade and selection of materials. Mr. Bell said it would be minor changes.

Chairman Rockwood asked for a motion for approval. Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR 14-636** with the following caveats:

- Columns are to be six-by-six;
- Railings are to match the existing railing at the mud room entry;
- Siding is to be prefinished fiber cement whether lap or board and batten or other geometry;
- Applicant is to return with style of board and batten siding and colors.

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 3-0.

OLD BUSINESS:

BAR 14-594 Request of Thomas D. Stouffer for a Certificate of Appropriateness to replace the porch under the existing roof at 125 East Clifford Street.

Ms. Bosley spoke about the update to the project information. The Board reviewed what had been submitted previously and discussed the changes made to the drawings. Mr. Walker said that it is probably the closest to what he would like to see without replacing the roof. Mr. Serafin said it was not an improvement but it would not detract from the historical district. Chairman Rockwood said it was reversible. Mr. Serafin said that if it was an egress, the owner needed to make sure it was built to code.

Mr. Walker made a motion to grant a Certificate of Appropriateness to **BAR 14-594** as submitted today. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 3-0.

DISCUSSION:

Mr. Crump said he would bring the 2015 calendar to the next meeting for approval. He would also send it out to the Board members for review beforehand. He also said that the Board members could decide when they wanted to present the substitute materials document to City Council. Mr. Rahimzadeh asked when was the last time the Board had talked about the document. Chairman Rockwood said it had been a couple of months since they approved it. Mr. Crump said they could try to get it on the Council work session next month. The Board discussed the process for approving substitute materials and that it is not difficult to understand and it is a fairly quick process.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:34 pm.

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