

BOARD OF ARCHITECTURAL REVIEW

The Board of Architectural Review held its regularly scheduled meeting on Thursday, November 7, 2013, at 4:00 p.m. in Council Chambers, Rouss City Hall, 15 N. Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Bandyke, Ms. Jackson, Mr. Serafin
ABSENT: Mr. Walker
STAFF: Aaron Grisdale, Nasser Rahimzadeh, Catherine Clayton
VISITORS: Ron Mislowsky, Alec Bouldin, Larry Belkin, William Wiley, Andrew Durand, Courtlin Pifer, Don Butler, Tom Anderson

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of October 17, 2013. Hearing none, he called for a motion. Ms. Jackson moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

CONSENT AGENDA:

Chairman Rockwood asked the Board if there are any matters that can be placed on the Consent Agenda.

Mr. Bandyke made a motion to move BAR-13-462 to the Consent Agenda. He then made a motion to move BAR-13-594 to the Consent Agenda as well. Ms. Jackson seconded the motion. Mr. Serafin stated that he did not see new drawings for BAR-13-462 at which time he was given a copy. He expressed concerns about the lack of information as it pertains to the trim and a few of the other items that were previously requested. Chairman Rockwood stated that possibly this case should not be moved to the Consent Agenda.

At this time, voice vote was taken to move BAR-13-594 only to the Consent Agenda and the motion to move passed 4-0.

BAR-13-594 Request of William McConnell Bozman for a Certificate of Appropriateness to install a storm door at the property located at 702 S. Loudoun Street (*Map Number 213-01-C-1-01*) zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay.

Mr. Bandyke then moved to grant a Certificate of Appropriateness to BAR-13-594 as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

BAR-13-578 Request of Pennoni Associates, Inc., for a Certificate of Appropriateness for parking lot improvements at the property located at 320 N. Cameron Street (*Map Number 173-01-S-2-01*) zoned Central Business (B1) District with Historic Winchester (HW) District overlay.

Chairman Rockwood recused himself and Vice Chairman Bandyke took over the meeting.

Ron Mislowsky, Pennoni Associates, addressed the Board and explained the scope of the project stating that the block wall along Cameron Street would be removed and the parking lot put in and there would be a wood screening fence placed around the East and North side of the property. He distributed pictures of the fence to be used. He then advised that the site plan also shows a small area for future development. He added that it is vacant right now but at some point it would be some type of commercial use.

At this time, Mr. Grisdale added that there was a revision to the site plan since the initial version that the Board received. It shows that the fence will actually be going a little closer to Cameron Street from that back line.

Mr. Mislowsky then stated that it was the intent for the screen to be there but we left the note off of the North side so we just clarified that with this new site plan.

Vice Chairman Bandyke then stated that it will start at the corner of the existing building and it will travel North on Cameron Street. Mr. Mislowsky responded yes. Mr. Serafin then asked if the fence is just at the back to which Mr. Mislowsky responded yes, just to the back. Vice Chairman Bandyke then asked if the fence is going to be temporary or permanent to which Mr. Mislowsky responded that it will only be temporary until the back part is developed. He added that the fencing at 306 is temporary as well. Vice Chairman Bandyke then stated that the caveat is that it is temporary. Ms. Jackson then asked how long temporary entails. Mr. Mislowsky commented that they are in the process of developing it and that he imagines it would be within the next two or three years but it could be five or ten years. Vice Chairman Bandyke then questioned whether the property owners intend to maintain the fence in good order during that period to which Mr. Mislowsky responded yes. Additionally, Vice Chairman Bandyke asked if it is going to be stained just like the picture shows to which Mr. Mislowsky responded yes, just like the picture shows.

Vice Chairman Bandyke then called for any additional questions or discussion from the Board. Hearing none, he called for a motion.

Mr. Serafin moved to grant a Certificate of Appropriateness to BAR-13-578 for site plan improvements as shown with the fence running to the rear of the property North-South and then towards the West meeting up with 326 N. Cameron. The fence is to be temporary and maintained for the duration. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 3-0-1 (Rockwood abstained)

Chairman Rockwood then resumed the meeting.

BAR-13-586 Request of Shandin Property, LLC, for a Certificate of Appropriateness to remove aluminum siding and to replace front steps at the property located at 525 S. Braddock Street (*Map Number 192-01-T-6-01*) zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay.

Alec Bouldin, Shandin Properties, explained the project to the Board and advised that the aluminum siding has already been removed and the painting has been done.

Chairman Rockwood asked if the stoop that is to be built is going to be the same dimensions as the one that is there to which Mr. Bouldin responded yes. Mr. Bandyke asked if applicant is going to reuse the existing railing system to which Mr. Bouldin responded that he does plan to reuse it unless it gets destroyed during the demolition of the stoop then it would be replaced with black wrought iron like it is now.

Chairman Rockwood then asked if the dimensions and proportions of the new stoop will be identical to which Mr. Bouldin responded yes and that he will add the brick as shown on the sample card. Chairman Rockwood asked if it is a full brick or a veneer to which Mr. Bouldin responded that it is a full brick.

Chairman Rockwood called for additional questions or comments from the Board. Hearing none, he called for a motion.

Mr. Bandyke moved to grant a Certificate of Appropriateness to BAR-13-586 to remove the aluminum siding and replace it with wood siding; replace the front steps with brick, as submitted; and reuse the existing black wrought iron railing. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

BAR-13-587 Request of Iris, LLC, for a Certificate of Appropriateness to construct a new two (2) story, two (2) bedroom addition to the property at 308 W. Boscawen Street (*Map Number 172-01-D-20-01*) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Chairman Rockwood stated that Larry Belkin, representative for the architect, is present. Chairman Rockwood then called for discussion from the Board.

Mr. Bandyke then asked if all of the trim boards are wood to which Mr. Belkin responded yes they are. Mr. Bandyke then asked if they are planning to use half round aluminum gutter and if the porch columns are going to be square as indicated to which Mr. Belkin stated that he assumes.

Chairman Rockwood then stated that in regard to the design, this is not on the street but it is technically visible, there are two elevations that are weird and have very minimal window openings with the left side elevation only having one window.

Discussion among the Board was rendered as it relates to the composition of the deck, doors, windows, trim, posts, and roof. Additionally, Mr. Serafin stated that the siding and trim are not drawn properly and that the drawing should be correct.

Chairman Rockwood stated that he feels as though this should be tabled and have the applicant and the architect appear to explain in more detail.

Chairman Rockwood called for a motion.

Mr. Serafin moved to table BAR-13-587 and requested the following:

- Siding and trim are to be called out and drawn to scale as intended
- The alley-facing porch needs more definition as far as material, i.e., ceiling material for the porch
- Cut sheets for doors and windows indicating units to be used – must be wood doors and trim
- Material listing and description to be used for the posts on the back
- A cover over the door on the right side elevation indicated by TT is recommended

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

BAR-13-595 Request of Bill Wiley, Harman Construction, Inc., for a Certificate of Appropriateness for a conceptual plan for new construction at the properties located at 10 E. Leicester Street (*Map Number 193-01-J-15-01*) zoned Residential Business (RB-1) with Historic Winchester (HW) District overlay and 412 S. Loudoun Street (*Map Number 193-01-J-2-01*) zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay.

Mr. Wiley explained the project as it relates to the site plan. He stated that there are three units that face East Leicester and three units to the rear of the property on the North side and a duplex on the West side facing Loudoun Street. He added that he wants to specifically address the areas with the duplex that face East as well as the side elevation which is the North-facing direction. He noted that this is a conceptual layout but that he wanted to address the Board to receive any comments and answer any questions they may have.

Mr. Bandyke asked if the barn that is on the property is part of this project to which Mr. Wiley stated that it is and it will be part of the demolition. Mr. Bandyke then asked if there is anything else to come down. Mr. Wiley responded that the barn is less than 75 years old and that there should not be anything else to come down. Mr. Wiley then added that there is an existing retaining wall that will need to be replaced and run further South on the property.

Mr. Serafin then asked about Unit 1 which is the end unit. Mr. Wiley stated that that is correct because they are going to face the units with access off of the alley. He added that based upon the surrounding houses, they are trying to make the features similar. Colors have not been called out because we are just in the conceptual stages.

Chairman Rockwood then asked if the three end units, 4, 5, and 6, will have enclosed parking. Mr. Wiley stated that that is correct and that they will access the property along the public right-of-way along Leicester and it will be an L-shaped parking area to access those back units.

Mr. Serafin then stated that Unit 1 is showing a hip roof building but the other pieces of Unit 1 are showing gable roof building. He then stated that there is a sheet with a single elevation and asked if that is the duplex. Mr. Wiley stated that the duplex page states Stoneridge Development Duplex for clarification. This is to help with the sequencing and all of them will be separate plans. Mr. Wiley added that A201 Stoneridge Development Duplex is the duplex that will face Loudoun Street. Mr. Serafin then stated that that is the Loudoun Street elevation to which Mr. Wiley responded that is correct.

Mr. Bandyke then asked if the entrances to all of them are from Leicester and if Units 1, 2, 3, 4, 5, and 6 will be accessed from the cut to which Mr. Wiley stated that is correct. Mr. Bandyke then asked if Units 4, 5, and 6 will have off-street parking to which Mr. Wiley responded that they will they have a garage. Mr. Bandyke then stated that Units 1, 2, and 3 also have garages to which Mr. Wiley responded yes. Mr. Bandyke then stated that Units 1, 2, and 3 will have decks off the back and questioned if they are elevated decks or if they are ground-level. Mr. Wiley advised that they can be elevated but that they are still going through the site plan and it has not definitely decided yet. Mr. Bandyke then asked if they are anticipating anything on the back of Units 4, 5, and 6 to which Mr. Wiley stated possibly. Mr. Bandyke then asked if it is all hardy planks with brick veneer on the side to which Mr. Wiley stated that it will be brick on the front and hardy plank on the side.

Mr. Wiley discussed the door feature that is being added to Unit 1. Mr. Bandyke then asked if this is the side that will have the hardy plank to which Mr. Wiley responded yes. Mr. Bandyke then asked if there has been any discussion about using metal for the roof instead of asphalt shingles to which M. Wiley stated no.

Chairman Rockwood stated that there will be hardy plank on the South side of Units 1, 2, and 3 and brick on the side. Mr. Wiley stated that is correct. Chairman Rockwood then commented that Unit 1 will actually have two doors, one on Leicester Street and one off the alley. He then asked if there is a reason that they decided to side the Leicester Street side with hardy plank and the brick veneer on the side. Mr. Wiley stated that it is what they matched up with what is there. He then added that he took pictures of the units off Loudoun Street and went back to the designer and advised him that this is what we have in the neighborhood so they tried to characterize the neighborhood and have it fit in accordingly.

Chairman Rockwood then asked if it can all be done in hardy plank or all in brick. Mr. Wiley stated that it is a conversation piece to which Chairman Rockwood advised that that is the one thing that he does not like because he has never been persuaded by a single brick wall. Mr. Bandyke stated that the more brick that can be used on the public side on Leicester Street, the better. Mr. Bandyke then added that if the Board approved hardy plank on the front of the house it would be a first and that he believes that brick would be a better choice, even on the back side of the houses.

Mr. Serafin stated that one thing he sees that is out of character to the neighborhood is the garage door right next to the front door. He added that this is not something that he thinks of when he thinks of the historic district, rather he said that he thinks of it more of a suburban feature. He said that it is disturbing. Ms. Jackson said that maybe it is the style that is shown because that is not the final selection. Chairman Rockwood said that he thinks that a garage door is a problematic design feature and that it is hard to make them look good. Mr. Wiley responded that they did try to put items in that would dress it up. Chairman Rockwood said that the problem is that the dimensions that they have to be to get a car inside make them disproportionate to the rest of the house.

Chairman Rockwood then asked if anyone has a problem with the general arrangement on the lot and the proposed access points. He added that the footprint and scale are acceptable.

Mr. Serafin stated that the elevations need to be simplified and that the shutters are the wrong size because they are not proportional to the windows. Mr. Bandyke said that these are seen in Leesburg but here they are going to stick out. He added that they look good on paper but they are a stark contrast to what is there. Mr. Serafin then added that he would like to see less contrast. Ms. Jackson said that they could get less contrast with brick and the exterior color selection. Mr. Serafin suggested that Mr. Wiley take a look at turn-of-the-century row houses and pick up details from them because he believes that they would work better in the city and get a little further away from the suburban look.

Mr. Grisdale then stated that there has been a lot of discussion about the six units in the back but there has not been a lot of discussion about the unit in the front facing South Loudoun Street and asked if the Board was generally comfortable with that or if there were any questions about the duplex unit. Chairman Rockwood stated that he was unclear if that was part of it but it is more in keeping with others on the street.

Mr. Serafin recommended using half round aluminum gutter rather than the OG because it makes it fit in better.

Mr. Wiley then offered clarification stating that there are actually two units on the East elevation, one unit in the front faces Loudoun Street and the rear unit which is referred to as Unit 2.

Chairman Rockwood thanked Mr. Wiley and stated that they will see him again.

BAR-13-598 Request of Andrew Durand for a Certificate of Appropriateness to replace windows/sashes at the property located at 412 N. Loudoun Street (*Map Number 173-01-L-6-6A-01*) zoned High Density Residential (HR) District with Historic Winchester (HW) District overlay.

Chairman Rockwood stated that what he understands is that Mr. Durand plans to replace only the sashes and keep the original trim and is replicating the original window. Chairman Rockwood then asked if they are wood-clad windows like the ones being using on the Taylor Hotel to which Mr. Durand answered yes. He then asked if the applicant is planning to replace all of the

windows to which Mr. Durand responded that the windows to be replaced are actually for the historic structure, the brick part.

Mr. Bandyke asked if the windows that the applicant is planning to replace are all in the front and side and in the brick portion to which Mr. Durand responded yes. Chairman Rockwood then asked if they are going to be a two over two windows to which Mr. Durand responded yes, they are a double-hung window. Mr. Bandyke asked if they are simulated divided lights. Mr. Durand stated that he plans to choose the bead muntin which is what is on the property now. It will replicate what he has now.

Mr. Serafin asked what the windows are clad with to which Mr. Durand responded that they are aluminum-clad to match the color of the trim. Chairman Rockwood then asked if there is an external muntin to which Mr. Durand responded that there is an external and internal muntin.

Mr. Bandyke then asked what the exterior surface of the windows is made out of to which Mr. Durand responded that they will be a wood window with aluminum facing to protect the window but it is made to look like wood. Mr. Bandyke stated that the only problem is that they are aluminum and unfortunately aluminum and vinyl are not allowed in the historic district. Chairman Rockwood asked if he can get a similar window with a wood frame. Ms. Jackson stated that the literature does say that they come in wood. Mr. Durand stated that he is concerned about the quality of the all wood window. Mr. Serafin stated that if they are maintained they can have a longer life. Chairman Rockwood stated that the five (5) windows in front should be wood but you can use clad on the side elevation. Mr. Bandyke stated that Mr. Durand could use a poly-crown, baked on finish.

Chairman Rockwood called for further discussion. Hearing none, he called for a motion.

Mr. Serafin moved to grant a Certificate of Appropriateness to BAR-13-598 to replace sashes, the sashes on the front of the building with all wood sashes and the replacements on the side and back can be the aluminum-clad. Colors are to match. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 4-0.

BAR-13-599 Request of Pifer Construction, Inc., on behalf of 31, LLC, for a Certificate of Appropriateness for exterior changes, windows and a door at the property located at 31 E. Piccadilly Street (*Map Number 173-01-O-22-01*) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Courtlin Pifer, Pifer Construction, stated that the changes they are requesting are to the West elevation, front, second story windows and door and the change of a window on the rear elevation, first floor. He advised that the double door was shifted slightly to the front.

Mr. Serafin stated that on the South elevation the window was shifted over and got a little smaller to which Mr. Pifer stated yes. Chairman Rockwood clarified stating that the window was shifted slightly from right to left in the rear. Mr. Pifer stated that the new windows will be very close to what is there now.

Chairman Rockwood called for additional questions or comments from the Board. Hearing none, he called for a motion.

Mr. Serafin asked if there is any way of having the new window align with the one in the gable to which Mr. Pifer no because it is a studio apartment and they are limited on what they can do there. He then asked about the South elevation and if that window could be moved over a little to make it look a little better to which Mr. Pifer stated that there are some issues with that because it is the original and it is close to the side.

Chairman Rockwood again called for a motion.

Mr. Serfin moved to grant a Certificate of Appropriateness to BAR-13-599 as submitted using the specification sheet and color selection presented. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

OLD BUSINESS:

BAR-13-462 Request of Tom Anderson, on behalf of Winchester Capital Group, Inc., for a Certificate of Appropriateness to construct a roof over the side door at the property located at 525 Amherst Street (*Map Number 172-01-7-B-01*) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Chairman Rockwood noted that the applicant has submitted a scale drawing of the roof and that it is a shed roof. He then asked what type of material is going to be used for the interior ceiling of the roof. Ms. Jackson stated that it looks to be bead board to which Mr. Butler stated yes, bead board, to dress it up a little.

Chairman Rockwood then stated that the Board was concerned about how the posts were going to be attached/secured. Mr. Anderson showed the Board a brace that will be used. He advised that the brace will not be seen because it will be in the footer, below grade, and the post will be attached on top of it.

Mr. Bandyke then asked about the size of the posts and whether they are going to be 4" x 6" posts. He also asked if they are going to be pressure treated and if they are going to be wrapped or painted. Mr. Anderson stated that he plans to paint them white. Mr. Bandyke expressed concern about the roughness of the pressure treated posts and he asked if they could use a router to take the edge off a little to which Mr. Anderson stated that they could do that. Mr. Serafin stated that they could chamfer the edge.

Ms. Jackson asked what type of material they plan to use on the roof. Chairman Rockwood asked if it is going to be metal to which Mr. Butler stated yes it will be metal. Mr. Serafin asked about the size of the fascia to which Mr. Anderson responded that it will be 1 x 8. Mr. Serafin then asked if they planned to use half round gutter to match to which Mr. Anderson stated yes.

Chairman Rockwood called for additional comments or questions from the Board. Hearing none, he called for a motion.

Mr. Bandyke reiterated that pressure treated when it is painted still looks like pressure treated wood. He asked that the applicant dress up the edges with a bevel or something.

Chairman Rockwood once again called for a motion.

Mr. Serafin moved to grant a Certificate of Appropriateness to BAR-13-462 with the following:

- 1 x 8 fascia on sides of the roof cover
- 1 x 6 on the trim at the eave behind the gutter
- Bead board for the ceiling
- Everything to be wood and painted
- Chamfered edges on the 4 x 6 posts

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

BAR-13-499 Request of John P. Chesson, MD, for a Certificate of Appropriateness to construct a shed, install a condenser surround, gate, and a gated enclosure at the property located at 101 W. Cork Street (*Map Number 192-01-Q-1-01*) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Chairman Rockwood asked if there were any updated submissions as requested to which Mr. Grisdale responded no but that he did have some email correspondence with Dr. Chesson who advised that they are not quite ready to get the information back in.

Chairman Rockwood asked if Dr. Chesson has a reasonable timeline and should the Board continue to table this to which Mr. Grisdale stated that he is not sure what Dr. Chesson's timeline is.

No further discussion was rendered.

OTHER DISCUSSION:

Mr. Grisdale addressed the Board stating that we have had a number of applications come up that have been perpetually tabled and he asked if the Board could take a look at the By-Laws between this meeting and the next to perhaps establishing something in the Board's By-Laws that basically say how long something can be tabled before it is considered a withdrawn application or something to that extent. He added that clarifying that procedure would be beneficial to staff when we give guidance to someone in between BAR meetings. Mr. Grisdale added that another area that he has a recommended change to is on page 3, Application Procedures. He stated that the By-Laws refer to an application coming in at least five (5) working days prior to the meeting but our application states that it must be received least ten (10) days before the meeting. He

stated that he would like to recommend the ten (10) days as this would help staff review the application and documentation and allow for time to get the packets together and out to the Board. The Board agreed to this recommended change but Mr. Grisdale advised that since these are official By-Laws, any recommended changes would have to be set out in writing and presented in the form of a motion denoting change in language and voted on by the Board.

Chairman Rockwood stated that each Board member could take a look at the By-Laws between now and the next meeting and come back with any changes.

ADJOURNMENT:

Hearing no other business, the meeting adjourned at 5:28 p.m.