

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, November 20, 2014, at 4:00p.m. in Council Chambers, Roush City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Serafin, Mr. Walker, Mr. Bandyke, Ms. Jackson, Ms. Elgin

ABSENT: None

STAFF: Josh Crump, Carolyn Barrett

VISITORS: Larry Omps, Jim Riley, George Stathopoulos, Glen Burke

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of November 6, 2014. Mr. Walker asked for a correction on page two. Chairman Rockwood called for a motion. Ms. Jackson moved to approve the minutes as corrected. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.

CONSENT AGENDA:

None.

NEW BUSINESS:

BAR 14-689 Request of Jucapa LLC for a Certificate of Appropriateness to repair the windows at the property located at 455 North Loudoun Street.

Mr. Omps spoke about replacing the windows at the property. He said none of the windows are standard and the plan was to change the windows to more efficient and better appearing windows.

Mr. Walker asked about whether there was more wood exposed on the interior or exterior of the windows. Mr. Omps said they were removing the aluminum storm windows and putting back one-over-one windows. Mr. Serafin asked if they were vinyl clad windows. Mr. Omps said the window frames are original, the sashes are vinyl clad and covered with wood. There may be a quarter-inch of vinyl showing.

Chairman Rockwood asked if the existing sashes being replaced are covered with vinyl. Mr. Omps said some of them were. Chairman Rockwood asked if the replacement windows were made out of wood. Mr. Omps said the acrylic coating was approved by the Secretary of the Interior or approved by the BAR for covering Kolbe windows. Chairman Rockwood said he was trying to understand which part of the windows was wood. Mr. Omps pointed out which sections were wood and which were clad.

Mr. Bandyke asked if he was taking the sashes out of the windows and Mr. Omps said yes, they were putting in new insulated sashes.

Chairman Rockwood asked if the existing sashes were wood or vinyl. Mr. Omps said a combination of both. Some were from 1912, some were from other years. Chairman Rockwood asked how many of each were left to be replaced. Mr. Omps said he did not know. Chairman Rockwood asked if a majority to be replaced were wood or vinyl. Mr. Omps said at least 10 had not been replaced and the building had 30 or 40 windows. Mr. Bandyke asked if the ones that had been replaced were similar to the windows depicted composition wise and Mr. Omps said some of them were.

Chairman Rockwood asked if Mr. Omps could tell where the original windows to be replaced were on the building. Mr. Omps said on the south side and two smaller windows in the front of the building. Mr. Serafin said the Kolbe K-Kron coating on windows is like a high-tech automotive paint on windows. It looked like what Mr. Omps was replacing them with was a vinyl cladding which is a different thing. Mr. Omps said what they were doing was covering most of the vinyl with wood to give it a more natural appearance. Chairman Rockwood asked Mr. Omps to identify which windows were currently original wood sashes and which had been replaced previously with vinyl. Mr. Omps pointed out the windows on the drawings.

Mr. Bandyke said that if it is vinyl coated, a vinyl window or any vinyl on it at all, it is not acceptable. If it is K-Kron, which is a wood window with a baked on finish, that is acceptable because it is on wood. It is not vinyl because it is painted on. Mr. Omps has added wood onto the jamb of the window. The window sashes themselves are vinyl on the outside and that is a problem. The windows look better than the storm windows that were on the building but vinyl cannot be allowed. The K-Kron is approved because that is paint. Even though the sashes are hidden behind aluminum screens they are still vinyl. Chairman Rockwood asked if K-Kron windows could be purchased. Mr. Omps said those were about \$1,000 each. The ones he is putting in are \$200.00. Mr. Omps suggested the Historic District be divided up into two tiers. The downtown area could be perfectly historic. Five blocks out could have more latitude. There are many homes that people cannot repair to historical standards because they cannot afford it.

Chairman Rockwood said all they can do is work with applications as they come in. There are properties throughout the district that are sometimes problematic and have been allowed to run down to the extent that it is very expensive to improve them. Throughout the district, there are important historic buildings that they are charged with preserving and the standards are well established. In some cases it is a difficult thing. There are things that would not have been approved if brought before them. The building that Mr. Omps is talking about has several things that had they been presented, they would not have been approved such as the aluminum siding, bump out on the porch, aluminum ceiling on the porch and several windows.

Mr. Walker said he appreciated the care that had been given to trying to make the windows as historic as they can be with the wood trim and removal of aluminum storm windows. Unfortunately, vinyl will never be a historical material. Mr. Bandyke said it is number one on the rules for windows. The only option is a wood window that is a double glazed wood window. They are less than \$1,000.00 and they are not going to be coated like K-Kron windows which means they are a lesser quality which is the last thing needed for a window but unfortunately it has to be wood but it can be coated with anything he wanted.

Mr. Serafin said it would set a precedent that if wood windows could be replaced with vinyl here than why not on the mall or through the historic district. Chairman Rockwood said Mr. Omps could look into alternative windows such as a non-clad window that would require maintenance to keep up but that may be cheaper to install. The price differential might not be as burdensome. Mr. Omps said the difficulty they have is virtually all of them are custom sizes and you cannot just open a catalog and pick them out. He understood the board's position and if they vote it down, he will not take it personally. Chairman Rockwood asked if there was any other discussion by the board. He then called for a motion.

Mr. Bandyke made a motion to deny the request for a Certificate of Appropriateness for **BAR-14-689** because the replacement windows are vinyl. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 6-0.

BAR 14-705 Request of the Religious Society of Friends for a Certificate of Appropriateness to install a storage shed at 203 North Washington Street.

Jim Riley spoke about the shed and its placement on the property. It will be on the side that is not facing the street. It will be for mowing equipment and tools. The shed is pre-made from a dealer by the Apple Blossom Mall. The building is made out of white pine with board and batten styling and stained with a rustic cedar color.

Mr. Bandyke asked if it would be on a gravel or concrete pad. Mr. Riley thought it would be concrete blocks set in the ground and the church would put mulch or other material around it. Chairman Rockwood asked if the door would be on the north side and Mr. Riley said yes.

Mr. Bandyke made a motion to grant a Certificate of Appropriateness for **BAR 14-705** with the following comments:

- That it be a wooden storage building;
- It has a green metal roof;
- Board and batten siding;
- All wood trim;
- Four foot door;
- Set on small block piers or something of that nature;
- No windows.

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 6-0.

BAR 14-707 Request of Nostimon LLC for a Certificate of Appropriateness to replace the roof at 202 East Piccadilly Street.

Mr. Stathopoulos outlined the project and stated that they wanted to replace the roof like-for-like. Mr. Bandyke asked if anything was mentioned about gutters. Mr. Stathopoulos said no. Mr. Bandyke said it looked like it was strapped to the roof and it would need to be rehung and restrapped. He recommended that be checked on. If they are being replaced same-for-same, it would not need to be brought back before the board.

Chairman Rockwood asked if it was a standing seam roof. Mr. Bandyke said it was a true standing seam and instead of a cap on the ridge, it was folded over, that is part of the standing seam. Some metal roofs are capped at the hip or ridge.

Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR-14-707** with the following comments:

- The hip and ridge be a non-cap seam.
- Remaining items as submitted.

Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.

BAR 14-710 Request of GW Development LLC for a Certificate of Appropriateness to apply new trim around entryway and signage for restaurant entrance at 103 East Piccadilly Street.

Mr. Burke spoke about the rebranding of the Dancing Goat Restaurant and the plans for the entryway and signage of the restaurant to fit more into the feel of the old town area.

Mr. Bandyke asked if anything was going to be put on the top of the columns. He also asked about the lighting for the sign. Mr. Burke said there were two flood lights in the planters that are aimed at the signs. The board members asked questions pertaining to the size and material of the lettering for the new signs.

Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-710** as described below:

- Change the two brick pilasters on either side of the entrance to a two foot higher elevation with a concrete or stone cap and allowances for either a concrete or metal pot or some sort of container on top if desired or need be.
- The door entrance will be flanked by two wood fluted columns with plinths and capitals
- The half round signage will be changed to "Food and Spirits" and will be applied metal letters.
- The name of the restaurant will be changed to "George's" and that signage will be above the "Food and Spirits" awning which will be depicted as submitted.
- The sign for George's Restaurant will have a metal bracket painted black and signage as submitted.
- The Half Note Lounge on the Piccadilly side will have a similar metal bracket with the same signage as submitted.
- Current lighting is not to be changed.
- Menu board is to be made out of wood with a glass or plastic door.

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.

OLD BUSINESS:

None.

DISCUSSION:

Mr. Bandyke made a motion to adopt the meeting calendar for 2015. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.

Mr. Serafin asked about doing a press release about windows or having a discussion to educate the public on the Historical District standards. Mr. Crump said postcards were going to be sent out in May to residents and businesses in the district as it was done last year.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 5:24pm.