

BOARD OF ARCHITECTURAL REVIEW

The Board of Architectural Review held its regularly scheduled meeting on Thursday, August 1, 2013, at 4:00 p.m. in Council Chambers, Rouss City Hall, 15 N. Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Tom Rockwood, Tim Bandyke, Patricia Jackson, Kevin Walker, Peter Serafin

ABSENT: None

STAFF: Aaron Grisdale, Nasser Rahimzadeh, Catherine Clayton

VISITORS: Laura Ours, Mark McKee, Aginaldo DeSouza

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of July 18, 2013. 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, 4-0-1 with Chairman Rockwood abstaining.

CONSENT AGENDA:

None.

PUBLIC HEARING:

None.

NEW BUSINESS:

BAR-13-390 Request of Virginia National Bank for a certificate of appropriateness for an ATM, drive-thru and wall-mounted sign at the property located at 186 N. Loudoun Street (*Map Number 173-02-A-T-01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Walker abstained from this case. Ms. Ours, representative of applicant, asked if the Board had any questions of her as it relates to the scope of the project. Chairman Rockwood stated that this is straight-forward application and as such, we can go to questions of the Board. Mr. Bandyke asked about the back-lighting of the new lights. Ms. Ours explained that there are three existing recessed lights there that will be repaired or replaced because they are not currently in working order. He then asked about the depository and whether it will remain. Ms. Ours stated that that depository is on the front and that it is not currently in use and that it will stay. Mr. Serafin then asked if the sign at the drive-up is going to be lit to which Ms. Ours advised that

there is an option for it but it will not be backlit since it is not allowed in the Historic District. Additionally, she stated that are other lights in the drive-thru area that will continue to be in use.

With nothing further, Chairman Rockwood called for a motion. Mr. Bandyke moved to grant a certificate of appropriateness to BAR-13-390 for the relocation of the walk-up ATM and the existing ATM being lit by existing lighting with no back lighting on either. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

BAR-13-391 Request of Reader & Swartz Architects for a certificate of appropriateness to finish windows, doors and exterior lighting at the property located at 19 W. Cork Street (*Map Number 193-01-F-23-A-01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Walker abstained. Ms. Ours, representative of the applicant, explained the scope of this phase of the project. Chairman Rockwood asked how many roof lights they intend to have to which Ms. Ours stated that there will be four and they will be black. Additionally, the light on the back will be black.

Mr. Serafin asked if the lights are drawn to scale. Ms. Ours stated that they will have a 10” dome. Chairman Rockwood asked about the roof dome lights. Ms. Ours stated that there will be four pole lights with only one light on each pole and that they will be facing in to the roof area. She also added that they are LEDs and they are dimmable. Mr. Bandyke asked if they would only be turned on when someone is there or will they be on all of the time. Ms. Ours stated that it is her belief that they will only be used when the museum is having functions up there. Mr. Bandyke stated that he is concerned about the adjoining property owners complaining about the light. Ms. Jackson asked about the capacity to dim the lights. Ms. Ours explained that the lights are not a “super high power light” and they have a range of 10% to 100% but she is not sure as to the relationship with the neighbor. Chairman Rockwood reiterated that they appear to be focused down in to the roof area to which Ms. Ours stated yes. Ms. Jackson then asked if they are stationery to which Ms. Ours stated that there is a little tilt but only in the roof area.

With nothing further, Chairman Rockwood called for a motion. Mr. Serafin moved to grant a certificate of appropriateness to BAR-13-391 as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

OLD BUSINESS:

BAR-13-332 Request of Mark McKee, Kee Construction Services, on behalf of Chad M. Lewis, for a certificate of appropriateness to construct a covered patio at the property located at 217 S. Washington Street (*Map Number 192-01-L-06-01*), zoned Medium Density Residential (MR) District with Historic Winchester (HW) District overlay.

Mr. McKee explained to the Board the scope of the project and changes made to the plan. In the original plans we had a 6 x 6 support post with aluminum wrap around it but as you see in the

change documents, you will see another product that is a 14,000 pound weight ratio pole that is flared so that it can be cut to the appropriate length. Chairman Rockwood states that the drawing he has does not indicate a taper to which the applicant stated that there is only a slight taper so that the bottom can be cut and not the top. Chairman Rockwood further asked what the columns are made of. Mr. McKee stated that they are of Dura cast construction. Mr. Serafin stated that it appears that there will not be much cut off of the bottom since they come in different lengths to which Mr. McKee stated that they will basically just be trimming to size.

Chairman Rockwood stated that the outlines of the pediment will be wood and the interior is the EFIS. Mr. McKee stated that they will match. Chairman Rockwood then asked how far on the back does it stick out to which the applicants stated about 10 feet.

Mr. Walker then asked if they were planning to have a shingle roof to match the building to which Mr. McKee stated yes. Mr. McKee also advised that they are planning to use a perimeter beam on the roof. Mr. Walker asked if they intend to wrap the beam with the finish board to which Mr. McKee stated that they plan to paint the beam and stain the bead board.

With no further questions, Chairman Rockwood called for a motion. Mr. Bandyke moved to grant a certificate of appropriateness to BAR-13-332 as submitted with the following comments:

- All wood materials
- Dura cast columns
- Gables to match dormer finish
- Interior stain – Calvary color
- Columns painted
- ½ round gutter to match

Ms. Jackson seconded the motion. Voice was taken and the motion passed 5-0.

BAR-13-366 Request of Agnaldo Silva De Souza, for a certificate of appropriateness to replace the front porch steps at the property located at 402 N. Loudoun Street (*Map Number 173-01-L-01-01*), zoned High Density Residential (HR) District with Historic Winchester (HW) District overlay.

Chairman Rockwood stated that it appears that applicant does agree to do the painting and work as requested. Mr. Serafin stated that the only question he has is whether the applicant is going to remove the railing or paint it to match the porch. The applicant advised that it will match the porch. Mr. Walker questioned whether the stairs will be tongue-and-groove, ¾ material to which the applicant stated that they will be solid and painted to match the porch. Mr. Bandyke asked if the porch floor is yellow pine tongue-and-groove and is to be painted the porch gray color.

With nothing further, Chairman Rockwood called for a motion. Mr. Serafin moved to grant a certificate of appropriateness to BAR-13-366 as submitted but emphasizing to the applicant that the railing must match the existing porch and all of the wood be painted. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 5-0.

BAR-13-367 Request of Mark McKee, Kee Construction Services, on behalf of Grace Evangelical Lutheran Church, for a certificate of appropriateness to replace windows at the property located at 26 W. Boscawen Street (*Map Number 193-01-A-06-01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Chairman Rockwood asked if this is to be a replacement of six (6) windows. Mr. McKee stated that they are currently just replacing three (3) in the nursery area (upper floor) and then the bottom three (3). Mr. Serafin stated that the Board originally had concerns about the proposed replacement windows. Chairman Rockwood stated that the issue was the use of vinyl windows. Mr. Serafin further stated that the additional concern was whether the stained glass windows were a part of the character of the structure. Applicant stated that it is not cost-effective to repair the stained glass windows. Chairman Rockwood stated that he has seen the back of the building and that the stained glass windows do not seem to be an integral part of the building.

Mr. Serafin stated that part of the objection to the original submittal was that the true divided lights of the suggested window looked a little thin and they were between the panes of glass.

Chairman Rockwood stated that ordinarily the Board does not approve aluminum or vinyl-clad windows on public façades in the district however, it is in the rear and not too easily seen by the public. Mr. Bandyke stated that the fact that they had clad windows elsewhere that are more visible than these from the alley but that is what leads me to lean more toward the aluminum.

Mr. Walker then asked if this request is for six (6) windows now with additional ones at a later time. The applicant stated that the request is for the top three (3) and the bottom three (3) with the potential of more at a later time. Mr. Serafin then asked what cladding color will be used to which the applicant stated that the cladding will be white.

With no further questions, Chairman Rockwood called for a motion. Mr. Walker moved to grant a certificate of appropriateness to BAR-13-367 as submitted with the following comments:

- Windows are to be aluminum clad
- One-over-One light window
- White exterior paint finish

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 5-0.

BAR-13-373 Request of Packham's Home Improvements, LLC, on behalf of the Snow White Grill, for a certificate of appropriateness for a new roof at the property located at 159 N. Loudoun Street (*Map Number 173-01-F-19-01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Grisdale clarified the scope of this project and stated that applicant will only be replacing the top roof and the rear roof and that it will not alter the lower fake façade. The applicant will be using standing seam roofing in Gallery Blue to match the existing lower roof that is blue.

Mr. Serafin stated that there was some discussion about the standing seam appearing wavy and not flat. Chairman Rockwood then asked if the applicant indicated which pattern they are going to go with the roofing. He then added that any of the three (3) Advantage Lok on the left of their information sheet seem to be appropriate.

With nothing further, Chairman Rockwood called for a motion. Mr. Bandyke moved to grant a certificate of appropriateness to BAR-13-373 with the following comments:

- Color is to be Gallery Blue
- Pattern of standing seam roofing – applicant can choose one (1) of the following three (3)
 - Advantage Lok
 - Advantage Lok II
 - SL150

Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 5-0.

OTHER DISCUSSION:

Mr. Grisdale introduced Nasser Rahimzadeh to the Board as the new Deputy Director of Zoning and Inspections. The Board welcomed him and stated that they look forward to working with him.

Mr. Serafin stated that he would like to make a point of clarification in that other historic districts have accepted aluminum clad windows; Colby finish; with a simulated divided light. We could use this as a point of reference in the future. Chairman Rockwood stated that there is no perfect solution.

ADJOURN:

With no further business, the meeting adjourned at 5:05 p.m.