

**BOARD OF ARCHITECTURAL REVIEW  
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, April 17, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia

**POINTS OF ORDER:**

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

**ABSENT:** None

**STAFF:** Will Moore, Nasser Rahimzadeh, Carolyn Barrett

**VISITORS:** Stephen Pettler, Brian Pellatt, Christian Schweiger, Eric Lowman, John Barker, Steve Muscarella, Tim Machado, Tom Frerotte, Joy Frerotte, Sandra Bosley

**APPROVAL OF MINUTES:**

Chairman Rockwood called for additions or corrections to the minutes of April 3, 2014.

*Mr. Bandyke moved to approve the minutes as presented. Mr. Walker seconded the motion. The motion passed 5-0.*

**CONSENT AGENDA:**

None.

**PUBLIC HEARINGS:**

None.

**NEW BUSINESS:**

**BAR-14-201** Request of Bonnie Blue Partners, LC for a Certificate of Appropriateness for exterior elements including tables, planters, display racks and smokers at 334 West Boscawen Street.

Stephen Pettler presented background information and the plan for outdoor elements at the business. Chairman Rockwood asked if Mr. Diem, the previous zoning administrator, had approved the color scheme verbally but there was nothing in writing. Mr. Pettler said they had previously had an application in that had to do with paint and signage on the building, but they did not have any information as to what was in the file.

Chairman Rockwood asked Mr. Moore if there was anything they needed to approve on the location of the exterior elements since the business was not on the mall. Mr. Moore said it was the materials and design of the various elements that required consideration. Location will be dictated by a related site plan.

Chairman Rockwood asked the Board if they had any concerns or comments.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-201** as submitted, to include approval of the existing paint colors. Ms. Jackson seconded the motion. The motion passed 5-0.*

**BAR-14-215** Request of Oakcrest Properties, LLC for a Certificate of Appropriateness for a new two-family dwelling at 314 South Kent Street.

Eric Lowman of Oakcrest Properties presented the plans for a new residential dwelling. They had submitted the plans previously and received approval but had to delay the project due to economic conditions. The new submittal is identical in design except that there is updated product information.

Chairman Rockwood noted that the siding was different from the HardiPlank siding previously submitted. Mr. Lowman explained that they are now proposing an engineered wood product that is easier to install and has a substantial warranty. Chairman Rockwood asked if the gable material was the same and Mr. Lowman said yes. Chairman Rockwood asked how the product was made and Mr. Lowman explained the process and different finishes. It is available in a primed version with a 10 year warranty on the product, and one and two-coat finished versions with 30 year and 50 warranties, respectively, on the product and finish. They are proposing to use one of the finished versions, likely the one-coat.

The Board asked questions about the look and texture of the different elements being used. Mr. Serafin noted that none of the materials being submitted fit the guidelines established for the Historic District. Mr. Bandyke noted that technically it was a wood product and, even though it was a composite, he would rather see it than HardiPlank. John Barker of Oakcrest Properties stated that he wanted to make it clear that they are not trying to represent this as wood siding, but rather an alternate material. They are using the same material in a construction project in the 600 block of South Kent Street, just outside the boundary of the Historic District.

Mr. Serafin said it was a slippery slope to approve substitute materials and he was worried about using the new product. Chairman Rockwood said that, with new materials, they had very little sense as to how the product will age. He was concerned that new products such as this could eventually result with a simulacrum of a historic district where everything looked freshly painted and new all the time.

Mr. Walker said with new products, you are never sure how it is going to look. With the HardiPlank, it has been used long enough that they know what it looks like as it ages. Mr. Bandyke said it was more of a wood product than the HardiPlank. How it is going to weather or look in 10 years is unknown. It is hard to tell the difference between the two.

Chairman Rockwood said he was curious as to what the Secretary of the Interior and state Department of Historic Resources have to say about the product, if anything. He would personally feel more comfortable if they could get more information. Mr. Bandyke agreed and stated that they could approve the design as submitted except for the material so as to not hold up the project while they waited for more information. Chairman Rockwood asked Mr. Moore if the research could be done and he said yes.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR-14-215** as submitted with the exception of the siding and trim, to be brought back to the next meeting. Ms. Jackson seconded the motion. The motion passed 5-0.*

**BAR-14-216** Request of Steve Muscarella on behalf of Verizon Wireless for a Certificate of Appropriateness for a rooftop telecommunications facility, including 12 panel antennas and an equipment platform, and removal of abandoned equipment at 103 E. Piccadilly Street.

Mr. Muscarella presented the plans for the project. He stated that the abandoned Nextel equipment had already been removed.

Mr. Walker asked if the platform would be anchored to the rooftop. Mr. Muscarella said yes and explained how it would be done. Mr. Bandyke asked if the antennas that were visible now were Nextel equipment. Mr. Muscarella said no, those had been removed several days ago. Where the plans said "slated to be removed or to be removed," it had already been done. Their antennas will blend into the structure and be set back 15 feet from the edge so there would be no shadows on the ground.

Chairman Rockwood noted that there was a canopy structure and asked for a description of the size and materials. Mr. Moore pointed out the elevation detail for the canopy in the plan set. Mr. Muscarella explained the purpose of the canopy structure for safety and protection of equipment while it was being serviced.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-14-216** as submitted. Mr. Bandyke seconded the motion. The motion passed 5-0.*

**BAR-14-217** Request of Chopstick Café, LLC for a Certificate of Appropriateness to repair a shed addition, repair and enclose a two-story porch and construct a new addition at 207 North Kent Street.

Tim Machado of Design Concepts gave a presentation for the addition and renovations to the property. It involves repairs to a shed roof addition at the rear near the railroad tracks, enclosing of a two-story porch, also at the rear, and the new addition extending to the south of the original, Federal-style building. He explained the materials proposed in the design, which include brick piers with cedar posts and brackets along the front elevation, brick with glass block along the south elevation, and brick piers with cement board and batten along the rear elevation.

Chairman Rockwood asked if there were any questions or comments from the board. There was some discussion about the design elements and the use of interior space. Mr. Walker stated he thought the design was very attractive and used historic materials in an interesting way such that it was a new addition not trying to be an old building. Chairman Rockwood stated that he really likes the design and thinks that it will fit in well. Mr. Bandyke stated that he concurs. Mr. Machado thanked the Board for their comments.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-217** as submitted. Mr. Walker seconded the motion. The motion passed 5-0.*

Tom and Joy Frerotte, owners of the property, thanked the Board for their time and consideration.

**OLD BUSINESS:**

None.

**DISCUSSION:**

Mr. Moore stated that staff has been drafting potential amendments to the guidelines for the Historic District that were adopted in 1999. In particular, this would be a proposal for guidelines pertaining to substitute materials. Chairman Rockwood said that he had previously received an email with discussion about substitute materials from Mr. Grisdale and thought that it was a good starting point.

Mr. Moore said it would be helpful for the Board and applicants to have some guidance on the consideration of the use of such materials. He stated that he would likely have a draft for the Board to consider at its next meeting. Once the Board reviewed and edited the draft, it could then be forwarded to Council for consideration to be adopted as part of the Design Guidelines.

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:55pm.