

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
February 5, 2015 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – January 15, 2015

2. CONSENT AGENDA

3. NEW BUSINESS

BAR-15-039 Request of FFC Properties LLC for a Certificate of Appropriateness to replace windows at 716 South Washington Street.

4. OLD BUSINESS

5. OTHER DISCUSSION

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, January 15, 2015, at 4:04p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

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

ABSENT: Vice Chairman Bandyke

STAFF: Josh Crump, Carolyn Barrett

VISITORS: Theodora Hargraves, Brian Fowler

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of December 18, 2014. Hearing none, he called for a motion. Mr. Serafin moved to approve the minutes. Chairman Rockwood seconded the motion. Voice vote was taken and the motion passed 2-0-3. Mr. Walker, Ms. Jackson and Ms. Elgin abstained.

CONSENT AGENDA:

None.

NEW BUSINESS:

BAR-15-001 Request of Theodora Hargraves for a Certificate of Appropriateness to replace windows at 216 South Cameron Street.

Chairman Rockwood asked if the replacement windows were wood. Ms. Hargraves said yes, the current windows were two-over-two. She would be replacing them with something similar in keeping with historical guidelines. Chairman Rockwood asked which windows she would be replacing. Ms. Hargraves said only the original windows would be replaced. The house had been hit by a truck sometime in 1976, prior to her purchasing it. The windows are no longer square and leakage is occurring. It has been causing problems over time. Trying to fix them is no longer feasible.

Mr. Serafin said the only problem he had was there was no model or information for them to look at. Ms. Hargraves said there are several possibilities and she was hoping the Board would give her some options to choose from. Pella has an historical series that she was looking at. She wanted to find out if the general concept of replacing the windows would be approved first before she did more research. It would look as close to the original windows as she could get. Mr. Serafin asked if she could provide the information to staff for approval when she had picked what she was going to use. Ms. Hargraves asked if the Board had a specific list of windows to choose from. The board members said they did not, it was usually a case by case basis.

Chairman Rockwood said that if it was a true wood window and double paned, it would not be a problem as long as the muntins were not the snap-in type and that the two-over-two style was replicated. It should not be wood applied over a composite material. Ms. Hargraves said it would be a wood interior and wood exterior and come as close as possible. Mr. Walker said she could provide the specification sheet for the windows she chose.

Chairman Rockwood asked if the windows were repairable or too far gone. Ms. Hargraves said she has tried to keep up with maintenance but the windows are falling apart. She did not feel that repair was an option anymore. The integrity of the architecture was severely compromised after the house had been hit. Chairman Rockwood said they would be comfortable with a true wood window with divided lights to replicate the windows that she is replacing and those materials and dimensions would have to be approved specifically. She needed to bring a specific window that meets those criteria. Chairman Rockwood said they needed to approve specific materials and designs and then she can confirm that she met those requirements by bringing a specification sheet of the window to staff and they can match it up to what was approved.

Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-15-001** with the caveat:

- That the owner supplies an exact window specification sheet to staff for approval;
- the windows will be wood interior, wood exterior and dual paned as described in the submission;
- the mullion size and configuration will match the existing windows.

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

BAR-15-005 Request of FFC Properties LLC for a Certificate of Appropriateness to replace windows at 716 South Washington Street

Bryan Fowler introduced himself as the owner of the property. Chairman Rockwood said that as he understood it, the LLC purchased the house at foreclosure auction and the existing windows were replaced with vinyl windows. Mr. Fowler said yes, he did not know the property was in the historic district and that approval was needed before work was done.

Mr. Crump showed a PowerPoint presentation including an image from the assessor's office showing awnings on the windows and a Google Streetview that was taken in July 2014 to give the Board an understanding of what was there before. It was his understanding that there are no original windows left.

Mr. Fowler said the old windows were failing, did not work properly and were outdated. Had he known approval was required ahead of time, he would have done so. He requested an exception to the rule because they were vinyl windows. He said he included pictures of other properties in his application because when you are in the area and you look around, you cannot tell you are in the Historic District. Some houses have wood windows, some were vinyl and some had a mixture. He put windows in that were similar in style and material of other houses. Chairman Rockwood asked if, after the property was purchased, was any work done that required a building permit on the property. Mr. Fowler said no, all they did was replace the windows and kitchen cabinets. Chairman Rockwood asked if any inquiry was made with the City planning department as to any zoning or other restrictions that might apply to the property. Mr. Fowler said no. Chairman Rockwood asked if he was aware that Winchester had a

Historic District and noted that there are signs as you come into town. Mr. Fowler said he bought the house on the courthouse steps. He did not realize it and did not think about it. He has bought houses in other areas and usually tax records and other listings will say "historical house." The documents he received did not say that. Chairman Rockwood said the District is a geographical boundary and within the District there are houses of varying degrees of historical value but they are subject to the regulations that are applicable to those structures within the district.

Chairman Rockwood said there are several issues. There are some two-over-twos that have been replaced with six-over-sixes. The guidelines are specific about using original materials, saving original materials if possible, replacing with like-for-like if the window cannot be saved and that the style of the original window should be preserved in any replacements. Chairman Rockwood recognized that the property had been added to over the years and various styles of windows had been put in. The right approach would be to do rigorous research on the history of the house and then attempt to honor that rather than make an arbitrary decision to make everything six-over-six just because that is easiest or most familiar. Mr. Fowler said most people want all the windows to match and that was the idea, not to intentionally get rid of them.

Chairman Rockwood said that the Board policy has been pretty consistently applied in the Historic District. If there is a wood window that is being replaced, it is going to be replaced with a wooden window. This is an issue that they see with some regularity. There was a similar case just before Mr. Fowler's. It puts the Board in a difficult position because if he had come before them in advance it would not be an issue. Now he is in front of the Board to ask forgiveness rather than permission. Mr. Fowler said he assumed that because some of the windows were already vinyl, it was okay to put vinyl in the rest of the house. When you walk around the neighborhood and look at the pictures of other houses, you see vinyl windows. Chairman Rockwood said that what Mr. Fowler was essentially asking was for the Board to disregard the guidelines under which they operate and give everybody free rein just because someone down the street 25 years ago, before the Board existed, put in vinyl or aluminum windows. Mr. Fowler said he was asking for an exception since the work was already done and it would cost another \$12,000 to change them.

Mr. Serafin made a motion to deny a Certificate of Appropriateness for **BAR-15-005** for the following reason:

- The windows are inappropriate for use in the Historic District.

Mr. Walker seconded the motion.

Chairman Rockwood asked if there was any discussion. He said that the guidelines that they have call for using materials that are historical in nature. Wood windows are replaced with wood. It is a very consistent policy in repairing historic windows. Unfortunately, there have been a number of circumstances where people have either disregarded or in ignorance have gone ahead and put in the wrong windows and it puts the owner and the Board in an unpleasant position. Mr. Fowler asked why the house had been singled out among all the others. Chairman Rockwood noted that Mr. Fowler had taken pictures of many houses all over the District and to his knowledge the Board had never approved vinyl replacement windows in an old house. They have approved like-for-like and approved new construction and even there they do not allow vinyl windows. Windows being installed over the course of time in the City sometimes without approval or before the Board of Architectural Review existed is not a sufficient argument. They have never held it to be a sufficient argument to go out and point to

some other house and say "Because they have done it, I must be allowed to do it." The only property they have before them is Mr. Fowler's property and the only windows are his windows. Mr. Fowler said he was just curious as to why his house was picked out. Mr. Serafin said if it was a historic house that had vinyl windows installed 30 years ago, they could have been replaced with vinyl windows if they were doing like-for-like. They don't deny people can upgrade non-historic features but they encourage people to use historic materials.

Voice vote was taken and the motion to deny passed 5-0.

Mr. Fowler had a brief discussion with Mr. Crump about what to do next in order to fix the situation.

OLD BUSINESS:

BAR-14-758 Request of John and Beth Elgin for a Certificate of Appropriateness to build a side porch addition at 446 North Braddock Street.

Ms. Elgin described the project to put a small porch on the side of the house. Chairman Rockwood asked if the columns were going to be tapered. Mr. Serafin asked what the handrails and guard rails were going to be like. Ms. Elgin said they would match the front porch. Mr. Serafin asked if the gutters would be half round and Ms. Elgin replied yes. Mr. Walker asked if the roof would be painted black or green and Ms. Elgin said it would be painted to match the front.

Mr. Walker made a motion to grant a Certificate of Appropriateness for **BAR-14-758** with the following conditions:

- The metal roof be painted black;
- gutters be half round with round downspouts;
- guard rail to be wood with turned balusters to match the front;
- and the handrail be styled to match.

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

DISCUSSION:

Mr. Crump said he had attended the Old Town Development Board meeting and there was discussion about outdoor vestibules. Their design committee reviewed the proposal Mr. Warren had and spoke with him about it. They had concerns about the temporary nature, how it would be secured, materials, etc. They decided to not recommend approval for the vestibule. They want to look at vestibules along with the outdoor dining policy and will review it later in the year. Mr. Warren said he wanted to keep his BAR application tabled until a policy has been decided. There was further discussion about having vestibules on the mall and what they might be made of.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:49pm.



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Web: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:

(703) 967-1161 Telephone
D Fowler e fproperties.com E-mail address

FFC Properties, LLC / Dan Fowler Applicant
17090 Quail Creek Circle Street Address
Hamilton, VA 20158 City / State / Zip

[Signature] Property Owner's Signature
(703) 967-1161 Telephone
D Fowler e fproperties.com E-mail address

FFC Properties, LLC Property Owner (Name as appears in Land Records)
17090 Quail Creek Circle Street Address
Hamilton, VA 20158 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 716 South Washington Street Use: Residential
 Zoning: _____ (HW) Year Constructed: 1865 Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input checked="" type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

*****SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*****

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) 2/5/15

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

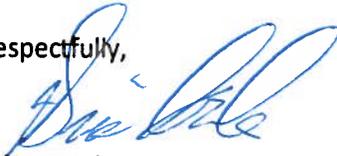
01/23/15

Attention: Board of Architechtrual Review

Re: 716 South Washington St

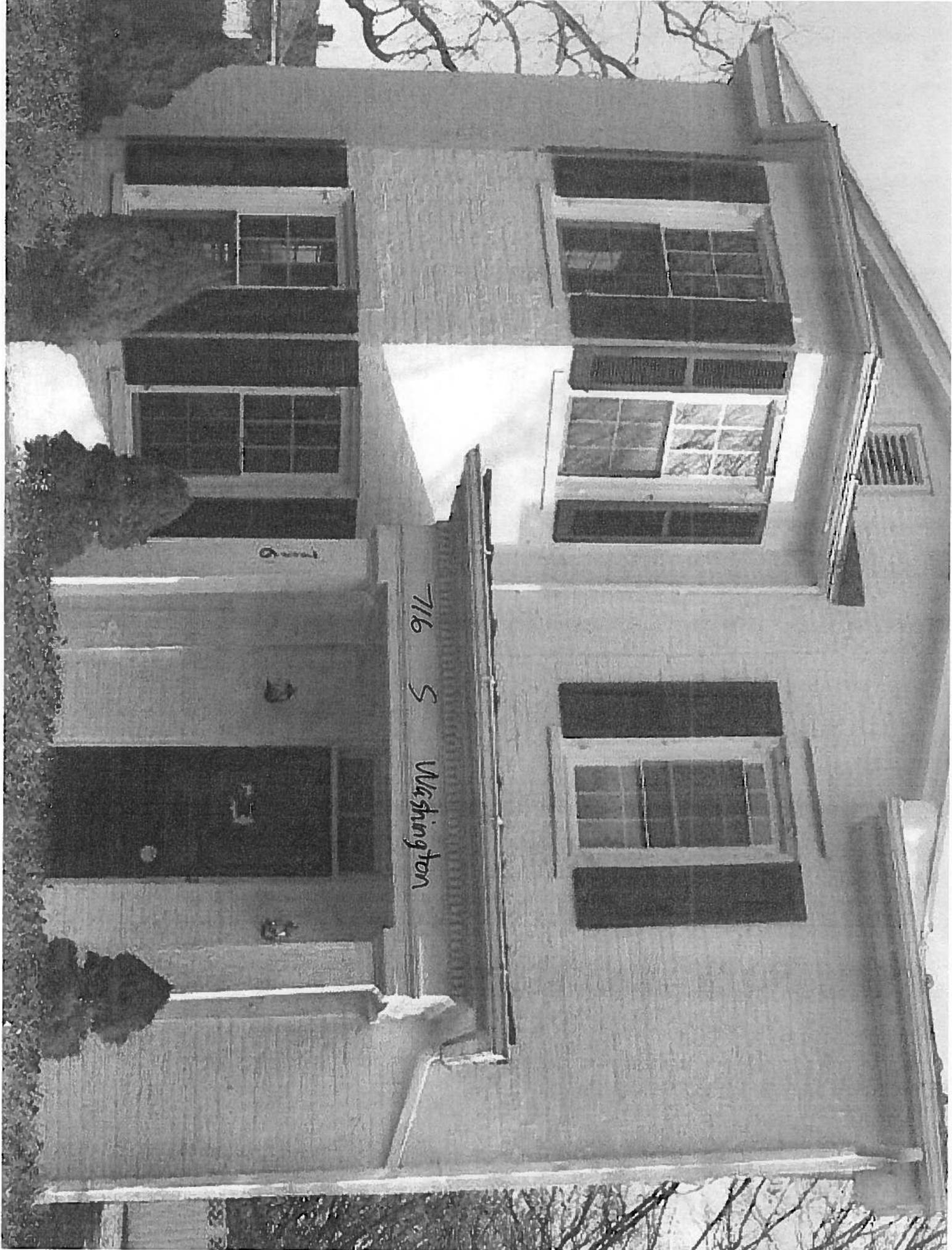
As owner of FFC Properties,LLC and owner of 716 South Washington Street I am proposing to replace the current new vinyl windows that were installed prior to getting the board's approval with all wood windows that meet the board's approval and that are similar to the previous windows originally installed in the home. The original windows were not functional and were in poor shape and have since been disposed of. We can install the 2 over 2 design or the 6 over 6 design whichever the board will approve. I have attached the window specs with this application. If you have any questions please contact me at 703-967-1161.

Respectfully,



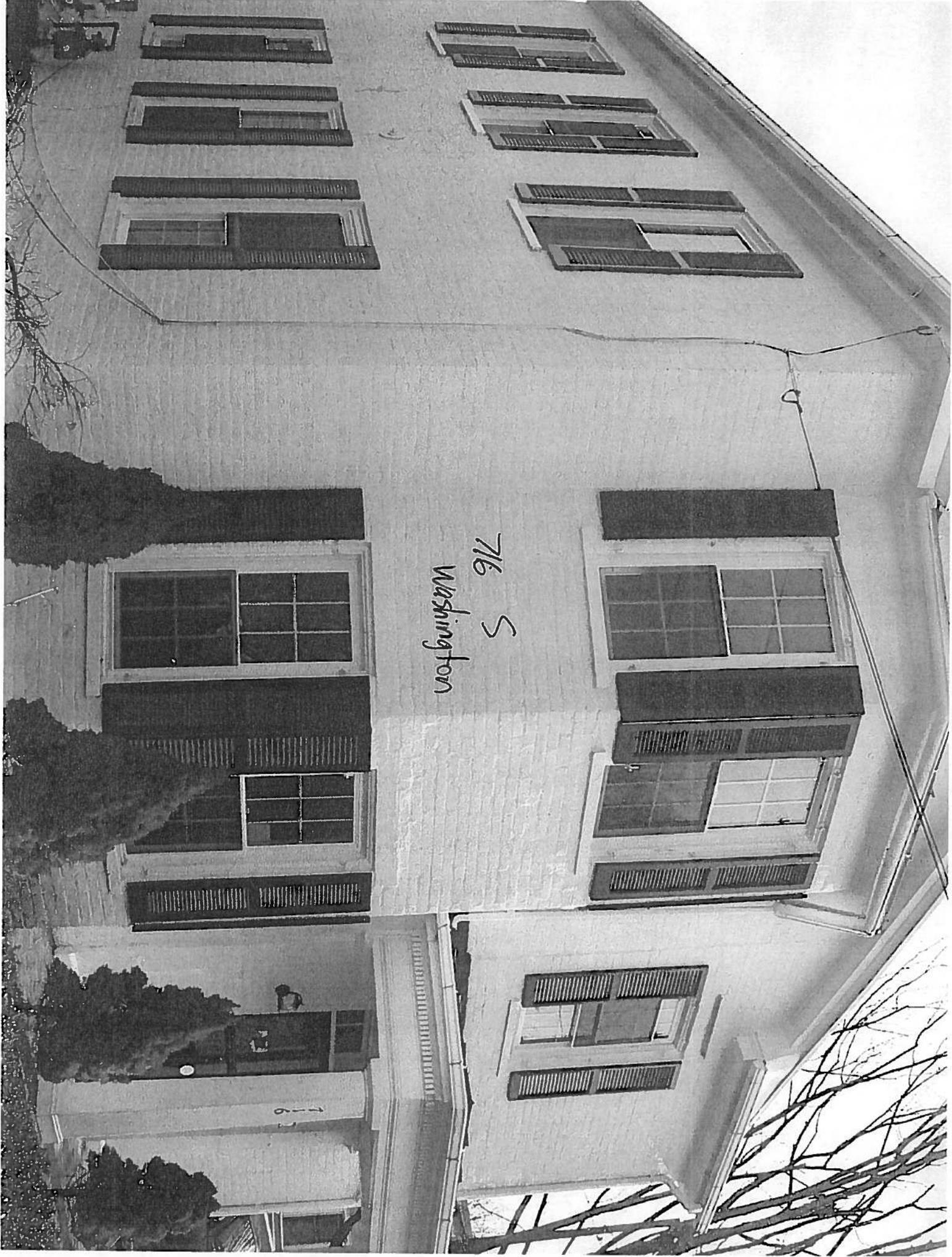
Brian Fowler

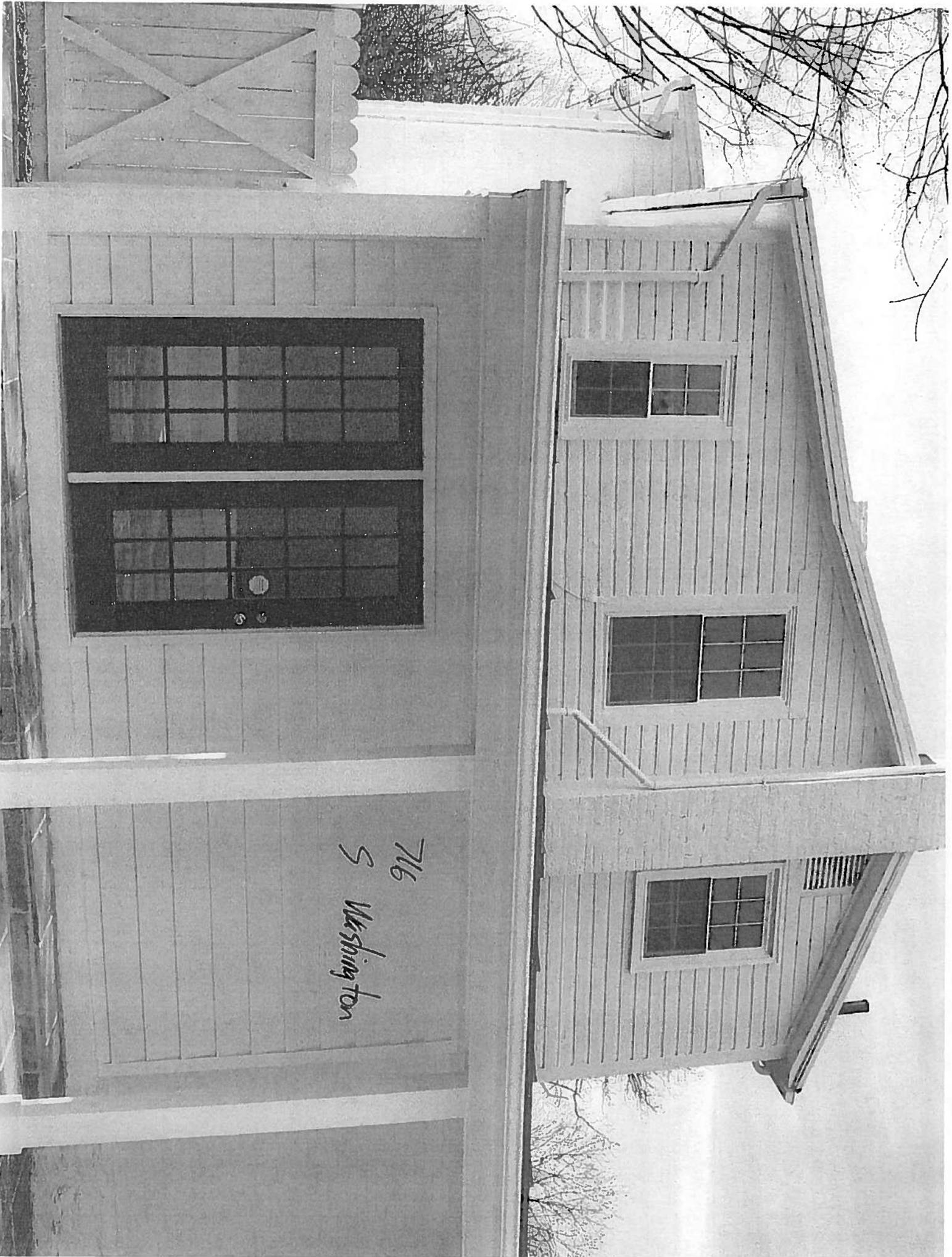
FFC Properties,LLC



716 S Washington

716 S
Washington

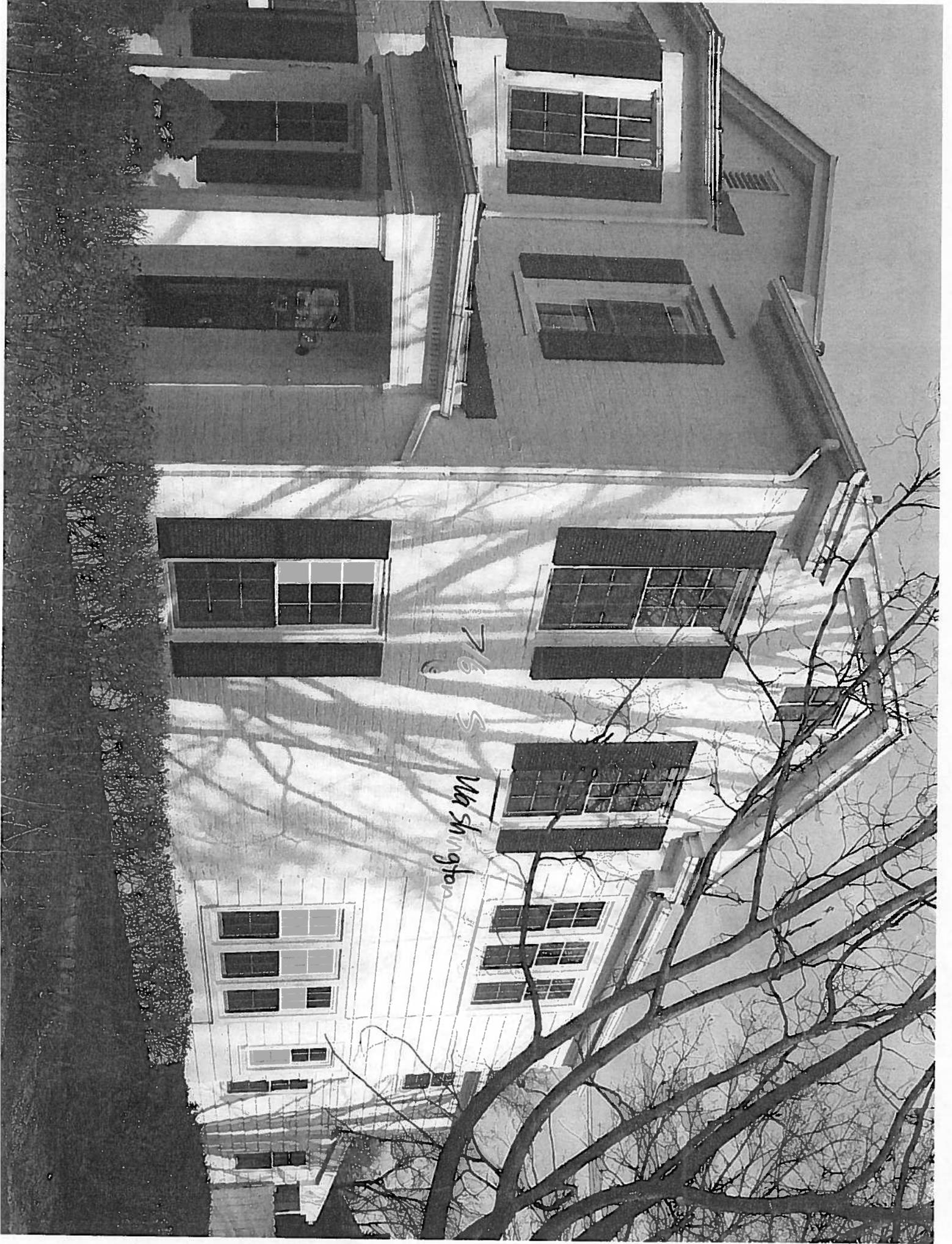




716
S Washington

716 S Washington





76 S Washington

716 S Washington

