

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, August 6, 2015, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

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

ABSENT: None

STAFF: Josh Crump, Erick Moore, Aaron Grisdale, Carolyn Barrett

VISITORS: Sam Long, John Chesson, Alexander Kilimnik

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of July 16, 2015. Vice Chairman Bandyke moved to approve the minutes. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 5-0-1. (Jackson)

Ms. Elgin arrived at 4:03pm.

CONSENT AGENDA:

*Vice Chairman Bandyke made a motion to move **BAR-15-428** to the Consent Agenda. Ms. Jackson seconded the motion. Voice vote was taken the motion passed 7-0.*

BAR 15-428 Request of Medallion Holdings LLC for a Certificate of Appropriateness to remove the side porch at 10-12 E. Clifford Street.

*On a vote of 7-0, the Board approved a Certificate of Appropriateness for **BAR-15-428** with the caveat that any replacements must come before the Board for approval prior to construction.*

NEW BUSINESS:

BAR 15-429 Request of Monmouth Street Properties LLC for a Certificate of Appropriateness for exterior changes to siding and windows/doors at 116 West Monmouth Street.

Mr. Long stated that instead of Hardiplank siding as submitted, he would like to go back to wood siding. He would also like to replace a window with French doors.

Vice Chairman Bandyke asked if German siding was underneath the asphalt siding and was that why he was changing it? Mr. Long said it was not. He believed the addition was put on in the 1950's based on the material and he wanted to keep the same shadow lines by using ½" pine lap siding.

Chairman Rockwood asked where the French doors were going to go. Mr. Long said the doorway was not visible from the street. Chairman Rockwood commented that the Board would not normally approve a steel door if it was visible from the street.

*Mr. Walker made a motion to grant a Certificate of Appropriateness to **BAR 15-429** for replacement of the exterior siding with wood siding to match the existing siding and replacement of the door and window that is not in the public view as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 7-0.*

BAR-15-434 Request of John P. Chesson for a Certificate of Appropriateness to install a Japanese style charred oak plank fence at 101 ½ West Cork Street.

Mr. Chesson explained that he wanted to install a Japanese fence for privacy. He had started to put up a screen until it became apparent something more private was needed. He also talked about the design and measurements. Vice Chairman Bandyke asked about the height of the fence at the steps. Mr. Chesson said it was five feet and the fence in the back is eight feet. He was trying to do minimum fencing but realized it was causing more issues.

The board members asked about the gap in the fence boards and if the boards would be louvered. Mr. Chesson said it would be horizontal boards. Mr. Chesson said he had previous approval in 2013 (**BAR-13-499**) for a shed and 8 foot fence in the backyard. The board members asked questions about where the new fence was going to go. Mr. Chesson outlined his property lines.

Vice Chairman Bandyke asked about the graphic of charred wood ranges that the clerk had included in the packet. Mr. Chesson said he was leaning towards the darker colors. Chairman Rockwood noted that there was no specific color selected or a specific gate design. He was trying to understand exactly what was being asked for in the proposal. He preferred getting the specifics straightened out at this time rather than the applicant having to return. Mr. Chesson said horizontal boards at the gate, charred wood, same materials, same orientation of five feet tall. Mr. Serafin asked if the posts were painted steel. Mr. Chesson said they were powder-coated black.

Vice Chairman Bandyke asked how the wood charring was done. Mr. Chesson described several methods and finishes. Mr. Walker said he was more comfortable with the more charred pieces because they look more uniform. Other colors end up too different. The board members asked if the wood would have some kind of finish on it. Mr. Chesson said no, depending on the method used, it would not need it.

*Mr. Walker made a motion to grant a Certificate of Appropriateness to **BAR-15-434** with the following conditions:*

- *The wood should be the darker end of the charred spectrum.*
- *The fence supports shall be black powder-coated iron.*
- *Plan A option is approved as submitted.*
- *If alternate to gate design is selected, applicant is to bring it before the Board for approval.*

Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 7-0.

OLD BUSINESS:

BAR 15-334 Request of Alexander Kilimnik for a Certificate of Appropriateness to repair the roof and gutters at 107 E. Cecil Street.

Mr. Kilimnik explained that after speaking to Mr. Crump, he decided it would be better to break his renovation project up into smaller segments. For this submission, he would like to discuss the shingles, gutter and fascia under the gutter. The fascia is potentially going to be thicker to allow for a soffit groove on the back side. He wanted to know if it was something that could be allowed for. The picture of his neighbor's house shows what he would like to do.

Vice Chairman Bandyke asked if he was proposing to add a soffit on his house. Mr. Kilimnik said the house currently does not have one. Vice Chairman Bandyke explained the overhang shown on the neighbor's house. More shingles would have to be added. Mr. Kilimnik said the overhang already comes over too far. Vice Chairman Bandyke asked if it would go all the way around the house and Mr. Kilimnik said yes. The board members discussed the fascia board and drip edge to clarify what was planned. Mr. Kilimnik asked if it would be all right to seal the fascia with aluminum when finished but he would use paint instead if required. Vice Chairman Bandyke said he wished to go on record and say he did not think it was needed and putting vinyl or aluminum fascia wrap should not be approved. Mr. Kilimnik said the original fascia had to come off because it was rotten and water was leaking into the house.

Mr. Kilimnik said he would be putting the same style and material gutters back on the house. They may be a little wider than the original. Vice Chairman Bandyke asked if he was doing a downspout where the existing one is and if he would put another one on. The board members noted it would be a good idea to add another downspout to better handle the water.

Chairman Rockwood noted that there were many items on the application. Mr. Crump said that after discussion with Mr. Kilimnik, it was decided to submit improvement items in phases.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR-15-334** in regard to the submitted roof.*

- *Fascia is to be built of wood and painted, no aluminum or vinyl covering.*
- *Gutters and downspouts to match existing but slightly larger.*
- *This approval does not include windows or deck.*

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 7-0.

DISCUSSION:

Mr. Gridale spoke about **BAR-15-437** for an exterior color change at the Just Like Grandma's Restaurant located at 46 East Piccadilly Street. It was submitted as an administrative approval but he wanted the opinion of the Board on the color choice.

The board members discussed the building panel material and what would have to be done to it to make the paint adhere to it. They also discussed the choice of color and the characteristics of the building. Vice Chairman Bandyke asked if the panels were in poor condition. Mr. Gridale said no, the

owner is looking for ways to draw more attention to his business. He is also working on sign options with staff. The Board suggested lettering on the exterior rather than the signage currently all over the front window. Mr. Gridale said he would contact the applicant and work on it more administratively. If there was anything else he was not sure about, he would bring it back before the Board.

Mr. Crump stated that Mr. Simpson of 210 South Washington Street has appealed to City Council about his window replacement case **BAR-15-336**. The case will be on the August 25, 2015 City Council work session and the September 8, 2015 meeting. He is still going to replace the front windows but is appealing the decision on the side windows.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:54pm.

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