

**BOARD OF ARCHITECTURAL REVIEW  
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, October 20, 2016, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

**POINTS OF ORDER:**

**PRESENT:** Vice Chairman Walker, Mr. Chasler, Ms. Elgin, Ms. Jackson, Mr. Packard

**ABSENT:** Ms. Schroth

**STAFF:** Josh Crump, Jacquelyn Mathes

**VISITORS:** Howard Colson, Kyle Hopkins, Kim Johnston, Mike Grabowski

Vice Chairman Walker called for corrections or additions to the minutes of October 6, 2016. Mr. Chasler made a motion to approve the minutes from October 6, 2016. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed 4-0-1 (Vice Chairman Walker)

**ELECTION OF OFFICERS:**

*Ms. Jackson made a motion to appoint Vice Chairman Walker as the new Chairman of the Board. Ms. Elgin seconded the motion. A voice vote was taken and the motion passed 4-0.*

*Ms. Elgin made a motion to appoint Ms. Jackson as the new Vice Chairwoman of the Board. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 4-0.*

**CITIZEN COMMENTS:**

None

**CONSENT AGENDA:**

None

**NEW BUSINESS:**

**BAR 16-619** Request of Yount Hyde & Barbour for a Certificate of Appropriateness to replace the garage doors at 301 S. Cameron Street.

Howard Colson stated that the garage doors at 301 S. Cameron are in severe disrepair and need to be replaced.

Mr. Colson proposed replacing the existing pressed board garage doors with a metal garage door in a colonial style. The proposed doors would not have windows.

The Board and Mr. Colson discussed using substitute materials such as a composite wood door in lieu of the metal door. Mr. Colson stated that he would gather more information and come back to the Board for approval

*Vice Chairwoman Jackson made a motion to table **BAR 16-619** in lieu of further information to be presented in two weeks. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 5-0.*

**BAR 16-631** Request of Kyle Hopkins for a Certificate of Appropriateness to construct a carriage house at 502 Fairmont Ave.

Mr. Hopkins addressed the Board and proposed constructing a carriage house in the back corner of the lot. He mentioned that in the 1920's there were two buildings in that general area of the lot but they were torn down by the time he purchased the home in 2015.

The design includes bracketing, dentals, and painted cedar shakes to match the gable of the existing house. The carriage house will feature Ply Gem 100 double-hung wood windows, painted wood siding, dark stained wood carriage house style doors and brick water table to match the existing house.

The proposed roof will be rubber shingles with a grey slate appearance and half round gutters with a round downspout.

There will be a solid wood panel door on the alleyway side and a half-lite wood door on the interior side of the carriage house.

There was discussion about the roof materials. The Board stated that they think a synthetic slate closer in design to the one being used on the Winchester Little Theater or the Floor Shop would look better. The proposed rubber slate is has a shiny finish that doesn't look as good.

Mr. Hopkins stated that the original proposal shows a wooden carriage style garage door, however, the supplier he is using informed him they do not make those in solid wood, it would actually be a metal door.

Mr. Hopkins emphasized that he would really like a wooden carriage style garage doors but getting them custom made isn't an option for him.

Mr. Chasler asked if the company he was using made a composite door similar to the carriage style garage door and if that was an option to him.

Mr. Hopkins stated he was definitely open to that idea and he will look into it.

*Ms. Elgin made a motion to grant a Certificate of Appropriateness for **BAR 16-631** with the exception to bring back composite slate and door options. Otherwise, as submitted including the windows. Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 5-0.*

**BAR 16-633** Request of Kim Johnston for a Certificate of Appropriateness to create a mural on the structure at 9 N. Loudoun Street.

Ms. Johnston spoke with the Board about painting historical figure Patsy Cline onto the building to breathe life into that area. She emphasized that the building is very drab on the Indian Alley side and adding this mural will not only bring arts to the area but also make the building more enjoyable for everyone.

She provided the Board with a sketch of the mural showing Patsy Cline with the Winchester Apple Blossom colors.

Vice Chairwoman Jackson asked about the type of paint that is going to be used and if it can be changed.

Ms. Johnston stated that the paint will be UV protected outdoor paint that has a life of about 20 years. They do hope to keep it up for 5-10 years. However, if there is a lot of positive feedback from it they may want to change it sooner.

Chairman Walker stated that he thinks this is a nice celebration of local artists and it will be beautifying an area that doesn't get a lot of attention.

*Mr. Chasler made a motion to grant a Certificate of Appropriateness for **BAR 16-633** as presented. Ms. Elgin seconded the motion. A voice vote was taken and the motion passed 5-0.*

**BAR 16-639** Request of Urban Development Partners for a Certificate of Appropriateness for an addition at 22 E. Monmouth Street.

Mike Grabowski presented his design for the addition to the Board. He stated that after they started the demo they discovered that there were 8x8 logs underneath the front of the home. They would like to expose this log and restore it.

The existing windows in the front of the house are wood clad and Mr. Grabowski stated that he plans to reuse them. However, he would like to change the mutton

from 6 over 6 to a 2 over 1. Also, the existing shutters are vinyl and he would most likely be using wood shutters instead.

The siding and trim will be a thermal modified poplar wood that will be painted, however, Mr. Grabowski didn't have an example with him.

Chairman Walker stated that he is excited about this addition and likes the historical to modern look Mr. Grabowski is proposing. Approval for the conceptual building design seems fit and he will need to come back to the board once he has definite materials for the finishes.

The board also suggested a timber porch instead of the concrete. Mr. Grabowski agreed and said that he would resubmit for that.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for the concept of **BAR 16-639** Mr. Grabowski will need final approval for windows, garage doors, front porch, and siding. Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 5-0.*

**OLD BUSINESS:**

None

**OTHER BUSINESS:**

None

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 5:09 pm.