

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, October 6, 2016, at 4:00pm in Council Chambers, Roush City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Mr. Chasler, Ms. Elgin, Ms. Jackson, Mr. Packard, Ms. Schroth

ABSENT: Vice Chairman Walker

STAFF: Josh Crump, Jacquelyn Mathes, Erick Moore, Tyler Schenck, Tim Youmans

VISITORS: Charles Ellison, Onofrio Castiglia

ELECTION OF OFFICERS – ACTING CHAIR

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

Acting Chairwoman Jackson called for corrections or additions to the minutes of September 15, 2016. Mr. Packard made a motion to approve the minutes from September 15, 2016. Ms. Schroth seconded the motion. A voice vote was taken and the motion passed 5-0.

CITIZEN COMMENTS:

None

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 16-598 Request of Charles Ellison for a Certificate of Appropriateness to make exterior changes at 408 Fairmont Ave.

Mr. Ellison spoke with the Board and went over his proposal to screen in his back porch.

This plan requires that they install new casement wood windows that will match the existing windows on the home. Additionally they will reinstall the original wood carriage doors directly below the screened porch.

Mr. Ellison stated that the previous entry into the rear of the home was through the screened porch thus by enclosing this porch the entryway will no longer exist. They plan to enter the home from the rear by converting the window to the right of the porch into a doorway. The current exterior door on the porch will be moved to the new entryway.

Mr. Ellison would also like to install a metal overhang to match the design used above the French windows at another location of his home.

In order to complete the new doorway he will need to add concrete steps to the current outdoor patio. The current outdoor patio does not have railing and he is proposing to install black wrought iron railing in the Inspirational Concept style, as designed by King Architectural Metals. The railing will have one inch pickets.

Mr. Ellison also stated that there are two entry points onto his property that currently do not have gates. He would like to install wrought iron gates that would match the style as the railing on the patio.

Lastly, Mr. Ellison mentioned that the majority of the trim on the home is white, however, there are some places that have green trim. He would like to paint the green trim white to match the rest of the home using Snowbound white.

Ms. Elgin asked about the posts for the gates and if they will be wood or wrought iron. Mr. Ellison stated that he would like wrought iron but wasn't sure if that would be okay with the Board.

*Ms. Elgin made a motion to grant a Certificate of Appropriateness **BAR 16-598** using wrought iron posts for the gates, otherwise as submitted. Mr. Chasler seconded the motion. A voice vote was taken and the motion passed 5-0.*

OLD BUSINESS:

BAR 16-546 Request of Cameron Street Investments, LLC for a Certificate of Appropriateness to demolish the structure at 200 N. Cameron Street.

Mr. Schenck presented the Board with a list of reasons why renovating or saving the structure at 200 N. Cameron street isn't feasible, as previously requested at the last BAR meeting September 15, 2016.

Some of those reasons are as follows:

Goal II of the adopted City of Winchester Strategic Plan calls for promoting and accelerating the revitalization of catalyst sites and other areas throughout the City. Demolishing the existing structure and building a new structure that would redevelop surrounding property, create jobs, and attract business and substantial

investment to “Old Town”, a Winchester catalyst site, would directly support this goal. Utilizing the existing Winchester Towers structure would not provide a comparable benefit and return to the City or its residents.

The Winchester Towers was determined to be non-contributing by the appropriate State and Federal offices in 2008 and was reevaluated as part of the 2014 boundary increase of the historic district and determined to be an eligible contributing structure only because it marginally passed the 50-year period of significance requirement.

The Winchester Towers is vastly different from its original design and functionality. The original brick parapet on the roof of the structure has been removed. The 1st floor car park plaza (Motor Inn) design has been essentially eliminated. In fact, the integrity of the structure’s original first floor has entirely lost its functional character and has been severely altered.

The current layout, lack of vertical openings for HVAC and plumbing and low ceilings of the Winchester Towers structure prevent this property, which is located on a predominant downtown corner, from achieving its highest and best use for the betterment of the City and its residents.

The proposed conceptual structure to replace the Winchester Towers is a 6 story, 90 room luxury hotel. The space will also provide room for a 10,000 square foot Conference Center and allowing enough space for 55 parking spaces.

Ms. Elgin stated that she thinks this could be renovated and could be brought back the way it should be. She emphasized that this age has been demolished all over the country and preservation societies are concerned about this, and at some point we have to stop tearing them down.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 16-543** for the demolition of 200 N. Cameron St. as submitted. (Note there was a clerical error and the case number was listed as 16-546 on the Agenda) Ms. Schroth seconded the motion. A voice vote was taken and the motion passed 4-1.*

OTHER BUSINESS:

None

ADJOURN:

With no further business before the Board, the meeting was adjourned 4:28 at pm