

**BOARD OF ARCHITECTURAL REVIEW  
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, November 17, 2016, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

**POINTS OF ORDER:**

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

**ABSENT:** Ms. Elgin

**STAFF:** Josh Crump, Jacquelyn Mathes, Erick Moore

**VISITORS:** Ben Butler, Tim Machado, Kyle Hopkins

Chairman Walker called for corrections or additions to the minutes of October 20, 2016. Vice Chairwoman Jackson made a motion to approve the minutes from October 20, 2016. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 4-0-1 (Ms. Schroth).

**CITIZEN COMMENTS:**

None

**CONSENT AGENDA:**

None

**NEW BUSINESS:**

**BAR 16-681** Request of Fairfax Hall Properties, LLC for a Certificate of Appropriateness to replace the roof at 122 S. Cameron Street.

Ben Butler spoke with the Board and stated that the shingles need replaced and he is proposing to replace the current asphalt shingles with new gray asphalt shingles.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 16-681** as submitted. Ms. Schroth seconded the motion. A voice vote was taken and the motion passed 5-0.*

**BAR 16-685** Request of Linda Zuckerman for a Certificate of Appropriateness to reconstruct the building located at 137 S. Loudoun Street.

Tim Machado spoke with the Board about the fire damage that was done to this building and what he is proposing for the rebuild.

For the front elevation Mr. Machado is proposing to repair or replace the following with like for like materials; ornamental wood trim, wood brackets, ornamental railing, wood siding, wood door and street level windows.

For the six upper level windows Mr. Machado is proposing new extruded aluminum clad wood windows with trim and subsill.

For the back elevation the following was proposed; new extruded aluminum clad wood windows with trim and subsill, new standing seam metal roof (lower roof), new insulated glazing on the lower window with cement board trim, a new EPDM roof (main roof), new metal half round gutters, new painted cement board fascia and siding, and a new brick veneer and recessed cement board by the entrance.

Chairman Walker stated that he feels that the aluminum clad windows are not appropriate on the front elevation. However, the back would have a stronger case for approval because it is new construction.

Mr. Machado emphasized that other businesses have used similar clad windows in the area and he feels that because the windows are at a higher elevation it won't be noticeable.

Chairman Walker went over the Historic Guidelines regarding windows and also stated that in certain circumstances clad windows could be appropriate, i.e. if they were not as visible or if it were new construction. However, in this instance with this building being a prominent building and very visible he does not think it is appropriate.

Ms. Schroth stated that she feels the windows in the front should be wood. Especially since the building next to it looks the same and has wood windows. She stated that she understands that the owners have been through a lot with the fire but this building is on the walking mall which is a high traffic area.

There was discussion about the materials being used in the back elevation.

*Ms. Schroth made a motion to grant a Certificate of Appropriateness for **BAR 16-685** as submitted, with the exception of the 6 windows in the front of the building. They are to be wood windows instead of aluminum clad windows. Everything on the front is to be restored and the back of the building is done as submitted. Mr. Chasler seconded the motion. A voice vote was taken and the motion passed 3-2.*

#### **OLD BUSINESS:**

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

Kyle Hopkins spoke with the Board about the roof materials and the garage door that had been tabled at the October 20, 2016 meeting.

The roof material Mr. Hopkins proposed is Aledora Synthetic Slate in a blend color.

Mr. Hopkins proposed using the same door that was tabled at the last BAR meeting, which was made of steel.

He stated that he did look into other composite doors, one of which was plastic but it wasn't very appealing and only came in pastel colors.

The other door he looked into had a wood veneer which would cost him over \$6,000 per door.

Chairman Walker stated that this carriage house will be mostly tucked away from the public view and he feels that this far enough back from the street that the door will not be visible. He also emphasized that if this door passes through the Board that this is a situational instance where visibility is at a minimum.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 16-631** for the new roof selection and the carriage doors. Ms. Schroth seconded the motion. A voice vote was taken and the motion passed 5-0.*

#### **OTHER BUSINESS:**

The Board discussed the timeline for the revised Historic Guidelines, timelines for demolition projects, and upcoming historic preservation classes.

#### **ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:46 pm