

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, June 16, 2016, at 4:00pm in Council Chambers, Roush City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

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

ABSENT:

STAFF: Josh Crump, Jacquelyn Mathes, Erick Moore, Vicky Palmerton

VISITORS: Tony Foreman, John Breeden, Eric Campbell, Richard Hunt

Chairman Rockwood called for corrections or additions to the minutes of June 2, 2016. Mr. Serafin made a motion to approve the minutes from June 2, 2016. Mr. Bandyke seconded the motion. A voice vote was taken and the motion passed 5-0-1 (Ms. Jackson).

Ms. Elgin arrived at 4:03pm

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 16-333 Request of Foreman Builders, Inc. on behalf of BOYD-BRAD-N LOUDOUN-OPEQ-SHAWNEE, LLC to demolish a residential structure located at 315 South Braddock Street (*Map Number 192-01-R-7*), zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay. (Public Hearing)

Chairman Rockwood opened the floor for the public hearing.

Victoria Palmerton, City of Winchester Building Official, spoke with the Board briefly regarding the damage to 315 South Braddock Street. She stated that she did a full tour of the structure and there was a significant amount of structural damage. Mrs. Palmerton stated that in her opinion the cost and labor would be significantly more to try to make it structurally sound than to just demolish it. Mrs. Palmerton also stated that there was no evidence of significant woodwork or any other historic features that could be salvaged.

Tony Foreman, from Foreman Builders, spoke with the Board about the structure. He stated that due to the significant fire damage they are proposing to tear it down completely and start from scratch. Mr. Foreman stated that the concrete foundation is cracked so they will be building a new foundation as well. Mr. Foreman hopes to be able to leave the front porch but he will not know until they get the house tore down and inspect it.

Chairman Rockwood asked if there was anyone else that wanted to speak either for the demolition or against it.

Chairman Rockwood closed the public hearing portion of the case.

The Board spoke briefly amongst themselves regarding the demolition. Vice Chairman Bandyke stated that due to the significant damage he would advise on it being torn down as well. Chairman Rockwood agreed.

Chairman Rockwood went over the Winchester Zoning Ordinance pertaining to demolition, 14-6-2, with the Board. The Board came to the conclusion that this structure did not meet any of the criteria for trying to restore the structure.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness for **BAR 16-333** to demolish the structure at 315 South Braddock Street noting that it did not meet the criteria listed in the Zoning Ordinance, 14-6-2, to preserve the structure. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed 7-0.*

BAR 16-361 Request of Diana Lizer for a Certificate of Appropriateness to replace the brick walls at 125 W. Cecil Street.

John Breeden, a representative for Diana Lizer, presented the Board with a sample brick he plans to use to replace the brick walls. He stated that the walls are in such bad shape that they are unable to be repaired.

Mr. Breeden stated that he wishes to remove the white concrete caps and just build brick all the way up. Mr. Walker stated that the caps are architecturally significant enough to want to replace them like for like instead of using the red brick.

Mr. Breeden asked the Board if he could pour the concrete himself or if he had to buy the pre-poured slabs. Mr. Bandyke stated that he wasn't sure it would look the same if he poured the concrete himself and wanted to know if it was regular poured concrete or if it was sandstone. Mr. Breeden stated that it was just poured concrete that has been painted using white concrete paint.

Mr. Walker stated that if he can match exactly what is there, whether he buys them or pours them himself, it will be fine. Mr. Bandyke agreed and stated that he can certainly pour the concrete as long as it matches the previous caps exactly.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness for **BAR 16-361** to replace the brick walls at 125 W. Cecil Street as submitted with the following comments:*

The brick is to match as close as possible to the existing wall and the concrete caps are to be exactly like the ones on the porch.

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

BAR 16-372 Request of Paul Davis Restoration for a Certificate of Appropriateness for exterior repairs at 8 W. Cork Street due to fire damage.

Eric Campbell, from Paul Davis Restoration, spoke with the Board regarding the fire damage. Mr. Campbell stated that due to the damage of the fire, the roof on the left side needs to be replaced. Mr. Campbell proposed a crimped metal panel roof in forest green to match the existing roof.

Mr. Serafin asked if the gutters need to be replaced. Mr. Campbell stated that they do not need to be replaced, as they are still in good shape.

*Mr. Walker made a motion to grant a Certificate of Appropriateness for **BAR 16-372** to replace the metal roof at 8 W. Cork Street with the following comments:*

It will match the existing left side of the building. The color, the profile of the seams, any ridge details, and the snowbirds will match the newer roof.

Mr. Bandyke seconded the motion. A voice vote was taken and the motion passed 7-0.

OLD BUSINESS:

BAR 16-248 Request of Richard Hunt for a Certificate of Appropriateness to replace the railing on the steps at 438 N. Loudoun Street.

Mr. Hunt discussed two possible railing options with the board but wasn't certain on exact details. Mr. Hunt stated that he will be getting a design sketch from the manufacturer in the near future with more details.

Mr. Bandyke asked if they table the railing for one month will he have the sketches from the manufacturer. Mr. Hunt said that he believes so.

*Mr. Walker made a motion to table **BAR 16-248** in regards to the railing with the following recommendations:*

The Board recommends that the corner posts be one inch and a half by one inch and a half, and that there be an intermediate post as required by the manufacturer. The shop drawings need to be brought back before the Board for review. They also recommend for the stone patio and the treads of the new steps; that there be a minimum of a half inch overhang on all sides not adjacent to the house. Also, preparations need to be made so that the railing can be set into the foundation and not the stone facing.

Mr. Bandyke seconded the motion. A voice vote was taken and the motion passed 7-0.

OTHER BUSINESS:

Approved July 7, 2016

Chairman Rockwood called for nominations for a new Chairman and Vice Chairman

Ms. Schroth made a motion to nominate Mr. Serafin as new Chairman. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed. 7-0

Ms. Schroth made a motion to nominate Mr. Walker as new Vice Chairman. Mr. Bandyke seconded the motion. A voice vote was taken and the motion passed 7-0.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 5:10 pm