

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, January 5, 2017, at 4:00pm in Council Chambers, Roush City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

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

ABSENT:

STAFF: Josh Crump, Jacquelyn Mathes, Erick Moore

VISITORS: Darren Maust, Mike Grabowski, Harry Kappler

Chairman Walker called for corrections or additions to the minutes of December 1, 2016. Ms. Elgin made a motion to approve the minutes from December 1, 2016. Mr. Chasler seconded the motion. A voice vote was taken and the motion passed 5-0-1 (Ms. Schroth)

CITIZEN COMMENTS:

None

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 16-738 Request of Darren Maust for a Certificate of Appropriateness to replace the front door at 620 South Loudoun Street.

Mr. Maust approached the Board and proposed changing the existing wood door with a steel door. His first choice for the door color was Carbon Copy PPU25-01 and the second choice was Moroccan Henna PPU3-19.

Mr. Maust stated that feels the door needs to be replaced because it is not very safe. The door is narrow and there are gaps in the door frame causing the door to push open easy. He also mentioned that there is only a door handle lock and not a space for a dead bolt.

Chairman Walker asked if the door could be repaired instead of purchasing a new door.

Mr. Maust stated that he feels the door isn't secure enough and would like to replace the whole thing.

Chairman Walker emphasized that he would rather have the door repaired rather than replace it. If it was necessary to replace the door than he feels the door should be replaced with a like for like wood door.

Another option Mr. Maust proposed was a 34" wide door made of fiberglass that has a wood look to it.

Chairman Walker stated that while in some cases it is okay to replace a wood door with a substitute material. This is not one of those cases. He feels that due to the visibility of the door and the location it would be best to replace the door with another wood door.

The Board discussed Mr. Maust getting a wooden door that is more like for like with the original door in the aspect of the light at the top of the door.

The Board and Mr. Maust also discussed approving a conceptual door design. Mr. Maust would then find a like for like door and email it to Josh Crump for approval or to forward to them for approval.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 16-738** if Darren would bring the proper like for like door to Josh. Josh can do an administrative approval so Darren wouldn't have to wait until the next meeting for approval.*

Chairman Walker interjected for clarification that Mr. Packard was granting a Certificate of Appropriateness with the comments that the door is to be wood and of similar design and the width being 34". That can then go to Josh for approval because they do not have the door in front of them for approval.

Ms. Schroth seconded the motion. A voice vote was taken and the motion passed 6-0.

BAR 16-746 Request of Urban Development Partners LLC for a Certificate of Appropriateness to make exterior changes at 16 East Piccadilly Street.

Mr. Grabowski proposed removing the plastic window shutters on the South elevation and dispose of them. He will also remove the dentil block fascia and replace it with a two-step fascia board consisting of a painted 1x4 over a painted 1x10.

Additionally on the South elevation, Mr. Grabowski is proposing 6 awnings above the windows. The awnings will have 1.5" square matte black powder coated aluminum framework with a simulated copper standing seam roof panel.

An additional 112' awning will be above the entry point and glass store front. This awning will be 24' high.

He will also remove the entry door at the SE stairway and replace it with a full glass commercial entry door with raw aluminum frame and commercial hardware to match the existing glass profile. A black or galvanized gooseneck light fixture will be installed above the garage door, as well as recessed LED lighting beneath the ground floor awning.

On the North elevation Mr. Grabowski is proposing to install a new 10'x9' overhead garage door that will be directly across from the garage door on the South elevation. This door will match the south elevation door in terms of size, lighting, and panel style. The proposed door will be a smooth wood composite door.

On the West elevation Mr. Grabowski is proposing to add a number of lower elevation windows. It is undetermined how many windows they will add or where exactly they will be at this time. He did say however, that the windows will not be stacked to match the higher elevation windows.

The existing sign on the south elevation measures approximately 36"x24". This sign will be relocated to accommodate the proposed awning. Mr. Grabowski would like to relocate the sign to the east of the awning at approximately the same height. They would also like to add an additional sign on the west side of the proposed awning for the additional business that will be located on the ground floor.

As far as paint, the North and South walls and NW personnel door will be painted "Peppercorn SW7674". The East and West walls, exposed utilities and downspouts will be painted "Cityscape SW7067". The accent will be "Stamped Concrete SW7655" and the awnings, garage door and entry doors will be "Copper Mountain SW6356P" The fire escape will be a gloss black.

Mr. Grabowski and the Board discussed the windows on the west elevation. Mr. Grabowski stated that because they aren't exactly sure how the layout will be on the inside, he isn't 100 percent sure of how many windows or where exactly they will be placed.

The Board members agreed that they would like to see the windows come back to the board for approval once the layout is definite.

The Board members, Deputy Zoning Administrator Erick Moore, and Mr. Grabowski discussed the sign details. Due to Mr. Grabowski not knowing the exact information for the sign details and having to coordinate that with the

Zoning Ordinance everyone agreed that Mr. Grabowski will resubmit for the sign separately with Zoning Administrator, Aaron Grisdale.

Chairman Walker touched base on the composite garage door. He stated that due to the visibility from that elevation and the building is commercial in nature that the composite garage door is fine with him.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 16-746** with the exception of the signage.*

Chairman Walker and Mr. Packard discussed adding to the motion that it's okay to use either the black or galvanized color for the awning frame and gooseneck light. They would also like to have the windows come back before for the Board for configuration approval.

Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 6-0.

BAR 16-754 Request of Jim Burton on behalf of Double R Investors LLC for a Certificate of Appropriateness for a conceptual design approval for a renovation/addition at 301 North Loudoun Street.

Applicant was not present.

*Ms. Schroth made a motion to table **BAR 16-754** until the applicant is able to attend a meeting. Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 6-0.*

BAR 16-749 Request of Harry Kappler for a Certificate of Appropriateness for a conceptual design approval for the construction of townhomes at 116 and 118 West Leicester Street.

Mr. Kappler stated that he is in the process of purchasing 116 and 118 W. Leicester Street. He mentioned that he previously had an agreement with the owner of the home that attaches to the alleyway that he was going to use for access to parking on his new townhomes.

Since the owner of that property no longer wants to allow Mr. Kappler to use that access he has had to come up with different parking options for the townhomes.

He previously wanted the two townhomes to either be located at the sidewalk level or back from the sidewalk by 10 feet. These options were going to allow parking behind the homes from the alleyway.

He is now proposing to either stagger the townhomes and have all parking in front of 116 or to have them both pushed back and be flush allowing for one parking space in front of each lot.

Mr. Kappler and Josh Crump stated that right now Mr. Kappler is just looking for conceptual approval and which placement of the townhomes the Board prefers. Depending on which one they like Mr. Kappler may or may not need a zoning waiver for the parking.

The Board discussed the different massing options and options for the parking issue.

Chairman Walker said that he isn't sure if they could make a motion without more detail on what the home will look like and how the off street parking will be offset by shrubbery, trees or other components in the front of the home.

Mr. Packard stated that he is more inclined to approve the off street parking in the front of the homes. He mentioned that Leicester Street isn't that busy of a street and someone should be able to easily back out of their driveway. However, the Board would need to see him back for design and architectural details.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 16-749** conceptual designs using options 3 or 4 with off street parking in the front. Ms. Schroth seconded a motion. A voice vote was taken and the motion passed 5-0-1.*

OLD BUSINESS:

None

OTHER BUSINESS:

Josh informed the Board members that our new BAR member is Kyle Hopkins.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 5:25 pm