

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, April 20, 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. Hopkins, Mr. Packard, Ms. Schroth

ABSENT:

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

VISITORS: Steve Pettler, Brian Pellatt, Beth Lewin, Jeff Ryan, Steve Bauserman, Harry Kappler

Chairman Walker called for corrections or additions to the minutes of April 6, 2017. Vice Chairwoman Jackson made a motion to approve the minutes from April 6, 2017. Mr. Chasler seconded the motion. A voice vote was taken and the motion passed 6-0-1 (Ms. Elgin).

CITIZEN COMMENTS:

None

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 17-231 Request of Bonnie Blue for a Certificate of Appropriateness for a platform at 334 West Boscawen Street.

Steve Pettler approached the Board and explained that he had BAR approval in 2015 for the outdoor seating so he was unaware that he needed additional approval for a second seating area.

The platform that was installed was made to match the existing platform. It is made of wood and has a dark stain. It features a trellis that has galvanized metal at the top. The trellis will be covered by creeping vine.

Chairman Walker explained that it puts the Board in a tough position when they have to review work that has already been completed. The height of the trellis is

his only concern but if Mr. Pettler adds the creeping vine he thinks it will be a little more appropriate.

*Ms. Schroth made a motion to grant a Certificate of Appropriateness for **BAR 17-231** as submitted. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 7-0.*

BAR 17-247 Request of Bonnie Blue for a Certificate of Appropriateness to construct a roof over the smokers at 334 West Boscawen Street.

Brian Pellatt from Bonnie Blue explained that they are in need of a cover over their smokers in order to keep the rain and snow off of them.

The smoker cover will be constructed with pressure treated wood and have a galvanized metal roof that will match the trellis on the opposite side of the building. The posts will have concrete footers.

There was discussion about the slope of the roof and if it would dump rain water directly on the sidewalk.

*Ms. Schroth made a motion to grant a Certificate of Appropriateness for **BAR 17-247** as submitted. Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 7-0.*

BAR 17-248 Request of Carroll Construction for a Certificate of Appropriateness to replace the porch steps at 522 South Loudoun Street.

Beth Lewin from Carroll Construction explained that the existing deck and steps on this home is in need of repair.

They plan to replace everything exactly like for like with the exception of the posts. The posts are currently just sitting on the brick and they will need to have concrete footers in order to make it structurally sound.

*Ms. Elgin made a motion to grant a Certificate of Appropriateness for **BAR 17-248** as submitted. Ms. Schroth seconded the motion. A voice vote was taken and the motion passed 7-0.*

BAR 17-254 Request of Charles Swartz for a Certificate of Appropriateness for new light fixtures at 122 North Loudoun Street

Chairman Walker recused himself.

Jeffrey Ryan from Reader and Swartz approached the Board and proposed adding 7 new light fixtures at 122 N. Loudoun Street.

The rear elevation will have 3 light fixtures above the art panels in order to illuminate them. The additional 4 light fixtures will be above the art panels on the front elevation of the building.

The light fixtures are RAB model WPLED10Y. The light fixtures will have a 24" mounting rod that will allow the light to project back onto the art panels.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 17-254** as submitted. Ms. Schroth seconded the motion. A voice vote was taken and the motion passed 6-0-1.*

BAR 17-262 Request of Braddock Street Investments, LLC for a Certificate of Appropriateness to replace the windows and siding at 619 621 South Braddock Street.

Steve Bauserman, explained to the Board that the siding on this property is in disrepair and needs to be corrected. He plans to replace the siding with pine siding.

The attic window will be replaced with a four over four wood window. For the lower two windows Mr. Bauserman would like to use a vinyl clad in either two over two or one over one.

Chairman Walker stated that the Board likes to see wood being replaced with wood. While the Historic Guidelines are in the process of being updated for possible alternate materials, as of yet they have not been approved.

There was a brief discussion on either tabling the windows or moving forward.

*Ms. Elgin made a motion to grant a Certificate of Appropriateness for **BAR 17-262** as submitted with the comments that the windows are to be replaced with wood windows with two over two being preferred but one over one would be acceptable. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 7-0.*

OLD BUSINESS:

BAR 17-167 Request of Harry Kappler for a Certificate of Appropriateness to construct two new townhomes at 116 and 118 West Leicester Street.

Mr. Kappler approached the Board and explained that today he just needs conceptual approval on the final parking option and overall design of the homes.

The Board previously approved the conceptual design of two different parking options.

Option 3 had two parking spaces (one for 116 and one for 118) both in front of lot 116.

Option 4 gave a space in front of each lot for one parking space.

Mr. Kappler would like to move forward and get approval from the Board for option 4 today noting that he made some modifications to it. The parking spaces will be grouped together rather than leaving a space in between them. This gives room on either side of the parking space for shrubbery and trees.

He also noted that he moved the proposed townhome on lot 118 back slightly in order to give more privacy to prospective owners.

Chairman Walker clarified that this approval is only for the parking spaces and footprint of the buildings.

Mr. Kappler confirmed that was correct. He stated that the design is not 100% set yet and he would bring it back before the board for all design and architectural details.

The Board members discussed the parking options and how this property would ultimately look with the parking in the front.

Mr. Youmans, Director of Planning, explained to the Board that he has always advocated that the parking should be in the rear of the lots. However, there are current easement issues that won't allow for that.

Mr. Youmans also mentioned that if this is approved by the BAR it would still need to go before the Planning Commission to ask for a waiver to allow for the parking in the front.

Chairman Walker suggested that Mr. Kappler take the massing of the buildings and the type of roof into consideration when completing his designs of the buildings.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 17-167** for conceptual approval. Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 7-0.*

OTHER BUSINESS:

There was a brief discussion on the first draft of the updated Historic Guidelines. The Board members will review the new guidelines and discuss them at the May 18, 2017 BAR meeting.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 5:15pm.