

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, May 18, 2017, 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, Ms. Elgin, Mr. Hopkins, Mr. Packard, Ms. Schroth

ABSENT:

STAFF: Josh Crump, Jacquelyn Mathes, Erick Moore

VISITORS: Daniel Hoult, Richard Keeler

Chairman Walker called for corrections or additions to the minutes of May 4, 2017. Chairman Walker stated that he would like to see the motion for **BAR 17-291** to reflect that they approved the wood windows only. Due to Vintage Inc. showing a wood and a composite window in the agenda packet, clarification is needed. Ms. Elgin made a motion to approve the minutes from May 4, 2017 as amended. Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 6-0-1 (Ms. Schroth).

CITIZEN COMMENTS:

None

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 17-337 Request of Daniel and Maryam Hoult for a Certificate of Appropriateness for a window replacement at 127 East Leicester Street.

Mr. Hoult stated that the glass pane is broken and the original wood window is too old and rotten to be repaired. The window will be replaced with a wooden replica of the original.

Chairman Walker asked about the submittal because it is showing a non-rot Freedom Frame which is cellular PVC and wanted to make sure everything would be wood.

Mr. Hoult stated that they aren't planning on ordering a new frame, as it doesn't need replaced. They are just ordering a new sash and window.

Chairman Walker emphasized that the replacement should be all wood and of similar style and thickness.

*Ms. Schroth made a motion to grant a Certificate of Appropriateness for **BAR 17-337** as submitted with the following comments:*

The wood window that is being replaced needs to be replaced with wood and be an exact replica of the current wood sash and painted to match.

Ms. Elgin seconded the motion. A Voice vote was taken and the motion passed 7-0.

BAR 17-338 Request of Richard Keeler for a Certificate of Appropriateness for conceptual design approval of a new single family dwelling at 820 South Washington Street.

Ms. Schroth recused herself.

Mr. Keeler showed pictures of the two lots that he is in the process of purchasing, 814 and 820 S. Washington St. 814 currently has a home on it but 820 is an empty lot. It is Mr. Keeler's intentions to build a new home on the empty lot at 820 S. Washington Street.

Mr. Keeler is proposing a three story white brick home with a porch on the first and second floor facing Handley Blvd.

Mr. Keeler is proposing the following details and finishes for the home:

- The roof – Classic Rib Steel in Charcoal color
- Paint – Outside trim to be “Frost”, Shutters and Front Door are to be Gray or Black, the porch ceiling and floors will be tongue and groove bead board painted Flannel Gray.
- Porch Doors – All wood and painted
- Front Door – All wood 6 panel door with 8 lites at the top
- Shutters – Would like the wood raised panel shutters but he doesn't have a problem with the wood louver shutters if the Board prefers them.
- Brick – White brick. This is brick that has a white finish and is not painted white.
- Chimney - Gray Limestone

- Fence – Shoreline Hidden Screw aluminum fence in black
- Garage Door – Solid wood Colonial Stockton style doors, most likely painted gray.
- Columns – Solid wood unfluted columns
- Windows – Simulated Divided Light grilles with Spacer
- Porch Railings – Solid wood with either black iron bars or wooden pickets painted white.
- Gutters – K-style gutters and downspouts

The Board members went through each item with Mr. Keeler and discussed possibilities. Some key points that were outlined are as follows:

- The metal roof is okay to be Charcoal or Black in color, however if Mr. Keeler has a sample at a later date they may like to see it.

Chairman Walker and Mr. Hopkins suggested talking to the designer about the roof of the porch meeting the house roof. They³ stated that it looks like it may need to be reconfigured.

- Porch columns are okay either fluted or unfluted. Mr. Keeler also has the option to choose a regular column or a tapered column.

The Board prefers wood columns and if Mr. Keeler would like anything other than wood that would need to come back before the Board.

- The antique white brick is okay if Mr. Keeler uses a grout that will match the color of the brick.
- The material for the chimney seems to be appropriate, however the Board would like an updated elevation showing more detail on the chimney.

The Board members suggested using limestone corner pieces on the chimney.

- The Board asked that Mr. Keeler figure out which style window he would like and bring in a sample.
- Either one of the proposed shutters is okay as long as they match the window proportionally.

- The Board asked that Mr. Keeler bring back a sample the aluminum fence in a different style and also explore the wrought iron in the same style.
- Mr. Keeler is to see if lowering the gable windows are an option, as they look too high on the house.

Chairman Walker emphasized that whatever approval, if any, is made today is for conceptual approval and some things may need to come back before the Board if they see fit.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 17-338** as submitted. Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 6-0.*

OLD BUSINESS:

None

OTHER BUSINESS:

City staff and the Board members went over the changes made to the Winchester Historic District Guidelines and any additional guidelines or edits proposed.

Mr. Hopkins expressed concerns about the new insert regarding routine maintenance. He feels that it may be confusing for homeowners and they may think that changing gutters or similar items may not need BAR approval.

Moving on, Chairman Walker mentioned that under the Residential Rehabilitation section there is mention of vinyl clad windows but no other types of clad or composite windows. He feels that this is something they typically see more so than the vinyl and would like to see that language reflected.

Mr. Chasler left the meeting at 5:53 pm

The Board members also discussed several items such as outdoor lighting, roof materials, new construction, and adding language about gutters. Due to having several things that need added, changed or edited, Josh Crump asked that Board members send him an email with their edits and we will continue to discuss this at a later meeting.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 6:31pm.