

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on, September 2, 2010, at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

PRESENT: Tim Bandyke, Patrick Farris, Tom Rockwood, Catherine Shore, Bob Pinner and Don Crigler.
ABSENT: None.
STAFF: Vince Diem and Angela Walsh.
VISITORS: Brenda Adams, William Demus and Author Hilton.

MINUTES

Mr. Rockwood moved, seconded by Mr. Bandyke, to approve the minutes of August 19, 2010 as presented.

Motion passed unanimously 4-0 (Mr. Pinner abstained)

CONSENT AGENDA

HP 10-493 Request of Dan and Lisa McCoig to install a historic plaque at 35 W Piccadilly St.

BAR 10-507 Request of William Demus to replace existing sign at 229 S Loudoun St.

Mrs. Shore moved, seconded by Mr. Bandyke, to approve the Consent Agenda as presented.

Motion passed unanimously 5-0.

NEW BUSINESS

BAR 10-512 Request of Simply Charming to install three (3) signs at 25 E Piccadilly St.

Chairman Farris asked what the signs would be made of and if they comply with current sign regulations.

Brenda Adams, representing Simply Charming, stated that two (2) are wood and one (1) is metal.

Mr. Diem explained that the directional sign can be no higher than four (4) feet. He clarified this by explaining that the sign itself could not exceed that height not the bracket it is attached to. A chain may need to be added to the bracket to bring the sign into compliance.

Mr. Rockwood asked the applicant to explain which is metal and which are wood.

Ms. Adams explained that the directional and bracketed signs will be wood. The metal sign will be placed on the outbuilding above the window attached to the brick.

Mr. Crigler moved, seconded by Mr. Bandyke, to grant a Certificate of Appropriateness to BAR 10-512 with the stipulation that the directional sign and main building sign is to be made of wood and the Indian Alley sign to be made of metal.

*Also, all signs must comply with the Winchester Zoning Ordinance requirements.
Motion passed unanimously 5-0.*

BAR 10-502 Request of H M Brooks to rebuild the front and back porches at 219 Sharp St.

Both Chairman Farris and Mr. Bandyke agreed that all materials were spot on, neither had any objections.

Mr. Brooks explained that the building contour goes with the rest of the buildings along that street. The slope makes it seem a bit odd when all other porches are level. The front porch on East Lane will have three (3) steps; the rest will have four or five to make up for the slope. The back stoop will be brick.

Mr. Rockwood asked if Mr. Brooks built the existing porches.

Mr. Brooks stated that they were there when he purchased the property. The changes will be an improvement.

*Mr. Rockwood moved, seconded by Chairman Farris, to grant a Certificate of Appropriateness to BAR 10-502 as presented.
Motion passed unanimously 5-0.*

BAR 10-506 Request of Blue Ridge Landscaping, on behalf of Dawn Valois, to create a roof deck on top of the carport, rehabilitate walkway and add deck to side of home at 214 N Washington St

Mr. Bandyke asked if the wood would be painted.

Author Hilton, representing Blue Ridge Landscaping, explained that the intent is to paint it once the waiting period for the wood to cure has passed.

Mr. Bandyke explained that this is a very modern design. A pressure treated deck is not in keeping with the historic district. He asked if the fence would be picketed, which would be more appropriate.

Mr. Hilton explained that he is working with the homeowners design. He was willing to take back the board's suggestions in order to come up with something appropriate.

Mr. Bandyke added that if she wanted to use pressure treated wood, it does come in an old world look that will weather well and can be painted.

Chairman Farris stated that examples of style can be found within a few blocks of the subject property.

Mr. Crigler added that a picket fence would be less expensive than a rail system.

Mr. Rockwood asked about the iron railing on the Fairfax Lane side of the property.

Mr. Hilton explained that the iron rails would be removed and would be replaced with the decking material. The property owner wanted to enclose the basement door so that it is only accessible from inside the house to maximize the space.

Mr. Bandyke asked what material would be used on the stoop that is facing the sidewalk.

Mr. Hilton explained that it would be a veneer brick to match the house.

Mr. Bandyke asked what the band board would be made of.

Mr. Hilton stated that it would be pressure treated wood to be painted at a later time. His intent was to tear off the top of the carport and use what is there.

In regard to the veneer brick, Mr. Diem explained that he only recalled one previous case where it was allowed. It was approved because the porch was surrounded by shrubs and could not be seen from the street.

Mr. Bandyke pointed out that in this case the stoop will be visible from the sidewalk.

Chairman Farris agreed, stating that he would not be comfortable approving this application as submitted. He gave the applicant the option to withdraw or proceed.

Mr. Hilton requested that some sort of approval be given in order to get started. He agreed to speak with the homeowner and resubmit at the next scheduled BAR meeting.

*Mr. Rockwood moved, seconded by Mr. Crigler, to grant a Certificate of Appropriateness to BAR 10-506 for the roof deck as presented, with the requirement that the wood railing be resubmitted. The Board reserved approval for the Fairfax Lane deck system and materials, as well as the remaining railing system, fence system and deck system.
Motion passed unanimously 5-0.*

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 4:50PM