

BOARD OF ARCHITECTURAL REVIEW MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, October 6, 2011 at 4:00 p.m. in Council Chambers at Rouss City Hall, 15 North Cameron Street.

The meeting was called to order at 4:00 by Mr. Rockwood.

PRESENT: Tim Bandyke, Tom Rockwood, Catherine Shore, Don Crigler and Bob Pinner.
ABSENT: Patrick Farris.
STAFF: Vince Diem and Paula Le Duigou

APPROVAL OF MINUTES

Mr. Rockwood moved, seconded by Mr. Crigler, to approve the September 15, 2011 minutes as presented. The motion passed 4-1-1, with Ms. Shore **abstaining** and Mr. Farris absent.

CONSENT AGENDA

No items were added to the Consent Agenda.

NEW BUSINESS

BAR 11-573 Request of Lewis Costello to replace existing Masonite® siding with James Hardie® siding on the rear of a building located at 130 South Cameron Street (visible from a public street). Siding will be *Monterey Taupe* color, and windows to remain white with green shutters.

Mr. Farris arrived at 4:03 pm.

Mr. Bandyke, representing the applicant, presented a sample of the product describing the color. He stated that the texture was smooth with a 6" exposure and that it would be placed over existing Masonite siding. He was unaware of what was under the Masonite. There will be no changes in the windows, although some are Anderson and others are wood. They will be left exactly as they are.

Mr. Rockwood asked if all the other trim is wood. Mr. Bandyke stated that there was interesting feature on the home facing Cork Street, there were inoperable windows on the façade to give the appearance of balance. Mr. Diem gave pictures to the Board to refer to and discussion ensued pertaining to location of the driveway and adjacent buildings.

Mr. Crigler asked how many facades would be replaced, Mr. Bandyke stated that three would be and clarified for the Board which sides that would be.

Mr. Rockwood asked what the condition of the existing siding was. Mr. Bandyke was not certain but it appeared to be asbestos shingles. Mr. Rockwood asked if there was clapboard underneath. Mr. Bandyke stated that it did not appear to be.

Mr. Farris asked if this was just a replacement of the Masonite and if there were any other elements that needed to be replaced.

Mr. Bandyke stated that the four faux windows were trimmed in PVC molding and he would rather replace that with wood, but he was uncertain as to who would make that decision, did it need to go to the BAR? Mr. Crigler stated that if it were a like for like situation and it was keeping to the same profile, the Board did not need to be a part of the decision.

Mr. Crigler asked if there were shutters on the building and Mr. Bandyke said that there were shutters on the four faux windows. Mr. Rockwood asked if they would be left on and Mr. Bandyke affirmed that they would. Mr. Crigler asked if the faux windows would remain and Mr. Bandyke stated that they would.

Mr. Rockwood moved, seconded by Mr. Crigler, to grant a COA as submitted with further requirement that window trim, corner boards or other trim be replaced with wood. If found that the original siding is clapboard, the applicant should appear before the Board before proceeding. The motion passed 5-1-0 with Mr. Bandyke abstaining.

OLD BUSINESS

Mr. Diem opened the discussion with feedback from the Annual Virginia Preservation Conference. With 180 people in attendance, it was a record setter and the first time it was being held in Winchester. There was a lot of positive feedback about the Downtown's appearance and architecture. Mr. Rockwood was presented with an award for 30 years or more of preservation efforts and dedication. Overall it was a very successful event. Mr. Farris stated that there were 85 people signed up for the walking tour.

Mr. Farris asked if there were any other comments or discussion points.

Mr. Bandyke wanted to be sure that the Toll House was not on the blight program. He stated that he had learned that he should have been going to PHW first before bringing it to BAR. He said that plans had been submitted to PHW for a possible addition and other porch renovations, and he is waiting to hear from them.

Mr. Farris stated that if what the BAR had ruled on and PHW makes no suggestions or changes the BAR decision can stand, with any possible additions being brought before the BAR.

Mr. Bandyke understood that the PHW needed to sign off on everything and make suggestions on all but the addition. Mr. Farris stated that some of the administrative decisions fall to Mr. Diem.

Speaking to a representative of PHW, Mr. Rockwood asked if PHW would execute a written, recordable document indicating its approval of the changes. The representative stated that they would send a letter outlining the approval, but she stated that they do not record anything as this item was basic maintenance.

Mr. Farris asked if there was any more business to discuss.

Mr. Diem discussed the National District Survey. He said that there will be an electronic version available for citizens to view on the City website. Handley Library has the final report for access by citizens as well. Mr. Rockwood asked if there were color photos of each property. Mr. Diem stated that there were.

Mr. Rockwood asked how a citizen could get changes made to the Survey if there was incorrect information identifying a property, i.e., type of roof material. Mr. Diem stated that an addendum could be submitted with the regional office.

Mr. Diem also stated that there was a grass roots idea being talked about, that as the City engages in blight abatement in and outside the historic district, it could recycle those materials to cut down on the amount of waste in the land fill, and offer materials to individuals who are restoring their homes in the historic district. If a storage area could be found an exchange program could be created to encourage people to use these materials.

With no other items to discuss, Mr. Farris adjourned the meeting at 4:26 p