

## **BOARD OF ARCHITECTURAL REVIEW MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on August 7, 2008 at 15 N. Cameron Street, at 4:00 p.m. in Council Chambers, Rouss City Hall.

**PRESENT:** T Bandyke, P Farris, M Lore, T Rockwood, C Shore and L Saunders.

**ABSENT:** L Belkin.

**STAFF:** Diem and Walsh.

**VISITORS:** Bob & Sue Pinner, Mary McConnell, Richie Wilkins, Nate Williams, Richie Pifer, Stephen Williams, David Boggs and Chris Jennings.

### **MINUTES**

*It was moved by Mr. Farris, seconded by Ms. Shore, to approve the minutes as presented.*

*Motion passed 5-0-1 (Mr. Rockwood abstained)*

### **CONSENT AGENDA**

*It was moved by Mr. Lore, seconded by Mr. Bandyke, to amend the consent agenda to include BAR-08-74.*

*Motion passed unanimously 6-0 .*

**BAR-08-74** Request of Old South Management to construct a rear porch on building at 13 S. Loudoun St.

*It was moved by Mr. Farris, seconded by Ms. Shore, to approve the consent agenda as amended.*

*Motion passed unanimously 6-0.*

### **NEW BUSINESS**

**BAR-08-71** Request of Bob & Sue Pinner to replace main house roof with standing seam to match attached buildings.

Mr. Pinner stated that currently the shingles are slate but the structure was not made to support the weight of slate shingles.

Chairman Saunders reminded the Board that they could not require that the slate be put back. He felt that the standing seam would be more appropriate for the structure.

Mr. Lore asked if they were planning to change the guttering.

Mr. Pinner stated that the guttering would stay the same.

Mr. Rockwood stated that by looking at the pictures it looked as if the house was part slate and part shingle.

Mr. Pinner explained that the west side all slate but all attached buildings are standing seam. He stated that he received a letter from the Preservation of Historic Winchester releasing them from keeping a slate roof. The representative that came out for PHW stated that this style house should have never had a slate roof to start with.

Mr. Pinner didn't have the letter with him but Richie Pifer, a member of PHW, was present and confirmed this to be accurate. He agreed that the standing seem was more in keeping with the neighborhood.

*It was moved by Mr. Farris, seconded by Mr. Bandyke, to grant a Certificate of Appropriateness for BAR-08-71 because the roof is not entirely slate and PHW has released the applicant of their legal responsibility.*

Mr. Rockwood asked if the slate on the sides of the dormer would also be replaced.

Mr. Pinner stated that the slate is in good condition so they will just leave that portion alone.

*Motion passed unanimously 6-0.*

**BAR-08-72** Request of Stephen Williams to remove asphalt siding, install a fence in front and paint exterior of 212 N Kent St.

Chairman Saunders asked what was going to be done with the porch.

Mr. Williams stated that he hopes to change the siding but he will not be opening it up at the present time.

Mr. Lore asked if Mr. Williams is confident that the siding is in good condition under the asphalt siding.

Mr. Williams stated that it appears to be in good shape. He added that he has made contacts in order to acquire some in case it needs to be replaced in some places.

Mr. Lore asked for clarification if the back porch would be replaced with shingle siding.

Mr. Williams stated that the main roof has shingles so he would like to make it all shingles but the tin roof is in good enough shape to paint.

Mr. Farris suggested painting the tin roof as it would be less costly and if at a later time a metal roof was to be added, the porch would already be done. He also suggested opening up the porch because he felt that it would be more appropriate for that house.

Mr. Williams stated that he would like to but its going to be a multi-step process.

Mr. Rockwood stated that he is delighted to see this house back in front of the Board for restoration after seeing the demolition request.

*It was moved by Mr. Lore, seconded by Mr. Farris, to approve a Certificate of Appropriateness for BAR-08-72 as presented.*

*Motion passed unanimously 6-0.*

**BAR-08-75** Request of David Boggs to install a building mounted sign and a projecting sign at 115 N Loudoun Street.

Mr. Diem spoke for the applicant explaining that the pictures capture what they are looking for. He had stressed to the applicant to use a non-glossy finish for the building mounted sign. The projecting sign will be similar to the picture that was submitted as it is the actual sign from their store in MD. The sign would be made of wood.

Chairman Saunders stated that vinyl signage has been allowed before.

Mr. Lore was concerned because the lettering on the front façade appears to be enormous. There are no dimensions shown.

Mr. Diem explained that according to the Ordinance the sign can be 1 sq ft equal to each linear foot of store frontage which includes the projecting sign. He stated that they would be limited to 24 sq ft based on the Ordinance. He explained that the Board could approve the design but leave it up to Zoning to determine the size.

*It was moved by Mr. Farris, seconded by Mr. Lore, to grant a Certificate of Appropriateness for BAR-08-75 as submitted with the condition that it meets the current Zoning requirements within Section 18-8-5.1*

*Motion passed 5-1 (Mr. Rockwood in opposition).*

**BAR-08-76** Request of Chris Jennings to install new siding and windows at 120 E Clifford St.

Mr. Jennings stated that at this time there are 4 to 5 different types of siding on this house. He would like to remove it and replace it all with hardy plank.

Mr. Farris explained that hardy plank has been approved in the past however it's been used for new or replacement construction where it can't be seen from public view.

Mr. Jennings stated that the house has no insulation. He wants to put insulation in the house making it more energy efficient and to bring it up to current code, but he's not sure how to do that without removing the siding. He didn't want to put holes in the plaster inside because it's in excellent shape.

Mr. Lore explained that hardy plank had not been approved in the past for primary elevations. The view from the south and the east are prominent. He would have problems agreeing to this request.

Mr. Jennings stated that there is a house on Kent that has hardy plank.

Chairman Saunders explained that hardy plank was used because there was no evidence of the original siding on that house; it was all T 1-11.

Mr. Jennings asked how he was going to get the insulation in the house without removing the siding.

Mr. Bandyke explained that he would have to do it prior to painting from the outside. He could patch the holes and then paint the house.

Mr. Farris felt that the house is beautiful as is; the work that's being proposed would transform the look. He suggested blowing in the insulation prior to the paint job and then filling in the holes as Mr. Bandyke suggested.

Mr. Jennings stated that he would have to go back to the homeowners to see if these suggestions would be acceptable.

Chairman Saunders asked what type of windows he planned to use.

Mr. Jennings stated that they would be two over two wood windows with wood shutters.

Mr. Bandyke reminded Mr. Jennings that the hardware has to be on the shutters. They don't have to be functioning shutters but they have to look functioning.

Chairman Saunders stated that as long as the original building remained intact with the original siding, that he wouldn't be opposed to the hardy plank in the back if the existing siding is in really bad shape.

Mr. Lore agreed as long as it wasn't used on the south and east elevations.

Chairman Saunders stated that he would like to see as much of the original wood remain as possible.

Mr. Farris suggested trying to maintain what's there, to replace rotten siding with lap siding. He suggested Mr. Jennings ask the Board to table this for the time being until he is able to speak with the homeowners.

Mr. Bandyke asked if the lattice on the porch and the columns were recently added. He added that the columns look very thin and asked if the original ones were larger.

Mr. Jennings stated that the owners added the lattice on their last trip into town. He added that the columns are about an inch thinner than the previous columns.

Mr. Farris explained that if those items were added, those would also have to be approved and should be added to the request.

Mr. Rockwood was concerned that blowing insulation in would cause condensation creating a maintenance problem.

Mr. Jennings explained that the most important issue for the owners is to make this house more energy efficient.

Mr. Lore suggested consulting PHW to see what other homeowners have done to fix this problem.

Chairman Saunders stated that he has restored these types of houses and pretty much gave up trying to insulate the walls because this type of siding is made to breathe. His only suggestion was to insulate the ceiling and the floor, buy energy efficient windows, and to seal and caulk as much as possible. He felt that by insulating the walls, more would be spent on maintenance than on heating.

Mr. Jennings asked that the Board table this item until he can speak to the owners.

*It was moved by Mr. Farris, seconded by Ms. Shore, to table BAR-08-76 until the owners can be consulted about the suggestions that were made.*

*Motion passed unanimously 6-0.*

## **OLD BUSINESS**

**BAR-08-60** Request of Mary McConnell to erect a conservatory on the back of the existing house at 717 S. Washington St.

Ms. McConnell stated that this is the same proposal that was before the Board a month ago.

Mr. Lore stated that he had reservations about the aluminum and the amount of glass.

Mr. Farris recalled what was said during the last meeting, stating that it was more the style and the amount of glass that the members seemed to have issues with. He mentioned the pictures that Mr. Belkin provided as samples of sunrooms within the historic district.

Ms. McConnell stated that she looked at those and felt that the skylights set in a wood frame was more a 70's style. She felt that what was being proposed was more in keeping with the neighborhood.

Mr. Lore stated that there are several pictures in the packet. He asked which one was being proposed.

Ms. McConnell showed a picture of a bronze aluminum sunroom. She explained that it would be smaller than what was pictured but basically the same structure. She added that

Chairman Saunders stated that what he liked about this design is that it could be added and removed without disturbing the original structure.

*It was moved by Mr. Lore, seconded by Mr. Farris, to grant a Certificate of Appropriateness for BAR-08-60 with the understanding that the style will be as depicted in exhibit A.*

*Motion passed unanimously 6-0.*

**BAR-08-73** Request of McKee and Butler to replace the weathervane on top of the Charley Rouss Fire Company with a replica made of copper and iron at 3 S Braddock St.

Mr. Diem explained that it has been determined that this item should be removed from the agenda. There has been no application submitted and as far as the letter that was sent in, it seems that it would be a simple like-for-like exchange.

It was agreed unanimously by all members that this item should be removed from the agenda.

## **ADJOURN**

With no further business to discuss, the meeting was adjourned at 5:21pm.