

## **.BOARD OF ARCHITECTURAL REVIEW**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, January 2, 2014, at 4:00 p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

### **POINTS OF ORDER:**

**PRESENT:** Chairman Rockwood, Kevin Walker, Patricia Jackson, Peter Serafin

**ABSENT:** Tim Bandyke

**STAFF:** Aaron Grisdale, Nasser Rahimzadeh, Catherine Clayton

**VISITORS:** Bobby Dean of Russell Roofing

### **APPROVAL OF MINUTES:**

Chairman Rockwood called for additions or corrections to the minutes of December 19, 2013. Hearing none, he called for a motion. Mr. Walker moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

### **CONSENT AGENDA:**

None.

### **PUBLIC HEARING:**

None.

### **NEW BUSINESS:**

**BAR-13-650** Request of Chris Poulos of Nostimon, LLC, for a Certificate of Appropriateness to install an EPDM rubber membrane roof at the property located at 202 E. Piccadilly Street (*Map Number 174-01-J-21-01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Dean, Russell Roofing, advised the Board that they want to install an EPDM rubber roof on the kitchen structure of the property due to the low slope of the roof and because under current code, the metal roofing is a little too low. The standing seam metal roof on such a low slope does not have the durability and longevity and this is why we want to install the rubber roofing and not a new standing seam metal roof. The metal roof only has a durable life of about two (2) years whereas the EPDM rubber roofing has a 20 year warranty.

Discussion and clarification were made whereby it is the understanding of the Board that the metal roof would not be replaced and that the existing metal roofing materials would have to be removed entirely due to its dilapidated condition. The installation and flashing techniques were also discussed. Mr. Dean advised that the EPDM rubber roofing does have its own flashing kit whereby it will run up the wall with adhesives and anything that is visible from the street will have a metal counter-flashing. He also advised that the edge will have a drip-edge installed in a similar fashion. Question was raised whether or not the counter-flashing could be painted to which Mr. Dean advised that yes, it can and will. Further discussion was made as it relates to the gutter and whether or not it would be replaced to which Mr. Dean advised that it will be replaced.

Hearing no other discussion from the Board, Chairman Rockwood called for a motion. Mr. Serafin moved to approve a Certificate of Appropriateness to BAR-13-650 with the following caveats:

- Counter-flashing, back and sides of the roof are to be painted to match the existing building walls where they will be placed;
- Existing gutter is to be re-installed; and
- Drip-edge is to be black.

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

#### **OLD BUSINESS:**

None.

#### **OTHER DISCUSSION:**

Mr. Grisdale addressed the Board as it relates to the appeal of BAR-13-524 by Mr. Maddox to City Council about the property on Monmouth Street. He stated that the Zoning Ordinance requires that City Council is to consult with the Board of Architectural Review. In order to streamline that process, he advised that he has summarized the findings and rationale of the Board when they made their decision. He said that if the Board is comfortable with the summarization and rationale, he would appreciate having the Chairman sign-off so that it can be included with the packet that will be submitted to City Council.

Chairman Rockwood asked if anyone had any concerns about the summarization. Hearing none, he agreed and signed the document.

Mr. Walker stated that there was a lot of discussion last meeting about Hardie Panel and he wondered if they had come to the conclusion that it is situational or if it is something that they need to look at rewriting in the current book about synthetic materials, what the Board approves and does not approve.

Mr. Serafin stated that he feels more comfortable with the idea of it not being allowed and making an exception to allow it rather than putting “wobble room” in the guidelines. Ms. Jackson stated that you would have to create exceptions which she does not feel is a good plan of action. Discussion continued whereby the Board is concerned about future synthetic materials as well.

The Board then asked Mr. Grisdale if they could get some guidelines from the Virginia Department of Historic Resources to which Mr. Grisdale stated that he can do some research to determine what is available. Mr. Serafin then asked if someone from the Department of Historic Resources could come and speak with the Board to which Mr. Grisdale stated that he can reach out and see if we can get someone from there to come to speak. Mr. Walker said that he just wants to have a general understanding as a Board when those types of things get applied for the Board can come at them with the same focus.

Mr. Grisdale advised that he will do some research and try to get some more information for the next Board meeting.

Mr. Grisdale then advised the Board that there are still two (2) vacancies on this Board and that if anyone knows a person interested, the application is available on the City’s website or they can reach out to staff or the Clerk of Council to move forward with the process.

**ADJOURN:**

With no further business before the Board, the meeting adjourned at 4:26 p.m.