

BOARD OF ARCHITECTURAL REVIEW

The Board of Architectural Review held its regularly scheduled meeting on Thursday, September 19, 2013, at 4:00 p.m. in Council Chambers, Rouss City Hall, 15 N. Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Ms. Jackson, Mr. Walker, Mr. Serafin

ABSENT: Mr. Bandyke

STAFF: Aaron Grisdale, Catherine Clayton

VISITORS: Chuck Swartz, Tom Anderson, John Chesson, M.D.

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections to the minutes of August 15, 2013. Ms. Jackson stated that the minutes should reflect that she was absent from the meeting. Hearing no additional corrections, Chairman Rockwood called for a motion.

Mr. Walker moved to approve the minutes as corrected. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

CONSENT AGENDA:

None.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

BAR-13-457 Request of Reader & Swartz Architects, on behalf of the Glass Glen Burnie Foundation, for a certificate of appropriateness to demolish and rebuild a new stoop/entrance to the house located at 801 Amherst Street, (Map Number 171-01-21-02), zoned Education, Institution & Public Use (EIP) District with Historic Winchester (HW) District overlay.

Mr. Walker abstained from this case.

Mr. Swartz presented the scope of this case to the Board and advised that the stoop is in decline. Additionally, they are trying to bring the stairs in to ADA compliance therefore, they must have handrails. Additionally, he stated that the new stoop will be recreated with the same material and

in the same configuration to look like the old one but that it will be slightly larger to allow for the doors to swing out to open.

Mr. Serafin asked if the risers are going to parged CMU to which Mr. Swartz responded that he does not have the shop drawings as yet so he is not certain. However, he did advise that they may cast that as one piece.

Chairman Rockwood then asked if it is to be solid. Mr. Swartz stated that the drawing says to do it with the parged but if you require us we could just make it one solid piece. Mr. Serafin stated that if they are replacing stone with cast stone then the cast stone should also be cast stone to match.

Ms. Jackson asked if one weathers better than the other to which Mr. Serafin responded that the parged concrete is not as durable as the cast stone. Additionally, Mr. Swartz stated that he does not think it will matter and if the Board would prefer the cast stone, he does not believe that would be a problem.

Chairman Rockwood then asked if the stone would have a similar texture and appearance. Mr. Swartz advised that it will and that there intent is to make it look the same and that it has been replaced. Mr. Serafin then stated that the cast stone is really hard to tell that it is not limestone.

Hearing no other discussion or questions, Chairman Rockwood called for a motion.

Mr. Serafin moved to approve and grant a certificate of appropriateness to BAR-13-457 with the change of the parged CMU risers being changed to cast stone risers to match the tread. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 3-0-1 abstention.

BAR-13-462 Request of Tom Anderson, on behalf of Winchester Capital Group, Inc., for a certificate of appropriateness to construct a roof over the side door at the property located at 525 Amherst Street (Map Number 172-01-7-B-01), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Chairman Rockwood was concerned about having a proper signatory to which Mr. Grisdale responded that if Mr. Anderson is a responsible party then it should be okay.

Mr. Anderson presented the scope of the project and stated that the owner wants to keep the weather from the door and that it will match the other.

Chairman Rockwood then asked if the pressure treated posts will be painted to which Mr. Anderson advised that they will be painted white. Mr. Anderson also stated that the trim will be white and the roof will be green to match the rest.

Chairman Rockwood then stated that the Board should have the elevations. Mr. Serafin stated that he would like to see the trim and the side and front elevations to scale. Mr. Anderson responded that he will get that information and drawing for them.

Mr. Walker asked what post base is being proposed and how will it be attached. Mr. Anderson responded that the posts will be attached in concrete by regular attachments.

Chairman Rockwood then asked if the underside will have beams or will it just have plywood to which Mr. Anderson responded no, it will not have beams, just the plywood. Chairman Rockwood stated that it will be just a perimeter frame with plywood over it and that he was concerned if it will need some additional support.

With no further questions or discussion, Chairman Rockwood called for a motion. Mr. Serafin moved to table BAR-13-462 pending receipt of additional information as follows:

- Scale drawing of entire building
- Specifications of materials to be used, i.e., trim, base, mount, guttering, paint color

Mr. Walker seconded the motion. Voice vote was taken and the motion to table passed 4-0.

BAR-13-498 Request of Reader & Swartz Architects, on behalf of the Shenandoah Valley Discovery Museum, for a certificate of appropriateness to construct/install a standing seam metal roof and for paint colors for windows, doors, and the roofing at the property located at 19 W. Cork Street (*Map Number 193-01-F-23-A-01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Walker abstained from this case.

Mr. Swartz presented the scope of the project to the Board and stated that they are seeking approval for the colors for the roof scape and the windows and that they are requesting for approval for anodized aluminum on the five (5) windows.

Chairman Rockwood summarized stating that the applicant is seeking approval for the roof color and materials and the use of anodized frames for the four (4) front windows and the one (1) side window.

Chairman Rockwood then asked for any questions from the Board. Hearing none, he called for a motion. Mr. Serafin moved to approve and grant a certificate of appropriateness to BAR-13-498 as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 3-0-1 abstention.

BAR-13-499 Request of John P. Chesson, M.D., for a certificate of appropriateness to construct a shed, install a condenser surround, gate, and a gated enclosure at the property located at 101 W. Cork Street (*Map Number 192-01-Q-1-01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Dr. Chesson stated that he put everything in one packet; however, there really are four different requests. He then advised that two of the projects are nearly finished. He further advised that

the condenser units are roof mounted and that the surround is in two pieces to conceal the three units. Chairman Rockwood asked if they are three different locations or if they are all together to which Dr. Chesson replied that they are all three together. Dr. Chesson then stated that there will be a surround on the three sides that can be seen from the public way. Dr. Chesson stated that the gate is the same design and it will be hinged on one side. He advised that it is to give a little bit of privacy and as a sound barrier.

Dr. Chesson then spoke about the front steps and the gate for them. He stated that the gate will be steel and be the same design and it will be hinged on one side. It will provide a little privacy and serve as a sound barrier.

Mr. Serafin asked if it is going to be black and Chairman Rockwood asked if it is going to be solid steel. Mr. Serafin then asked if they are showing the gaps. Dr. Chesson stated that it will be laser cut and they used the same dimensions and hinge.

Chairman Rockwood then asked about the other two items, fence along the property line and the shed. He then asked if the fence will be framed and Dr. Chesson stated that it will just be just the thickness of the steel. Chairman Rockwood then asked if it would have a magnetic latch to which Dr. Chesson stated that yes it will. He then asked if there would be a handle or other type of hardware. Dr. Chesson replied no, there will not be because it will be pretty ergonomic.

Dr. Chesson reiterated that what is proposed is the black steel gate enclosure designed in the same style as the handrail so that it is a pretty clean, contemporary look.

Chairman Rockwood then asked about the shed. Dr. Chesson stated that he was wanting a shed on the Cork Street property with a matching shed on the adjacent property. However, he is looking now just to build one shed that is 6' x 6' and one that is 6' x 8' with the two sheds to straddle the property line. He also stated that the pitch of the shed roofs will be roughly the same as the house. Chairman Rockwood asked how tall the shed will be to which Dr. Chesson replied that it will be 6 feet. Chairman Rockwood then asked which way is the guttering going to drain to which Dr. Chesson responded to the back. Chairman Rockwood then asked if he is going to have them drain in to a rain barrel to which Dr. Chesson stated yes.

Chairman Rockwood called for further questions and discussion from the Board. Hearing none, he called for a motion. Mr. Walker moved to approve in part and defer in part BAR-13-499 as follows:

- Approved a certificate of appropriateness for the following:
 - The fence with the alternate design in black finished steel
 - The design only of the gate and condenser surround
- Deferred the following pending receipt of additional information:
 - The finish of the gate and condenser surround
 - The shed - need type and color of materials as well as a scale drawing

Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

OLD BUSINESS:

BAR-13-424 Request of CCAP for a certificate of appropriateness to construct a handicap ramp and to remove shutters at the property located at 106 S. Kent Street (*Map Number 193-01-V-4-01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Grisdale advised the Board that staff has not received any new materials or information and that the case is still on the agenda pending receipt thereof or a decision by the applicant to withdraw. He also advised that it may or may not come back before the Board.

ADJOURNMENT:

With no further business, the meeting adjourned at 5:25 p.m.