

## **BOARD OF ARCHITECTURAL REVIEW**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, October 3, 2013, at 4:00 p.m. in Council Chambers, Rouss City Hall, 15 N. Cameron Street, Winchester, Virginia.

### **POINTS OF ORDER:**

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

**ABSENT:** None

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

**VISITORS:** Eric Lowman, Chuck Swartz

### **APPROVAL OF MINUTES:**

Chairman Rockwood called for corrections to the minutes of September 19, 2013. Hearing none, he called for a motion.

Ms. Jackson moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0-1 abstention.

### **CONSENT AGENDA:**

None.

### **PUBLIC HEARINGS:**

None.

### **NEW BUSINESS:**

**BAR-13-510** Request of Oakcrest Properties, LLC, on behalf of Cameron Street Properties, LLC, for a certificate of appropriateness to install a fence at the property located at 11 S. Cameron Street (Map Number 193-01-M-19-A-01), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Lowman presented the request to the Board and stated that they are attempting to create a park-like setting as part of the beautification process. Over the years, there has been quite a bit of vagrancy in this area and they would like to put up a fence, not necessarily to keep anyone in or out but to potentially deter people from going back in to that area after hours because it is not a highly lit area when it is dark. He then stated that he went around the historic area looking at other fencing and chose the proposed black, powder-coated steel fencing. It is only 40-inches

tall which is not intrusive and it will not take away from the building aesthetics. Additionally, it will tie in to the stoop at the Cameron Street properties.

Chairman Rockwood then asked if it would completely close off the area to which Mr. Lowman stated yes and that there will be a gate in the center of it for utility and property owner access from both Oakcrest and Cameron Street Properties.

Mr. Bandyke asked if it is all going to be black to which Mr. Lowman stated yes it will all be black.

Mr. Serafin then asked what the posts will be made of to which Mr. Lowman responded that they will be of the same material and black, powder-coated. He then explained that it is a stake-driven system which goes straight in to the ground and so there will be no concrete needed.

Mr. Bandyke then asked if it is going to be attached to the Cameron Street Properties building to which Mr. Lowman responded that it will but it does not necessarily have to as it will go right up to the building. Mr. Bandyke then asked if anyone would be able to sneak through. Mr. Lowman responded no, they will not.

Mr. Serafin then asked if the gate will have signage on it to which Mr. Lowman answered no it will not, that what is on the picture is just for illustrative purposes from the manufacturer.

Chairman Rockwood then called for a motion.

Mr. Bandyke moved to approve and grant a certificate of appropriateness to BAR-13-510 to install a black, powder-coated fence as submitted. Mr. Serafin seconded the motion.

Voice vote was taken and the motion passed 5-0.

**BAR-13-524** Request of Samuel Maddox, property owner, for a certificate of appropriateness to replace windows and siding and for exterior paint for the property located at 16 W. Monmouth Street (Map Number 193-01-I-9-01), zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay. **APPLICANT REQUESTED TO TABLE.**

Mr. Grisdale stated that the applicant requested to table this request until the October 17<sup>th</sup> meeting. Chairman Rockwood then stated that before the Board tables this request, it should be noted that this work is already underway. He has already installed the siding on the side and the front as well and although he did not mention it, I believe he has installed some skirting around the porch with a solid board covering.

Chairman Rockwood then called for a motion.

Mr. Serafin moved to table BAR-13-524 until the October 17, 2013, meeting. Ms. Jackson seconded the motion.

Voice vote was taken and the motion to table passed, 5-0.

**BAR-13-526** Request of Reader & Swartz, Architects, on behalf of the Shenandoah University, for a certificate of appropriateness to change the existing siding at the property located at 186 N. Loudoun Street (Map Number 173-02-A-T-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 this request and stated that the Board had previously approved this request but that it has been subsequently discovered that the ATM needs to be “bumped out” about 10 inches to allow for the equipment.

Mr. Bandyke asked if the fill-in is going to be stucco to which Mr. Swartz stated yes it is.

Chairman Rockwood then called for a motion.

Mr. Bandyke moved to approve and grant a certificate of appropriateness to BAR-13-526 to modify the previous approval to allow for the 10 inch “bump out” to accommodate the ATM. Mr. Serafin seconded the motion.

Voice vote was taken and the motion passed 4-0-1 abstention.

**BAR-13-527** Request of Reader & Swartz, Architects, on behalf of the Shenandoah Valley Discovery Museum, for a certificate of appropriateness for exterior paint colors for 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 color samples to the Board and stated that they intend to use blue, green, purple, orange, Chinese red, and Cajun red. He further stated that they are going to paint the stucco to match the brick. Also, the cement boards have gaps that will have colors from other parts of the building that will show through but they are only two inches wide.

Mr. Swartz further advised that they will have sails on the top of the building and what they want to do is to have them in two shades of yellow and maybe white. He then advised that they will be triangles.

Chairman Rockwood asked if the sails are for the sunshades to which Mr. Swartz answered yes they are and that they will come down in October or November and go up in March.

Mr. Swartz then stated that the Trex Corporation has donated the plank material for the guardrails for the roof. The planks are 1 ½ inches by 3 ½ inches so it will be a semi-solid area. He then stated that he realizes that the materials are not wood, iron, or bronze and that the building is in the historic district, but this material is not being used in a normal way as lumber, it

is actually a panel and is to be used as a guard to keep you out. Secondly, it is on the building in an area where you really cannot see it from the street.

Mr. Bandyke asked how they would put that material in to a slotted receptacle - at an angle, vertically, or horizontally.

Mr. Swartz stated that they have a slotted system made of steel pieces with welded ridges and then there is a steel frame where the panels will be bolted to.

Chairman Rockwood called for questions or comments from the Board.

Mr. Bandyke asked what the color would be of the Trex material to which Mr. Swartz stated that it would gray. Mr. Bandyke then asked if it would have a wood grain. Mr. Swartz stated that the wood grain would be on the inside.

Chairman Rockwood then stated that this is a little far afield in terms of the number of applications the Board sees. Mr. Bandyke then stated that we do allow signage that is some distance from the ground. Mr. Swartz stated that they are trying to use a material that will not require someone to have to go on a lift to paint or maintain it.

Mr. Serafin then asked about the colors on the sails to which Mr. Swartz stated that they would be yellow and white.

Hearing nothing further, Chairman Rockwood called for a motion.

Mr. Serafin moved to approve and grant a certificate of appropriateness to BAR-13-527 with the addition of the sunshade material being yellow and/or white, provided by the Tenshon Company. Additionally, the use of Trex material as this is a unique case and it will be used in a non-normal manner. Further, the use of Cajun red or a similar color on the East façade and painted stucco on the north most third of the West façade. Mr. Banydke seconded the motion.

Voice vote was taken and the motion passed 4-0-1 abstention.

#### **OLD BUSINESS:**

**BAR-13-462** Request of Tom Anderson, on behalf of Winchester Capital Group, 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.

Mr. Grisdale advised that we have not received any new information or documents.

Mr. Bandyke moved to table BAR-13-462 until the October 17<sup>th</sup> meeting. Mr. Walker seconded the motion.

Voice vote was taken and the motion passed 5-0.

**BAR-13-499** Request of John P. Chesson, MD, 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.

Mr. Grisdale stated that the outstanding issues with this project are the color material of the condenser surround and the gate. Additionally, the applicant was to provide additional details for the shed. He then advised that he did receive an email from Dr. Chesson stating that he would come back on the 17<sup>th</sup> of October with the required information. He then stated that the applicant was unsure if he was able to make it to today's meeting and was asking if the Board was comfortable to go ahead and approve the color for the condenser surround and gate. Mr. Grisdale advised that the applicant stated that he had reached out to several steel vendors and that it is impossible to get samples of a weathered product.

Mr. Walker stated that without seeing the Corten it is hard to imagine the color. Mr. Bandyke then stated that the applicant is now talking about an oil finish, which Dr. Chesson subsequently added. Mr. Bandyke stated that he does not know what that means or what it would look like. Chairman Rockwood added that it is made to look like it is already old and weathered.

Mr. Bandyke then asked what color is the screen on the roof. Chairman Rockwood stated that that is one of the things that were left open from the last meeting and that the applicant is seeking approval on today. Chairman Rockwood stated that he is now saying black or the Corten. Mr. Grisdale stated that the applicant's primary desire is the unfinished steel that would color with time but if you all do not feel that there is enough information, we could have him bring some clarifying information about the finish when he comes on the 17<sup>th</sup>.

Ms. Jackson stated that her inclination is for black but that leaves us wondering what everything else looks like.

Mr. Bandyke stated that he thinks that Dr. Chesson has done a good job but that he feels it would be good to wait in order for them to be sure.

Mr. Serafin stated that he agrees with the black because he is unsure what the Corten will look like.

Chairman Rockwood called for a motion.

Mr. Bandyke moved to table BAR-13-499 until the October 17<sup>th</sup> meeting. Ms. Jackson seconded the motion.

Voice vote was taken and the motion to table passed 5-0.

**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 that staff still has not received anything new on this request. He further stated that before the next meeting we will determine if they intend to come back before the Board or if this is something that is just going to “drop off.”

Chairman Rockwood called for a motion.

Mr. Serafin moved to table BAR-13-424 once again until the October 17<sup>th</sup> meeting. Mr. Walker seconded the motion.

Voice vote was taken and the motion to table passed 5-0.

#### **OTHER DISCUSSION:**

Mr. Grisdale advised that he had no other business. Mr. Serafin asked about cases like the one with this Trex decking where it is out of the ordinary and was wondering if we could make a determination based upon the application.

Chairman Rockwood stated that the minutes will reflect that the approval for the Trex materials is a unique case and it is a non-normal use. It is being used way up high and it is on a building that is not necessarily contributing, that it would be more contributing once this project is complete versus now.

Mr. Walker asked if there is a way that the Board can rephrase the motion to a situational approval to help clarify the minutes or is that just all included.

Chairman Rockwood stated that the Board has stated some general principles which apply. He also stated that he does not feel as though the Board is deviating from previous policy. It is just applied to this particular material and situation.

Mr. Grisdale advised that when applicants come in to the office, staff does advise that everyone is on a case-by-case basis because every structure has its own historical characteristics and the like. He also stated that there are certain trends and materials that are appropriate and as we get in to these more gray areas, we do advise them that it is one a case-by-case basis.

Chairman Rockwood stated that it is not a blanket approval of the materials, just an approval of that application.

Mr. Serafin asked if there was such a thing as an approved list of materials. Mr. Grisdale stated that other than what is in the historic district guidelines in terms of the traditional materials there is nothing more; however, when we get in to some of the modern composites and things like that, the guidelines do not really address them at all. In situations as such, it is based off of previous

decisions and how close the current proposal is to a previous decision and whether the properties are similar in use.

Chairman Rockwood stated that there is a general expressed preference to traditional materials in the guidelines but you do run in to these situations, like the museum, where that doesn't really fit.

Chairman Rockwood then stated that he would like to have additional information about the case that was tabled per the applicant's request, since the applicant has already installed the vinyl siding on the side and it doesn't even match in pattern with the cedar siding that he has put on the front.

Mr. Grisdale stated that he does not want to get too much in to the details of this on the record without discussing it but it is an application where there was a violation that was identified after the fact and the property owner has been informed of the likely difficulty of having vinyl siding in the historic district but they wanted to at least pursue this option because of the efforts that they have already gone through to put this up.

**ADJOURN:**

With no further business, the meeting adjourned at 4:41 p.m.