

BOARD OF ARCHITECTURAL REVIEW

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

POINTS OF ORDER:

PRESENT: Kevin Walker, Patricia Jackson, Peter Serafin, Tim Bandyke,
Tom Rockwood
ABSENT: No absentees
STAFF: Aaron Grisdale, Carolyn Barrett, Katherine Herrmann
VISITORS: Bill Wiley, Scott Rosenfeld, Ed Chapman

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of December 5, 2013. Hearing none, he called for a motion. Ms. Jackson moved to approve the minutes as submitted. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 4-0 with 1 abstention.

CONSENT AGENDA:

None.

PUBLIC HEARING:

None.

NEW BUSINESS:

None.

OLD BUSINESS:

BAR-13-587 Request of Iris, LLC, for a Certificate of Appropriateness to construct a new two (2) story, two (2) bedroom addition to the property at 308 W. Boscawen Street (*Map Number 172-01-D-20-01*) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Rosenfeld was asked to give a walk through of his proposal. He stated that he wanted to follow the guidelines of the board. Chairman Rockwood asked the board if they had any questions for Mr. Rosenfeld. He was asked if all the siding and trim boards would be HardiePlank or a composite material and the windows would be metal clad. He said he was not sure about the windows and that they were wooden. The documents stated prefinished metal clad single hung windows. He was asked what the door was made out of. The documents stated

six panel entry door, painted white to match existing. Mr. Rosenfeld said it was a wood door. Mr. Grisdale pointed out that the items specifically listed in the last motion were drawn to scale; there were definitions about doors and windows and what the materials would be, material listing and description to be used for the posts in the back and that the information was in the updated packets.

Chairman Rockwood pointed out one issue that the board has which he missed. It's in the guidelines which the board has inadvertently drifted away from. The requirement for non-synthetic materials in construction in the historic district which means wood siding, wood windows, wood doors. As he had said previously, the board has inadvertently drifted away from that to some extent and been more lenient in new construction than the guidelines call for. He referred specifically to page 10 in the New Construction Guidelines. On Materials and Textures it said "Synthetic sidings such as vinyl, aluminum, and synthetic stucco (EIFS products) are not historic cladding materials in the historic district and their use is prohibited." He said that was a definite statement in the guidelines and he is chagrined that without reviewing the guidelines, the board in the past has approved the use of HardiePlank and that is contrary to what the guidelines require. He asked Mr. Rosenfeld if it would change the design. Mr. Rosenfeld said it would, it's a rental property and that it's a maintenance issue. He has a problem with one of his neighbors not allowing him to put a ladder in their yard so he can finish painting around the trim and he would like to use HardiePlank. Chairman Rockwood said he understood why Mr. Rosenfeld would want to use that but it puts the board in a bind. He didn't know if Mr. Rosenfeld could reduce the size of the structure to give more leeway to put ladders up or otherwise alter it. Mr. Rosenfeld reiterated that he wanted to use HardiePlank. Chairman Rockwood noted that Mr. Rosenfeld had provided the scale modifications and materials information that were asked for.

Mr. Bandyke said that in the past, what they usually do is allow HardiePlank on the side of the house that is not visible from the street, something that is not visible from the public right of way. That gives them the where they can and can't. This project is visible from the public right of way. He didn't know where you draw the line from visible or not visible. If you walk or drive down the street and you can see it, then it's from a visible right of way. That usually means they can't allow HardiePlank. The board knows all the benefits of HardiePlank. Mr. Rosenfeld said in the past they have allowed HardiePlank. If the board wants to stop on his project then that's their prerogative but he really wants to use HardiePlank, he doesn't want to use wood on the project. He likes HardiePlank and he doesn't think it's too visible. From West Boscawen, you can't tell if it's wood or not from a distance. Larry Belkin looked at it and he felt it was fine and there was no problem with it.

Mr. Rosenfeld said that there was vinyl all in the front and he would like to get rid of it. Ms. Jackson asked what the application would be in the front once he removes the vinyl. He said some day, if he removed it, he would fix it up. He doesn't have enough of it right now so he doesn't know. Chairman Rockwood said that would be a different situation than new construction out of view which he is now proposing. Mr. Rosenfeld said if he was going to take the vinyl off then he's sure he would restore the wood. Mr. Bandyke said that he did look at it from both sides. One is someone from Mr. Rosenfeld's position, who is going to renovate something and wants to prevent maintenance and another view is how can he tell from a distance, from the street, can he tell that it's HardiePlank and not just lap siding and the way it's

situated and how it's situated being offset and behind the other house in this particular case although he is in favor of using wood on projects whenever it's at all possible, this is so far removed from the street that unless you know what you're looking at, you couldn't tell and that's where he's coming from in this particular case. If something were to be done to the front of the house later on which is not under the board's purview right now, he would absolutely demand wood much like the house that Mr. Rosenfeld did before and that's his impression right now. Mr. Rosenfeld added that it's also a matter of economics and making it work, it's less expensive with this design with the HardiePlank instead of wood. Chairman Rockwood said he understood Mr. Rosenfeld's motivation but that's not part of the board's evaluation. They've given a set of guidelines and it's his job to make it work or not.

Mr. Bandyke said the metal windows, which they don't allow, were a sticking point with him. Mr. Rosenfeld said the board could pick the windows and he will put them in. He didn't know why they came up with the metal windows. Mr. Bandyke said that was the information that they had. Mr. Rosenfeld said they would use wood windows and Mr. Bandyke replied that he didn't have a problem then.

Chairman Rockwood asked if there was anything else. He asked for a motion on BAR 13-587. Mr. Bandyke started to make a comment then asked for it to be disregarded.

Mr. Bandyke motioned to grant a Certificate of Appropriateness to **BAR 13-587** for an addition onto 308 W. Boscawen Street to consist of:

- all windows are to be wood windows, they can be clad with paint but they must be wood;
- exterior doors to be wood;
- all corner trim on the addition would be composite HardiePlank trim boards, all other trim on the house to be wood – that would involve fascia, soffit, cornice work, and columns; the exterior siding to be HardiePlank and if there are issues with painting, Mr. Rosenfeld may want to do pre-painting;
- Color to be white.

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

BAR-13-595 Request of Bill Wiley of Harman Construction, Inc., for a Certificate of Appropriateness for new construction at the properties located at 10 E. Leicester Street (*Map Number 193-01-J-15-01*), zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay and 412 S. Loudoun Street (*Map Number 193-01-J-2-01*), zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay.

Mr. Wiley stated he would proceed from where they left off at the last meeting. The new site plan addresses concerns from the last meeting. The building was turned counter clockwise 90°, at the same time general landscaping was done along the curb. Secondly, there were some changes done to the elevation on units one through three. There was a bump out on unit two.

Chairman Rockwood noted that units one through three were stepped vertically. He asked if they were also offset. Mr. Wiley said that if you looked at the elevation of the units you could

see that they are. Chairman Rockwood asked about the doors on the back of the units not having any protection over the top of them. Mr. Wiley said that at this point they were focusing on the fronts. Chairman Rockwood noted that the main thing that was done was the townhouses had been reoriented so the garage doors face an interior courtyard and specifically the facades on the Leicester Street side are stepped and offset and those no longer have a garage door facing the street. The building almost completely blocks the view of the front facing garage doors on units four, five and six. Mr. Wiley replied that was correct. Chairman Rockwood said that is responsive at least from the BAR perspective to altering the street facades and providing parking on the interior side of the lot. They had talked about materials for the garage doors and he didn't know what the proposal was for them. Mr. Wiley said it was discussed. Ms. Jackson said they did and they didn't, they had talked about a different style, something less obtrusive. Chairman Rockwood said he liked the solution of moving them out of view because he didn't see a stylistic fix to that. Mr. Serafin said he thought the change in geometry really helped with the garages and he thought it was a good solution. He felt they could now talk about the finishes and little things like the general geometry which to him seemed like a nice improvement. Chairman Rockwood commented that a lot had been done to hide some of the compromises and that it will make it more in keeping with the neighborhood as far as what can be seen from the street while retaining the usefulness of the parking.

Also, that Mr. Wiley had given them drawings of the one over one windows but the board really hadn't had an opportunity to discuss that or think about it and if anyone had preferences one way or the other, now was a good time to take that up. Mr. Wiley said the one over one with no grill was an option. Chairman Rockwood said that from looking through the guidelines, they said the snap-in grills were frowned upon so he thought the choices were going to be either the one over one and they should discuss if that was appropriate or the six over six with real window muntins in them. He was throwing it open for discussion on the window styles since they didn't have the drawings before them last time. Mr. Walker said he agreed about the horizontal rhythm of the buildings being improved with them being broken up. He thought that the horizontal scale issues had been addressed. He would like to see that applied to units four through six as well. Even though they were not necessarily visible from the street; it affected the feel of the buildings as you approached them. He said he would prefer the same offset in order to break up the horizontal scale or a similar move would be useful. Chairman Rockwood said he did not understand the question. Mr. Walker said for units one through three, the move was made to step them back from each other. Chairman Rockwood agreed and said it was not done for units four, five and six. Mr. Walker said he preferred that same offset in order to break up the horizontal scale as well or a similar move. Ms. Jackson commented it would give it a less boxy feel.

Chairman Rockwood said he took the garage door drawings to be purely place holders schematically and asked what they should look like, if they should have panels or something to match the front doors or some other thing altogether. Garage doors were problematic at this point. They had been re-sited to not be visible from the street so they had a little more leeway. Ms. Jackson said she thought that for uniformity, if they decide on a raised panel door, entrance and exit door, the garage door could be replicated. Mr. Wiley asked what was meant. Chairman Rockwood replied something similar, whatever he was going to do on the door. If he is going to do a flat panel on the garage door then do a flat panel on the front door. Ms. Jackson said it would be a transitional effect in a traditional way.

Mr. Walker said that personally, he thought that detached garages made more sense with the scale of the buildings. He knows about the parking requirement but in terms of vertical scale, he felt more comfortable if the garages weren't below the building. He did appreciate the move Mr. Wiley made to address the scale. In terms of the surrounding neighborhood, just the feel of it, you don't see a lot of three-story structures with attics and attached garages. He thinks it's a good step towards something that's appropriate but he still feels like the vertical scale, for him personally, is a little tall.

Mr. Bandyke asked Mr. Walker if he was saying he was still uncomfortable with the front doors on units four, five and six. Chairman Rockwood said no, he was talking about trying to separate the roof line on four, five and six so it's not so dense. Ms. Jackson asked if she was correct in that he was saying he wanted to see separate parking versus a garage and Mr. Walker replied yes. She asked if there was room for such an item. Mr. Bandyke said the plan was just stark. There was no roof over the entrance doors. He liked the idea of stepping the roofs because it doesn't look like something you see all over town. A small self supporting roof over the front door would make him happy and also break up the roof line. The other thing he needed to say, in the guidelines, asphalt shingles can't be used. He'd like to see a metal roof but that's because of the guidelines. For new construction, on page 7, "For new construction in the historic district, use traditional roofing materials such as slate or metal. This design relates better to the visual image of historic shingle patterns than thin asphalt types." It doesn't talk about architectural shingles but that's the new vernacular now is the architectural shingles but again, they don't usually allow that on a roof that's fairly substantial and fairly visible.

Chairman Rockwood asked if anyone had views on six over six versus one over one windows. Two of the board members stated they did not.

Mr. Wiley requested keeping both pitches on the secondary roofs of units one through three and he didn't see it as being an issue. They've been focusing on units one through three and that's where they need approval. Ms. Jackson said that still left the question of what to do about the roof.

Chairman Rockwood said as he understood it, they had approved panel doors on the garages to match the panels on the door, one over one windows and looking at the double one over ones, Mr. Wiley had said the shutters would be folding interiorly to be functional to cover the full window. Mr. Wiley said that was correct. Chairman Rockwood stated one over one wood window shutters to be operable or at least cover the surface of the window. Panel garage doors on units four, five and six to match, and the others as well, to match the panels on the doors and the offset of the center unit in units four, five and six in similar fashion to those in one, two and three. He asked if there was anything else that wasn't included. Mr. Walker said the materials for the garage door. Mr. Wiley said wooden for the man doors. Mr. Bandyke said he didn't think they really wanted garage doors that were wooden; he's saying it because he knows what's going to happen. Composite material that looks like wood, there are some beautiful ones that don't cost a whole lot even with lights in them and that kind of stuff, Mr. Wiley could make the units look 10 times better just by the garage door that he puts on there. He would like some samples on that because Mr. Wiley could go in a lot of different directions with that. To him, it's

important because it makes or breaks what the design looks like as far as the doors are concerned. Something that has some relief to it would be good.

Chairman Rockwood noted the drawings showed no trim and he assumed there would be. Mr. Serafin he could see calling out how big the corner boards are, what the trim around the windows are, the sizes. Chairman Rockwood asked if he was talking about the garage windows and all the exterior openings, there are no trim specs. Ms. Jackson asked about lighting. That has not been submitted yet. Mr. Bandyke said that the window trim will soften the whole palette. Mr. Wiley has capitals on there and he knows Mr. Wiley can come up with something decent.

Mr. Serafin said another thing he would like to see called out is what material the stairs are. One thing they are saying is the Hardy siding is approved as part of the package. He asked if that was correct. Chairman Rockwood said yes. Mr. Serafin stated that was going against the guidelines. Mr. Bandyke said it was a case by case basis. Chairman Rockwood said he didn't know how they had gotten away from the guidelines he had read to them, they are pretty clear. Mr. Bandyke wondered if the metal roofs might help on that, that is according to the guidelines and if that's something that could be discussed. Chairman Rockwood said he thought the metal roof would make a better looking roof than asphalt shingles. Mr. Bandyke said they gravitated to the HardiePlank during the Kent Street projects, that's where it all began. They were trying to approve it for the rear elevations. They were trying to approve it for sides that you didn't see or were close by other houses and somehow it's morphed into other things. That's how they got there. He agreed the metal roof would certainly tame the siding down quite a bit. Mr. Serafin said that a lot of what he was seeing was the details to help it not look like a typical Leesburg tract. You drive through that place and you see acres of them, they have thousands of them. He thinks the metal roofs would help that. It's a regional item. Chairman Rockwood agreed and said it was characteristic of that neighborhood; all the other roofs are of that style.

Mr. Walker asked if the topics and changes that had been discussed would also apply to units seven and eight, the duplex. Chairman Rockwood said in terms of wood doors and materials and roof and one over one windows, yes, anything common to all of them would apply.

Mr. Serafin asked if they could stipulate they be painted different colors. Mr. Bandyke asked if he meant each different unit, they could. Mr. Serafin said that would help break up the units and not at a huge expense. Mr. Bandyke said if they stagger them then that could be done because they are going to have corner boards. It's one thing to step them up and down, it's another thing to do this. He thought that right now they were just saying change the roofline. The drawings also indicate an offset but not on the one they were talking about.

Mr. Bandyke asked if they were not going to talk about the roof right now or were they looking to say they were going to require him to do that. Mr. Wiley asked if that could be a later discussion. Chairman Rockwood asked Mr. Wiley to bring back the garage door proposal, the roof proposal and the exterior lighting proposal.

Mr. Serafin asked about what the plants are on the plans. They asked Mr. Wiley to be more specific. Mr. Grisdale said that typically maybe a tree versus a bush, in terms of the species and

things like that, that will be cited on the site plan. In terms of what type it is, a tree might be the more preferred of the two.

Mr. Bandyke asked could they also leave the suggestion he made about small portico roofs over the doors, could they leave that with the roofing, garage door and lighting issues and kind of look at that. Chairman Rockwood said they could. Mr. Bandyke said they would basically be talking about four, five and six.

Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR 13-595** at 10 E. Leicester Street to approve the following:

- Plans for one over one windows with wood trim or a wood like trim around them.
- Shutters to be appropriate for the width of the windows so they look like they will cover the windows when closed.
- All porch materials on all structures - posts, balusters, handrails and the flooring to be wood. The porch components cannot be pressured treated material.
- The size and width of the window trim needs to be defined.
- Units four, five and six will have a roof line that will be staggered, not only up and down but front to back.
- The board will revisit at a later time, the roofing material; garage door style and materials; exterior lighting; trim sizes and composition; and the design of any exterior porches.
- Each unit will be painted a different color with a palate that can be administratively approved.

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

OTHER DISCUSSION:

Mr. Grisdale said he had two other things for discussion. The city will be having another session of the Insight Academy. He was not sure if any members of the board had gone through that before. Basically, it's a volunteer program that the City Manager and the City Council would like for the members of the various boards and commissions to be involved with. It's a several week class that meets once a week to learn about various city departments and agencies and learn how the intricacies of the city work. Lots of members of council and various boards have gone through that in the past and found it pretty informational and useful. It's supposed to start in January so they still have a couple of weeks left to sign up for it. Ms. Jackson asked for the dates and Mr. Grisdale said he could get the information to them, it was on the city website but he can send out an e-mail to everyone with the dates. There was an upfront cost that was pretty nominal, about \$20-30 and they get dinner each week. It's an opportunity to get tours of the facilities that are not normally open to the public like the wastewater treatment plant and other things. It's a pretty interesting program during the evenings. He believed it was Thursday nights about 6:00pm or 6:30pm and goes for an hour or two. Mr. Bandyke asked if it would be during any of their meetings. Mr. Grisdale said it should not conflict with any BAR meetings, it might bump up close to the back of one but he didn't think it would conflict. Ms. Jackson asked if the

\$20-30 was for each session. Mr. Grisdale said it was for the entire program. It's on the website. He recommended it if they hadn't been through it already.

The second issue was the zoning department received an appeal for 16 West Monmouth Street. It's the case that came after the vinyl sign was installed so they'll be going to city council for an appeal. It will tentatively be in January. At the January 2nd BAR meeting, he will have a draft summary of the decision of the Board of Architectural Review, they'll supplement that with the decision that was made back in October and basically they'll just ask that the board review that and certify that those are the background findings of that decision. He'll get back to city council for part of their decision. He may, after going through the council work session, ask that there be a representative of the BAR or the chairman can delegate that to someone just to answer any questions that may come up at the public hearing. That will tentatively be the council meeting on January 14th. As that proceeds, he will fill the commission in but look for receiving that at the January 2nd meeting. He will have a sheet for them to review and the chairman to sign off on. Mr. Bandyke asked for a brief background on the case. He asked was it the one where he had put on and came back to them. Mr. Grisdale said it was the case where he had done work and staff had gone out there and said there was work that had taken place without a Certificate of Appropriateness. He subsequently came in for approval from the board and that decision was denied and that's where it left off. Mr. Bandyke asked if he had completed that and Mr. Grisdale believed he did. Mr. Bandyke said the board had told him he had to take it off. Mr. Grisdale said that was correct. Mr. Bandyke asked for the address and Mr. Grisdale replied it was 16 West Monmouth; it was right across from South End Fire Department.

ADJOURNMENT:

With no further business before the Board, the meeting adjourned at 5:05pm.