

## **BOARD OF ARCHITECTURAL REVIEW**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, July 18, 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

**ABSENT:** Tim Bandyke, Tom Rockwood

**STAFF:** Aaron Grisdale, Carolyn Barrett

**VISITORS:** Mark McKee

### **APPROVAL OF MINUTES:**

Mr. Serafin called for additions or corrections to the minutes of June 20, 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 3-0.

### **CONSENT AGENDA:**

None.

### **PUBLIC HEARING:**

None.

### **NEW BUSINESS**

**BAR 13-332** Request of Mark McKee, Kee Construction Services, on behalf of Chad Matthew Lewis, for a certificate of appropriateness to construct a covered patio at the property located at 217 S. Washington Street (*Map Number 192-01-L-6 -01*), zoned Medium Density Residential (MR) District, with Historic Winchester (HW) District overlay.

Mr. McKee was asked if he had any drawings of what the addition was going to look like next to the building. He replied that he did not have drawings but had a diagram and some pictures. Mr. Serafin stated the board needed to have a scale drawing of the elevation and side elevations, what materials are going to be used and how they relate to the building. It is hard to understand the context of the addition and how it relates to the historical significance of the home without showing both together. Mr. McKee pointed out the description of the project and Mr. Serafin replied that was relevant information but the board needs to see it all in context and they need to look at a drawing to be able to verify that. Mr. Serafin suggested tabling this item for two weeks. Mr. McKee asked if the drawing needed to be color or black and white and was told black and

white would be sufficient. He asked for clarification in what the board was looking for and was told they would like to see a drawing of the back of the house with the addition located where it's going to be, how it's going to relate to the existing doors and windows, the size of the building in relation to the size of the addition, etc. Mr. Walker stated he had some questions about the structure itself. There was a note about the exterior materials, was the space open? Mr. McKee said it was open, no walls, just two columns in the front supporting the cavity. It would be all white, matching the existing shingles and gutter, interior stains would match also. There was another note mentioning EFIS Hardie Exterior. Mr. McKee said that would be on the front part to match the home, the gable portion. EFIS is an exterior insulation finish system. That was going to be used instead of stucco to match the rest of the house. Mr. Walker asked if there was a photograph or cut of the fiberglass column. Mr. McKee said it would be very similar to the existing column on the front of the house. Mr. Walker asked if the board could be given a cut of the column. He also asked what the EFIS was made of and what its texture was like; was it soft enough to put a pencil through it. Mr. McKee stated it was a concrete product. There was a question about the color being used in the project. It will be white to match the rest of the home. Ms. Jackson asked where the concrete pad was going to be. Mr. Serafin reiterated what information the board is requesting for the next meeting.

Mr. Serafin called for a motion. Mr. Walker moved to table the request until the first meeting in August. Ms. Jackson seconded the motion. Voice vote was taken and the motion to table passed 3-0.

**BAR-13-366** Request of Agnaldo Silva De Souza, for a certificate of appropriateness to replace the front porch flooring and steps at the property located at 402 N. Loudoun Street (*Map Number 173-01-L-2-01*), zoned High Density Residential (HR) District with Historic Winchester (HW) District overlay.

Mr. DeSouza's presented some photos to the board. Mr. Grisdale pointed out that this was an application after the fact. The photographs show the previous and current conditions of the property. A new porch, steps and handrail were installed. Mr. DeSouza was questioned as to what types of materials were used to build the porch, what the thicknesses of the boards were. Mr. Serafin stated that modern materials were not approved of for use in the historical area. The handrails on the stairs should match the handrails on the porch. Pressure treated wood is only approved if it's painted. Mr. Grisdale was asked what options the board had in this situation. He stated that the board can deny the certificate of appropriateness if they don't feel that it's appropriate for the historic district; they could give a recommendation that the applicant come back with a modified proposal that would be suitable if they didn't want to outright deny it; those are a couple of options available. There was some discussion amongst the board members. They asked Mr. DeSouza to come back with some revised drawings. They also told him that what had been done does not meet historical standards. It's something that they have denied for every applicant that has come in for a front porch. If they accept pressure treated wood then there will be a whole town of pressure treated front porches which would be a disaster. He was asked if he would be willing to modify the proposal and he said yes. He asked about the paint color and they said the color would have to be approved. The board asked that he take the suggestions mentioned and come back with a revised proposal.

Mr. Serafin called for a motion. Mr. Walker moved to table BAR 13-366 until the next meeting with the recommendation that the applicant provide a new submittal for construction of a porch with one-by tongue in groove decking to be painted, the new handrail/guardrail to match the existing with the same baluster spacing and paint as the original and the steps to be painted as well. Color choices need to be submitted as well. Ms. Jackson seconded the motion. Voice vote was taken and the motion to table passed 3-0.

**BAR-13-367** Request of Mark McKee, Kee Construction Services, on behalf of Grace Evangelical Lutheran Church, for a certificate of appropriateness to replace windows at the property located at 26 W. Boscawen Street (Map Number 193-01-A-6-01), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. McKee explained what the project is going to encompass and what the windows are currently like. He also talked about what the new windows are made of. The board asked questions about the materials, lighting on the interior and the look of the windows. Mr. Gridale stated he could think of a similar situation with a different type of window and that there is no precedent for the specific type of window being used for the project. Mr. McKee said that if there is a similar type of window that the board has approved then he would like to see it and take that back to the church for review. The building mentioned is located on Kent Street, across from the Patsy Cline house. Mr. Serafin asked if the fiberglass maintenance free was a historically sympathetic material and was it something that has been approved of in the past. Mr. Gridale replied that most of the replacement windows that have been seen have been wood windows, pure vinyl is typically a no-go. In terms of fiberglass, he couldn't think of anything comparable unless it was the windows on South Kent Street. He did not have an exact answer at this time. Mr. Serafin said that without a precedent, he was not sure about fiberglass and that he typically leaned towards replacing wood windows with wood windows. Ms. Jackson asked if the windows were stained glass and Mr. McKee replied yes. She said then they were not wood windows but wood frames. She asked if the rest of the windows in the building were wood, the ones that were not stained glass and he replied that he couldn't answer that. She asked Mr. Gridale if they could look into what was done previously. He said the board could table it and ask staff to look into what previous window replacements have been. He could come back with a comparable list in terms of similar properties that have had window replacements and get some case examples. The board asked if the windows were all fixed or whether there was any operability in them. Mr. McKee said the windows pulled down to the inside to let air in. The board asked about thoughts on replacing that type of windows with double hung windows. Mr. Walker asked if the windows would be a character defining element for the building. Mr. McKee pointed out that an old bus station had many double hung windows. The board was still concerned about the precedent and whether or not that type of window would be historically appropriate.

Mr. Walker moved to table BAR 13-367 until the next meeting and asked the staff for clarification on previous window replacements or comparable window replacements. Ms. Jackson seconded the motion. Voice vote was taken and the motion to table passed 3-0.

**BAR-13-368** Request of Carroll Construction Company, on behalf of Melanie Markshitchen, for a certificate of appropriateness to complete exterior work as follows: fence, partial wall, and exterior paint at the property located at 202 W. Boscawen Street (Map Number 172-01-C-5-01), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

The company representative stated that there were several different colors of brick on the existing building that made it look like some things had been done to it. The owner had picked a brown color to paint all the brick only. Nothing will be done on the store front or frames. In addition to the building, the flower bed walls will be painted to match. The board asked about the signage. The owner is working with designers about the sign and would like to table that part. In the area where the drive-through window is, the plan is to brick the whole section where the teller window is and paint it to match. The board asked if the brick would be flush with the store front and she replied yes. The drive through roof area is going to be maintained and flowers or plants will be put in the ATM area to beautify it. Mr. Serafin asked what the business was going to be. She replied that it was an investment property and would be used for office space. She asked if it would be allowable to have the second sign removed or replaced. Mr. Serafin said he thought they might be able to approve the removal then she would have to come back for approval of a new sign. Mr. Grisdale said that in terms of that particular zoning district, the freestanding sign requirements allocated one sign per main building on the parcel so if there's only one main building, they can only have one freestanding sign. If the second sign is taken down, they would lose it. It's a non-conforming sign so as long as it continues to exist, it can be grandfathered in. The sign can be altered with a blank face for the time being if need be then when a future tenant moves in, they would just apply for a certificate of appropriateness for the change of the sign face. It is allowable for it to remain illuminated.

Mr. Walker moved to grant a certificate of appropriateness to BAR-13-368 with the exception of the signage portions of the proposal. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 3-0.

**BAR-13-371** Request of Winchester-Frederick County Historical Society for a certificate of appropriateness to display/construct a wayside exhibit of a fiberglass pig at the property located at 32 W. Cork Street (Map Number 193-01-E-5-01), zoned Highway Commercial (B-1) District with Historic Winchester (HW) District overlay.

The historical society spoke about how they've thought about doing a pig for years then they heard about a town in New Hampshire that used the pigs for fund raising. The society thought it would be good to have one to commemorate the only piece of legislature that George Washington presented in the House of Burgesses, to prevent pigs from running around the city of Winchester. The pig is fenced in to comply with the law. The pig is of a good size and very strong. It will be semi-permanent and will be put in storage when tourist season is over. It can't be seen from the street. They are hoping that with the Discovery Museum being across the street, they will get lots of kids and school groups coming over to see the pig and their museum. The fence is a split rail fence. In case kids try to sit on it, it can hold 250 pounds.

With no further questions or discussion, Mr. Serafin called for a motion. Ms. Jackson moved to grant a certificate of appropriateness to BAR-13-371 as submitted. Mr. Walker seconded the motion. Voice vote was taken and motion passed unanimously, 3-0.

**BAR-13-373** Request of Packham's Home Improvements, LLC, on behalf of Snow White Grill, for a certificate of appropriateness for a new roof at the property located at 159 N. Loudoun Street (Map Number 173-01-F-19-01), zoned Central Business District with Historic Winchester (HW) District overlay.

The applicant was not present. The board looked at a sample of a standing seam roof that was submitted by the applicant. Mr. Grisdale stated that from conversations with the property owner, they are thinking of doing a tie-in/consistent roof replacement. They have to replace the shingles up top and they were going to have the standing-seam painted to match the current roof above the door. There was further discussion about the shingles and roof. The roofer recommended a more in-depth replacement than the like-for-like they wanted to do.

Mr. Walker moved to table BAR 13-373 until the next meeting. Ms. Jackson seconded the motion. Voice vote was taken and the motion to table passed 3-0.

#### **OLD BUSINESS**

None.

#### **OTHER DISCUSSION**

The council discussed seam roofs for a few minutes.

#### **ADJOURNMENT**

With no further business before the Board, the meeting adjourned at 5:00p.m.