

## BOARD OF ARCHITECTURAL REVIEW MEETING MINUTES

The Board of Architectural Review held its regularly scheduled meeting on Thursday, June 6, 2013, at 4:00 p.m. in Council Chambers, Roush City Hall, 15 North Cameron Street, Winchester, Virginia.

### 1. POINTS OF ORDER

PRESENT: Tom Rockwood, Tim Bandyke, Kevin Walker, Patricia Jackson, Peter Serafin

ABSENT: None

STAFF: Aaron Grisdale, Catherine Clayton

VISITORS: Richard Bell, Sarah Bell, Tim Machado, Bonnie Jones, Philip Anderson, Leivi Mazariegos, Alec Bouldin

### APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of May 16, 2013. He stated that the only correction noted is in the last paragraph of HP-13-252 whereby the word "his" should state "her." Hearing no other corrections, Mr. Bandyke moved to approve the minutes as corrected. Mr. Walker seconded the motion. Voice vote was taken and the motion passed, 5-0.

### 2. CONSENT AGENDA

None.

### 3. PUBLIC HEARING

**BAR-13-256** Request of Richard and Sarah Bell for a certificate of appropriateness to demolish a garage located at 119 Peyton Street, (*Map Number 173-01-B-5- -01*), zoned Limited High Density Residential (HR-1) District with Historic Winchester (HW) District overlay.

Chairman Rockwood asked for the applicant's presentation. Mr. Bell advised of the project details and added that their request is to demolish a small garage which they have had some issues with such as wood rot from water runoff and flooding. He stated that they are trying to re-establish the view in their backyard and that the garage does not fit in to the utilization of the property. Additionally, he stated that they do have a future expansion to the back of the house in

the planning stage at this time and that the garage needs to be removed to accommodate this future project.

**Chairman Rockwood opened the Public Hearing.**

Mrs. Bell spoke and stated that they have tried to re-use materials from previous projects and if the Board denies their request they are essentially “dead in the water” and will not be able to proceed with their plans.

Chairman Rockwood then asked if anyone else wished to speak either in favor of or in opposition to the applicant’s request. There were no additional speakers.

**Chairman Rockwood closed the Public Hearing.**

Chairman Rockwood then asked for discussion or questions from the Board. Chairman Rockwood stated that the garage does seem to cut off the view of the pool from the house. Mr. Serafin stated that he would be more against the demolition if it weren’t for the fact that the applicant is building the workshop/pool house. Both Ms. Jackson and Mr. Walker stated that the demolition and the proposed structure would be more sympathetic than what is currently there. Chairman Rockwood then read the criteria for demolition and stated that his thoughts are that, although he takes the demolition request seriously, he does not believe that the demolition request violates the conditions and that the criteria are satisfied. He also stated that he would favorably consider approval. Mr. Bandyke concurred and stated that the current garage is an encumbrance to what is now going on and also to what is planned. Mr. Serafin then asked if Mr. Bell was planning to continue the fence to which Mr. Bell responded that yes they do intend to continue the fence and repair those places that are damaged, like kind.

Chairman Rockwood asked for any further questions or discussion. Hearing none, he called for a motion.

Mr. Bandyke moved to grant a certificate of appropriateness to BAR-13-256 as submitted. Mr. Serafin seconded the motion. Roll call vote was taken and the motion passed unanimously, 5-0.

**4. NEW BUSINESS**

**BAR-13-262** Request of Tim Machado of Design Concepts for a certificate of appropriateness for exterior changes – windows, doors, and lighting at the property located at 129 131 S. Loudoun Street, (*Map Number 193-01-D-20- -01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

Mr. Machado addressed the Board and explained his project. He spoke about the old garage door opening in the rear of the building and stated that he is requesting to replace the doors with a glass storefront. He also stated that he wants to add windows on the back side. He then added that he wants to paint the stairs and remove the old T111 and add some lights to the front.

Discussion by the Board was concerning the windows, painting and lights. Mr. Machado clarified and gave specific details as they relate to the concerns. Discussion was also made in reference to the glass panes to be installed in the doors. Mr. Machado stated that he plans to cut out the door panels and install window glass using a kit with the front windows remaining as is and being painted. Additionally, he stated that the awning to be installed will line up with the stairs.

With no further questions or discussion, Chairman Rockwood called for a motion. Mr. Serafin moved to grant a certificate of appropriateness to BAR-13-262 as submitted. Mr. Walker seconded the motion. Voice vote was taken and motion passed unanimously, 5-0.

**BAR-13-288** Request of Philip G. Anderson and Bonnie Jones for a certificate of appropriateness to construct a new, open porch at the property located at 414 Fairmont Avenue, (*Map Number 173-1-A-5*), zoned Low Density Residential (LR) District with Historic Winchester (HW) District overlay.

Ms. Jones explained their project and stated that they would like to build a porch that matches the architecture of the house and the neighborhood. Mr. Bandyke stated that they would like to have a scale drawing showing the details and design of the columns and the porch. Chairman Rockwood and Mr. Serafin concurred. Mr. Bandyke then advised the applicants that, to the best of his knowledge, pressure treated lumber has not been approved for use in the Historic District; neither has composite unless it cannot be seen. He clarified by stating that the flooring must be wood. Discussion was also rendered as it relates to the door and the roof line.

Chairman Rockwood asked the applicants to bring a sample of the flooring and specific designs for the columns. Front and side elevations were also requested from the applicants. He then asked for any further discussion or questions from the Board. Hearing none, he called for a motion. Mr. Walker moved to grant a certificate of appropriateness to BAR-13-288 for the investigative demolition of the porch and removal of the chain link fence only, provided that the fence is on the applicant's property. Mr. Walker stated further that the applicant or applicant's representative needs to come back to the next BAR meeting with the specifics as to the type of flooring, design of columns, size of components, and paint color and with the requested elevations. Ms. Jackson seconded the motion. Voice vote was taken and motion passed unanimously, 5-0.

## **5. OLD BUSINESS**

**BAR-13-208** Request of Leivi Mazariegos for a certificate of appropriateness for installation of hand rail at the property located at 201 E. Boscawen Street, (*Map Number 193-01-W-05- -01*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

A brief discussion was rendered with Mr. Bandyke advising the Board that the new plans do show all of the Board's previous requirements. He then clarified with Mr. Mazariegos that he plans to replace one (1) section at a time to which applicants responded yes because of safety

reasons. Chairman Rockwood stated that the Board could require that the applicant come back in three (3) months to ensure compliance; however, Mr. Grisdale advised the Board that if they grant a certificate of appropriateness, the applicant has one (1) year to complete the project.

Chairman Rockwood then asked for any further questions or discussion from the Board. Hearing none, he called for a motion. Mr. Bandyke moved to grant a certificate of appropriateness to BAR-13-208 for the railing as subsequently submitted with the caveat that it is to be painted white and installed as quickly as possible, with railing as follows: top rail is to be 1 x 6 flat top cap with 1 x 4 vertically installed rail on either side, and 2 x 2 pickets on 4" center, attached to the bottom rail. Mr. Walker seconded the motion. Voice vote was taken and motion passed unanimously, 5-0.

**BAR-13-248** Request of Alec Bouldin, Shandin Properties, LLC, for a certificate of appropriateness for new garage doors, siding, windows, doors and paint at the property located at 110 W. Monmouth Street, (*Map Number 192-01-T-7- -01*), zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay.

Chairman Rockwood stated that the Board now has a proper scale drawing of the garage doors. He then asked for questions or comments from the Board as it relates to the new drawing. Mr. Bandyke stated that he would like to see the applicant use three (3) hinges on each door instead of two (2) to which the applicant stated that he agrees and will use three (3). Chairman Rockwood then asked if the knobs will latch and lock to which the applicant stated that there will be a box lock on the inside.

Chairman Rockwood asked if there were any further questions from the Board. Hearing none, he called for a motion. Mr. Bandyke moved to grant a certificate of appropriateness to BAR-13-248 for the two (2) exterior garage doors and one (1) man door as subsequently submitted. Mr. Walker seconded the motion. A voice vote was taken and motion passed unanimously, 5-0.

## **6. OTHER DISCUSSION**

Color palettes and combinations. Mr. Grisdale stated that staff just wanted to share the information for discussion purposes. He then added that staff is not looking for an answer today rather just trying to help further the discussion and obtain guidance and a starting point for the color palette(s).

## **7. ADJOURN**

With no further business before the Board, the meeting adjourned at 5:10 p.m.

