

BOARD OF ARCHITECTURAL REVIEW
AGENDA
April 3, 2014 - 4:00 PM
Council Chambers - Rouss City Hall

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – March 20, 2014

2. CONSENT AGENDA

3. NEW BUSINESS

- A. **BAR-14-163** Request of Brewbaker's Restaurant for a Certificate of Appropriateness for planters at 168 N. Loudoun Street.
- B. **BAR-14-177** Request of CCAP for a Certificate of Appropriateness for removal of a window, installation of a door, installation of a vertical platform lift and associated landing deck, screening fence and bollards at 106 S. Kent Street.
- C. **BAR-14-179** Request of Prime Tower Development, LLC for a Certificate of Appropriateness to install a wireless telecommunications facility, including a 75' monopole tower, at 17 W. Monmouth Street.

4. OLD BUSINESS

- A. **BAR-13-499** Request of John P. Chesson, MD for a Certificate of Appropriateness to construct a shed, install a condenser surround, gate, gated enclosure, and fence at 101 W. Cork Street.
- B. **BAR-14-130** Request of Joe's Steakhouse for a Certificate of Appropriateness for an outside patio area at 25 W. Piccadilly Street.

5. OTHER DISCUSSION

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, March 20, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia

POINTS OF ORDER:

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

ABSENT: None

STAFF: Will Moore, Carolyn Barrett

VISITORS: Hugh Sager, Chuck Swartz, Sandra Bosley

APPROVAL OF MINUTES:

Chairman Rockwood called for additions or corrections to the minutes of March 6, 2014. There was discussion of wording pertaining to windows on page 5; it was determined to correct the minutes to state cladding, instead of coloring. Mr. Walker moved to approve the minutes as corrected. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 4-0-1 (Ms. Jackson abstained).

CONSENT AGENDA:

None.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

BAR 14-130 Request of Joe's Steakhouse for a Certificate of Appropriateness for an outside patio area at 25 W. Piccadilly Street.

Mr. Sager outlined the plan for an outdoor seating area. About 400 square feet of pavers and greenery would be added. Entry would be controlled because of the ABC license. There would be a privacy fence that would block the view of the dumpster. A 12 foot by 13 foot deck would be added for musicians. Two trees would be removed and replaced with pavers and appropriate bushes would be planted back. There will also be shrubbery in pots along the Indian Alley side to shield the view of the flooring store next door. There is a potential of 60 seats being added depending on the capacity of the kitchen.

Mr. Bandyke asked about the access to the area. Mr. Sager said the gate facing Piccadilly Street would be closed and locked. Customers would have to enter through the main gate and be greeted and seated by a hostess. Chairman Rockwood said he did not see it on the drawings. Mr. Sager replied that it was already existing and he did not know if the board would need to look at it.

Ms. Jackson asked for clarification on which trees would be removed and what species they were. Mr. Sager said a Japanese type but he was not sure what specifically. Chairman Rockwood said it looked like one tree had been removed in the picture, but the correct tree was pointed out and that it looked that way because of the winter. Mr. Sager said both trees were in very bad shape.

Mr. Bandyke said on the application it said fence, wall and patio area created. He asked if they were just looking at the fence and the wall. Mr. Sager explained where the fences were. Mr. Bandyke asked if it was a privacy fence and said in the description of the fence, there was no drawing or indication in the plans of how high it was. Mr. Sager said it was a six foot privacy wood fence and it would probably be painted or stained a natural color. He is using it to hide the dumpster in the back. Chairman Rockwood asked if the grass border would remain. Mr. Sager said it would be mostly paved over.

Mr. Walker asked if the existing wrought iron fences were going to be removed. Mr. Sager said they would not. He is going to try to match as closely as possible the new fencing with the existing. Mr. Walker asked if the new fences would be six feet tall. Mr. Sager said no, they were about 36-38 inches tall, the height of the current fence. Mr. Serafin asked if the posts in between the sections of metal fence would match as well. Mr. Sager said yes. Chairman Rockwood said the fence shown in the application was a very straightforward, square type. Mr. Sager said it has been very difficult to find something that is that ornate, but he would submit anything that they felt was appropriate. Chairman Rockwood said the fencing was a fairly significant element to the external appearance of the building and he was not satisfied with the example given in the application. He stated that the applicant should try to match wrought iron as closely as possible; if he could actually obtain wrought iron that would be great, but it is a costly item.

Mr. Serafin asked if they were not looking at the wood deck. Mr. Sager said he did not include it in the drawings because it was made out of a composite material. Mr. Bandyke asked if it was for the musicians and if it would be raised. Mr. Sager said it would be about 12 inches up. Mr. Serafin asked for a list of materials and planned use for the decking and skirting. Chairman Rockwood suggested they not address the deck at this time but have Mr. Sager come back and also address it and the fences at that time. Mr. Sager asked if there was any material they would suggest above another. There was discussion pertaining to a preference for material for the deck - composite or pressure treated wood. Mr. Bandyke stated because it was a commercial establishment, the Board has some latitude. Pressure treated is probably what they would recommend and he could paint it or stain it.

Mr. Bandyke asked for a sketch of the top of the privacy fence to show if it is going to be pointed or squared, the size of the boards, and which way the finished side would face.

Mr. Serafin asked if the existing pavers were going to be reused and if the pots were going to be colored or terra cotta pots with evergreens in them. Mr. Sager said yes to both. Mr. Serafin asked if the patio was going to be kept open year round. Mr. Sager said patios are used about three and half months out of the year. The plants will stay there and be moved around as needed. Mr. Sager said eventually he will renovate the basement and will need to move trailers and equipment in and out. It also does not drain very well in that area and that is why he is adding pavers as plants would likely die there.

Mr. Bandyke commented that the fountain had not been discussed. He asked if the fountain was cast stone and Mr. Sager said yes.

Mr. Serafin asked if the lamps were metal. The plans did not say whether they were composite or metal, just that they were bronze finish. Mr. Sager said he thought they were cast aluminum. Chairman Rockwood asked if each fixture was 8 feet tall and said the plans noted 96 inches. Mr. Sager said that was incorrect and they should be 10 feet tall, if they were 8 feet the light fixture would hang down and be in the way. Chairman Rockwood wondered how much illumination would be from that style from that high up. Mr. Sager said it is always better to be a little less bright than to be too bright. Chairman Rockwood said lighting such as candles could always be put on the tables and Ms. Jackson said something white lights could possibly be added to the bushes if more light was needed.

There was some discussion pertaining to material for the pots. Chairman Rockwood stated that they would like Mr. Sager to tell them what he proposes and to bring some samples. Mr. Sager said he would bring that along with the deck information.

Chairman Rockwood said they were down to approval of the concept of the layout of the deck but no approval of any design or materials and its components. Mr. Bandyke said they had not talked about the fountain and what it would look like - the color and whether it was cast stone or not. Mr. Sager said it was a gray to a dark gray stone.

Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-14-130** in regard to: the site plan layout; the fountain, to be gray in color; the lights, to be 10 feet high and made of cast aluminum; and, the additional pavers, to match the existing pavers. Action is deferred on the metal fence, the privacy fence, the deck, and the pots pending additional details. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 5-0.

BAR-14-148 Request of Reader & Swartz Architects, on behalf of the Shenandoah Valley Discovery Museum, for a Certificate of Appropriateness for a change to the previously approved art panel layout at 19 W. Cork Street.

Mr. Walker stated that he is abstaining from the application.

Mr. Swartz presented the request. They would like to change the previously approved art panels. It was originally going to be done out of a cement material that is expensive and is painted with a repellent to prevent graffiti, which is contrary to the intent to have them decorated with art. They changed to a sign grade plywood material that is painted on all faces. Children's art will be

painted on and a contractor will coat them in polyurethane so they will not fall apart. There will be fewer but larger panels because the wall is so big. The layout will be intentionally random. If they wear out, they will be replaced. Chairman Rockwood said if they did, they could solicit new art to replace them.

Mr. Swartz said he was asking for a general approval. The colors have already been approved. They changed the size of the panels. Mr. Bandyke asked if four feet by four feet was the size he is asking for and Chairman Rockwood asked if they would be mounted off the wall in brackets. Mr. Swartz said yes to both.

Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-148** Reader & Swartz on behalf of the Shenandoah Valley Discovery Museum to substitute the four feet by four feet art panels on the wall instead of the previously approved size. Plywood would be sign grade plywood and sealed appropriately. They are to be removable or exchangeable. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0-1 (Mr. Walker abstained).

OTHER DISCUSSION:

Mr. Moore spoke about an application before them from the last meeting along South Cameron Street. The gentleman had mentioned a house a couple of properties removed from his that he believed had possibly been resided with vinyl and had windows replaced without approval. Staff researched the 2011 architectural survey which stated that it had vinyl on both the front and the south side. The north side was noted as having weatherboard siding. That configuration remains today. If new siding was applied, it remains the same material and color. There were vinyl shutters at the time of that survey and vinyl shutters remain today. There was an awning at the time of that survey that was subsequently approved for removal. Chairman Rockwood asked if they did have that house before them on an application. Mr. Moore said he did not think it came before the Board, as the addition and removal of awnings is now something that can be approved administratively. Mr. Moore stated that there is a question as to the windows and staff will be looking into it further. The survey stated that they were wood windows and it is clear that the windows are now vinyl. Staff will be looking to see if a substitution happened without approval. Chairman Rockwood asked if there was staff contact and interaction with the owner at the time he replaced the vinyl siding and removed the awning. Mr. Moore said at the time of the awning removal, yes. There is no record of the siding; however, siding replacement is not something that requires a building permit, nor a Certificate of Appropriateness if it is a replacement with the same material. Chairman Rockwood said they could not require the removal of the old and deteriorated vinyl siding and restoration of an underlying wood clapboard siding. If they want to put vinyl back, that is allowable. Mr. Moore said staff will be following up on the windows and keep the Board advised of any findings.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:41pm.

CERTIFICATE #: BAR- 14-163
 DATE SUBMITTED: 3/14/14



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Web: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:

<u>(540) 535-0111</u> Telephone	<u>Brewbakers Restaurant</u> Applicant
<u>brewbakersrestaurant@gmail.com</u> E-mail address	<u>168 N Loudoun St</u> Street Address
	<u>Winchester, VA 22601</u> City / State / Zip

 Property Owner's Signature	<u>Laura Rhodes</u> Property Owner (Name as appears in Land Records)
<u>(540) 662-5430</u> Telephone	<u>215 Sylvan Springs Dr</u> Street Address
<u>rhodesl22@gmail.com</u> E-mail address	<u>Charlottesville VA 22604</u> City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 168 N Loudoun St Use: Business
 Zoning: B1 (HW) Year Constructed: _____ Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>variance for planter materials.</u>		

*****SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*****

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) 4/3/14

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

March 14, 2014

Brewbakers Restaurant
168 N. Loudoun St
Winchester, VA 22601
540.535.0111

Dear Members of the Board,

I would like to file an appeal regarding the letter I received stating the need to change the planters on our front patio. While I completely understand and respect your goal of creating a well-kept and uniform appearance amongst the businesses on the Walking Mall, I believe that our planters are tasteful and unobtrusive. Even though they are made of wood, they are painted black- in order to match the metal fencing- and in good condition. Furthermore, we have many plans for making the front and patio area of the building more aesthetically pleasing, including fresh paint and the addition of many plants. Of course, we have allotted a certain amount of funds for these projects and I am concerned that the expense of replacing these planters (which also provide much needed anchoring along the considerable length of the fencing) will severely cut into the budget for these products. I truly believe that the benefit gained from these improvements greatly outweighs any perceived negative effects to the appearance and cohesion of the Walking Mall.

I have included pictures of both the new paint and the locations of the plants. I appreciate your consideration in this request.

Thank you,

A handwritten signature in cursive script that reads "Laura Rhodes". The signature is written in black ink and is positioned above the printed name and title.

Laura Rhodes
Owner/ General Manager



Evergreen shrubs/plants

Refreshing current ivy & adding annual flowers

Evergreen shrubs/plants

Hanging basket
made of metal
Annual Arranged

Planks
with flares &
greenery - plants
made of metal

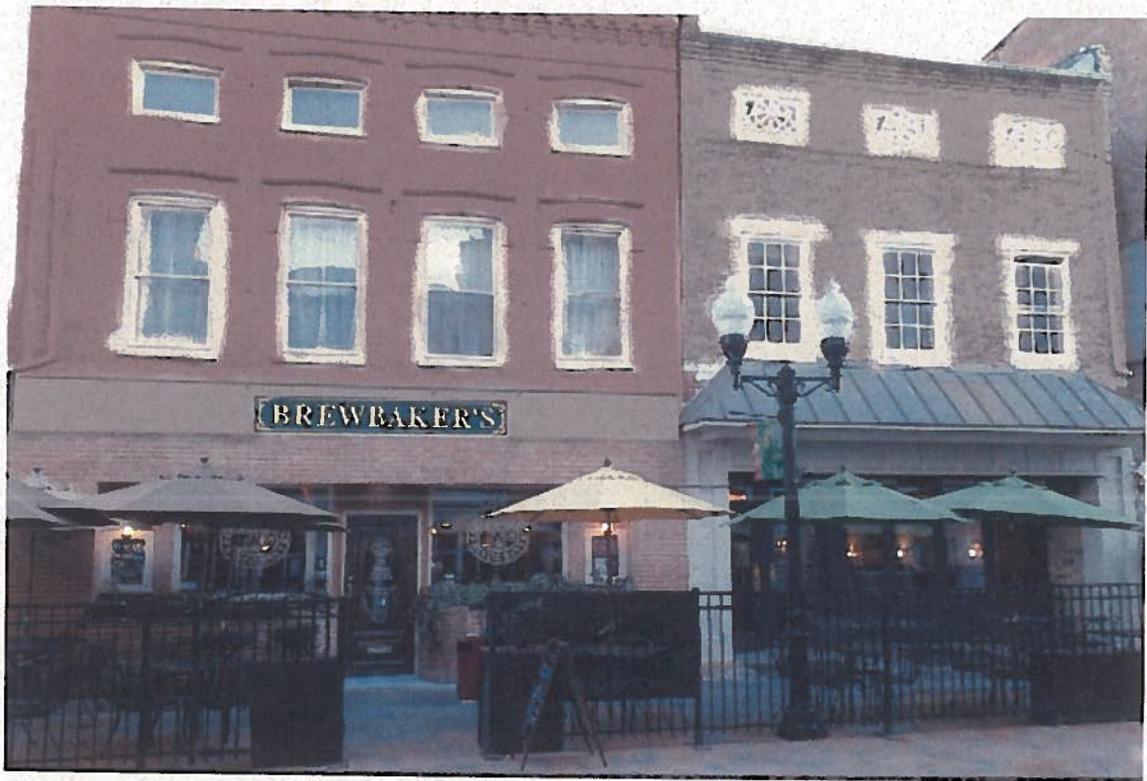


Metal Planters
containing greenery & annual flowers



Climbing greenery, annuals

Evergreen shrubs/bushes.



Approved plans for painting - being
conducted in the next month or so.

CERTIFICATE #: BAR- 14-177
DATE SUBMITTED: 3/21/14



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APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information

CCAP - Fran Ricketts
Applicant (use reverse to list additional applicants)

540-336-0415
Telephone

106 S. Kent St.
Street Address

francricketts@comcast.net
E-mail address

Winchester VA 22601
City State Zip

[Signature] - Member
Owner's Signature (use reverse to list additional owners)

Pearl Properties, LLC
Owner Name (as appears in Land Records)

540 667-5338
Telephone

104 South Kent Street
Street Address

stonercraig@gmail.com Winchester VA 22601
E-mail address City State Zip

PROPERTY LOCATION
Current Street Address(es) 106 S. Kent St. Winchester, VA 22601 Use clothing Rooms
Zoning: B-1 Year Constructed: 1865 Historic Plaque? Y() N Number: _____

TYPE OF REQUEST - Submit TEN(10) copies of all materials needed for each request, and any additional information with this form.

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specific type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Windows/Doors <u>Removal shutters</u>
<input type="checkbox"/> Wall	<input type="checkbox"/> Other (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		<input checked="" type="checkbox"/> Other (specify) <u>deck + chair lift ramp</u>

FOR OFFICIAL USE ONLY

Hearing Date(s) 4/3/14

CERTIFICATE OF APPROPRIATENESS IS: _____ APPROVED _____ DISAPPROVED _____ TABLED _____ WITHDRAWN

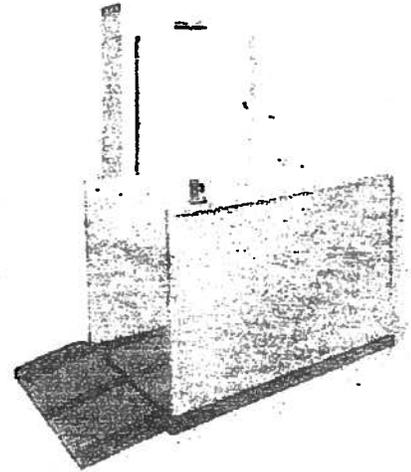
SIGNATURE _____ DATE _____
Secretary, Board of Architectural Review



Residential Vertical Platform Lifts: 4' to 6' Lifting Heights

Standard Features

- Lifting Height:** *CPL Commercial*
RPL 400 - 53" / ~~RPL 600 - 77"~~
- Rated Load:** 750-600 lbs (272 kg)
- Drive System:** Belt driven Acme screw
- Motor:** * AC Units - 90 VDC / 1/3 HP/1800 RPM (standard)
DC Units - 24 VDC / 1/3 HP/1800 RPM (optional upgrade)
- Power Supply:** 115VAC - 15 amp grounded circuit
- Control Circuit:** 24 VAC
- Platform:** 36" x ~~36"~~^{34"} with ~~36"~~^{42"} high guard panels & automatic folding ramp
- Footprint:** 49" x 69" (19.3 cm x 27.2 cm)
- Speed:** 10 FPM
- Safety Design Standards:** Conforms to ASME STD A18.1 / ASME STD A17.5 / Certified to CAN/CSA STD B44.1 / ETL Listed
- Controls:** Constant pressure rocker switch w/emergency stop (key switch optional)
- Manual Lowering:** Device provided
- Safety Features:** Safety pan, final limit, Acme safety nut with monitor & non-skid surface
- Warranty:** 1-year parts



Harmar's Highlander Residential VPL is a safe, smooth and economical solution to the barriers porches and other elevation changes can create in and around a home. Designed from the ground up to be as cost-efficient as possible, the Highlander is built to accommodate most residential applications with ease. As with all Harmar lifts, the Highlander is easy to operate and virtually maintenance free for both indoor and outdoor use.

RPL400 Residential Vertical Platform Lift

*Note This is a residential list and a commercial list is signed for this job.

106 South Kent Street 3/1/14

Proposed Vertical List Plans

C-Cap

Downstream
20 lines
1 Ratio

4" sched. 40 steel pipe 4' high, 2' in ground
filled with conc.
Car protection

Rear
Parking lot

Abl. 2x8" girder

4x6" treated posts

Conc. pad

Tower

Conc.

Platform
48" x 36"

List
Ramp

Transition
to Asphalt parking lot

5' x 8'
landing

Existing Plant Area

16' x 16' x 6"
Conc. Settings

3/0 Stl. Dr.

Specs

- 1) remove window
- 2) Install 3/0 9-lite Stl. dr
- 3) build 5' x 8' treated wood landing
- 4) install footing pad for vertical list to manufacturer specifications
- 5) 4x6" Treated support posts
- 6) 2x8" treated joists
- 7) 5/4 treated decking boards
- 8) 3/4" Guard rails
- 9) 1x4" treated pickets 3 1/2" spacing ran down to pavement
- 10) Treated plywood S&S under landing & list motion area

*Note Electrical outlet (110) required

Front

**Specialized Mobility
and
Contracting LLC**
Stephens City, VA
Tim Blaney (540) 877-4949
Free estimates

Drive

Stream side

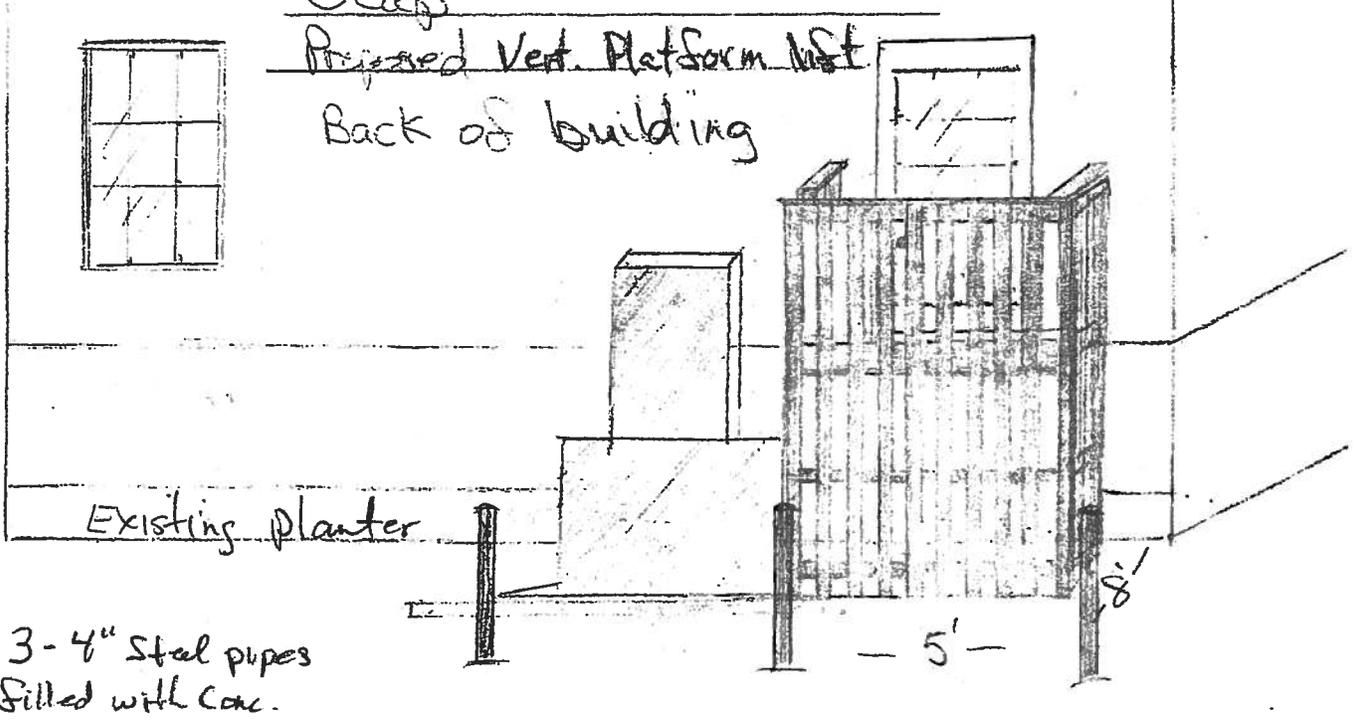
106 South Kent Street

106 South Kent Street 3/17/14

C-Cap

Proposed Vert. Platform Mt

Back of building



3-4" Steel pipes
Filled with conc.

Paved

Rear Parking Lot

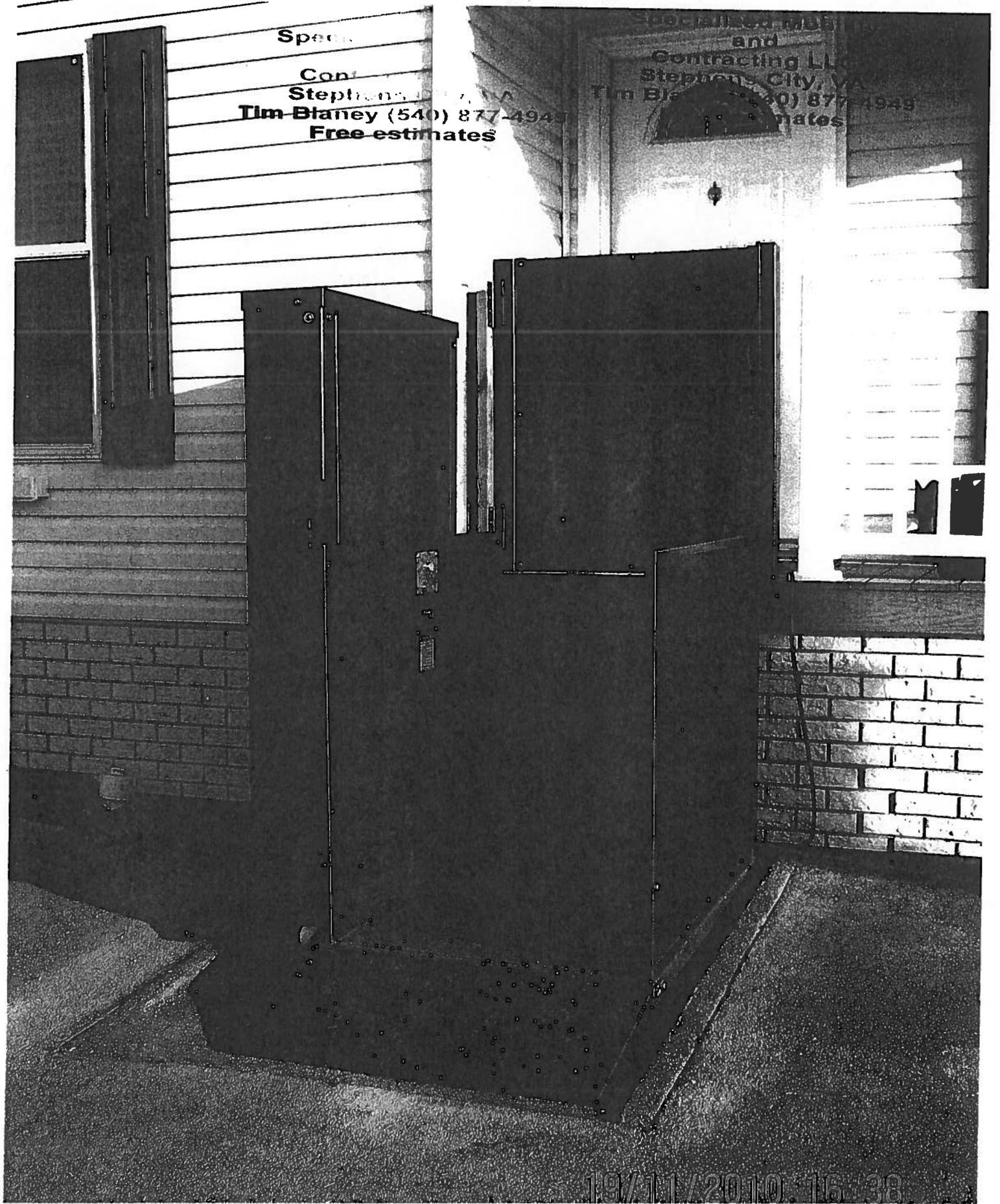
Proposed Plan Specs
Same as plan dated 3/1/14

**Specialized Mobility
and
Contracting LLC
Stephens City, VA
Tim Blaney (540) 877-4943
Free estimates**

Specialized

Contracting
Stephens City, VA
Tim Blaney (540) 877-4949
Free estimates

Specialized
and
Contracting LLC
Stephens City, VA
Tim Blaney (540) 877-4949
Free estimates





**CITY OF WINCHESTER
ARCHITECTURAL INVENTORY**

1976

Address: 106 S. Kent St. Present Use: Residential
Map & Parcel: 193 - (1) Assessed Value: \$14,500
Tract & Block: V-4
Present Owner: Dalcie P. Lockhart Historic Name: _____
Address: _____ Original Owner: _____
Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 ¹⁸³⁵⁻⁹⁷ 90 1900 19__

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
B.Arts None+ None-

Stories: B 1 1½ 2 2½ 3 3½ 4 Cement Block Foundation

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Shingles
Asphalt

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
Outstanding Excellent Good Average None

Architectural Description

This L-shaped house features a one story 3 bay window unit on the 1st floor that has been incorporated into the entrance porch. All windows except the projecting bay have 2 over 2 light sash and there is a round window with pointed wood lintel in each gable (exactly like that in 109 S. Kent) and a Victorian four-paneled door with segmental upper panels.

Historical Significance:
National State/Regional Local None

Historical Description

References:





City of Winchester

106 South Kent Street

Tax Map Number: 193-1-V- 4-

DHR Resource Number: 138-0042-0530

Resources: 1 single dwelling

Date/Period: ca. 1895

Style: Italianate

Sources: Sanborn Fire Insurance Company Maps; Winchester:

Limestone, Sycamores and Architecture



Architectural Description

Site Description: This single dwelling is sited on a level lot on the north side of South Kent Street. The dwelling is sited close to the concrete sidewalk, with a minimal setback. The property features mature trees and shrubs, as well as foundation plantings. A paved drive enters the property from South Kent Street, south of the dwelling and continues to a paved parking lot at the rear of the property. The building was constructed on the site of a tannery (Brown Brother's Tannery, see 1885 Sanborn map) and later a one-story grocery store (see 1891 Sanborn map). A creek is located to the south of the property. It is edged by stone retaining walls with metal railings.

Secondary Resource Summary: There are no secondary resources associated with this property.

Primary Resource Description: This two-story, two-bay single dwelling has an L-shaped plan augmented by a two-story side porch, one-story front porch, and three-sided bay. Set on a solid parged foundation, the wood-frame dwelling is clad with German wood siding on the façade and wood weatherboard siding on the rear and side elevations. A cross-gabled roof of standing-seam metal covers the dwelling and is finished with overhanging eaves and a raking cornice. A one-story, one-bay porch is located on the façade (in the northern bays) and is set on a solid foundation. The half-hipped roof is covered with standing-seam metal and is supported by chamfered wood posts. Additional detailing includes square wood balusters along the northern elevation, knee brackets, and a bracketed cornice. The window openings on the façade contain 2/2, double-hung, wood-sash windows with wood shutters; the openings on the first story are elongated. The two-story, front-gabled projecting bay has a three-sided bay window on the first story that contains 1/1, double-hung, wood-sash windows with wood shutters. The entrance, located in the northern end bay, contains a single-leaf, paneled wood door with a one-light transom. A circular window with one-light and a pedimented wood surround is in the upper gable end of the projecting bay. This circular window is repeated in the upper gable end of the side (north) elevation. A two-story, front-gabled ell is located on the rear (east) elevation. The ell is set on a solid parged foundation and clad in weatherboard siding. It is pierced by 1/1 and 2/2, double-hung, wood-sash windows. A brick chimney rises from center of the ell.

As originally constructed, the north (side) elevation of the ell had a two-story porch set under a shed roof that extended from the eaves of the ell's gable roof. The Sanborn Fire Insurance maps show that the porch was enclosed between 1903 and 1908. A one-story porch was added to the east elevation of the ell by 1912. The addition is identifiable by the in-board on the south elevation. The maps document that by 1927 the porch had been raised to two stories with an inset porch in the southern bay of the first story. This porch has since been (post 1947) enclosed with weatherboard siding. A one-story, shed-roofed awning shelters a single-leaf, paneled wood door with lights on the side (north) elevation. The awning is covered with standing-seam metal and is supported by wood knee brackets. Side-entry steps with a turned wood balusters lead up to the entry.

Significance Statement: This single-family dwelling is representative of the domestic architecture constructed in the City of Winchester during the late nineteenth century. This dwelling is first noted on the 1897 Sanborn Fire Insurance Map, replacing a tannery (Brown Brother's Tannery, see 1885 Sanborn map) and later a one-story grocery store (see 1891 Sanborn map). This building is similar to the contemporaneous dwelling at 109 South Kent Street (which has been altered). This single dwelling is an excellent example of Victorian-era architecture with its front-gabled bay, three-sided bay window, elongated first-story openings, and bracketed porch. The enclosure of the two-story side porch is not uncommon in Winchester and does not compromise the building's integrity of design. It has retained its integrity of design, materials and workmanship. Further, the integrity of setting and location has not been compromised, as well as the sense of feeling. All of these aspects contribute to the integrity of association. The dwelling qualifies under Criteria A and C as a contributing resource in the Winchester Historic District.

@ 2:45pm



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Web: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

John Behnke

Please print or type all information:

<u>901-494-1559</u> Telephone	<u>Prime Tower Development LLC</u> Applicant
<u>jbehnke@primetowerdevelopment.com</u> E-mail address	<u>5755 North Point Pkwy, Ste 37</u> Street Address
	<u>Alpharetta, Georgia 30022</u> City / State / Zip

<u>[Signature]</u> Property Owner's Signature	<u>South End Fire Company, Inc.</u> Property Owner (Name as appears in Land Records)
<u>540-665-0007</u> Telephone	<u>17 West Monmouth Street</u> Street Address
<u>brandonkrippner@gmail.com</u> E-mail address	<u>Winchester, VA 22601</u> City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 17 West Monmouth, Winchester Use: fire station
 Zoning: RBI (HW) Year Constructed: 1958 Historic Plaque? Y() N(X) Number: n/a

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>wireless telecommunications facility - monopole</u>		

*****SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*****

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) 04-03-14

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



March 20, 2014

Chairman Rockwood
Board of Architectural Review
City of Winchester Virginia

Ref: WTF - #PTD071VA "South End" [SOUTH END FIRE COMPANY, INC.]

17 West Monmouth Street, Winchester
APN 212-1-E-1A
Zoned RB-1

Dear Chairman Rockwood:

On behalf of Prime Tower Development LLC ("PTD") and in connection with its application for Certificate of Appropriateness, we submit this letter of application along with following:

1. BAR Application
2. Elevation of cell tower
3. Photos / Photo Simulation
4. Reference Map

Consultation with planning staff was made by PTD prior to making application to discuss WTF request, obtain forms, and review process for proposed site.

PTD is requesting an Administrative finding that developing a 75' self support monopole designed tower and wireless telecommunications facility located at 17 West Monmouth Street would be substantially in compliance with the policies, goals and objectives of the City of Winchester zoning ordinance and that a Certificate of Appropriateness should be granted.

If an Administrative finding is deemed not permissible, then we request placement on the April 3rd BAR agenda.

Overview:

1. The property is located near the center of the area needing cellular service and meets the RF (radio frequency) requirements of intended wireless carriers.
2. The size of the property is adequate for the wireless telecommunications facility..
3. An executed option/lease is in place with the landlord for a leasehold area.

Salient Facts:

1. The fire house is 56 years old, younger than the 75 year threshold
2. There is no restoration, alteration or demolition to the building
3. The tower structure will be a monopole design, yielding the slimmest profile
4. The color is galvanized metal, the best for reflecting colors from trees, buildings and the sky
5. The tower placement is by the "L" of the building, minimizing visual impact
6. EMS, WFD, and the city may install antennae on our structure if needed.



Important: the rent revenue from PTD to the South End Fire Company will be of great benefit to bolstering their budget.

PTD is responding to an unprecedented increase in demand for reliable wireless voice communications and wireless data services. Increasingly, people want to relinquish the expense of land lines and rely solely on their mobile phones. Meeting that desire requires reliable service over broader areas without gaps in service and without dropped calls. Additionally, mobile devices are increasingly being used for transmitting and receiving wireless data through “Smart Phones”. Consumer demand for predictable, far ranging wireless service will continue to increase in the City of Winchester. A robust wireless network capacity is essential to commerce, quality of everyday life for people and to *the safety of the general public* through Enhanced 911 technology, as well.

A tower development company, PTD works continuously to review and assess the tower network needed to handle the quality and volume of calls of the areas needing service.

Please advise me if you require any additional information to process this request.

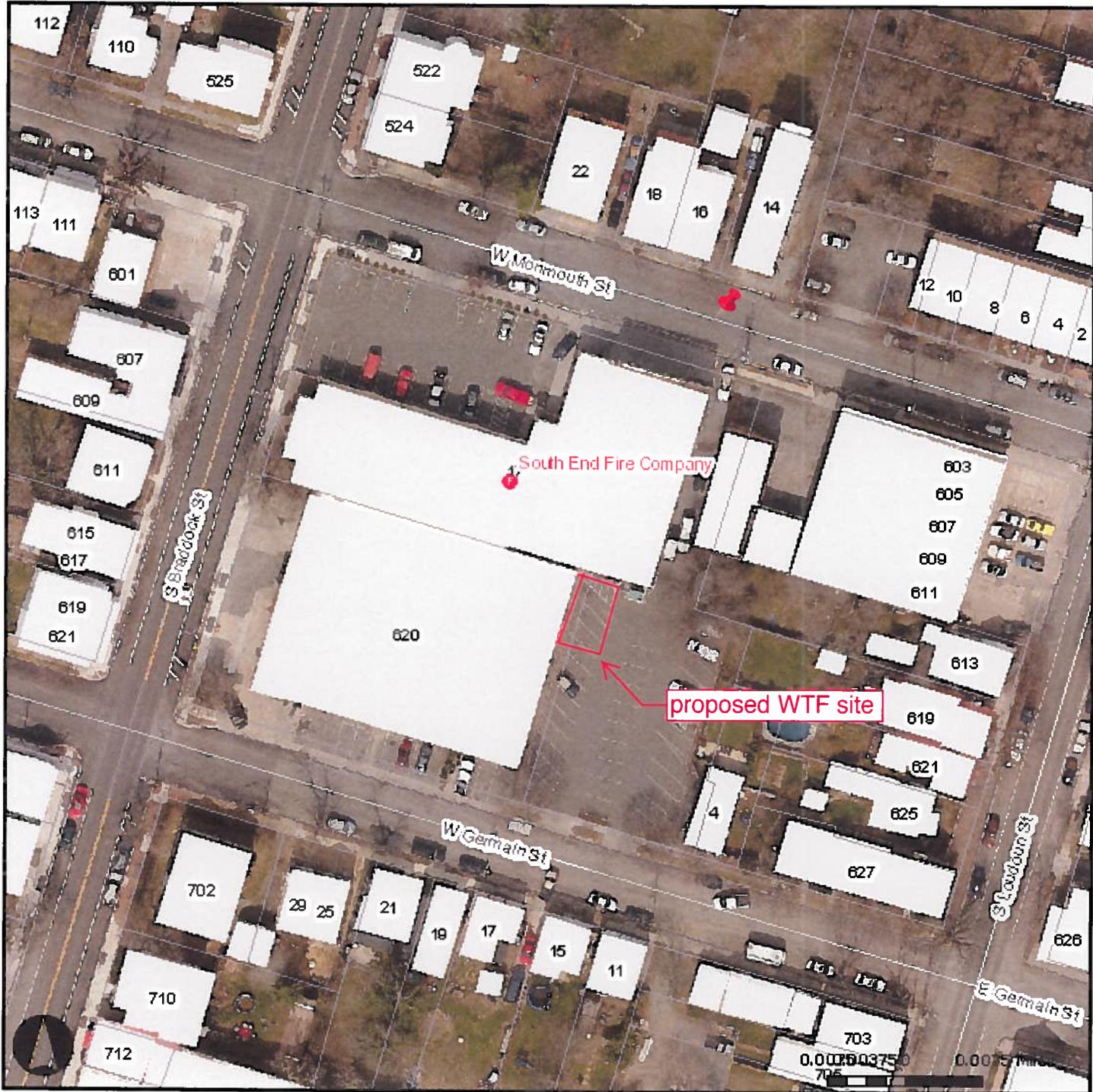
With appreciation for your assistance, I am

Sincerely yours,

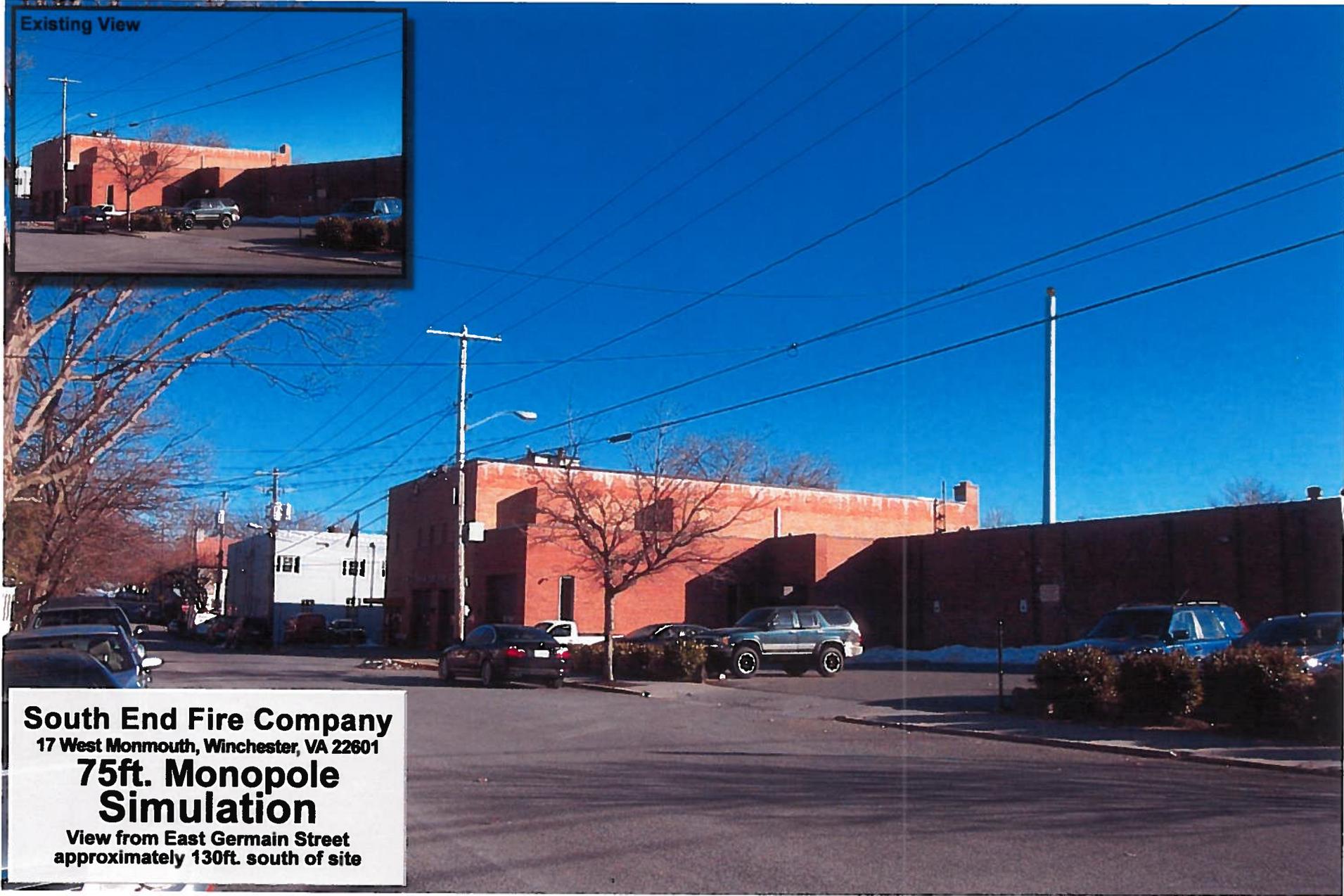
A handwritten signature in blue ink that reads 'A. John Behnke'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

A. John Behnke

Cc: Keith Peck
Steve Handmaker
File

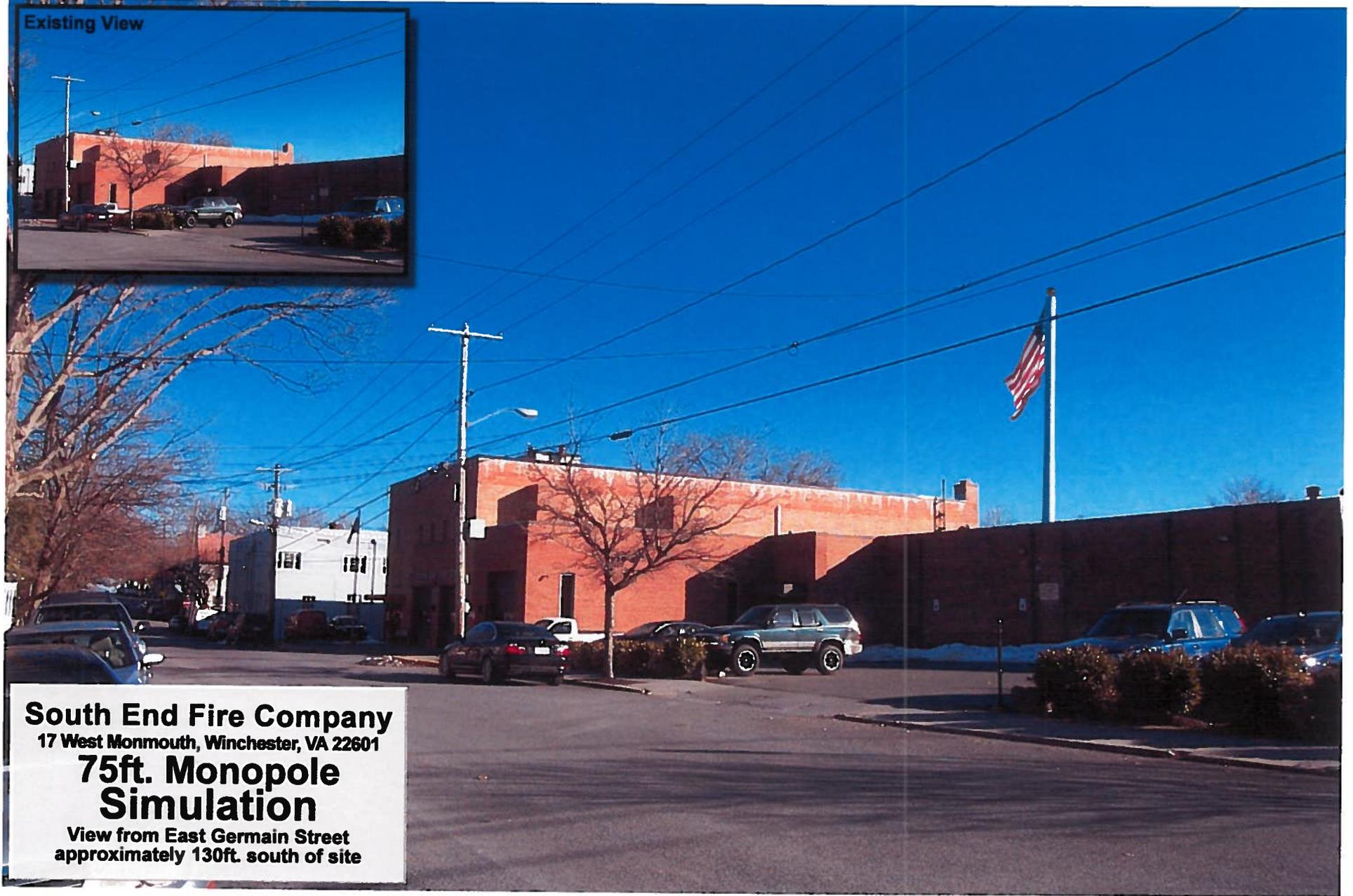


Existing View



South End Fire Company
17 West Monmouth, Winchester, VA 22601
**75ft. Monopole
Simulation**
View from East Germain Street
approximately 130ft. south of site

Existing View

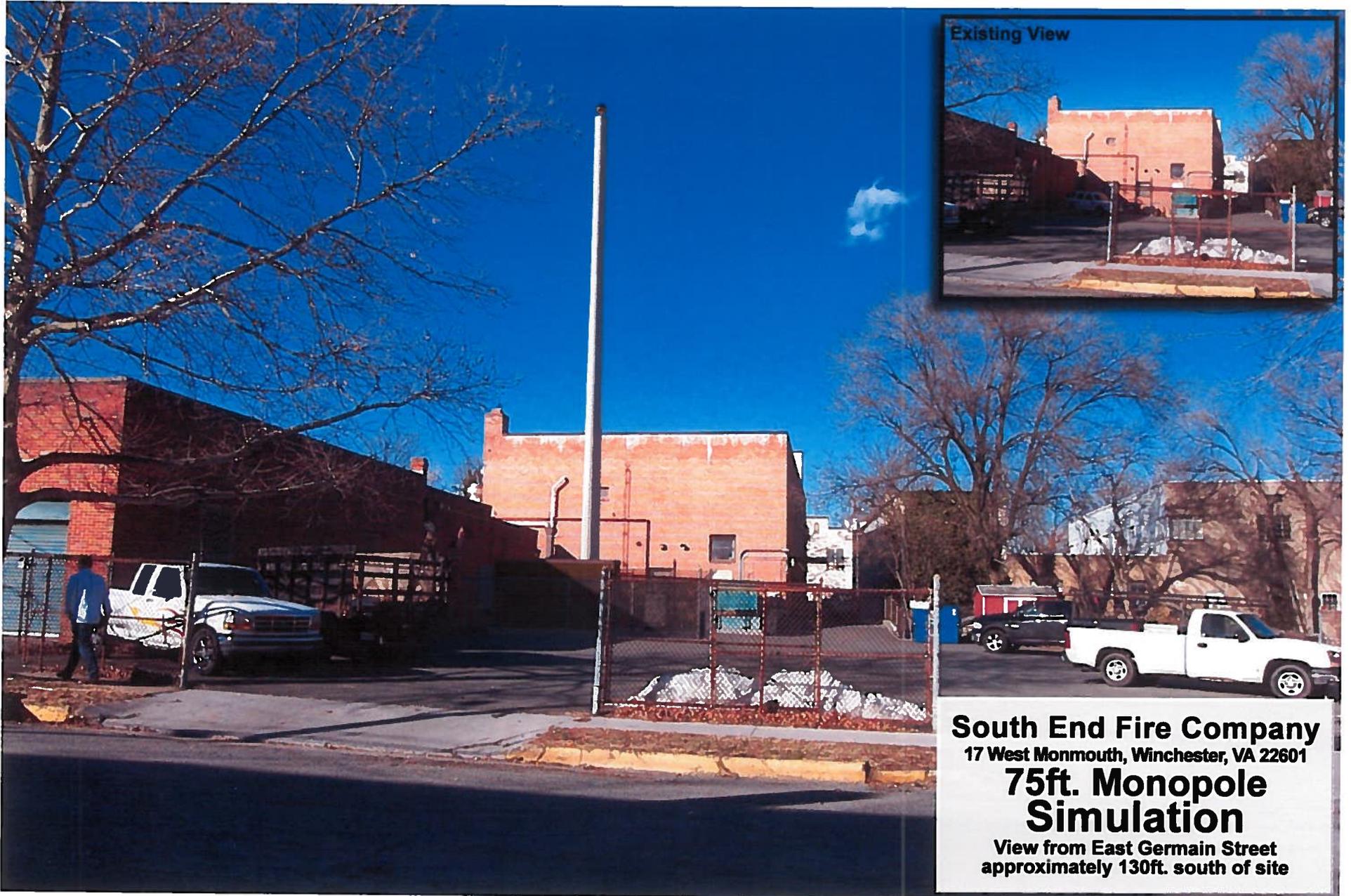


South End Fire Company

17 West Monmouth, Winchester, VA 22601

**75ft. Monopole
Simulation**

View from East Germain Street
approximately 130ft. south of site

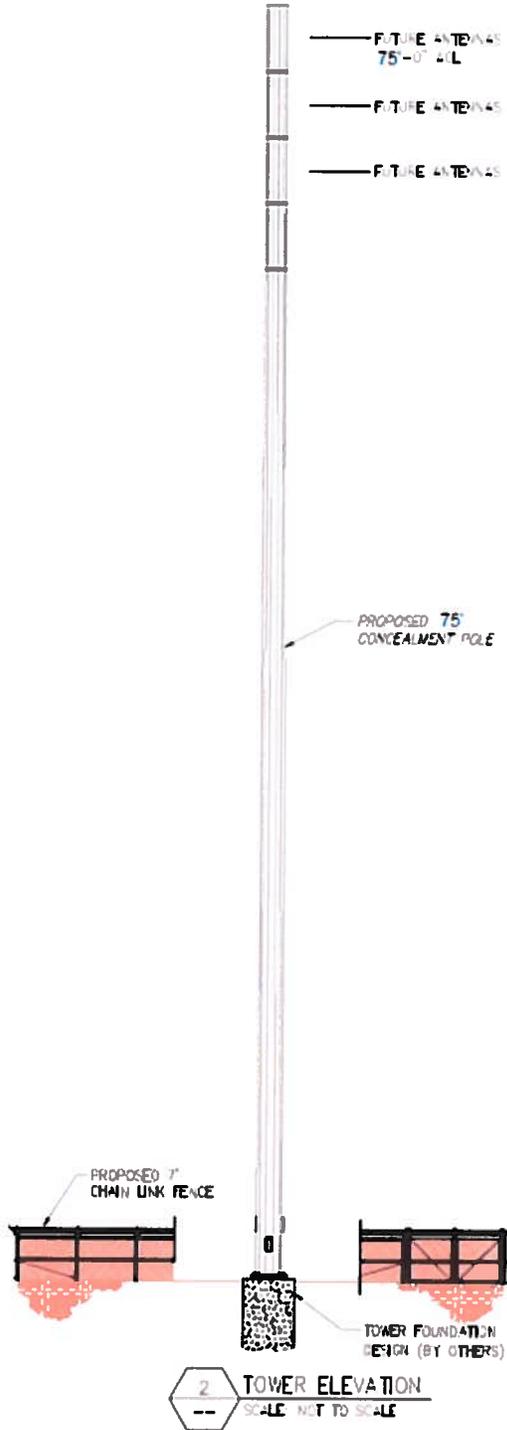


South End Fire Company
17 West Monmouth, Winchester, VA 22601
**75ft. Monopole
Simulation**
View from East Germain Street
approximately 130ft. south of site



South End Fire Company
17 West Monmouth, Winchester, VA 22601
**75ft. Monopole
Simulation**
View from East Germain Street
approximately 130ft. south of site

Proposed Concealed Design
[no exterior antennae]



Project Title	
SOUTH END PTD071VA	
Prepared For	
 PTD <small>PERT TOWER DEVELOPMENT, LLC</small>	
Drawing Scale	
AS NOTED	
Date	
Drawing Title	
TOWER ELEVATION	
Drawing Number	
Z02	

CERTIFICATE #: BAR- 13-499
 DATE SUBMITTED: 9/9/13 cab



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Website: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information	John P. Chesson, M.D.		
	Applicant (use reverse to list additional applicants)		
(540) 535-5776	101 1/2 W Cork St		
Telephone	Street Address		
john.chesson@gmail.com	Winchester	VA	22601
E-mail address	City	State	Zip

	101 W Cork St LLC		
Owners Signature (use reverse to list additional owners)	Owner Name (as appears in Land Records)		
(540) 535-5776	101 1/2 W Cork St		
Telephone	Street Address		
john.chesson@gmail.com	Winchester	VA	22601
E-mail address	City	State	Zip

PROPERTY LOCATION
 Current Street Address(es) 101 W Cork St Use Res/Bus

Zoning: B1 Year Constructed: ~1815/1860 Historic Plaque? Y() N() Number: PENDING

TYPE OF REQUEST - Submit TEN(10) copies of all materials needed for each request, and any additional information with this form.

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specific type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input checked="" type="checkbox"/> Fence - wood fencing added to application 3/24/13	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> Wall	<input type="checkbox"/> Other (specify)	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify): detached shed, gate/enclosure, gate, condenser screen		<input type="checkbox"/> Other (specify)

FOR OFFICIAL USE ONLY

Hearing Date(s) 9/20/13 - partial approval
10/4/13 - partial deferral
10/17/13 - tabled

CERTIFICATE OF APPROPRIATENESS IS: APPROVED DISAPPROVED TABLED WITHDRAWN

SIGNATURE _____ DATE _____
 Secretary, Board of Architectural Review



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Website: www.winchesterva.gov

September 20, 2013

John P. Chesson, M.D.
101 ½ W. Cork Street
Winchester, VA 22601

Dear Dr. Chesson:

On Thursday, September 19, 2013, the Board of Architectural Review acted on the following request:

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.

On a vote of 4-0, the Board approved BAR-13-499 in part and deferred part as follows:

- Approved a certificate of appropriateness for the following:
 - The fence in black
 - 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

The decision of the Board may be appealed to the Common Council of the City of Winchester within 30 days of the Board's decision. Please do not hesitate to contact me should you have any questions at 667-1815, ext. 1492.

Sincerely yours,


Aaron M. Grisdale, CZA
Director of Zoning and Inspections



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Website: www.winchesterva.gov

October 4, 2013

John P. Chesson, M.D.
101 ½ W. Cork Street
Winchester, VA 22601

Dear Dr. Chesson:

On Thursday, October 3, 2013, the Board of Architectural Review acted on the following request:

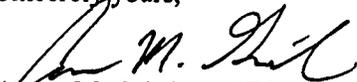
BAR-13-499 Request of John P. Chesson, MD, for a certificate of appropriateness to construct a shed, install a condenser surround, gate, and a gated enclosure at the property located at 101 W. Cork Street (*Map Number 192-01-Q-1-01*), zoned Central Business (B-1) District with Historic Winchester (HW)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

On a vote of 5-0, the Board moved to table BAR-13-499 until the October 17, 2013, meeting the following:

- 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

The decision of the Board may be appealed to the Common Council of the City of Winchester within 30 days of the Board's decision. Please do not hesitate to contact me should you have any questions at 667-1815, ext. 1492.

Sincerely yours,


Aaron M. Grisdale, CZA
Director of Zoning and Inspections

BAR - Sept 19, 2013

Property Address: 101 W Cork St

Owner: John P. Chesson, M.D.

PROPOSED

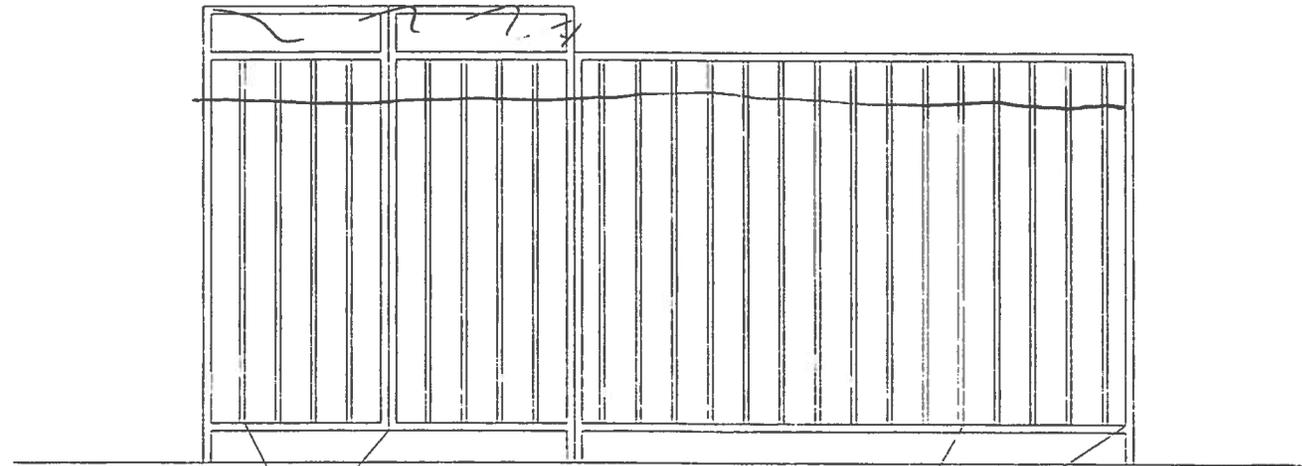
Gate: Steel gate to back patio area. Currently, there is no gate to the patio area servicing the unit at 101 ½ W Cork St. A simple gate is proposed. The gate is intended to provide some privacy as well as modest noise pollution dampening. The proposed gate will hinge on the existing brick wall and will latch magnetically to the opposite stone wall. The gate will be set back from the top of the stairs several feet. The top of the gate will sit even or just inferior to the top of the stone wall. The fluted cut-outs are intended to echo the vertical detailing in the apron beneath the renovated porch area at the corner of the property (intersection Cork/Braddock). At night, the gate will be tastefully illuminated by an existing LED path light. Proposed finish is natural v. oiled steel, to "disappear" the gate and showcase the gable wall and stone.

Condenser Surround: Steel surround on rooftop. The construction of a condenser surround was discussed with the BAR previously. Currently, the HVAC units and sled/support are in full view from Cork St. A simple steel surround is proposed to screen the units from view. The surround/screen will be attached inconspicuously to the existing sled. The very top of the units may yet be slightly visible. The screen will be fabricated in steel welded at the corners. The fluted cut-outs are intended to echo the vertical detailing in the apron beneath the renovated porch area at the corner of the property (intersection Cork/Braddock). Proposed finish is natural v. oiled v. black.

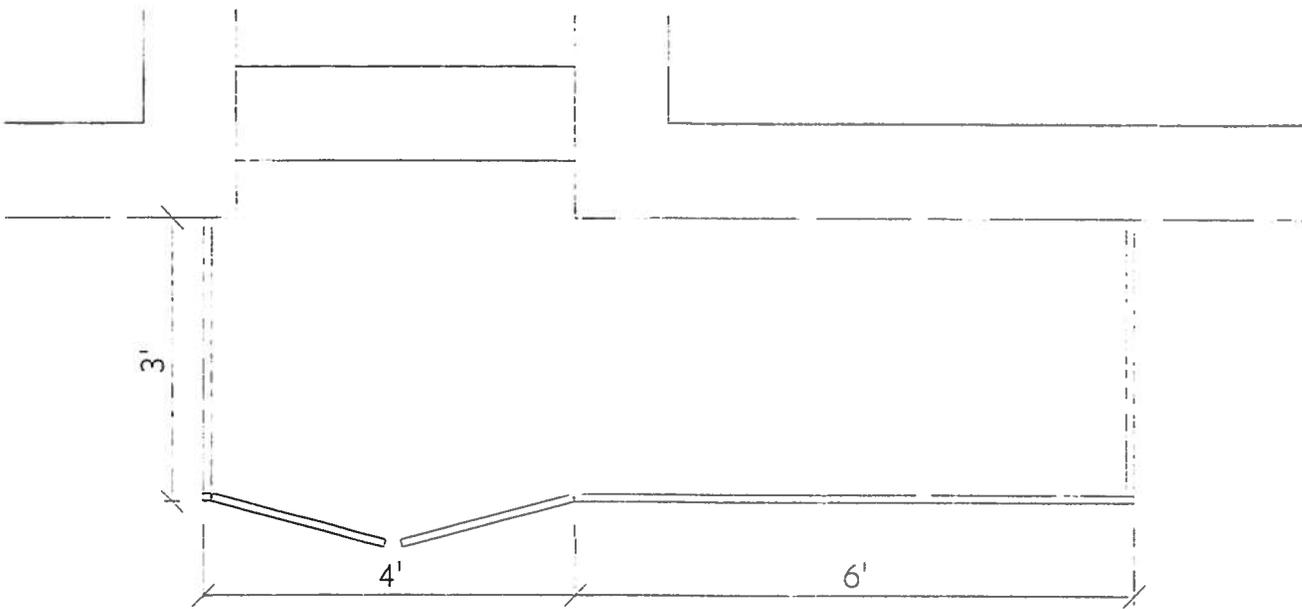
Detached garden shed: Shed at southeast corner of property. Currently, there are no outbuildings at 101 W Cork St. Historically, there was a cooper's workshop roughly at the site of the proposed shed. Years ago, that structure was transported across town to Abram's Delight. The proposed shed will be modest in size (6 x 8 ft), and situated at a respectful distance from the adjacent structure at 109 W Cork St. The shed will be used to house garden implements and so forth. Ultimately, the property will be densely landscaped, such that the shed will be partially obscured from view. A charming doorway will be visible at the top of the new stone stairway.

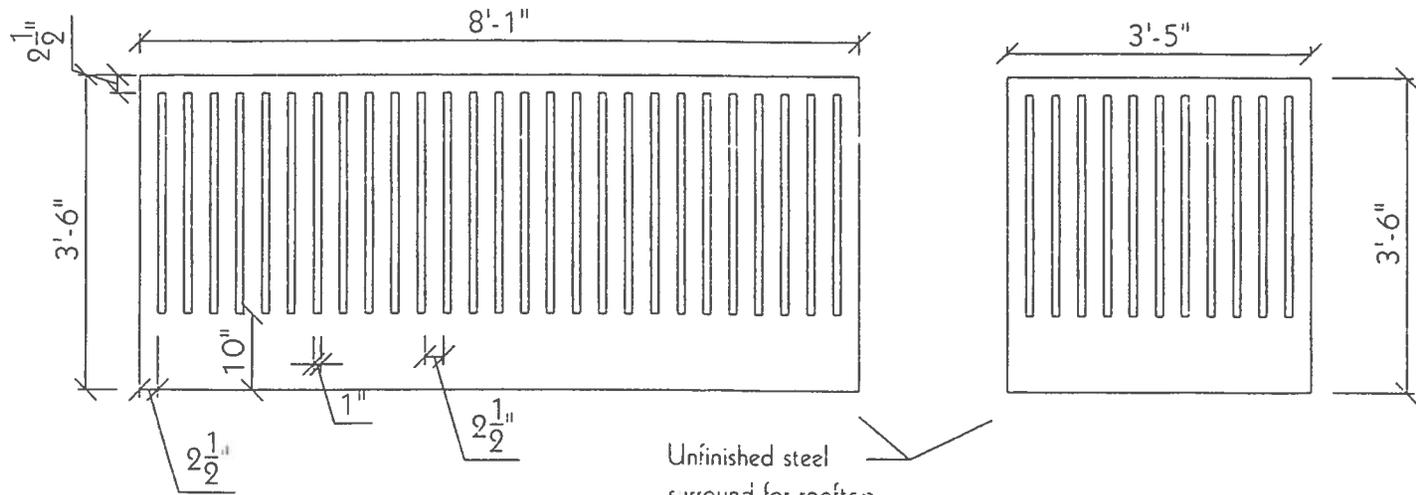
A soft gatehouse type lamp fixture will accent the shed entrance. The proposed shed design is contemporary in outline. The angled roofline will mirror the situation at 203 S Braddock. Proposed finish materials include plank siding, a corrugated steel rooftop, and reclaimed wood door.

Gate/Fence: A gated enclosure at the foot of the new stone stairway. In 2012, with BAR approval, a 4ft wide wide stone stairway was constructed along the east end of the property fronting Cork St. A gated enclosure is now proposed at this entrance to the property. The enclosure is intended to provide a tasteful and secure place for scooter or bicycle storage. The gate is intended to provide a measure of privacy along a busy street. The surface of the gated area will be finished in brick to be laid, at the owner's expense, by the City. The gate/fence will be fabricated in steel. The design is simple and spare, echoing the previously approved steel handrails at 201 S Braddock and 101 ½ W Cork. To maintain consistency with the gates and fences in the Historic District, proposed finish is black paint.

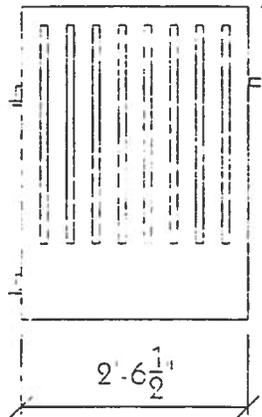


(2) 2' x 4' gates
1" square steel frame with 5/8" square pickets
6' wide x 4' high fence with 3' wide sides

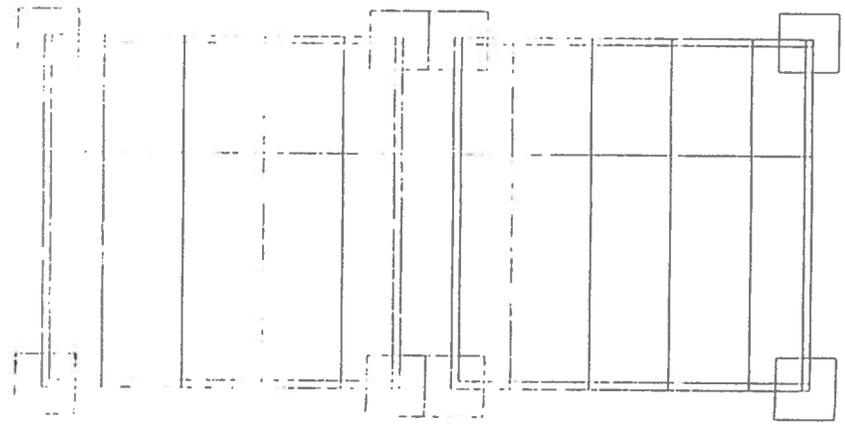
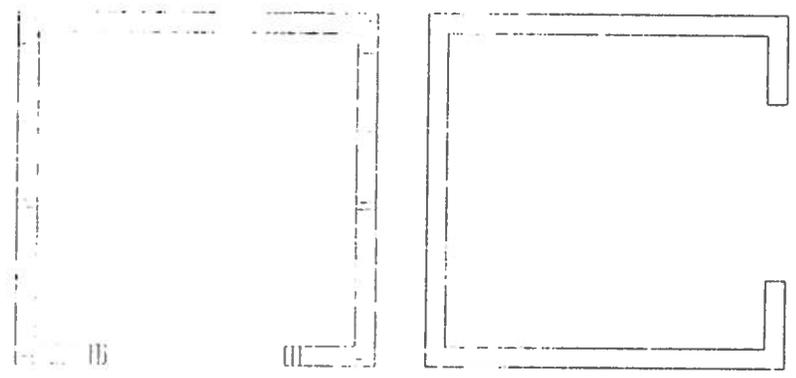
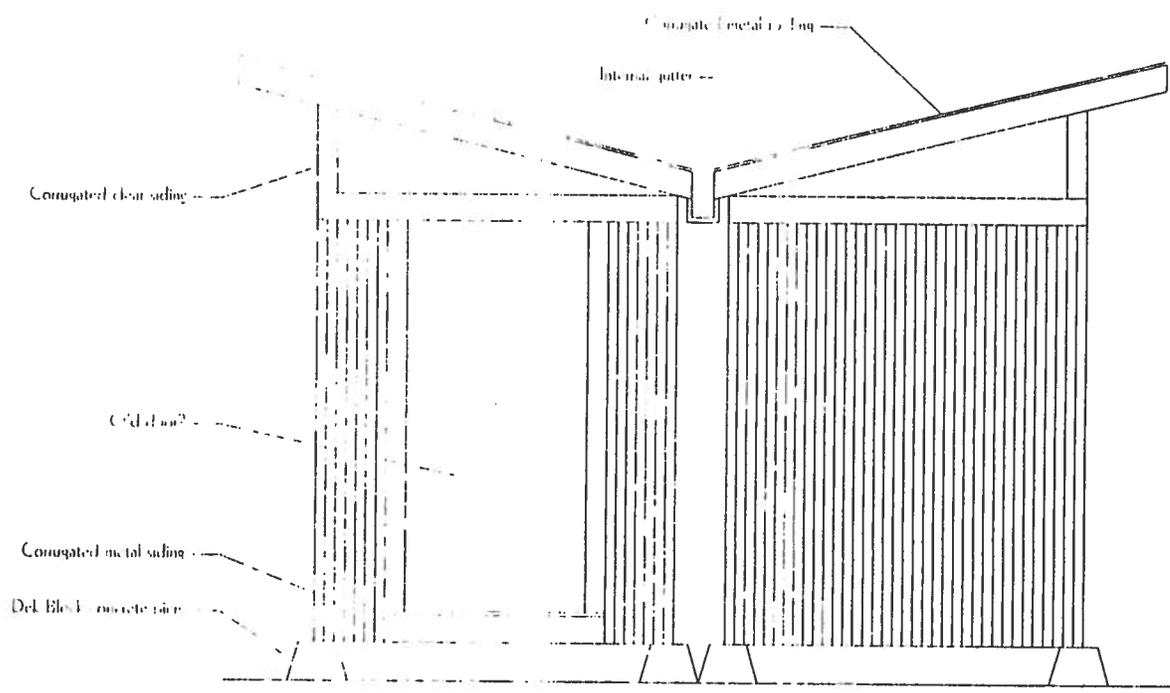


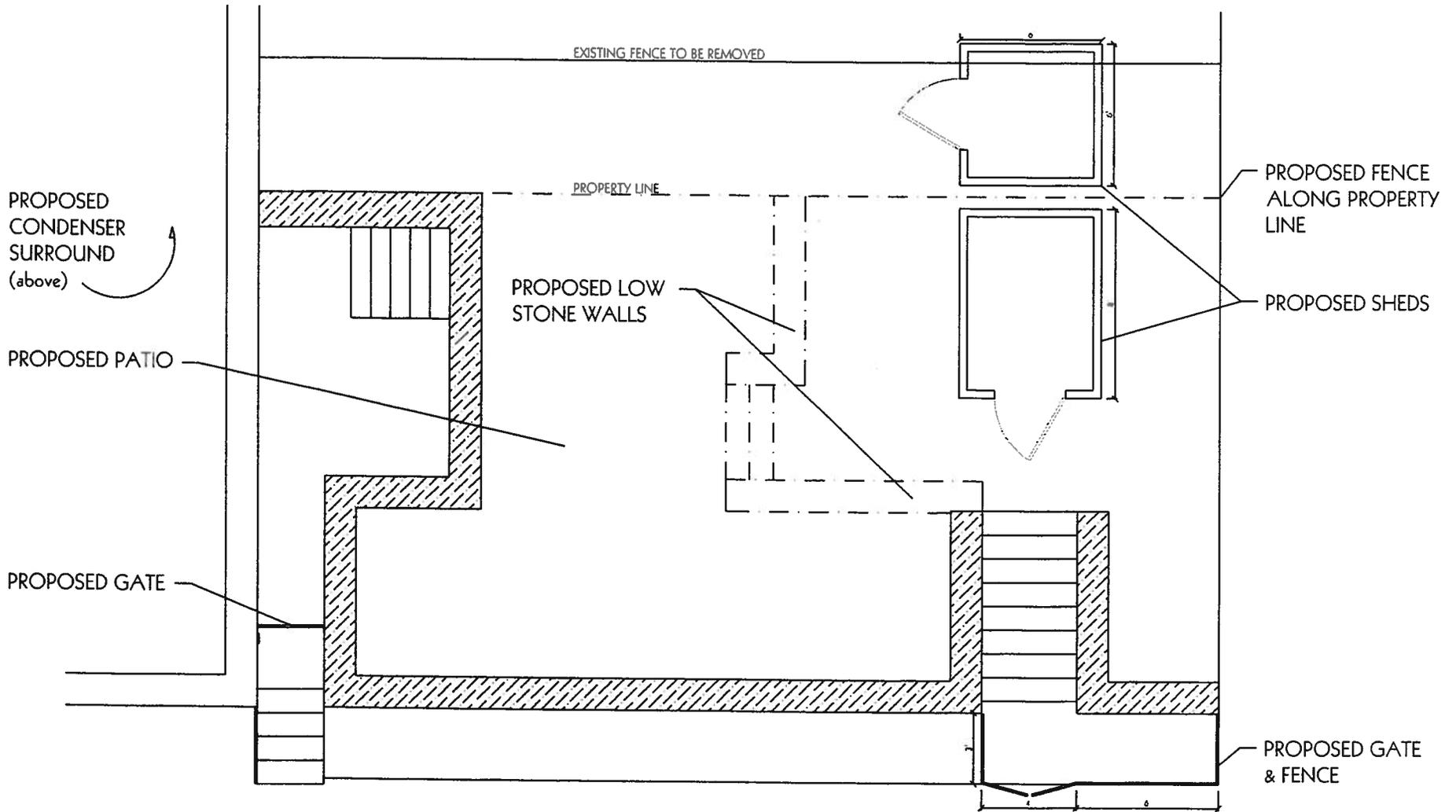


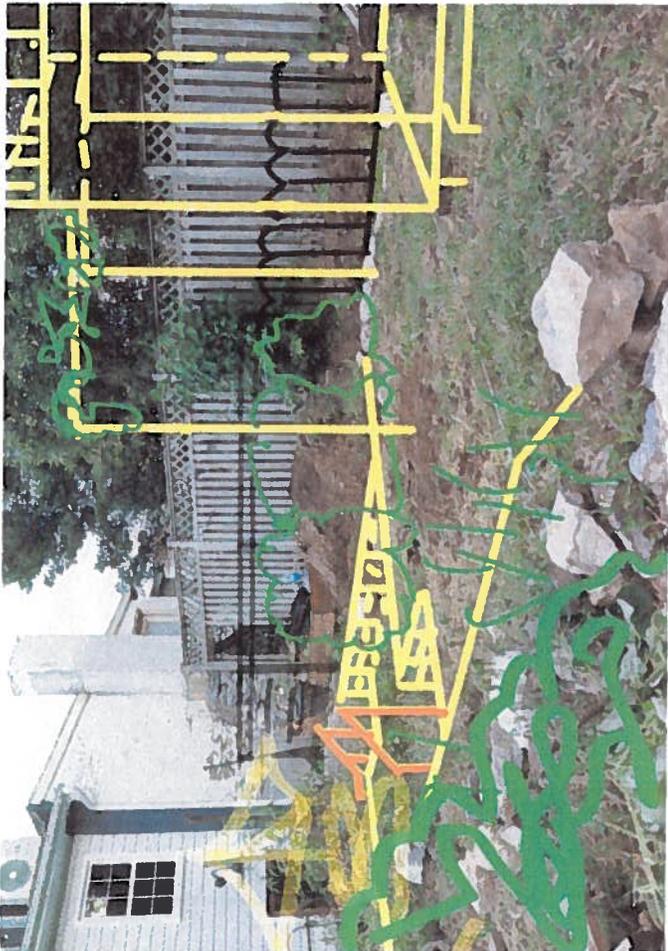
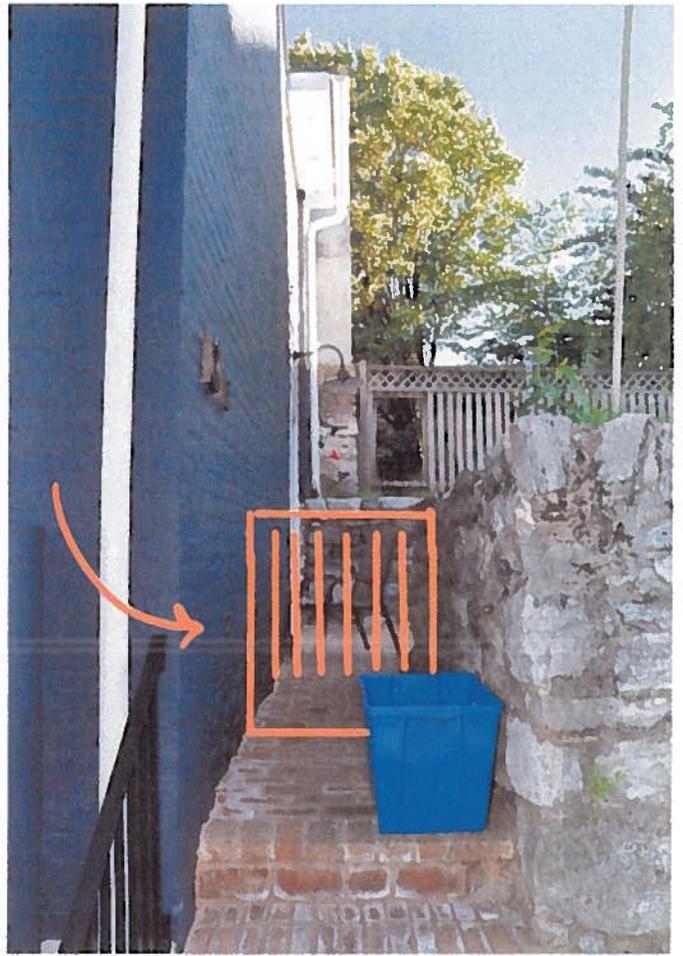
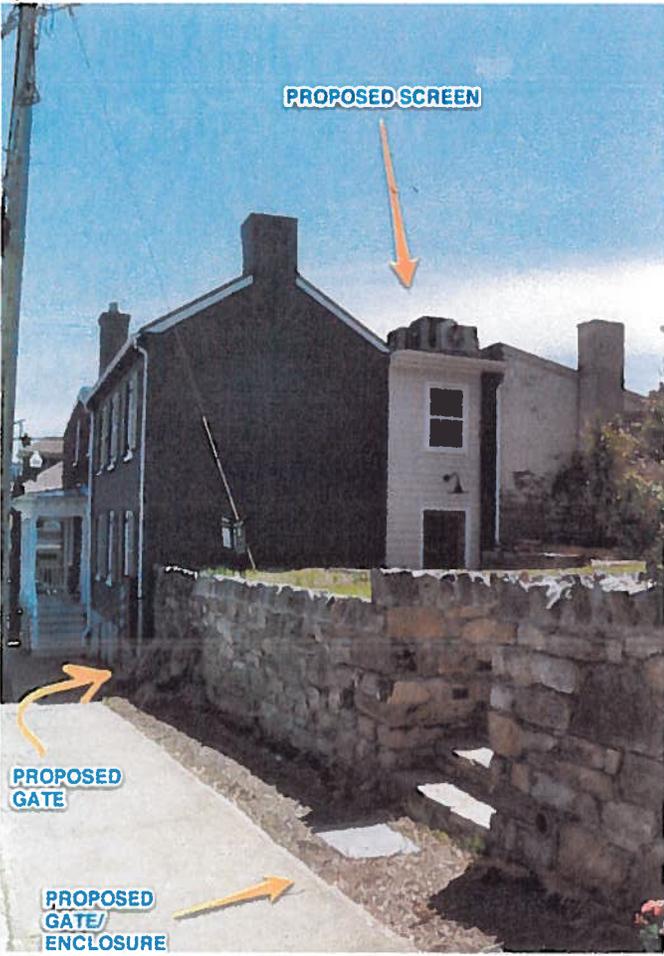
Unfinished steel
 surround for rooftop
 condensers
 (dimensions to be
 determined)

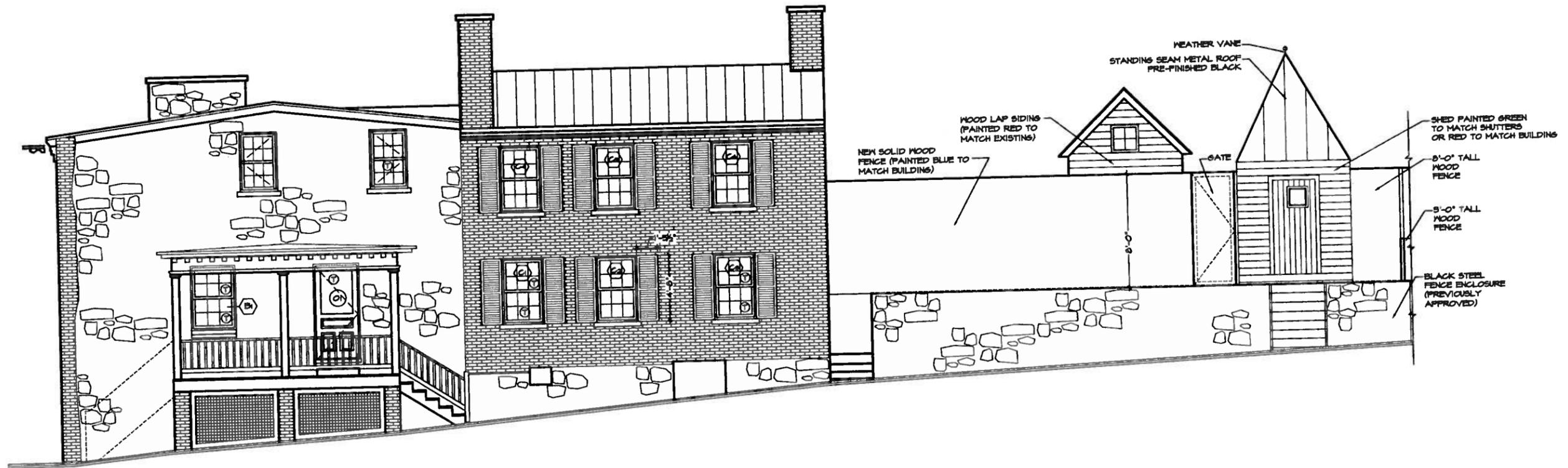


View of gate from street









NORTH ELEVATION

SCALE: 1/8"=1'-0"

2

THE SAMUEL NOAKES

GARDEN SHED

201 S. BRADDOCK ST. / 101 W. CORK ST.
WINCHESTER, VIRGINIA

READER & SWARTZ

A R C H I T E C T S, P. C.

213 NORTH CAMERON ST. · WINCHESTER, VA 22801 · TEL 540-665-0212 · FAX 540-665-2486

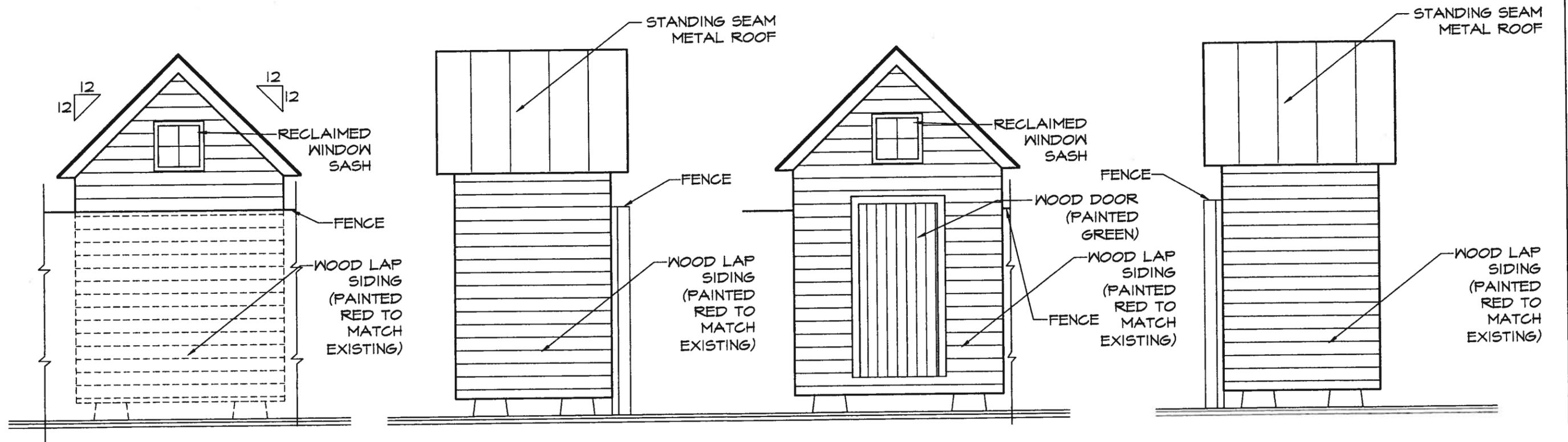
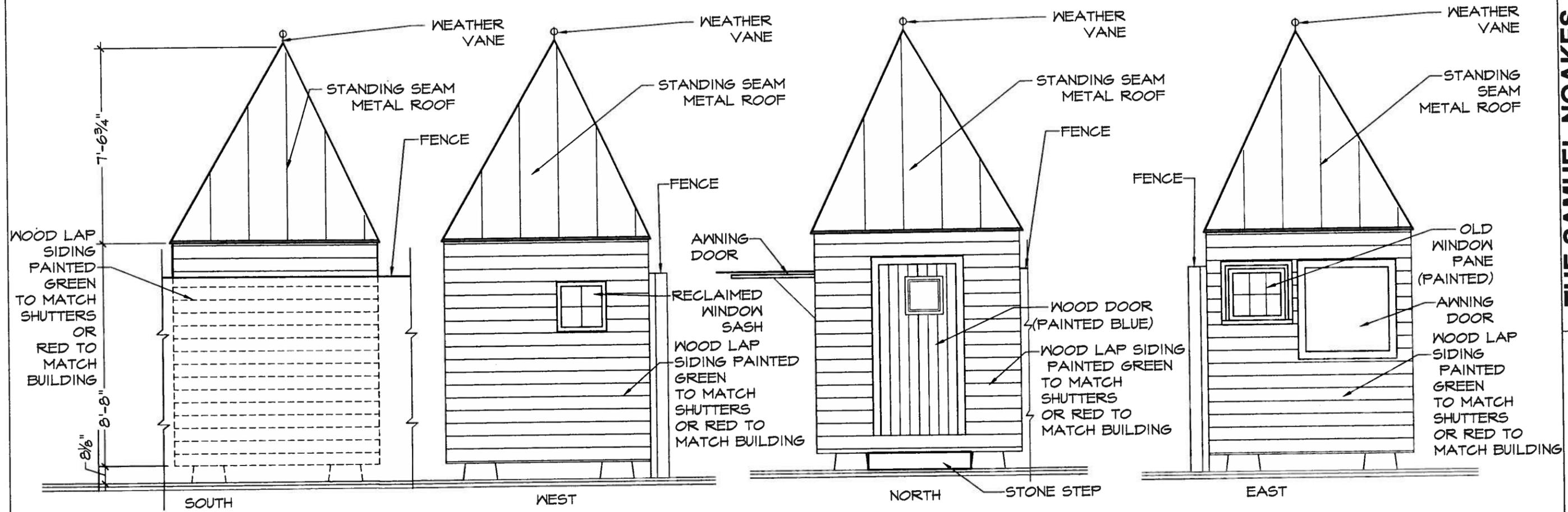
SCALE: AS NOTED

DATE: FEB. 27, 2014

REVISIONS:

SHEET:

2



ELEVATIONS

SCALE: 1/4"=1'-0"

THE SAMUEL NOAKES
GARDEN SHED
 201 S. BRADDOCK ST. / 101 W. CORK ST.
 WINCHESTER, VIRGINIA

READER & SWARTZ
 ARCHITECTS, P.C.
 213 NORTH CAMERON ST. · WINCHESTER, VA 22601 · TEL 540-665-0212 · FAX 540-665-2486

SCALE: AS NOTED
 DATE: FEB. 27, 2014
 REVISIONS:



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

Telephone: (540) 667-1815
 FAX: (540) 722-3618
 TDD: (540) 722-0782
 Web: www.winchesterva.gov

**APPLICATION
 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:

<u>540-325-4492</u> Telephone	<u>JOE'S STEAKHOUSE</u> Applicant
<u>Kingdom@shentel.net</u> E-mail address	<u>25 W. PICCADILLY ST</u> Street Address
	<u>WINC, VA 22601</u> City / State / Zip

<u>[Signature]</u> Property Owner's Signature	<u>PICCADILLY MANSION L.L.C.</u> Property Owner (Name as appears in Land Records)
<u>540-325-4492</u> Telephone	<u>25 WEST PICCADILLY ST</u> Street Address
<u>Kingdom@shentel.net</u> E-mail address	<u>WINC VA 22601</u> City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 25 WEST PICCADILLY ST Use: RESTAURANT
 Zoning: B-1 (HW) Year Constructed: 1838 Historic Plaque? Y () N (X) Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input checked="" type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify) <u>PATIO AREA CREATED</u>		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) 03-20-14 - partial approval

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Website: www.winchesterva.gov

March 26, 2014

Joe's Steakhouse
25 W. Piccadilly Street
Winchester, VA 22601

FILE COPY

Dear Mr. Sager:

On Thursday, March 20, 2014, the Board of Architectural Review acted on the following request:

BAR-14-130 Request of Joe's Steakhouse for a Certificate of Appropriateness for an outside patio area at 25 W. Piccadilly Street.

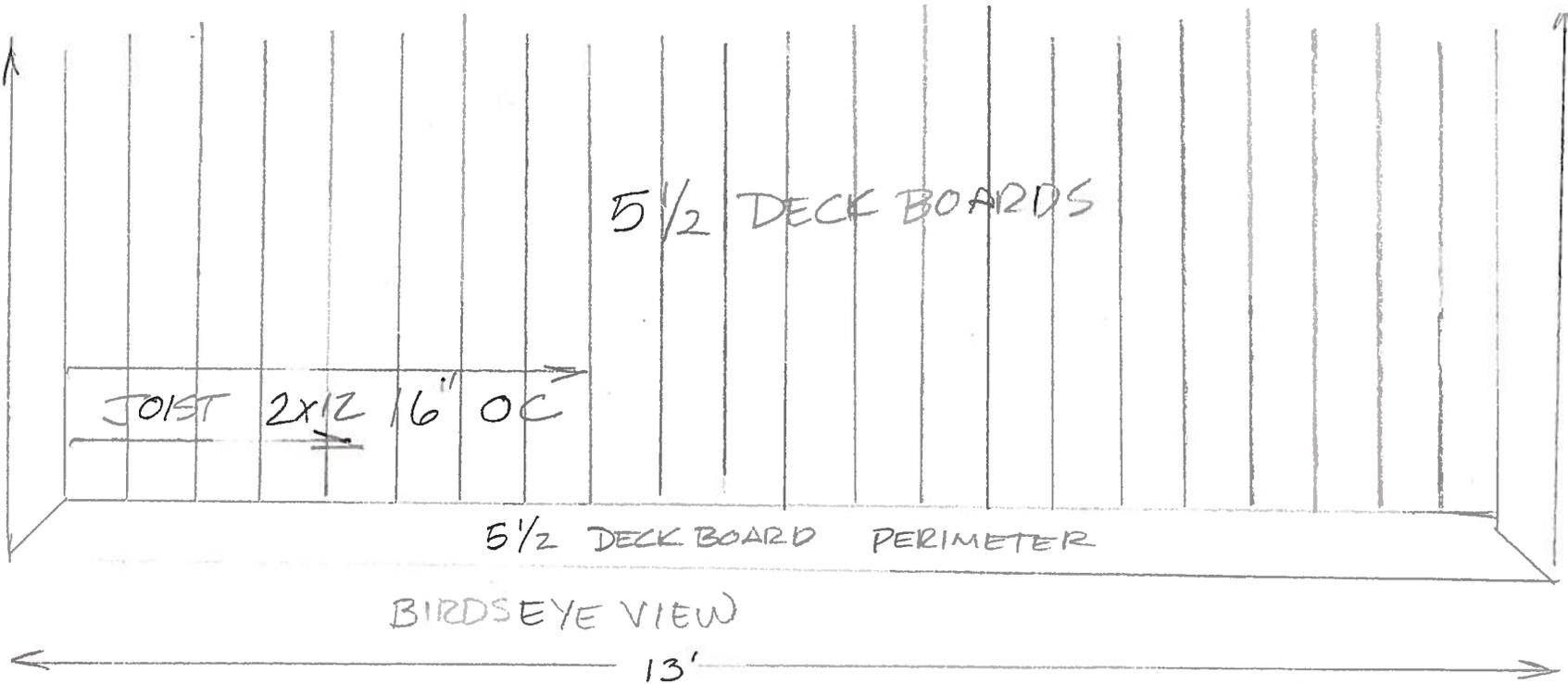
On a vote of 5-0, the Board approved **BAR-14-130** with the following conditions:

- Site plan layout.
- The fountain, to be gray in color.
- The lights, to be 10 feet high and made of cast aluminum.
- Pavers are approved to match the existing pavers.
- Action deferred on the metal fence, the privacy fence, the deck, and the pots pending additional details.

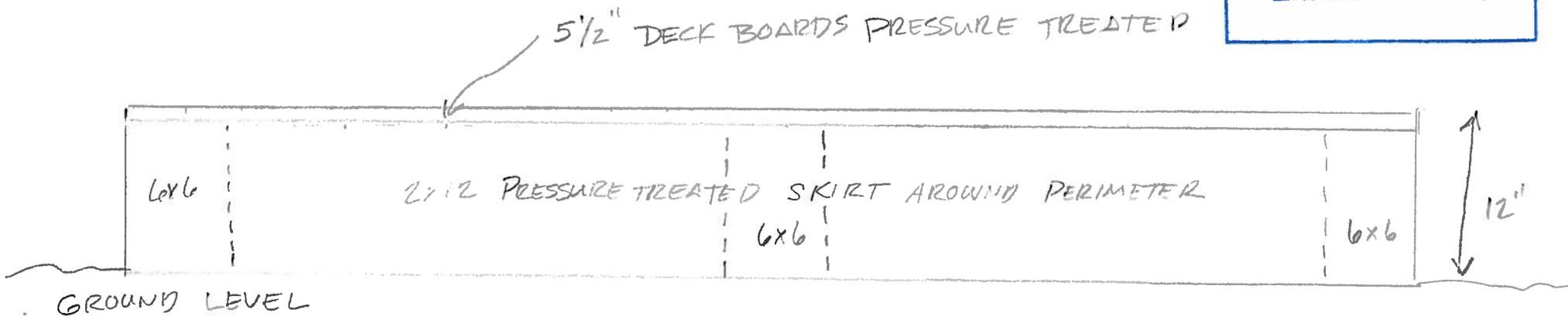
Please do not hesitate to contact me should you have any questions at 667-1815, ext. 1413.

Sincerely yours,

William M. Moore
Planner



BAR-14-130



GROUND LEVEL

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- Fence Sections
 - Fence Posts
 - Single Walkway Gates
 - Double Driveway Gates
 - Custom Built Gates
 - Hardware
 - Decorative Accents
 - Fence Section Parts
 - Customer Special Orders

- Shop Category
- Commercial Grade Aluminum**
- Fence Sections
 - Fence Posts
 - Single Walkway Gates
 - Double Driveway Gates
 - Single Driveway Gates
 - Custom Built Gates
 - Hardware
 - Decorative Accents
 - Fence Section Parts
 - Customer Special Orders

- Shop Category
- Vinyl Products**
- Vinyl Fence Section
 - Vinyl Fence Posts
 - Vinyl Gates
 - Vinyl Hardware
 - Vinyl Handrail Systems
 - Customer Special Orders

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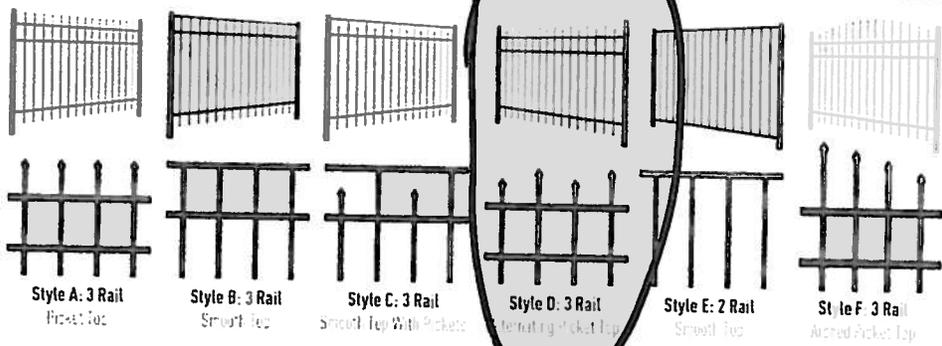
Password:
 You will be prompted to enter your password on the next page

Create an account



Customer Service
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 8 am - 6 pm EST
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 10 am - 2 pm EST

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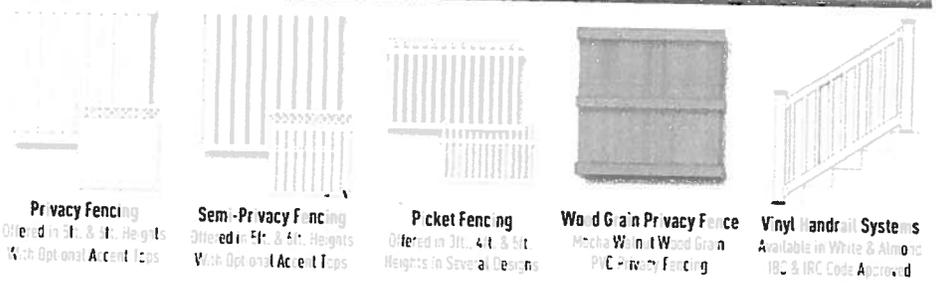


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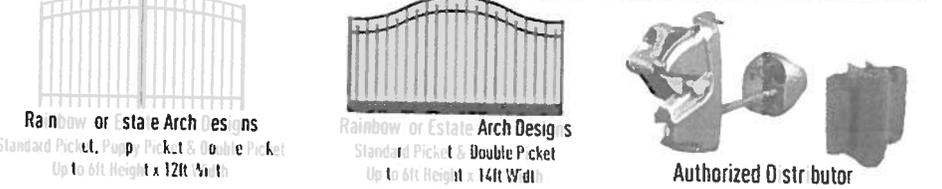
48" Height, Style E, 2 Rail, POOL CODE APPROVED, ASSEMBLED, Fence Sections: \$41.85 Black or Bronze

Vinyl Products - Several Heights and Multiple Designs to Choose From
 All Vinyl Fence Sections, Handrails, Gates & Posts Are Proudly Made in The USA! Now Available in White & Almond



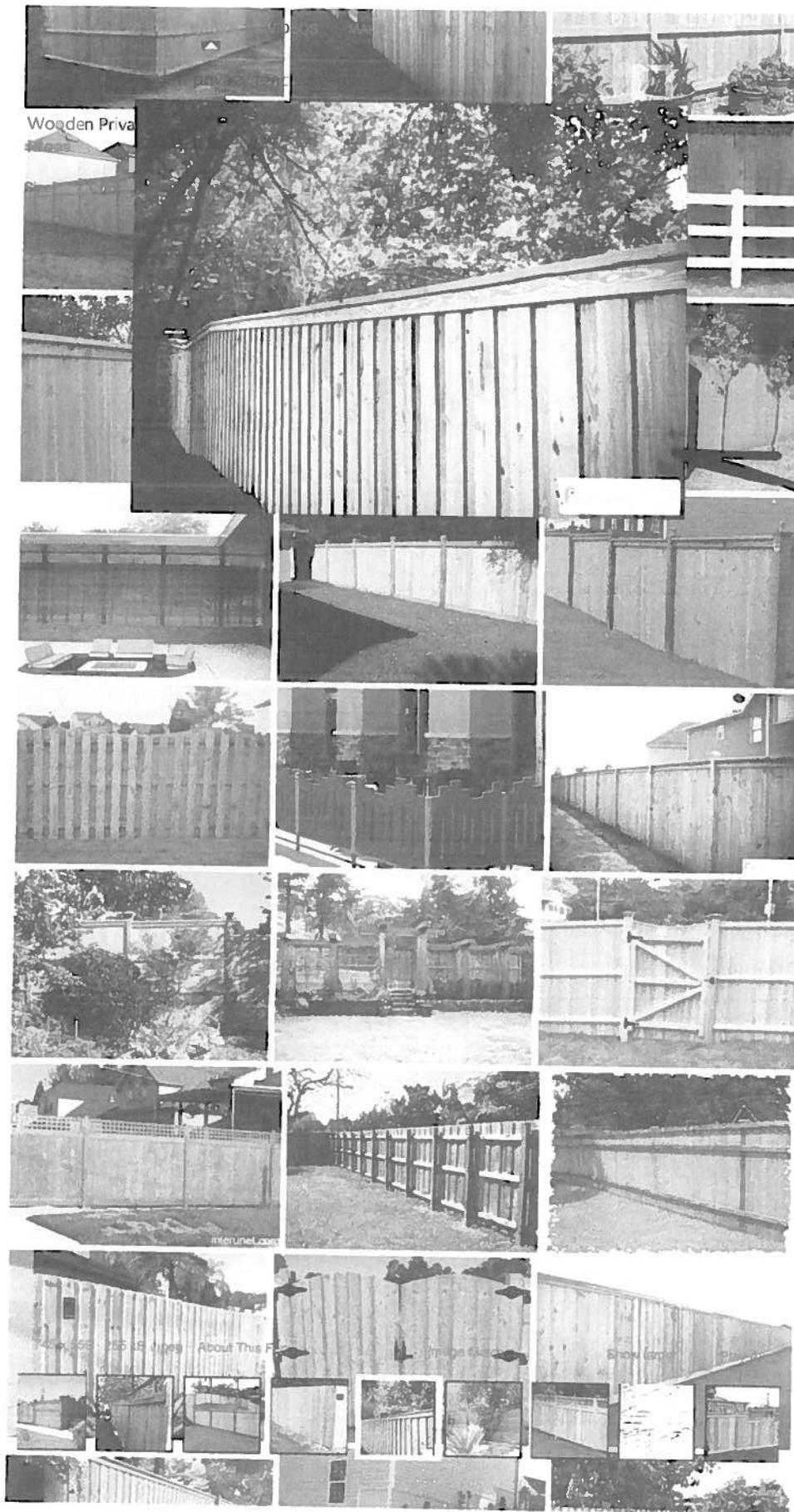
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Feedback

