

**BOARD OF ARCHITECTURAL REVIEW  
AGENDA  
August 7, 2014 - 4:00 PM  
Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – July 3, 2014

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

- A. **BAR-14-418** Request of Lawrence and Blair Belkin to replace a shingle roof with a standing seam metal roof at the property located at 436 North Braddock Street.
- B. **BAR-14-439** Request of Kim Craig for an outdoor cafe at 38 East Piccadilly Street.
- C. **BAR-14-445** Request of Cecile Lescs for the installation of a portion of a wood privacy fence, painted white at 306 North Kent Street.

**4. OLD BUSINESS**

**5. OTHER DISCUSSION**

Guidelines pertaining to substitute materials.

**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, July 3, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

**POINTS OF ORDER:**

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

**ABSENT:** Mr. Bandyke

**STAFF:** Will Moore, Carolyn Barrett

**VISITORS:** Bradley Shultz, Sandra Bosley

**APPROVAL OF MINUTES:**

Chairman Rockwood had a question about the approval for BAR-13-595. He noticed discussion of the applicant needing to return for the standing seam design, such as the height of the seam, but was not sure it had been adequately covered in the motion. Mr. Moore said it had been documented in the approval letter. Chairman Rockwood then called for additions or corrections to the minutes of June 19, 2014. 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.

**NEW BUSINESS:**

**BAR-14-403** Request of Bradley M. Shultz for a Certificate of Appropriateness to replace roofing at 132 North Washington Street.

Mr. Shultz presented a sample of the dimensional shingles he intends to use on the portion of the roof that currently has three tab shingles that are old and falling apart. The flat portion of the roof is standing seam metal and has already been painted. He also intends to fix the gutters and the trim will be repainted the same color. He will apply for those items at a later date.

There was brief discussion about this request conforming to the guidelines for substitute materials that the Board recently endorsed.

*Mr. Walker made a motion to grant a Certificate of Appropriateness for **BAR-14-403** as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.*

**BAR-14-409** Request of John M. Elgin for a Certificate of Appropriateness to remove existing stairs and construct a deck at 446 North Braddock Street (*Re-approval of expired COA BAR-12-214*)

The applicant was not present for the request.

*Mr. Serafin made a motion to table **BAR-14-409** until the applicant can be present. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0. (\*\*see below for further action on the request)*

**DISCUSSION:**

Substitute Materials Guidelines - tentatively to be presented to Council at its July 22, 2014 work session – 6:00pm, Quarles Elementary School cafeteria.

Chairman Rockwood asked if there should be any representation from the Board for the work session. Mr. Moore suggested that it would be helpful in case there are any questions from Council that the appointed members might be able to address rather than just having staff present.

There was brief discussion among the members as to availability for the work session. The members agreed that if someone were available, it would be preferable to have a representative present.

During the discussion, the Board also determined that it would not have a quorum for its next regularly scheduled meeting on July 17 and the meeting would need to be canceled. Mr. Serafin asked if they might be able to reconsider the item they just tabled since it had been submitted and approved previously and simply expired. This way, the applicant would not need to wait until after their first meeting in August to begin construction.

Mr. Moore stated that a motion could be made to remove the item from the table.

*Mr. Serafin made a motion to remove **BAR-14-409** from the table. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 4-0.*

**BAR-14-409** Request of John M. Elgin for a Certificate of Appropriateness to remove existing stairs and construct a deck at 446 North Braddock Street (*Re-approval of expired COA BAR-12-214*)

Chairman Rockwood asked if anyone else present had been on the Board when the case was previously presented. He stated that he did not recall any controversy when it was brought up before. The previous approval was conditioned on the applicant returning with color samples. No colors are included, so this should still be a condition if reapproved.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-14-409** with the stipulation that the applicant will need to apply separately for approval of color prior to painting or staining. Mr. Walker seconded the motion. Voice vote was taken and the motion was approved 4-0.*

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:15pm.

CERTIFICATE #: BAR- 14-418  
 DATE SUBMITTED: 06-30-14



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>540-667-2827</u> Telephone	<u>Lawrence and Blair Belkin</u> Applicant
<u>belkinlo@verizon.net</u> E-mail address	<u>436 N. Braddock St.</u> Street Address
	<u>Winchester, VA 22601</u> City / State / Zip

<u><i>Lawrence A Belkin</i></u> Property Owner's Signature	<u>Lawrence and Blair Belkin</u> Property Owner (Name as appears in Land Records)
<u>540-667-2827</u> Telephone	<u>436 N. Braddock St.</u> Street Address
<u>belkinlo@verizon.net</u> E-mail address	<u>Winchester, VA 22601</u> City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 436 N. Braddock St. Use: Single-Fam. Res.  
 Zoning: MR (HW) Year Constructed: 1925 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 checked="" type="checkbox"/> Roofing <u>Standing Seam Metal</u>
<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 type="checkbox"/> Other (specify)		

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

**FOR OFFICE USE ONLY**

BAR Review OR  Administrative Review per Section 14-5

Hearing Date(s) 07-17-14 08-07-14  
Cancelled

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review



**To: City of Winchester, Board of Architectural Review**

**Re: Request for Certificate of Appropriateness, Replacement of an existing asphalt shingle roof with new Standing Seam metal roof, 436 N. Braddock St.**

**Date: July 1, 2014**

**Proposal:** We are proposing to replace an existing asphalt shingle roof that was installed on our house sometime prior to our purchasing the house in 2001. The roof was at least 10 years old at that time. We would like to replace it with a traditional standing seam metal roof of pre-painted steel sheet.

It is probably the case that the original roof was standing seam metal, because several of the very similar homes in our block have this roof design, and our front porch still had this type of roof when we bought the house.

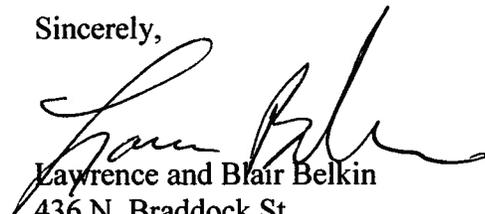
In addition to this change, we would replace the shingles that were used as "siding" on the exterior walls of the dormers windows. In place of the shingles, we will install 5-1/4" exposure "German" lap siding, wood, painted off-white to match the home's existing trim boards.

I have attached a photo of the street side of the house. A recent fire in the attic resulted in some damage, including to the wood dormer window units. These windows, which were essentially undamaged, will be re-glazed using the original sash, as a part of the overall roof work described above.

We have not yet selected a color for the roof, but we will bring a sample of the selected metal to the BAR meeting.

Thank you for your consideration.

Sincerely,



Lawrence and Blair Belkin  
436 N. Braddock St.  
Winchester, VA 22601  
540-667-2827  
belkinlo@verizon.net

# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 458 N. Washington St. Present Use: Commercial  
Map & Parcel: 173 - (1) Assessed Value: non-taxable  
Tract & Block: I-15 Historic Name: \_\_\_\_\_  
Present Owner: American National Original Owner: \_\_\_\_\_  
Address: Red Cross Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 19\_\_'s

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 -

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. \_\_\_\_\_

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good Average None

Architectural Description

This is a very common early 20th century house. It has a shingled hip roof with hip roof dormers, segmentally arched window frames with splayed arches, 3 single windows up and a triple window down and a doorway with transom and sidelights. There is a full facade Colonial Revival porch.

Historical Significance:

National State/Regional Local None

Historical Description

References:





# City of Winchester

## 436 North Braddock Street

Tax Map Number: 173-1-I-15-

DHR Resource Number: 138-0042-0119

Resources: 1 single dwelling

Date/Period: ca. 1925

Style: Colonial Revival

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



## Architectural Description

**Site Description:** This two-and-one-half-story single-family dwelling is located on the east side of North Braddock Street and is set back approximately ten feet from the tree-lined concrete sidewalk. A brick walkway approaches the dwelling from the sidewalk. A brick retaining wall holds mature shrubs. An asphalt driveway flanks the dwelling to the south. The backyard slopes gently to the east and has been improved with landscaping and hardscaping. A gravel alley forms the eastern boundary of the property.

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

**Primary Resource Description:** Constructed circa 1925, this two-and-one-half-story, two-bay single-family dwelling was designed in the Colonial Revival with an American Foursquare form. Set on a solid parged foundation, this dwelling is faced with stretcher-bond brick. A hipped roof, covered with asphalt shingles, caps the dwelling and features overhanging eaves. An interior brick chimney rises from the north elevation, finished with a corbeled cap. A half-hipped dormer marks the western and southern slopes with a roof and cheeks covered with asphalt shingles. Triple 1/1, double-hung, wood-sash windows fenestrate the dormers. A second half-hipped dormer was added to the rear slope circa 2000. Clad in German wood siding, the dormer is fenestrated with a wide two-light, sliding window.

The northernmost bay of the façade (west elevation) holds a single-leaf, paneled wood door. The door is accented by five-light sidelights and a five-light transom, which is surmounted by a soldier brick segmental arch. The southernmost opening holds a tripartite window composed of triple 1/1, double-hung, wood-sash. Three second-story openings hold 1/1, double-hung, wood-sash windows. Each window opening on the façade features a soldier brick segmental arch. A one-story, full-width porch shelters the façade and is set on a brick pier foundation. The half-hipped roof of the porch is covered with standing-seam metal and embellished with a denticulated cornice. Fluted Tuscan columns and planting boxes complete the porch.

The secondary elevations are fenestrated with 1/1, double-hung, wood-sash windows. Each window opening has a narrow concrete sill and soldier brick segmental arch. The foundation of the north and south elevations are pierced by two-light wood awning windows. Additional fenestration consists of a 1/1, double-hung, wood-sash stained glass window on the north (side) elevation.

A two-story, two-bay integral porch is located on the rear elevation and is original. The porch was enclosed circa 1950 according to the current owner with German wood siding and ribbons of single-leaf wood-frame glass doors and 1/1, double-hung, wood-sash windows. A deck has been constructed off the rear of the enclosed porch. Multi-leveled, the porch has square wood balusters and a structure obscured by German wood siding.

**Significance Statement:** Constructed circa 1925, this American Foursquare single-family dwelling was designed in the Colonial Revival style. The dwelling is representative of the popularity of this building form and style, as well as the domestic architecture constructed along North Braddock Street in the City of Winchester during the first quarter of the twentieth century. Judging by the form and materials of the dwelling, as well as by using Sanborn Fire insurance maps, this dwelling can be given a circa 1925 date of construction. This single-family dwelling retains integrity of materials, workmanship, and design, despite the enclosure of the integral porch and introduction of a dormer, both on the rear elevation. Further, this dwelling retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This single-family dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.

CERTIFICATE #: BAR- 14-439  
 DATE SUBMITTED: 7/10/14



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>540-550-4086</u> Telephone	<u>Kim Craig / Steamy's</u> Applicant
<u>KIM@KIMDESIGNS.COM</u> E-mail address	<u>38 E Piccadilly St.</u> Street Address
	<u>WIN VA 22601</u> City / State / Zip

<u>Linda B. Johnson</u> Property Owner's Signature	<u>Barley Investments, Inc</u> Property Owner (Name as appears in Land Records)
<u>540-662-6006</u> Telephone	<u>130 Morgan St.</u> Street Address
<u>Lbj109@gmail.com</u> E-mail address	<u>Win VA 22601</u> City / State / Zip

PROPERTY LOCATION  
 Current Street Address(es) 38 E Piccadilly St Use: cafe  
 Zoning: B4 (HW) Year Constructed: \_\_\_\_\_ Historic Plaque? Y( ) N(  ) Number: \_\_\_\_\_

TYPE OF REQUEST

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing
Fence/Wall	Projecting	Windows/Doors
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint
Other (specify) <u>outdoor cafe</u>		

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

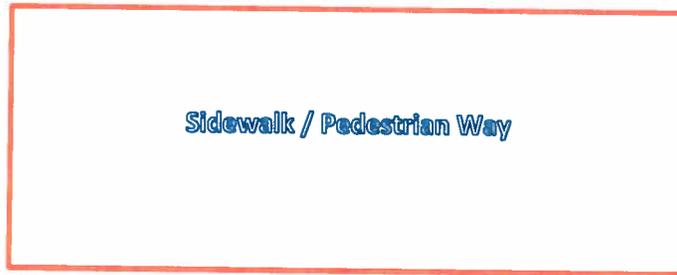
FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5  
 Hearing Date(s) \_\_\_\_\_  
 CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED Tabled WITHDRAWN  
 CONDITIONS NOTED: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 Secretary, Board of Architectural Review

**SITE SKETCH FOR OUTDOOR SEATING & Sandwich Board for**

Steamy's Café ' 38 East Piccadilly Street, Winchester, VA 22601

**PHOTO of the Front of Steamy' s:**



**Pedestrian walkway is 9 ½ feet in width and 17 feet in length**

**Seating proposal** — the tables and chairs below will sit under our front window:

Qty of 2 sets:



Article Number: 799.322.25

Table (length 24 3/4", width 24 3/4", height 28 3/4"). Chair (width 18", depth 23", height 34", seat width 15 3/4", seat depth 17 3/8", seat height 17").

**Materials:**

**Product description**

**Frame: Aluminum, Polyester powder coating**

**Slat: Polystyrene**

**Feet: Polyamide**

**Outdoor Portable Sign Proposal:**

**Our outdoor portable sign will be put outside our front door:**

**Wake Up**



**Bed Head**

**Custom Sign**

**(ID: 803456109)**

**Sandwich Board (Cor. Plastic)**

**36" x 24"**



**Sandwich Board Blank**

# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 38 E. Piccadilly St. Present Use: Commercial  
 Map & Parcel: 123 - (1) Assessed Value: \$19,375  
 Tract & Block: N 7 Historic Name: \_\_\_\_\_  
 Present Owner: Mamie B. Willis Original Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_ Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 <sup>pre-1885</sup> 70 80 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 -  
 Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Common Bond  
 Modifications: Minor Moderate Extensive Recently Painted

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:  
 Outstanding Excellent Good Average None  
 Architectural Description

Attractive and well-maintained structure. Listed as a dwelling on the 1897 Sanborn Insurance map. (The commercial front with applied cornice <sup>could</sup> be original to the early 20th century.) The roof is flat or rear sloping, the bracketed cornice has ornamental pendants and the wood window lintels feature corner "bullseyes" blocks. Entire facade should be preserved as is in its good transitional style.

Historical Significance:  
 National State/Regional Local None  
 Historical Description

\_\_\_\_\_

References:





# City of Winchester

## 38 East Piccadilly Street

Tax Map Number: 173-1-N-7-

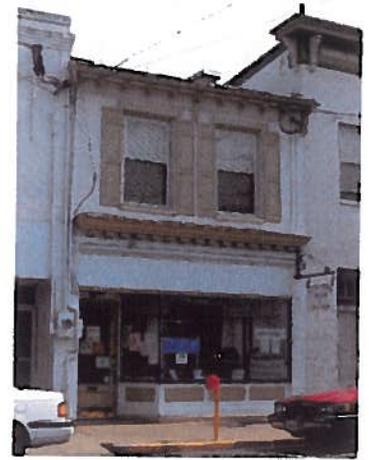
DHR Resource Number: 138-0042-0912

Resources: 1 single dwelling (originally)

Date/Period: ca. 1880/ca. 1903

Style: Italianate (altered)

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



## Architectural Description

**Site Description:** This former single dwelling is located on the north side of East Piccadilly Street and directly fronts the concrete sidewalk. The building is sited on a level lot that does not feature any landscaping. The building is adjacent to 40-44 East Piccadilly Street and 32 East Piccadilly Street.

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

**Primary Resource Description:** This two-story, two-bay single dwelling was constructed circa 1880 in the Italianate style. Rehabilitated for commercial use, the former dwelling is constructed of brick and is set on solid foundation. The brick coursing was not visible because it has been painted. The building is capped by a flat roof with metal coping. The roof is finished with a modillioned cornice with brackets. The first story of the façade (south elevation) has been altered for commercial purposes and now has a recessed half-cant storefront. The recessed westernmost bay contains a single-leaf paneled wood door with one-light and the canted easternmost bay features one-light fixed storefront windows. These windows are set on a solid foundation that is faced with wood panels. An architrave runs across the façade above the first story openings and features a molded cornice with modillion blocks. The second story window openings contain 1/1, double-hung, metal-sash windows with wood sills, lintels with corner blocks, and inoperable paneled shutters.

A one-story, full-width addition is located on the rear elevation of the dwelling and was constructed circa 1925. The addition was not visible from the public right-of-way.

**Significance Statement:** This Italianate-style single dwelling, now a commercial building, is representative of the common domestic architecture constructed in the City of Winchester during the last quarter of the nineteenth century. Walter Kidney, a local historian, records in his book *Winchester: Limestone, Sycamores, and Architecture* that it was constructed circa 1880. This date of construction can be confirmed given the form and materials, as well as Sanborn Fire Insurance map documentation. It was rehabilitated for commercial use by 1903; the first story was then altered. This former single dwelling retains integrity of materials and workmanship, as well as location and setting. These aspects help contribute to integrity of feeling and association. This building is a contributing resource to the Winchester Historic District under Criteria A and C.



Rouss City Hall  
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 Winchester, VA 22601

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 TDD: (540) 722-0782  
 Web: www.winchesterva.gov

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

Please print or type all information:

540 - 532 - 4591 Telephone  
 NA E-mail address

Cecile M. Lesco Applicant  
 306 NORTH Kent ST. Street Address  
 WINCHESTER, VA. 22604 City / State / Zip

Frank M. Lesco Property Owner's Signature  
 540 - 532 - 4591 Telephone  
 NA E-mail address

Cecile M. Lesco Property Owner (Name as appears in Land Records)  
 306 NORTH Kent ST. Street Address  
 Winchester, VA. 22604 City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 306 North Kent Street Use: Residential  
 Zoning: RBI(HW) Year Constructed: 1910? Historic Plaque? Y( ) N() Number: \_\_\_\_\_

**TYPE OF REQUEST**

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing
Fence/Wall <u>Fence</u>	Projecting	Windows/Doors
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint <u>WHITE</u>
Other (specify)		

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

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review

1710 pages



Applicants Statement WITH  
Regard to Article 14 of the Code  
of the City of Winchester

The Applicant believes that a wood privacy fence, painted white, would comply with the intent of ARTICLE 14 of the Winchester City Code and with the actual preservation and enhancement of the City of Winchester.

Article 14.2-8.8a states that a "chain link fence shall not be located in the front and corner side yard". The existing chain link fence and gates are located on the front and side of the driveway. Article 14.2-8.8b states that a "chain link fence should not be visible from the street". The chain link fence surrounding this property was erected before these two articles were in effect. These ARTICLES were promulgated, presumably, to make Winchester a more pleasant visual experience, one more in keeping with the historic character of the city.

Chain link fences were not in use when the Historic District, and this particular house, were built. Most likely stone, brick or wood fences were erected to delineate boundaries. A white, painted, wood privacy fence on two sides

of the driveway would be more in keeping with the historic nature of the city than is the existing chain link fence.

The applicant does not intend to remove or tear down the existing chain link fence, but to add the wood privacy fence in front of the chain link fence at the gated front entryway to the driveway so the chain link fence will not be seen from the public street.

Further, the applicant feels that the addition of a wood fence on the front and left side of the driveway meets the standards of section 14-6-1.2 of the Winchester City Code in that the proposed style of wood fence is in keeping with other wood fences, newly erected and old, in the district and the environs of the home. In fact, there are quite a number of wood privacy fences in the immediate neighborhood which look identical or quite similar to the proposed fence, (See Exhibits)

Cecile M. Less  
By, Cecile M. Less  
300 No. Kent Street  
WINCHESTER, VA 22604  
(540) 532-4591  
June 14, 2014

Narrative of Plan of Action  
for 306 North Kent Street  
Winch, Va. by Cecile Mikesos

I now have a driveway on the left side of my house at 306 No. Kent St. A chain link fence encloses this driveway and continues on around the perimeter of the entire back yard. I would like to enclose the driveway area with a wood privacy fence (either a 'dog ear' or 'stockade type') which would be painted white to match the trim on my house. I would use an oil based satin white paint. The proposed fence would be 6 ft. tall.

It is necessary to enclose this driveway since I have been cited by the Winchester Inspections department as having an inoperable van on the driveway. The van is quite operable, but is not tagged. I hope to retire soon and I will need the van to transport my artwork to flea markets for sale. In the future I will need to supplement my social security income with an earned income to survive. I have been preparing for retirement and the change from full time work to part time seasonal work as best I can. My  
(1 of 3 pages)

Income is low, so I must prepare a little at a time.

I had planned to enclose the driveway, as well as the entire yard, with a privacy fence before the citation was issued, because trespassers enter onto my property to slash the tires on my vehicles, damage the fence, enter into my home and do damage and harm inside. So a privacy fence around my entire yard and driveway is something I have contemplated.

I will start with a driveway fence; go next to the rear of the yard and put up a privacy fence identical to the driveway fence. Then I will put up an identical but ventilated privacy fence along both sides of the backyard.

This application is for the front driveway fence only. I will make separate applications for the rear fence and side fences. I would need the maximum amount of time allowed to put up this driveway fence since I work 5 days a week and I will be assisted by one worker.

I have enclosed 10 photos of the driveway area as it is now as well as 10 pictures and descriptions

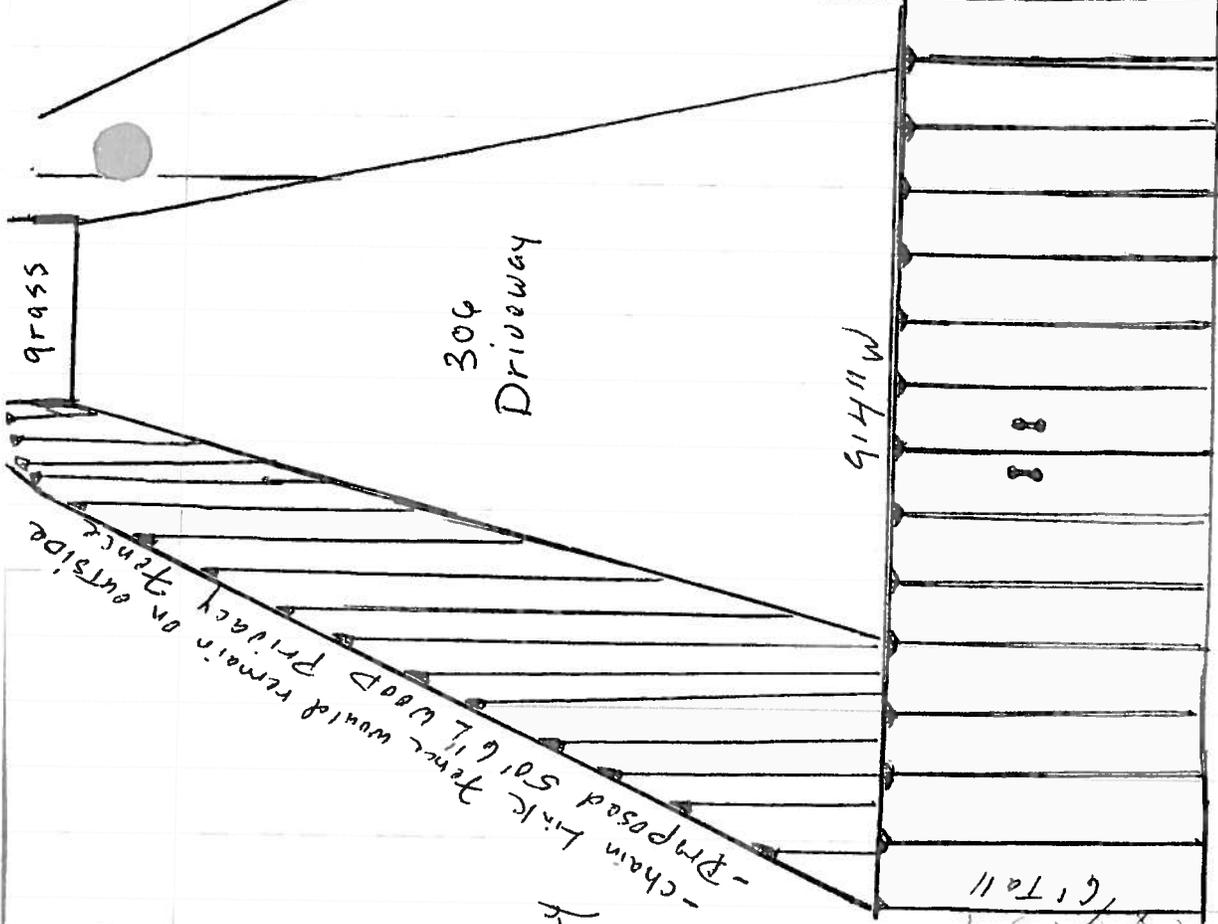
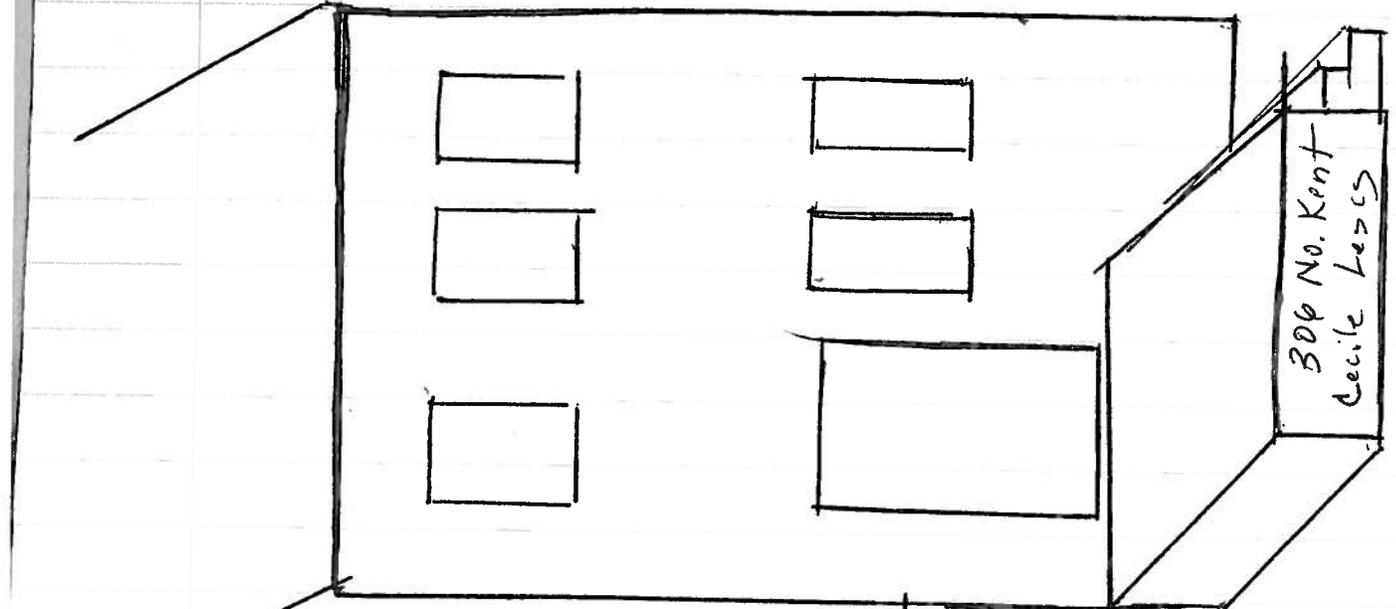
of the 'dog ear' and stockade fence types. I have also enclosed an approximately scaled drawing of my driveway, house and surrounding area, as well as pictures of other 'dog ear' type fences in the immediate neighborhood with notations of their locations on the back.

Thank you for your consideration of this application.

by: Cecile M. Lusco  
306 North Kent Street  
WINC, Va. 22601  
P.O. Box 351  
WINC, VA, 22604  
(540) 532-4591  
Cecile M. Lusco

Date: June 14, 2014

- Enclosed: Original Application and documents
- 10 pictures of driveway area.
  - 10 pictures of the 'dog ear' and 'stockade' fences.
  - 10 diagrams of house, driveway and surrounding area.
  - 10 pictures of dog eared fences in immediate neighborhood.
  - 10 Applicants Statement
  - 10 Narration of Plan of Action



Chain Link fence would remain on outside  
 - Proposed 50' 6" WOOD Privacy fence

OIL-BASED WHITE  
 PAINT TO BE  
 USED.

- Proposed 9'4" WOOD  
 Privacy Fence WITH GATE  
 - Chain Link Fence would  
 remain on inside of this wood fence

310  
 Driveway

306  
 Driveway

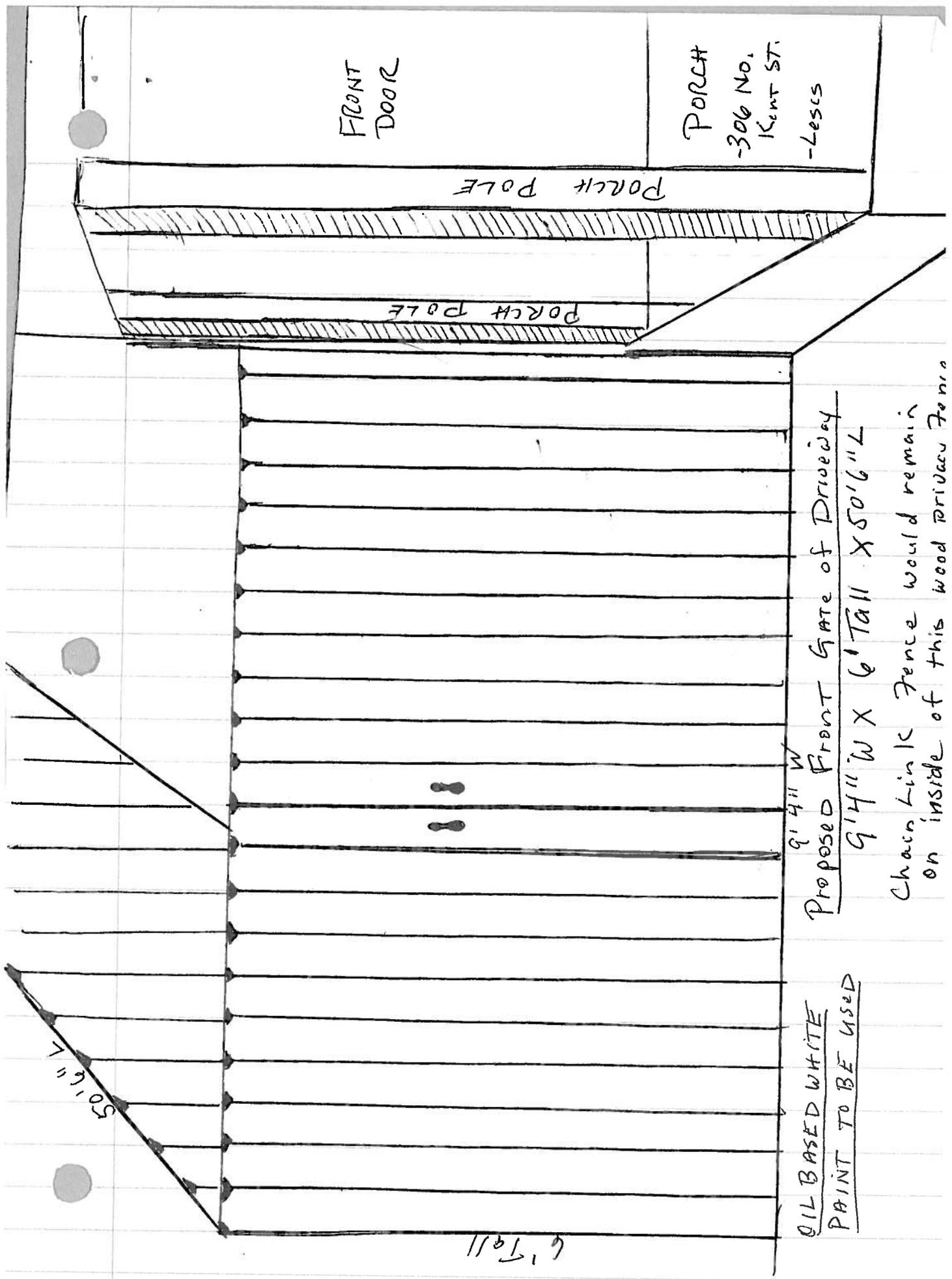
Chain  
 Link  
 Fence  
 Gate

9'1" Tall

9'4" WOOD

grass

306 No. Kent  
 Decile Leases



FRONT  
DOOR

PORCH  
-306 No.  
KENT ST.  
-Lescs

PORCH POLE

PORCH POLE

9'4" W  
Proposed Front Gate of Driveway  
9'4" W X 6' Tall X 50'6" L

Chain Link Fence would remain  
on inside of this wood Privacy Fence

OIL BASED WHITE  
PAINT TO BE USED

50'6" L

6' Tall



**Spruce Dog-Ear Pressure Treated Wood Fence Privacy Panel (Common: 6-ft x 8-ft; Actual: 5.92-ft x 8-ft)**

Item #: 156652 | Model #: 73000600



Buy 25 or more, Get 9% off

Enter ZIP code to see price.

Tweet

8-1 2

**Description**

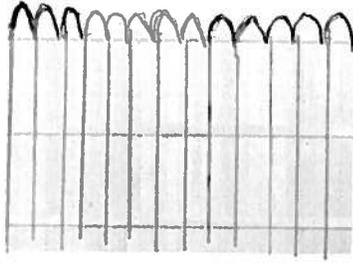
Spruce Dog-Ear Pressure Treated Wood Fence Privacy Panel (Common: 6-ft x 8-ft, Actual: 5.92-ft x 8-ft)

- Pressure treated to help minimize rot and decay
- Pre-assembled for easy installation
- Uniformly double-nailed
- Strong and durable
- 15-year transferable limited warranty

**Specifications**

Type	Privacy panel	Pressure Treated	<input checked="" type="checkbox"/> Yes
Species	Spruce	Pre-stained	<input type="checkbox"/> No
Style	Dog-ear	Post and Accessories Included	<input type="checkbox"/> No
Actual Length (Feet)	8.0	Retention in Pounds per Cubic Foot	0.05
Actual Height (Feet)	5.92	Warranty	15-year limited
Actual Picket Thickness (Inches)	0.625	Number of Pickets	17.0
Backer Rails	3.0	Actual Picket Width (Inches)	5.63
Double Nailed	Yes	Common Height (Feet)	6.0000
Rough	Yes	Common Length (Feet)	8.0000
		Common Picket Thickness (inches)	1.0000

*Log 2-178*



**Spruce Stockade Wood Fence  
Privacy Panel (Common: 6-ft x 8-ft;  
Actual: 5.92-ft x 8-ft)**

Item # 172765 | Model # 73000470



In-use/lifestyle images - accessories not included

*Picture very light - hand drawn tops of pickets*

Enter ZIP code to see price.

Tweet

8-1 0

**Description**

Spruce Stockade Wood Fence Privacy Panel (Common: 6-ft x 8-ft: Actual: 5.92-ft x 8-ft)

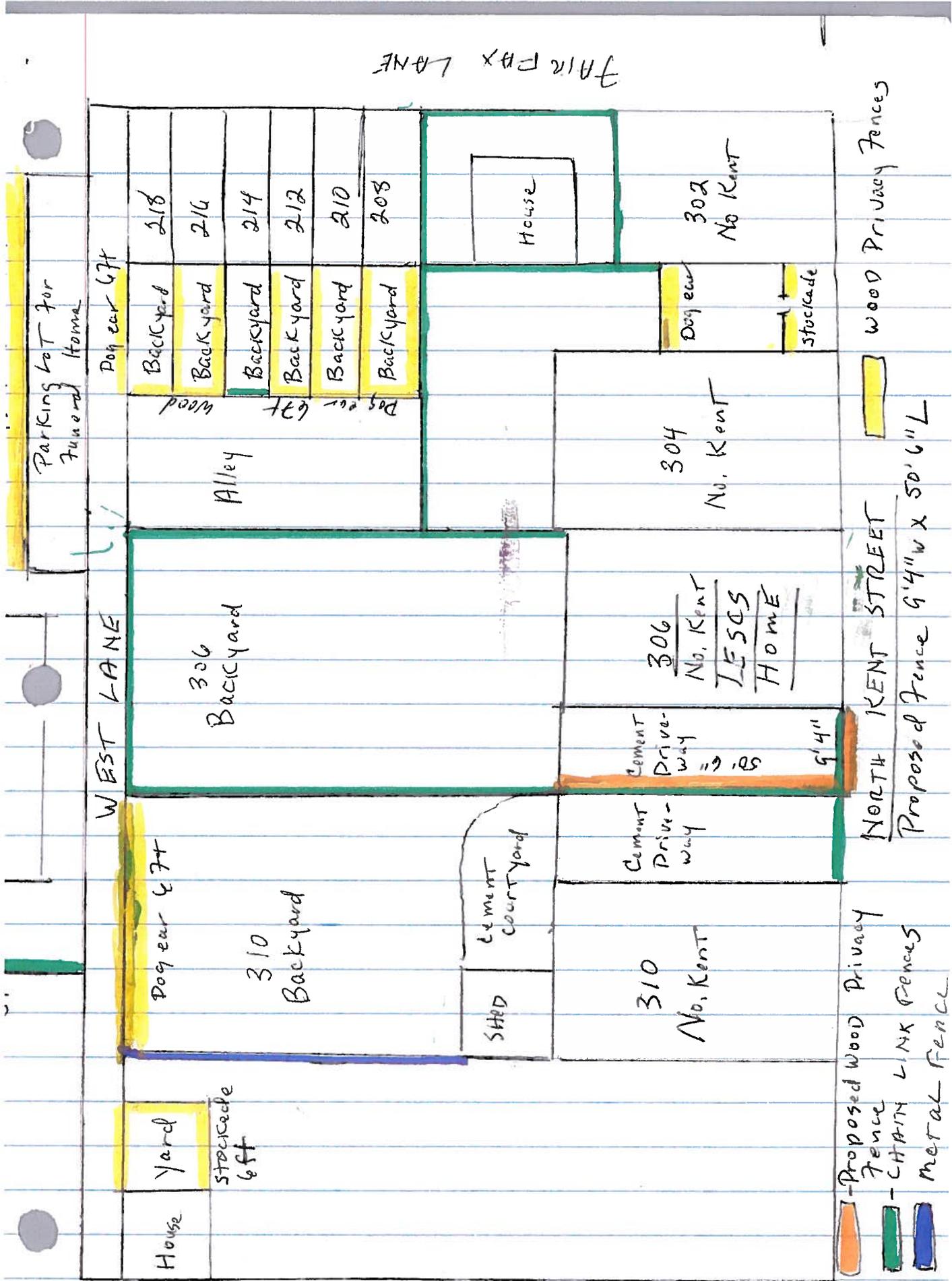
- Natural untreated wood
- Pre-assembled for easy installation
- Uniformly double-nailed
- Strong and durable
- 15 year transferable limited warranty

**Specifications**

Type	Privacy panel	Pressure Treated	No
Species	Spruce	Pre-stained	No
Style	Stockade	Post and Accessories Included	No
Actual Length (Feet)	8.0	Retention in Pounds per Cubic Foot	0.05
Actual Height (Feet)	5.92	Warranty	15-year limited
Actual Picket Thickness (Inches)	0.375	Number of Pickets	26.0
Backer Rails	3.0	Actual Picket Width (Inches)	3.67
Double Nailed	Yes	Common Height (Feet)	6.0000
Rough	Yes	Common Length (Feet)	8.0000
		Common Picket Thickness (Inches)	1.0000

BARACK STREET

FAIR PAX LANE



- Proposed Wood Privacy Fence
- CHAIN LINK Fences
- Metal Fence

NORTH KENT STREET  
 Proposed Fence 9'4" W X 50'6" L

WOOD Privacy Fences

House

Yard

Stackade  
6ft

Dog ear 6ft

310  
Backyard

SHED

Cement  
Courtyard

310  
No. Kent

Cement  
Drive-  
way  
9'4"

306  
Backyard

Alley

weed

Backyard 218

Backyard 216

Backyard 214

Backyard 212

Backyard 210

Backyard 208

House

304

No. Kent

306  
No. Kent  
LESCS  
HOME

Cement  
Drive-  
way  
9'4"

302

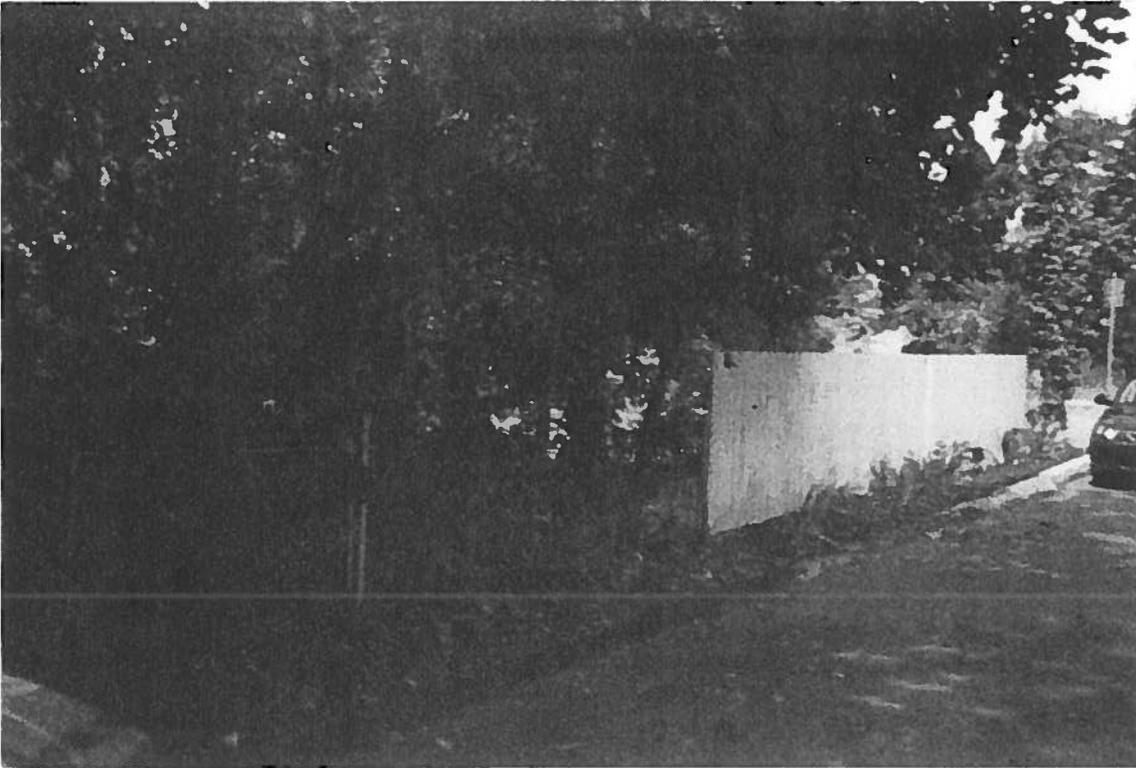
No. Kent

Dog ear

Stackade

Parking lot for  
Funeral Home

Dog ear 6ft



310 No. Kent Street - Backyard 6' dog ear wood fence



West Lane + Fairfax St. Corner backyards.  
6' ventilated 'dog ear' wood fences.

# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 306 N. Kent Street Present Use: Residential  
 Map & Parcel: 174 - (1) Assessed Value: \$10,900  
 Tract & Block: G-3 Historic Name: \_\_\_\_\_  
 Present Owner: Sylvester N. Reed Original Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_ Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 <sup>pre-1874</sup> (30 40) 50 60 70 80 90 1900 19\_\_

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

Stories: (B) 1 1½ (2) 2½ 3 3½ 4 Stone Foundation

Material: Stone Log Clapbrd. Wd.Fr. (Brk.) Plas. Painted Common Bond

Modifications: (Minor) Moderate Extensive

Physical Condition: (Standard) Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:  
 Outstanding Excellent (Good) Average None  
 Architectural Description

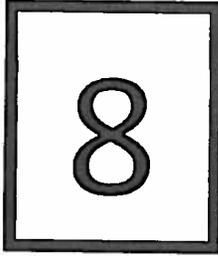
The right end chimney of this simple 3 bay house almost appears to be part of #304 since it has been incorporated into the parapet gable of #304. The house has a double porch along the length of the ell, a corbeled brick cornice and wood lintels over the first floor windows. All windows hold 2 over 2 lights. Good entrance stoop. Painted seamed tin roof.

Historical Significance:  
 National State/Regional Local None  
 Historical Description

References:



# Winchester Historic District Design Guidelines



## SUBSTITUTE MATERIALS

This brochure serves as an amendment to the adopted *Winchester Historic District Design Guidelines*, published in 1999 in a series of seven brochures. The intent of this brochure is to update or reinforce existing guidelines pertaining to the use of substitute or nontraditional materials.

New building materials routinely become available for use. Each of these can change the character of a building depending on the nature of the material, the material it is intended to replace, and the prominence of where the material is placed. In the mid to late 20th century, vinyl, aluminum, and asphalt shingle siding, synthetic frame windows, and thin asphalt roofing shingles came into common usage. These materials are usually inconsistent with the historic character of buildings in the District. More recently a variety of composition board sidings have been developed. While these materials more closely resemble traditional wood siding, they often lack the subtle visual characteristics that define the overall historic character of a building.

As stated in Brochure 1, *Owning Property in the Historic District*, and in Article 14 of the Winchester Zoning Ordinance, the Secretary of the Interior's Standards for Rehabilitation remain as the primary guidance for the Board of Architectural Review when considering an application for a Certificate of Appropriateness. The Secretary's Standards, plus its related Technical Guidance Publications (including its Preservation Briefs), are largely weighted toward guidance pertaining to preservation, rehabilitation, restoration, and reconstruction of existing, contributing resources. Guidance as to additions and new construction is much more limited.

### **Standards applicable to additions/new construction:**

**Standard #9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Standard #10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*as endorsed by the Board of Architectural Review June 19, 2014*

## GENERAL GUIDELINES

When using substitute materials, avoid combinations that contribute to a patchwork appearance. For example, use a uniform application of primary wall-cladding material on all sides of the building rather than different materials on various elevations. Creating a false façade (such as using a traditional material on a front elevation and a substitute material on secondary elevations) is generally not appropriate. However, a combination may be appropriate to differentiate separate elements (such as an addition from the original structure).

When considering the application of substitute materials, the Board shall consider the prominence of such features in relation to the primary structure (for additions) and adjacent properties and, in general, Standard #9 pertaining to differentiation of old and new work and compatibility with regard to massing, size, scale, and architectural features. The relationship of a building to its site and its surrounding neighborhood is a significant dimension of its character; as such, *the context of the application is important*. Just as a particular roof dormer, ornate cornice, or porch column on an historic structure may be appropriate in one application but not another, approval of use of a substitute material in one application does not imply a precedence by which it is appropriate in other applications without regard to context. Such materials, when used judiciously, can effectively complement other properties in the District without becoming defining characteristics themselves.

The consideration of the use of substitute materials will generally fall into one of three categories:

- 1) Replacement/Rehabilitation of Existing Appropriate Materials;
- 2) Replacement/Rehabilitation of Existing Inappropriate or Synthetic Materials; or,
- 3) New Additions or New Construction.

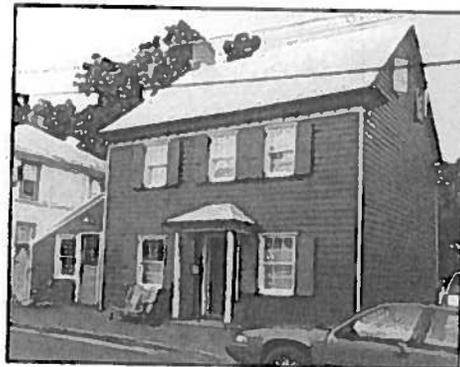
The appropriateness of such materials will vary depending on the intended application.

*The owner of this two-story vernacular dwelling chose to use traditional materials in all aspects:*

*-Previously applied stucco was removed to expose beaded lap siding, much of which was deteriorated beyond repair and required replacement (cat. 1);*

*-Wood windows were installed, replacing inappropriate vinyl-sash windows (cat. 2); and,*

*-A small front porch was then constructed using wood framing and columns with a metal roof and half round gutters to match the main structure (cat. 3).*



*endorsed by BAR June 19, 2014*

## 1) Replacement/Rehabilitation of Existing Appropriate Materials

The Secretary of Interior's Standards and existing *Winchester Historic District Design Guidelines* continue to serve as the guiding documents for preservation, rehabilitation, restoration, and reconstruction. Original materials should be retained and repaired as needed wherever practical. All repairs should match the original work in design, material, texture and workmanship. Where replacement is necessary due to excessive deterioration or damage, appropriate replacements should match the historic conditions in design, materials, appearance and workmanship to the greatest degree practical.

*In general, substitute or synthetic materials will not be approved for replacement or repair of original or otherwise appropriate materials on existing structures.* For example, replacement of deteriorated wood siding with fiber-cement siding is not appropriate. Preservation Brief 16, *The Use of Substitute Materials on Historic Building Exteriors*, is a good resource for examining the limited circumstances that warrant consideration of use of substitute materials.

## 2) Replacement/Rehabilitation of Existing Inappropriate or Synthetic Materials

This category is intended to address rehabilitation of structures that were constructed or modified with non-traditional materials prior to the adoption of the Historic Winchester District. Examples may include structures that were fitted with vinyl, aluminum, or asphalt shingle siding, synthetic frame windows, or thin asphalt roofing shingles prior to the requirements for obtaining a Certificate of Appropriateness. This category is not intended to provide a means of redress for work that was done in violation of the Ordinance.

Owners of such properties are encouraged to remove synthetic materials where they have been previously installed and to reclaim and restore any underlying original materials or replace with traditional materials. However, *it may be appropriate to replace previously applied synthetic materials with substitute synthetic materials that better replicate original/traditional materials found in the District.* For example, it may be appropriate to upgrade from vinyl or aluminum siding to fiber cement siding (a composite material made of sand, cement and cellulose fibers), or to upgrade from three-tab shingles to "architectural" shingles (also known as "dimensional" shingles; a multi-layer, laminated shingle which gives more varied, contoured visual effect to a roof surface).

*The two-story, integral rear porch of this dwelling with limited visibility from a public alley was previously enclosed and clad in metal siding. The owner replaced the deteriorated metal with fiber-cement siding.*



endorsed by BAR June 19, 2014

### 3) Additions or New Construction

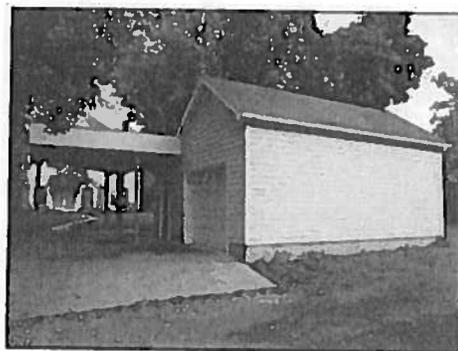
Synthetic materials generally do not replicate the defining characteristics - warmth, patina, texture, light-reflecting qualities, etc. - of traditional materials. An abundance of such materials detract from the District's character. ***Traditional materials remain preferred for additions or new construction; however, certain substitute materials may be appropriate when they are compatible and complementary to materials on adjacent historic structures and when such materials do not detract from the overall character of the District.*** Such materials should replicate the workability of original materials (i.e. substitute siding should be adhered and applied in traditional patterns such as wood siding commonly found in the District).

*While constructed of limestone and concrete with a metal roof and other traditional materials sympathetic to the original structure, the rear of the Handley Library is easily discernable as an addition.*



*Variation in the roof line and breaks in the awnings allow the use of architectural shingles to not become too predominant on this newer commercial building.*

*While the main structure (background) on this property is brick construction with a standing seam metal roof and has a highly visible front elevation, the rear addition and small detached garage seen here are only visible from along a narrow, infrequently traveled alley. Both were constructed with fiber-cement lap siding and shingles were deemed appropriate for the garage.*



*endorsed by BAR June 19, 2014*