

**BOARD OF ARCHITECTURAL REVIEW  
AGENDA  
October 16, 2014 - 4:00 PM  
Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – October 2, 2014

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

**BAR-14-636** Request of Richard Bell for a Certificate of Appropriateness to partially demolish a previous house addition and construct a new addition at 119 Peyton Street.

**4. OLD BUSINESS**

**BAR-14-594** Request of Thomas D. Stouffer for a Certificate of Appropriateness to replace the porch under the existing roof at 125 East Clifford Street. Item was previously tabled at October 2, 2014 meeting.

**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, October 2, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

**POINTS OF ORDER:**

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

**ABSENT:** Ms. Elgin

**STAFF:** Josh Crump, Carolyn Barrett

**VISITORS:** David Shore, David Donovan, Lew Costello, Thomas Stouffer

**APPROVAL OF MINUTES:**

Chairman Rockwood called for corrections or additions to the minutes of September 18, 2014. Mr. Walker asked for a correction to the first paragraph of **BAR-14-543**. Chairman Rockwood then called for a motion. Mr. Bandyke moved to approve the minutes as amended. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 5-0.

**CONSENT AGENDA:**

None.

**NEW BUSINESS:**

**BAR 14-583** Request of Habitat for Humanity for a Certificate of Appropriateness to construct two dwellings at 319-321 South Kent Street.

David Shore stated that the application had been approved previously in March 2013 but there had been a title issue with the property and the sale could not go forward. Habitat for Humanity is asking for reapproval of the same request.

There was a brief discussion about the use of Hardiplank which had been previously approved. Mr. Bandyke asked what style and reveal was planned. He suggested a six-inch reveal on one building and an eight-inch reveal on the other. Mr. Bandyke also asked what type of shingles were going to be used. He noted that architectural shingles would have a much better appearance for the project.

Mr. Bandyke made a motion to approve the Certificate of Appropriateness for **BAR-14-583** with the following notations:

- The Hardiplank siding on either building be six-inch and eight-inch reveal and smooth.
- The shingles are non-three tab, natural architectural shingles.

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 5-0.

**BAR 14-592** Request of 160 N. Loudoun LC for a Certificate of Appropriateness to remove and replace facade at 160 North Loudoun Street.

Lew Costello outlined the project and spoke about the effort to obtain federal tax credits and a façade improvement grant. Mr. Serafin asked if the long term goal was to replace the openings with actual windows or just fill them in and paint them. Mr. Costello said his goal would be to replace the windows but more research and investigation needs to be done to see what would work. He was not sure he would be involved with that as the building is currently up for sale. Mr. Serafin said he was concerned about the paint scheme and wanted to see what colors were actually being proposed after the stucco is removed. Mr. Costello said that was hard to say since it is not known what is underneath.

Mr. Walker said that the removal of the panels was a step in the right direction. Chairman Rockwood noted that there were some windows on the north side that had been painted. Mr. Costello said that the north side windows were covered over with metal and were still intact. They would be painting the window openings a dark color with a lighter color for the trim.

Mr. Bandyke made a motion to approve the Certificate of Appropriateness for **BAR-14-592** to remove the existing front façade concrete stucco to assess the windows behind it and to paint the windows. The applicant is to return to the Board for approval when paint colors have been chosen for the project.

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

**BAR 14-594** Request of Thomas D. Stouffer for a Certificate of Appropriateness to replace the porch under the existing roof at 125 East Clifford Street.

Mr. Stouffer pointed out that the screen door had been replaced and house painted since they had originally bought their home three years ago. The front stoop is not in keeping with the period of the street. They are concerned that it is also unsafe. The footprint will be a little less than what is there now. They are also going to place another tree farther away from the porch. They are going to arrange with the builder to make the wickets easy to remove in case something large has to be moved in through the front door. The porch sits right on the public sidewalk. They are not sure what is under the porch at this time.

Mr. Bandyke asked what the piers and the skirting would be constructed of. Mr. Stouffer said the skirting would be wood. They would prefer to use stone but they're not sure what they can use in such a small space. The board members agreed stone would be a good choice. Mr. Bandyke suggested tongue-in-groove pressure treated wood for the decking. The treads and risers for the stairs would have to be wood and painted.

Chairman Rockwood asked about the dimensions of the square posts. Mr. Stouffer said they were five and a half by five and a half. The back piece will stay and the diagonal piece will be removed. Mr. Stouffer moved forward to show the board members what was planned on the pictures. There were a few minutes of discussion between the board members and Mr. Stouffer about the support posts and brackets. The board members agreed that a better sketch of the design was needed.

Mr. Walker made a motion to table **BAR-14-594** until the next meeting or as soon as the applicant can provide a sketch for the side elevation and the front elevation.

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

**OLD BUSINESS:**

None.

**DISCUSSION:**

Mr. Crump said the City Council decided to table the substitute materials guidelines presentation for October 7, 2014. Mr. Crump also mentioned a preservation conference going on in Norfolk, Virginia. Mr. Youmans had applied for an award through Preservation Virginia. Mr. Bandyke asked what the award was based on. Mr. Crump said it was the Gabriella Page Preservation Award which recognizes an outstanding preservation project that a community and its development team has done to preserve a historic structure in a city. The project submitted was the Taylor Hotel.

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:55pm.

CERTIFICATE #: BAR- 14-636  
DATE SUBMITTED: 10/6/14



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>540 247-6501</u> Telephone	<u>RICHARD + SARAH BELL</u> Applicant
<u>richardbell@adamscompanies.com</u> E-mail address	<u>119 PEYTON ST.</u> Street Address
	<u>WINCHESTER, VA 22601</u> City / State / Zip

<u>[Signature]</u> Property Owner's Signature	<u>RICHARD S. + SARAH ADAMS BELL</u> Property Owner (Name as appears in Land Records)
<u>SAME</u> Telephone	Street Address
E-mail address	City / State / Zip

**PROPERTY LOCATION**  
Current Street Address(es) 119 PEYTON ST. Use: RESIDENTIAL  
Zoning: HR1 (HW) Year Constructed: 1930 Historic Plaque? Y ( ) N (X) Number: \_\_\_\_\_

**TYPE OF REQUEST**

<input checked="" type="checkbox"/> Demolition <u>2002 PORTION</u>	<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 checked="" 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 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) 10/16/14

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

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

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

Secretary, Board of Architectural Review

To: Board of Architectural Review (BAR)

From: Richard and Sarah Bell

Date 10/06/2014

Re: Partial demolition and new addition for rear elevation

Dear BAR members:

We are seeking your support in the issuance of a certificate of appropriateness for changes to the rear of our primary residence. In 2002 we received approval for the addition of a small sitting room, a covered rear porch and a mudroom entrance for the side. Since that time we have been able to increase the size of our lot with the acquisition of adjacent parcels. With the larger context of our property and then growing space demands for our ground floor we are looking to modify the rear addition to expand to a larger family room and to reposition the kitchen to the rear elevation for greater connection to the back yard. We would add back a new covered rear porch as well.

The current mudroom side entrance would be retained and the roofline and siding materials would be reworked to be consistent with the aesthetics of the new proposed addition. Our design goal is to have the original structure read as intact and dominant to the street view while the addition will be read as a unified and contemporary addition – from what you will be able to see from the public right of way.

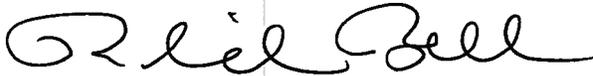
Construction method and materials are as follows:

- masonry block piers and foundation walls to be parged
- frame construction and cement fiber siding – we are looking at either untextured horizontal lap siding (5" reveal) or untextured vertical board and batten siding. In either case we would likely select a prefinished version. Colors to be presented at future date.
- Windows at corner to be salvaged (reused) Kolbe & Kolbe windows from existing addition. New kitchen window in the box bay projection to be similar to that of existing mud room. All to be painted wood windows and casings.
- Soffits to be plywood and eaves to be Miratec composite trim. All to be painted.
- Flat (low slope) roofs of fully adhered rubber membrane with prefinished flashing.
- Gutters and spouts to be white prefinished aluminum.
- New rear porch to be wood frame construction, painted wood bead board tongue and groove ceiling. Decking to be Timbertech composite decking or similar. Rear four (4) panel slider units by Marvin to be painted wood.
- Existing porch rail system of painted wood to be retained at the mudroom entry and on the east end of the covered porch.

- Any new exposure of portions of original house elevations (east and south) would be clad in painted wood lap siding to match existing other than that which is brick which will be retained as brick and repaired as necessary.
- The brick of the original house will be painted with breathable masonry coating. Final colors of original house (to include shutters and doors) as well as new addition to be presented to the board at a future meeting.

We sincerely appreciate your efforts and supporting actions for our request.

Sincerely,

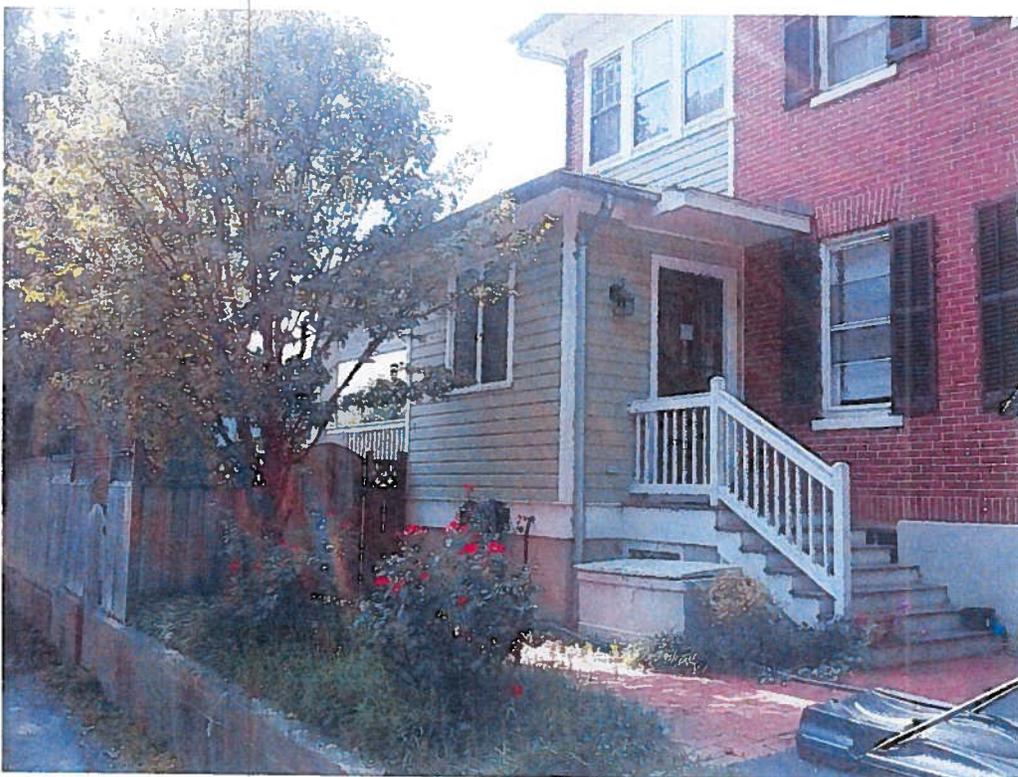
A handwritten signature in cursive script, appearing to read "Richard and Sarah Bell".

Richard and Sarah Bell

Enclosures: Photo Sheet  
Elevations (East, South)  
Floor and roof plan



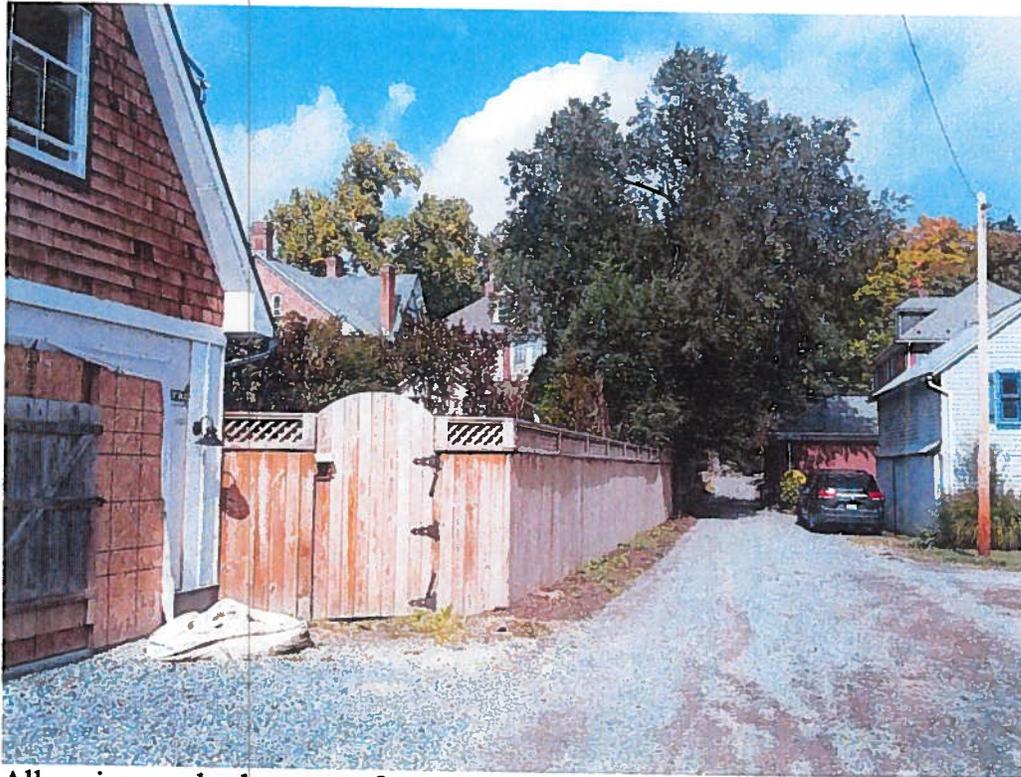
Street View – 119 Peyton Street



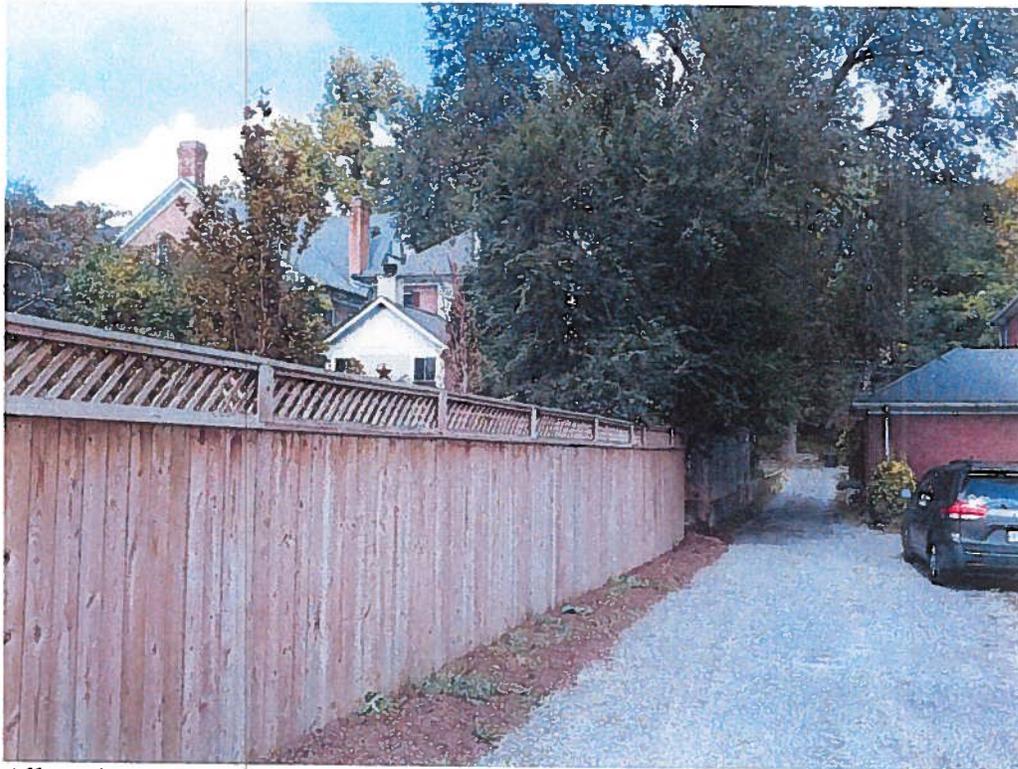
Mud Room entry of 2002 Addition



Alley View (Library Lane) – the long view



Alley view ear back corner of property

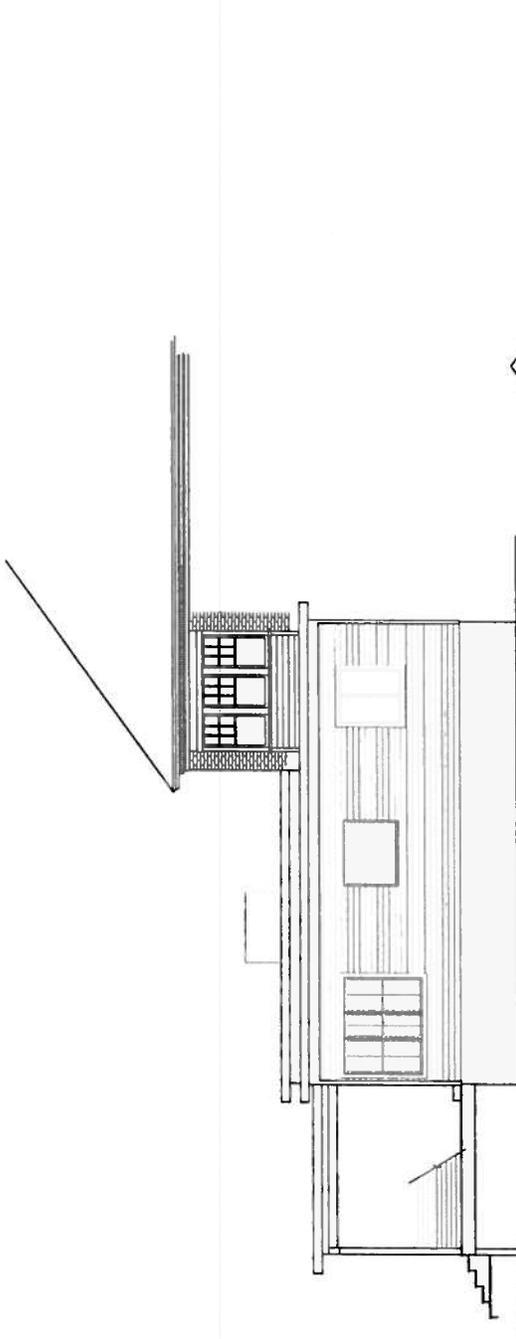


Alley view – mid point

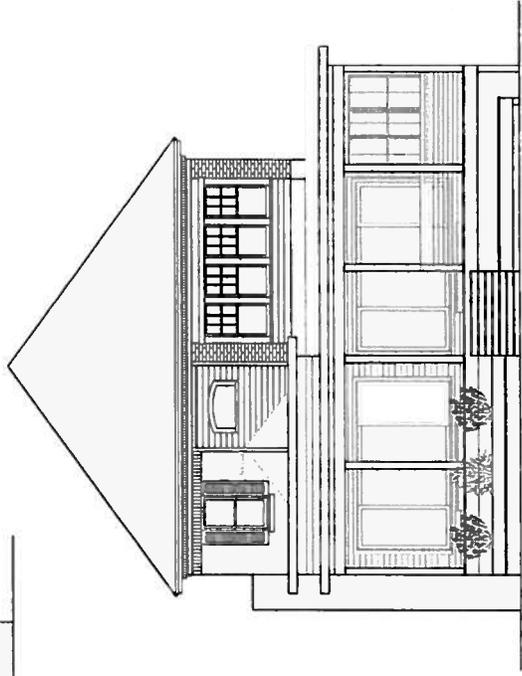


Alley view – close up

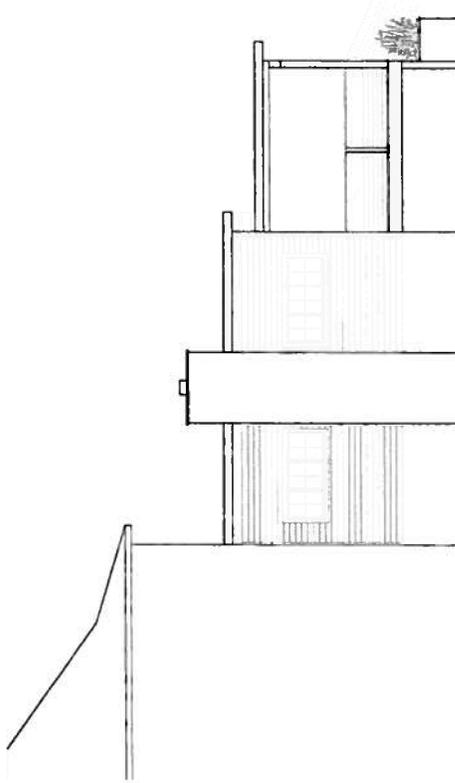
ELEVATIONS



EAST ELEVATION

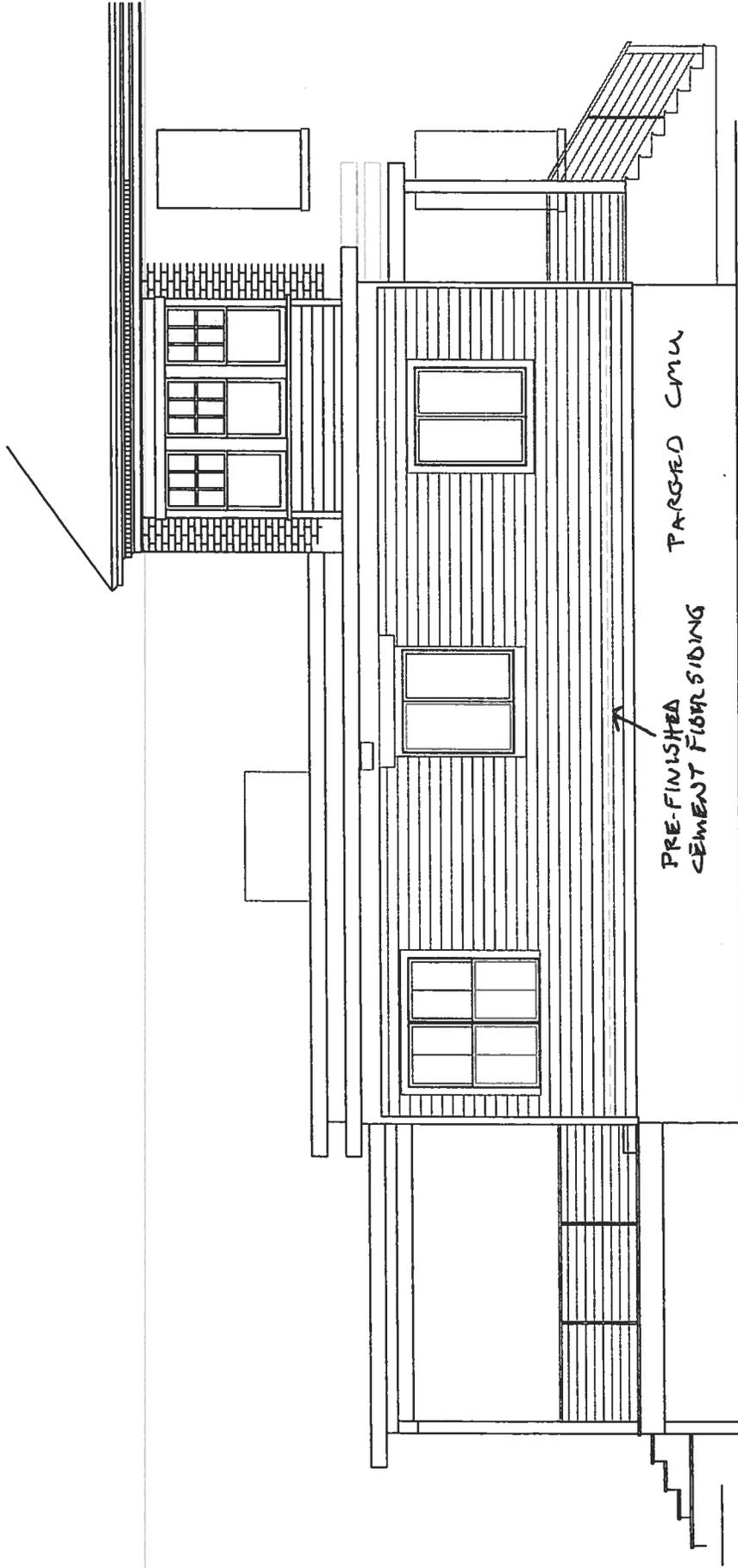


WEST ELEVATION



EAST ELEVATION

EAST ELEVATION - DETAILS

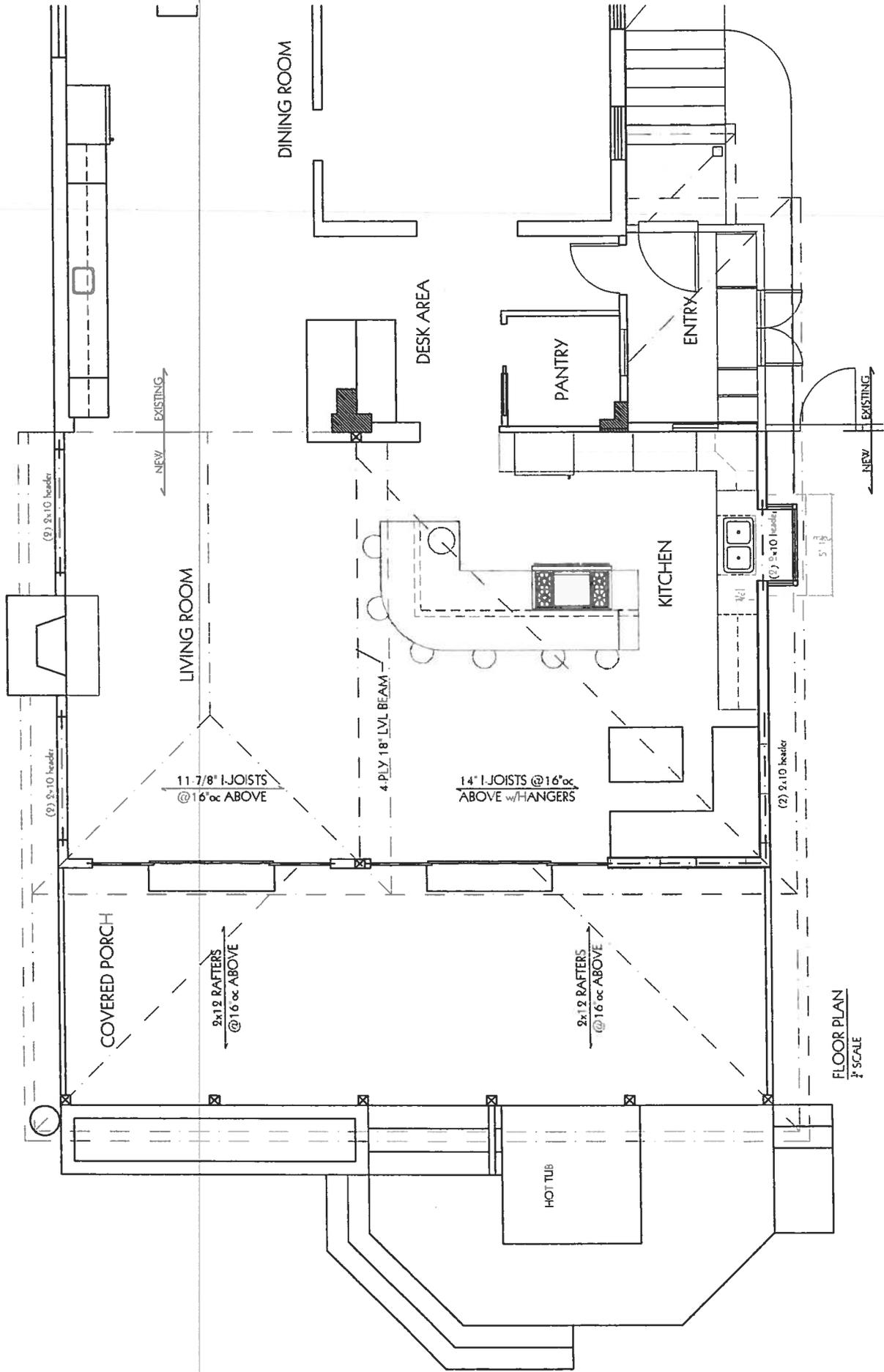


EXISTING ENTRY  
STAIRS WITH NEW  
ROOF COVER.



EAST ELEVATION  
1/2" SCALE

# FLOOR PLAN



FLOOR PLAN  
1/4" = 1'-0"

# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

Address: 119 Peyton

Map & Parcel: 173-1

Tract & Block: B-5

Present Owner: Julia C. Davis

Address: \_\_\_\_\_

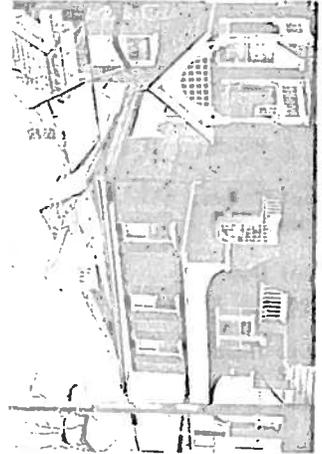
Present Use: residence

Assessed Value: \$38,650

Historic Name: \_\_\_\_\_

Original Owner: \_\_\_\_\_

Original Use: \_\_\_\_\_



B.24

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1920's

Style: Vern. L.Geor. Grk.Rev. Ital. Emp. 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

Historical Significance:  
National State/Regional Local None  
Historical Description

References:



# City of Winchester

## 119 Peyton Street

Tax Map Number: 173-1-B-5-

DHR Resource Number: 138-0042-0895

Resources: 1 single dwelling; 1 garage; 1 shed; 1 tree house

Date/Period: ca. 1915

Style: Colonial Revival

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



## Architectural Description

**Site Description:** This single-family dwelling is located on the south side of Peyton Street and has a setback of approximately ten feet from the tree-lined concrete sidewalk. Immature foundation plantings and flowers line the front of the dwelling. An asphalt driveway flanks the dwelling to the east, while a gravel alley forms the eastern boundary of the property. Large by comparison to other Winchester properties, the grassy backyard is enclosed by a wooden privacy fence and marked by mature trees. A dirt and grass alley flanks the property to the south and west.

**Secondary Resource Summary:** A garage, shed, and tree house are located in the backyard.

**Primary Resource Description:** Constructed circa 1915, this two-and-one-half-story, two-bay Colonial Revival-style single-family dwelling was influenced by the American Foursquare form; it has a deeper plan than the traditional foursquare. 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 wide, overhanging eaves and a denticulated cornice. A soldier brick belt course extends beneath the cornice, forming a lintel for second-story window openings. An interior brick chimney with a plain cap rises from the western slope. A front-gabled dormer marks the front of the dwelling with cheeks clad in German wood siding. The dormer, pierced by 8/8, double-hung, wood-sash windows, has pilasters and an ogee-molded cornice with returns suggestive of aedicule. Dormers are found on every slope of the roof, more specifically two on the eastern slope.

Located in the western bay of the façade (north elevation), the wide main entry holds a single-leaf, wood-frame glass door with a six-light transom and sidelights. Flanking the door opening to the east is a tripartite window composed of 1/1, double-hung, wood sash. The second story is pierced by three, 1/1, double-hung, wood-sash windows with operable louvered wood shutters. All of the window openings have wood sills. A one-story, full-width porch dominates the façade. Set on a parged pier foundation with lattice infill, the porch has a half-hipped roof of standing-seam metal. Brick corner piers with arched openings support the roof. Tall turned concrete balusters encircle the porch, which is accessed via wood steps with a sweeping railing.

The east and west (side) elevations are pierced by 1/1, double-hung, wood-sash windows with wood sills and operable louvered wood shutters. Splayed brick flat arches adorn the first story openings. Of note is the second-story enclosed porch on the east elevation. Clad in German wood siding, the porch is pierced by triple windows. The fenestration pattern of the west elevation is irregular. This elevation includes a single-leaf, paneled wood door with lights set on-grade and a window opening set between the first and second stories (possibly illuminating a staircase).

The south (rear) elevation ribbons of 6/6, double-hung, wood-sash windows located on the second story as well as a 1/1, double-hung, wood-sash window. An original integral first-story porch on the southeast corner has been enclosed with German wood siding and fenestrated with 2/2, double-hung, wood-sash windows.

Located on the rear of the dwelling is a circa 2000 addition. The addition consists of a front-gabled block on the west side of the elevation, a rear porch, and a small enclosure on the east side of the dwelling. The one-story, one-bay rear block is set on a solid concrete foundation and clad in German wood siding. A front-gabled roof of asphalt shingles caps the addition. Fenestration consists of 2/2, double-hung, wood-sash windows in square-edge wood surrounds. The one-story porch has a concrete pier foundation with lattice infill. The half-hipped roof is covered with asphalt shingles and supported by wood posts with arched openings. Square wood balusters complete the porch, which is accessed via wood steps from the rear. A small, one-story, one-bay projecting on the east side of the dwelling is associated with the rear additions. Set on a solid concrete foundation, this segment is clad in German wood siding and capped by the same half-hipped roof of the porch. Fenestration consists of paired wood casements and a single-leaf, paneled wood door with nine lights leading to the driveway.

**Secondary Resources Description:** This one-story garage, located adjacent to the alley, was constructed circa 1920. Set on a solid concrete foundation, this concrete-block structure has a stretcher-bond brick veneer. Soldier brick belts accent the exterior. A hipped roof of asphalt shingles caps the garage and includes overhanging eaves and a denticulated cornice. The façade (east elevation) has a double-leaf, Z-braced vehicular door. Window openings (three on sides, one on rear) hold wood casements set in narrow, square-edge wood surrounds with wood sills.

**Secondary Resources Description:** This one-story, one-bay shed, based on its form and materials, appears to have been constructed circa 1950. Clad in wood plank vertical siding, this wood-frame structure is capped by a front-gabled roof of corrugated metal. Overhanging eaves and rafter tails complete the roofline. The façade (east elevation) has a double-leaf French door. Side elevations contain six-light wood awning windows.

**Secondary Resources Description:** This tree house is located in the northwest corner of the backyard. Based on its materials, this tree house appears to have been constructed circa 2000. The wood-frame structure is partially supported by wood piers set in the ground. Placed around the tree, the structure is clad in wood siding and capped by a shed roof of corrugated metal. Window openings hold wood paneled casements. A double-leaf, louvered door provides access to the interior of the tree house, which is accessed via a ladder onto the full-width front porch. A deck has been fashioned onto the roof, complete with square wood balusters.

**Significance Statement:** This two-and-one-half-story Colonial Revival-style single-family dwelling was influenced by the American Four-square form. The dwelling is representative of the popularity of this building form, as well as the domestic architecture constructed 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 1915 date of construction. This single-family dwelling retains integrity of materials, workmanship, and design. 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.



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:

717 532 5657 / 540 450 8769  
 Telephone

stouffer td @ comcast.net  
 E-mail address

Thomas D + DEANNA W Stouffer  
 Applicant

125 E. Clifford St  
 Street Address

Winchester VA 22601  
 City / State / Zip

Deanna W Stouffer Thomas D Stouffer  
 Property Owner's Signature

717 532 5657 540 450 8769  
 Telephone

stouffer td @ comcast.net  
 E-mail address

Thomas D + DEANNA W Stouffer  
 Property Owner (Name as appears in Land Records)

125 E. Clifford St  
 Street Address

Winchester VA 22601  
 City / State / Zip

**PROPERTY LOCATION**

Current Street Address(es) 125 E. Clifford St Use: \_\_\_\_\_

Zoning: HR1 (HW) Year Constructed: 1840 Historic Plaque? Y ( ) N (  ) Number: \_\_\_\_\_

**TYPE OF REQUEST**

Demolition <input checked="" type="checkbox"/>	Sign (specify type) and # _____	Exterior Change
New Construction <input checked="" type="checkbox"/>	Freestanding	Siding
Addition	Wall	Roofing
Fence/Wall	Projecting	Windows/Doors
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint
Other (specify)	<u>Replacing Porch under existing porch roof</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) 10-02-14 <sup>7:00</sup>

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

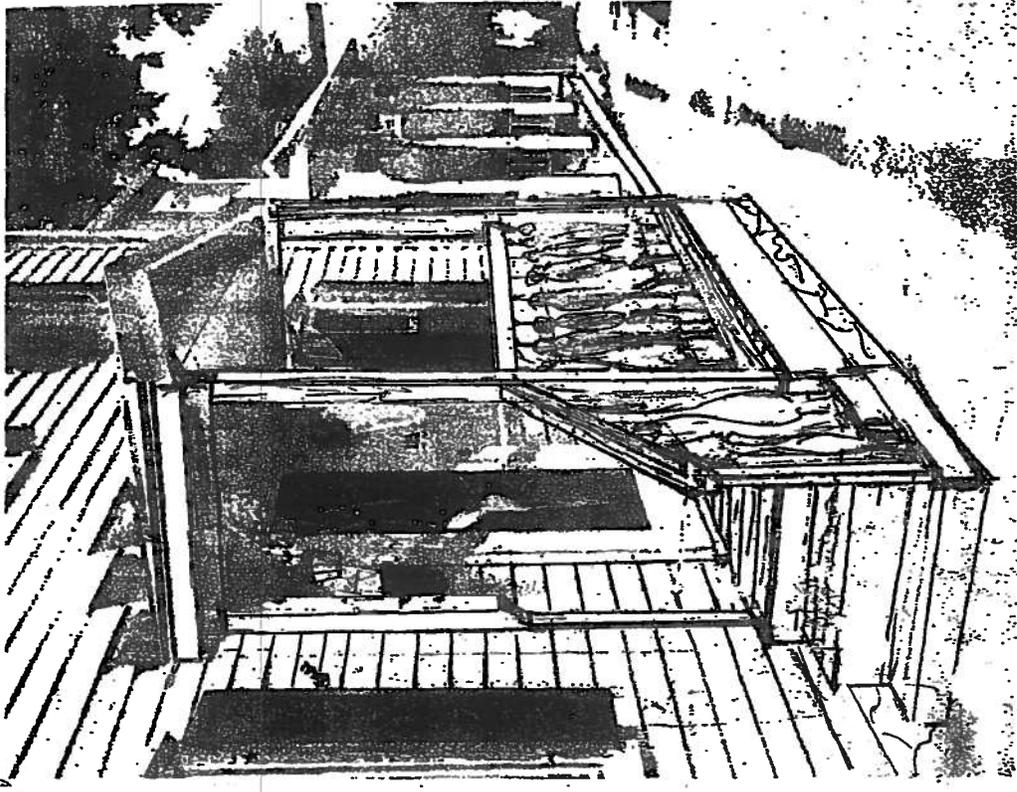
CONDITIONS NOTED: \_\_\_\_\_

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

Secretary, Board of Architectural Review

**125 EAST CLIFFORD STREET - FRONT PORCH**

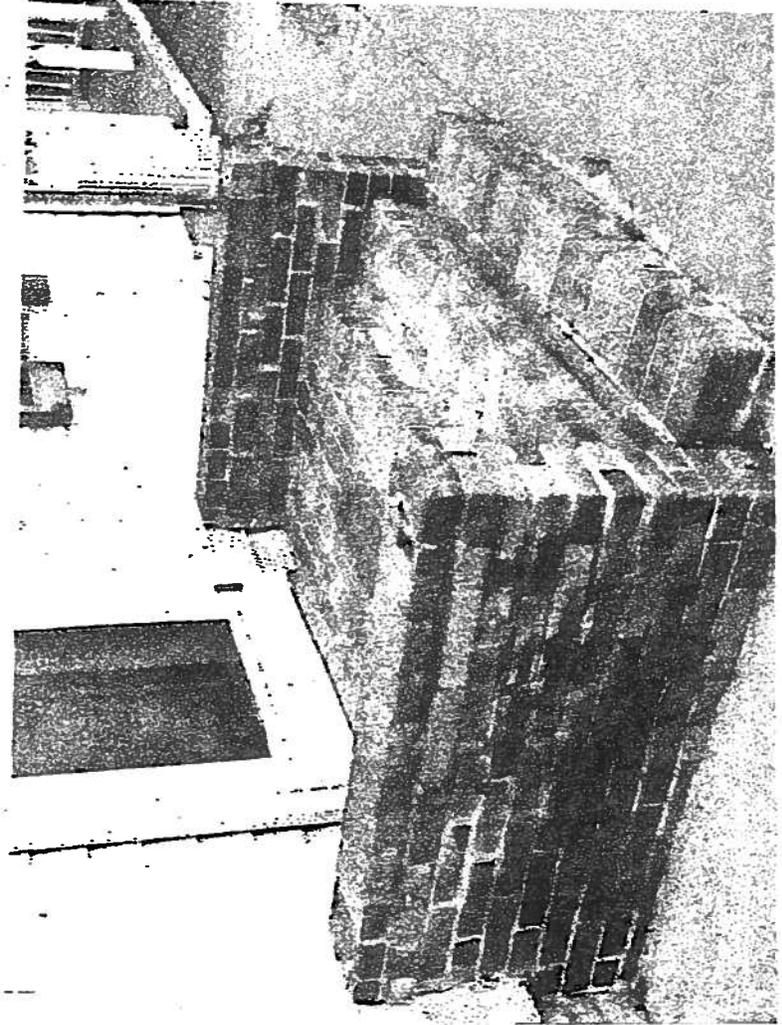
**Col Thomas D Stouffer, USMC (Ret.)  
Deanna W. Stouffer**



**Moving from this.....to this**



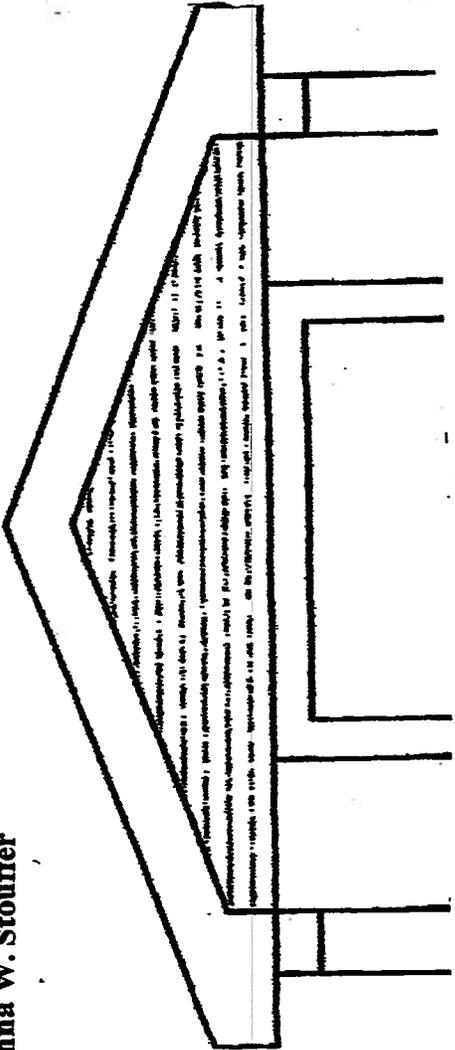
**the final 5%**



**125 EAST CLIFFORD STREET - FRONT PORCH**

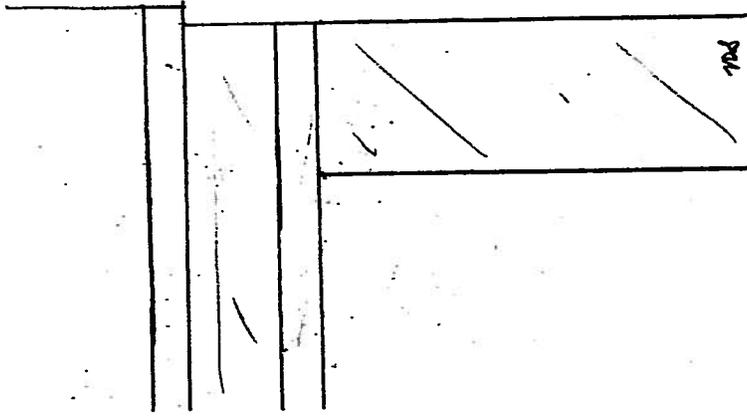
Col Thomas D Stouffer, USMC (Ret.)  
Deanna W. Stouffer

**Post, Beam, and Gable**

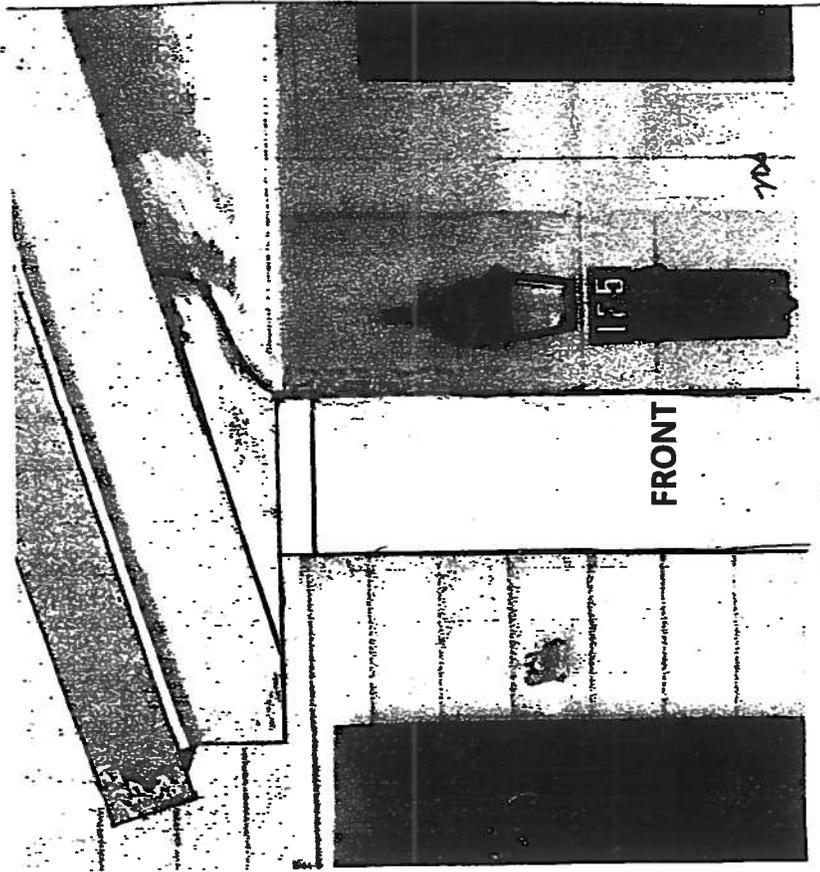


**Detail from Previously Submitted**

**Drawing by Micki Martindale  
(Architect and Contractor)**



**SIDE**



**FRONT**