

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
November 6, 2014 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – October 16, 2014

2. CONSENT AGENDA

3. NEW BUSINESS

BAR-14-680 Request of Deborrah Walker for a Certificate of Appropriateness to replace the porch at 225 East Boscawen Street.

4. OLD BUSINESS

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 16, 2014, at 4:02p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Serafin, Mr. Walker

ABSENT: Ms. Jackson, Ms. Elgin, Mr. Bandyke

STAFF: Josh Crump, Carolyn Barrett, Nasser Rahimzadeh, Katherine Herrmann

VISITORS: Richard and Sarah Bell, Sandra Bosley

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of October 2, 2014. Mr. Serafin asked to change the word "wickets" to "pickets." Chairman Rockwood called for a motion. Mr. Walker moved to approve the minutes as amended. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 3-0.

CONSENT AGENDA:

None.

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.

Mr. Bell described the details of the project. The family room will be expanded and the kitchen will be moved to the rear of the house. One of the concerns he had for the project is if the Board will allow him to use a pre-finished cement fiber board.

Mr. Serafin asked what the hand rails would be made from. Mr. Bell said they would not be the same as what was drawn. They are planning to match the railings located at the entryway to the mud room. Mr. Serafin asked what size the columns were going to be. Mr. Bell replied they would be six-by-six and made of a composite material. Mr. Walker suggested different composite materials and that some are made with wood and would be useful for the project.

Chairman Rockwood stated that most of the house where the project is located is not visible from the street. Mr. Walker said the east elevation was mostly obscured by the fence. There was some discussion among the board members about the visibility of portions of the house from the street.

Mr. Walker asked about the TimberTech decking that is going to be used. Mr. Bell described the product and said they were looking at it for durability and maintenance purposes. For anyone to be able to see it, someone would have to take down the fence and landscaping.

Mr. Serafin asked if the gutters and downspouts would be half round. Mr. Bell said they would be five or six inches and he was not sure if that would make them round downspouts or not.

Chairman Rockwood said that they needed to approve the elevations and materials list and asked Mr. Bell to bring back the color palette to the Board. Mr. Bell said all the doors and windows would be painted wood. They were going to try and reuse as much material as possible. Mr. Walker noted that the composite trim was for the eaves and the trim around the windows would be painted wood. He also noted that Mr. Bell was not sure whether to go with board and batten for the siding or panels with battens. He asked the other Board members if they needed to see the elevation for that. The other members agreed. Mr. Serafin stated that the board and batten would look nicer and Mr. Bell agreed. Mr. Walker said that the material selection was fine with him. Chairman Rockwood asked for a drawing of the board and batten version of the siding to see that it was proportional.

Mr. Serafin asked why they were not using Hardiplank for all the trim and other things. Mr. Bell said he was not the general contractor so he was not sure. Chairman Rockwood said they were now down to conceptual approval for the footprint of the addition, materials listed and an understanding that there may be a later modification for the façade and selection of materials. Mr. Bell said it would be minor changes.

Chairman Rockwood asked for a motion for approval. Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR 14-636** with the following caveats:

- Columns are to be six-by-six;
- Railings are to match the existing railing at the mud room entry;
- Siding is to be prefinished fiber cement whether lap or board and batten or other geometry;
- Applicant is to return with style of board and batten siding and colors.

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 3-0.

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.

Ms. Bosley spoke about the update to the project information. The Board reviewed what had been submitted previously and discussed the changes made to the drawings. Mr. Walker said that it is probably the closest to what he would like to see without replacing the roof. Mr. Serafin said it was not an improvement but it would not detract from the historical district. Chairman Rockwood said it was reversible. Mr. Serafin said that if it was an egress, the owner needed to make sure it was built to code.

Mr. Walker made a motion to grant a Certificate of Appropriateness to **BAR 14-594** as submitted today. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 3-0.

DISCUSSION:

Mr. Crump said he would bring the 2015 calendar to the next meeting for approval. He would also send it out to the Board members for review beforehand. He also said that the Board members could decide when they wanted to present the substitute materials document to City Council. Mr. Rahimzadeh asked when was the last time the Board had talked about the document. Chairman Rockwood said it had been a couple of months since they approved it. Mr. Crump said they could try to get it on the Council work session next month. The Board discussed the process for approving substitute materials and that it is not difficult to understand and it is a fairly quick process.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:34 pm.



Rouss City Hall
 15 North Cameron Street
 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:

<u>540-664-3548</u> Telephone	<u>DEBORRAH B. WALKER</u> Applicant
<u>debwalker22@gmail.com</u> E-mail address	<u>225 EAST BOSCAWEN ST.</u> Street Address
	<u>WINCHESTER, VA. 22601</u> City / State / Zip

<u>[Signature]</u> Property Owner's Signature	<u>H. M. BROOKS & ASSOC. LLC</u> Property Owner (Name as appears in Land Records)
<u>540-664-3548</u> Telephone	<u>217 SOUTHWELK ST.</u> Street Address
<u>SAME</u> E-mail address	<u>WINCHESTER, VA. 22601</u> City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 225 EAST BOSCAWEN ST. Use: RENTAL
 Zoning: B1 (HW) Year Constructed: 1840 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>REPLACE PORCH WITH SAME</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





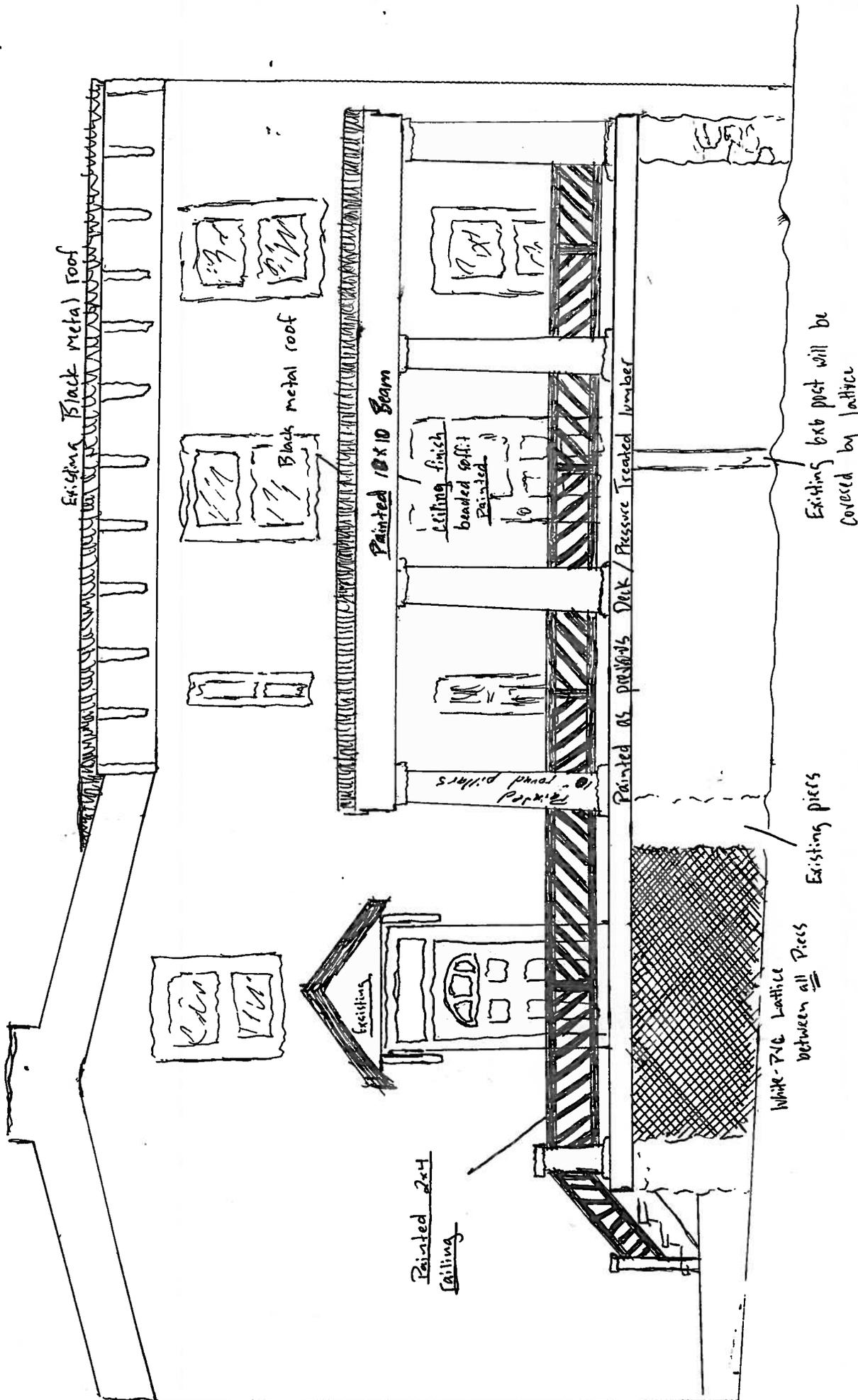


New porch Specification
and description.

Michael
10/28/2014

Note

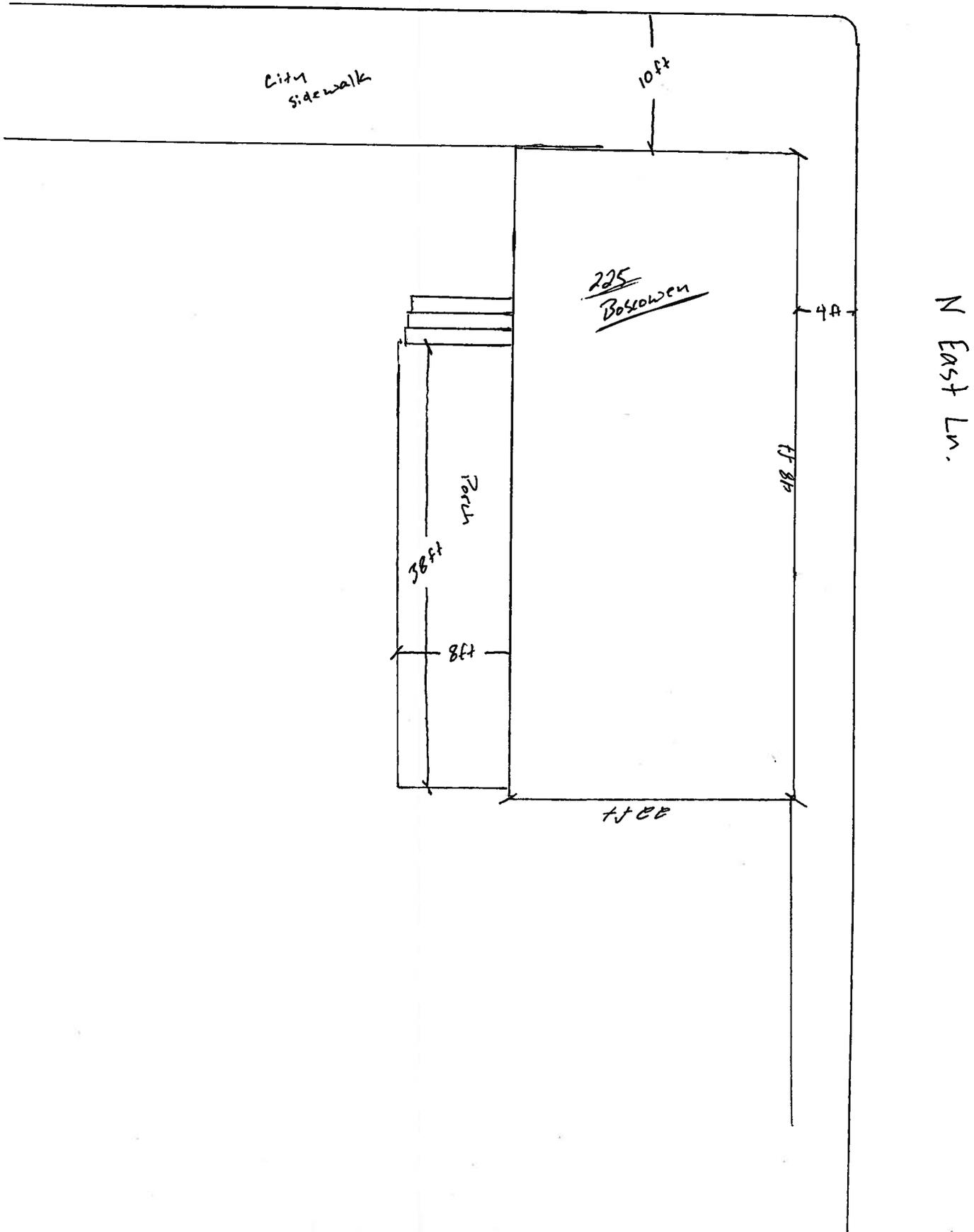
- 1) Porch will be as previous, as in color scheme and architecture, yet reconstructed w/ new material.
- 2) To inquire on type of framing lumber, refer to building spec. drawings. All lumber/of Porch will be painted to match former porch.



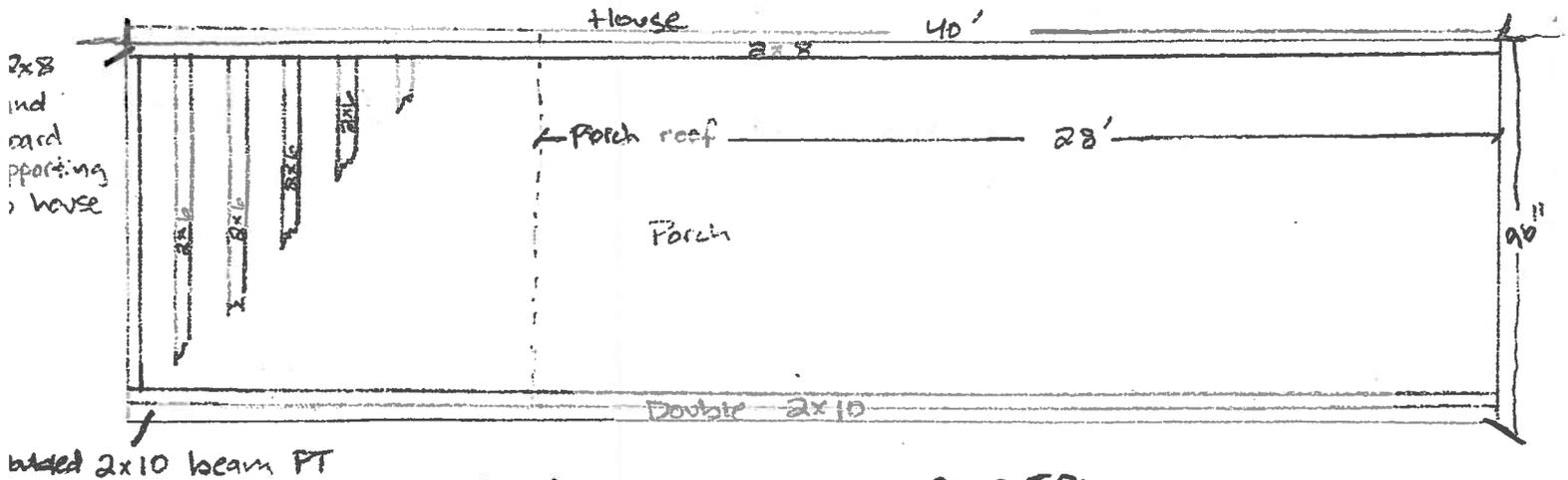
Porch location

[Signature] 10/28/2014

Boscawen St.



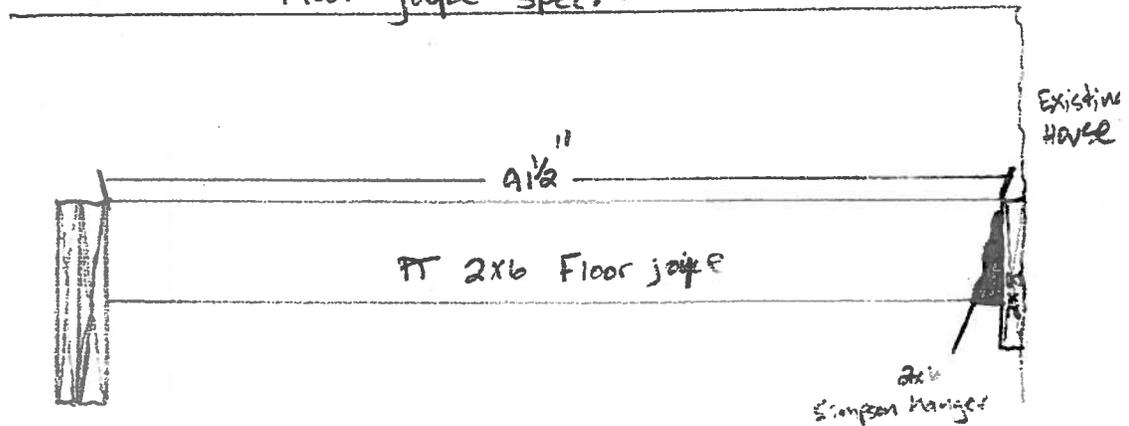
Porch and Roof specs. 6/4/2014



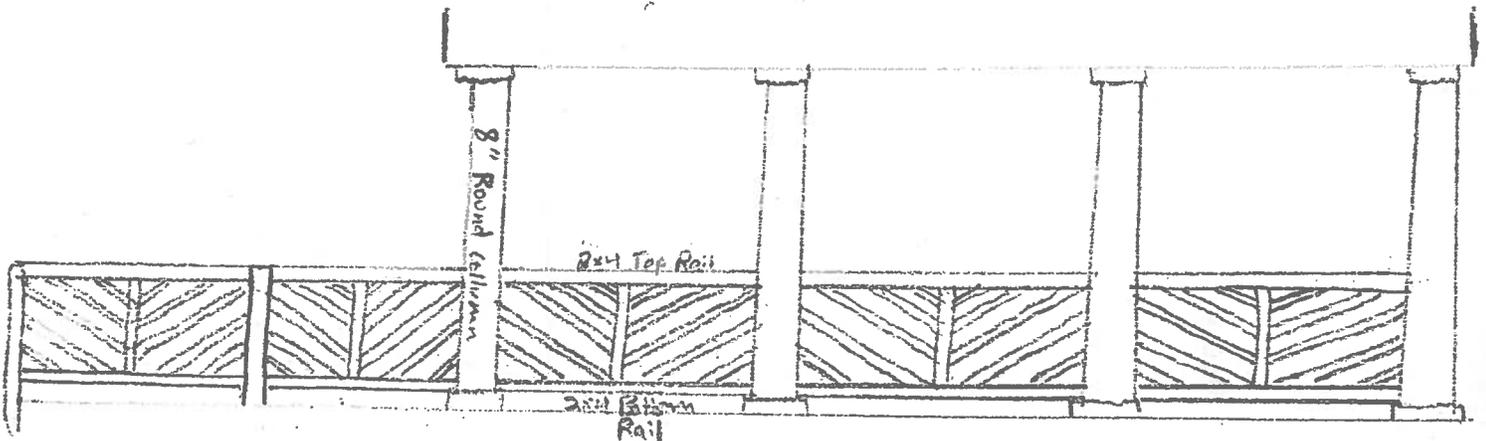
Specifications will meet 2009 IRC

All wood on porch framing is Pressure treated.
 Floor joice are 2x6 PT on 16" oc, an supported by hangers
 Deck will be supported by existing brick piers
 floor boards will be 5/4 PT boards.
 Wall band board is supported by $\frac{1}{2}$ " Redhead $\frac{3}{8}$ concrete fasteners.
 every 16" oc.

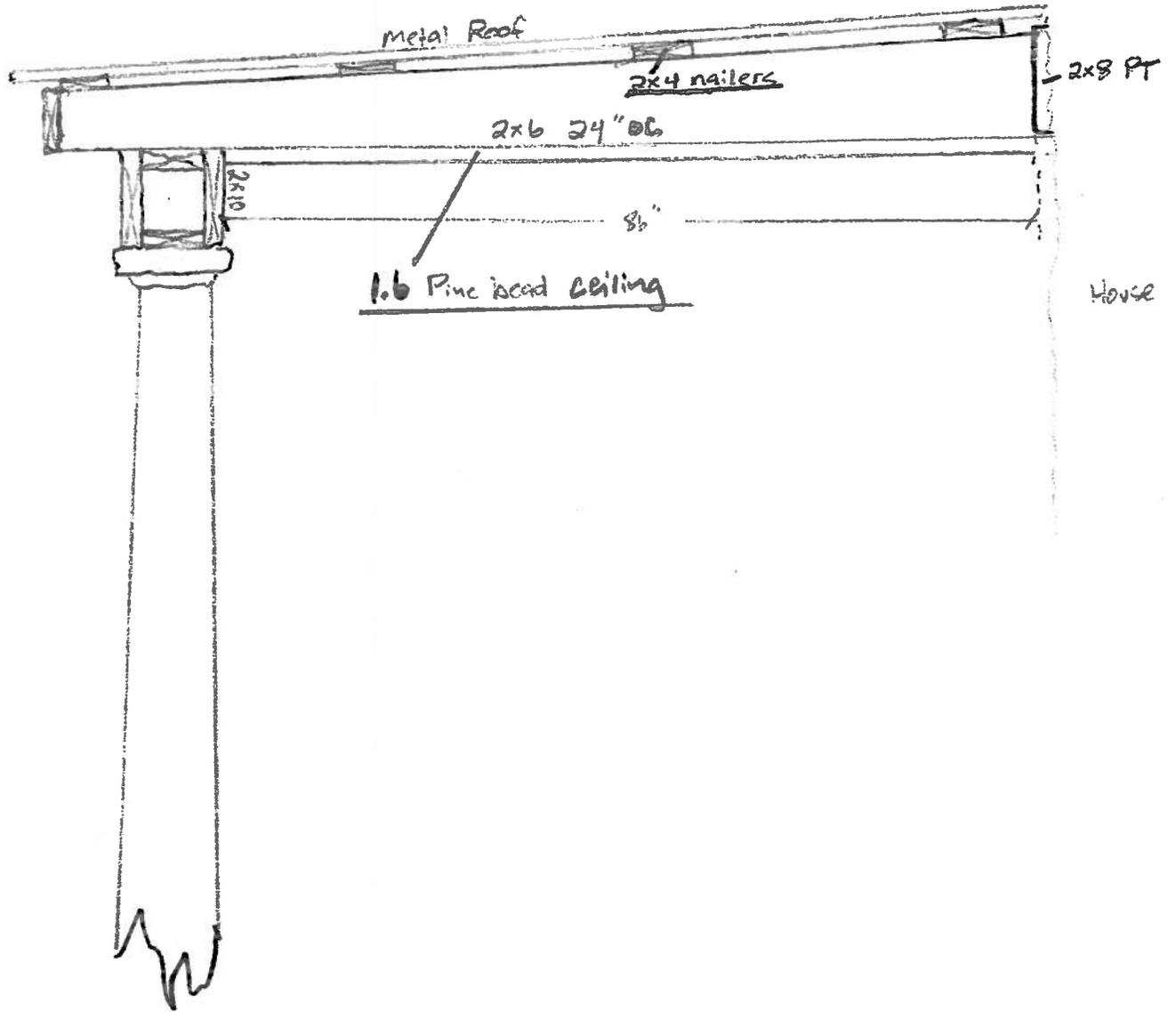
Floor joice spec.



Railing diagram



Porch Roof



CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 225 N. Osborne St. Present Use: Residential
 Map & Parcel: 1-1-11 Assessed Value: 47,000
 Tract & Block: -
 Present Owner: ... Historic Name: ...
 Address: ... Original Owner: ...
 Original Use: ...

Date: 17__ 80 90 ^{Core?} (1800 10) 20 30 40 50 ^{alterations} (60 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 Stone Foundation
 Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Common Bond Painted
 Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
 Outstanding Excellent Good Average None

Architectural Description

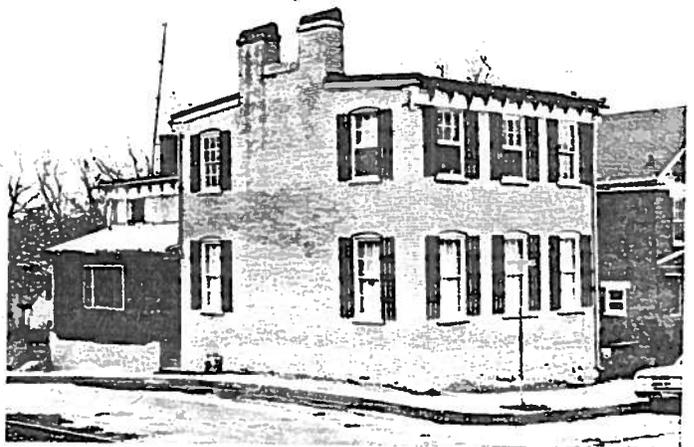
This unusually conceived (or possibly greatly altered) house has a very low-pitched roof with two left end chimneys with gable curtain, a wood cornice with very plain brackets and three front bays. The entrance is on the west side although the patching of the bricks and the newer window frame indicates that it may have been at the right front at one time. The 6 over 6 light sash windows have segmentally arched frames on the front section and "bullseye" lintels in the rear ell. The modern "board and batten" shutters are inappropriate. There is a Colonial Revival porch along the west side of the ell and a recent brick addition on the inside of the ell.

Historical Significance:
 National State/Regional Local None

Historical Description

Quarles calls this the Charles Aulick House and says it is the one Russell refers to "as a very old building, (belonging) about 90 years ago to Mr Aulick". The core of this house may be old, but the exterior features certainly appear to date from the mid-19th century.

References:





City of Winchester

225 East Boscawen Street

Tax Map Number: 193-1-W- 13-

DHR Resource Number: 138-0042-0028

Resources: 1 single dwelling

Date/Period: ca. 1840

Style: Federal/Italianate (altered)

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



Architectural Description

Site Description: This property, which slopes eastward, is located at the southwest corner of South East Lane and East Boscawen Street. The single dwelling located on the property directly fronts the concrete city sidewalk. Mature trees and shrubs are minimally located on the south and west sides of the property.

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

Primary Resource Description: The main block of this two-story single dwelling is believed to have been constructed in the early nineteenth century in the Federal style. It was substantially altered and enlarged in the mid- to late nineteenth century. The main block of the building is three bay wide and two bays deep with a rectangular plan. The 1912 Sanborn Fire Insurance maps indicate the main block was augmented by a two-story brick ell that projected from the southwestern bay. The ell, which is believed to be original, has been enlarged by the construction of a shed-roof addition and three-bay-wide porch that extends to the main block. The 1912 map indicates the porch that originally stood on the west elevation was one bay wide and projected from the northernmost bay of the ell.

The main block of the dwelling is set on a solid stone foundation and is constructed of brick. The bonding could not be positively identified because the brick has been painted. The dwelling has an interior-end brick double-chimney that pierces the shallow-pitched side-gabled roof. The roof, which is covered in standing-seam metal, features Italianate-style brackets on a wide frieze. The scrolled brackets are located under the exposed rafter ends of the roof; this is clearly evident on the west elevation of the ell. The dwelling is pierced by 6/6, double-hung, wood-sash windows set in segmental-arched openings. Inoperable vertical-board shutters frame the window openings on the north and east elevations. These applied shutters are non-historic. The openings on the first story are elongated. A small opening pierces the foundation in the southern bay of the east elevation. A single-leaf, paneled, wood door (modern replacement) with fanlight is located in the center bay of the side west elevation. This entry acts as the main entry to the building. It has a one-light transom and is sheltered by a front-gabled hood supported by wood braces. This hood is wood construction with an asphalt-shingled roof. There is no ghosting in the brick on the north and east elevations to suggest the primary entry was relocated to this side elevation. The entry is reached by a wooden deck that extends from the one-story, three-bay porch on the west elevation of the building. The porch, as documented by the 1927 Sanborn map, extended nearly the full width of the elevation. Presently, the porch shelters the southernmost bay of the main block and the three bays of the ell. It has a shed roof of standing-seam metal supported by Tuscan wood columns with a cross-braced balustrade of wood construction. The foundation of the porch consists of brick piers infilled with lattice and plywood sheets. A two-story, shed-roofed ell has an interior brick chimney. The foundation and construction material of the ell are consistent with the main block, supporting the thesis it is original. The roof is covered in standing-seam metal. Fenestration consists of 6/6, double-hung, wood-sash windows. The openings on the first story of the west elevation have lintels. The first story of the east elevation is obscured by the one-story, shed-roof addition. The Sanborn map for 1927 indicates a one-story porch once existed along this elevation; the existing addition does not have any physical evidence to suggest it is an enclosed porch. Set on the solid brick foundation, the mid-twentieth-century addition is constructed of brick that has been painted. It is pierced by large window opening that have been boarded-up from the interior with plywood. The opening, located on the east elevation, has a rowlock brick sill. Concrete stairs in the northernmost bay of the ell provide interior access to the building. The four-light, fixed windows are located on the second story of the ell's east elevation.

Significance Statement: This single-family dwelling is representative of the domestic architecture constructed along East Boscawen Street in the City of Winchester in the early nineteenth century. Although altered by the construction of a side addition on the ell and changes to the entry porch on the west elevation, the building makes for an excellent study of vernacular architecture and the influences of high-style detailing. For example, the building has exposed rafter ends that have been ornamented by a frieze with scrolled brackets; thus giving the building stylistic embellishments commonly associated with the Italianate style that was so popular in the late nineteenth century. Additionally, the building is prominently located at the intersection of South East Lane and East Boscawen Street; however, the primary entry appears to have always been located on the west side elevation. The building is first noted on Sanborn Fire Insurance maps in 1912, when the area surrounding the property was first recorded. According to Walter Kidney's book, *Winchester: Limestone, Sycamores & Architecture*, the building was constructed circa 1800, but the appear of the building as it stands today reads as an 1840 dwelling. As a single dwelling from the nineteenth century, this building retains sufficient integrity to qualify under Criteria A and C and is therefore a contributing resource in the Winchester Historic District.