

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

- 1. POINTS OF ORDER**
  - A. Roll Call
  - B. Approval of Minutes – February 20, 2014
  
- 2. CONSENT AGENDA**
  
- 3. NEW BUSINESS**
  - A. **BAR-14-104** Request of WWP Investments, LLC for a Certificate of Appropriateness to enclose two rear porches at 121-123 East Leicester Street.
  
  - B. **BAR-14-106** Request of Ben Powell for a Certificate of Appropriateness for replacement siding and windows 422 South Cameron Street.
  
- 4. OLD BUSINESS**
  - A. **BAR-14-73** Request of Franco & Marcella Stocco of Violino Rist. Italiano, for a Certificate of Appropriateness for an outdoor café design, including fencing and furniture at 181 North Loudoun Street.
  
  - B. **BAR-14-78** Request of Lanita R. Byrne for a Certificate of Appropriateness for a café enclosure exceeding height guidelines and to install planters at 165 North Loudoun Street.
  
  - C. **BAR-13-595** Request of Bill Wiley of Harman Construction, Inc., for a Certificate of Appropriateness for new construction and a request to demolish an existing structure less than 75 years old at the properties located at 10 East Leicester Street and 412 South Loudoun Street. *(Continuation - remaining items for consideration are: roofing, exterior lighting, and porch details)*
  
- 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, February 20, 2014, at 4:00 p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

**POINTS OF ORDER:**

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

**ABSENT:** Mr. Bandyke

**STAFF:** Will Moore, Catherine Clayton

**VISITORS:** Bill Wiley, John Willingham, Dale Massey, Lanita Byrne, Michael Bryan, Jake Carpenter, Chris Oldham

**APPROVAL OF MINUTES:**

Chairman Rockwood called for additions or corrections to the minutes of February 6, 2014. Hearing none, he called for a motion. Ms. Jackson moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 3-0-1 (Mr. Walker abstained).

**CONSENT AGENDA:**

None.

**PUBLIC HEARINGS:**

None.

**NEW BUSINESS:**

**BAR-14-65** Request of Dale Massey for a Certificate of Appropriateness to extend an existing covered deck at 125 East Piccadilly Street.

Mr. Massey explained his proposed project stating that he is requesting to extend the outside deck to create a larger covered area. He added that what he is proposing is to raise the existing patio area to be in line with the other covered deck that was approved and constructed last year. He stated that he will not be adding any new seating and that the new deck area will match the existing deck in design and color.

Chairman Rockwood called for questions or comments from the Board.

Mr. Serafin asked if the existing porch was approved and if this new project will mimic that and all associated details to which Mr. Massey said yes. Mr. Massey said that they will use all of the same materials and colors to match the existing deck. Chairman Rockwood called for a motion.

Mr. Serafin moved to grant a Certificate of Appropriateness to BAR-14-65 as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

**BAR-14-73** Request of Franco & Marcello Stocco of Violino Rist. Italiano, for a Certificate of Appropriateness for an outdoor café design, including fencing and furniture, at 181 North Loudoun Street.

Mr. Moore advised the Board that the applicant is unable to attend and that she requested to have the case tabled until the March 6, 2014, meeting.

Hearing no other discussion, Chairman Rockwood called for a motion.

Mr. Serafin moved to table BAR-14-73 until the March 6, 2014, meeting. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 4-0.

**BAR-14-74** Request of Bryan Rentals, LLC, for a Certificate of Appropriateness to install a fence at 21-31 East Boscawen Street.

Mr. Bryan explained the request to the Board advising that this fencing will afford security to the tenant and that access will be with a keyless touch pad with a key override. He added that he is available for any questions.

Chairman Rockwood called for questions or discussion from the Board.

Ms. Jackson asked if it would be solid metal to which Mr. Bryan stated that it is an open metal gate. Mr. Walker asked if the applicant is proposing this gate on both ends of the opening to which Mr. Bryan said yes. Mr. Walker then asked if this would create another security issue by maybe trapping someone in. Mr. Bryan said no because they will be able to get out from the inside using a door knob. Chairman Rockwood asked, if it is accessible using a door knob from the inside, what is to keep someone from reaching in and opening the gate. Mr. Bryan stated that it will be installed so that no one will be able to reach in. Chairman Rockwood asked if there is a fire hazard with this to which Mr. Bryan advised that the fire department will have a security code that they can use to access. Chairman Rockwood then asked what type of material will be used. Mr. Bryan said that the gate will be made of steel, ½-inch square pickets, painted black.

Hearing no other discussion, Chairman Rockwood called for a motion.

Mr. Walker moved to grant a Certificate of Appropriateness to BAR-14-74 as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

**BAR-14-76** Request of Southern States/Winchester Coop, Inc., for a Certificate of Appropriateness to construct a semi-temporary hoop house and lean-to canopy at 447 Amherst Street.

Mr. Oldham explained the scope of the project stating that the lean-to canopy will be used as additional display space for the nursery as well as a canopy cover for the garden center shoppers. He added that the semi-temporary hoop house is a structure that they will sell to their agricultural customers and that it would be set up as a physical display behind the store on the other side of Town Run for a short period of time. He said that they would also keep some items in the structure since they are limited on storage space. He concluded by stating that he is available for any questions.

A discussion entailed the size of the hoop house with it being 24' x 36' x 13.2'. Explanation was given that semi-temporary means that there are no footers and it is basically attached to concrete pillars so that it can be put up or taken down quickly. It is not a permanent structure, rather it is like a tent structure to be used as a sale structure. Mr. Carpenter said that the tarp would probably require maintenance in about three (3) to five (5) years; adding that they would re-evaluate the structure then. Also, the lean-to canopy would be a shed roof and it would mimic the height of the existing structure. Mr. Oldham said that it would be open on three (3) sides and attached to the building.

Hearing no other discussion, Chairman Rockwood called for a motion.

Mr. Serafin moved to grant a Certificate of Appropriateness to BAR-14-76 as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

**BAR-14-78** Request of Lanita R. Byrne for a Certificate of Appropriateness for patio fencing and to install planters at 165 North Loudoun Street.

Ms. Byrne explained the scope of her project stating that the height of the fence exceeds the allowable height under the OTDB guidelines. She said that since the fence can no longer be secured to the ground, she would like to secure the fencing with the flower planters which would be constructed of wood and painted black. Each of the planters would have a false bottom and have gravel in them to give the weight and stability needed to hold the fence.

Mr. Walker asked if the current fence is a black metal fence to which Ms. Byrne said yes. Mr. Serafin then asked if the owners are required to have a fence in order to have outdoor seating. Mr. Moore said generally yes, but there are a few exceptions, primarily in the Secondary District. He added that if the owner wanted to have any kind of expanse, then they are required to have fencing. Mr. Serafin asked if the feet on the fence are going to be removed or if they are going to stay to which Ms. Byrne said that they will stay. Mr. Walker asked if the panels are going to be bead board infill or what are they made of. Ms. Byrne said that she is not sure because she has not seen the materials.

Mr. Walker then asked how much does the fence exceed the height requirement as it stands right now to which Ms. Byrne said that they are at 57 inches right now. He then asked what the height requirement is and Ms. Byrne said that it is 48 inches.

Chairman Rockwood then referenced that the patio seating area at this location extends 17 feet and the allowable is only 15 feet so this fencing will have to come back by 2 feet. Mr. Moore said that this is something that we can deal with separately and that he would encourage the Board to make it clear that the 17' horizontal dimension is not a part of the approval.

Ms. Jackson asked as to the height, how different this fence is from others on the mall. Mr. Moore said that the quick approval guide is a minimum of 36 inches with a maximum of 48 inches. He added that this is the preferred height of the Old Town Development Board and the height of this fence appears that it could be as high as 62 inches. Ms. Jackson then asked how many other existing businesses with eating areas fall in to this category with it being above the OTDB Guidelines. Mr. Moore stated that this is the only application that he is aware of for existing enclosures where the height exceeds what is otherwise permitted, but there are a few other applications that the Board may see regarding the type of material.

Mr. Serafin said that it does not meet the criteria even though it is a nice fence, but that he does not believe that there can be chopping done to the bottom. Chairman Rockwood said that there is some chopping that will have to be done for the two foot interval. Mr. Moore said that the maximum of the 15 feet is a hard and fast requirement in the Ordinance. He added that this cannot be approved or changed administratively or through the Board because they have no purview over that Ordinance standard. Ms. Byrne said that this same fence has been approved for three (3) years now and she asked why it was approved initially. She said that she does not understand why it is a problem now. Chairman Rockwood said that although he is sympathetic to her, he also said that if someone came to the Board now with a fence of this height, it would be denied. Mr. Serafin asked if the planters are going to be on the inside or the outside. He also said that they could be on the outside at the 15 feet line. Ms. Byrne said they are going to be on the inside of the fence. Mr. Moore said that such a design could be considered but that the outside of the planter box could not be outside of the maximum 15 feet line. Ms. Byrne said if they are required to take off the two (2) feet, then the planter boxes are going to have to be redesigned. Ms. Jackson suggested that the Board needs a drawing to show the new design with the two (2) feet removed. Ms. Byrne asked the Board if they are going to require her to take away the extra two (2) feet to which Chairman Rockwood advised her that this is not in the discretion of the Board.

Ms. Byrne then asked the Board if they could give her a decision on the height of the fence. Chairman Rockwood asked the Board if they have any thoughts on that matter. Mr. Serafin said that generally it does not stick out too much but that it does block the view. Chairman Rockwood said that they would likely stick to the height requirement on new fencing but that he understands the applicant's point. Mr. Walker said that he does not feel that it would be a precedent for 62 inch tall fencing. The Board agreed by consensus that the height of the existing enclosure could be approved if it is otherwise modified to meet the 15' requirement.

Hearing no further discussion, Chairman Rockwood called for a motion.

Mr. Serafin moved to table BAR-14-78 until the March 6, 2014, meeting. Applicant is to bring updated plans including the redesigned planters and the reduction in the fenced area by the two (2) feet overage. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.

## **OLD BUSINESS:**

**BAR-13-595** Request of Bill Wiley of Harman Construction, Inc., for a Certificate of Appropriateness for new construction and a request to demolish an existing structure less than 75 years old at the properties located at 10 East Leicester Street and 412 South Loudoun Street. (Continuation)

Mr. Wiley advised the Board that they have received the revised plans as requested earlier showing the porch components, exterior lighting, roofing material, trim, and garage door style. Mr. Wiley asked the Board to move forward with an Architectural Shingle.

Mr. Serafin asked if the shingles are fiberglass to which Mr. Wiley stated that they are an architectural asphalt shingle. Mr. Wiley then stated that the black and white photos that were given to the Board show what roofing materials are being used in the neighborhood around this site.

Mr. Wiley then stated that the lighting to be used is represented in the documents given to the Board and that the wall-pack lighting is the same that has been approved at an Amherst Street project. He concluded by stating that they have completed the required items and that he is available if anyone has any questions.

Mr. Walker stated that he likes the stepping and change of scale of Units 4, 5, and 6. Discussion then commenced as to the location and style of the wall-pack lighting, including discussion that the lights that have been chosen are more of a commercial-look rather than a residential-look. Mr. Wiley said that their goal is to satisfy the casting of the light and then he asked the Board if they had lighting that would work better. Mr. Serafin said that this is security lighting and it does not really fit in with the residential scale.

Mr. Wiley added that he would like to get some closure so that they can move forward with this project. Chairman Rockwood stated that he is satisfied that the applicant has responded to all items, especially the stepping of Units 4, 5 and 6, but some particulars still need to be discussed.

Mr. Serafin said that the front porches still need details to be called out, like the size, design, and spacing of the pickets, the top and bottom rails, skirting, and generally all materials and proportions. He stated that those are things that the Board requires to be called out for all applications.

Chairman Rockwood stated that the Board has the design and the footprint and that with the few exceptions that have been noted, which can be clarified, these things should not hold up or

change the way in which the buildings will be built. Chairman Rockwood then advised that if Mr. Wiley is eager to get started on site work and foundations, there is no reason that the Board should hold him up on those things. Mr. Wiley advised that the spacing of the pickets will be to code, but he can get the specifications on shape, size, etc. as requested.

Chairman Rockwood then asked about the roof. Mr. Wiley advised that they will be architectural asphalt shingles and cited examples on Leicester Street. Mr. Serafin stated that he recalls from the last meeting that when they spoke about approving the use of Hardie Plank for the siding that it might be something that they were thinking of giving in on and that the roofing material would be something that would be discussed in the future. He added that he thinks it would help the look of them a lot in fitting in with the Historic District if they had metal roofs. Chairman Rockwood said that what the Board has before them is one thing and that they cannot go out and tell everyone to replace their roofs with metal or undo some ill-thought repairs. He added that if they use those as precedent, then the Board has a one-way ratchet downward. Chairman Rockwood then stated that they have a memorandum from the Department of Historic Resources that talks about the use of other new materials and their appropriateness as substitutes for historic materials in the Historic District. He added that his own personal thought is that the Board has gone a little too far, albeit, incrementally over the years, and have gotten off track with what is appropriate. He then stated that he would like to see a metal roof or at least something that is in keeping with the buildings that are still in their original state. Mr. Serafin then commented that he is concerned that asphalt shingles would set a precedent for any new buildings in the Historic District.

Mr. Willingham said that he understands and appreciates the Board's position, but they want a project that they can be proud of and unfortunately there are a lot of problems in the Historic District. He said they are trying to come up with something that is historically consistent from an architectural perspective and that will lend itself to a low maintenance expense. He also added that he consulted with Lawton Saunders, who does a lot of building and construction in the Historic District, who advised that all of the Habitat-built houses on Baker Street used architectural asphalt shingles. He then said that there is one that the Pifer Company built on South Kent and a few that Mr. Saunders had built on West Cecil Street that had asphalt shingles. Mr. Willingham said that they are trying to be consistent and make this a good project for the long term.

Ms. Jackson then asked what the life of the shingles is to which Mr. Wiley said that they are 30-year shingles. Mr. Serafin said that there are asphalt shingles that are better than others, but that the look of the metal roof is better. Mr. Walker said that the architectural shingle is a step up, but the issue of scale is in play here where a metal roof would be better scaled to the community than the asphalt shingles. He added that it would be helpful if they could see a sample of the shingle that the applicant intends to use.

Mr. Wiley said that he appreciates the Board's view but that he understands the market and what people want and they want low maintenance. He added that it has to be a give and take and that they have given with changing the foundation, the stepping of the units, and the other requested changes and that now he is asking for some consideration from the Board.

Ms. Sandra Bosley of Preservation of Historic Winchester asked if she could read to the Board the guidelines for construction in the Historic District, to which Chairman Rockwood stated yes. She read “When designing new houses, respect the character of roof types and pitches in the immediate area around the new construction” and added that the applicant has done that. She continued to read “For new construction in the historic district, use traditional roofing materials such as slate or metal. This design relates better to the visual image of historic shingle patterns than thin asphalt types.”

Mr. Moore confirmed that these are statements contained in the guidelines and added that, preceding these statements, it states that “Common roof materials in the historic district include slate, metal, and composition shingles.” He also stated that the guidelines were written prior to the more widespread use of what are commonly referred to as architectural shingles that have a higher profile than the thin asphalt shingles referred to in the guidelines. As such, there is some subjectivity to how the guidelines might apply.

Mr. Willingham then asked the Board if there is a possibility to compromise. He said that perhaps the duplex on Loudoun Street could have a metal roof and the other six units on Leicester Street could have shingles. He said that this would be consistent with the neighborhood as the existing houses along Loudoun have mostly metal roofs and the houses on Leicester mostly have shingles. He stated that he would be willing to compromise and do this.

Chairman Rockwood asked about possibly reversing that proposal, with the duplex having the asphalt shingles and the other six units having metal roofs. He stated that the roof is a prominent feature in this design. Because of the height of the structures, the roofs are what will be visible from the surrounding streets, making the issue so important.

Mr. Willingham said that he just would like to be able to move forward with the project because time is of the essence.

Chairman Rockwood said that the footprint is okay and the façade is okay. He added that the only issues that they have discussed are the roof materials, the lighting fixtures to provide external illumination, and the porch details. He said that he could support moving Mr. Willingham and Mr. Wiley forward to approve the plan leaving just these three remaining issues open. He called for further discussion from the Board. Hearing none, he called for a motion.

Mr. Serafin moved to grant a Certificate of Appropriateness to BAR-13-595 as submitted with the following exceptions:

1. The roof material is not approved at this time.
2. Exterior lighting is not approved at this time.
3. Front and rear porch details are to be further defined. Configuration is acceptable.

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 4-0.

**OTHER DISCUSSION:**

None.

**ADJOURN:**

With no further business before the Board, the meeting adjourned at 5:31 p.m.

DRAFT

BP # 13-968

CERTIFICATE #: BAR- 14-104  
DATE SUBMITTED: 2/24/14



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

|   |   |                    |                     |
|---|---|--------------------|---------------------|
| Telephone<br><u>540-662-7705</u>  | Applicant (use reverse to list additional applicants)<br><u>WVO INVESTMENTS, LLC</u><br><u>WILLIAM PIPER, OWNER/OWNER</u><br><u>117 S KENT ST</u> |                    |                     |
| E-mail address<br><u>wpiper.bproperties@gmail.com</u>                           | City<br><u>WINCHESTER</u>   | State<br><u>VA</u> | Zip<br><u>22601</u> |
| Owner's Signature (use reverse to list additional owners)<br><u>[Signature]</u> | Owner Name (as appears in Land Records)<br><u>WILLIAM W PIPER, MR</u>   |                    |                     |
| Telephone<br><u>540-662-7705</u>  | Street Address<br><u>Same</u>   |                    |                     |
| E-mail address<br><u>Same As Above</u>  | City<br><u>Win</u>  | State<br><u>VA</u> | Zip<br><u>22601</u> |

PROPERTY LOCATION  
Current Street Address(es) 121-123 E LEICESTER ST Use Residential

Zoning: HR-1 Year Constructed: 1900? Historic Plaque? Y( ) N(X) 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 checked="" type="checkbox"/> <del>Stding</del>                          |
| <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                              |
| <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>ENCLOSE (2) PORCHES</u> |

FOR OFFICIAL USE ONLY

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

CERTIFICATE OF APPROPRIATENESS IS: \_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ TABLED \_\_\_\_\_ WITHDRAWN

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
Secretary, Board of Architectural Review

121-123 L. C. 123

REAR WIND

THIS REPRESENTS ENCLOSURE OF REAR ON

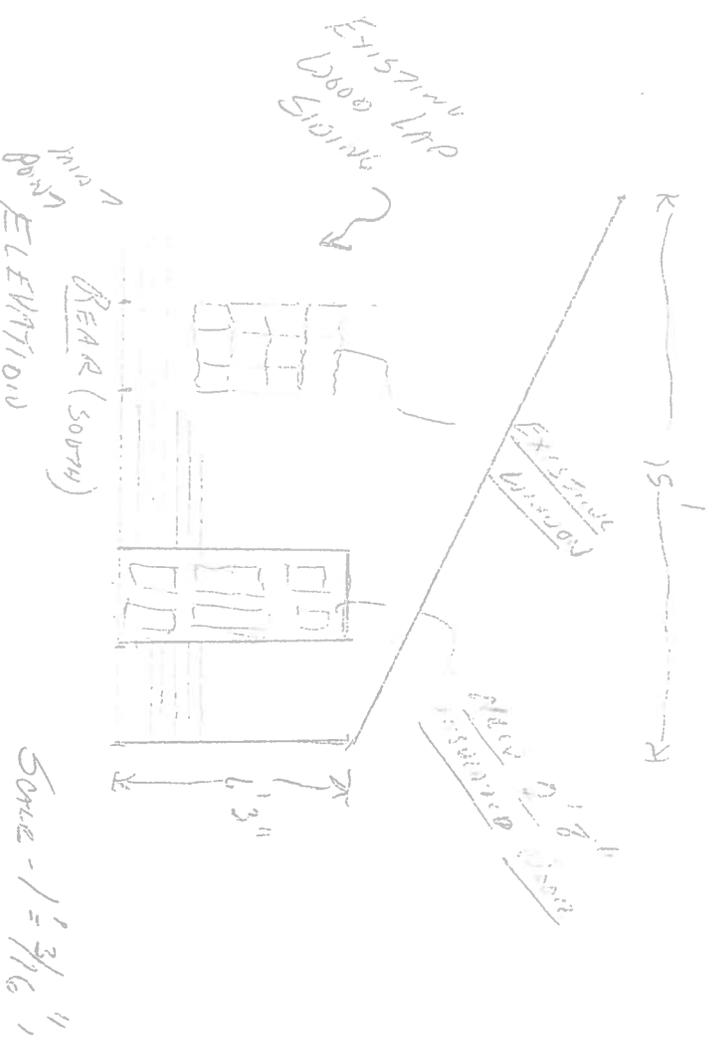
121 E. THE REAR ON 123 WILL ALSO

BE DONE.

STYLE DETAILS

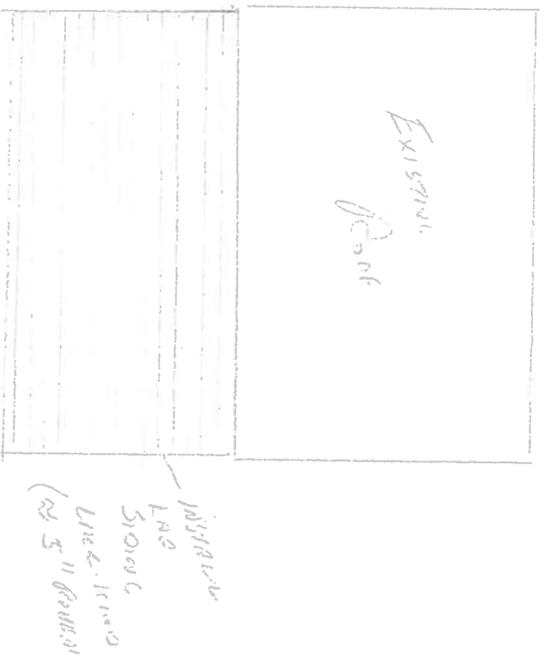
123-FORMER FACE WILL BE DONE

121 " " " " DETAILS OF CONCRETE SEAS.



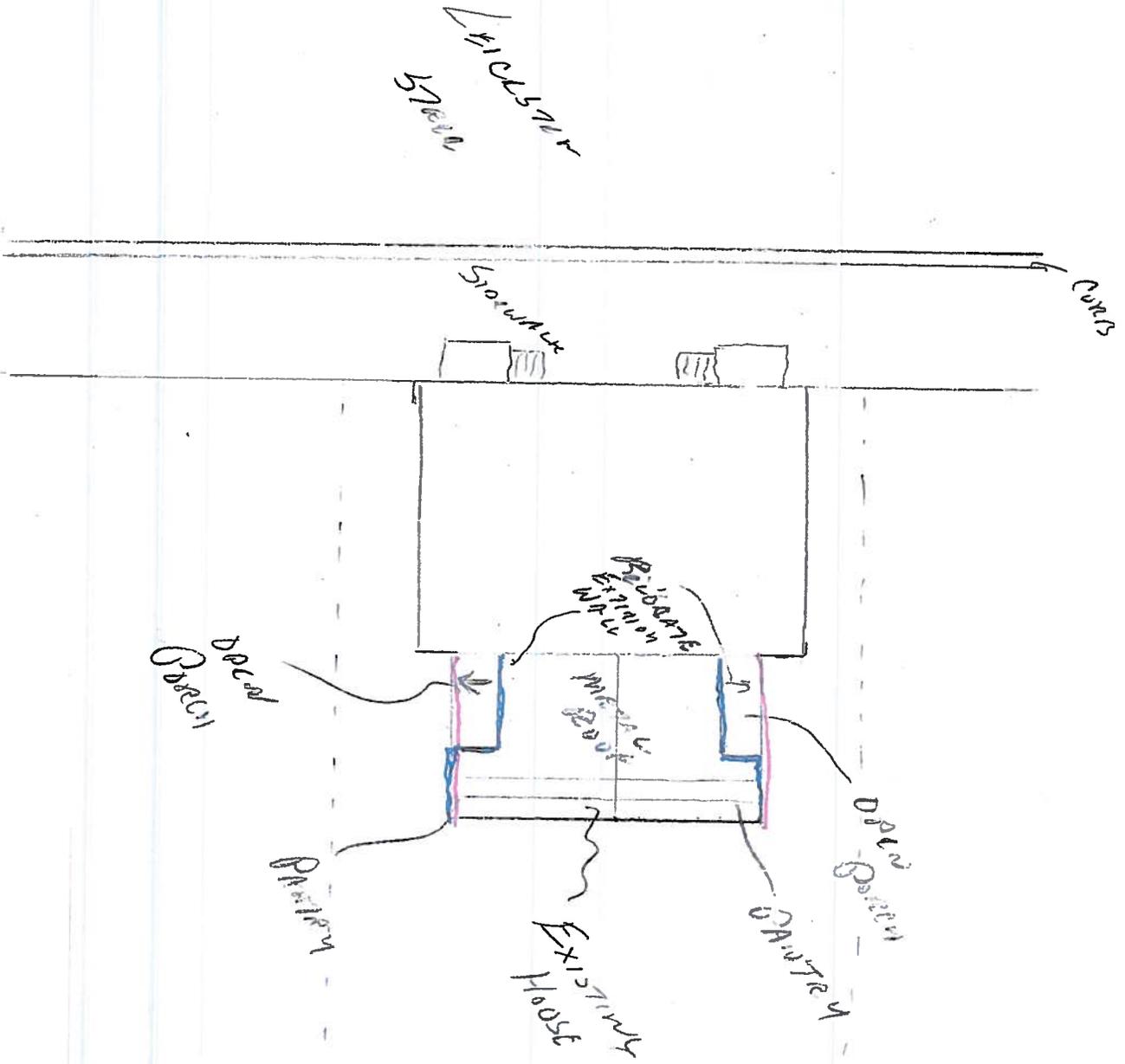
REAR (SOUTH)  
ELEVATION

Some - 1 = 3/16"



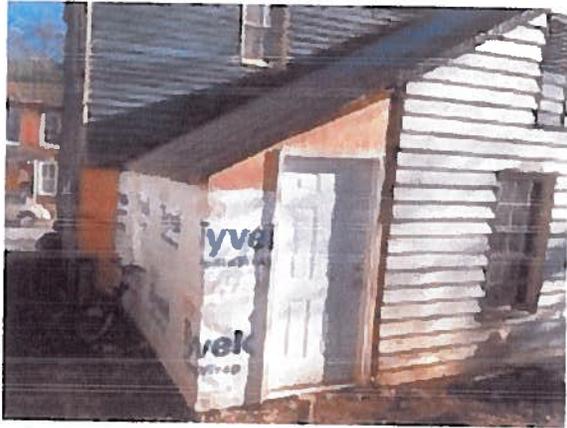
SIDE (EAST)

1/2" SIDE  
LINE 1/2" GROUND



- OLD EXTERIOR WALL
- NEW " "
- BUILT IN SAME
- FOR PART OF
- OLD PERIM.
- "ENCLOSING THE AREA"
- w/ STAIR STAIR WALL
- LIKE THIS

FRANK





# City of Winchester

## 121-123 East Leicester Street

Tax Map Number: 213-1-F-18-

DHR Resource Number: 138-0042-0607

Resources: 1 twin dwelling

Date/Period: ca. 1890

Style: Queen Anne

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



### Architectural Description

**Site Description:** This property is located on the south side of East Leicester Street. The lot slopes slightly to the east and features mature trees. The twin dwelling fronts the brick sidewalk. A wood privacy fence encloses the rear yard of the property.

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

**Primary Resource Description:** This twin dwelling or double house, presenting elements of the Queen Anne style, is set on a slightly raised, uncut stone foundation that has been painted. The wood-frame structure is covered in weatherboard siding and has a side-gabled roof of standing-seam metal. The roof is finished with a boxed cornice, plain frieze, ogee-molded cornice, and raking cornice. A parged brick chimney with a corbeled cap rises from the center of the structure. The structure is six bays wide, each dwelling extending three bays with a side-entry opening. A metal drain extending from the gutter acts as an in-board between the two dwellings. The symmetrically pierced façade (north elevation) of the structure has 2/2, double-hung, wood-sash windows with narrow wood surrounds. The side elevations do not have openings, save small louvered vents in the top of the gable ends. Ghosting on the east side elevation suggests double-hung window openings historically pierced this side wall. The side-entry opening at 121 East Leicester Street has a single-leaf, wood door topped by a one-light transom. The opening is reached by a wood porch set on square wood posts covered in lattice. The half-hipped roof of standing-seam metal with an overhanging eave and scrolled brackets is supported by square posts.

The single-leaf entry at 123 East Leicester Street is reached by a wood porch with lattice between the wood piers. The porch, which has no roof, has square posts with horizontal balusters. As documented by Sanborn Fire Insurance map, 123 East Leicester Street had a similar entry as 121 East Leicester Street. The current porch was constructed after 1947.

One-story, wood-frame additions, which were not fully visible from the public right-of-way, has been added to the rear (south) elevation of each dwelling. The gable roofs of the weatherboard-clad additions are covered in standing-seam metal. The foundations and fenestrations of the additions are not visible. Based on the 1903 Sanborn Fire Insurance map, a one-story ell extended from the rear (south) elevation. This addition was complete with two integrated porch that were enclosed circa 1925. Also noted in 1903, a one-story addition extended off of the 123 East Leicester Street (southeast) side of the first addition.

**Significance Statement:** This twin dwelling or double house is representative of the domestic architecture constructed in the City of Winchester during the late nineteenth century. The dwelling, presenting elements of the Queen Anne style, has retained its integrity of materials, design, and workmanship. The extant porch detailing is indicative of the period during which it was constructed and reflects stylistic embellishments common to the eastern part of the Winchester Historic District. The loss of the original porch at 123 East Leicester Street does not sufficiently compromise the building's integrity of design or feeling. Window openings on the side elevation that have been infill are still discernible. Further, the integrity of setting and location has been maintained. All of these aspects contribute to the integrity of feeling and association. Therefore, this property qualifies under Criteria A and C as a contributing resource to the Winchester Historic District.

# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 121-123 E. Leicester Present Use: Residential  
 Map & Parcel: 213 - (1) Assessed Value: \$14,450  
 Tract & Block: F-18  
 Present Owner: Baxter O. Mott Historic Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Original Owner: \_\_\_\_\_  
 Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 30 40 <sup>pre-1874</sup> 50 60 70 80 90 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. \_\_\_\_\_  
 Modifications: Minor Moderate Extensive

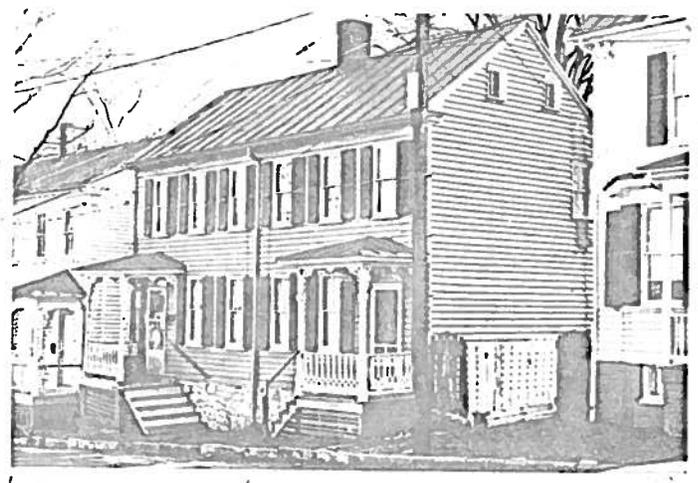
Physical Condition: Standard Deteriorated Dilapidated  
 Environmental Context: Strong Moderate Weak  
 Architectural Significance:  
 Outstanding Excellent Good Average None  
 Architectural Description

This two story duplex with high stone foundation has a tin roof with a corbel-capped center chimney. The 6 bays hold 2 over 2 light units and there are two gable windows. The two end doors have transom lights and each is sheltered by a hip-roofed entry porch with carved corner braces, center drops and sawn balusters.

Brick Sidewalk  
 Historical Significance:  
 National State/Regional Local None  
 Historical Description



References:



CERTIFICATE #: BAR- 14-106  
 DATE SUBMITTED: 2/24/14



Rouss City Hall  
 15 North Cameron Street  
 Winchester, VA 22601

Telephone: (540) 667-1815  
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**APPLICATION  
 BOARD OF ARCHITECTURAL REVIEW  
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:

|  |  |
|--|--|
| <u>7036621285</u><br>Telephone                 | <u>BEN POWELL</u><br>Applicant                   |
| <u>benpowell99@gmail.com</u><br>E-mail address | <u>422 S. CAMERON ST</u><br>Street Address       |
|  | <u>WINCHESTER VA 22601</u><br>City / State / Zip |

|  |  |
|--|--|
| <br>Property Owner's Signature                 | <u>BENJAMIN J POWELL</u><br>Property Owner (Name as appears in Land Records) |
| <u>7036621285</u><br>Telephone                 | <u>422 S. CAMERON ST</u><br>Street Address                                   |
| <u>benpowell99@gmail.com</u><br>E-mail address | <u>WINCHESTER VA 22601</u><br>City / State / Zip                             |

**PROPERTY LOCATION**  
 Current Street Address(es) 422 S. CAMERON Use: RESIDENTIAL  
 Zoning: RB (HW) Year Constructed: 1785 Historic Plaque? Y(✓) N( ) Number: 60

**TYPE OF REQUEST**

|   |  |   |
|---|--|---|
| <input type="checkbox"/> Demolition             | <input type="checkbox"/> Sign (specify type) and # _____ | <input checked="" type="checkbox"/> Exterior Change |
| <input type="checkbox"/> New Construction       | <input type="checkbox"/> Freestanding                    | <input checked="" 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 checked="" 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) \_\_\_\_\_

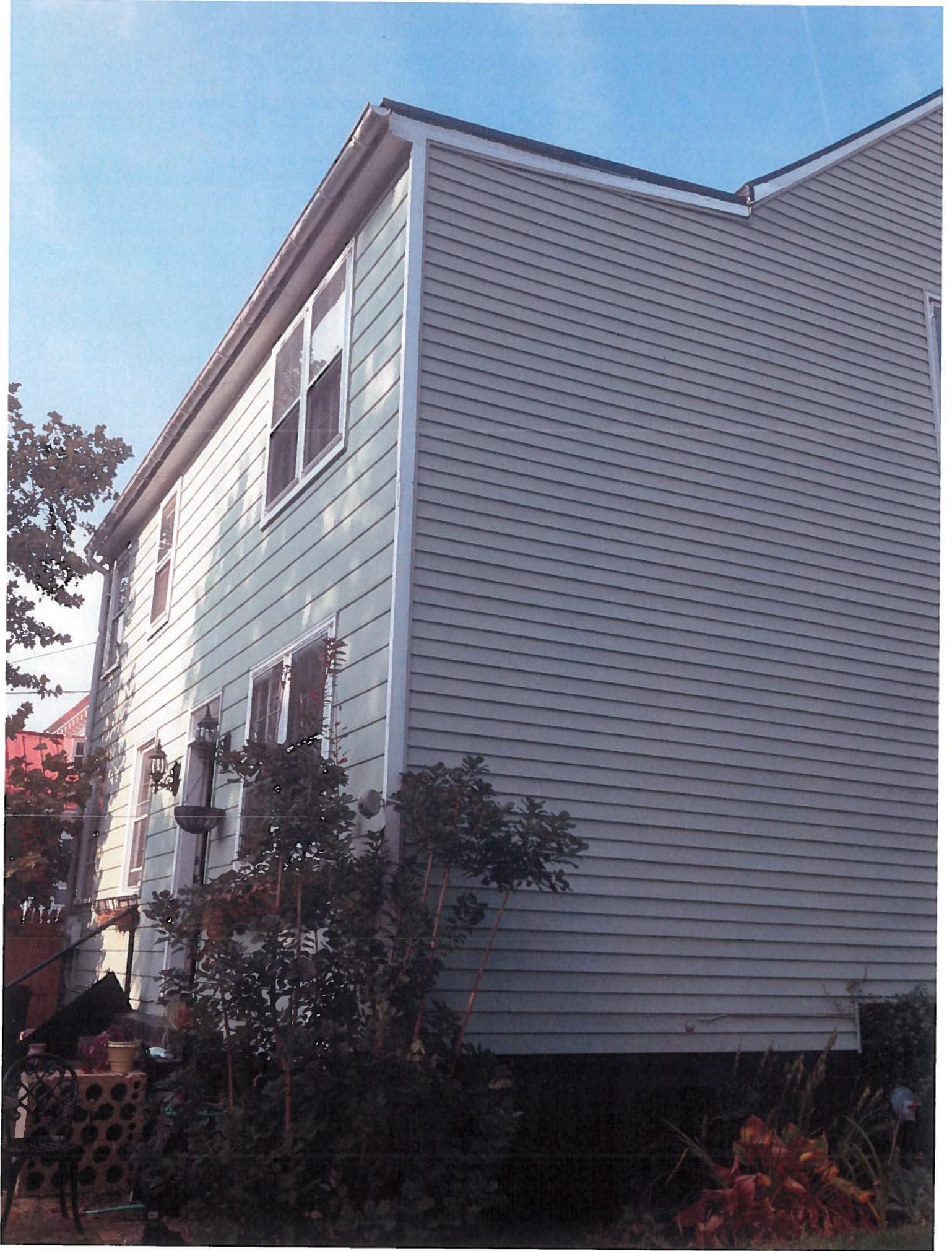
CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

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

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

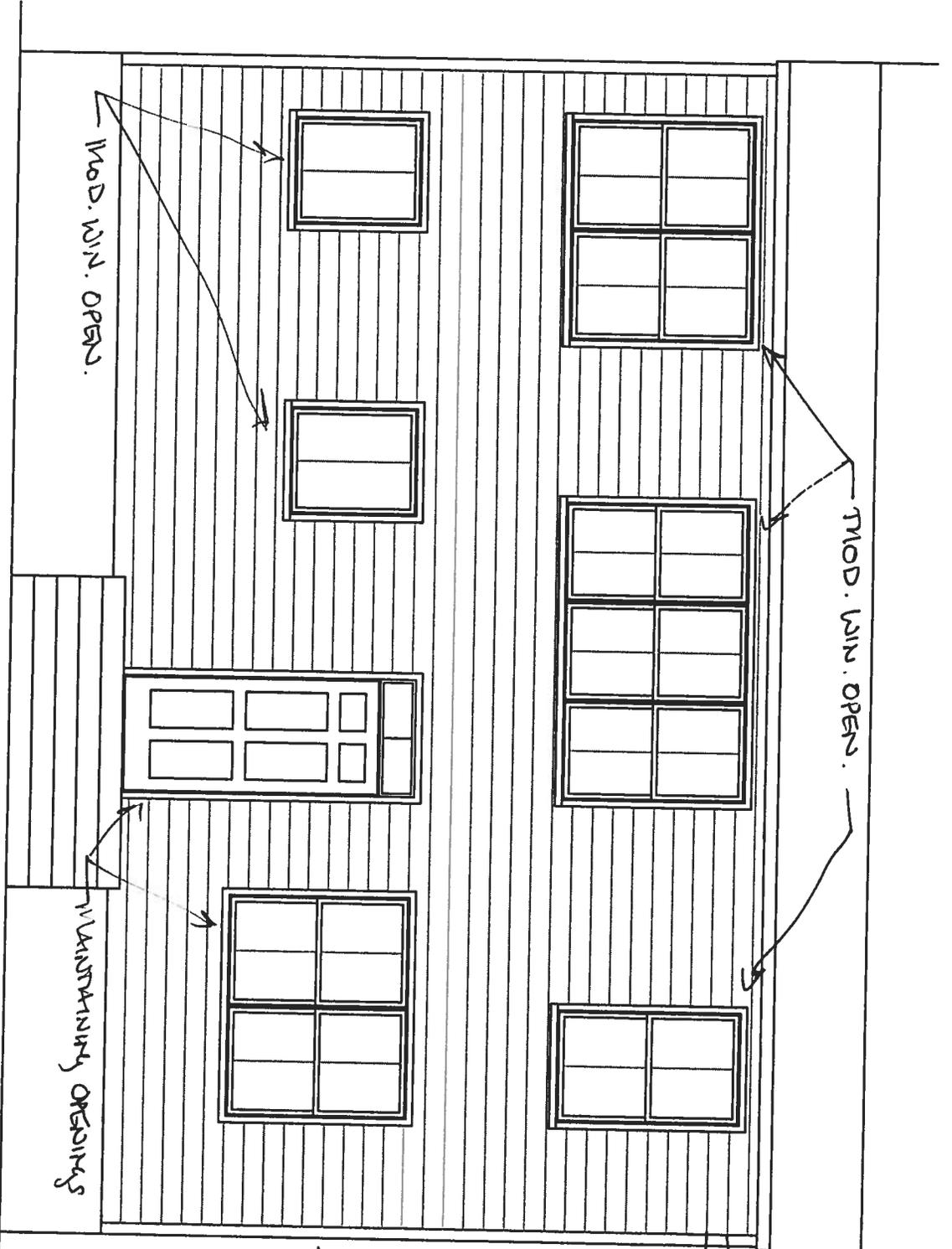
Secretary, Board of Architectural Review





POWELL RESIDENCE  
 422 S. CAMERON ST  
 WINCHESTER VA

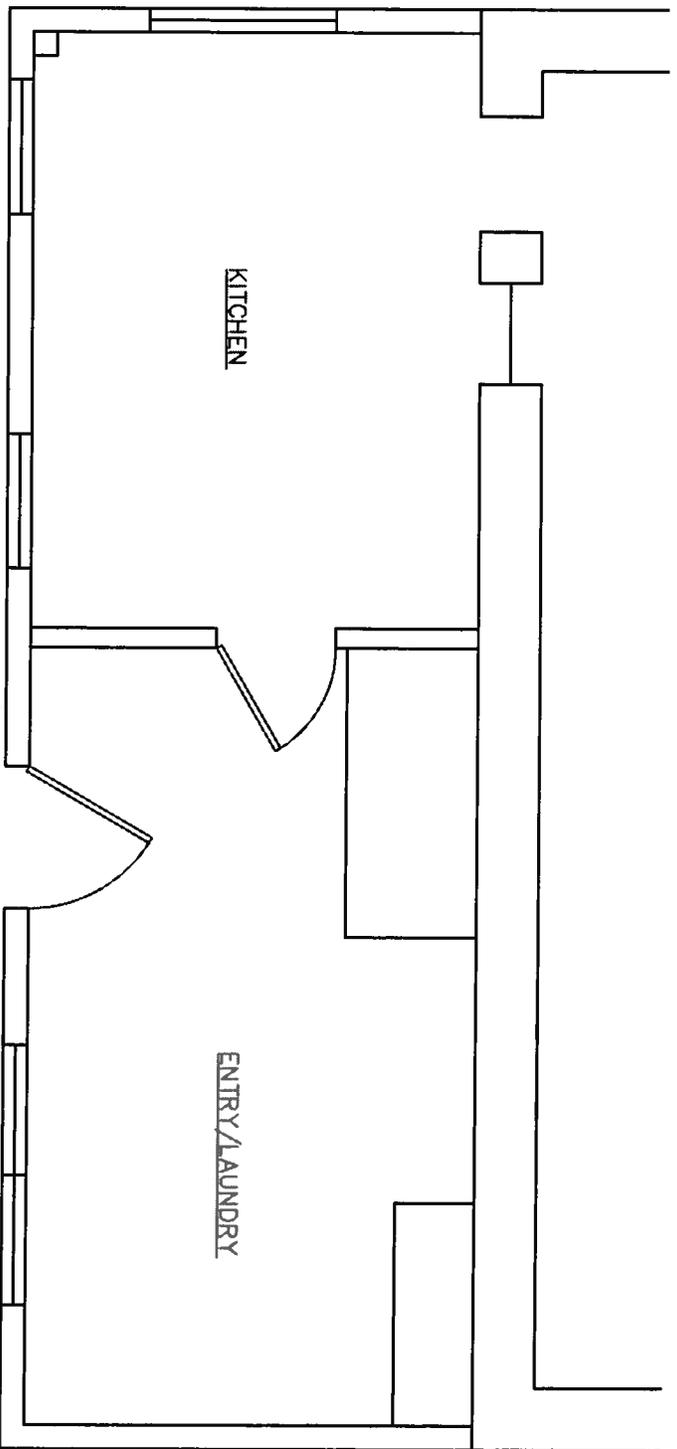
ELEVATION - REAR



\* SIDING REVEAL TO MATCH FRONT

PROPOSED IMPROVEMENTS

- REPLACE EXISTING WINDOWS WITH NEW INTEGRITY\*
- WINDOW SIZES TO MATCH STYLE IN OLDER PORTION OF THE HOUSE. WILL ALSO MATCH NEW TRIM TO TRIM ON OLDER PORTION OF HOUSE.
- REPLACE MASONITE & VINYL SIDING WITH HARDI-LAP SIDING. PAINT TO MATCH OLDER PORTION OF HOUSE.
- \* INTEGRITY BY MASON: DOOR WINDOWS w/ FIBREGLA CLADDING
- BECKWARDS ÷ SILL ARE FIBREGLAS AS WELL
- \* MASONITE SIDING IS CURRENTLY ON REAR ELEV
- \* VINYL SIDING IS CURRENTLY ON SIDE ELEV (NOT STAIR FACINGS)

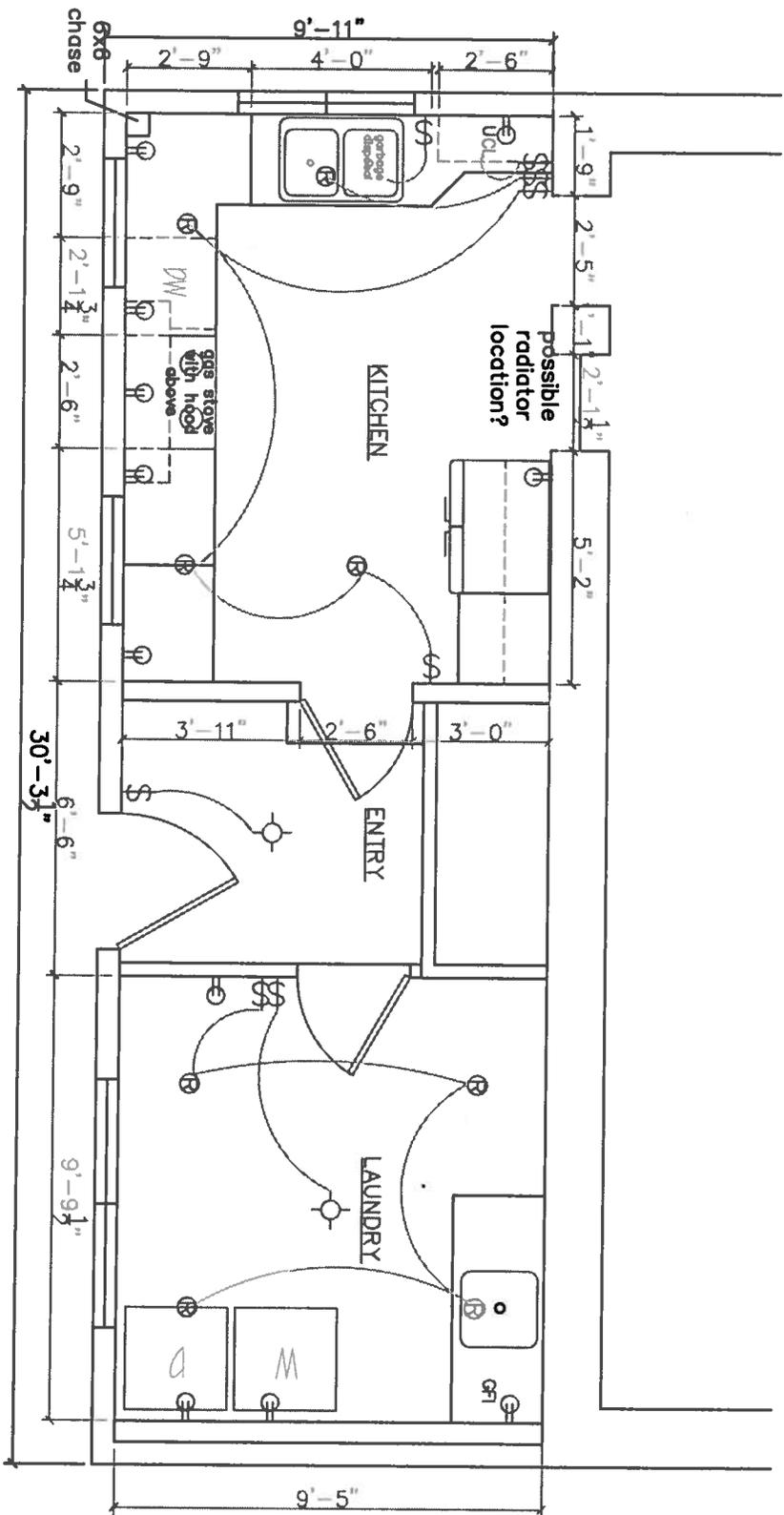


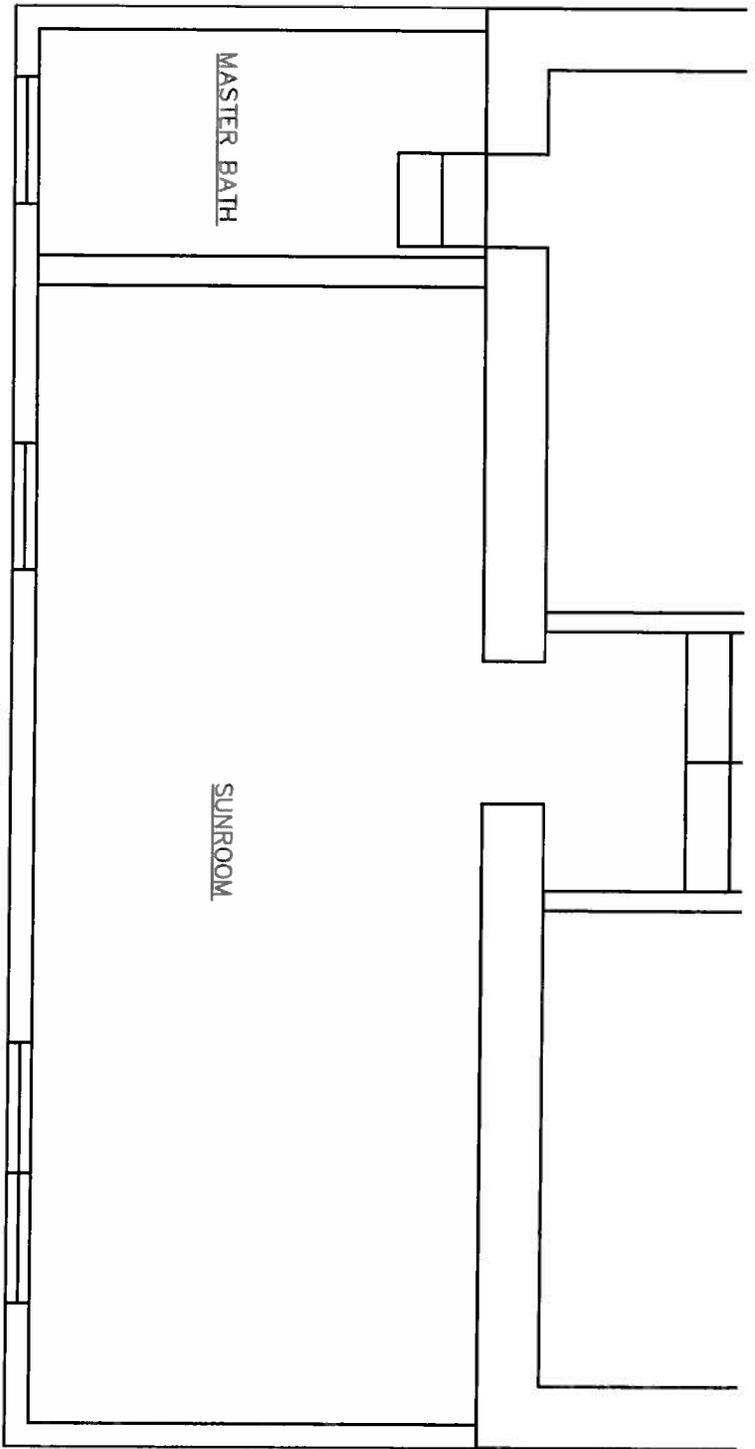
EXISTING FIRST FLOOR

POWELL RESIDENCE  
422 S. CAMERON ST  
WINCHESTER VA

POWELL RESIDENCE  
422 S. CAMERON ST  
WINCHESTER VA

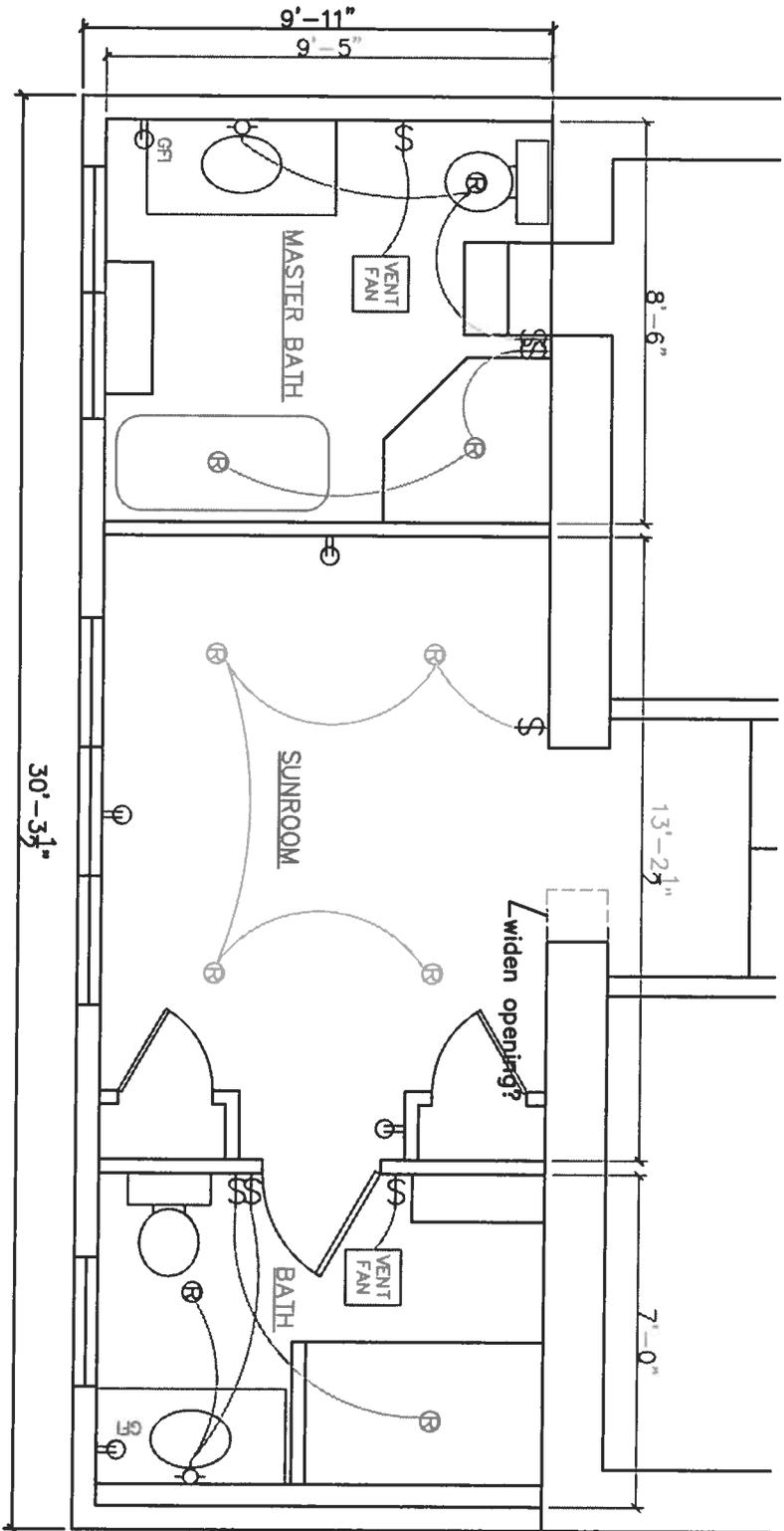
FIRST FLOOR





EXISTING SECOND FLOOR

POWELL RESIDENCE  
422 S. CAMERON ST  
WINCHESTER VA



SECOND FLOOR

POWELL RESIDENCE  
 422 S. CAMERON ST  
 WINCHESTER VA



# City of Winchester

## 422 South Cameron Street

Tax Map Number: 193-1-S-1-

DHR Resource Number: 138-0042-0279

Resources: 1 single dwelling; 1 meathouse

Date/Period: ca. 1850

Style: Vernacular

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



## Architectural Description

**Site Description:** This lot is situated at the northeast corner of South Cameron Street and East Leicester Street. The site slopes upward to the north and downward to the east. The west and south elevations of the single dwelling directly abut the city sidewalk (brick-paved to the west and concrete-paved to the south), with no setback. A wood fence encloses the rear of the lot. Mature trees and shrubs provide landscaping.

**Secondary Resource Summary:** A one-story, one-bay meathouse is located northeast of the single dwelling.

**Primary Resource Description:** This freestanding single-family dwelling stands two stories in height on a raised foundation. It is three bays wide and two bays deep with a side-gabled roof. A full-width addition to the rear (east) is two stories high and covered by a shed roof. A one-story, one-bay entry porch is centrally located on the west façade. To the south is a one-story, three-side canted bay that slightly projects.

The large rectangular structure is set on a solid coursed-stone foundation that is raised and painted. German wood siding with narrow corner boards conceal the structural system, however Walter Kidney states in his publication *Winchester: Limestone, Sycamores & Architecture* that the house is log construction dating to circa 1790. An architectural survey performed in 1976 further supported the presumption of the log construction of this dwelling, but exterior physical evidence suggests a mid-nineteenth-century date. The side-gabled roof is covered in standing-seam metal. It features overhanging eaves, plain frieze, a shallow boxed cornice with ogee molding, and a narrow raking wood cornice. An interior-end, brick chimney with a corbeled cap rises from the south elevation. A parged, square chimney with a corbeled cap has been added to the exterior end of the north elevation. The central entry of the three-bay-wide façade (west elevation) has a paneled wood door. This entry is accessed by a side-entry porch set on a brick pier foundation infilled with lattice. This one-story, one-bay porch has a half-hipped roof covered in standing-seam metal. The roof is supported by Tuscan columns and pilasters with turned wood balusters. Wood steps ascend to the porch from the north. Sanborn Fire Insurance maps indicate this porch was added between the years 1921 and 1927. The façade window openings have 2/2, double-hung, wood-sash windows with narrow molded surrounds and wood sills. The openings on the first story are elongated, a feature popular during the late nineteenth century. Presumably, all of the windows of the main block once had louvered wood shutters. This thesis evidenced by ghosting (created by the fading color of the cladding) and the presence of shutters on the façade window (south bay, first story) and the south elevation (west bay, second story). Further, the hardware for shutters is extant on all of the openings. The south (side) elevation has two openings at the foundation level that may have been window openings. Fenestration of the north (side) elevation consists of a 2/2, double-hung, wood-sash window on the first story and a window opening on the second story. This second window is only partially visible from the public right of way and the design and materials could not be discerned at the time of this survey. Two square, wood vents are located at the top of the south gable; the north gable has one louvered vent. The rear elevation is completely covered by the two-story addition.

A three-sided, canted bay window projects from the first story of the south elevation in the western end bay. This bay is set on a solid brick foundation (painted). Like the main block, the bay is clad in German wood siding. The half-hipped roof is covered in standing-seam metal. Beneath the roof is a plain frieze with bed molding. Fenestration consists of a 2/2, double-hung window flanked by narrow 1/1, fixed windows. All of the openings have wood sash, wood sills, and narrow square-edged wood surrounds. Sanborn documentation notes that a similar three-sided bay was in this location in 1897 but was not recorded on the 1903, 1908, or 1912 maps. The current projection was first noted in 1921.

The rear (east) elevation of the main block has a two-story addition, dating from the second quarter of the twentieth century. The solid brick foundation of this addition has been painted, making it difficult to discern the bonding. Clad in hardiplank siding, this addition is likely wood-frame construction. The shed roof is covered in standing-seam metal. A two-light, sliding, vinyl window is located on the south elevation. The rear elevation is fenestrated with single and paired 6/6, double-hung, wood-sash windows and two-light, sliding windows of vinyl. A single-leaf entry has a wood door topped by a two-light transom. The material and design of this entry is not fully visible from the public right-of-way due to a wood privacy fence. The north elevation of this addition has no openings. The Sanborn Fire Insurance Company first recorded this rear addition in 1927, documenting it's constructed sometime between 1912 and 1927. When the area was first recorded, in 1897, there was a full-width, one-story rear addition or ell.

**Secondary Resource Description:** This one-story meathouse appears to date from the mid-nineteenth century. The foundation of this outbuilding, which is square in plan, is not visible from the public right-of-way. The wood-frame building is clad in weatherboard siding with narrow corner boards. A pyramidal hipped roof is covered in metal sheets. The south-facing, single-leaf entry does not appear to have a door; it has a wood square-edged surround.

**Significance Statement:** This single-family dwelling is representative of the domestic architecture constructed in the City of Winchester during the late eighteenth century. Like many corner properties in Winchester, this dwelling has two addresses (422 South Cameron Street and 319 East Leicester Street). Walter Kidney, local historian and author, notes that this building was constructed of logs circa 1790. The Sanborn Fire Insurance Maps document the dwelling in 1897 when the area was first mapped. The address at this time was 607 Market Street. The 1976 Winchester Architectural Inventory notes that this house was built by Philip Shearer "perhaps a short time

**CITY OF WINCHESTER  
ARCHITECTURAL INVENTORY**

1970

Address: 422 S. Jackson St. Present Use: Residential  
 Map & Parcel: 193 - (L) Assessed Value: \$17,225  
 Tract & Block: S-1  
 Present Owner: John D. Glover, Jr. Historic Name: Hoover House  
 Address: \_\_\_\_\_ Original Owner: Philip Shearer  
 Original Use: Residence and post office

Date: 17\_\_ 80 (90) 1800 10 20 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

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 attractive and unusually large log structure has an interior chimney on the south end and an outside chimney on the north end which has apparently been rebuilt. The 3 bays hold 2 over 2 replacement lights and are flanked by louvered shutters. There is a small one bay Colonial Revival stoop. The small single story, 3-sided bay projection on the south side is a later addition. There is a two-story shed roof addition in the rear.

Brick Sidewalk

Historical Significance:  
 National State/Regional Local None

**Historical Description**

built by Philip Shearer "perhaps a short time after he purchased the lot in 1785". Used as a post office in the 1820's (in 1967 opening in front wall for posting letters could still be seen). A Civil War shell is embedded in south wall. The Hoover family owned the house from 1933 until the 1970's.

References:





# Board of Architectural Review (BAR) Application for Certificate of Appropriateness

PROJECT ADDRESS: 181 N. Loudoun St

**APPLICANT:** (Please Print)  
Name: VIOLIND RIST. ITALIANO  
Address: 181 N. LOUDOUN STR.  
WINCHESTER, VA 22601  
Phone: 540-667-8006

**ARCHITECT/DESIGNER/CONTRACTOR:**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**PROPERTY OWNER:**  
Name: FRANCO MARCELA STOCCO  
Address: 550 SOLGROVE RD.  
WARRENTON, VA 20186  
Phone: 540-349-4534

**PROPERTY INFORMATION:**  
Zoning District: B-1 (HW)  
Tax Map Number: 173-01-F-14-01  
Year Constructed: \_\_\_\_\_  
Historic Plaque? (Y) (N) Number: \_\_\_\_\_

**TYPE OF REQUEST:** (Please check all that apply)  
Submit required materials as listed on reverse side of this form, along with any additional information to clearly outline your request.

| Type of Structure       | Demolition | Addition | New Construction | Remodeling/ Renovation | Other            |
|-------------------------|------------|----------|------------------|------------------------|------------------|
| Residential             |            |          |                  |                        |                  |
| Commercial              |            |          |                  |                        | <del>OTHER</del> |
| Institutional/Religious |            |          |                  |                        |                  |
| Accessory or other      |            |          |                  |                        |                  |

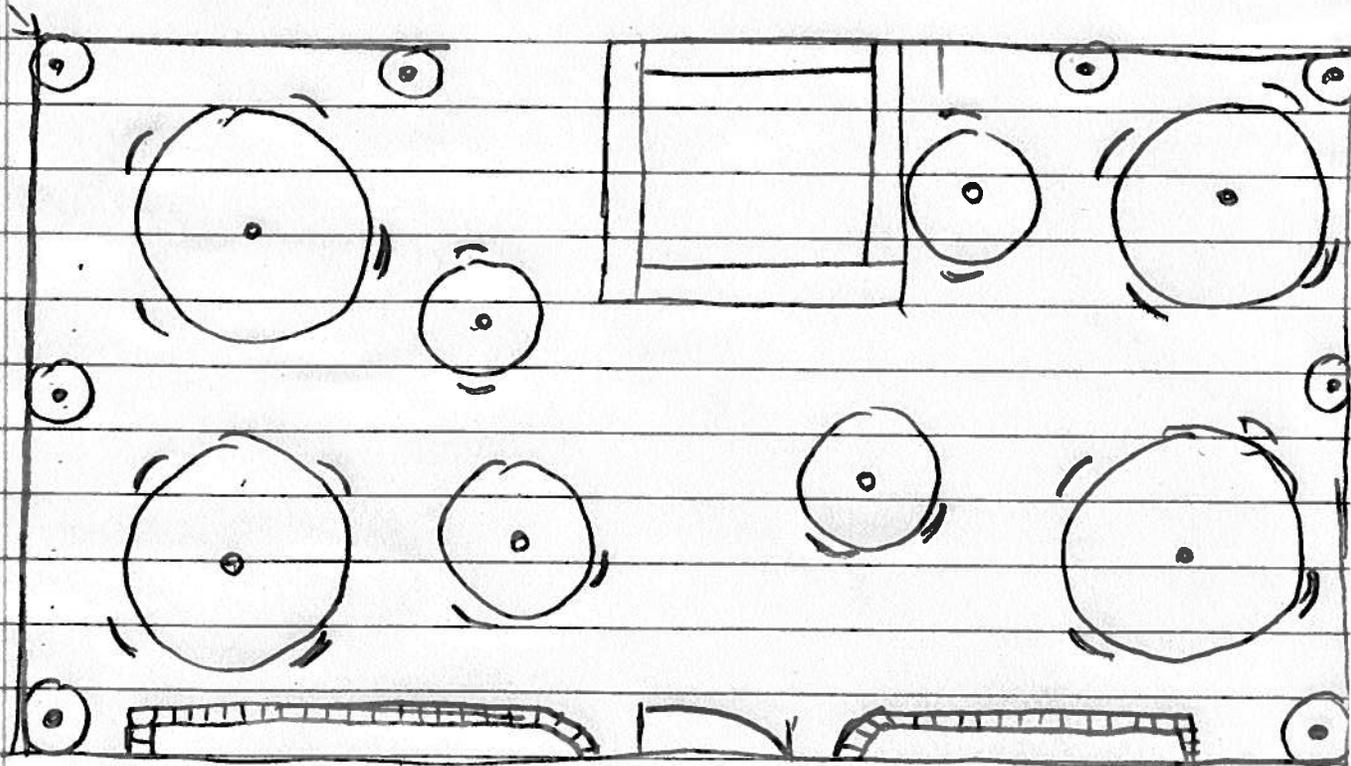
**BRIEF DESCRIPTION OF THE PROJECT:** \_\_\_\_\_

**SIGNATURE OF APPLICANT**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct.  
Marcella V. Stocco 1/31/14  
Signature Date

**PROPERTY OWNER PERMISSION** (if not applicant)  
I have read this application and hereby give my consent to its submission.  
[Signature] 1/31/14  
Signature Date

|                             |                               |
|-----------------------------|-------------------------------|
| <b>For Office Use Only</b>  |                               |
| Received by: _____          | Certificate Number: _____     |
| Fee paid: _____ Date: _____ | Hearing Date(s): _____        |
|                             | Conditions of approval: _____ |

# VIOLINO PATIO SETUP



⊙ - small potted plant 8

4 - WHITE metal tables LG.

4 - WHITE metal tables SM.

20 - WHITE METAL CHAIRS

6 - 6 FOOT FABRIC PATIO UMBRELLAS

2 - SOLID GREEN

4 - STRIPED yellow, green, red, pink + brown

FENCING: TEMPORARY DARK GREEN AND YELLOW WOOD







# Board of Architectural Review (BAR)

## Application for Certificate of Appropriateness

PROJECT ADDRESS: 165 N. Loudoun St., Winchester, VA  
22601

**APPLICANT:** (Please Print)  
 Name: Lanita K. Byrne  
 Address: 165 N. Loudoun St.  
Winchester, VA 22601  
 Phone: 540-686-7209

**ARCHITECT/DESIGNER/CONTRACTOR:**  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**PROPERTY OWNER:**  
 Name: Mr. Jim Vickers  
 Address: Oak Crest Properties  
Kent St., Winchester, VA  
 Phone: \_\_\_\_\_  
 22601

**PROPERTY INFORMATION:**  
 Zoning District: B-1 (HLW)  
 Tax Map Number: 173-01-F-17-01  
 Year Constructed: \_\_\_\_\_  
 Historic Plaque? (Y) (N) Number: \_\_\_\_\_

**TYPE OF REQUEST:** (Please check all that apply)  
 Submit required materials as listed on reverse side of this form, along with any additional information to clearly outline your request.

| Type of Structure       | Demolition | Addition | New Construction | Remodeling/ Renovation | Other   |
|-------------------------|------------|----------|------------------|------------------------|---|
| Residential             |            |          |                  |                        |   |
| Commercial              |            |          |                  |                        | Renovation of Loudoun St. Mall made it necessary to be inventive on re-installing pre-approved fence for patio. |
| Institutional/Religious |            |          |                  |                        |   |
| Accessory or other      |            |          |                  |                        |   |

**BRIEF DESCRIPTION OF THE PROJECT:** Patio Fence exceeding ht. requirements; 5" new footer for stability - (can no longer secure fence into ground) - increases height.

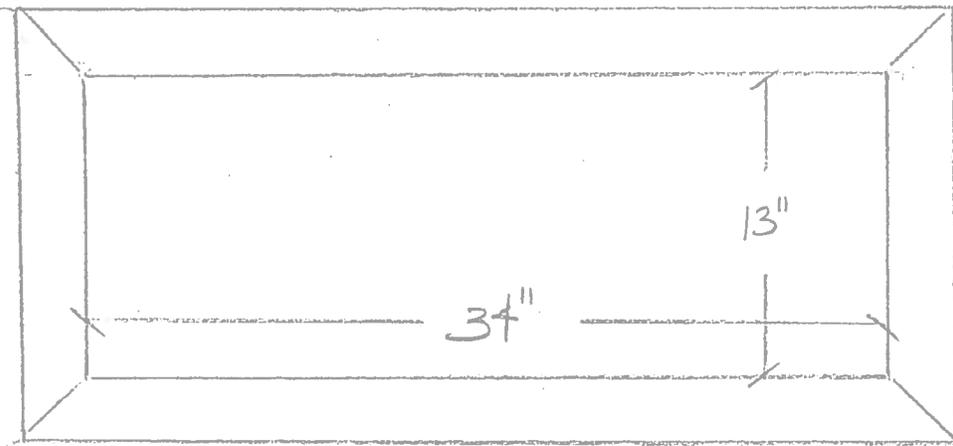
**SIGNATURE OF APPLICANT**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Lanita K. Byrne 2/5/2014  
 Signature Date

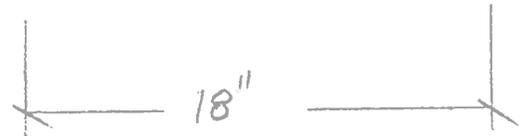
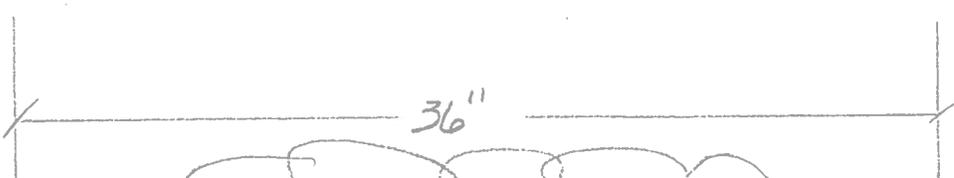
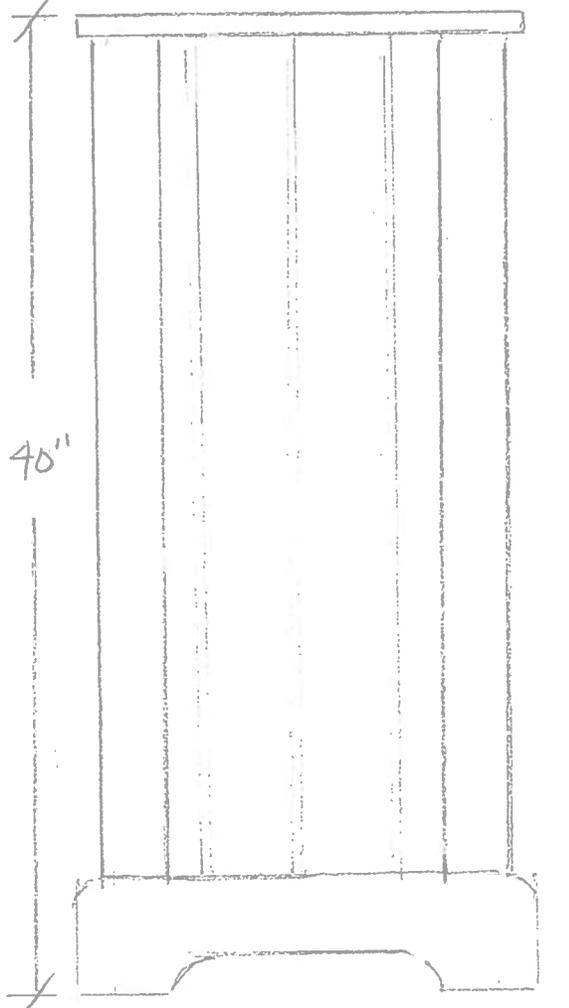
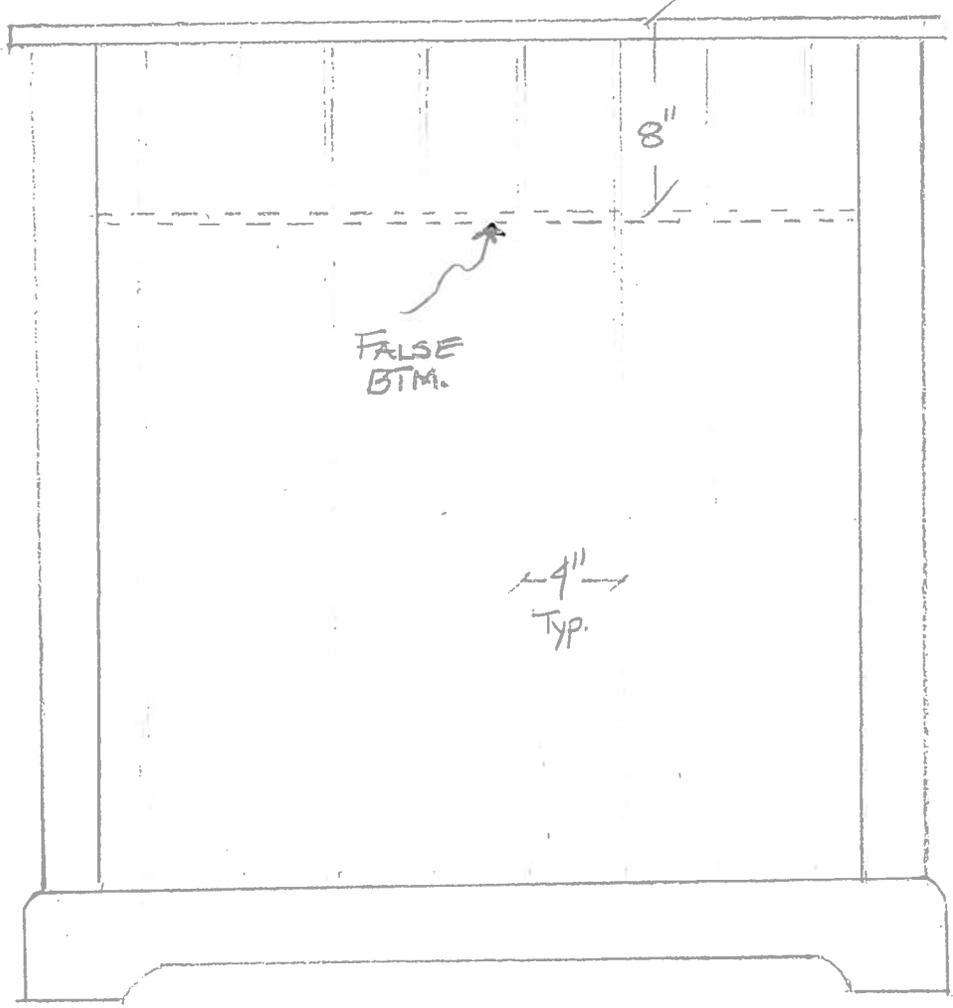
**PROPERTY OWNER PERMISSION** (if not applicant)  
 I have read this application and hereby give my consent to its submission.

Mr. J. Vickers 2/5/14  
 Signature Date

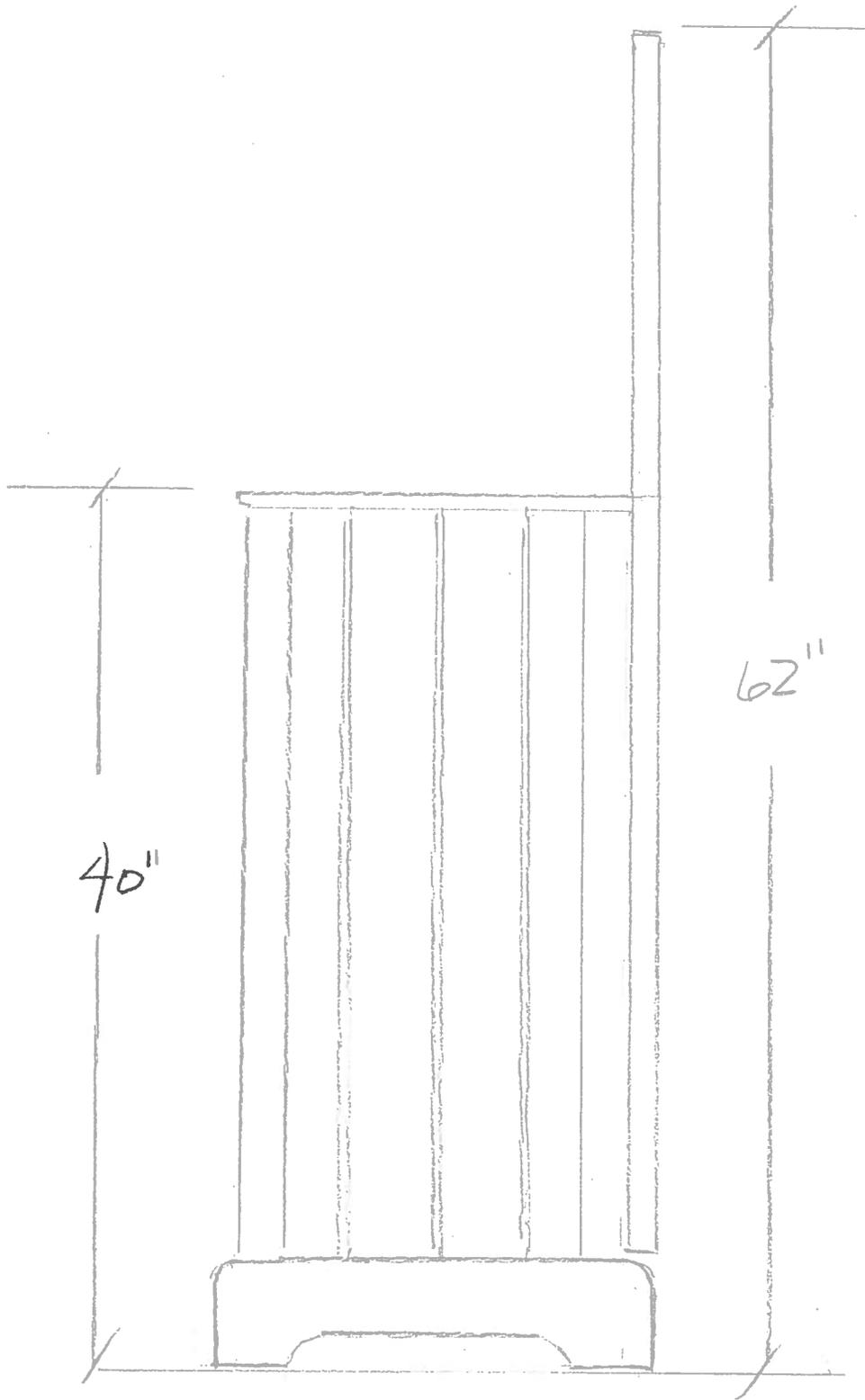
|                            |                                  |
|----------------------------|----------------------------------|
| <b>For Office Use Only</b> |                                  |
| Received by: _____         | Certificate Number: _____        |
| Fee paid: _____            | Hearing Date(s): <u>02-20-14</u> |
| Date: <u>02-11-14</u>      | Conditions of approval: _____    |

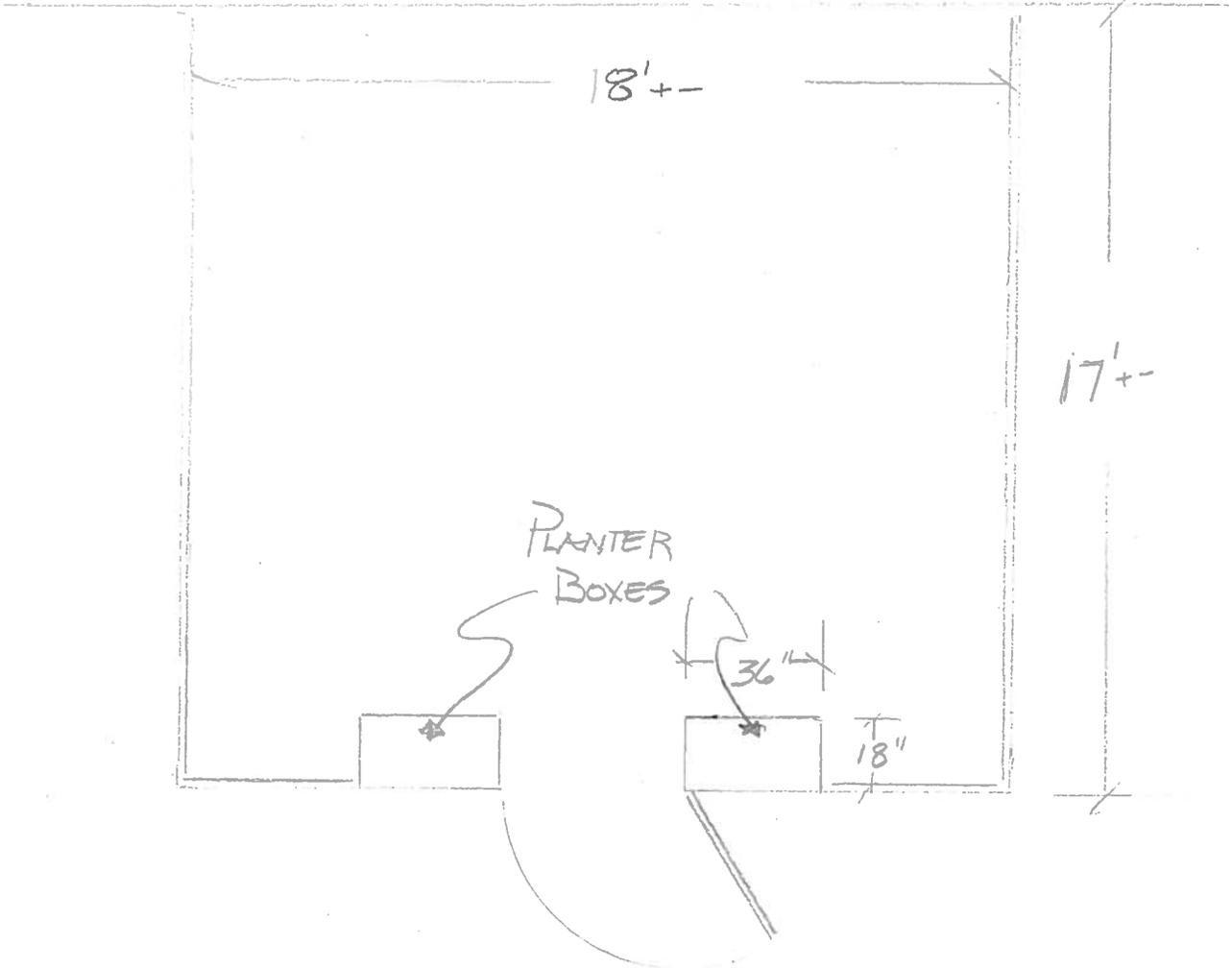


PURPOSED:  
PLANTER BOXES  
18" ESPRESSO  
BAR & CAFE  
WINCHESTER VA.



- WOOD (ROT RESISTANT)
- BLACK FINISH
- FREE STANDING





CERTIFICATE #: BAR-13-595  
DATE SUBMITTED: 12-11-13



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

540-532-6259 Telephone  
bwiley@harcmanconstruction.com E-mail address

HARMAN Construction Inc. - Bill Wiley Applicant (use reverse to list additional applicants)  
1024 PLEASANT VALLEY ROAD Street Address  
Hartzersburg City VA State 22801 Zip

[Signature] Owner's Signature (use reverse to list additional owners)  
443.759.0841 Telephone  
patricia7585@gmail.com E-mail address

PATRICIA N. ADAMS Owner Name (as appears in Land Records)  
1601 BOLTON ST. Street Address  
Baltimore City MD State 21217 Zip

PROPERTY LOCATION  
Current Street Address(es) 10 E. LEICESTER ST. & 412 S. LOVDOWN ST. Use VAGANT  
Zoning: RBI Year Constructed: N/A 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 checked="" 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 type="checkbox"/> Windows/Doors         |
| <input type="checkbox"/> Wall                        | <input type="checkbox"/> Other (specify) _____            | <input type="checkbox"/> Paint                 |
| <input type="checkbox"/> Other (specify) _____       |   | <input type="checkbox"/> Other (specify) _____ |

FOR OFFICIAL USE ONLY

Hearing Date(s) 12-19-13 \* 02-26-14

CERTIFICATE OF APPROPRIATENESS IS: \_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ TABLED \_\_\_\_\_ WITHDRAWN

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
Secretary, Board of Architectural Review

\* 2/20/14 - approved as submitted w/ following exceptions:  
1) roofing, 2) ext. lighting, 3) porch details



**IT'S HERE. THE NEW GRAINGER IPAD® APP.**



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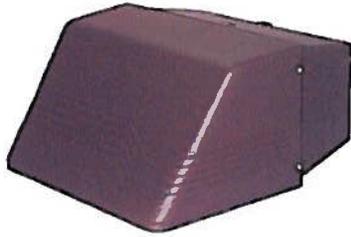
[Home](#) | [Lighting](#) | [Outdoor Area Fixtures](#) | [Security Area Lighting Fixtures](#) | [Wall Pack, Full Cutoff, 400 W](#)

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## Wall Pack, Full Cutoff, 400 W

LUMAPRO



Price: **\$418.75** / each

Qty: 1

[+Add to list](#)

[Check Availability](#)

 Typically in Stock 

Add Repair & Replacement Coverage for \$59.99 each

     Be the first to write a review | [Ask & Answer](#)

Item # 4GWH2

Mfr. Model # 4GWH2

UNSPSC # 39111805

Catalog Page # 711

Shipping Weight 31.39 lbs.

Country of Origin: China | Country of Origin is subject to change

### Technical Specs

|                         |  |                              |                                  |
|-------------------------|--|------------------------------|----------------------------------|
| Item                    | Wall Pack  | Housing Finish               | Architectural Bronze Powder Coat |
| Fixture Type            | Full Cutoff Wall Pack  | Includes                     | Lamp                             |
| Lamp Type               | Metal Halide   | Description/Special Features | Full Cutoff, Pulse Start         |
| Suggested Lamp Item No. | 3APK4  | Ambient Temp. Range          | -22 to 88 Degrees F              |
| Socket Type             | Mogul  | Light Distribution           | Type IV with Full Cutoff         |
| Voltage                 | 120-277  | Length                       | 18-1/4"                          |
| Lamp Watts              | 400  | Width                        | 17-1/4"                          |
| Reflector Material      | Aluminum   | Height                       | 9-1/4"                           |
| Housing Material        | Die Cast Aluminum  | Standards                    | CSA Listed for Wet Locations     |
| Mounting                | Cast-in template for Mounting Directly Over a 4" Recessed Outlet Box or Use 1/2" Surface Conduit |                              |                                  |

FEB 27 REC'D

# Moulded Handrails 2 x 4 x 8' long

## Moulded Handrails available:

- 2" x 4" 8' long - Available in Pressure Treated or Cedar
- Please choose your Length and Material below.

Click to enlarge pictures



**Length: \***

8 feet long ▼

Please choose a length.

**Material: \***

Coastal Red Kiln Dried Ceda ▼

Please choose a material

**Base Dimensions: \***

2" x 4" ▼

Please choose the base dimensions.

FEB 27 RECD

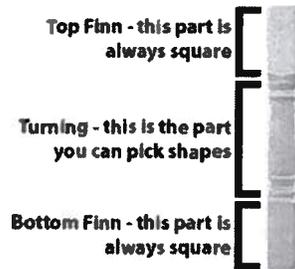
Item Number / SKU: Moulded Handrails-C2496-MH

### Product Tags:

Hand Rails

# Colonial Design Spindles 2 x 2

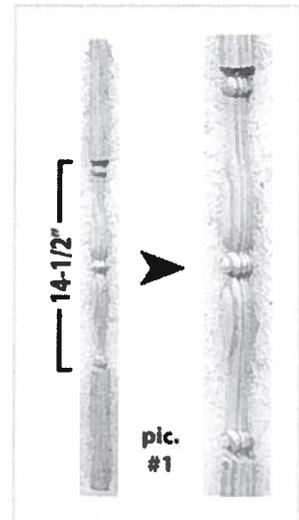
All Colonial Design Spindles are 2 inches wide and 2 inches high.  
Please choose a Turning Style, Length, and Material below.



## A word about our dimensions and sizes....

- The dimensions of a 2" x 2" are actually 1 3/8" by 1 3/8"

Click to enlarge pictures



FEB 27 RECD

**Turning Style: \***

Round ▼

Please choose a turning style.

**Length: \***

30 inches long ▼

Please choose a length.