

BOARD OF ARCHITECTURAL REVIEW
AGENDA
October 2, 2014 - 4:00 PM
Council Chambers - Rouss City Hall

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – September 18, 2014

2. CONSENT AGENDA

3. 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.

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

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.

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, September 18, 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, Ms. Elgin

ABSENT: None

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

VISITORS: Jay Hanke

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of September 4, 2014. Hearing none, he called for a motion. Mr. Bandyke moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0-2 with Ms. Jackson and Mr. Walker abstaining.

CONSENT AGENDA:

None.

NEW BUSINESS:

BAR-14-543 Request of Jay and Harriett Hanke for a Certificate of Appropriateness to replace windows at the property located at 500 North Braddock Street.

Mr. Hanke outlined his request to the Board. Mr. Serafin asked if Mr. Hanke had brought a sample of the window. Mr. Hanke replied that he had. Chairman Rockwood noted that some of the windows had already been replaced. Mr. Hanke said that was correct and there had been a stop work order given to the contractor he had hired. Chairman Rockwood noted that the windows being replaced were aluminum clad frames and sills. Mr. Hanke said the outer frame of the window was aluminum. Some of the windows were original to the house and some were not because they had been replaced with a synthetic window. Mr. Serafin asked if the windows that had been replaced and the ones going to be replaced were all wood sashes with an aluminum covering on the sill and the sides of the frame. Mr. Hanke confirmed that the sashes were all wood. Mr. Walker noted that the replacement window was a wood window with vinyl cladding.

Chairman Rockwood asked what the condition of the wooden sash was before replacement. Mr. Hanke said some of the muntins were rotted out and had been repaired so many times that it was unsightly. Some of the windows being replaced are newer but had not been cared for. He wanted to upgrade to a better window in terms of efficiency. Mr. Hanke pointed out which windows were original, which had been replaced and which were going to be replaced on the illustrations. Mr. Bandyke pointed out that

the replacement windows were all vinyl in construction. He said that when he looked at the house, he noted that it had been clad in aluminum siding. Mr. Hanke said that he believed that when the aluminum siding was put on, the windows were also clad in aluminum.

Mr. Serafin said that he was sympathetic because the work had already been started and it puts everyone in a tough position but it also sets precedence in two very hard ways in the Historic District. First, starting work without an approval then asking for forgiveness. That could get the Board in hot water as far as what if everybody did that. Second, the idea of replacing wood windows with vinyl windows, there would be people at nearly every meeting saying "That guy down the street has done this." There would be people pointing at this case for the next 20 years saying "Well, he put in vinyl windows, why can't I?" That was how he viewed the position the Board was in. It does not follow the guidelines for the Historic District. It was not something they would ever approve.

Mr. Bandyke asked Mr. Hanke how long he had owned the house. Mr. Hanke said since 1998. Mr. Bandyke asked if, at that time, the realtor had given him information about the Historic District. He did not know if the district had been changed as Mr. Hanke had stated in his application. Mr. Hanke said the facts he had read online when he was looking into buying the house noted the original addresses of the Historic District and that 500 North Braddock Street was not included in those addresses. It was added some time before 1998 but he was not given that information. Mr. Bandyke asked Mr. Crump about the dates. Mr. Crump said the district had not changed much since it was formed in 1976. There were two other times when people had requested to join the district but the City has not altered it since it was formed. He pointed out the 1976 inventory page that was included in the packet.

Chairman Rockwood said he agreed with Mr. Serafin about the precedent in terms of using non-original materials. One thing that struck him was that Mr. Hanke had said that some of the windows were not original. Others were badly degraded and ordinarily he would say replace the muntins or replicate them with the same materials. The other thing was the house had been extensively altered by aluminum siding. It reminded him of an application from a year ago on South Braddock Street. The house had been extensively resided in non-original materials and the Board was in a position of having to say the wood windows have to be replaced with wood but he could replace the vinyl clad windows with vinyl. It did not advance the Historic District to make the owner go through that and the Board has been wrestling with the use of substitute materials ever since.

Mr. Bandyke made the observation that the house probably had triple-track storm windows throughout at one point. It would actually look better with newer windows if the triple-track windows were removed. It would be in keeping with the style of the house, unfortunately, it is in the Historic District. The house itself, in this case, lends itself to that particular style of windows because it has been wrapped in aluminum siding over the years. It is hard for the Board to give permission for something like that without some caveat and he did not know what that would be. If the aluminum storm windows were removed and the windows were in bad shape and vinyl windows were put in, it would be a step in the right direction. It gets rid of the aluminum windows which are unsightly but puts in an inappropriate window material that looks better.

Mr. Walker quoted from the Significance Statement in the September 2011 Architectural Survey, "Although the vernacular dwelling has been clad in vinyl siding, it retains the original wood-sash windows..." He noted that it is a significant portion of the building. The wood windows are a significant portion of the elevation and it is hard for him to say it is okay to replace them with substitute materials. It is an important part of the historic significance of the house.

Chairman Rockwood said if they approved the windows, they would be announcing that they would not approve something unless an applicant came to them in advance but if the applicant went ahead and did the job, the Board would look the other way. He was not comfortable with that.

Mr. Bandyke said Mr. Hanke could have used double-glazed wood windows that were pre-painted, even if painted with a vinyl-like material, the whole issue could have been avoided. If the house was out of the Historic District, it would not be a problem but it is inside the District. If the Board says yes to him, someone would use that as fodder for their argument that it was done by someone else. What was done before the Historic District and the rules that govern it were established is another issue. They do not have any say so over that but anything after that has to be approved.

Chairman Rockwood said if Mr. Hanke had come to them and said he was going take off the aluminum siding and return the house to its original historic look and take off all the additional stuff, repair the siding etc., in that context the windows would be appropriate. What he keeps wrestling with is that is not what he is doing, the house is completely wrapped in aluminum siding. He is not proposing to repair the windows.

Mr. Hanke said his reticence in bringing the project to the Board was because of the aluminum siding. The house is already not a period house and does not have a historic look to it anymore since it was wrapped in aluminum siding.

Mr. Bandyke asked Mr. Hanke if he knew the house was in the Historic District and he replied yes. Mr. Bandyke asked if the contractor or anyone else knew the house was in the Historic District. Mr. Hanke said he talked to staff before he started and they indicated they could not predict how the Board would rule. He went ahead with the project because of timing issues. He also stated there is another house very close to his with new windows that still have the stickers on them. Mr. Bandyke said the Board did not give their permission for that.

Mr. Serafin made a motion to deny the Certificate of Appropriateness for **BAR-14-543** with the following comments:

- The vinyl windows are inappropriate replacement windows in the Historic District.

Mr. Walker seconded the motion. Voice vote was taken and the motion passed 6-0.

OLD BUSINESS:

None.

DISCUSSION:

Mr. Crump said he had not heard back from Ms. VanDiest about putting the substitute materials presentation on the October 7, 2014 agenda. He said she had indicated that it could be done and he would let the Board know when it was definite. The meeting would be at 6:00pm in Council chambers.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:23pm.

CERTIFICATE #: BAR- 14-583
 DATE SUBMITTED: 9/17/14



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:

Habitat for Humanity - Winc-Fred. Co., INC
 Applicant

665.2197
 Telephone

145 BAKER ST.
 Street Address

daveshore@mrisc.com
 E-mail address

WINC., VA 22601
 City / State / Zip

By David Shore, Volunteer
 Property Owner's Signature

Habitat for Humanity - Winc.-Fred. Co., INC
 Property Owner (Name as appears in Land Records)

665.2197
 Telephone

145 BAKER ST.
 Street Address

daveshore@mrisc.com
 E-mail address

WINC., VA 22601
 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 319-221 S. Kent Use: VACANT lot
 Zoning: HR1 (HW) Year Constructed: N/A Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input 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/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) 10/2/14

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

APPLICATION – BOARD OF ARCHITECTURAL REVIEW

FOR ALL APPLICATIONS:

- The Board of Architectural Review (BAR) uses the following when considering applications:
The Secretary of Interior's Standards for Rehabilitation www.nps.gov/tps/standards/rehabilitation/rehab
Winchester Historic District Guidelines www.winchesterva.gov/planning/historic-district-design-guidelines
Article 14 of the Winchester Zoning Ordinance www.winchesterva.gov/planning/zoneord
Applicants should carefully review their proposal relative to these guiding documents prior to submission. In addition to the required materials listed below, applicants are encouraged to provide a narrative description of the scope of the project and how it relates to these documents.
- The BAR meets at 4pm on the first and third Thursdays of each month in Council Chambers.
- The deadline for COMPLETE applications (inc. all required materials) is 5pm ten (10) days before the meeting.
- The applicant or a representative must be at the meeting to answer any questions the Board may have and to discuss any possible changes or suggestions.
- Some applications may be considered for administrative review and approval per Section 14-5 of the Zoning Ordinance; however, all applications must include all required materials as if referred to the BAR.
- All projects must also comply with all applicable ordinances and building codes.
- ***ALL APPLICATIONS REQUIRE A RECENT PHOTOGRAPH (10 copies) OF THE STRUCTURE OR PROPERTY TO BE ALTERED; plus:**

SIGN APPLICATIONS, REQUIRED MATERIALS: (*****10 copies of each**)

- Scaled drawing showing materials used, colors, lettering style, and type (if any) of illumination.
- Sketch/clear description of where sign will be located. Include clearance for any projecting signs.
- For freestanding signs, scaled site drawing showing sign placement.

PAINT COLOR CHANGE, REQUIRED MATERIALS: (*****10 copies of each**)

- Samples of paint colors. (Give careful consideration to appropriateness of colors to age and style of structure.)
- A clear description of what will be painted, including trim, window frames, railing, gutters, porch floors/ceilings, etc.

✓ NEW CONSTRUCTION, ADDITIONS, REMODELING OR RENOVATIONS, WALLS/FENCES, REQUIRED MATERIALS: (*****10 copies of each**)

- Detailed sketch/architectural rendering and construction plans of additions and new construction.
- Samples, descriptive brochures and details of ALL materials.
- Scaled site plan for new construction, additions, walls and fences. *— I have/will CREATE copies*

ROOFING, REQUIRED MATERIALS: (*****10 copies of each**)

- Samples of materials, style and color of proposed roof.

DEMOLITION, REQUIRED MATERIALS:

- Photographs of all sides of structure/feature to be demolished. (*****10 copies of each**)
- For structures or portions of structures over 75 years old, \$300.00 filing fee. Such application requires a public hearing per Section 14-3-2 of the Zoning Ordinance; additional time between filing and the hearing may be required in order to satisfy procedural requirements for public notification of said hearing.

NOTE: AN APPROVED CERTIFICATE OF APPROPRIATENESS EXPIRES TWELVE (12) MONTHS FROM THE DATE OF ISSUANCE OR OTHERWISE AS PROVIDED FOR IN SECTION 14-8 OF THE ZONING ORDINANCE.



9/17/2014

Mr. Josh Crump
Planner II
City of Winchester Planning Dept.
Hand Delivered

RE: Habitat for Humanity-Winchester-Frederick Co, Inc. Certificate of Appropriateness request

Dear Mr. Crump:

On March 7, 2013, HFH-WFC, through DFC Architects, P.C. applied for and received a certificate of appropriateness to construct two dwellings at 319-321 S. Kent St. (BAR-13-72). At that point Habitat had the property under contingent contract for purchase. There was a cloud on the title of the property that only recently was resolved and we finally settled on the property. The one year time period for the BAR-13-72 CoA has expired and we are requesting it to be re-approved exactly as granted in 2013. We are proposing to build two dwellings with wood picket fences on the two lots to be subdivided. Both will face on Cecil Sts. and eventually receive Cecil St. addresses. I am also including the architectural drawings that were approved by the BAR in 2013, the subdivision survey that is proposed and the proposed siting of the homes.

Please contact me with any questions, concerns, etc.

Thanks.

David Shore
Volunteer

Att.

P.O. Box 1653
Winchester, VA 22604
(540) 662-7066
Fax (540) 450-0360
www.habitatwfc.org
info@habitatwfc.org

Building houses with God's people in need.



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

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

March 15, 2013

DFC Architects, PC
480 W. Jubal Early Drive #330
Winchester, VA 22601

Dear Mr. Crigler:

On Thursday, March 7, 2013, the Board of Architectural Review acted on the following request (this letter serves as a modification to the previous March 8, 2013 approval letter):

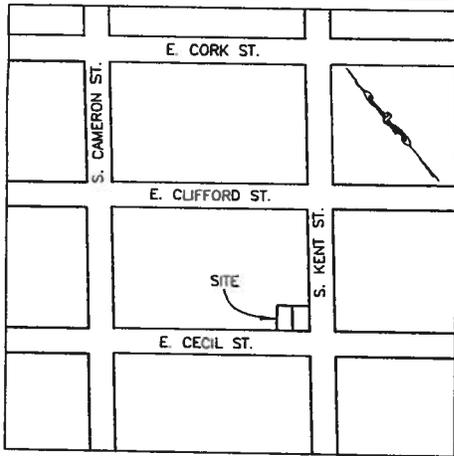
BAR-13-72 Request of DFC Architects, PC, for a Certificate of Appropriateness for the approval of two (2) new single family dwellings and rear and side yard elevations for the two (2) new Habitat for Humanity homes to be built on the property located at 319-321 South Kent Street.

On a vote of 5-0-1 abstention, the Board approved **BAR-13-72** for two (s) new single family dwellings for the property located at 319-321 South Kent Street. The approval includes the construction materials as originally submitted, as well as the original elevations for the west side, the revised side and rear elevations and the new 8/12 roof pitch.

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

Sincerely yours,

Aaron M. Grisdale, CZA
Director of Zoning and Inspections



FINAL PLAT
 SUBDIVISION PLAT
 LAND OF
**HABITAT FOR HUMANITY OF
 WINCHESTER-FREDERICK
 COUNTY**
 CITY OF WINCHESTER, VIRGINIA
 TAX MAP PARCEL 193-1-R-19 ZONE: HR-1

SURVEYOR'S CERTIFICATE

I, Christopher D. Furstenau, a duly authorized Land Surveyor, do hereby certify that Tax Map Parcel 193-1-R-19 shown in this Subdivision is in the name of Habitat for Humanity of Winchester-Fredferick County and is all of the land conveyed to them by Deed dated May 12, 2014 and recorded among the land records of the Clerk of the Circuit Court for the City of Winchester, Virginia as Instrument Number 140001010.

Christopher D. Furstenau, L.S.

OWNER'S CERTIFICATE

The above and foregoing Subdivision of the land of Habitat for Humanity of Winchester-Fredferick County as appears in the accompanying plat is with the free consent and in accordance with the desires of the undersigned owners, proprietors or trustees, if any.

Agent for Habitat for Humanity of Winchester-Fredferick County

State of Virginia
 City/County of Winchester

I, Catherine C. Shore, a notary public in and for the State of Virginia and the city/county of Winchester do hereby certify that this day personally appeared before me, Michael P. Bull, whose name is signed to the above Owner's Certificate dated August 26, 2014 and acknowledged to the same before me in my state and city/county as aforesaid.

Notary Public

Given under my hand this 5th day of Sept. 2014
 My commision expires 5-31-16

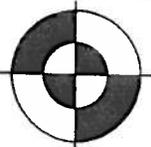
CATHERINE C. SHORE NOTARY PUBLIC Commonwealth of Virginia Reg. #138745 My Commission Expires <u>5-31-16</u>

APPROVALS

 Subdivision Administrator

 Date

NO TITLE REPORT FURNISHED



CDF SURVEYING
 CHRISTOPHER D. FURSTENAU, L.S.
 LAND SURVEYING-LAND PLANNING-CONSULTATION
 1520 COMMERCE STREET, #309 WINCHESTER, VIRGINIA 22601
 540 974-4268 FAX 540 722-3242 christopher@cdfsurveying.com

DATE: Aug. 26, 2014

SCALE:

SHEET 1 OF 2

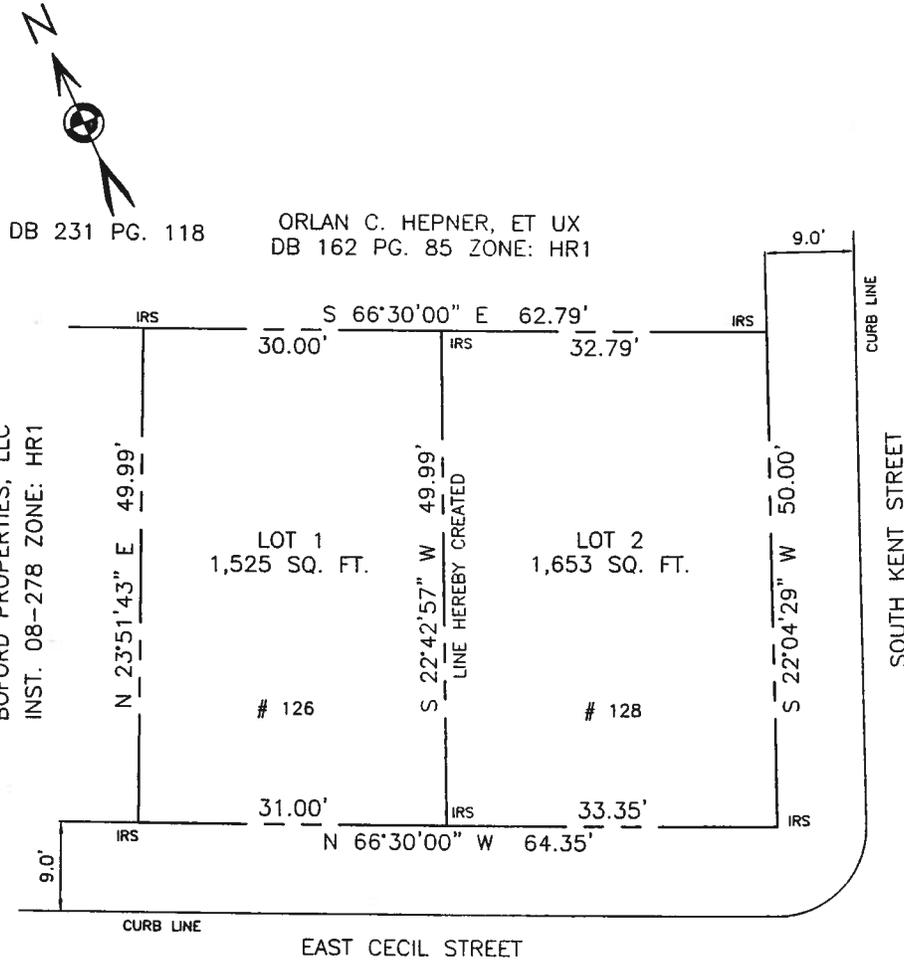
EA TABULATION
 BEFORE ADJUSTMENT
 'M 193-1-R-19 3,178 SQ. FT.

FINAL PLAT
 SUBDIVISION PLAT
 LAND OF

HABITAT FOR HUMANITY OF
 WINCHESTER-FREDERICK COUNTY

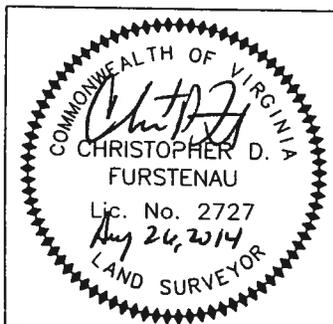
CITY OF WINCHESTER, VIRGINIA
 TAX MAP PARCEL 193-1-R-19 ZONE: HR-1

AFTER ADJUSTMENT
 LOT 1 1,525 SQ. FT.
 LOT 2 1,653 SQ. FT.

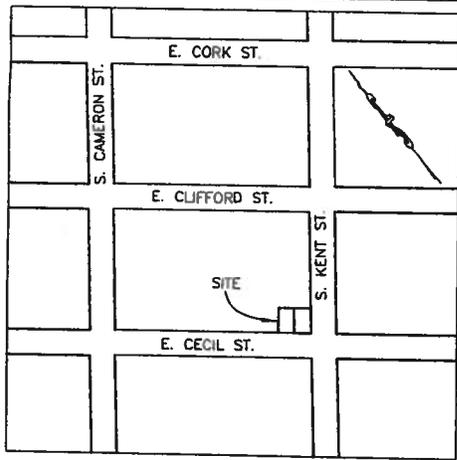


VARIANCES APPROVED FOR LOT AREA,
 FRONT YARD SETBACK, SIDE YARD
 SETBACK, REAR YARD SETBACK, CORNER
 YARD SETBACK AND FRONT PORCH
 ENCROACHMENT IN CASE BZA 12-621.

NO TITLE REPORT FURNISHED



	CDF SURVEYING CHRISTOPHER D. FURSTENAU, L.S. LAND SURVEYING-LAND PLANNING-CONSULTATION 1520 COMMERCE STREET, #309 WINCHESTER, VIRGINIA 22601 540 974-4268 FAX 540 722-3242 christopher@cdfsurveying.com	
	DATE: AUG. 26, 2014	
	SCALE: 1" = 15'	
	TAX MAP: 193-1-R-19	
SHEET 2 OF 2		



FINAL PLAT
 SUBDIVISION PLAT
 LAND OF
**HABITAT FOR HUMANITY OF
 WINCHESTER-FREDERICK
 COUNTY**
 CITY OF WINCHESTER, VIRGINIA
 TAX MAP PARCEL 193-1-R-19 ZONE: HR-1

SURVEYOR'S CERTIFICATE

I, Christopher D. Furstenau, a duly authorized Land Surveyor, do hereby certify that Tax Map Parcel 193-1-R-19 shown in this Subdivision is in the name of Habitat for Humanity of Winchester-Fredferick County and is all of the land conveyed to them by Deed dated May 12, 2014 and recorded among the land records of the Clerk of the Circuit Court for the City of Winchester, Virginia as Instrument Number 140001010.

Christopher D. Furstenau, L.S.

OWNER'S CERTIFICATE

The above and foregoing Subdivision of the land of Habitat for Humanity of Winchester-Fredferick County as appears in the accompanying plat is with the free consent and in accordance with the desires of the undersigned owners, proprietors or trustees, if any.

Agent for Habitat for Humanity of Winchester-Fredferick County

State of Virginia
 City/County of Winchester

I, Catherine C. Shore, a notary public in and for the State of Virginia and the city/county of Winchester do hereby certify that this day personally appeared before me, Michael P. Butler, whose name is signed to the above Owner's Certificate dated August 26, 2014 and acknowledged to the same before me in my state and city/county as aforesaid.

Notary Public

Given under my hand this 5th day of Sept. 2014
 My commision expires 5-31-16

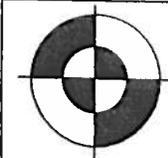
CATHERINE C. SHORE
 NOTARY PUBLIC
 Commonwealth of Virginia
 Reg. #138745
 My Commission Expires 5-31-16

APPROVALS

Subdivision Administrator

Date

NO TITLE REPORT FURNISHED



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 CHRISTOPHER D. FURSTENAU, L.S.
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DATE: Aug. 26, 2014

SCALE:

SHEET 1 OF 2

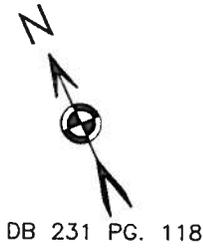
EA TABULATION
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 SUBDIVISION PLAT
 LAND OF

HABITAT FOR HUMANITY OF
 WINCHESTER-FREDERICK COUNTY

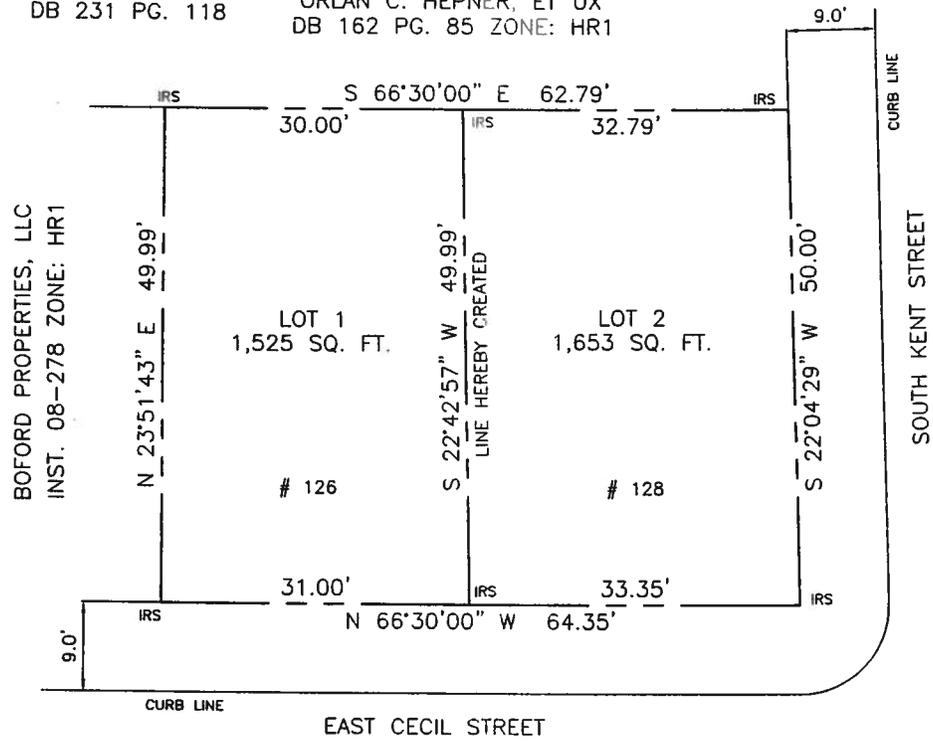
CITY OF WINCHESTER, VIRGINIA
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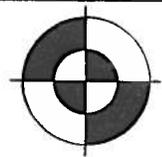
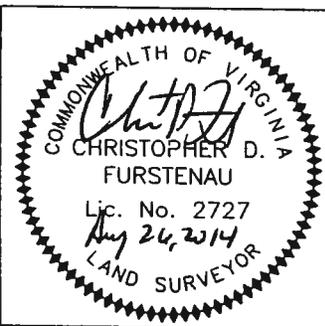
DB 231 PG. 118

ORLAN C. HEPNER, ET UX
 DB 162 PG. 85 ZONE: HR1



VARIANCES APPROVED FOR LOT AREA,
 FRONT YARD SETBACK, SIDE YARD
 SETBACK, REAR YARD SETBACK, CORNER
 YARD SETBACK AND FRONT PORCH
 ENCROACHMENT IN CASE BZA 12-621.

NO TITLE REPORT FURNISHED



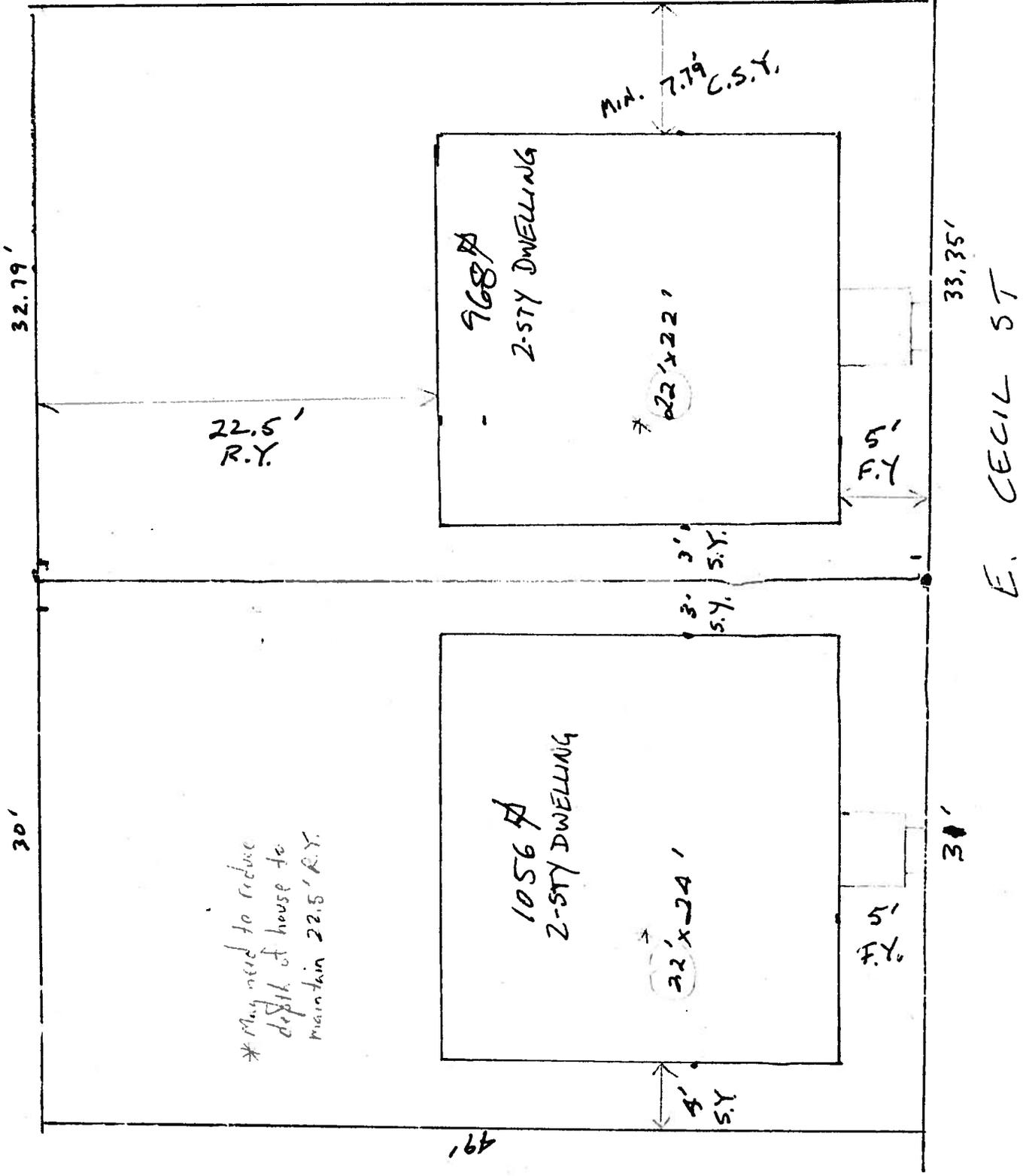
CDF SURVEYING

CHRISTOPHER D. FURSTENAU, L.S.
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 1520 COMMERCE STREET, #309 WINCHESTER, VIRGINIA 22601
 540 974-4268 FAX 540 722-3242 christopher@cdfsurveying.com

DATE: AUG. 26, 2014	
SCALE: 1" = 15'	
TAX MAP: 193-1-R-19	
SHEET 2 OF 2	

319-321 S. Kent S. Kent St.

50'



33.35'

E. CECIL ST

30'

49'

22.5' R.Y.

* May need to reduce depth of house to maintain 22.5' R.Y.

968
2-STY DWELLING

1056
2-STY DWELLING

MIN. 7.79' C.S.Y.

22' x 22'

22' x 24'

5' F.Y.

5' F.Y.

3' S.Y.
3' S.Y.

5' S.Y.

32.79'

30'



What are you shopping for? Search

Home Ceiling Lights Wall Lights Outdoor Lights Ceiling Fans Lamps Brands Sales Shop by Style Hot Trends



You are: Home > Brands > Progress Lighting > Outdoor Lights > Progress Lighting P5986

«Back to Search Results Print Page

Progress Lighting P5986-31 Black Roman Coach Single Light Small Square Outdoor Wall Lantern

Item #: BC12217215

View the entire [Roman Coach Collection](#)

9/18/2014

Progress Lighting P5986 Roman Coach Single Light Small Square

- Number of Bulbs: 1
- Bulb Base: GU24
- Bulb Type: Compact Fluorescent
- Bulb Included: Yes
- Watts Per Bulb: 13
- Wattage: 13
- Height: 8.5"
- Width: 4.563"



Click to view larger image

[Return Policy](#)

[Live Chat](#)
[Ask A Question](#)

Earn **66 - 70** points with the purchase of this product [Learn More](#)

Product Details for the Progress Lighting P5986-31 in Black



Features:

- Energy Efficient
- Solid brass construction
- Brushed Nickel and Roman Bronze are plated finishes, Black is painted
- Etched white glass panels
- Bulb replacement through bottom
- Covers standard 4" recessed outlet box
- Mounting strap for outlet box and cap nuts included
- GU24 base socket
- Integral photocell turns off unit during daytime
- Unit will start down to 0°F
- Pre-wired
- cCSAus Wet location listed

Specifications:

People Who Viewed Progress Lighting P5986 Ultimately Bought



[Trans Globe Lighting](#)
4580
★★★★ (7)
\$48.00



[Quorum International](#)
Q7950-1
★★★★★ (2)
\$104.00

February 2013

Material List for Habitat for Humanity 2 Houses on S. Kent St & E. Cecil St.

Exterior Siding and Trim	-	Hardi Plank or equal Cementious Lap Siding Smooth, Field Painted
Shutters	-	Wood, with hinges and keepers (black metal)
Windows	-	Wood windows w/ insulating glass
Front Door	-	Insulated metal six panel, painted
Wall Lantern (Lot 1A)	-	Progress Roman Coach Lantern (black) P5766-31EB
Roof Shingles	-	Composite 30 yr. Architectural Grade
Porch Posts	-	4 x 4 wrapped with 1 x 6 to 5" total with 1 x capital and base, painted
Cement Parched Block	-	Natural Gray and/ or painted to match siding
Gutters & Downspouts	-	Aluminum half round gutter and downspouts or galvanized

All colors will be submitted at a later date.

CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 319-21 South Kent Street

Present Use: Residential/
Commercial

Map & Parcel: 193-(1)

Assessed Value: \$24,000

Tract & Block: R-19

Present Owner: Vivianne L. Jackson
Address: _____

Historic Name: _____

Original Owner: _____

Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1920-30

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. Cement
Block

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good Average None

Architectural Description

This square, Five bay duplex has a hip roof with gabled dormers, one over one window lights and stone lintels. The unkept appearance of the commercial portion of the structure greatly detracts from the overall setting of the building (which in itself is too large for the block). A good quiet remodeling would render the structure more compatible to its neighbors.

Historical Significance:

National State/Regional Local None

Historical Description



References:





City of Winchester

319-321 South Kent Street

Tax Map Number: 193-1-R-19-

DHR Resource Number: 138-0042-0554

Resources: 1 twin dwelling/commercial

Date/Period: ca. 1921

Style: Vernacular

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



Architectural Description

Site Description: This twin dwelling, with commercial space, is located on the northwest corner of the intersection of South Kent Street and East Cecil Street. It fronts the concrete sidewalk with no setback. The building is sited on a level lot that features mature trees and shrubs.

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

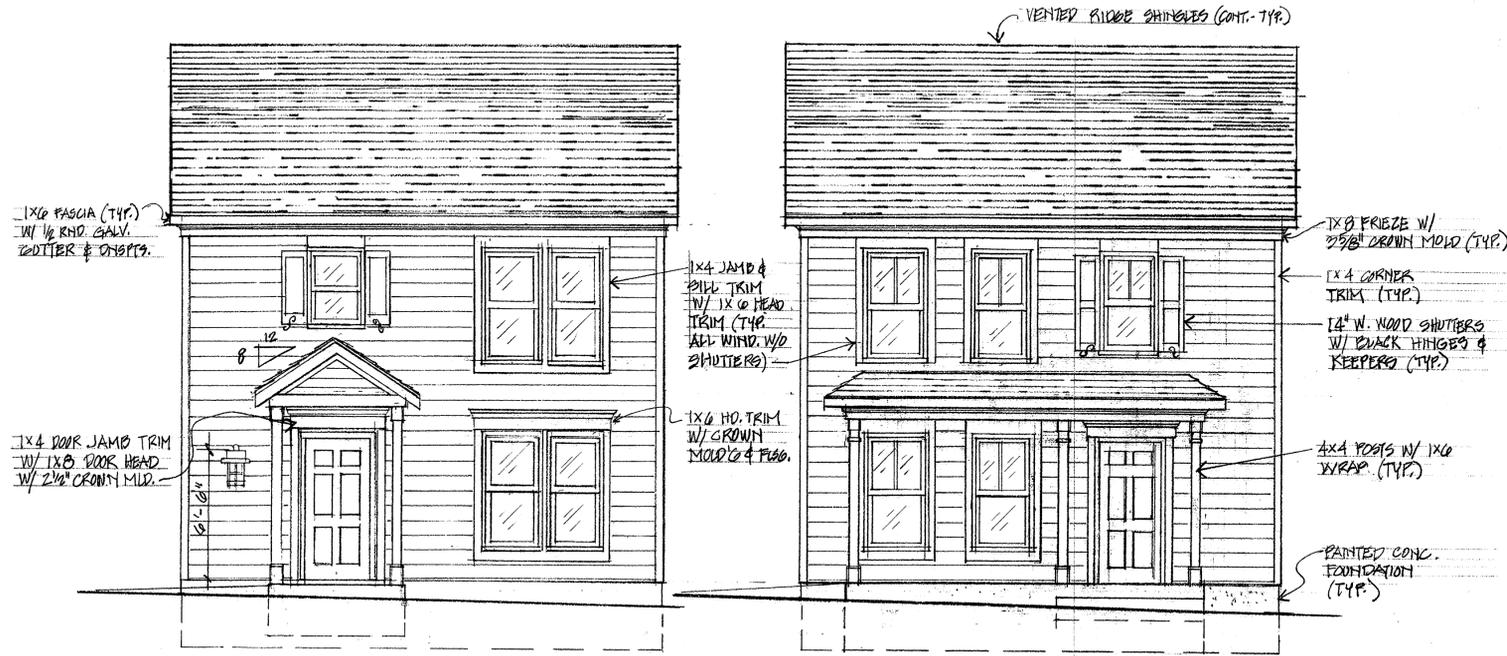
Primary Resource Description: This two-and-a-half-story twin dwelling or double house consists of two single-family dwellings, one with commercial space on the first story. This building was constructed with the purpose of mixing commercial and residential uses. It is set upon a solid stone foundation. Rectangular in form, the building is constructed of rock-faced, concrete blocks and has three interior brick chimneys. The chimney on the southern slope has a brick chimney hood, while the chimney on the northern slope has a corbeled cap. The pyramidal roof is covered with asphalt shingles and has overhanging eaves. There are four front-gabled dormers; two on the façade (east elevation) and one each on the side (north and south) elevations. The dormers have ogee-molded cornice returns and raking cornices. The roofs and cheeks of the dormers are covered with asphalt shingles. The window openings of these dormers are all boarded from the exterior. Each dwelling is accessed on the façade by a single-leaf, paneled wood door with a one-light transom. The window openings on the façade contain 1/1, double-hung, wood-sash windows with narrow wood surrounds, wood lintels, and wood sills. The openings that flank the centrally placed entry of 321 South Kent Street contain one-light, fixed wood commercial windows with ogee-molded surrounds and wood sills. The window openings on the side (south and north) elevations contain 1/1, double-hung, wood-sash windows with ogee-molded wood surrounds, sills and lintels. The easternmost bay of the south elevation contains a fixed, four-light window with a wood sill. This window has a shed-roof awning of standing-seam metal. Fenestration of the rear was not visible at the time of the survey. On the south elevation, an awning shelters single-leaf, wood-frame door with lights and triple 1/1, double-hung, wood-sash windows.

Each dwelling has a one-story, two-bay porch that shelters the first story. Both porches were constructed circa 1925. The porch for 321 South Kent Street has a half-hipped roof covered with asphalt shingles that is supported by wood posts. Metal signage frames the edges of the roof. The porch extends over the sidewalk to the curb. The porch for 319 South Kent Street has a half-hipped roof of standing-seam metal that is supported by Tuscan wood columns and is set on a solid brick foundation.

The south elevation has a small, one-story, wood-frame addition fenestrated with 6/6, double-hung, wood-sash windows and a single-leaf, paneled wood door with one light. Each window has a one-light wood transom. The addition has a half-hipped roof covered with asphalt shingles. The rear (west) elevation has a two-story, wood-frame addition clad with German wood siding with a flat roof covered with asphalt shingles. The second story is clad with vertical-board siding and is fenestrated with 1/1, double-hung, wood-sash windows. This addition abuts 128 East Cecil Street. All of the additions were constructed before 1927.

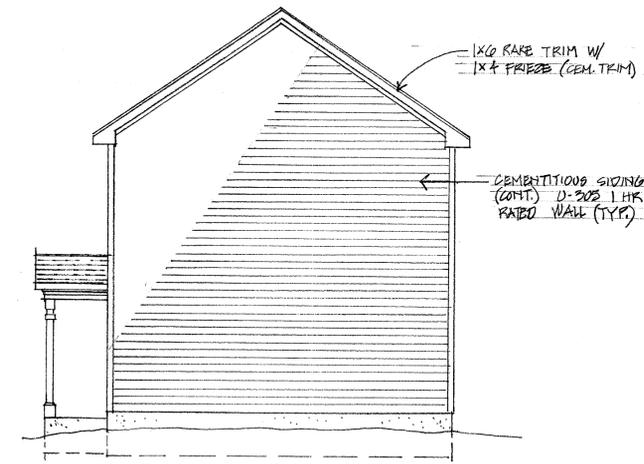
Significance Statement: This twin dwelling, with commercial space, is representative of the domestic architecture constructed in the City of Winchester during the early twentieth century. The building was noted on the 1921 Sanborn Fire Insurance map as being "from plans", suggesting that the building was under construction. The first-story use of 321 South Kent Street was commercial from its construction, noted in 1921 as a grocery. This twin dwelling is a unique example of the use of rock-faced, concrete blocks as a building material. It retains integrity of design, materials, and workmanship, although the porch along the façade has been altered and a rear addition constructed. The integrity of location and setting has not been compromised. These aspects contribute to the integrity of feeling and association. This property qualifies under Criteria A and C as a contributing resource in the Winchester Historic District.

This building was razed in 2011.



Front Elevation #1
1/4" = 1'-0"

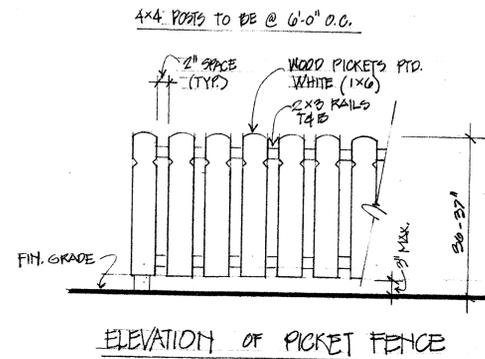
Front Elevation #2
1/4" = 1'-0"



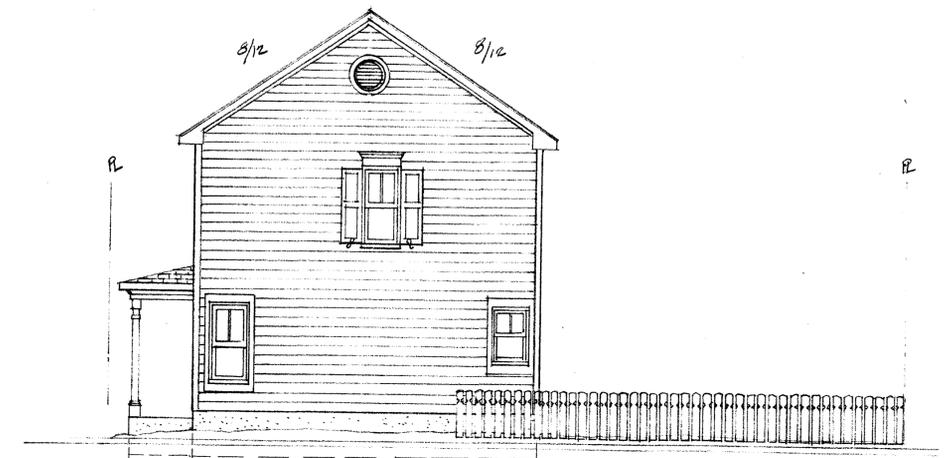
Typ. Side Elevation
3/16" = 1'-0"



Rear Elevations (Both Houses)
1/8" = 1'-0"



ELEVATION OF PICKET FENCE



Side Elevation (Facing S. Kent St)
3/16" = 1'-0"

CERTIFICATE #: BAR-14-592

DATE SUBMITTED: 09-19-14



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:	160 N Loudoun, LC (Lewis M Costello, mgr)
	Applicant
540-722-5288	130 S Cameron St
Telephone	Street Address
lewcostello@lmccpapc.com	Winchester VA 22601
E-mail address	City / State / Zip

	160 N Loudoun, L.C.
Property Owner's Signature	Property Owner (Name as appears in Land Records)
540-722-5288	130 S Cameron St
Telephone	Street Address
lewcostello@lmccpapc.com	Winchester VA 22601
E-mail address	City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 160 N Loudoun St Use: Retail
Zoning: B1 (HW) Year Constructed: ca 1870 Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>See attached</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) 10/2/14

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

APPLICATION – BOARD OF ARCHITECTURAL REVIEW

FOR ALL APPLICATIONS:

- The Board of Architectural Review (BAR) uses the following when considering applications:
The Secretary of Interior's Standards for Rehabilitation www.nps.gov/tps/standards/rehabilitation/rehab
Winchester Historic District Guidelines www.winchesterva.gov/planning/historic-district-design-guidelines
Article 14 of the Winchester Zoning Ordinance www.winchesterva.gov/planning/zoneord
Applicants should carefully review their proposal relative to these guiding documents prior to submission. In addition to the required materials listed below, applicants are encouraged to provide a narrative description of the scope of the project and how it relates to these documents.
- The BAR meets at 4pm on the first and third Thursdays of each month in Council Chambers.
- The deadline for COMPLETE applications (inc. all required materials) is 5pm ten (10) days before the meeting.
- The applicant or a representative must be at the meeting to answer any questions the Board may have and to discuss any possible changes or suggestions.
- Some applications may be considered for administrative review and approval per Section 14-5 of the Zoning Ordinance; however, all applications must include all required materials as if referred to the BAR.
- All projects must also comply with all applicable ordinances and building codes.
- ***ALL APPLICATIONS REQUIRE A RECENT PHOTOGRAPH (10 copies) OF THE STRUCTURE OR PROPERTY TO BE ALTERED; plus:**

SIGN APPLICATIONS, REQUIRED MATERIALS: (*****10 copies of each**)

- Scaled drawing showing materials used, colors, lettering style, and type (if any) of illumination.
- Sketch/clear description of where sign will be located. Include clearance for any projecting signs.
- For freestanding signs, scaled site drawing showing sign placement.

PAINT COLOR CHANGE, REQUIRED MATERIALS: (*****10 copies of each**)

- Samples of paint colors. (Give careful consideration to appropriateness of colors to age and style of structure.)
- A clear description of what will be painted, including trim, window frames, railing, gutters, porch floors/ceilings, etc.

NEW CONSTRUCTION, ADDITIONS, REMODELING OR RENOVATIONS, WALLS/FENCES, REQUIRED MATERIALS: (*****10 copies of each**)

- Detailed sketch/architectural rendering and construction plans of additions and new construction.
- Samples, descriptive brochures and details of ALL materials.
- Scaled site plan for new construction, additions, walls and fences.

ROOFING, REQUIRED MATERIALS: (*****10 copies of each**)

- Samples of materials, style and color of proposed roof.

DEMOLITION, REQUIRED MATERIALS:

- Photographs of all sides of structure/feature to be demolished. (*****10 copies of each**)
- For structures or portions of structures over 75 years old, \$300.00 filing fee. Such application requires a public hearing per Section 14-3-2 of the Zoning Ordinance; additional time between filing and the hearing may be required in order to satisfy procedural requirements for public notification of said hearing.

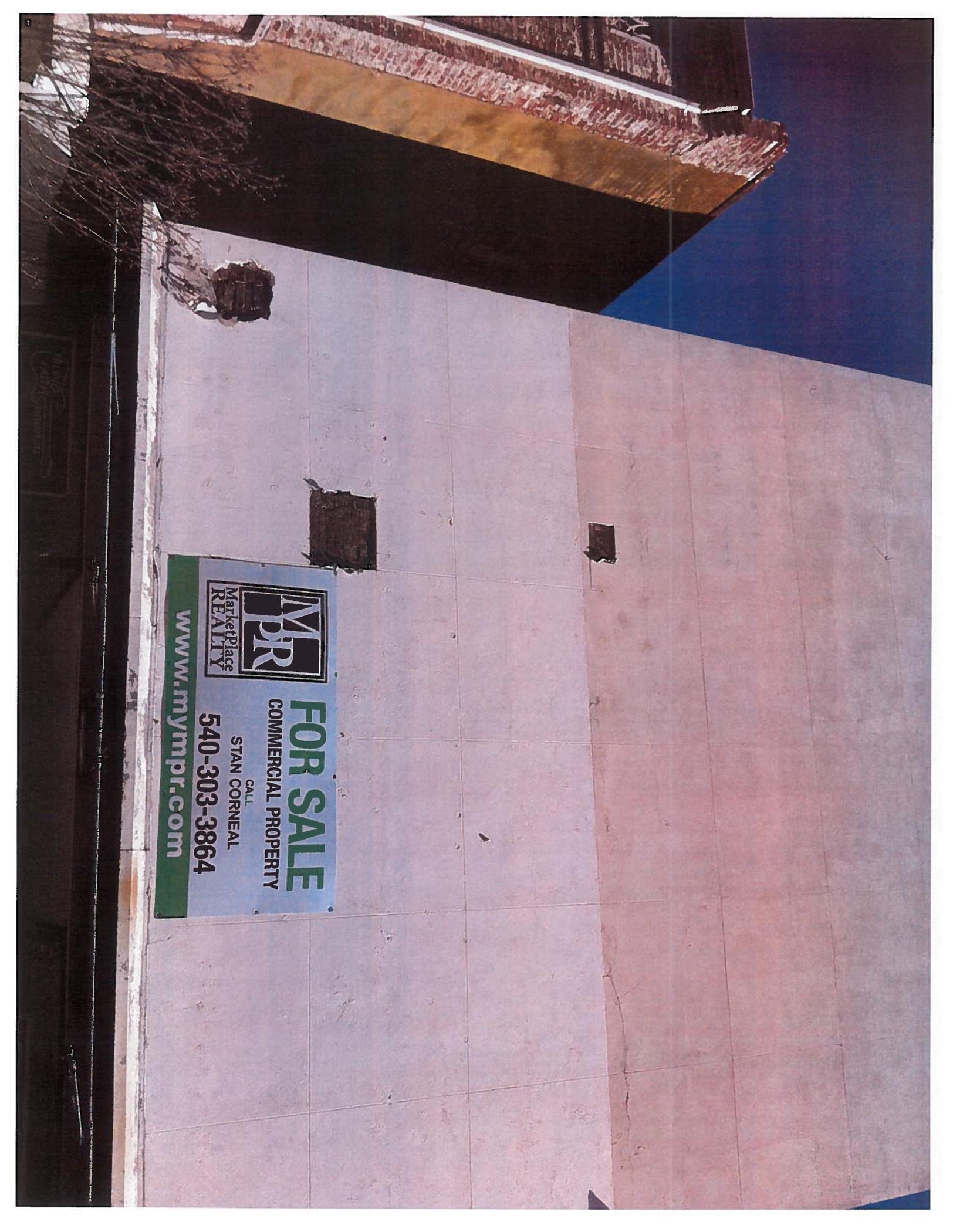
NOTE: AN APPROVED CERTIFICATE OF APPROPRIATENESS EXPIRES TWELVE (12) MONTHS FROM THE DATE OF ISSUANCE OR OTHERWISE AS PROVIDED FOR IN SECTION 14-8 OF THE ZONING ORDINANCE.

We propose to remove the non-historic concrete facing that was placed on the second and third floors of the building at 160 N. Loudoun Street. We have already removed a few patches of this material and have determined that the brick exterior walls beneath are intact. From the interior, we are able to surmise that the openings were filled in with terra-cotta block but the rectangular openings are still intact. The building was determined by the Virginia Department of Historic Resources to be a contributing resource within the Winchester Historic District. We need to remove additional concrete material on the façade to get the same determination from the National Park Service. We are using funds from the façade improvement grant which we received from the City of Winchester to do the work. We propose to remove the concrete, repoint the brick if needed for structural deficiencies, and paint the infilled windows on the front (terra-cotta block) a dark color with a frame around them, so as to get determination of eligibility for the Rehabilitation Tax Credits from the National Park Service.

We anticipate doing this work over a 2-week period using a lift and a temporary wooden box at the bottom of the second floor to catch the debris. No scaffolding is necessary. The work will be done by Vintage Inc. (David Logan).

The proposed work meets several of the Secretary of Interior's Standards for Rehabilitation. By re-exposing the brick walls and window openings, we are preserving significant character-defining features of the building. The stucco is a non-historic material that has changed the character of the façade considerably by covering all of the brick walls and window openings on the upper two levels of the building (Standards 2, 4, and 5). The work will be done by hand, using the gentlest means possible so as not to damage the brick beneath (Standard 7).

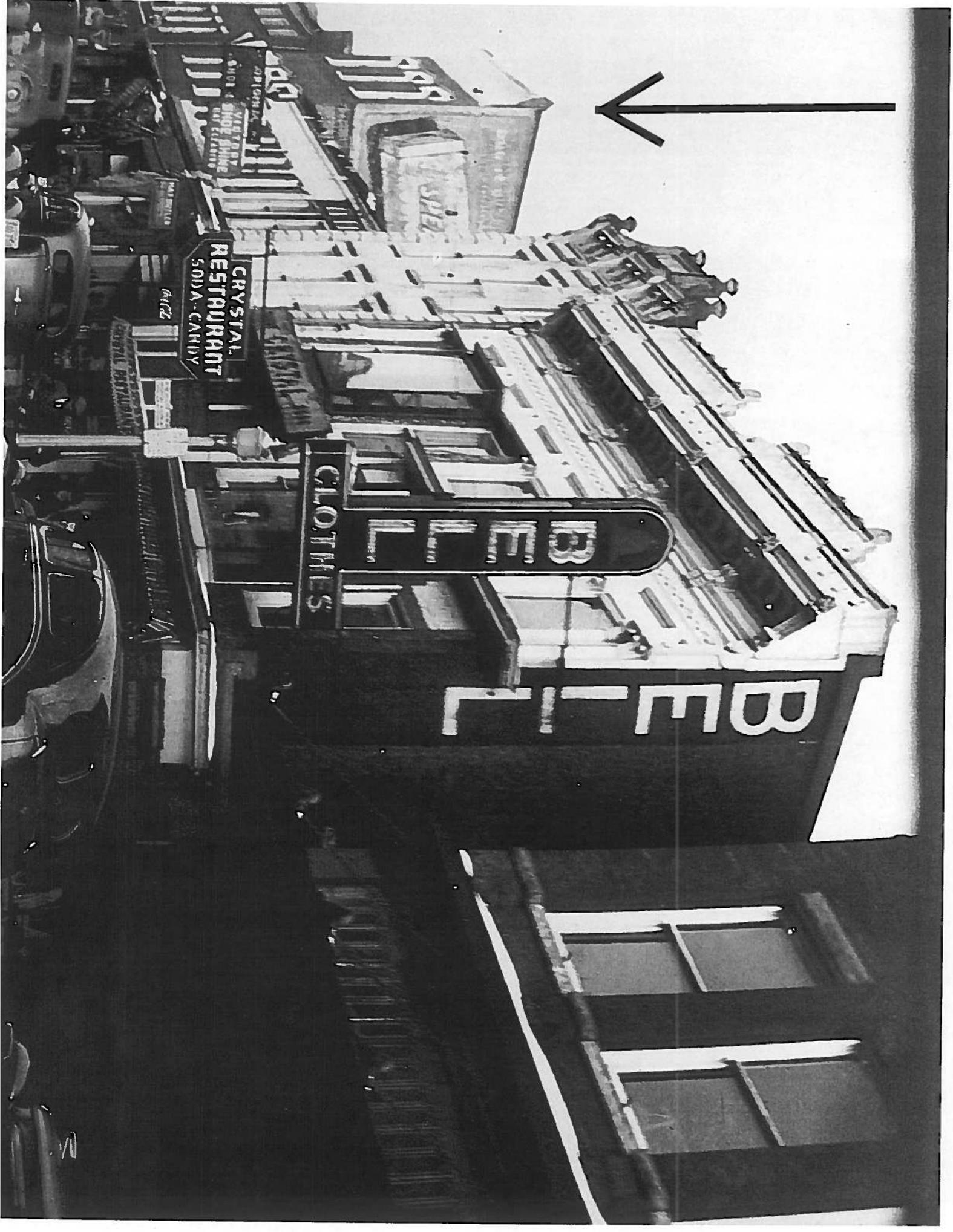




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BELL

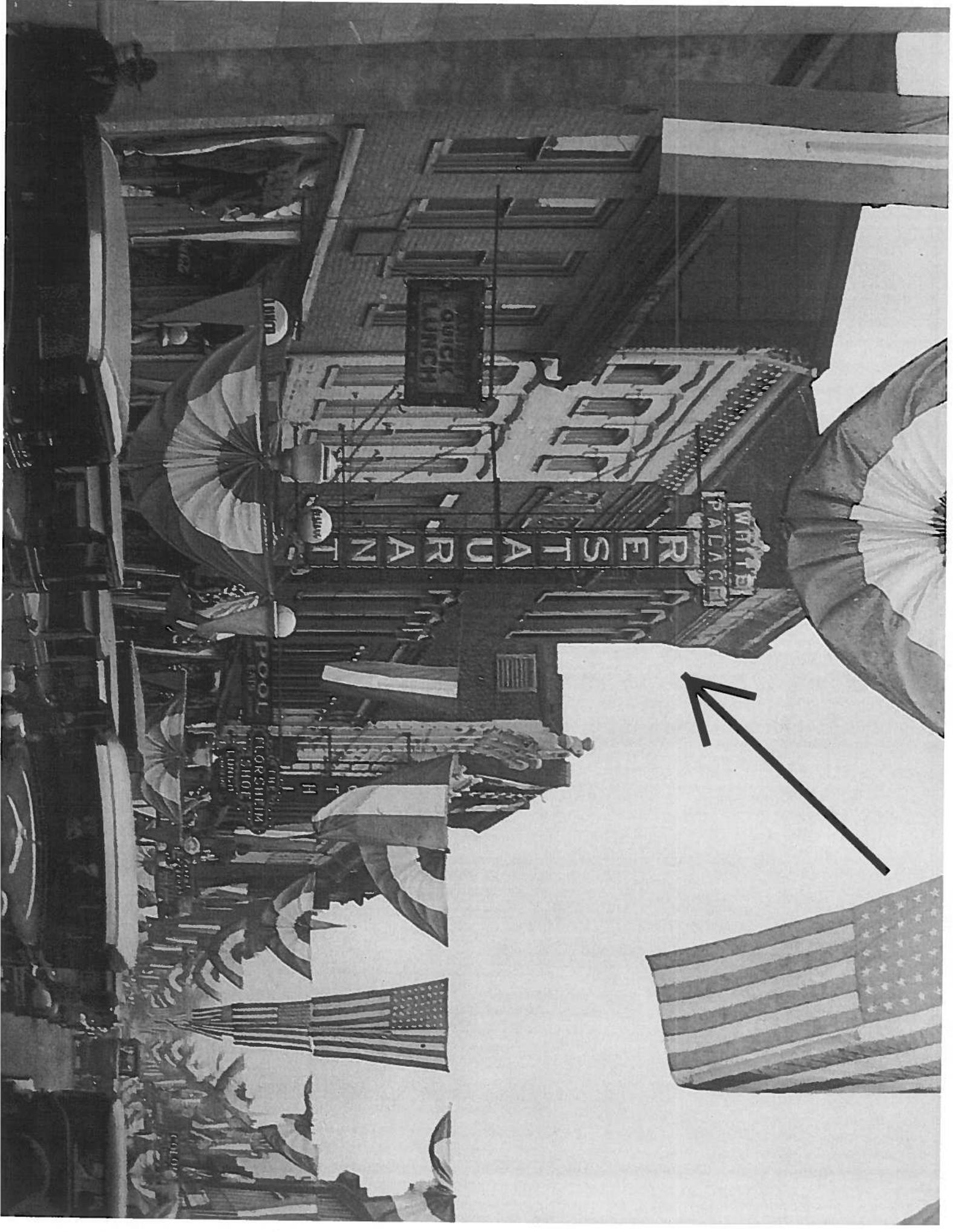
BELL

APPOINTMENT

SHOE & SHOE SHINE

HAIR CUTTING

CRYSTAL RESTAURANT

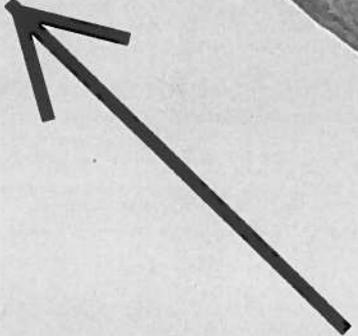
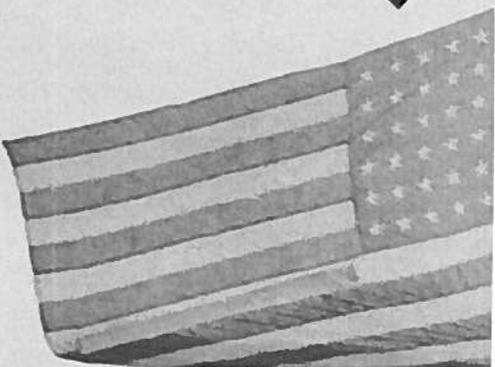


QUICK LUNCH

RESTAURANT

PALACE

POOL AND BILLIARD





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

stoffer td @ comcast.net
 E-mail address

Thomas D + JEANNA W Stoffer
 Applicant

125 E. Clifford St
 Street Address

Winchester VA 22601
 City / State / Zip

Nanna W Stoffer Thomas D Stoffer
 Property Owner's Signature

717 532 5657 540 450 8769
 Telephone

stoffer td @ comcast.net
 E-mail address

Thomas D + JEANNA W Stoffer
 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>	

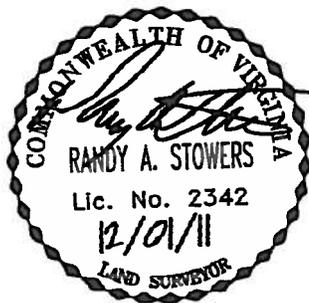
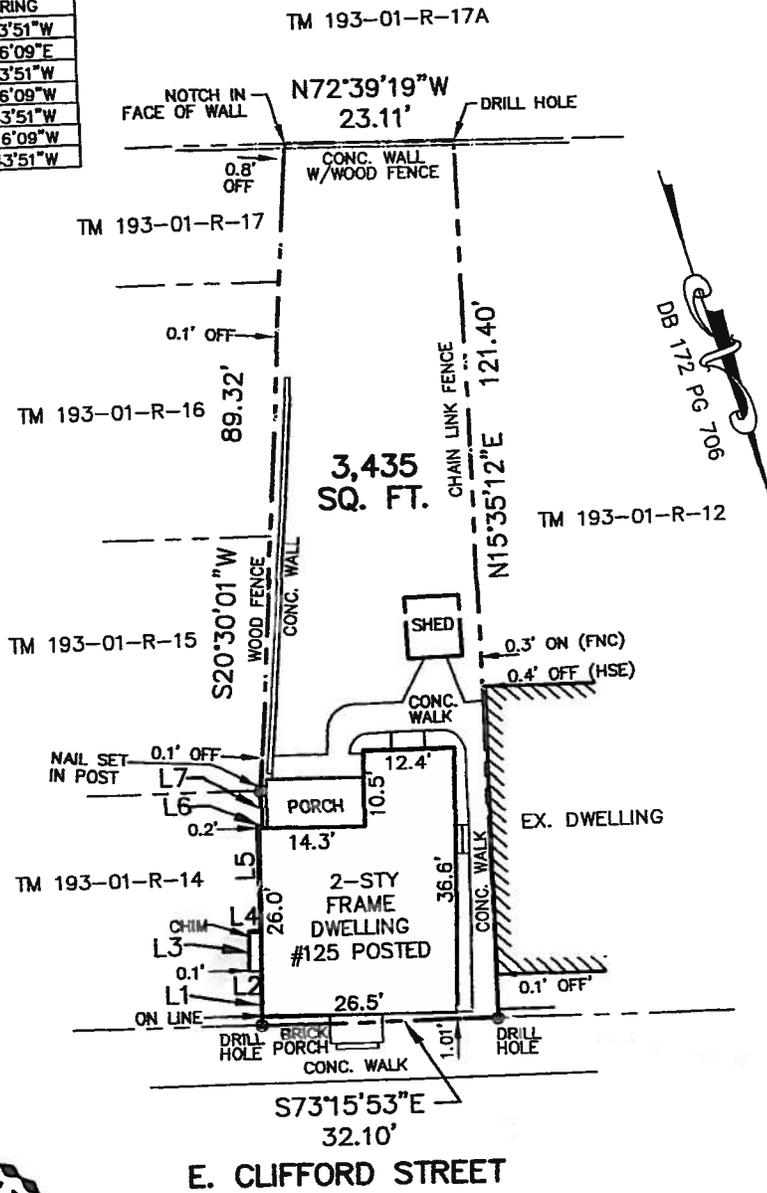
*****SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*****

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5
 Hearing Date(s) 10-02-14
 CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN
 CONDITIONS NOTED: _____
 SIGNATURE: _____ DATE: _____
 Secretary, Board of Architectural Review

- NOTES:
- 1) NO TITLE REPORT FURNISHED. EASEMENTS AND/OR OTHER ENCUMBRANCES OF RECORD MAY EXIST WHICH ARE NOT SHOWN HEREON.
 - 2) THIS PLAT IS THE RESULT OF A FIELD RUN SURVEY.
 - 3) THE LOCATION OF FENCES (IF SHOWN) IS APPROXIMATE AND DOES NOT CERTIFY OWNERSHIP.
 - 4) THE SUBJECT PROPERTY IS IDENTIFIED IN CITY OF WINCHESTER TAX RECORDS AS 193-01-R-13.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.48'	S16°43'51"W
L2	1.60'	S73°16'09"E
L3	5.40'	S16°43'51"W
L4	1.60'	N73°16'09"W
L5	14.70'	S16°43'51"W
L6	0.70'	N73°16'09"W
L7	4.92'	S16°43'51"W



PLAT SHOWING
IMPROVEMENT SURVEY
#125 E. CLIFFORD STREET
 CITY OF WINCHESTER, VIRGINIA
 SCALE: 1" = 20' DATE: OCTOBER 24, 2011
 REVISED: DECEMBER 1, 2011

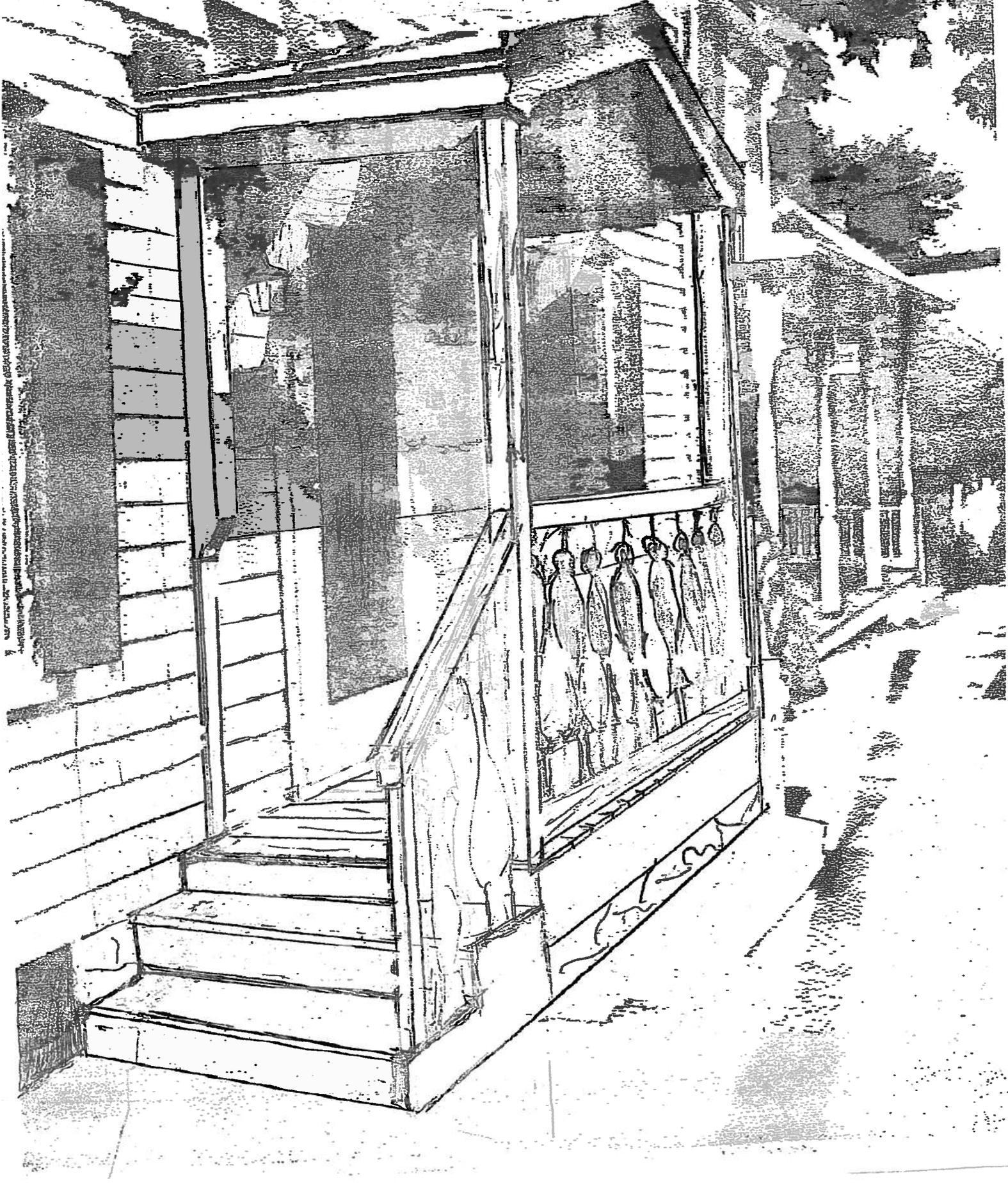
MONTGOMERY
Engineering Group, Inc.
 132 Saddleback Lane (540) 450-3236 VOICE
 Winchester, VA 22602 (540) 450-3236 FAX
 www.meginc.biz

Stouffer, 125 East Clifford Street, Front Porch

Current Photo of Front Porch



Sketch of Proposed Front Porch



Stouffer, 125 East Clifford Street, Front Porch

Contractor (Micki Martindale) Drawing

STOUFFER RESIDENCE

125 E. CLIFFORD ST

PROPOSED PORCH : AFTER REMOVING
EXISTING ROOF TO REMAIN BRICKWORK

NEW PAINTED SQUARE

PORCH POSTS

NEW RAILING WITH

LANCASTER BALUSTERS

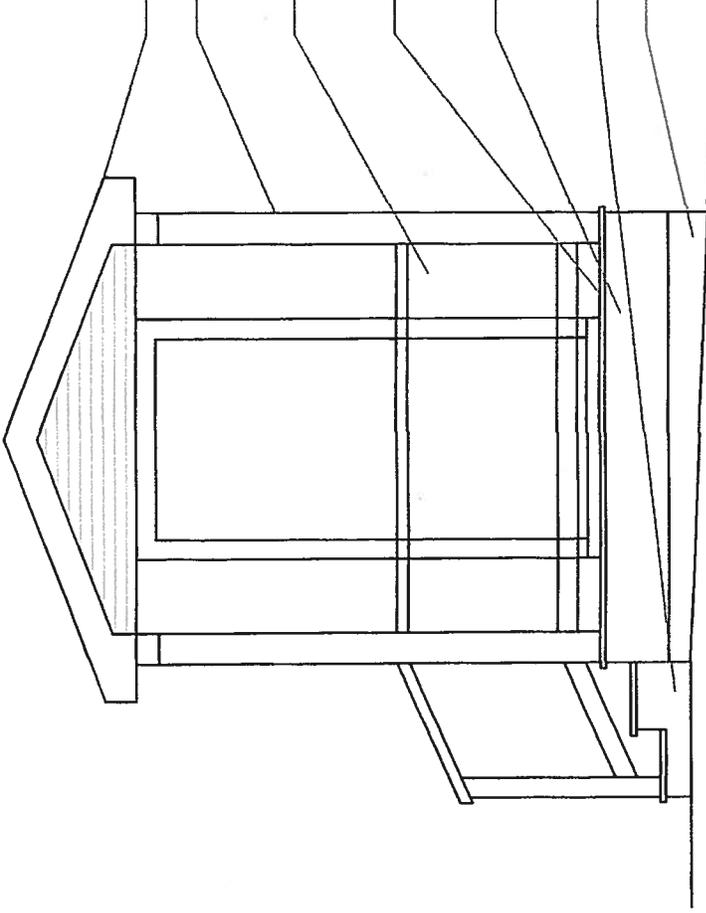
TONGUE & GROOVE PORCH

FLOORING PAINTED GRAY

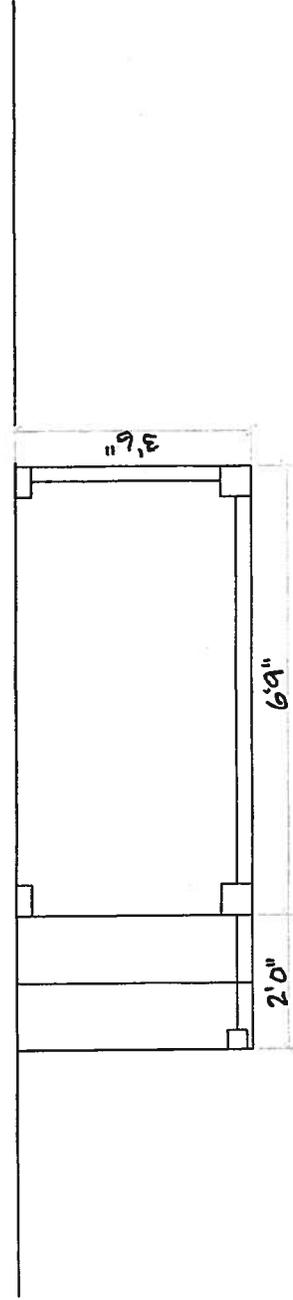
NEW FRAMED PORCH FLOOR

NEW FRAMED STEPS

STONE BASE



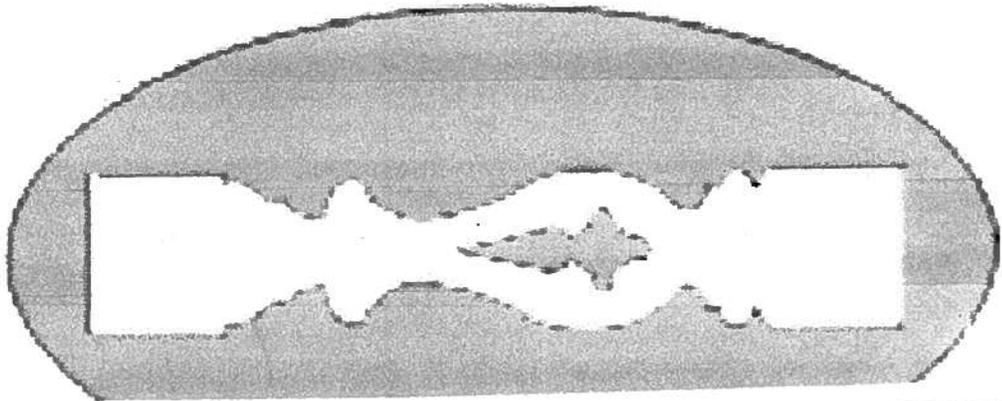
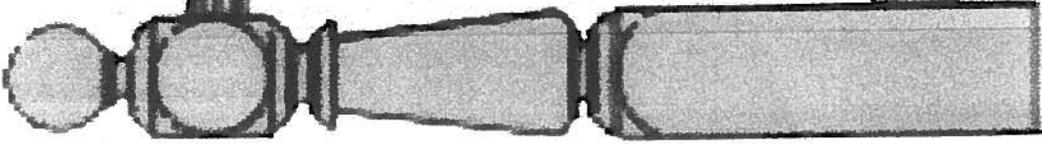
PORCH PAINTED CURRENTLY
APPROVED TRIM COLOR
(EXCEPT FLOORING)



Stouffer, 125 East Clifford Street, Front Porch

Lancaster Balusters

EW601 Lancaster Baluster



Proposed Footprint vs. Current Footprint

Proposed (in Blue) is confined by Current Roof Dimensions (except for side steps).

