

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
Jul 2, 2015 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – June 18, 2015

2. CONSENT AGENDA

3. NEW BUSINESS

BAR 15-196 and BAR 15-347 Request of Robina Bouffault to demolish the remaining structure located at 309 North Braddock Street, (*Map Number 173-01-B- 13*), zoned Central Business (B-1) District with Historic Winchester (HW) District overlay and build a new single family dwelling.

BAR 15-359 Request of Kathy Lewis, Red Fox Creamery, for a Certificate of Appropriateness for a service window at 4 West Cork Street.

OLD BUSINESS

BAR 15-304 Request of Cheryl Anderson for a Certificate of Appropriateness to remodel the facade at 118-120 North Loudoun Street, the Winchester Hiram Lodge.

4. OTHER DISCUSSION

5. 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, June 18, 2015, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Serafin, Mr. Walker, Ms. Jackson, Ms. Elgin, Ms. Schroth

ABSENT: Vice Chairman Bandyke

STAFF: Josh Crump, Aaron Grisdale, Carolyn Barrett

VISITORS: Sam Simpson, Samuel Leinbach, Alexander Kilimnik

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of June 4, 2015. Hearing none, Chairman Rockwood called for a motion. Ms. Jackson moved to approve the minutes as submitted. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 6-0.

CONSENT AGENDA:

None

NEW BUSINESS:

BAR-15-327 Request of Samuel P. Leinbach Jr. for a Certificate of Appropriateness to replace and add new storm windows at 317 Fairmont Avenue.

Mr. Leinbach presented his project and gave information about the windows he would like to use. The board members asked questions about the window details. Mr. Leinbach said he was going to replace six windows in the sleeping porch upstairs to start with.

*Mr. Walker made a motion to grant a Certificate of Appropriateness to **BAR-15-327** as submitted for the new storm windows and flush mount installation style. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 6-0.*

BAR-15-336 Request of Samuel Simpson for a Certificate of Appropriateness to replace vinyl windows in the front of the house with wood windows at 210 South Washington Street.

Mr. Simpson proposed to remove the front vinyl windows and replace them with wood windows. He explained it would be a financial hardship to replace all the windows in the house at the same time. Each window is a different size and custom made for the opening it is in. He would have to remove and reframe the openings for standard sized windows. Mr. Serafin said custom-made wood windows are available. Mr. Simpson said he was having a hard time finding them and the board members named several businesses that carried them.

Mr. Walker said the Board was in a tough position because the windows had already been replaced with vinyl. If they granted a Certificate of Appropriateness, it would set a dangerous precedent for that kind of action to continue. There are guidelines they have to adhere to. He would like to see wood windows on the three sides of the house that are visible and consider the back of the house a separate issue.

Mr. Simpson said he had exhausted all funds making renovations to the house and was in danger of losing it. Had he known the house was in the Historic District, he would not have used vinyl windows. Mr. Serafin said the monetary aspects of a case cannot bear on their decision. They would have to verify financial hardship on every case. Chairman Rockwood suggested the front façade be changed and then give a lengthy period of time to replace the remainder. Mr. Simpson asked what would happen if he had to sell the home. Chairman Rockwood said he could appeal to the City Council. Staff can advise what steps he would need to take to do so. After further discussion by the Board, Chairman Rockwood called for a motion.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-15-336** to replace the wood windows that were existent in the house on the front and side of the house with wood windows as included in the application. The one vinyl window on the side of the house to be left as is. The windows on the back of the house to be replaced with vinyl windows with simulated divided lights. The windows in the front of the house to be replaced within one year. The windows on the side of the house to be replaced within two years. Mr. Walker seconded the motion. Voice vote was taken and the motioned passed 5-0. Ms. Schroth abstained.*

BAR-15-334 Request of Alexander Kilimnik for a Certificate of Appropriateness for the addition/repair of a deck at 107 East Cecil Street.

Mr. Kilimnik spoke about the project and his intentions for the home. He started work in October 2014. He was not aware of the Historic District requirements when he replaced the windows. Mr. Gridale gave a description and timeframe of the repairs and zoning violations that have occurred on the property since May 2015.

Mr. Kilimnik said he had assumed only houses that had historic plaques needed prior approval for work and his neighbors had the same assumptions. He talked about measures he had taken to protect the house while the stop work order is in effect. He spoke about the condition of the house when he purchased it. Chairman Rockwood asked how many doors and windows had been replaced. Mr. Kilimnik said eight windows and three doors and described their condition before replacement.

Mr. Kilimnik explained his reasons for purchasing the vinyl windows. He had observed similar windows in other parts of the Historic District. Chairman Rockwood pointed out that what was seen on the street may have been done before the BAR existed or could have been a like-for-like replacement. He explained the guidelines concerning integrity of materials and gave examples.

*Mr. Serafin made a motion to table **BAR-15-334** until the application is revised and resubmitted. Ms. Jackson seconded the motion. Voice vote was taken and the motioned passed 5-0.*

Ms. Schroth departed the meeting at 5:05pm.

OLD BUSINESS:

BAR-15-196 Request of 309 BRAD LLC for new construction at 309 North Braddock Street.
(Conceptual discussion)

Mr. Crump reviewed what was discovered during the demolition of the old building. Ms. Bouffault explained what the structural engineer found about the integrity of the remaining part of the building. Mr. Crump clarified they were to discuss the materials selected for the project. Ms. Bouffault said the new walls would be made of brick instead of stucco now that the concrete walls were gone. The Board members reviewed and discussed drawings Ms. Bouffault presented.

DISCUSSION:

None.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 5:33pm.

DRAFT

CERTIFICATE #: BAR-15-196
 DATE SUBMITTED: 4/10/15



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:	309 BRAD LLC
540-837-1988 / Cell: 540-533-0617	P.O. Box 208
Telephone	Street Address
robina5@verizon.net	Boyce, VA 22620
E-mail address	City / State / Zip
	Applicant

<i>Robina R. Bonfautt, Member</i>	309 BRAD LLC
Property Owner's Signature	Property Owner (Name as appears in Land Records)
same as above	P.O. Box 208
Telephone	Street Address
same as above	Boyce, VA 22620
E-mail address	City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 309 North Braddock Street Use: Office & Residential
 Zoning: B-1 (HW) Year Constructed: Early 1900s Historic Plaque? Y N Number: _____

TYPE OF REQUEST

<input checked="" 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 checked="" type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) Adaptive re-use of old warehouse to residential		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

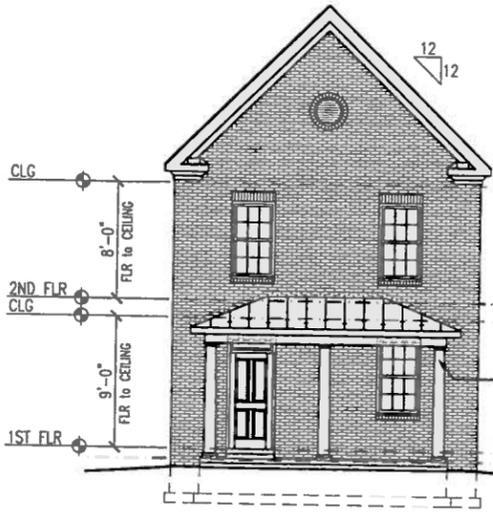
Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

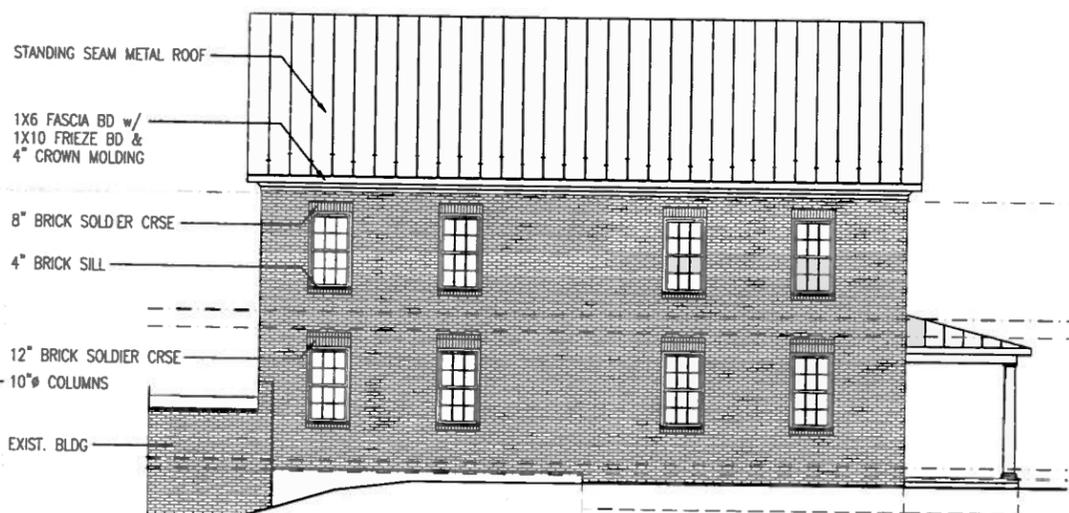
CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

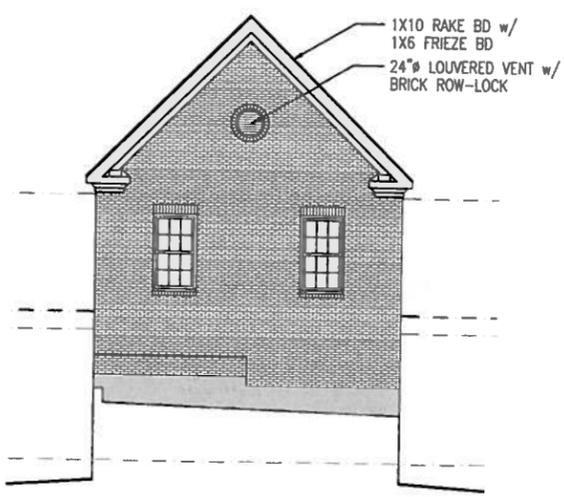
Secretary, Board of Architectural Review



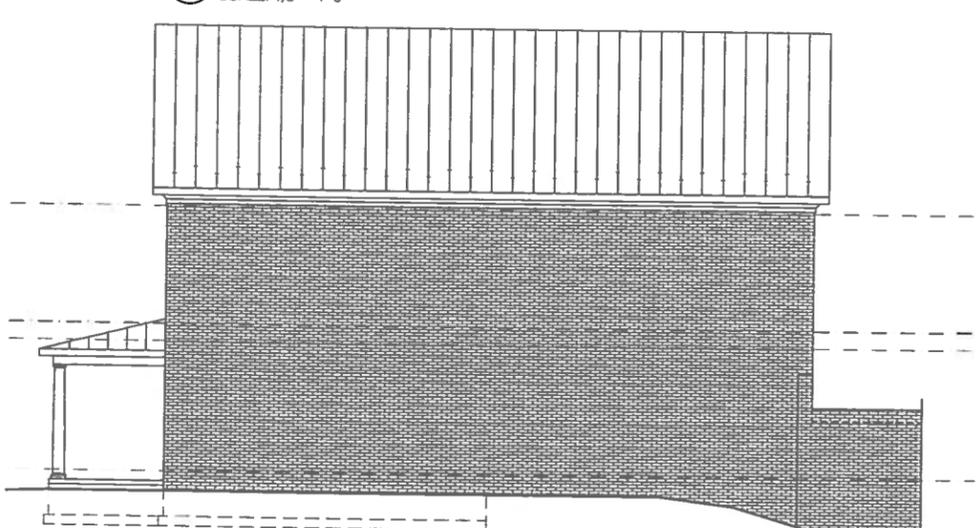
1 FRONT ELEVATION @ LIBRARY LANE (W)
A-1 SCALE: 1/8" = 1'-0"



2 LEFT-SIDE ELEVATION facing PEYTON STREET (N)
A-1 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION facing BRADDOCK STREET (E)
A-1 SCALE: 1/8" = 1'-0"



4 RIGHT-SIDE ELEVATION facing W. FAIRFAX LANE (S)
A-1 SCALE: 1/8" = 1'-0"

- STANDING SEAM METAL ROOF
- 1X6 FASCIA BD w/
1X10 FRIEZE BD &
4" CROWN MOLDING
- 8" BRICK SOLDIER CRSE
- 4" BRICK SILL
- 12" BRICK SOLDIER CRSE
- 10"Ø COLUMNS
- EXIST. BLDG

12
12

CLG
8'-0"
FLR to CEILING
2ND FLR
CLG
9'-0"
FLR to CEILING
1ST FLR

- 1X10 RAKE BD w/
1X6 FRIEZE BD
- 24"Ø LOUVERED VENT w/
BRICK ROW-LOCK

DFC Architects, PC
29 East Boswell Street (540) 674-0560
Winchester, VA 22601

PROJECT NUMBER:
1502
DRAWN BY: TWN
CHECKED BY: DC

REVISIONS:
1)

BUILDING ELEVATIONS
PROJECT NAME:
309 N. BRADDOCK STREET

CLIENT INFORMATION:
Robina Bouffault
309 Brad LLC
ADDRESS:
P.O. Box 208
Boyce, VA 22620

06.23.2015

SHEET #:
A-1

1) ROOF:

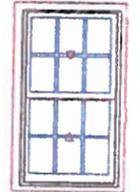
Englert pre-painted metal standing seam roof with snowbirds.
Color "Hartford Green" as per photo:



2) WINDOWS:

MARVIN solid wood windows, Mark unit: Wood UDH 3028E. Color: Sherwyn-Williams "White Batten" or equivalent. (Swatch provided at BAR 5-7-15 meeting.)

Line #2	Mark Unit: Wood UDH 3028E - w/ casing
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As Viewed From The Exterior
CN 3028
FS 35 3/8" X 65"
RO 36 3/8" X 65 1/2"

- Primed Pine Exterior
- Primed Pine Interior
- Wood Ultimate Double Hung
- CN 3028
- Rough Opening w/ Subsill
- 36 3/8" X 65 1/2"
- Top Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Standard Cut 3W2H
- Primed Pine Ext - Primed Pine Int
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Standard Cut 3W2H
- Primed Pine Ext - Primed Pine Int
- Ovolo Interior Glazing Profile
- 4 9/16" Jamb
- Primed Pine Special Casing 18
- Primed Pine Simulated Thick Subsill
- Installed Installation Brackets
- Antique Brass Sash Lock
- White Jamb Hardware
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround

3) **PORCH:**



Porch Roof: Englert pre-painted metal standing seam roof with snowbirds.
Color “Hartford Green”.

Porch Floor: Wood. Excellent solid aged timber salvaged from the sheds demolition is to be used for the porch floor and structure. To be painted.

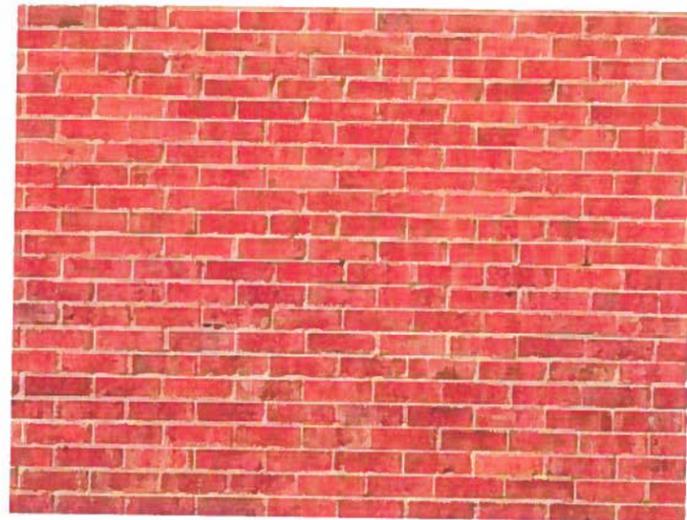


Porch Columns: Wood. Turncraft 7.625-in x 7.583-ft
Primed Pine Wood Round Column. To be painted.

Color Sherwyn-Williams “White Batten” or equivalent. (Swatch provided at 5-7-15 BAR meeting).

4) **EXTERIOR WALL FINISH: (REVISED)**

The building walls are all to be of solid red brick (not veneer).



5) OUTSIDE LIGHTS

On either side of the entry door. Painted metal.

Exterior Carriage Lamps

Progress Lighting = P5925-31 Black

Product No.	Finish	Description	Size	Lamp(s)
P5425-10	Polished Solid Brass	One-light post lantern	8-1/2" dia., 21" ht. Fits 3" post (order separately).	3 candelabra base, each 60w max
P5925-31	Black	One-light wall lantern	6-1/2" W., 12-1/8" ht. Extends 7-1/2".	1 medium base, 100w max.
P527-10	Polished Solid Brass	One-light wall lantern	6-1/2" W., 21" ht. 21" ht. with tail; 16" ht. without tail	1 medium base, 100w max.
P529-10	Polished Solid Brass	Three-light wall lantern	8-1/2" W., 23-1/4" ht. Extends 9-1/2". H/CTR 12-1/2".	3 candelabra base, each 60w max.

 Medium base  Candelabra base

NOTES

- Additional chain available on page 522.
- H/CTR = Height from center of j-box to top of fixture.
- Posts and other mounting accessories on page 614.

Progress Lighting
progresslighting.com



573

6) GUTTERS

Gutters: 6" half-round galvanized steel with round downspout.



CERTIFICATE #: BAR-15-347
 DATE SUBMITTED: 06/15/15



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

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 FAX: (540) 722-3618
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 Web: www.winchesterva.gov

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

Please print or type all information:

309 Brad LLC	Applicant
P.O. Box 208	Street Address
Boyce, VA 22620	City / State / Zip

540-837-1988 / cell: 540-533-0617	Telephone
robina5@verizon.net	E-mail address

Robina Rich Bouffault	Property Owner's Signature	309 Brad LLC	Property Owner (Name as appears in Land Records)
same as above	<i>Robina R. Bouffault</i>	P.O. Box 208	Street Address
same as above	Telephone	Boyce, VA 22620	City / State / Zip
	E-mail address		

PROPERTY LOCATION
 Current Street Address(es) 309 N. Braddock Street Use: Office & residential
 Zoning: B-1 (HW) Year Constructed: Early 1900s Historic Plaque? Y N Number: _____

TYPE OF REQUEST

<input checked="" 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 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

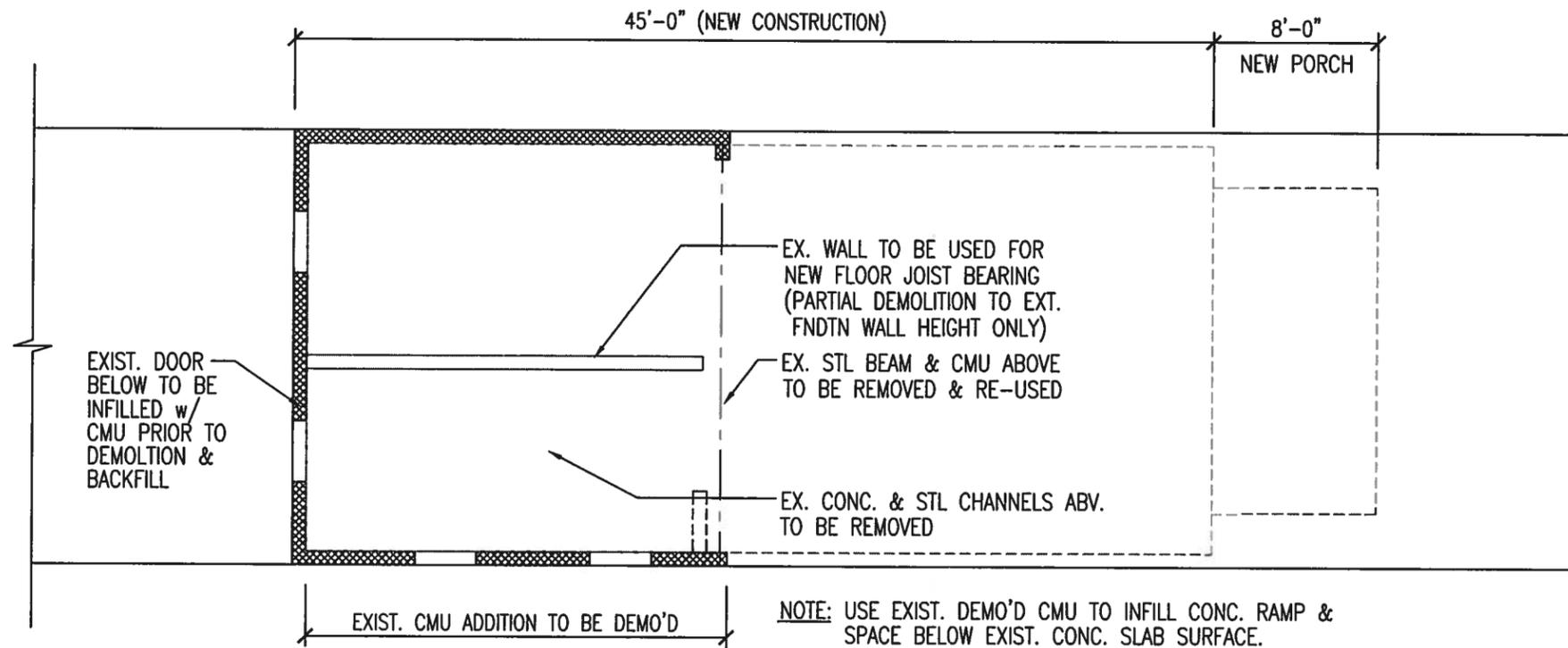
Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

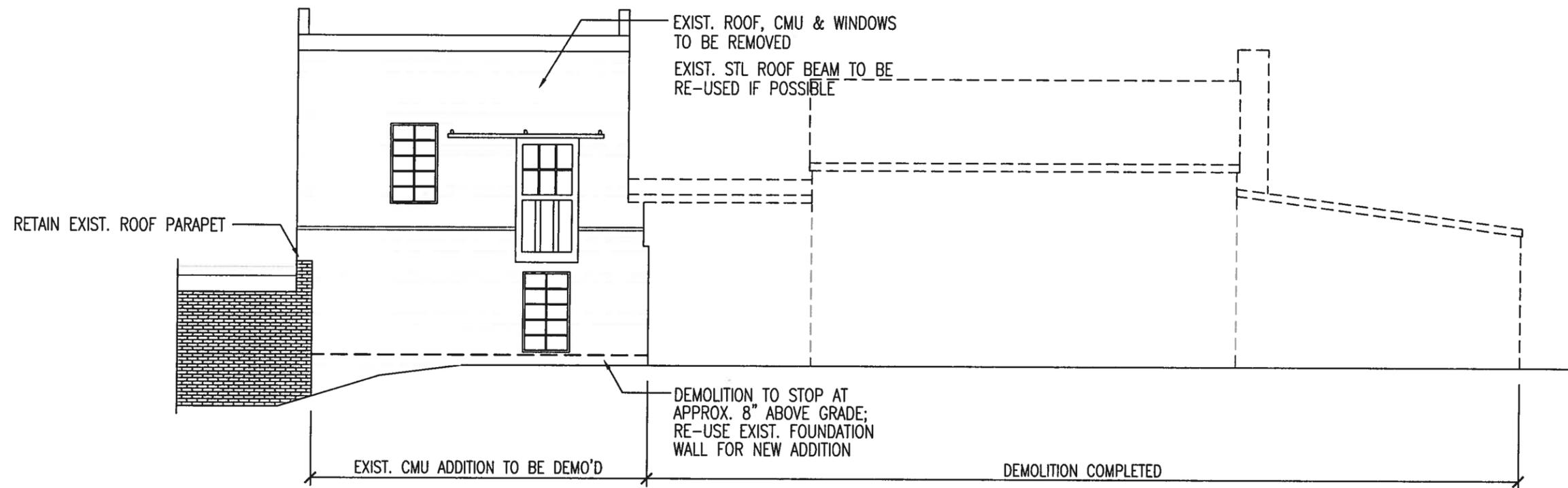
SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



EXISTING / DEMOLITION FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXISTING / DEMOLITION ELEVATION

SCALE: 1/8" = 1'-0"

DFC Architects, PC
 29 East Boscawen Street (540) 678-0560
 Winchester, VA 22601

PROJECT NUMBER:
 1502

DRAWN BY: TWN
 CHECKED BY: DC

REVISIONS:
 1)

SHEET TITLE:
DEMOLITION PLAN & ELEVATION

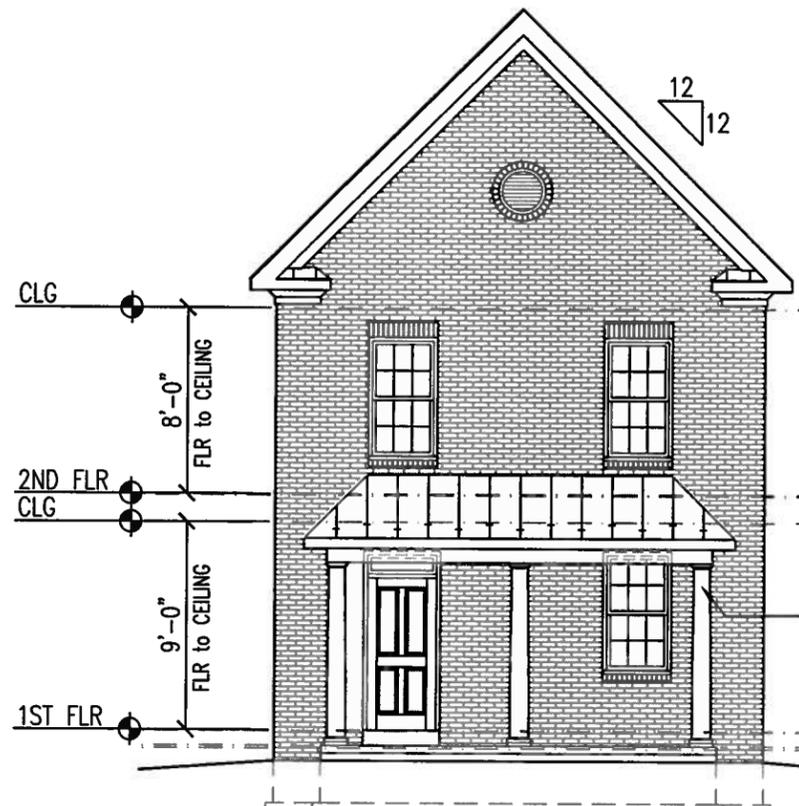
PROJECT NAME:
309 N. BRADDOCK STREET

CLIENT INFORMATION:
Robina Bouffault
 309 Brad LLC
 ADDRESS:
 P.O. Box 208
 Boyce, VA 22620

06 . 09 . 2015

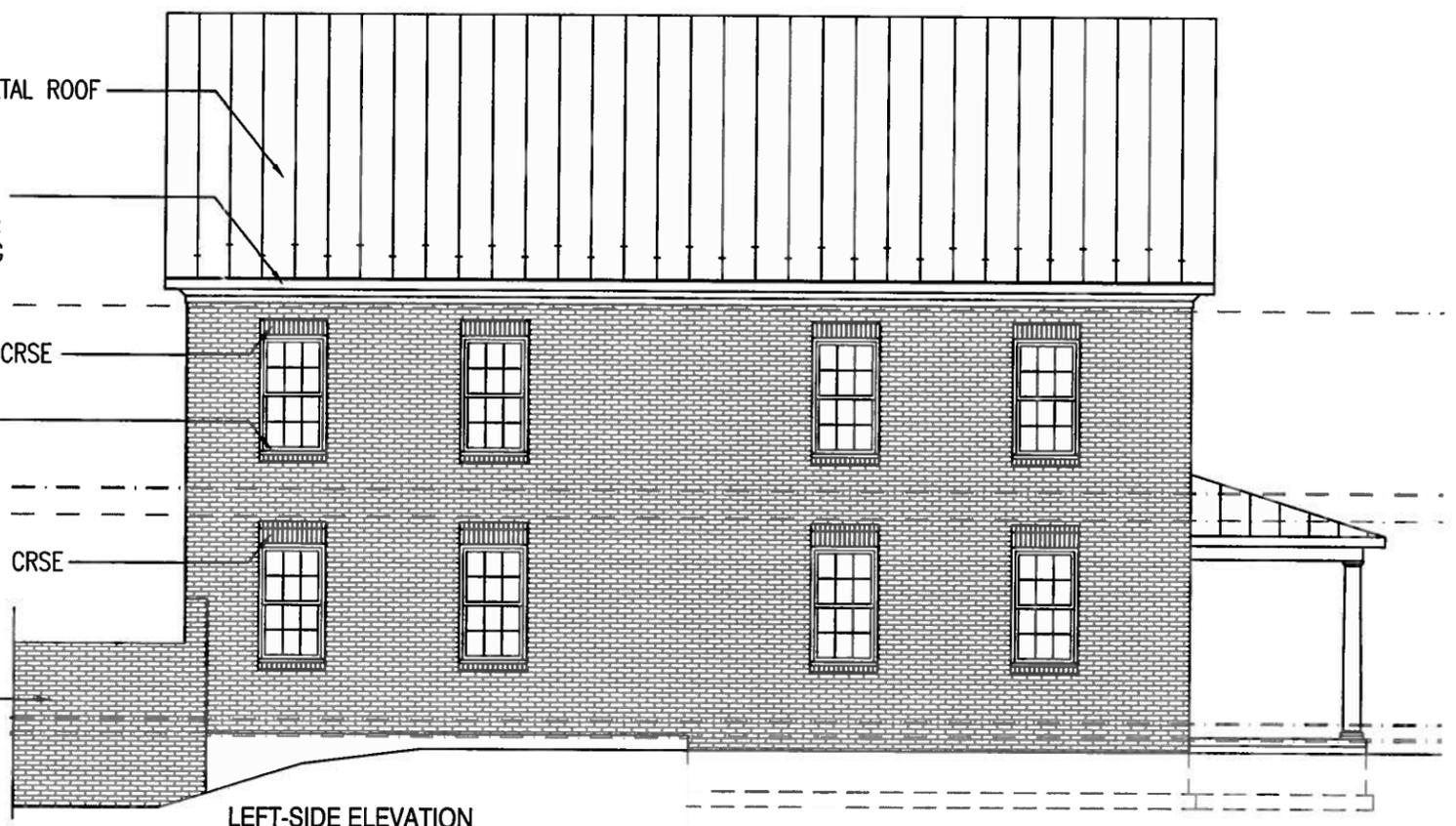
SHEET No.

D-1

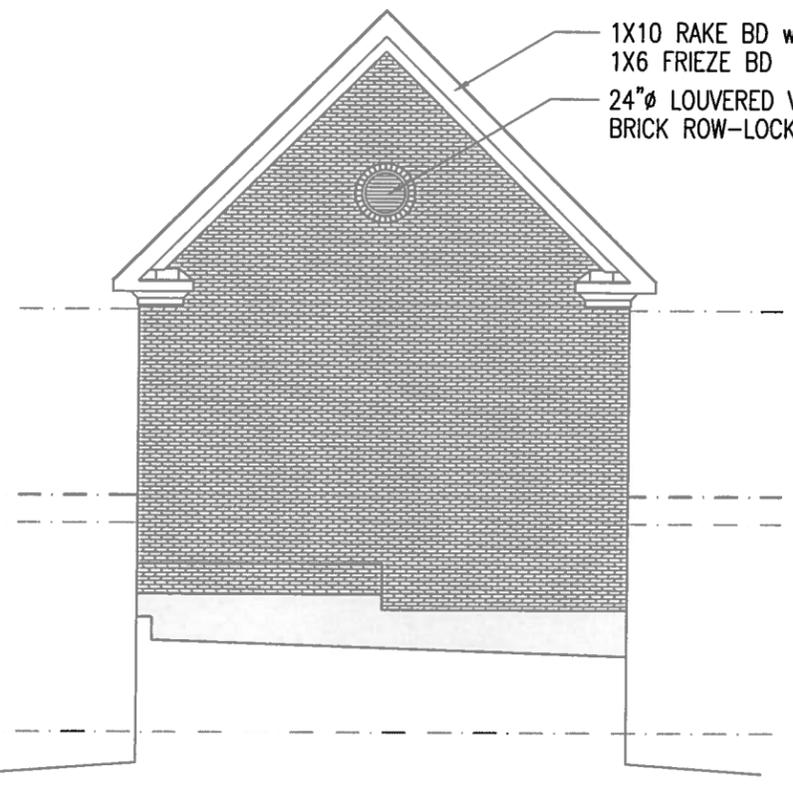


FRONT ELEVATION @ BRADDOCK STREET
 SCALE: 1/8" = 1'-0"

- STANDING SEAM METAL ROOF
- 1X6 FASCIA BD w/
1X10 FRIEZE BD &
4" CROWN MOLDING
- 8" BRICK SOLDIER CRSE
- 4" BRICK SILL
- 12" BRICK SOLDIER CRSE
- 10"Ø COLUMNS
- EXIST. BLDG

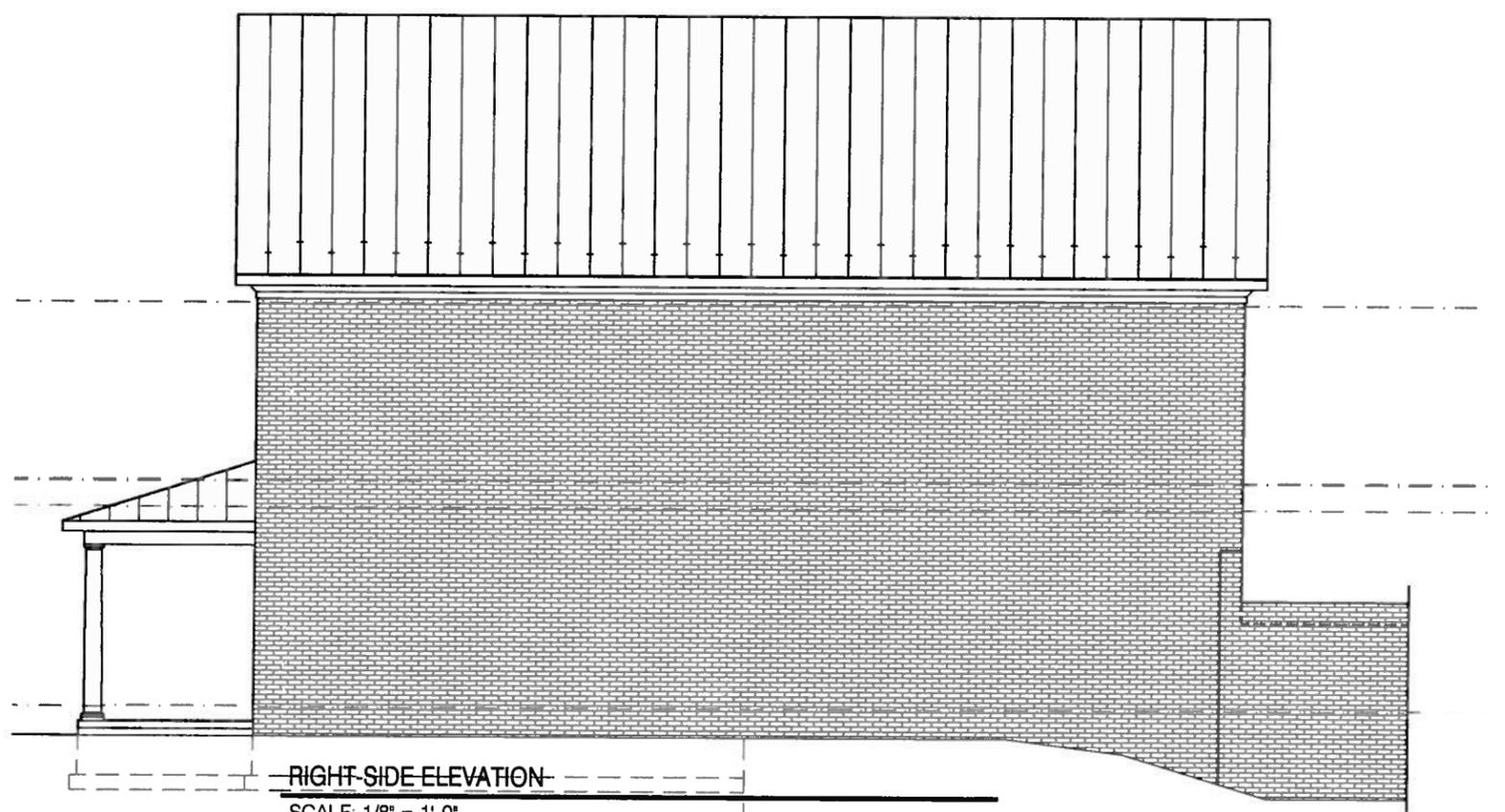


LEFT-SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"

- 1X10 RAKE BD w/
1X6 FRIEZE BD
- 24"Ø LOUVERED VENT w/
BRICK ROW-LOCK



RIGHT-SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



309 N. Braddock – DEMOLITION Phase II – 2-story concrete block building
Photo 6-10-2015

CERTIFICATE #: BAR- 15-359
 DATE SUBMITTED: 6/22/15



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:

540 545 8630 Telephone
Rathy Lewis Applicant
Rathy Lewis clark@msn.com E-mail address
146 N Loudoun St Street Address
Winchester Va 22601 City / State / Zip

Melinda Kramer Property Owner's Signature
703.728.0427 Telephone
nancycharleskoster@aol.com E-mail address
Melinda Kramer Property Owner (Name as appears in Land Records)
100 west main st. #3 Street Address
Berryville VA 22601 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 4 West Cork St Use: ice cream shop
 Zoning: _____ (HW) Year Constructed: _____ Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

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

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____
 Secretary, Board of Architectural Review



Wood is a glass window
was only change.
window changed to sliding
glass for serving window use





CERTIFICATE #: BAR- 15-304
 DATE SUBMITTED: 5/22/15



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

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

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

Please print or type all information:

<u>540-974-1272</u> Telephone	<u>Cheryl Anderson</u> Applicant
<u>delamel@co.com</u> E-mail address	<u>1419 Ramsey Lane</u> Street Address
	<u>Winchester, Va 22601</u> City / State / Zip

<u>Jennifer Trustel</u> Property Owner's Signature	<u>Winchester Heiam</u> Property Owner (Name as appears in Land Records)
<u>540-722-5172</u> Telephone	<u>116-118-120 N. Loudoun St</u> Street Address
<u>JENNIFER@BRC CPAS, LON</u> E-mail address	<u>Winchester, Va 22601</u> City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 116-118-120 N Loudoun St Use: Retail / Masonic Lodge
 Zoning: _____ (HW) Year Constructed: _____ Historic Plaque? Y () N (X) 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

Other (specify) Remove metal from front of building & return
Overhang's over side walk. ***SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION*** back to brick

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

I wish to remove the metal from the front of 116, 118 and 120 North Loudoun Street. The Winchester Hiram Lodge occupies 118 North Loudoun as well as the second and third floors of 116 and 120. The Masonic Lodge is located between the old Door Mouse on the right and Bells Ladies Clothing to the left.

I am renting the 116 North Loudoun space and in the process of renovating it back to as close to the original look as possible. In doing so, I wish to remove the metal from the front of the buildings belonging to the Masonic Lodge. This may or may not include the metal awning on the front of 116 North Loudoun St.



