

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

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – November 20, 2014

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

**BAR-14-735** Request of Richard Oram to erect a temporary freestanding vestibule during the winter months at 101 North Loudoun Street.

**BAR-14-736** Request of Design Concepts - Tim Machado to construct a new addition at 414 North Braddock 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, November 20, 2014, at 4:00p.m. in Council Chambers, Roush City Hall, 15 North Cameron Street, Winchester, Virginia.

**POINTS OF ORDER:**

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

**ABSENT:** None

**STAFF:** Josh Crump, Carolyn Barrett

**VISITORS:** Larry Omps, Jim Riley, George Stathopoulos, Glen Burke

**APPROVAL OF MINUTES:**

Chairman Rockwood called for corrections or additions to the minutes of November 6, 2014. Mr. Walker asked for a correction on page two. Chairman Rockwood called for a motion. Ms. Jackson moved to approve the minutes as corrected. Mr. Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.

**CONSENT AGENDA:**

None.

**NEW BUSINESS:**

**BAR 14-689** Request of Jucapa LLC for a Certificate of Appropriateness to repair the windows at the property located at 455 North Loudoun Street.

Mr. Omps spoke about replacing the windows at the property. He said none of the windows are standard and the plan was to change the windows to more efficient and better appearing windows.

Mr. Walker asked about whether there was more wood exposed on the interior or exterior of the windows. Mr. Omps said they were removing the aluminum storm windows and putting back one-over-one windows. Mr. Serafin asked if they were vinyl clad windows. Mr. Omps said the window frames are original, the sashes are vinyl clad and covered with wood. There may be a quarter-inch of vinyl showing.

Chairman Rockwood asked if the existing sashes being replaced are covered with vinyl. Mr. Omps said some of them were. Chairman Rockwood asked if the replacement windows were made out of wood. Mr. Omps said the acrylic coating was approved by the Secretary of the Interior or approved by the BAR for covering Kolbe windows. Chairman Rockwood said he was trying to understand which part of the windows was wood. Mr. Omps pointed out which sections were wood and which were clad.

Mr. Bandyke asked if he was taking the sashes out of the windows and Mr. Omps said yes, they were putting in new insulated sashes.

Chairman Rockwood asked if the existing sashes were wood or vinyl. Mr. Omps said a combination of both. Some were from 1912, some were from other years. Chairman Rockwood asked how many of each were left to be replaced. Mr. Omps said he did not know. Chairman Rockwood asked if a majority to be replaced were wood or vinyl. Mr. Omps said at least 10 had not been replaced and the building had 30 or 40 windows. Mr. Bandyke asked if the ones that had been replaced were similar to the windows depicted composition wise and Mr. Omps said some of them were.

Chairman Rockwood asked if Mr. Omps could tell where the original windows to be replaced were on the building. Mr. Omps said on the south side and two smaller windows in the front of the building. Mr. Serafin said the Kolbe K-Kron coating on windows is like a high-tech automotive paint on windows. It looked like what Mr. Omps was replacing them with was a vinyl cladding which is a different thing. Mr. Omps said what they were doing was covering most of the vinyl with wood to give it a more natural appearance. Chairman Rockwood asked Mr. Omps to identify which windows were currently original wood sashes and which had been replaced previously with vinyl. Mr. Omps pointed out the windows on the drawings.

Mr. Bandyke said that if it is vinyl coated, a vinyl window or any vinyl on it at all, it is not acceptable. If it is K-Kron, which is a wood window with a baked on finish, that is acceptable because it is on wood. It is not vinyl because it is painted on. Mr. Omps has added wood onto the jamb of the window. The window sashes themselves are vinyl on the outside and that is a problem. The windows look better than the storm windows that were on the building but vinyl cannot be allowed. The K-Kron is approved because that is paint. Even though the sashes are hidden behind aluminum screens they are still vinyl. Chairman Rockwood asked if K-Kron windows could be purchased. Mr. Omps said those were about \$1,000 each. The ones he is putting in are \$200.00. Mr. Omps suggested the Historic District be divided up into two tiers. The downtown area could be perfectly historic. Five blocks out could have more latitude. There are many homes that people cannot repair to historical standards because they cannot afford it.

Chairman Rockwood said all they can do is work with applications as they come in. There are properties throughout the district that are sometimes problematic and have been allowed to run down to the extent that it is very expensive to improve them. Throughout the district, there are important historic buildings that they are charged with preserving and the standards are well established. In some cases it is a difficult thing. There are things that would not have been approved if brought before them. The building that Mr. Omps is talking about has several things that had they been presented, they would not have been approved such as the aluminum siding, bump out on the porch, aluminum ceiling on the porch and several windows.

Mr. Walker said he appreciated the care that had been given to trying to make the windows as historic as they can be with the wood trim and removal of aluminum storm windows. Unfortunately, vinyl will never be a historical material. Mr. Bandyke said it is number one on the rules for windows. The only option is a wood window that is a double glazed wood window. They are less than \$1,000.00 and they are not going to be coated like K-Kron windows which means they are a lesser quality which is the last thing needed for a window but unfortunately it has to be wood but it can be coated with anything he wanted.

Mr. Serafin said it would set a precedent that if wood windows could be replaced with vinyl here than why not on the mall or through the historic district. Chairman Rockwood said Mr. Omps could look into alternative windows such as a non-clad window that would require maintenance to keep up but that may be cheaper to install. The price differential might not be as burdensome. Mr. Omps said the difficulty they have is virtually all of them are custom sizes and you cannot just open a catalog and pick them out. He understood the board's position and if they vote it down, he will not take it personally. Chairman Rockwood asked if there was any other discussion by the board. He then called for a motion.

Mr. Bandyke made a motion to deny the request for a Certificate of Appropriateness for **BAR-14-689** because the replacement windows are vinyl. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 6-0.

**BAR 14-705** Request of the Religious Society of Friends for a Certificate of Appropriateness to install a storage shed at 203 North Washington Street.

Jim Riley spoke about the shed and its placement on the property. It will be on the side that is not facing the street. It will be for mowing equipment and tools. The shed is pre-made from a dealer by the Apple Blossom Mall. The building is made out of white pine with board and batten styling and stained with a rustic cedar color.

Mr. Bandyke asked if it would be on a gravel or concrete pad. Mr. Riley thought it would be concrete blocks set in the ground and the church would put mulch or other material around it. Chairman Rockwood asked if the door would be on the north side and Mr. Riley said yes.

Mr. Bandyke made a motion to grant a Certificate of Appropriateness for **BAR 14-705** with the following comments:

- That it be a wooden storage building;
- It has a green metal roof;
- Board and batten siding;
- All wood trim;
- Four foot door;
- Set on small block piers or something of that nature;
- No windows.

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

**BAR 14-707** Request of Nostimon LLC for a Certificate of Appropriateness to replace the roof at 202 East Piccadilly Street.

Mr. Stathopoulos outlined the project and stated that they wanted to replace the roof like-for-like. Mr. Bandyke asked if anything was mentioned about gutters. Mr. Stathopoulos said no. Mr. Bandyke said it looked like it was strapped to the roof and it would need to be rehung and restrapped. He recommended that be checked on. If they are being replaced same-for-same, it would not need to be brought back before the board.

Chairman Rockwood asked if it was a standing seam roof. Mr. Bandyke said it was a true standing seam and instead of a cap on the ridge, it was folded over, that is part of the standing seam. Some metal roofs are capped at the hip or ridge.

Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR-14-707** with the following comments:

- The hip and ridge be a non-cap seam.
- Remaining items as submitted.

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

**BAR 14-710** Request of GW Development LLC for a Certificate of Appropriateness to apply new trim around entryway and signage for restaurant entrance at 103 East Piccadilly Street.

Mr. Burke spoke about the rebranding of the Dancing Goat Restaurant and the plans for the entryway and signage of the restaurant to fit more into the feel of the old town area.

Mr. Bandyke asked if anything was going to be put on the top of the columns. He also asked about the lighting for the sign. Mr. Burke said there were two flood lights in the planters that are aimed at the signs. The board members asked questions pertaining to the size and material of the lettering for the new signs.

Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-710** as described below:

- Change the two brick pilasters on either side of the entrance to a two foot higher elevation with a concrete or stone cap and allowances for either a concrete or metal pot or some sort of container on top if desired or need be.
- The door entrance will be flanked by two wood fluted columns with plinths and capitals
- The half round signage will be changed to "Food and Spirits" and will be applied metal letters.
- The name of the restaurant will be changed to "George's" and that signage will be above the "Food and Spirits" awning which will be depicted as submitted.
- The sign for George's Restaurant will have a metal bracket painted black and signage as submitted.
- The Half Note Lounge on the Piccadilly side will have a similar metal bracket with the same signage as submitted.
- Current lighting is not to be changed.
- Menu board is to be made out of wood with a glass or plastic door.

Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.

#### **OLD BUSINESS:**

None

**DISCUSSION:**

Mr. Bandyke made a motion to adopt the meeting calendar for 2015. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.

Mr. Serafin asked about doing a press release about windows or having a discussion to educate the public on the Historical District standards. Mr. Crump said postcards were going to be sent out in May to residents and businesses in the district as it was done last year.

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 5:24pm.

CERTIFICATE #: BAR- 14-735  
 DATE SUBMITTED: 11/24/14



Rouss City Hall  
 15 North Cameron Street  
 Winchester, VA 22601

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 Web: www.winchesterva.gov

APPLICATION  
 BOARD OF ARCHITECTURAL REVIEW  
 CERTIFICATE OF APPROPRIATENESS

Please print or type all information:

540 722 0506 Telephone  
 Susan.Touchette@gmail.com E-mail address

Richard Oram Applicant  
 107 N Loudoun St Street Address  
 Winchester VA 22601 City / State / Zip

Daniel Johnson + Richard Oram Property Owner Signature  
 540-771-0048 Telephone  
 fullerbb.johnson@gmail.com E-mail address

Richard Oram Property Owner (Name as appears in Land Records)  
 101 N Loudoun St Street Address  
 Winchester VA 22601 City / State / Zip

PROPERTY LOCATION  
 Current Street Address(es) 101 N Loudoun St Use: Restaurant  
 Zoning: B1 (HW) Year Constructed: 1878 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

>  Other (specify) Temporary Vestibule during winter Free standing

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

FOR OFFICE USE ONLY

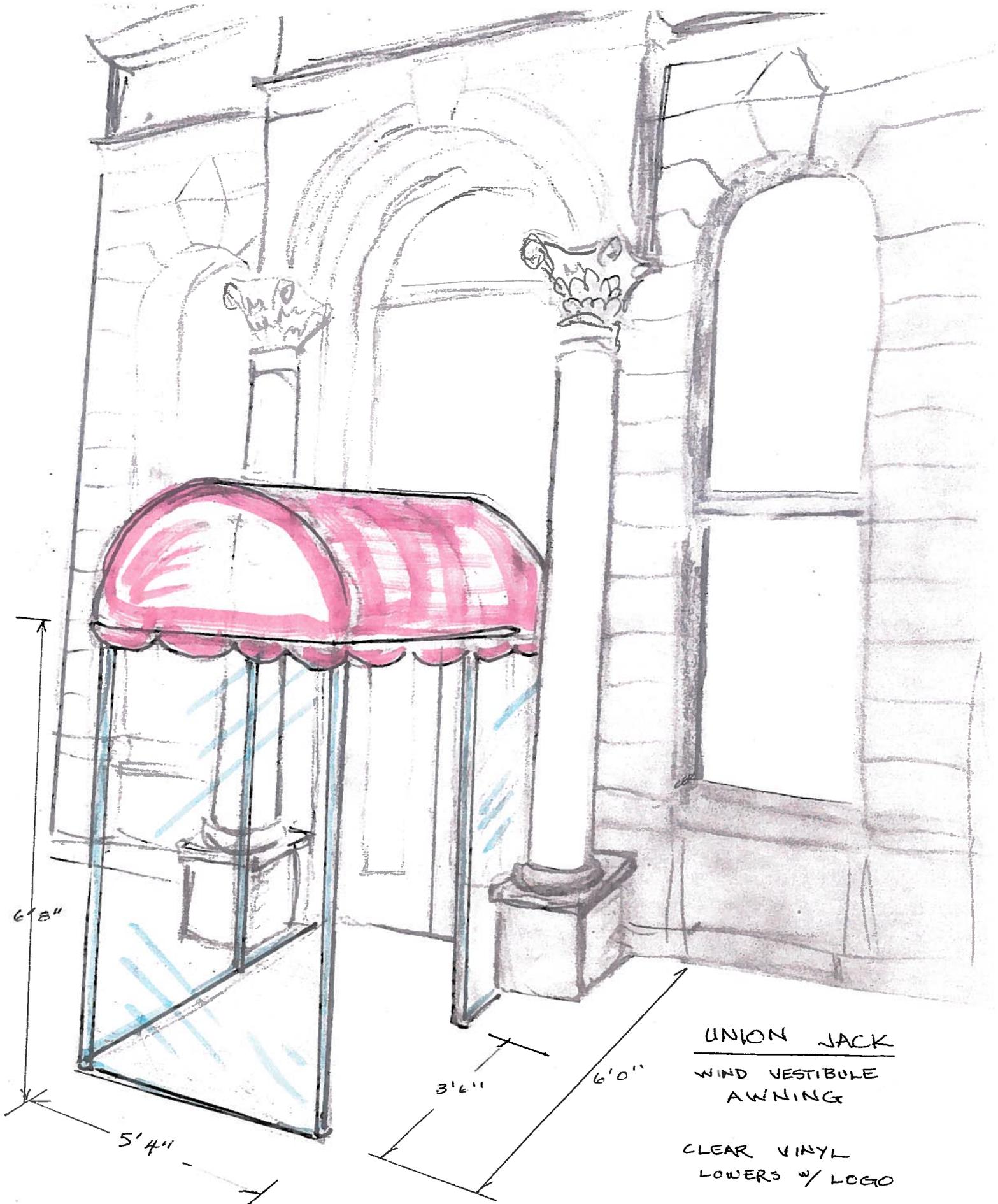
BAR Review OR  Administrative Review per Section 14-5

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

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

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

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



6'8"

5'4"

3'6"

6'0"

UNION JACK  
WIND VESTIBULE  
AWNING

CLEAR VINYL  
LOWERS w/ LOGO

# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

Address: 101 N. Loudoun St.

Map & Parcel: 193-1  
Tract & Block: B-10

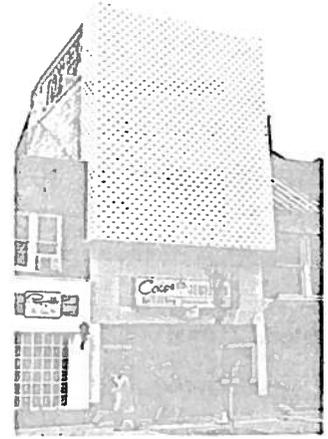
Present Owner:  
Address:

Present Use: commercial

Historic Name:

Original Owner:

Original Use:



D-19

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19\_\_

Style: Vern. L.Geor. Grk.Rev. Ital. Emp. Rom. Goth. Q.A. Col.Rev.  
B.Arts None+ None- Commercial

Stories: B 1 1½ 2 2½ 3 3½ 4

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas.

Modifications: - Minor Moderate Extensive

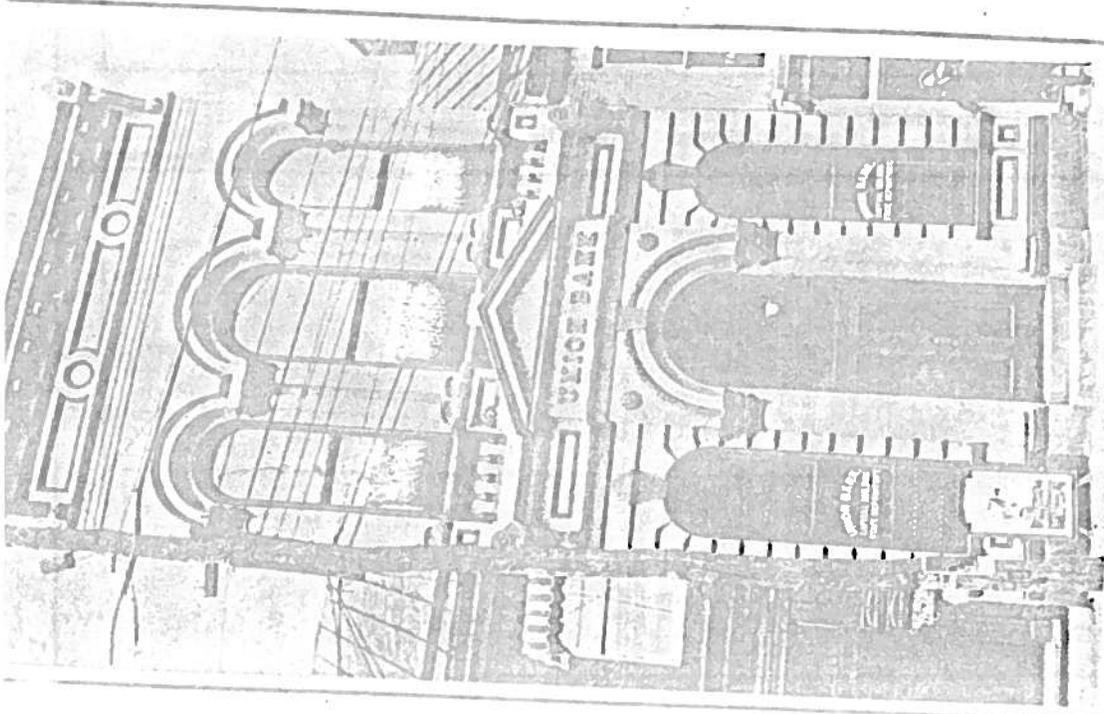
Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance: Outstanding Excellent Good Average None *if original facade remains* *as is*

Architectural Description

Closer examination would perhaps reveal that this building once had or perhaps still preserves a High Victorian Italianate facade of 1870's or 1890's vintage underneath its recent refacing.



From the collection of Ben Ritter

## The Union Bank

This is the Union Bank of Winchester, which was chartered in 1870. It was acquired by the Farmers & Merchants National Bank about 1943. The building remains at 101 N. Loudoun Mall L.V.V. 11



# City of Winchester

## 101 North Loudoun Street

Tax Map Number: 193-1-B- 10-

DHR Resource Number: 138-0042-0693

Resources: 1 commercial building

Date/Period: ca. 1870

Style: Classical Revival

Sources: Sanborn Fire Insurance Company Maps



## Architectural Description

**Site Description:** This two-story bank is located on the west side of North Loudoun Street and directly abuts the brick and concrete pedestrian mall. A small patio, surrounded by a metal fence, fronts the building. The backyard is surrounded by a wood fence and opens onto North Indian Alley.

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

**Primary Resource Description:** Constructed in 1870, this two-story, three-bay bank, now a restaurant, was designed in the Classical Revival style. Set on a solid foundation (material not visible), this building is constructed of seven-course, American-bond brick and has a wood-frame façade (east elevation). The first story of façade is clad with wood siding, which imitates rusticated stone and a paneled architrave spans the façade above the first story. Standing-seam metal covers the shed roof, which is accented by an ogee-molded frieze with scrolled brackets, scrolled modillions, and a paneled frieze. Two interior-side brick chimneys rise from the north (side) elevation and each has a plain cap.

The central bay of the façade (east elevation) holds double-leaf, wood-frame glass doors, which are surmounted by a tall, two-light wood fanlight. The central bay, which projects from the façade, is flanked by Corinthian columns and features a pediment. The words "Union Bank" mark the frieze of the pediment and "1870" is located within the tympanum. The flanking openings on the first story of the façade hold round-headed, two-light fixed wood windows. A paneled keystone finishes each opening. Second story round-headed openings hold 1/1, double-hung, wood-sash windows. The openings are set over engaged turned wood balusters and are flanked by single and paired Corinthian columns set upon pedestals.

A one-story, full-width addition, constructed circa 1925, extends from the rear (west) elevation of the building and was not visible from the public right-of-way.

A one-and-one-half-story addition, constructed circa 1950, extends from the rear elevation of the circa 1925 addition. Set on a solid foundation (material not visible), this stuccoed addition is capped by a front-gabled roof of standing-seam metal. Raking metal boards finish the roof. Three dormers mark the southern slope and two dormers extend from the northern slope. Each dormer has a front-gabled roof of standing-seam metal and is clad with diagonal weatherboard wood siding. A 6/6, double-hung, wood-sash window is held by each dormer. A single-leaf door pierces the upper gable end of the rear elevation and is sheltered by a one-story, one-bay porch. The porch is set on a square wood post foundation and supports the front-gabled roof of standing-seam metal with square wood posts. Square wood balusters finish the porch. A single-leaf metal door with a single-light is fenestrated on the foundation of the rear elevation.

**Significance Statement:** This two-story bank, recently restored, is a unique example of the Classical Revival style applied to a commercial building in the City of Winchester during the third quarter of the nineteenth century. The building was constructed in 1870 and was historically known as the Union Bank. Although now operating as a restaurant, this former bank retains integrity of materials, workmanship, and design, despite the construction of a rear addition and change in use. Further, this building retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This building is a contributing resource to the Winchester Historic District under Criteria A and C.



Rouss City Hall  
 15 North Cameron Street  
 Winchester, VA 22601

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 Web: www.winchesterva.gov

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

<b>Please print or type all information:</b>	DESIGN CONCEPTS - Tim Machado, AIA
_____	Applicant
(540) 722-7247	129-131 South Loudoun Street
Telephone	Street Address
architect@1designconcepts.com	Winchester, VA 22601
E-mail address	City / State / Zip

_____	Michael Grabowski
Property Owner's Signature	Property Owner (Name as appears in Land Records)
(540) 686-2221	210 Harry Hiatt Lane
Telephone	Street Address
MGrabowski77@yahoo.com	Gore, VA 22637
E-mail address	City / State / Zip

**PROPERTY LOCATION**

Current Street Address(es) 414 North Braddock Street Use: Residential

Zoning: MR (HW) Year Constructed: circa 1895 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 checked="" type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

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

FOR OFFICE USE ONLY

BAR Review OR  Administrative Review per Section 14-5

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

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](http://www.nps.gov/tps/standards/rehabilitation/rehab)  
*Winchester Historic District Guidelines* [www.winchesterva.gov/planning/historic-district-design-guidelines](http://www.winchesterva.gov/planning/historic-district-design-guidelines)  
*Article 14 of the Winchester Zoning Ordinance* [www.winchesterva.gov/planning/zoneord](http://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.**

Project Narrative  
414 North Braddock Street  
Board of Architectural Review  
Application for Certificate of Appropriateness  
Nov. 24, 2014

This project is an addition to a circa 1895 Italianate wood-framed house. The existing façade is clad in German lap siding, and the north, south and east elevations are clad in plain bevel lap siding. Tuscan wood columns support porch overhangs on the west and south elevations. The original roof is a gable-front standing seam metal roof, and the porch addition is a standing-seam metal roof. In 1910, a two-story addition was constructed on the rear of the house, including the two-story porch set on a concrete block foundation. The one-story porch on the south elevation is an addition, circa 1925.

To reflect the original character of the house, this project will use painted wood siding on the addition. Windows and doors will be made of wood to match existing. The side porch will be enclosed, with the wood columns highlighted between new wood windows and doors. The addition is set back over 30 feet from the front of the existing home to maintain focus on the original structure. The site is wooded with large mature trees; therefore, sight lines are limited from Braddock Street to the new addition.



**Proposed Finishes**

**414 North Braddock Street**

**Board of Architectural Review**

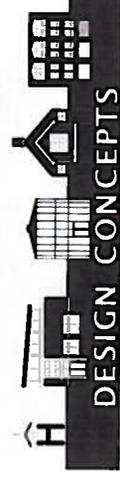
**Application for Certificate of Appropriateness**

**Nov. 24, 2014**

- **Windows: Painted wood to match existing**
- **Doors: Painted wood to match existing**
- **Trim: Painted wood to match existing**
- **Garage Doors: Painted wood**
- **Roof: Painted standing seam metal**



414 NORTH BRADDOCK STREET  
VIEW FROM BRADDOCK STREET  
NOVEMBER 24, 2014



**DESIGN CONCEPTS**  
architecture + interiors  
129-131 South Loudoun Street  
Winchester, VA 22601  
tel: (540) 722-7247 : fax: (540) 722-7248  
architect@1designconcepts.com



414 NORTH BRADDOCK STREET  
WEST ELEVATION  
NOVEMBER 24, 2014



129-131 South Loudoun Street  
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architect@1designconcepts.com



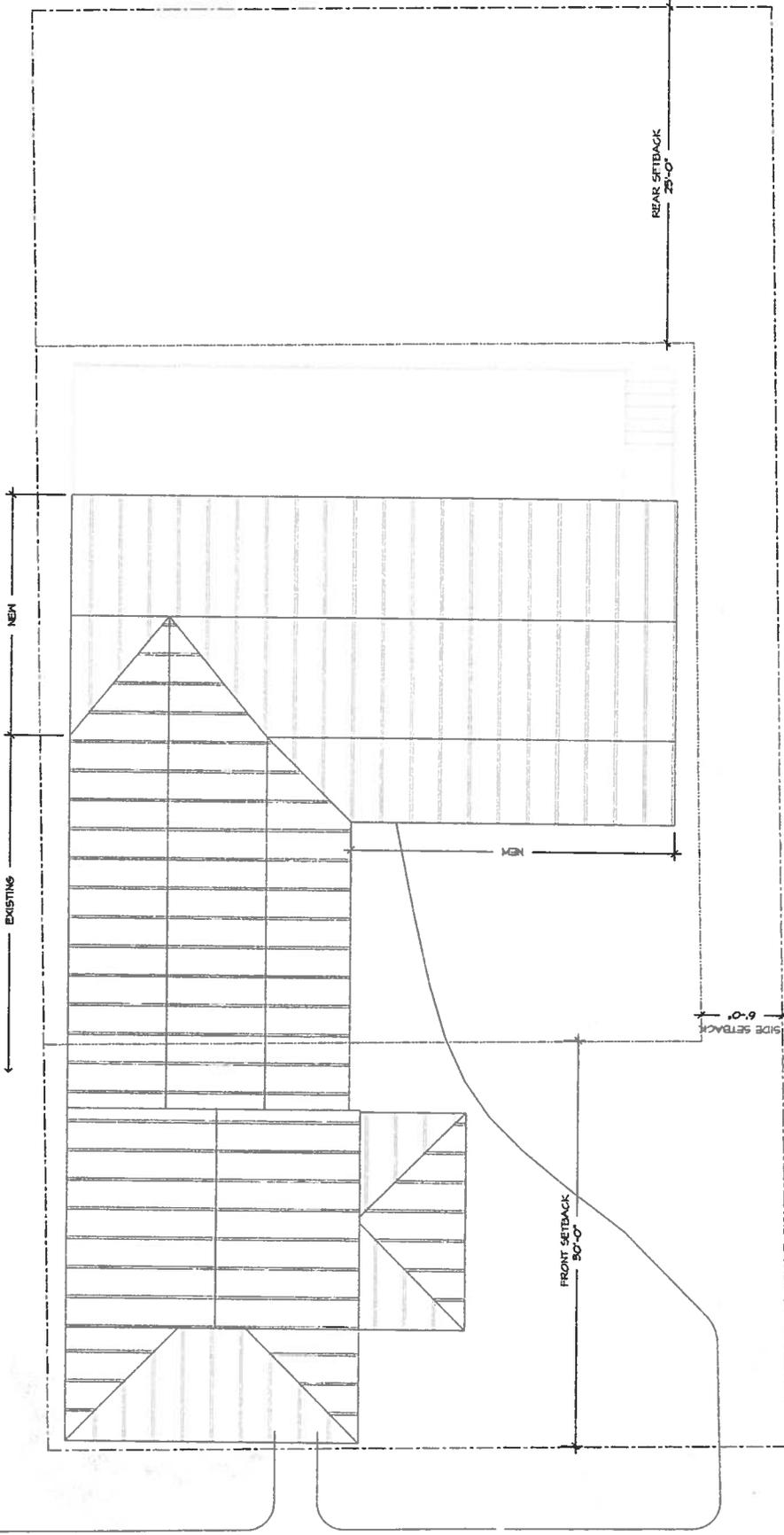
414 NORTH BRADDOCK STREET  
SOUTH ELEVATION  
NOVEMBER 24, 2014



**DESIGN CONCEPTS**

architecture + interiors

129-131 South Loudoun Street  
Winchester, VA 22601  
tel: (540) 722-7247 / fax: (540) 722-7248  
architect@designconcepts.com



414 N. BRADDOCK ST.

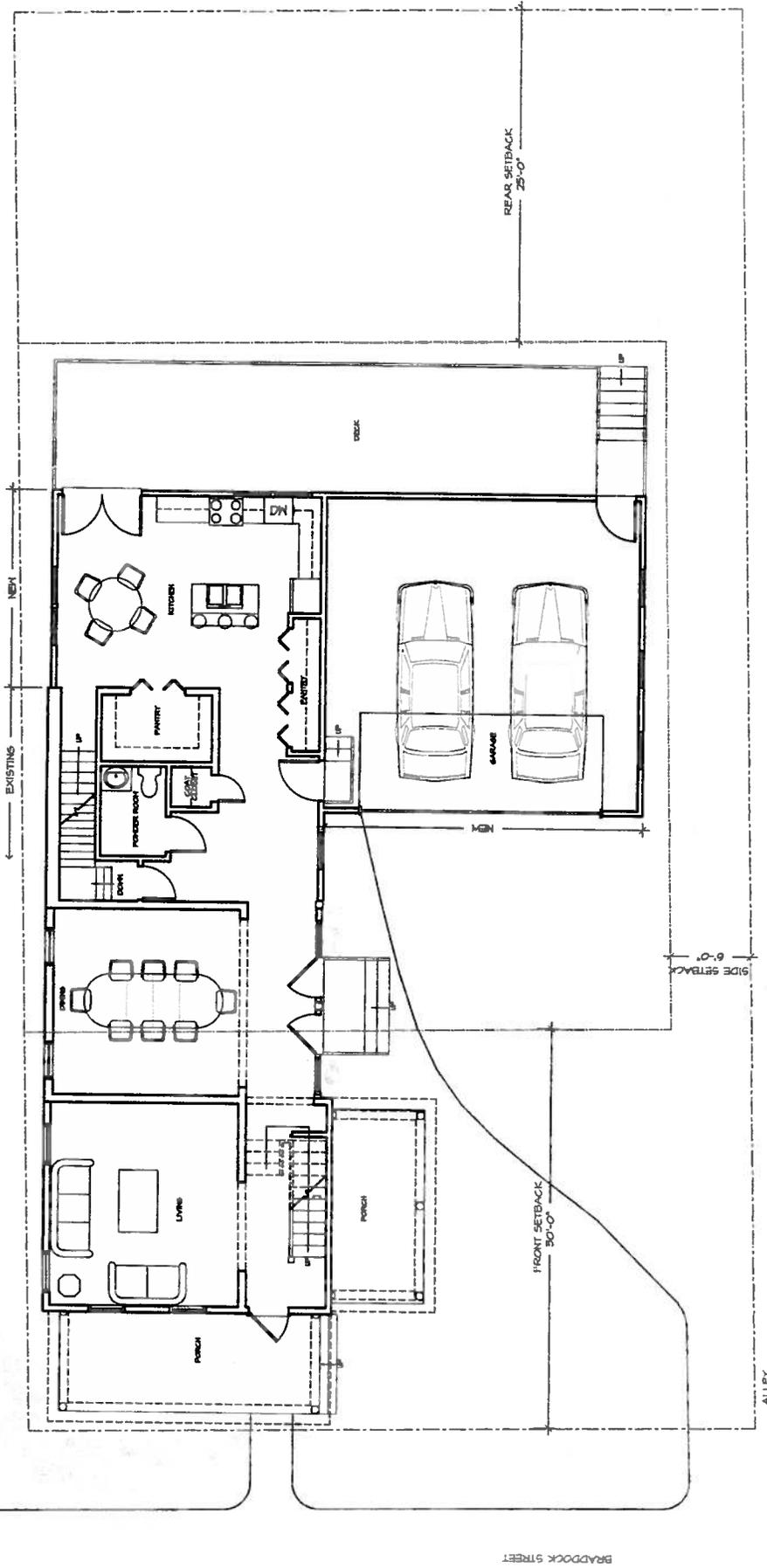
SITE PLAN

NOVEMBER 24, 2014

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



179 131 Smith Loudoun Street  
Winchester, VA 22601  
tel 540-722-7247 fax 540-722-7248  
architect@designconcepts.com



414 N. BRADDOCK ST.

FIRST LEVEL

NOVEMBER 24, 2014

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





# City of Winchester

## 414 North Braddock Street

Tax Map Number: 173-1-I-8-

DHR Resource Number: 138-0042-0108

Resources: 1 single dwelling

Date/Period: ca. 1895

Style: Italianate

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



## Architectural Description

**Site Description:** This two-story, single-family dwelling is located on the east side of North Braddock Road and abuts the concrete sidewalk. The grassy property is marked by mature trees, shrubs, and foundation plantings. The property gently slopes to the south.

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

**Primary Resource Description:** Constructed circa 1895, this two-story, three-bay single-family dwelling was influenced by the Italianate style. Set on a solid random rubble foundation, this wood-frame dwelling is clad with German wood siding. The north and south (side) elevations are clad with weatherboard wood siding. A front-gabled roof, covered with standing-seam metal, caps the building and is accented by an ogee-molded wood cornice with returns, scrolled brackets, and vergeboard. An exterior-rear brick chimney rises from the east elevation and has a corbeled brick cap. The southernmost bay of the façade (west elevation) holds a single-leaf, multi-light wood door and is surmounted by a single-light transom. The first story openings hold 2/1, double-hung, wood-sash windows with square-edged wood surrounds and the second story openings have 2/2, double-hung, wood-sash windows with pedimented surrounds and operable louvered shutters. A four-light pentagoid-shaped wood casement window marks the upper gable end and features a wood sill and pedimented surround. A one-story, full-width porch is located on the façade and is set on a solid poured concrete foundation. The half-hipped roof of the porch is covered with standing-seam metal and is supported by Tuscan wood columns and pilasters. The north (side) elevation is fenestrated with paired four-light wood casement windows. Each opening has a square-edged wood surround. The rear (east) elevation is fenestrated with a single-leaf, paneled wood door with lights and 2/2, double-hung, wood-sash windows.

A one-story, two-bay porch, constructed circa 1925, extends from the south (side) elevation and is set on a solid poured concrete foundation. The half-hipped roof is covered with standing-seam metal and is supported by Tuscan wood columns.

A two-story ell extends from the northernmost bay of the rear (east) elevation and is original. The wood-frame ell is clad with weatherboard wood siding and is capped by a front-gabled roof of standing-seam metal. Visible fenestration consists of a single-leaf, paneled wood door with lights and 2/2, double-hung, wood-sash windows. A two-story porch extends from the south elevation of the ell and is set on a solid rock-faced, concrete-block foundation. Tuscan wood columns support the shed roof, which is covered with standing-seam metal. Square wood balusters finish the porch.

A two-story addition is located on the rear elevation of the ell and was constructed circa 1910. The wood-frame addition is clad with German wood siding and is set on a solid concrete block and rock-faced, concrete-block foundation. A front-gabled roof caps the addition and is covered with standing-seam metal. An ogee-molded cornice with returns accents the roof. An interior-end brick chimney, with a corbeled cap, rises from the east elevation. Visible fenestration consists of 2/2, double-hung, wood-sash windows and two-light wood awning windows. A two-story, partially enclosed porch extends from the south elevation of the addition and is set on a concrete block foundation. A shed roof caps the porch and is covered with standing-seam metal. Visible fenestration consists of a single-leaf, paneled wood door, 2/2, double-hung, wood-sash windows, and two-light wood awning windows. The double-hung windows are flanked by operable louvered shutters. An integral porch is located in the westernmost bay of the first story and features a Tuscan wood column and square wood balusters.

A one-story addition, constructed circa 1915, extends from the rear elevation of the circa 1910 addition. The wood-frame addition is clad with German wood siding and is capped by a shed roof of standing-seam metal. The south elevation is marked by a single-leaf, paneled wood door with lights, which is sheltered by a shed-roofed awning. Asphalt shingles cover the awning.

**Significance Statement:** This two-story, single-family dwelling was influenced by the Italianate style and is indicative of the domestic architecture constructed in the City of Winchester at the end of the nineteenth century. Judging by the form and materials, as well as by using Sanborn Fire Insurance maps, this dwelling can be given a circa 1895 date of construction. This single-family dwelling retains integrity of materials, workmanship, and design, despite the construction of rear additions. Further, this dwelling retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This single-family dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.

**CITY OF WINCHESTER  
ARCHITECTURAL INVENTORY**

1770

Address: 414 S. Craddock St. Present Use: Residential  
Map & Parcel: 173 - (1) Assessed Value: \$22,100  
Tract & Block: I-8 Historic Name: \_\_\_\_\_  
Present Owner: Arthur W. Muller, Original Owner: \_\_\_\_\_  
Address: \_\_\_\_\_ et ux Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19\_\_  
pre-1897; post 1885  
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

The gable of this small 3 bay frame house faces the street and is decorated with a pointed window, wood slats placed in a V-design and brackets with ornamental pendants. Other features are carved window cornices, 2 over 2 lights and a full facade Colonial Revival porch. There is a two-story porch under the side roof to the rear and a later frame addition.

Historical Significance:  
National State/Regional Local None  
Historical Description

\_\_\_\_\_

References:

