

**BOARD OF ARCHITECTURAL REVIEW**  
**AGENDA**  
**July 3, 2014 - 4:00 PM**  
**Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – June 19, 2014 meeting

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

- A. **BAR-14-403** Request of Bradley M. Shultz for a Certificate of Appropriateness to replace roofing at 132 North Washington Street.
- B. **BAR-14-409** Request of John M. Elgin for a Certificate of Appropriateness to remove existing stairs and construct a deck at 446 North Braddock Street. (*Re-approval of expired COA BAR-12-214*)

**4. OLD BUSINESS**

**5. OTHER DISCUSSION**

- A. Substitute Materials Guidelines – tentatively to be presented to Council at its July 22 work session - 6:00pm, Quarles Elementary School cafeteria

**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, June 19, 2014, at 4:01p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia

**POINTS OF ORDER:**

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

**ABSENT:** Mr. Bandyke

**STAFF:** Will Moore, Nasser Rahimzadeh, Carolyn Barrett

**VISITORS:** Howard Lewis, Joan Lewis, Andrew Ours, Sandra Bosley

**APPROVAL OF MINUTES:**

Chairman Rockwood called for additions or corrections to the minutes of June 5, 2014. Hearing none, he 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 4-0.*

**NEW BUSINESS:**

**BAR-14-343** Request of Howard P. Lewis for a Certificate of Appropriateness to replace roofing on a garage at 610 Amherst Street.

Mr. Lewis stated that the shingles on the garage will be replaced with a standing seam metal roof. Existing downspouts and gutters will stay the same. There was brief discussion about the color and design of the standing seam metal. Mr. Lewis confirmed that it would match the existing roof on the main structure.

*Mr. Serafin made a motion to approve the Certificate of Appropriateness as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.*

**BAR-14-367** Request of Andrew Ours on behalf of the City of Winchester for a Certificate of Appropriateness to upgrade a wireless antenna at 131 North Kent Street.

Mr. Ours presented the request to upgrade the antenna. The existing mast will be used and it is only barely visible from the east. Mr. Walker commented that the existing antenna is mounted vertically whereas the new antenna will be horizontal and less visible. In response to a question from Chairman Rockwood, Mr. Ours stated that the antenna is used to facilitate connectivity between the offices in the basement of the garage and the Timbrook Public Safety Center.

*Mr. Walker made a motion to to approve the Certificate of Appropriateness as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.*

**OLD BUSINESS:**

**BAR-13-595** Request of Leicester Square, LLC for a Certificate of Appropriateness for new construction and a request to demolish an existing structure less than 75 years old at the properties located at 10 East Leicester Street and 412 South Loudoun Street. *(Continuation – Items remaining for consideration are roofing, porch details and exterior lighting.*

Chairman Rockwood stated that the Board had been provided copies of an email from John Willingham of Leicester Square. He was unable to attend but requested they approve the compromise discussed and recommended by the Board at the last meeting. Chairman Rockwood reminded the Board of the recommendation and asked for any comments. There was a brief discussion about colors and the design of the standing seam, as not all have the same seam heights. The Board members agreed that these details could be presented later when the applicant returns for other remaining items.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-13-595** to approve the following roofing materials:*

- *standing seam metal for the primary roofs on units 1, 2, 3, 7 and 8;*
- *standing seam metal for all porch roofs; and,*
- *architectural shingles for the primary roofs on units 4, 5 and 6.*

*Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.*

**DISCUSSION:**

A. Review draft guidelines pertaining to substitute materials.

The Board reviewed the latest draft of the guidelines. Mr. Moore pointed out the changes, which included removal of the text box listing appropriate/inappropriate materials and inclusion of some visual examples. Chairman Rockwood commented that he like the inclusion of the pictures and recognized Ms. Bosley of PHW for offering suggestions of certain examples to include.

Mr. Serafin offered a suggestion for additional language to be included in the third category pertaining to additions or new construction. Specifically, he suggested that the following language be added at the end of the boldfaced text: "...when such materials do not detract from the overall character of the Historic District." There was brief discussion and the Board agreed to the additional language.

Chairman Rockwood asked about the next step. Mr. Moore stated that if the Board was satisfied with the document, the next step should be to endorse the guidelines and forward to Council with a recommendation to adopt as an amendment to the existing guidelines.

*Mr. Serafin made a motion to endorse Draft Four of the Winchester Historic District Guidelines - Substitute Materials as modified by the Board and to forward to Council with a recommendation for approval . Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 4-0.*

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:30pm.



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:

BRADLEY M. SHULTZ Applicant  
2249 BACK MOUNTAIN Rd Street Address  
Winchester, VA 22602 City / State / Zip

(540) 514-0932 Telephone  
bradleyshultz@gmail.com E-mail address

[Signature] Property Owner's Signature  
BRADLEY M. SHULTZ Property Owner (Name as appears in Land Records)

Telephone \_\_\_\_\_ Street Address \_\_\_\_\_  
 E-mail address \_\_\_\_\_ City / State / Zip \_\_\_\_\_

**PROPERTY LOCATION**  
 Current Street Address(es) 132 NORTH WASHINGTON ST Use: Molli' family  
 Zoning: \_\_\_\_\_ (HW) Year Constructed: 1895? Historic Plaque? Y ( ) N () Number: \_\_\_\_\_

**TYPE OF REQUEST**

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	<u>Roofing</u> Replacing 3-TAB with dimensional state like asphalt shingle
Fence/Wall	Projecting	Windows/Doors
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint
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



dimensional





# City of Winchester

## 132 North Washington Street

Tax Map Number: 173-1-D-12-

DHR Resource Number: 138-0042-0983

Resources: 1 single dwelling (originally)

Date/Period: ca. 1880

Style: Second Empire

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



### Architectural Description

**Site Description:** This two-and-one-half-story, single-family dwelling is located on the east side of North Washington Street and abuts the brick sidewalk. The property slopes to the east and is marked by mature shrubs and foundation plantings. A gravel driveway is located north of the dwelling and leads into a gravel parking lot at the rear of the property. A metal chain-link fence edges the northern and eastern boundaries of the property.

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

**Primary Resource Description:** Constructed ca. 1880, this two-and-one-half-story, three-bay single-family dwelling, now providing apartments, is designed in the Second Empire style. Set on a solid foundation faced with seven-course, American-bond brick, this wood-frame building is clad with aluminum siding. The mansard roof is covered with asphalt shingles and features flared eaves and scrolled modillions. Three segmental dormers mark the western slope of the roof and each is fenestrated with a single 2/2, double-hung, wood-sash window. Two shed dormers project from both the northern and eastern slopes and each dormer is fenestrated with a 2/2, double-hung, wood-sash window.

Two single-leaf openings mark the façade (west elevation) and each holds a paneled wood door. A concrete block stoop with metal balusters access the door openings. The elongated first story window opening and the second story openings hold 2/2, double-hung, wood-sash windows. Each opening has a molded square-edged wood surround. The foundation is pierced by a metal jalousie window.

The north (side) elevation is fenestrated with 2/2, double-hung, wood-sash windows. Each opening has a molded square-edged wood surround. The foundation is pierced by 6/6, double-hung, wood-sash windows, which have rowlock brick sills. The rear (east) elevation is pierced by 2/2, double-hung, wood-sash windows with wood sills and molded, square-edged wood surrounds. The foundation is pierced by 6/6, double-hung, wood-sash windows.

A two-story, one-bay addition extends from the south (side) elevation of the main block and was constructed ca. 1915. The wood-frame addition is clad with aluminum siding and is capped by a half-hipped roof of asphalt shingles. An interior-side brick chimney rises from the south elevation and has a plain cap. Visible fenestration consists of 2/2, double-hung, wood-sash windows. Each opening has a molded, square-edged wood surround. The foundation is marked by jalousie windows with rowlock brick sills.

A three-story, one-bay addition, set on an elevated concrete block foundation, projects from the central bay of the rear (east) elevation. Constructed post 1947, the concrete block addition is capped by a shed roof with a stepped parapet. Fenestration consists of single-leaf wood doors with lights. A one-story, one-bay porch extends from the north elevation of the addition. The shed roof is supported by square wood posts.

**Significance Statement:** This two-and-one-half-story, single-family dwelling, now apartments, is an example of the Second Empire style constructed in the City of Winchester during the last quarter of the nineteenth century. The mansard roof, square form, and elongated first-story window openings are all hallmarks of this architectural style. Based on its form, materials, and Sanborn maps, this building can be given a ca. 1880 date of construction. The building retains integrity of materials, workmanship, and design, despite the alterations and construction of the side and rear additions. Further, it retains integrity of setting and location. 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.



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

Please print or type all information

JOHN M. ELGIN  
 Applicant (use reverse to list additional applicants)

540-723-0755 / 540-550-6668  
 Telephone

446 N. BRADDOCK ST  
 Street Address

mikeelgin@verizon.net  
 E-mail address

WINCHESTER VA 22601  
 City State Zip

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Elizabeth F. DeProspero  
 Owner's Signature (use reverse to list additional owners)

ELIZABETH F. DEPROSPERO  
 Owner Name (as appears in Land Records)

540-723-0755  
 Telephone

446 N. BRADDOCK ST  
 Street Address

bethde@mail.com  
 E-mail address

WINCHESTER VA 22601  
 City State Zip

PROPERTY LOCATION  
 Current Street Address(es) 446 N. BRADDOCK ST Use residence

Zoning: MR(40) Year Constructed: 1920? Historic Plaque? Y( ) N() Number: —

TYPE OF REQUEST - Submit TEN(10) copies of all materials needed for each request, and any additional information with this form.

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specific type) and # _____	<input type="checkbox"/> Exterior Change
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> Wall	<input type="checkbox"/> Other (specify)	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>DECK / PORCH</u>		<input type="checkbox"/> Other (specify)

FOR OFFICIAL USE ONLY

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

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

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



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June 22, 2012

Mr. & Mrs. Michael Elgin  
446 North Braddock Street  
Winchester, VA 22601

Dear Mr. & Mrs. Elgin,

On Thursday, June 21, 2012 the Board of Architectural Review acted on the following request:

**BAR - 12-214** Request of Mike and Elizabeth Elgin for a Certificate of Appropriateness to remove existing steps on the south side of the structure and replace with a wrap around deck, located at 446 North Braddock Street.

On a unanimous vote, the Board approved the design request with the following condition:

The Applicant is requested to return to the Board for color approval before the porch is painted.

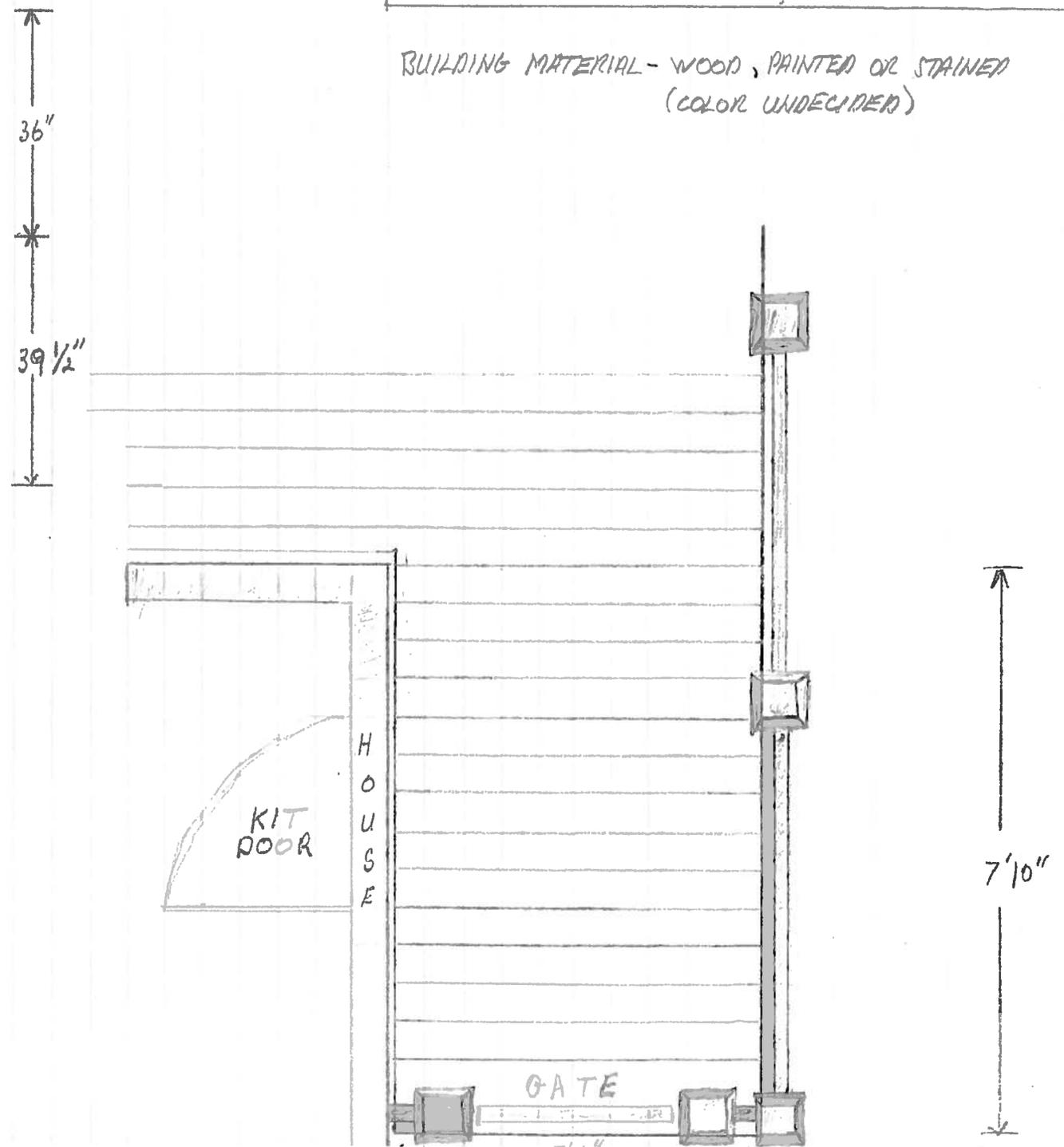
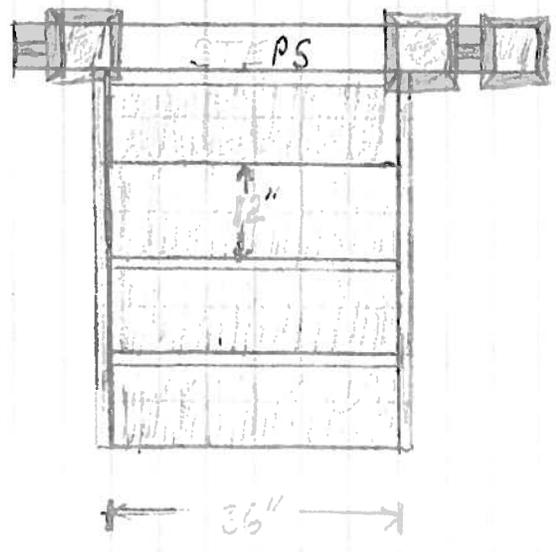
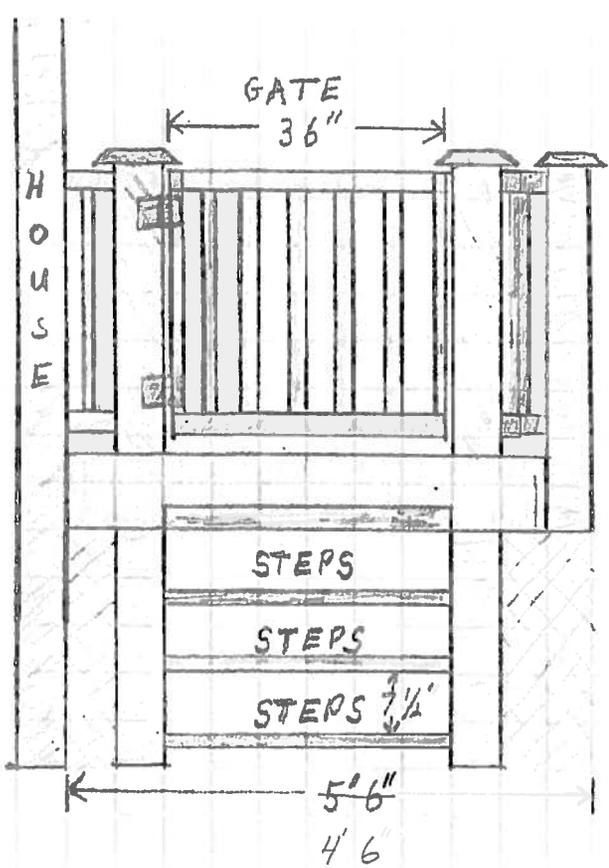
The decision of the Board may be appealed to the Common Council of the City of Winchester within 30 days of the Board's decision. Please do not hesitate to contact me should you have any questions at 667-1815, ext. 1492

Sincerely yours,

Aaron M. Grisdale, CZA  
Acting Director of Zoning & Inspections

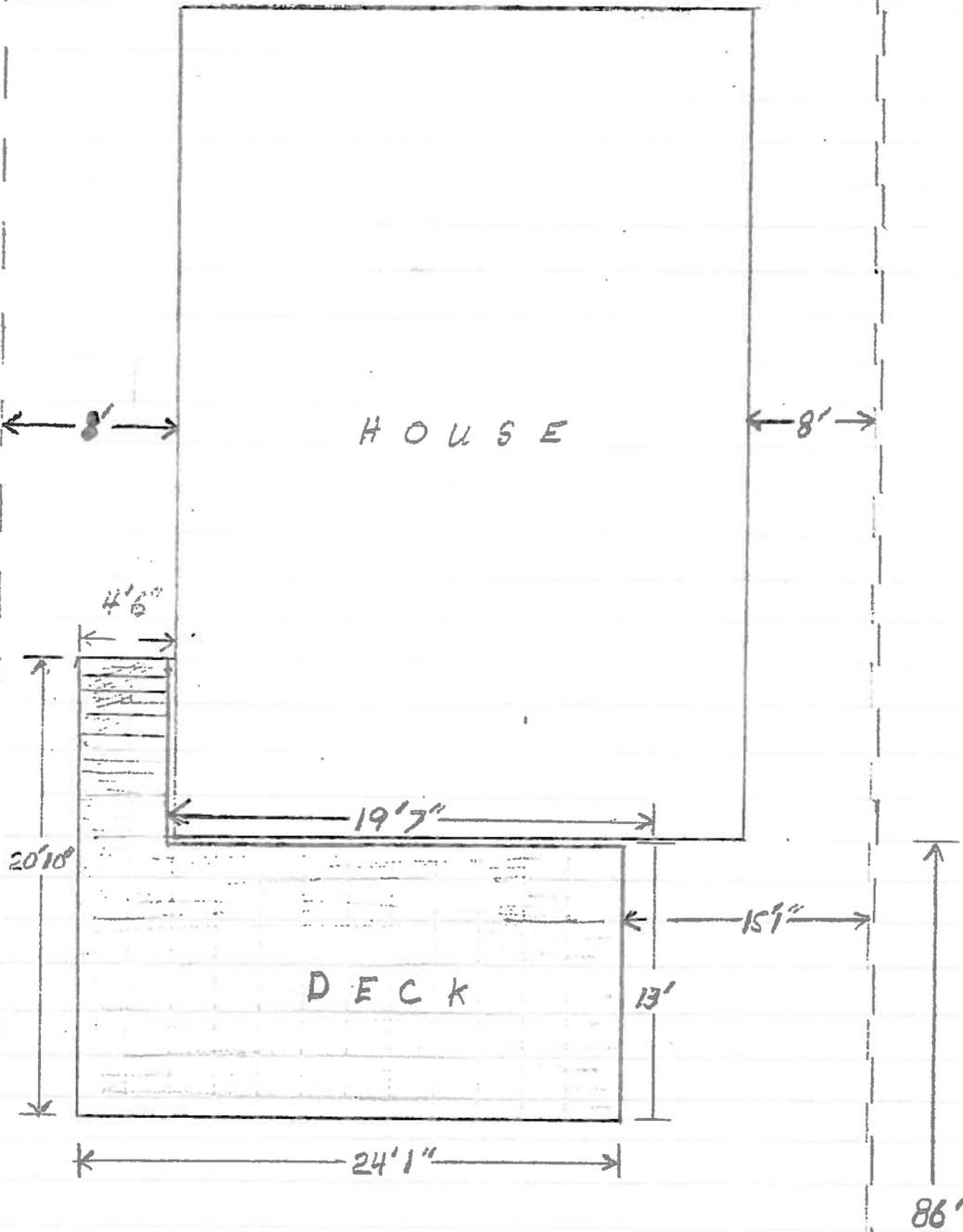
MIKE ELGIN  
446 N BRADDOCK ST  
WINCHESTER, VA

BUILDING MATERIAL - WOOD, PAINTED OR STAINED  
(COLOR UNDECIDED)



446 N BRADDOCK STREET N →  
FRONT

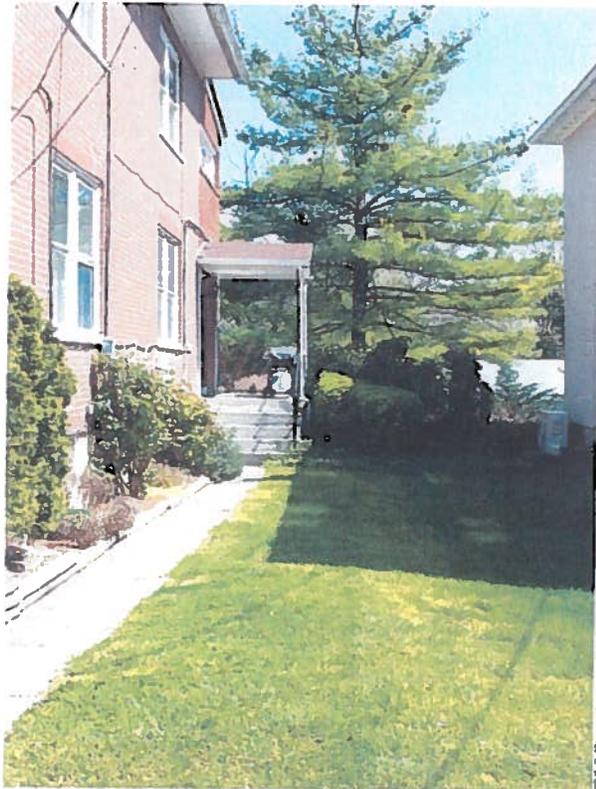
PROPERTY LINE



PROPERTY LINE  
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446 N. BRADDOCK ST.



438 N. BRADDOCK ST



436 N. BRADDOCK ST