

**BOARD OF ARCHITECTURAL REVIEW**  
**AGENDA**  
**June 18, 2015 - 4:00 PM**  
**Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – June 4, 2015

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

- A. **BAR-15-327** Request of Samuel P. Leinbach Jr. for a Certificate of Appropriateness to replace and add new storm windows at 317 Fairmont Ave.
  
- B. **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.
  
- C. **BAR-15-334** Request of Alexander Kilmnik for a Certificate of Appropriateness for the addition/repair of a deck at 107 E. Cecil Street.

**4. OLD BUSINESS**

- A. **BAR-15-196** Request of 309 BRAD LLC for a new construction at 309 North Braddock Street.

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

**POINTS OF ORDER:**

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

**ABSENT:** None

**STAFF:** Josh Crump, Erick Moore, Carolyn Barrett

**VISITORS:** Timothy Machado, Jonathan Sladek, Sam Simpson, Jeff Davis, Richard Bell, Richard Hunt

**APPROVAL OF MINUTES:**

Chairman Rockwood called for corrections or additions to the minutes of May 21, 2015. Hearing none, he called for a motion. Vice Chairman Bandyke moved to approve the minutes as submitted. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 5-0. Chairman Rockwood abstained.

**CONSENT AGENDA:**

None

**NEW BUSINESS:**

**BAR-15-303** Request of Timothy Machado for a Certificate of Appropriateness to add a new railing system at 431 Fairmont Avenue.

Mr. Machado explained that there are existing posts covered with vinyl wrap and he would like to remove it and expose the old posts, put a cap on top and run cable railing in between. Currently, the porch railing hides the house and he would like to expose more of the gambrel style. He wants more visibility of the house. The deck is made of pressure treated wood and Trex and was there when he purchased the house. Vice Chairman Bandyke stated he had no problem with what Mr. Machado would like to do. Mr. Machado said he would have Mr. Grisdale look at and approve the color he wanted to use. Mr. Walker asked if he was going to stain or paint the pressure treated wood. Mr. Machado said he would have to paint over what was there and would probably paint to match. Mr. Walker asked if he would use the same material if he had to replace anything and Mr. Machado said he would.

*Vice Chairman Bandyke made a motion to approve a Certificate of Appropriateness for **BAR-15-303** to remove the vinyl railing; paint the pressure treated sub-railing and install a stainless steel cable rail system. The porch step and railing system will be relocated five feet to the south side and any material used will be pressure treated. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 7-0.*

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

Applicant was not present.

*Mr. Walker made a motion to table **BAR-15-304** until the next meeting. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 7-0.*

**BAR-15-308** Request of Jonathan Sladek for a Certificate of Appropriateness for an accessory building at 436 Lafayette Place.

Mr. Sladek explained that his shop on North Cameron Street had closed and he needed a place to store his tools. He used all reclaimed wood siding and windows to build his shed. Vice Chairman Bandyke said the only issue he had was with the asphalt shingles. Mr. Sladek said he matched them with what was on his house. He scaled down the shed to have the same dimensions as his house. Vice Chairman Bandyke said it was considered a new structure even though it was constructed to look like an old structure. He outlined the rules for roofing materials in the Historic District. Mr. Sladek said he would have done a metal roof if his house had a metal roof. He had to put the shingles up in order to protect his tools inside the shed.

Board members asked questions about the foundation and the materials to be used around the outside of it. Mr. Sladek asked about fencing around his property. He has had several intruders and would like to protect his property better. Chairman Rockwood said the Board could work with him on fencing if it is visible from the public right-of-way. The Zoning office could provide guidelines for construction of one.

The Board members asked questions about visibility of the building from the public right-of-way. Vice Chairman Bandyke asked Ms. Schroth, since she had seen the building, how prominent the roof of the shed is from the right-of-way. She stated that if you are coming down the street from either direction, it is not visible until you are right in front of it. The trees surrounding it are pine so it is not visible during the winter. Chairman Rockwood said if they required a metal roof, it would not have any relation to other structures around it.

*Mr. Serafin made a motion to approve a Certificate of Appropriateness for **BAR-15-308** using half round gutters and having paint colors approved through the Zoning Department. The foundation is to be parged or covered with stone. Shingles are approved as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 7-0.*

**BAR-15-310** Request of Sam Simpson for a Certificate of Appropriateness to change the windows, roof and exterior paint at 210 South Washington Street.

Mr. Simpson stated that he was unaware his house was in the historic district until he found a notice on his door. He said he had tried to stay within the period the house was built. There were already some vinyl windows in the home when he had bought it. Some of them were nailed shut. One had a cut out for an air conditioner. He was unaware it was inappropriate to use vinyl windows.

The Board members asked questions about the location of the windows and which had been replaced. Mr. Simpson said he had replaced all but one window. He tried to keep the same look of the home. Vice Chairman Bandyke asked how long Mr. Simpson had owned the home. Mr. Simpson said he bought the home in November 2014 and started the project January 1, 2015. Vice Chairman Bandyke asked if there was any indication when he bought the house that it was in the Historic District. Mr. Simpson said none of the paperwork he received said anything about it. His neighbors had complimented him on bringing the house back to life but they never said anything to him. He did not know until he found the red notice on his door. He received the postcard from the City eight days before he was given the notice.

Chairman Rockwood said this situation has happened before with other properties. People do renovations without actual knowledge of the policies of the Board. The Board has drawn a firm line on it. Mr. Crump said the guidelines discourage the use of vinyl but they are just guidelines and are there for their accommodation. Vice Chairman Bandyke said he wanted to go on record that vinyl windows are unacceptable in the Historic District. They have never approved vinyl windows. If they disapprove them and City Council makes a decision to reverse it that is their decision. The Board does not accept PVC, composite or vinyl windows. They are efficient, long-lasting products but they are not included in the Historic District. If these windows are approved, it will start a precedent. Mr. Simpson said he kept the same look as the original windows. Chairman Rockwood said he agreed and from the street, it was hard to distinguish. The problem is not all houses are situated like his and it is a recurring problem that comes before the Board. He wondered if replacing the front windows would keep the spirit of the District.

Mr. Simpson said he had put a lot of work into a home that needed it and thought he had done a great job. He apologized for not following procedure and wanted to straighten it out and try to comply with what the Board wanted.

Mr. Serafin said the windows that could be seen from the street should be replaced. If he had brought the project to them beforehand, they would have rejected the vinyl windows. Mr. Simpson asked how home owners are made aware their home is in the Historic District. He has not had anything since the postcard. Chairman Rockwood said if you were going to buy a property anywhere, one of the things that should be looked at is the zoning and where the property lies. A question that should be asked is what are the zoning requirements on a parcel. Mr. Simpson said in the past he has not needed permits for a roof, paint colors or windows until he found out he was in the Historic District. He said Mr. Crump had given him the literature for the District and he is now aware. However, he will be losing money with having to replace the windows. Chairman Rockwood said if he had brought this project before them before starting work, they would have told him what type of windows to use and given him guidance. The Board agreed he had done a nice job on the house. Mr. Simpson said he had grown up in Winchester but had not lived here in 15 years. He thought he was doing the right thing in fixing up the home. He does not live in the house right now due to personal circumstances. Vice Chairman Bandyke asked questions about the roofing, front door and paint colors. The Board decided to make separate motions for the windows and remaining items.

*Vice Chairman Bandyke made two separate motions for **BAR-15-310**.*

*Motion #1- To approve a Certificate of Appropriateness for **BAR-15-310** for the following:*

- *Roofing materials and paint colors as submitted.*

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

*Motion #2-The Board denied a Certificate of Appropriateness for **BAR-15-310** for the following:*

- *The vinyl windows are inappropriate for use in the Historic District.*

*Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 6-0. Ms. Schroth abstained.*

#### **OLD BUSINESS:**

**BAR-15-285** Request of Jeff Davis on behalf of Shenandoah University for a Certificate of Appropriateness to replace the roof at 203 South Cameron Street.

Mr. Davis spoke about the project to replace the roof. He stated that he had sent in a paper about the work that was going to be done. The replacement will be 24 gauge standing seam metal. He had not decided on color pending the decision of the Board. Vice Chairman Bandyke noted the pictures submitted had applied cap and drip edge rather than turn with a ridge vent. Mr. Davis said there would not be a ridge vent. There is a trim piece that will go up. It looks like a vent cap but it is not. Chairman Rockwood said the seam on the roof portion replaced eight years ago appeared to have a higher seam than standard with no cap. Mr. Davis said at the top of the roof it does. But it cannot be seen unless you are on the roof. Mr. Davis said if the Board did not have a choice of color than he could either match it to the old roof or give it a new color.

*Mr. Walker made a motion to grant a Certificate of Appropriateness for **BAR-15-285** as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 7-0.*

**BAR-14-636** Request of Richard & Sarah Bell for Certificate of Appropriateness for style of board and batten siding and paint colors.

Mr. Bell spoke about the style and colors of board and batten siding they were going to use on the addition to the house. Chairman Rockwood asked if Hardi-plank had been approved and Mr. Bell said it had previously. Mr. Bell said the lap siding created too many horizontal lines and what they had chosen would work much better.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness for **BAR-15-636** as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 7-0.*

**BAR-15-233** Request of Richard Hunt for demolition of a shed and build a gazebo and workshop at 438 North Loudoun Street.

Mr. Hunt reviewed the materials he planned on using for the new workshop. The windows would be wood instead of vinyl. The trim will match the house. Chairman Rockwood asked if the windows would have "ears" on them. Mr. Hunt said they would be on top of the windows. Chairman Rockwood asked if there would be divided lights and Mr. Hunt said he would have to put mullions in himself to turn it into a four panel window. He is also going to make the doors himself. He also explained the details of the

location of the shed, re-grading the yard around the buildings and the distance from the house to the new buildings.

The Board asked questions about the location of the windows and doors on the shed and whether they are visible to the public. There was discussion about availability of purchasing windows versus hand-making them and different styles of windows.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-15-233** to build a shed according to plans submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 7-0.*

**DISCUSSION:**

Mr. Hunt asked about returning with his future plans for the gazebo. The Board said he could make another application for it when he is ready.

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 5:30pm.

CERTIFICATE #: BAR-15-327  
 DATE SUBMITTED: 6/9/15



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>540-662-7953</u> Telephone	<u>Samuel P. Leinbach, Jr</u> Applicant
 E-mail address	<u>317 Fairmont Ave</u> Street Address
	<u>Winchester VA 22601-3903</u> City / State / Zip

<u>Samuel P. Leinbach Jr</u> Property Owner's Signature	<u>Samuel P. Leinbach Jr</u> Property Owner (Name as appears in Land Records)
<u>540-662-7953</u> Telephone	<u>317 Fairmont Ave</u> Street Address
 E-mail address	<u>Winchester VA 22601-3903</u> City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 317 Fairmont Ave Winchester VA Use: Private Home  
 Zoning: \_\_\_\_\_ (HW) Year Constructed: 1897 Historic Plaque? Y(x) N( ) Number: 113

**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 checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify) <u>Replace old Aluminium Storm Windows with new Aluminium Storm windows</u>		

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

FOR OFFICE USE ONLY

BAR Review OR  Administrative Review per Section 14-5

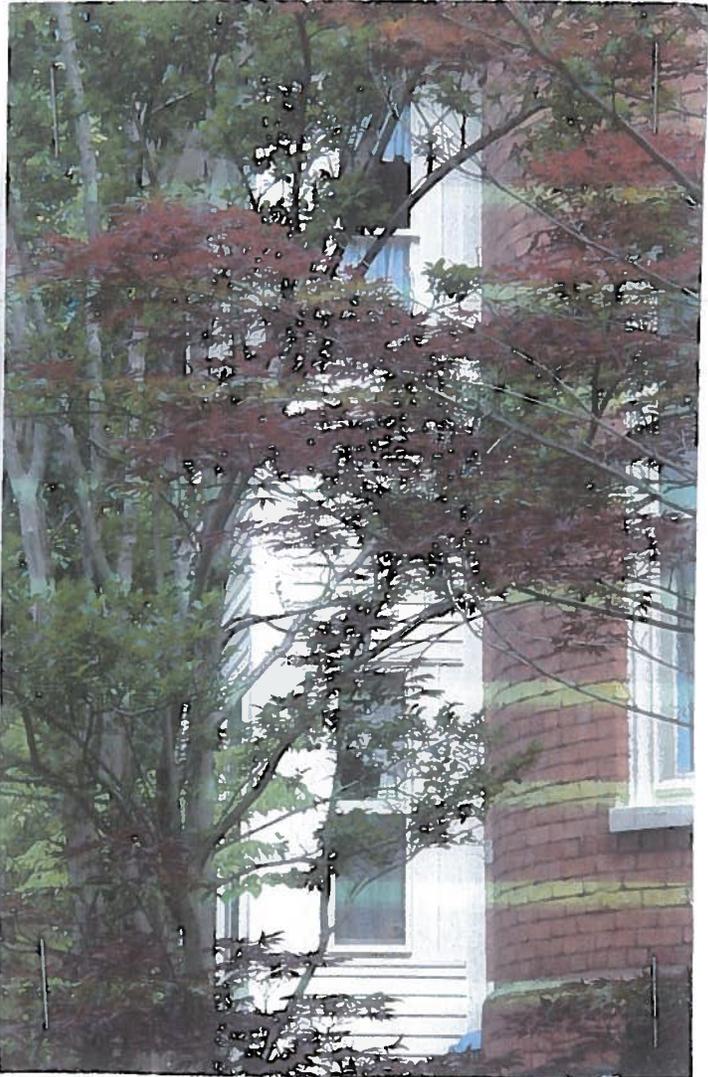
Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

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

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

Secretary, Board of Architectural Review





# Measuring Guide

# EXTERIOR Energy Solutions for your windows

## Exterior Storm Windows

Storm window sizes are determined by measuring your existing **window opening** as shown in Figure 1. Record opening width A first and opening height B second. Round down to the nearest 1/8".

LARSON® Storm Windows can be installed Overlap (Figure 2 outside mount) or Blindstop (Figure 3 inside mount), or you can have the windows made to the exact tip-to-tip measurement desired.

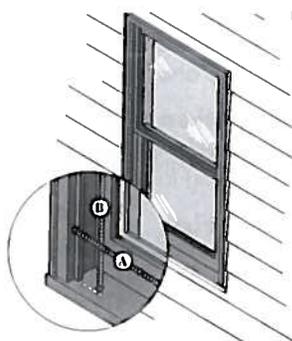
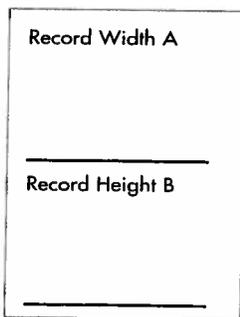


FIGURE 1

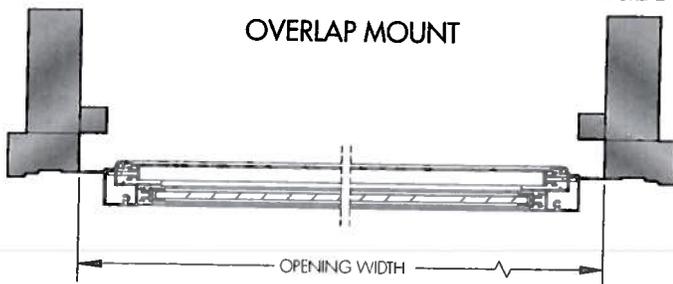


FIGURE 2

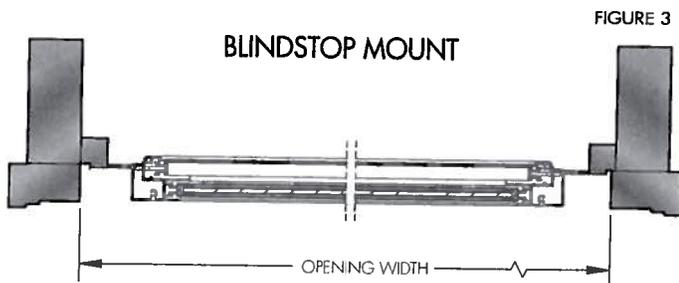


FIGURE 3

Patio Storm Windows are measured tip-to-tip.

insider™ Storm Windows refer to page 5.

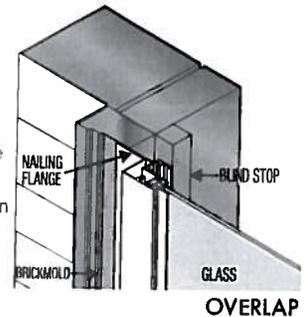
## Ordering Exterior Insulating Storm Window

### Exact Tip-to-Tip

Tell us what your storm window measures tip-to-tip with or without the expander, and we will manufacture the window to your specifications.

### Overlap Installation "outside mount"

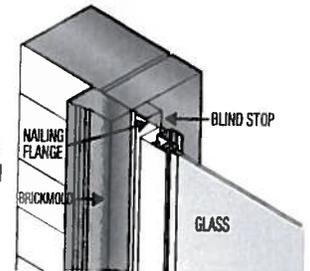
Measure your existing window opening listing width first and height second. One inch will automatically be added to the width and 3/4" to the height allowing an overlap for a proper fit.



OVERLAP

### Blind Stop Installation "inside mount"

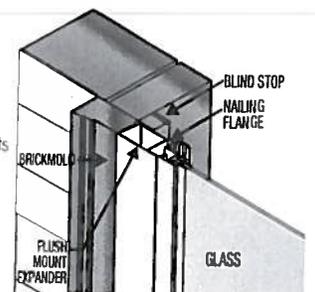
Measure your existing window opening listing width first and height second. The window will be automatically downsized to ensure proper clearance and fit.



BLIND STOP

### Flush Mount Installation Gold Series Windows

The Flush Mount Window features an expander that goes all the way around the window. In addition to great benefits of the GOLD Series storm windows, the flush mount brings the outside surface of the storm window flush with the prime window casing. Measure existing window opening and record width first and height second. Necessary unit size adjustments will automatically be made from opening measurements.



FLUSH MOUNT

### Cottage Style (select models)

Cottage style windows allow the meeting rail to align with the prime window meeting rail. Take a third measurement from the top of window opening to center of prime window meeting rail.

CERTIFICATE #: BAR- 15-336  
 DATE SUBMITTED: 6/8/15



Rouss City Hall  
 15 North Cameron Street  
 Winchester, VA 22601

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

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

Please print or type all information:

Samuel Simpson  
 Applicant

540 974-6371  
 Telephone

210 S. Washington St.  
 Street Address

SamSimpson75@yahoo.com  
 E-mail address

Winchester VA 22601  
 City / State / Zip

Samuel E. Simpson  
 Property Owner's Signature

Samuel E. Simpson  
 Property Owner (Name as appears in Land Records)

540-974-6371  
 Telephone

210 S. Washington St  
 Street Address

Same  
 E-mail address

Winchester VA 22601  
 City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 210 S. Washington St Use: \_\_\_\_\_  
 Zoning: \_\_\_\_\_ (HW) Year Constructed: 1941 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	Windows/Doors <input checked="" type="checkbox"/>
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

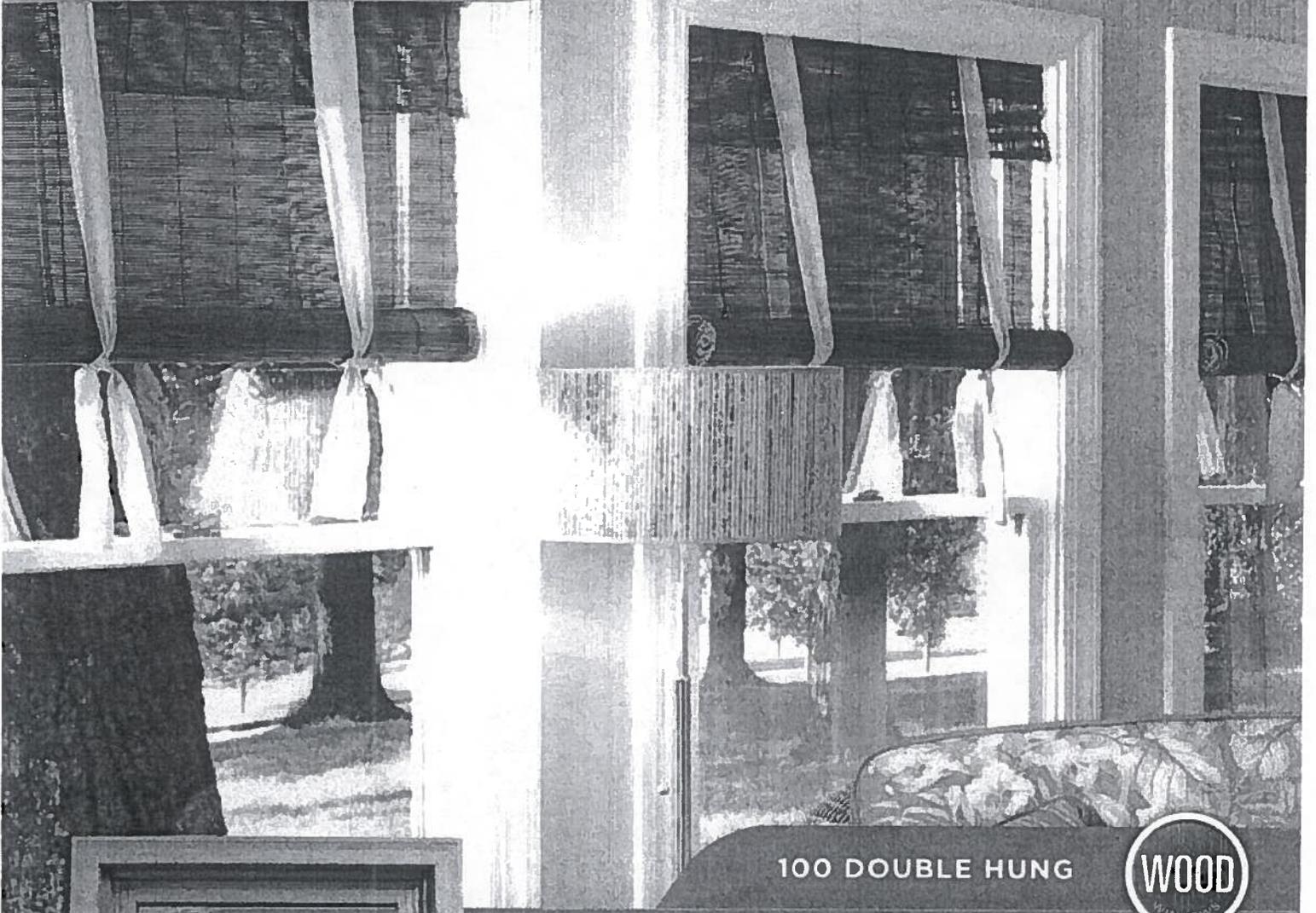
CONDITIONS NOTED: \_\_\_\_\_

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

# BUILDER SERIES

W I N D O W S

 **Ply GEM**  
WINDOWS



100 DOUBLE HUNG



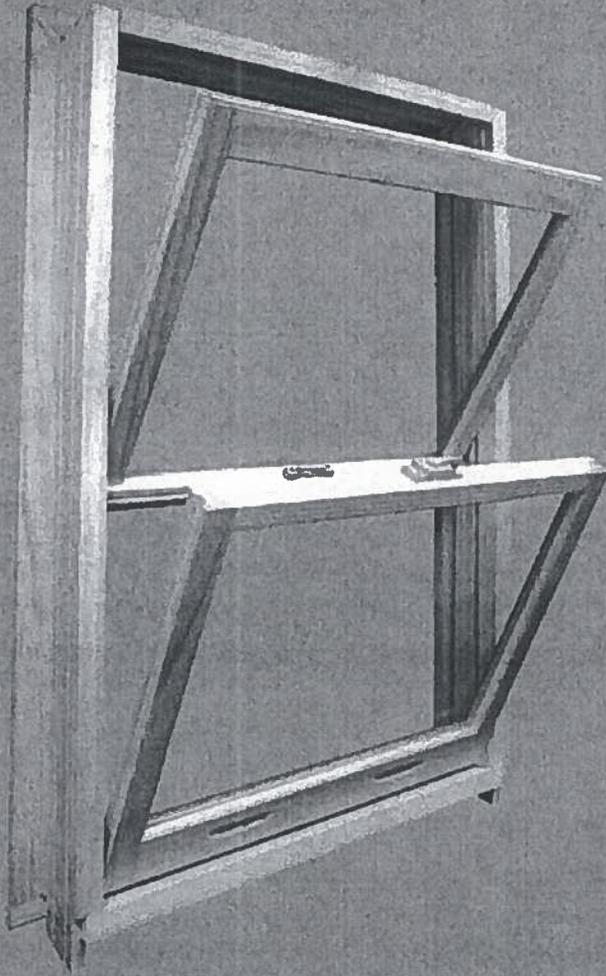
**MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.**

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy efficient, offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.

[www.plygemwindows.com](http://www.plygemwindows.com)



# 100 DOUBLE HUNG



## STANDARD FEATURES

- Natural wood sash and interior ready for staining to match any interior décor – also available with primed interior for painting
- Exterior water-repellent preservative treated wood components are primed and ready for acrylic latex paints – also available in natural wood exterior for staining
- Energy-efficient warm edge insulating glass
- Compression balance system for simple tilt-in cleaning of exterior glass
- 4 3/4" jamb eliminate need for drywall work; custom jamb extensions to 8 3/4"
- Standard white cam-action sash locks and matching white jambliner; optional bronzetone cam-action sash locks and matching beige jambliner available
- Routed finger lift-in bottom sash rail for easy operation
- Foam-filled weatherstripping on sash for air-tight performance and smooth operation



## OPTIONS

### GLASS OPTIONS:

Low-E, HP glass, tinted, obscure and tempered

### GRILLE OPTIONS:

Grilles-between-the-glass (GBG) in 3/8" and 1/2" flat, 1/2" sculptured, 1" contoured styles; 1/2" and 1 1/2" simulated-divided-lite (SDL); 3/4" and 1 1/4" removable grilles

### PRODUCT CONFIGURATION:

Singles, twins, combinations, 30° and 45° angle bays, side lites, stationaries and a wide selection of architectural shapes

### COLOR OPTIONS:

PRIMED

NATURAL WOOD



## THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Value	SHGC	VT
5/8" IGU Clear	2.08	0.48	0.58	0.61
5/8" IGU Low-E	2.78	0.36	0.28	0.52
5/8" IGU HP Glass	3.13	0.32	0.27	0.52

All units are NFRC certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/8" IGU, 3mm glass and no grilles.



R VALUE: Restrictive ambient air flow; U VALUE: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Available Low-E option.
2. Optional HP Glass combines Low-E with argon gas fill for high performance.

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.



### DOUBLE HUNG UNITS

#### Heights

Unit Dimension Rough Opening Cord Size	Widths						
	1'-9 3/8"	2'-1 3/8"	2'-5 3/8"	2'-9 3/8"	3'-1 3/8"	3'-5 3/8"	3'-9 3/8"
	1'-10 1/4"	2'-2 1/4"	2'-6 1/4"	2'-10 1/4"	3'-2 1/4"	3'-6 1/4"	3'-10 1/4"
	1-8	2-0	2-4	2-8	3-0	3-4	3-8
3-1"	J100H18210	J100H20210	J100H24210	J100H28210	J100H30210	J100H34210	J100H38210
3-5"	J100H1832	J100H2032	J100H2432	J100H2832	J100H3032	J100H3432	J100H3832
4-1"	J100H18310	J100H20310	J100H24310	J100H28310	J100H30310	J100H34310	J100H38310
4-5"	J100H1842	J100H2042	J100H2442	J100H2842	J100H3042	J100H3442	J100H3842
4-9"	J100H1846	J100H2046	J100H2446	J100H2846	J100H3046	J100H3446	J100H3846
5-5"	J100H1852	J100H2052	J100H2452	J100H2852	J100H3052	J100H3452	J100H3852
5-9"	J100H1856E	J100H2056E	J100H2456E	J100H2856E	J100H3056E	J100H3456E	J100H3856E
6-5"	J100H186C	J100H206C	J100H246C	J100H286C	J100H306C	J100H346C	J100H386C
6-9 1/2"	J100H1862	J100H2062	J100H2462	J100H2862	J100H3062	J100H3462	J100H3862

**NOTE:**  
Shaded units satisfy IRC egress requirements. Check with your local code official to confirm egress requirements in your area.

CERTIFICATE #: BAR- 15-334  
 DATE SUBMITTED: 6/5/15



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:

540-421-8512 Telephone Alexander Kilimnik Applicant  
Alexthe2nd@gmail.com E-mail address 107 ← Cecil Street Address  
Winchester, VA City / State / Zip

Alex Kilimnik Property Owner's Signature Alexander Kilimnik Property Owner (Name as appears in Land Records)  
 Telephone \_\_\_\_\_ Street Address \_\_\_\_\_  
 E-mail address \_\_\_\_\_ City / State / Zip \_\_\_\_\_

**PROPERTY LOCATION**  
 Current Street Address(es) 107 ← Cecil St Use: ~~Fixed~~ Single Family  
 Zoning: RBI (HW) Year Constructed: 1958 Historic Plaque? Y ( ) N (X) Number: \_\_\_\_\_

**TYPE OF REQUEST**

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

JUNE 18, 2015



## BOARD OF ARCHITECTURAL REVIEW

APPLICANT: ALEXANDER KILIMNIK  
107 E CECIL ST WINCHESTER VA

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## MISSION AND GOALS

Requesting permission to rehabilitate my home at 107 e Cecil Street.

I would like to bring my home up to IECC standards (International Energy Conservation Code).

In order to achieve this goal (Appendix.A), I would like to:

- Upgrade old single-pane windows with ENERGY STAR® qualified Argon gas windows
- Replace exterior doors with Fiberglass ENERGY STAR® qualified polyurethane core doors
- Repair leaking roof and gutters with Architectural style Lifetime Warranty shingles
- Restore existing entrance stairs/deck with Low Maintenance Composite Decking
- Seal exterior foundation walls with protective Elastomeric Masonry Paint.

## WINDOW

### Pella Double Pane Annealed Replacement Double-Hung (Exhibit A)

- Door system is ENERGY STAR® qualified with a polyurethane foam core
- Advanced Low-E energy saving glass
- Maintenance-free Rot Resistant vinyl frames
- Meets CA Forced Entry Requirements
- Sound Transmission Control (STC) Rated

**Work to Be Completed:** Replace all exterior windows with new identical (dimensions and trim) units

## DOOR

### ThermaTru 6-Pane None Fiberglass Entry Door (Exhibit B)

- Door system is ENERGY STAR® qualified with a polyurethane foam core
- traditional 9Lite door complements any homes architectural detailing
- fiberglass: resistant to cracking, warping, splitting and denting
- Rot Resistant jambs help prevent moisture and insect damage to door frames
- Security strike plate and solid wood lock block improves resistance against forced entry

**Work to Be Completed:** Replace and paint all exterior doors with new identical units.

## ROOF / GUTTER

### Owens Corning Laminated Architectural Shingles (Exhibit C)

- ❖ Oakridge 32.8sq Driftwood Laminated
  - Algae Resistant with Limited lifetime Warranty
  - 110 MPH Wind and Class-A Fire Rated
- ❖ Amerimax White Smooth Aluminum Fascia
  - designed to protect home from water and insect damage
  - Helps eliminate the need to paint

**Work to Be Completed:** Replace all shingle, fascia, and gutters with new materials.

Keep same existing aluminum gutter type.

## ENTRANCE STAIRS/DECK

### **Style Selections Natural Grey Ultra Low Maintenance Composite Decking (Exhibit D)**

- 25year Warranty, covers material defects, fading and staining
- Splinter-free boards that resist fading, stains and mold
- Ultra low maintenance, cleans easily with soap and water
- Natural grey color complements any style of home
- Made of 95% recycled materials

**Work to Be Completed:** Replace all existing rotten boards with the new materials.

## EXTERIOR WALLS

### **BEHR PREMIUM Elastomeric Masonry, Stucco & Brick Paint (Exhibit E)**

- Flexible high-build coating designed to expand & contract in vertical masonry surfaces
- Acrylic latex formula provides a breathable film, releasing moisture that builds in walls
- extremely durable, mildew & dirt resistant waterproofing finish has superior elasticity
- Low sheen paint that provides excellent color retention
- Withstands 98 mph wind-driven rain

**Work to Be Completed:** Seal all exterior walls with masonry paint.

Step-by-Step Instructions

- Using the climate zone map to the right, match the jurisdiction to the appropriate IECC climate zone. Use the simplified table of IECC building envelope requirements (below) to determine the basic thermal envelope requirements associated with the jurisdiction.
- Use the “Outline of 2012 IECC Requirements” printed on the back of this sheet as a reference or a categorized index to the IECC requirements. Construct the building according to the requirements of the IECC and other applicable code requirements.



CLIMATE ZONE 4

Accomack	Danville	Lancaster	Prince William
Albemarle	Dickenson	Lee	Pulaski
Alexandria	Dinwiddie	Lexington	Radford
Alleghany	Emporia	Loudoun	Rappahannock
Amelia	Essex	Louisa	Richmond
Amherst	Fairfax	Lunenburg	Roanoke
Appomattox	Falls Church	Lynchburg	Rockbridge
Arlington	Fauquier	Madison	Rockingham
Augusta	Floyd	Manassas	Russell
Bath	Fluvanna	Manassas Park	Salem
Bedford	Franklin	Martinsville	Scott
Bland	Frederick	Mathews	Shenandoah
Botetourt	Fredericksburg	Mecklenburg	Smyth
Bristol	Galax	Middlesex	South Boston
Brunswick	Giles	Montgomery	Southampton
Buchanan	Gloucester	Nelson	Spotsylvania
Buckingham	Goochland	New Kent	Stafford
Buena Vista	Grayson	Newport News	Staunton
Campbell	Greene	Norfolk	Suffolk
Caroline	Greensville	Northampton	Surry
Carroll	Halifax	Northumberland	Sussex
Charles	Hampton	Norton	Tazewell
Charlotte	Hanover	Nottoway	Virginia Beach
Charlottesville	Harrisonburg	Orange	Warren
Chesapeake	Henrico	Page	Washington
Chesterfield	Henry	Patrick	Waynesboro
Clarke	Highland	Petersburg	Westmoreland
Clifton Forge	Hopewell	Pittsylvania	Williamsburg
Colonial Height	Isle of Wight	Poquoson	Winchester
Covington	James	Portsmouth	Wise
Craig	King & Queen	Powhatan	Wythe
Culpeper	King George	Prince Edward	York
Cumberland	King William	Prince George	

The 2012 International Energy Conservation Code

The 2012 IECC was developed by the International Code Council (ICC) and is currently available to states for adoption. The IECC is the national model standard for energy-efficient residential construction recognized by federal law. Users of this guide are strongly recommended to obtain a copy of the IECC and refer to it for any questions and further details on compliance. To obtain a copy of the 2012 IECC, contact the ICC or visit [www.iccsafe.org](http://www.iccsafe.org). IECC compliance training is also available from many sources.

Limitations

This guide is an energy code compliance aid for Virginia based upon the simple prescriptive option of the 2012 IECC. It does not provide a guarantee for meeting the IECC. This guide is not designed to reflect the actual energy code, with amendments, if any, adopted in Virginia and does not, therefore, provide a guarantee for meeting the state energy code. For details on the energy code adopted by Virginia, including how it may differ from the IECC, please contact your local building code official. Additional copies of this guide are available on [www.reca-codes.com](http://www.reca-codes.com).

	Windows			Insulation				Foundation		
	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value and Depth	Crawl Space Wall R-Value
Zone 4	0.35	0.55	0.40	49	20 or 13 + 5	8/13	19	10/13	10, 2 ft	10/13

# Outline of 2012 IECC Requirements for Virginia Homes

The simplified table of building envelope requirements (on the previous page) applies to new residential buildings, as defined in the IECC, with wood framing and/or mass walls. For steel-framed buildings, the same window requirements apply; however, refer to IECC section R402.2.6 for specific ceiling, wall and floor insulation R-value requirements. The table also applies to all additions, alterations and replacement windows. The table is based upon the thermal envelope requirements in the 2012 IECC's prescriptive compliance option for the appropriate climate zones (Table R402.1.1) and does not reflect any state-specific amendments to the IECC.

## Fenestration (IECC Sections R303.1.3, R402.3, R402.5)

- Fenestration (including all windows and doors) and Skylight U-factors are maximum acceptable levels. The Glazed Fenestration SHGC maximums apply to all windows, skylights and glazed doors (except certain skylights). An area-weighted average of fenestration products is permitted to satisfy these requirements.
- Window, door and skylight U-factors and SHGCs must be determined from a National Fenestration Rating Council (NFRC) rating that is independently certified and set forth on a label on the product or from a limited table of product default values in the IECC. See [www.nfrc.org](http://www.nfrc.org) for more details on the NFRC rating system.
- Windows, skylights, and sliding glass doors must also be labeled in a manner to show that they meet the IECC's air infiltration requirements.
- Up to 15 square feet of glazed fenestration is permitted to be exempt from the U-factor and SHGC requirements. One side-hinged opaque door assembly up to 24 square feet is exempted from the Fenestration U-factor requirement. These exceptions apply in the prescriptive path only. Special exceptions may apply for Fenestration U-factor requirements in thermally isolated sunrooms. (see IECC section R402.3.5)

## Insulation (IECC Sections R303.1.4 and R402.2)

- Insulation R-values are minimum acceptable levels and must be determined according to FTC rule.
- R-values for walls represent the sum of cavity insulation plus insulated sheathing, if any. The second R-value for mass walls applies when more than half the insulation is on the interior of the mass wall.
- The insulation for basement walls must be from the top of the wall down 10 feet below grade or to the basement floor, whichever is less. Basement wall insulation is not required in warm-humid locations as defined in IECC Figure R301.1 and Table R301.1. Insulation requirements for crawl space walls are further specified in IECC section R402.2.10.
- Floor insulation must be installed to maintain contact with the underside of the subfloor decking.
- Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.
- Insulation requirements for slab on grade floors are further specified in IECC section R402.2.9. R-5 shall be added to the required slab edge R-values for heated slabs.

- Special Insulation exceptions related to ceilings with attic spaces, ceilings without attic spaces, masonry veneer and thermally isolated sunrooms are set forth in IECC section R402.

## Ducts (IECC Section R403.2)

- Ducts must be tested and verified to have total leakage of no more than 4cfm/100 sq. ft. (or 3cfm if air handler is not installed), except where air handler and all ducts are inside conditioned space.
- Supply ducts in attics shall be sealed and insulated to a minimum of R-8. All other ducts shall be sealed and insulated to a minimum of R-6. Ducts or portions thereof located completely inside the building thermal envelope are exempted from the insulation requirement. Air handlers and filter boxes must also be properly sealed.

## Air Sealing (IECC Section R402.4)

- The building envelope is required to be properly sealed and tested, and verified as having an air leakage rate no higher than 3 ACH. Recessed lighting must also be sealed to limit air leakage.

## Documentation (IECC Sections R103, R303.3, R401.3)

- The appropriate construction documents and preventative maintenance information must be provided, along with a permanent certificate listing certain insulation, window and HVAC performance information.

## Systems (IECC Section R403)

- HVAC system must be properly sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved methodologies.
- Temperature controls must be installed, including a programmable thermostat where required.
- Mechanical system piping must be insulated to a minimum of R-3. Hot water piping must be insulated to R-3, with certain exceptions.
- Specific requirements apply to circulating hot water systems, mechanical ventilation, snow melt systems, and pools.

## Lighting (IECC Sections R202 and R404.1)

- A minimum of 75% of lamps in permanently installed fixtures must be high-efficacy as defined in the IECC.



- [ABOUT ENERGY STAR](#)
- [PARTNER RESOURCES](#)

## APPENDIX B

UPDATED April, 2013

Home builders are eligible for a \$2,000 tax credit for a new energy efficient home that achieves 50% energy savings for heating and cooling over the 2006 International Energy Conservation Code (IECC) and supplements. At least 1/5 of the energy savings has to come from building envelope improvements. This credit also applies to contractors of manufactured homes conforming to Federal Manufactured Home Construction and Safety Standards.

There is also a \$1,000 tax credit to the producer of a new manufactured home achieving 30% energy savings for heating and cooling over the 2006 IECC and supplements (at least 1/3 of the savings had to come from building envelope improvements), or a manufactured home meeting the ENERGY STAR [requirements](#).

Please note that, with the exception of the tax credit for an ENERGY STAR certified manufactured home, these tax credits were not directly linked to ENERGY STAR. Therefore, a builder of an ENERGY STAR certified home may be eligible for a tax credit but it is not guaranteed.

These tax credits apply to new homes located in the United States whose construction is substantially completed after August 8, 2005 and that are acquired from the eligible contractor for use as a residence from January 1, 2006 through December 31, 2013.

**IRS Form 8908**  [EXIT](#) is the form to get the tax credit. The IRS provided the following guidance:

- [IRS Notice 2006-27](#)  [EXIT](#) provides guidance for the credit for building energy efficient homes other than manufactured homes.
- [IRS Notice 2006-28](#)  [EXIT](#) provides guidance for the credit for building energy efficient manufactured homes.

### Energy Efficient Products

Find ENERGY STAR Products

Energy Savings at Home

Take the Pledge

Learn about Climate Change

### Energy Savings At Home

Start Saving Now

Take the Pledge

Home Assessment Tools

Seal and Insulate Your Home

Learn about ENERGY STAR Products

Learn about Home Performance with ENERGY STAR

### Energy Efficient New Homes

Find Builders and Incentives

Home Features and Benefits

Homeowner Testimonials

Resources for Partners

### Energy Strategies for Buildings & Plants

Facility Owners & Managers

Service Providers

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DOE Home



APPENDIX C



Your Store:  
N Winchester, VA



**ThermaStar by Pella 27.75-in x 53.75-in Vinyl Double Pane Annealed Replacement Double-Hung Window**

Item #: 318570 | Model #: 748171605920



**\$148.00**



**FREE Store Pickup**  
Your order can be available for pickup in **Lowe's Of N Winchester, VA** today.

**Lowe's Truck Delivery**  
Your order will be ready for delivery to you from your selected store.

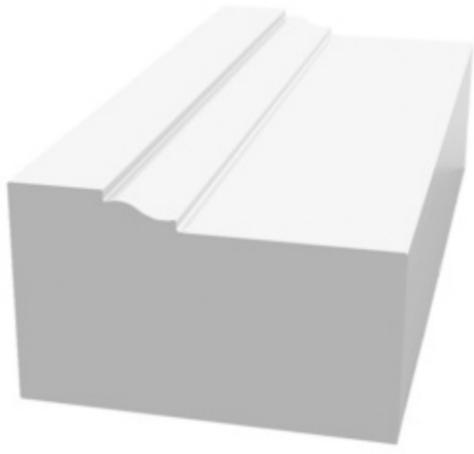
**Parcel Shipping**  
**Unavailable for This Order**  
Sent by carriers like UPS, FedEx, USPS, etc.

**ThermaStar by Pella 27.75-in x 53.75-in Vinyl Double Pane Annealed Replacement Double-Hung Window** **\$148.00**

Tweet 0 +1 0 email

Description	
27.75-in x 53.75-in Vinyl Double Pane Annealed Replacement Double-Hung Window	
<ul style="list-style-type: none"> <li>Advanced Low-E energy-saving glass</li> <li>Argon gas is inserted between the 2 panes of glass for added energy efficiency</li> <li>Maintenance-free vinyl frames</li> <li>Both sashes tilt for easy cleaning of exterior glass from inside your home</li> <li>Custom sizes and color-matched grilles are also available via special order</li> <li>For more product details refer to the specifications tab</li> </ul>	
Specifications	
Actual Height (Inches)	53.5
Actual Width (Inches)	27.5
Rough Opening Width (Inches)	27.75
Rough Opening Height (Inches)	53.75
Jamb Depth (Inches)	3.25
Series	N/A
Interior Color/Finish	White
Exterior Color/Finish	White
Hardware Color/Finish	White
Paintable	No
Color/Finish Family	White
Frame Material	Vinyl
Includes Grid	No
Grid Type	N/A
Grid Width	N/A
Grid Profile	N/A
Grid Pattern	N/A
Glazing Type	Double pane
Argon Gas Insulated	Yes
Glass Strength	Annealed
Obscure Glass	No
Frame Profile	Beveled
Screen Included	Full
Screen Type	Fiberglass mesh
Screen Frame Type	Roll-form
Balance System	Block and tackle
Tilting	Yes
Warranty	Limited lifetime
Lowe's Exclusive	Yes
Project Type	Replacement
Meets Egress Requirement	No
Lock Type	Cam
Nail Fin	N/A
J Channel	N/A
Mulling	N/A
Wood Jamb Extension	None
Number of Locks	2
Ventilation Latches	Double
Tilt Mechanism	Flush
High Altitude Rated	No
Hurricane Approved	No
Miami Dade Approved	No
Sound Transmission Control (STC) Rated	Yes
Florida Product Approved	Yes
Design Pressure (DP) Rating	35
Texas Department of Insurance Approved	Yes
U Value	0.3
Meets CA Forced Entry Requirements	Yes
Solar Heat Gain Coefficient (SHGC)	0.28
ENERGY STAR Qualified Northern Zone	Yes
ENERGY STAR Qualified North/Central Zone	Yes
ENERGY STAR Qualified South/Central Zone	No
ENERGY STAR Qualified Southern Zone	No





### EverTrue Window & Door Casings

Item #: 85312 | Model #: 07526



**\$14.95**

Buy 12, Get 20% Off



**FREE**  
**Store Pickup**  
Your order can be available for pickup in **Lowe's Of N Winchester, VA** today.

**Lowe's Truck Delivery**  
Your order will be ready for delivery to you from your selected store.

**Parcel Shipping**  
**Unavailable for This Order**  
Sent by carriers like UPS, FedEx, USPS, etc.

**EverTrue Window & Door Casings** 6 x **\$14.95**

Tweet 0 g+1 0 email

#### Description

Window & Door Casings

- Lifetime never-rot warranty
- Ready to install
- Low maintenance
- Moisture- and termite-proof

#### Specifications

Style	Traditional	Interior/Exterior	Interior/Exterior
Actual Length (Feet)	10	Actual Thickness (Inches)	1.25
Actual Width (Inches)	2		

EXHIBIT B.1.0

Your Store:  
Winchester, VA



**Therma-Tru Benchmark Doors 6-Panel None Prehung Inswing Fiberglass Entry Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)**

Item #: 228471 | Model #: BMTTSFG1128RB



**\$199.00**

**FREE Store Pickup**  
Your order can be available for pickup in **Lowe's Of Winchester, VA** today.

---

**Lowe's Truck Delivery**  
Your order will be ready for delivery to you from your selected store.

---

**Parcel Shipping**  
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Sent by carriers like UPS, FedEx, USPS, etc.

**Therma-Tru Benchmark Doors 6-Panel None Prehung Inswing Fiberglass Entry Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)** **\$199.00**

Tweet 0 | g+1 0 | email

**Description**

6-Panel None Prehung Inswing Fiberglass Entry Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)

- See the beauty in fiberglass with deep embossed panels and a smooth paintable surface; an iconic American-style door, the traditional design complements a variety of home styles
- Fiberglass doors are low-maintenance and high-performance; unlike wood or steel doors, durable fiberglass is resistant to cracking, warping, splitting and denting
- A Therma-Tru Benchmark door is a complete door system including all necessary components; jamb, mouldings, weatherstrip, sill and hinges in complementing finish colors, all engineered to help ensure a precision fit for years of trouble-free performance
- Door system is ENERGY STAR® qualified with a polyurethane foam core - delivering exceptional energy efficiency
- Rot-Resistant jamb helps prevent moisture and insect damage to door frames
- Security strike plate and 12.5-in solid wood lock block improves resistance against forced entry
- Draft and moisture-resistant, with an adjustable sill and foam-filled compression weatherstrip that remains flexible and helps seal the entryway against moisture and air infiltration
- Therma-Tru Benchmark fiberglass provides peace of mind with a lifetime limited warranty
- Ready-to-install door with frame

**Specifications**

Slab or Prehung	Prehung	Sill Finish	Mill
Actual Width (Inches)	81.5	ENERGY STAR Qualified Southern Zone	Yes
Actual Height (Inches)	33.5	Lowe's Exclusive	Yes
Common Width (Inches)	32	ENERGY STAR Qualified North/Central Zone	Yes
Common Height (Inches)	80	Door Style	6-panel
Rough Opening Width (Inches)	34.25	ENERGY STAR Qualified Northern Zone	Yes
Rough Opening Height (Inches)	82	Material	Fiberglass
Glass Caming	No	ENERGY STAR Qualified South/Central Zone	Yes
Sill Type	Adjustable		



EXHIBIT B.1.2



# EXHIBIT B.2

Your Store:  
N Winchester, VA



## Therma-Tru Benchmark Doors Half Lite Clear Prehung Inswing Fiberglass Entry Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)

Item #: 253118 | Model #: SSCD4E28RB



**\$239.00**



Tweet 0 +1 1 email

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**Lowe's Truck Delivery**  
Your order will be ready for delivery to you from your selected store.

**Parcel Shipping**  
**Unavailable for This Order**  
Sent by carriers like UPS, FedEx, USPS, etc.

**Therma-Tru Benchmark Doors Half Lite Clear Prehung Inswing Fiberglass Entry Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)** **\$239.00**

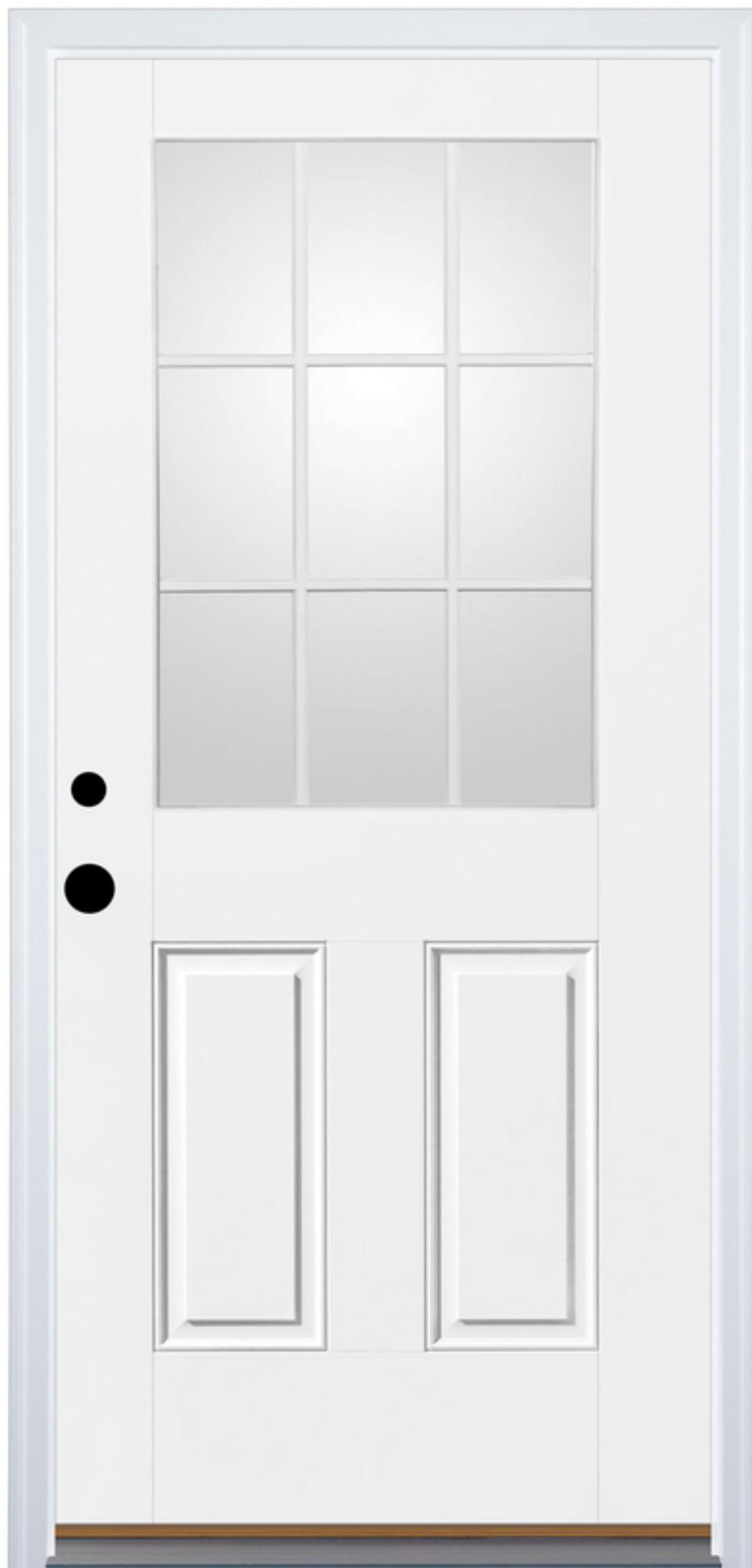
### Description

Half Lite Clear Prehung Inswing Fiberglass Entry Door (Common: 32-in x 80-in; Actual: 33.5-in x 81.5-in)

- See the beauty in fiberglass with deep embossed panels and a smooth paintable surface; the traditional 9-Lite door complements any homes architectural detailing
- Fiberglass doors are low-maintenance and high-performance; unlike wood or steel doors, durable fiberglass is resistant to cracking, warping, splitting and denting
- A Therma-Tru Benchmark door is a complete door system including all necessary components; jambs, mouldings, weatherstrip, sill and hinges in complementing finish colors, all engineered to help ensure a precision fit for years of trouble-free performance
- Door system is ENERGY STAR® qualified with a polyurethane foam core - delivering exceptional energy efficiency
- Rot-Resistant jambs help prevent moisture and insect damage to door frames
- Security strike plate and 12.5-in solid wood lock block improves resistance against forced entry
- Draft and moisture-resistant, with an adjustable sill and foam-filled compression weatherstrip that remains flexible and helps seal the entryway against moisture and air infiltration
- Therma-Tru Benchmark fiberglass provides peace of mind with a lifetime limited warranty
- Ready-to-install door with frame

### Specifications

Slab or Prehung	Prehung	Sill Finish	Mill
Actual Width (Inches)	81.5	ENERGY STAR Qualified Southern Zone	Yes
Actual Height (Inches)	33.5	Works with Iris	No
Common Width (Inches)	32	Lowe's Exclusive	Yes
Common Height (Inches)	80	ENERGY STAR Qualified North/Central Zone	Yes
Rough Opening Width (Inches)	34.25	ENERGY STAR Qualified Northern Zone	Yes
Rough Opening Height (Inches)	82	Glass Insulation	Low-e
Glass Caming	No	Material	Fiberglass
Sill Type	Adjustable	ENERGY STAR Qualified South/Central Zone	Yes



# EXHIBIT C.1

Your Store:  
Winchester, VA



## Owens Corning Oakridge 32.8-sq ft Driftwood Laminated Architectural Roof Shingles

Item #: 10073 | Model #: HL30



**\$31.00**

Buy 36, Get 10% off; Item sold per bundle



Demo

### FREE Store Pickup

Your order will be ready for pickup from **Lowe's Of Winchester, VA** by **06/19/2015**.

### Lowe's Truck Delivery

Your order will be ready for delivery to you from **Lowe's Of Winchester, VA** by **06/19/2015**.

### Parcel Shipping

**Unavailable for This Order**

Sent by carriers like UPS, FedEx, USPS, etc.

**Owens Corning Oakridge 32.8-sq ft Driftwood Laminated Architectural Roof Shingles** **\$31.00**

Tweet 0

+1 0

email

### Description

Oakridge 32.8-sq ft Driftwood Laminated Architectural Roof Shingles

- 20 shingles per bundle
- A more sophisticated alternative to traditional shingles, Oakridge AR shingles feature subtle layering and improved aesthetics
- Durable, dimensional laminate shingles
- Soft, blended appearance in a wide range of popular colors
- Limited lifetime warranty
- 110-MPH wind resistance limited warranty
- See actual warranty for complete details, limitations and requirements

### Specifications

Series Name	Oakridge	Algae Resistant	Yes
Shingle Length (metric) (Centimeters)	100.012	ENERGY STAR Rated	No
Shingle Width (metric) (Centimeters)	33.655	Manufacturer Color/Finish	Driftwood
Shingle Length (imperial) (Inches)	39.375	Warranty	Limited lifetime
Shingle Width (imperial) (Inches)	13.25	Coverage Area Unit of Measure	Square feet
Package Type	Bundle	Coverage Area per Package Quantity	32.8
Fire Rating	Class A	Type	Architectural
Wind Rating (MPH)	110	Laminated	Yes
Impact Resistance	None	Number of Tabs	0
Underlayment Required	Yes	Color/Finish Family	Gray

# EXHIBIT C.2

Your Store:  
N Winchester, VA



## Amerimax 6-in x 12-ft White Smooth Aluminum Fascia

Item #: 473852 | Model #: 77103



**\$13.20**

**FREE Store Pickup**  
Your order can be available for pickup in **Lowe's Of N Winchester, VA** today.

**Lowe's Truck Delivery**  
Your order will be ready for delivery to you from your selected store.

**Parcel Shipping**  
**Unavailable for This Order**  
Sent by carriers like UPS, FedEx, USPS, etc.

**Amerimax 6-in x 12-ft White Smooth Aluminum Fascia** **\$13.20**

Tweet 0 +1 0 email

### Description

6-in x 12-ft White Smooth Aluminum Fascia

- Aluminum fascia is designed to protect your house from water and insect damage while adding to the beauty of your home
- Use to cover 6-In fascia boards
- Helps eliminate the need to paint

### Specifications

Series Name	N/A	Wind Resistant Certified	No
Actual Length (Feet)	12	Siding Grade	N/A
Actual Width (Inches)	6	Venting Required	No
Actual Depth/Thickness (Inches)	1.25	Warranty	None
Coverage Per Piece (Sq. Feet)	6	Material	Aluminum
		Texture	Smooth

# EXHIBIT D.1

Your Store:  
N Winchester, VA



## Style Selections Natural Grey Ultra-Low Maintenance Composite Decking (Common: 1-in x 6-in x 8-ft; Actual: 0.94-in x 5.5-in x 8-ft)

Item #: 597236 | Model #: NG010608LS01

Be the first to

**\$20.00**

Lifestyle images - accessories not included



Tweet 0 +1 0 email

### Description

Natural Grey Ultra-Low Maintenance Composite Decking (Common: 1-in x 6-in x 8-ft; Actual: 0.94-in x 5.5-in x 8-ft)

- 8-ft square edge, high performance composite deck board
- Splinter-free boards that resist fading, stains and mold
- Ultra low maintenance, cleans easily with soap and water
- Uses square edge boards for a classic deck surface or step treads and deck edging
- Natural grey color complements any style of home
- 25-year limited residential warranty, covers material defects, fading and staining
- Made of 95% recycled materials

### Specifications

Manufacturer Color	Natural Grey	Edge Profile	Square
Actual Length (Inches)	96	Series	N/A
Actual Thickness (Inches)	0.94	Lowe's Exclusive	Yes
Actual Width (Inches)	5.5	Common Length (Feet)	8
Warranty	25-year limited	Common Width (Inches)	6
Ultra-Low Maintenance (ULM)	Yes	Common Thickness in Inches	1-in
Package Quantity	1	Color/Finish Family	Gray

#### FREE Store Pickup

Your order will be ready for pickup from Lowe's Of N Winchester, VA by 06/26/2015.

#### Lowe's Truck Delivery

Your order will be ready for delivery to you from Lowe's Of N Winchester, VA by 06/26/2015.

#### Parcel Shipping

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Sent by carriers like UPS, FedEx, USPS, etc.

**Style Selections** **\$20.00**  
**Natural Grey Ultra-Low Maintenance Composite Decking (Common: 1-in x 6-in x 8-ft; Actual: 0.94-in x 5.5-in x 8-ft)**

EXHIBIT D.1.1



A close-up photograph of several wooden planks, likely made of oak, showing a deep, textured grain pattern. The planks are arranged in a diagonal pattern, creating a strong sense of depth and texture. The lighting highlights the natural variations in the wood's grain, including knots and subtle color differences.

Deep lasting grain  
unlike any other.

EXHIBIT D.1.1.2

EXHIBIT E.1



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Consumer &gt; Products &gt; Specialty paints &gt; BEHR PREMIUM® Elastomeric Masonry, Stucco &amp; Brick Paint

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# BEHR PREMIUM® Elastomeric Masonry, Stucco & Brick Paint

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## BEHR PREMIUM® Elastomeric Masonry, Stucco & Brick Paint

An exterior, flexible high-build coating designed to expand & contract, bridging hairline cracks in vertical masonry surfaces. This extremely durable, mildew & dirt resistant waterproofing finish has superior elasticity & elongation properties to resist cracking. It withstands 98 mph wind-driven rain. The 100% acrylic latex formula provides a breathable film, releasing moisture that builds in walls. It is available in 90 custom tinted colors and computerized color matching.

Click [Here](#) to see available colors.

**Finish** Low sheen paint that provides excellent color retention.

**Where to Use** Properly prepared exterior vertical surfaces such as: Stucco, Masonry, Concrete, Concrete Block or Brick as well as adjacent Wood and Metal surfaces. Not for use on horizontal surfaces subject to foot traffic.

**Coverage** 75-125 Sq. Ft per Gallon

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By nicole • Sep. 20, 2012

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By TinaH • Oct. 05, 2012

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By Nance • Mar. 30, 2014

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[Where to Use](#) • [Preparation](#) • [Application](#) • [Dry Time](#) • [Disposal](#)

## Where to Use

Properly prepared exterior vertical surfaces such as: Stucco, Masonry, Concrete, Concrete Block or Brick as well as adjacent Wood and Metal surfaces. **Not for use on horizontal surfaces subject to foot traffic.**

## Usage Summary

2 Coats  
Required4-6 HR Dry Time  
24 HR Recoat Time75-125 Sq. Ft.  
Coverage per  
GallonSoap & Water  
Clean-Up

### Tools & Resources

[MSDS, Product Data & Safety](#)[Paint & Stain Calculators](#)[How-To](#)[Masonry, Stucco, & Brick Paints Color Card](#)

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### MSDS & Data Sheet

## Preparation

## Proper surface preparation is required

- Allow new stucco and masonry to cure for 30 days before painting.
- Remove all loose, peeling paint. Power wash to remove chalk. Remove dirt and grease with a product such as BEHR PREMIUM® NO. 990 Concrete & Masonry Degreaser & Cleaner.
- Remove mildew stains with a mildew stain removing product.
- On galvanized metal, use a diluted solution of a product such as BEHR PREMIUM NO. 991 Concrete & Masonry Cleaner & Etcher to prepare the surface. Follow all label instructions. Rinse thoroughly and allow a minimum of 24 hours to dry.
- Cracks and gaps wider than 1/16" (1.5 mm) should be routed open, dusted and patched with an elastomeric patching compound. Use an acrylic caulk around windows, doors and trim. Scuff sand glossy surfaces.
- Prime all uncoated, patched, chalky, wood and/or metal surfaces with a product such as BEHR PREMIUM PLUS® NO. 436 Exterior Multi-Surface Primer & Sealer.

Available In

Deep Base No. 67

White No. 68

[Product Data Sheet \(PDF\)](#)

## Application

- DO NOT THIN.
- Intermix all cans of same product to ensure color uniformity. Stir paint before and occasionally during application.
- Use product when air and surface temperature are 50-90°F (10-32°C). Do not use if rain or heavy dew is expected within 24 hours.
- Apply using a high quality 1 1/4" nap roller, nylon/polyester brush or airless sprayer (.025"- .029" spray tip).
- **A second coat must be applied** at the same spread rate as the first.
- A third coat may be required to achieve a final dry mil thickness of about 10-15 mils.
- If airless spraying, use equipment with a minimum of 2,500 PSI at the tip. Maintain a wet edge to avoid lap marks.
- Do not re-spread or re-work paint.

## Dry Time

- Longer dry time required in cooler temperatures and higher humidity.
- After two weeks, cured paint film may be cleaned with a mild, non-abrasive liquid detergent.

## Disposal

- Properly dispose of all soiled rags and protect unused product from freezing.
- For disposal of empty containers and unused product contact your household refuse collection service.

To consult with a Behr Certified Coatings Professional, call 1-800-854-0133 Ext. 2 (U.S.A. only).

Avg. Rating:  4.9 of 5 stars



Print

## More

[BEHR Masonry, Stucco & Brick Paint - Satin](#)

[BEHR® Masonry, Stucco & Brick Paint - Flat](#)

## Other Products You May Like

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# EXHIBIT E.1.1



CC-530

brandon beige  
gravier

CC-540

stampede  
chagrin



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**

<b>Please print or type all information:</b>	309 BRAD LLC
	Applicant
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

<i>Robina R. Bouffault, 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) <u>Adaptive re-use of old warehouse to residential</u>		

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

FOR OFFICE USE ONLY

BAR Review OR  Administrative Review per Section 14-5

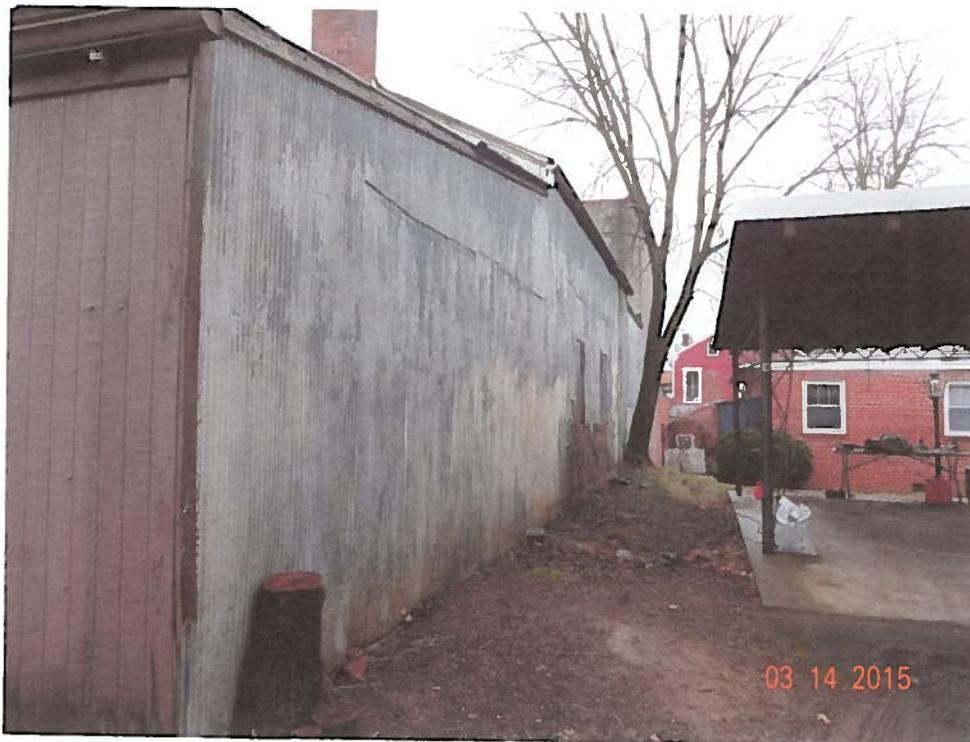
Hearing Date(s) \_\_\_\_\_

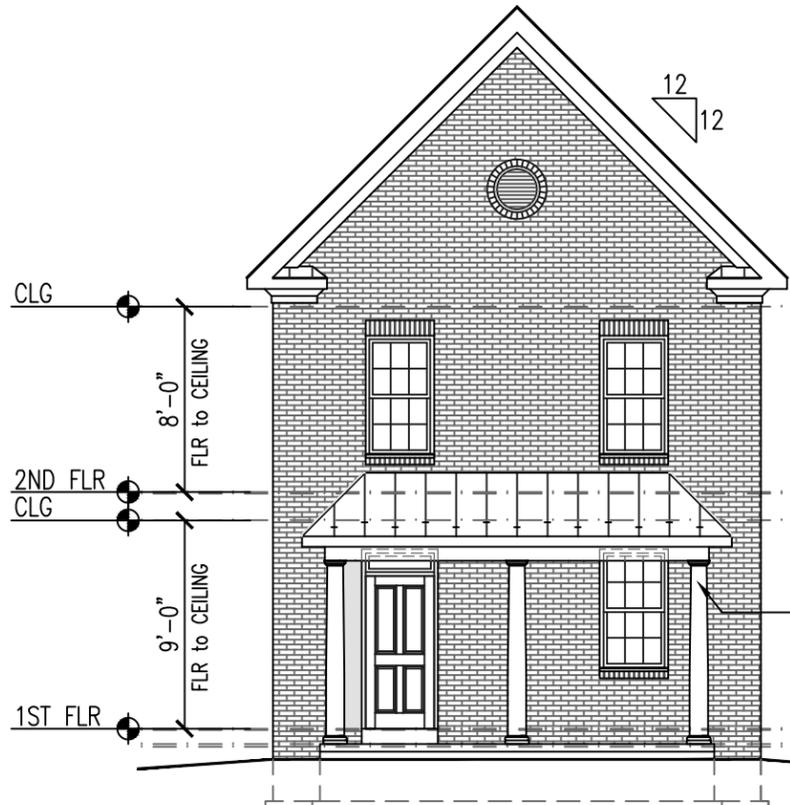
CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

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

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

Secretary, Board of Architectural Review





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

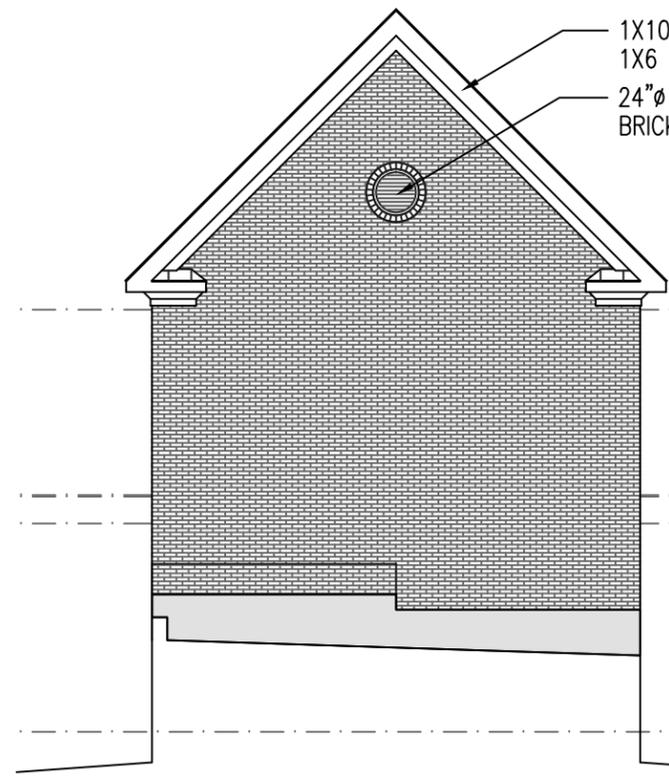
10"Ø COLUMNS

EXIST. BLDG



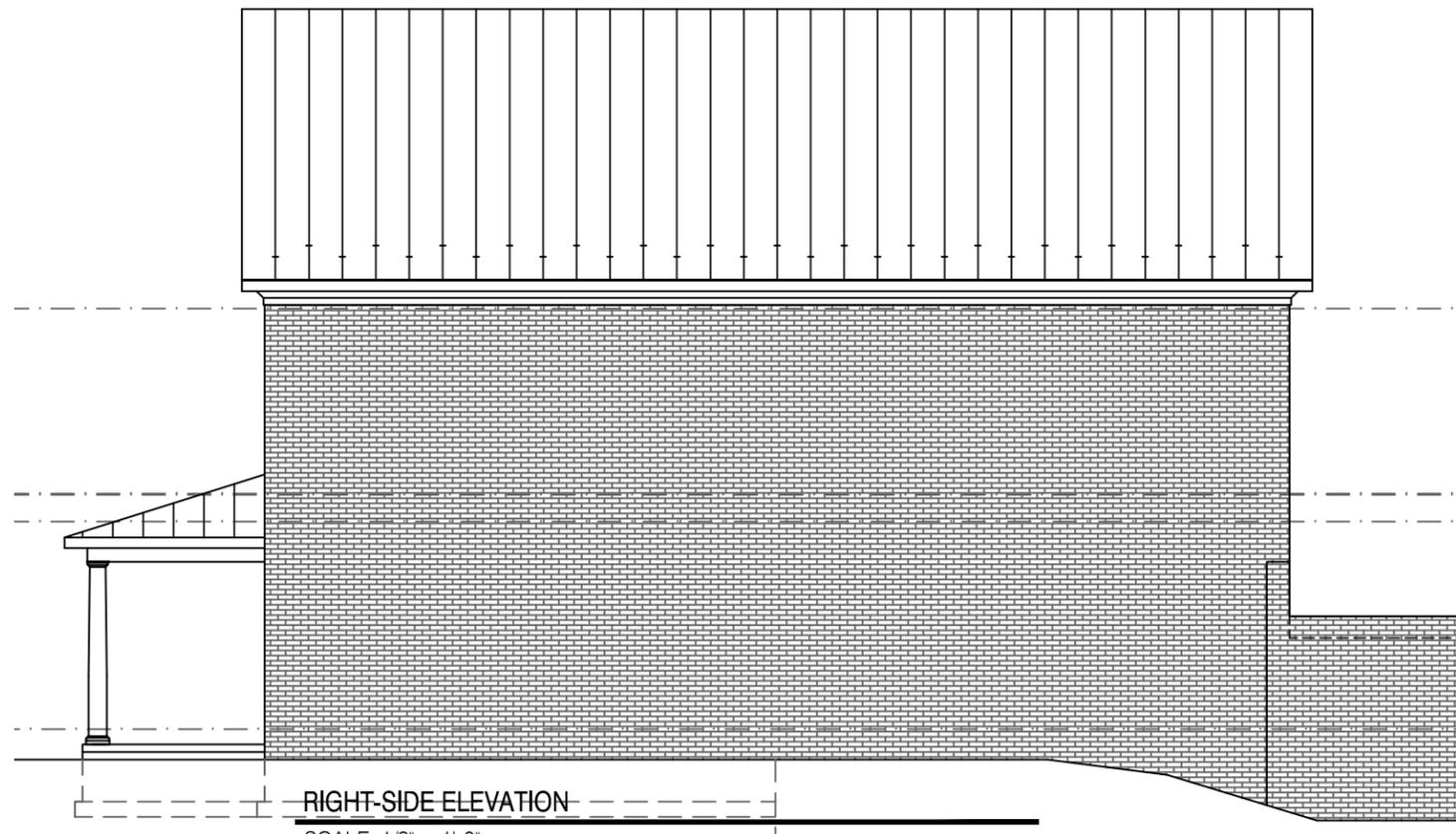
LEFT-SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT-SIDE 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)

BUILDING ELEVATIONS

309 N. BRADDOCK STREET

SHEET TITLE:

PROJECT NAME:

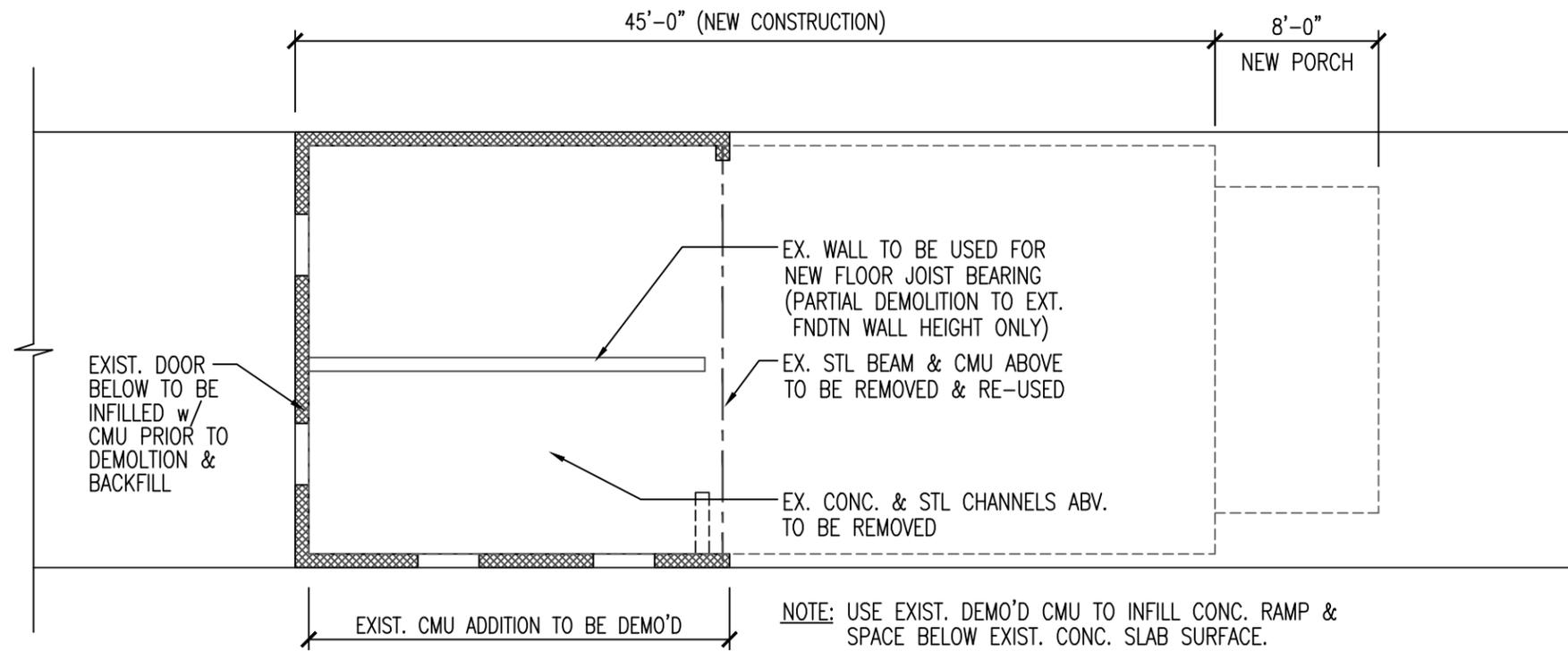
CLIENT INFORMATION  
Robina Bouffault  
309 Brad LLC

ADDRESS:  
P.O. Box 208  
Boyce, VA 22620

06 . 09 . 2015

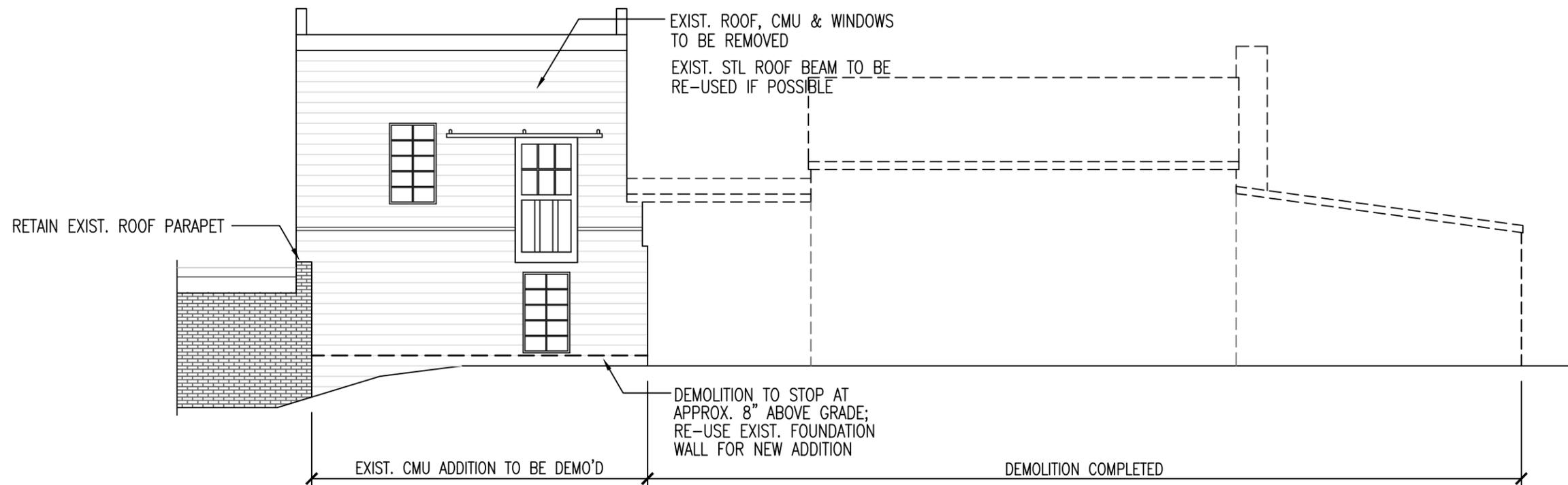
SHEET No.

**A-1**



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**

1) ROOF:

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

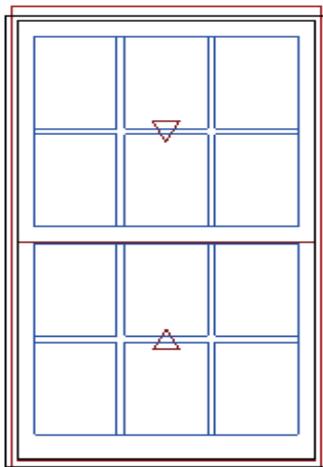


2) WINDOWS:

MARVIN solid wood windows, Mark unit: Wood UDH 3028E.



Built around you.®



As Viewed From The Exterior

- Primed Pine Exterior
- Primed Pine Interior
- Wood Ultimate Double Hung
- Antique Brass Sash Lock
- White Jamb Hardware
- W36 3/8" x L65 1/2"

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

### 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.

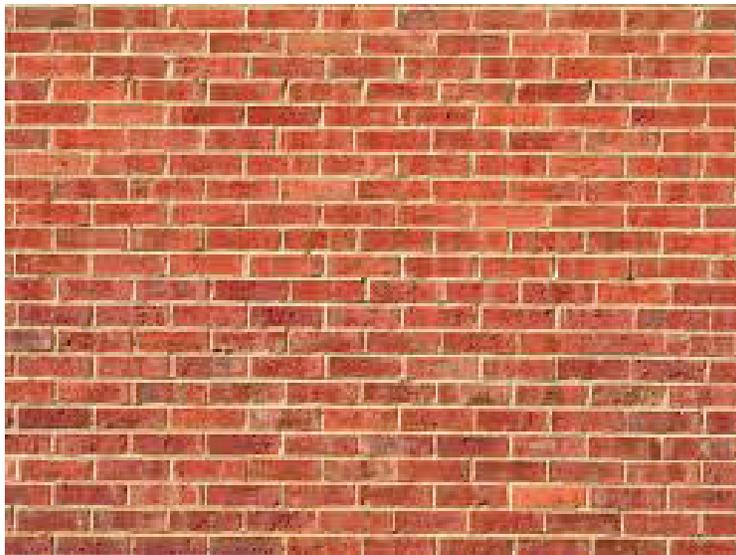


Porch Columns: Wood. Turncraft 7.625-in x 7.583-ft  
Primed Pine Wood Round Column. To be painted.

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)
P5925-10	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.
P5927-10	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.
P5929-10	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

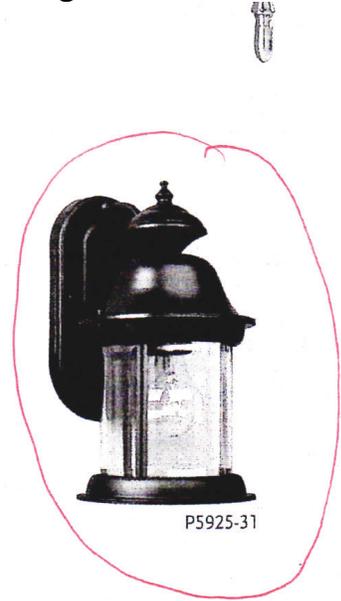
**NOTES**

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.

progresslighting.com



P5925-31