

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
December 17, 2015 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – December 3, 2015

2. CONSENT AGENDA

3. NEW BUSINESS

BAR-15-703 Request of Chad Lewis to demolish existing wall and install wrought iron fencing at 217 South Washington Street.

BAR-15-704 Request of Scott Nichols for antenna replacement and new antennas at 103 East Piccadilly 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, December 3, 2015, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Vice Chairman Bandyke, Ms. Jackson, Mr. Serafin, Ms. Elgin, Mr. Walker
ABSENT: Ms. Schroth
STAFF: Josh Crump, Erick Moore, Carolyn Barrett, Jackie Mathes
VISITORS: Robert Lee, Jerry Fisher

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of November 5, 2015. Mr. Serafin made a motion to approve the minutes as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 4-0-2.

CONSENT AGENDA:

None.

NEW BUSINESS:

BAR-15-662 Request of Robert E. Lee for a Certificate of Appropriateness to replace existing shingle roofing at 25 East Germain Street.

Mr. Lee stated he was replacing the existing roof with the same type of shingles. Chairman Rockwood asked if there were any comments or questions by the Board. Hearing none, he asked for a motion.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-15-662** to replace the existing asphalt shingles with new asphalt dimensional shingles in Virginia Slate color, as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.*

BAR-15-664 Request of A+ Handyman to build a handicap ramp at 209 East Boscawen Street.

Mr. Fisher stated an inspector had come by and told the business owner that a ramp needed to be put in. Mr. Serafin asked about ADA compliance. There was discussion about the guidelines requiring a ramp. Mr. Fisher was confused about the purpose of the board review. The Board members explained what they review and approve. Mr. Walker asked if the ramp goes past the corner of the building or not. Mr. Fisher said it did not, the entrance goes into the older part of the building. Mr. Bandyke asked what type of materials will be used.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-15-664** as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.*

OLD BUSINESS:

BAR-15-621 Request of Alexander Kilimnik for a Certificate of Appropriateness to retrofit eight currently installed vinyl windows with all wood materials at 107 East Cecil Street.

Mr. Kilimnik said he had taken inventory of the old windows he still had. Some were not in very good shape. Chairman Rockwood asked if the doors had been replaced. Mr. Kilimnik said he had put two of the original doors back on. He asked if he could keep the fiberglass door on the rear of the house. It is not prominently visible. Chairman Rockwood asked if he had enough windows to go around the house. Mr. Kilimnik asked if he could keep the bathroom and kitchen windows since they were smaller than the rest and not as prominent. Chairman Rockwood said they could allow additional time so Mr. Kilimnik could replace all the windows in the house.

*Mr. Walker made a motion to grant a Certificate of Appropriateness to **BAR-15-621** for replacing the currently installed vinyl windows with the original wood windows in all instances with a time frame of one year for the smaller bathroom and kitchen windows. Approval is also for retaining the currently installed fiberglass door that is not visible from the public right of way. All else, as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.*

DISCUSSION:

The Board members were given copies of the meeting calendar for 2016.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:27pm.

CERTIFICATE #: BAR- 15-703
 DATE SUBMITTED: 11/30/15



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:

540-723-0585 Telephone
mmckee@keeconstruction.com E-mail address

KEE CONSTRUCTION SVS INC. Applicant
420 EAST SUBAL EARLY DRIVE Street Address
SUITE 104 WINCHESTER VA 22601 City / State / Zip

Chad Lewis Property Owner's Signature
540-664-4804 Telephone
LEWISCL@NATIONWIDE.COM E-mail address

CHAD MATTHEW LEWIS Property Owner (Name as appears in Land Records)
217 SOUTH WASHINGTON ST. Street Address
WINCHESTER VA 22601 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 217 SOUTH WASHINGTON ST. Use: _____
 Zoning: MR (HW) Year Constructed: 1945 Historic Plaque? Y() N() Number: _____

TYPE OF REQUEST

<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input checked="" 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

PROJECT DETAILS ("Scope"):

KEE Construction will submit compliance paper work to the City of Winchester for approval of renovation

- **Demolition** **(Division 021000)**

Demo existing balusters and railing

- **Site Work** **(Division 020000)**

Cut back bushes. This can be a concern due to the amount of space the workers need. They will need to be cut way back.

- **Masonry (Customer to approve red brick veneer)** **(Division 040000)**

Process for installation will be wire lath

Install red thin brick veneer for framing even with patio where old railing was removed

Install red thin brick veneer on front and sides of patio below mulch line

Water proof existing flagstone and brick work

- **Wrought Iron** **(Division 050000)**

Customer has \$2,380.00 allowance for wrought iron. This allowance is for basic design. Harry White from Whites ornamental would like to meet with customer to discuss options (540) 336-0042.



Figure 1: Corner view from Washington Street. Home sits on the corner of Washington and Clifford Street

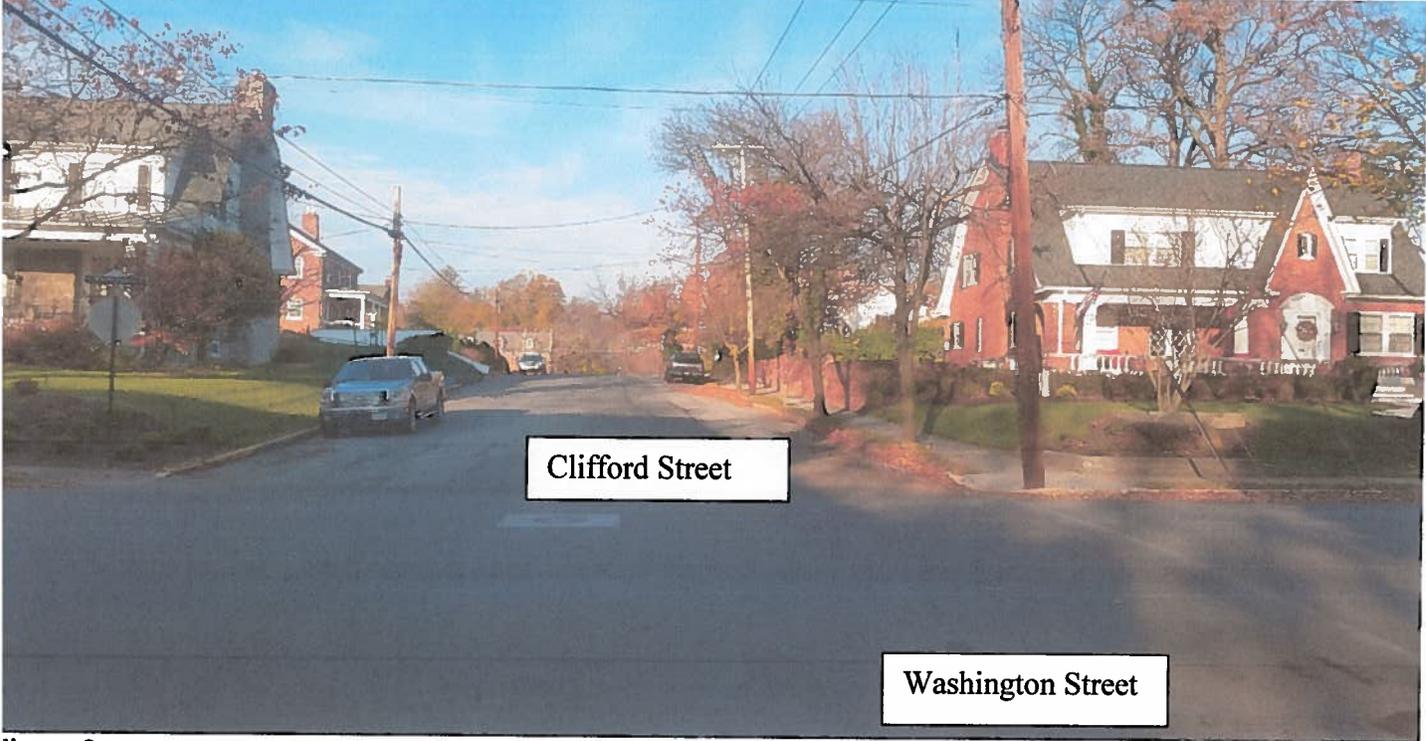


Figure 2:



Figure 3: Pillars show years of paint. Brick work is popping out due to water freezing and expansion in mortar joints that have decayed



Figure 4: Brick work is bulging and popping out due to water freezing and expansion in mortar joints that have decayed



Figure 5:



Figure 6:



Figure 7: Wall and columns will be demoed



Figure 8: Front view



Figure 9: Parge coating years of water damage



Figure 10: Parge coating years of water damage



Figure 11: Parge coating years of water damage

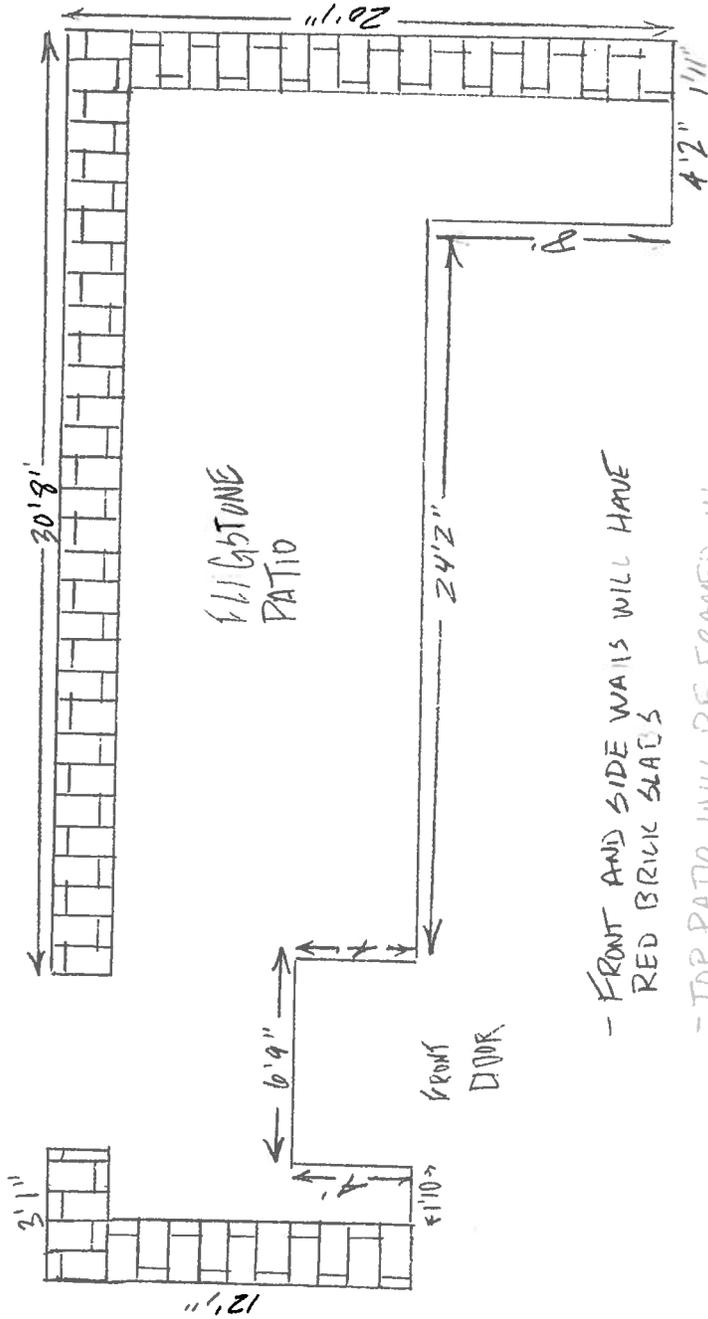


Figure 12: Parge coating years of water damage



Figure 13: Wrought iron existing on home.

CHAD LENS



- FRONT AND SIDE WALLS WILL HAVE RED BRICK SLABS

- TOP PATIO WILL BE FRAMED IN RED BRICK SLABS

- WROUGHT IRON FENCE WILL BE INSTALLED ON TOP OF FRAMED IN AREA

U

CITY OF WINCHESTER
ARCHITECTURAL INVENTORY

1976

Address: 217 S. Washington Present Use: residence
Map & Parcel: 192-(1) Assessed Value: \$ 65,300
Tract & Block: L-6
Present Owner: Benjamin Butler Historic Name:
Address: Original Owner:
Original Use:

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1950's

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
B.Arts None+ None-

Stories: (B) 1 1½ (2) 2½ 3 3½ 4 -

Material: Stone Log Clapbrd. Wd.Fr. (Brk.) Plas. cement foundation
common bond
Modifications: Minor Moderate Extensive

Physical Condition: (Standard) Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
Outstanding Excellent (Good) Average None

Architectural Description

This is a 4 bay house with a shingled gambrel roof and a long shed dormer cut by a steeply pitched cross gable. There is a recessed columned porch and a Federal-style doorway. Both brick end chimneys are semi-exterior.

Historical Significance:
National State/Regional Local (None)

Historical Description

References:





City of Winchester

217 South Washington Street

Tax Map Number: 192-1-L-6-

DHR Resource Number: 138-0042-1008

Resources: 1 single dwelling; 1 shed

Date/Period: ca. 1930

Style: Tudor Revival

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



Architectural Description

Site Description: This one-and-one-half-story, single-family dwelling is located on the northwest corner of South Washington Street and West Clifford Street and is set back approximately twenty feet from the concrete sidewalk. The grassy property gently slopes to the east and is marked by mature trees, shrubs, and foundation plantings. A concrete walkway connects the dwelling to the public sidewalk. A brick wall lines the southern edge of the property. A concrete driveway approaches the property from West Clifford Street and leads to the garage.

Secondary Resource Summary: A prefabricated shed is located north of the dwelling and a garage is located west of the dwelling.

Primary Resource Description: Constructed ca. 1930, this one-and-one-half-story, three-bay single-family dwelling is designed in the Tudor Revival style with strong Colonial Revival-style elements. Set on a solid parged foundation, this building is faced with stretcher-bond brick. A gambrel roof, covered with asphalt shingles, caps the dwelling and features flared eaves and an ogee-molded cornice with returns. Matching exterior-end brick chimneys rise from the side (north and south) elevations and each chimney has a plain cap. A dormer, broken by a steeply-pitched front-gable on the eastern slope, has a shed roof of asphalt shingles. The stuccoed dormer is clad with paired 6/6, double-hung, wood-sash windows. Each paired set is flanked by louvered shutters. A second shed dormer, with the same material treatment, projects from the western slope. Fenestration consists of single and paired 6/6, double-hung, wood-sash windows. All windows have square-edged wood surrounds and louvered shutters.

A single-leaf opening marks the façade and is framed by the steeply-pitched front-gable. The opening holds a paneled wood door, which is embellished with fluted pilasters and a denticulated segmental pediment. The upper gable is fenestrated with a round-headed, four-light wood window with louvered shutters. Additional openings on the façade hold paired 6/6, double-hung, wood-sash windows. The northernmost opening is flanked by louvered shutters and all windows have concrete sills. A one-story, one-bay integral porch is located in the southernmost bay of the façade and is set on a solid parged foundation. Large, Tuscan wood columns and a rectangular brick post support the principle roof. A patio extends from the Colonial Revival-style porch.

The side (north and south) elevations are fenestrated with single and paired 6/6, double-hung, wood-sash windows, diamond-light, double-hung, wood-sash windows, and 8/8, double-hung, wood-sash windows. Quarter-circle fanlights flank the chimney shaft in the upper gable ends. Windows have concrete sills and flanking louvered shutters. The rear (west) elevation is pierced by two, single-leaf French wood doors and paired 6/6, double-hung, wood-sash windows. Windows have concrete sills and louvered shutters.

Secondary Resources Description: A one-story, one-bay prefabricated shed, constructed ca. 1990, is located directly north of the dwelling. The wood-frame shed is clad with T-111 siding and is capped by a gambrel roof of asphalt shingles. Visible fenestration consists of a single-light fixed wood window on the east elevation.

Secondary Resources Description: A one-story, one-bay garage, constructed ca. 1950, is located west of the dwelling. Set on a solid foundation, this garage is faced with stretcher-bond brick. A front-gabled roof caps the building and is covered with asphalt shingles. Overhanging eaves and raking wood boards accent the roof. A roll-up, paneled wood door with lights marks the façade (east elevation) and is surmounted by a soldier brick flat arch. A basketball hoop projects from the upper gable end. Additional fenestration was not visible from the public right-of-way.

Significance Statement: This two-story single-family dwelling, designed in the Tudor Revival-style with Colonial Revival-style influences, is a unique example of this design aesthetic constructed in the City of Winchester during the second quarter of the twentieth century. Based on the form and materials of the dwelling, as well as by using Sanborn maps, this building can be given a ca. 1930 date of construction. This single-family dwelling retains integrity of materials, workmanship, and design. 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.

CERTIFICATE #: BAR- 15-704
 DATE SUBMITTED: 11/24/15



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>410-212-6053</u> Telephone	<u>SCOTT NICHOLS</u> Applicant
<u>scott.nichols@smallinkllc.com</u> E-mail address	<u>1322 MELLOW ROAD</u> Street Address
	<u>HUNGER MADRIDAN 22676</u> City / State / Zip

 Property Owner's Signature	<u>GW DEVELOPMENT LLC</u> Property Owner (Name as appears in Land Records)
<u>540-722-2087</u> Telephone	<u>103 EAST PICCABILLY STREET</u> Street Address
<u>gpburke@comcast.net</u> E-mail address	<u>WINCHESTER VIRGINIA 22601</u> City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 103 EAST PICCABILLY STREET WINCHESTER Use: TELECOMMUNICATION
 Zoning: B1 (HW) Year Constructed: 1926 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 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*****

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CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



SBNHH-1D65C

Andrew® Tri-band Antenna, 698–896 and 2x 1695–2360 MHz, 65° horizontal beamwidth, internal RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	16.2	16.0	17.7	17.9	18.5	18.5
Beamwidth, Horizontal, degrees	66	64	70	65	63	58
Beamwidth, Vertical, degrees	8.9	7.8	5.7	5.2	5.0	4.4
Beam Tilt, degrees	0–11	0–11	0–7	0–7	0–7	0–7
USLS, dB	11	12	15	15	15	14
Front-to-Back Ratio at 180°, dB	29	31	27	27	28	27
CPR at Boresight, dB	27	21	18	19	16	19
CPR at Sector, dB	14	9	10	10	8	4
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	400	400	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm					

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	15.8	15.6	17.3	17.8	18.2	18.1
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.5	±0.3	±0.2	±0.5	±0.4
Gain by Beam Tilt, average, dBi	0° 16.0	0° 15.8	0° 17.3	0° 17.7	0° 18.0	0° 17.9
	5° 16.0	5° 15.8	4° 17.4	4° 17.8	4° 18.2	4° 18.2
	11° 15.5	11° 15.2	7° 17.3	7° 17.7	7° 18.1	7° 18.2
Beamwidth, Horizontal Tolerance, degrees	±1.2	±1.9	±3.4	±3.8	±4.7	±3.7
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.5	±0.3	±0.2	±0.3	±0.2
USLS, dB	13	14	17	16	17	15
Front-to-Back Total Power at 180° ± 30°, dB	26	24	27	25	25	26
CPR at Boresight, dB	29	22	20	21	19	21
CPR at Sector, dB	14	11	13	11	9	5

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BSAs.](#)

General Specifications

Antenna Brand	Andrew®
Antenna Type	DualPol® multiband with internal RET
Band	Multiband
Brand	DualPol® Teletilt®
Operating Frequency Band	1695 – 2360 MHz 698 – 896 MHz
Performance Note	Outdoor usage

Product Specifications

COMMSCOPE®

SBNHH-ID65C

POWERED BY



Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground
Radiator Material	Aluminum Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	6
Wind Loading, maximum	879.0 N @ 150 km/h 197.6 lbf @ 150 km/h
Wind Speed, maximum	241 km/h 150 mph

Dimensions

Depth	181.0 mm 7.1 in
Length	2453.0 mm 96.6 in
Width	301.0 mm 11.9 in
Net Weight	22.5 kg 49.6 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	13.0 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	1 female 1 male
RET System	Teletilt®

Packed Dimensions

Depth	299.0 mm 11.8 in
Length	2572.0 mm 101.3 in
Width	409.0 mm 16.1 in
Shipping Weight	35.2 kg 77.6 lb

Regulatory Compliance/Certifications

Agency

RoHS 2011/65/EU
China RoHS SJ/T 11364-2006
ISO 9001:2008

Classification

Compliant by Exemption
Above Maximum Concentration Value (MCV)
Designed, manufactured and/or distributed under this quality management system



Included Products

Product Specifications

COMMScope®

SBNHH-1D65C

POWERED BY



BSAMNT-1 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note Severe environmental conditions may degrade optimum performance



Photo 1:

View of the Project Area, facing north.



Photo 2:

View of the Project Area, facing east.



Photo 3:

Detail view of the Project Area, facing west.



Photo 4:

View of the Project area along Piccadilly Street, facing east.



Photo 5:

View from the Project Area into the Winchester Historic District, and the Second and Third Winchester battlefields, facing south.



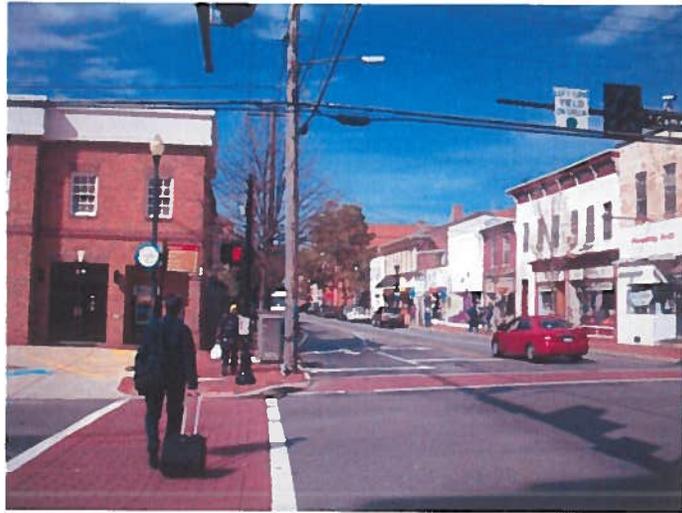
Photo 6:

View from the Project Area into the Winchester Historic District, and the Second and Third Winchester battlefields, facing north.



Photo 7:

View from the Project Area along Piccadilly Street into the Winchester Historic District, and the Second and Third Winchester battlefields, facing west.





AT+T PLATFORM



ALPHA SECTOR



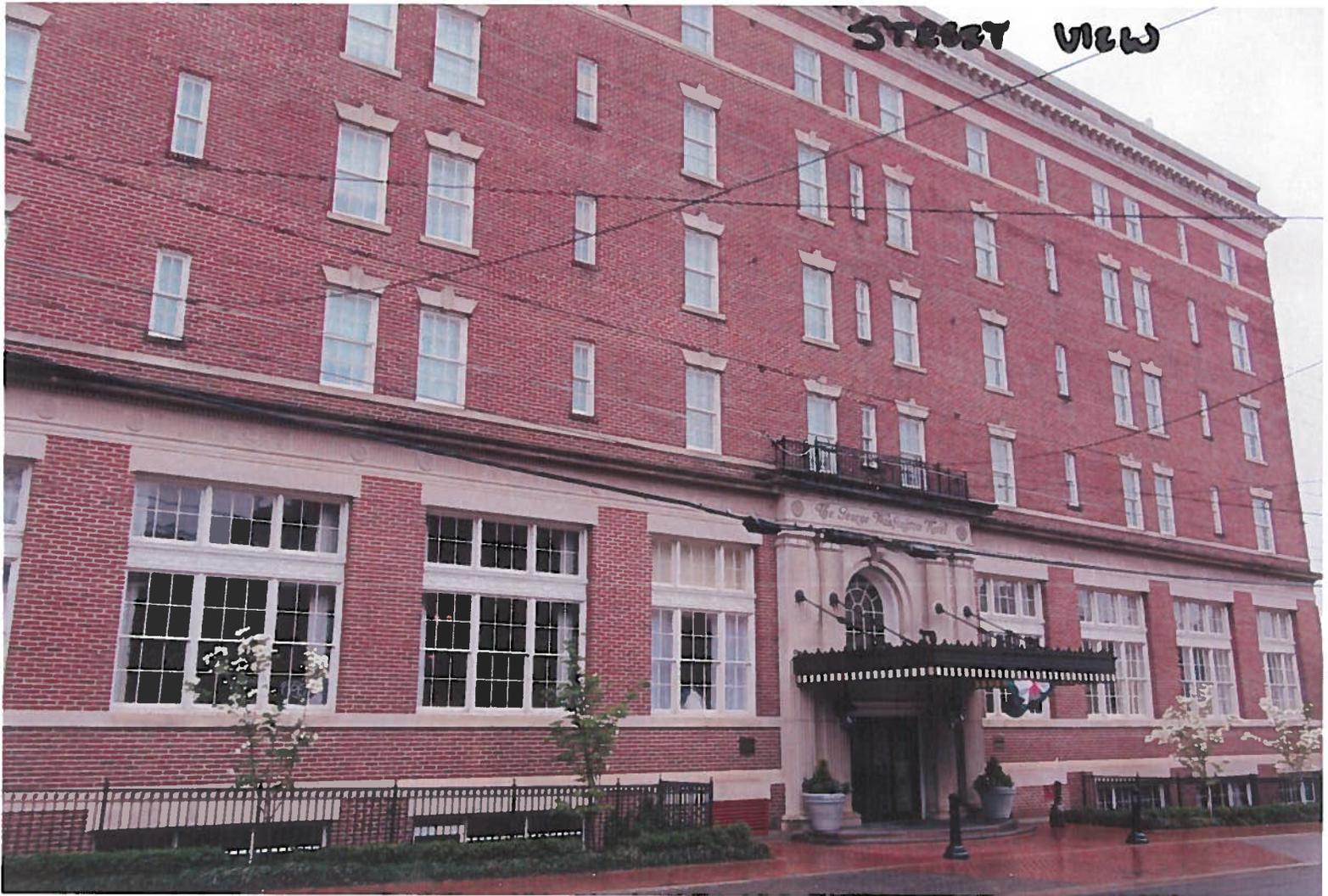
BETA SECTOR

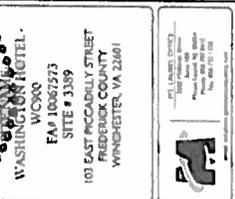
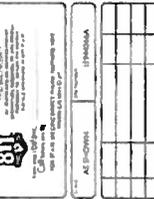


GAMMA SECTOR



STREET VIEW





PANEL 1 SCHEDULE

200A MAIN BRK (COMMERCIAL-PMD) 65 KAIC SERIES RATED
 480V 3PH 3W 3W
 200A BUS 65 KAIC

DESCRIPTION	VA	BRK	POSH	L1	L2	POSN	BKR	VA	DESCRIPTION	Type
Panel GT Cl	180	20	1	3064		2	40	3024	RHA72 Rectifier 1 & 2	Dual
RUA72 Auxiliary	2000	40	1	5024		4	40	3024	RUA72 Rectifier 3 & 4	Dual
PHASE TOTALS (VA)	2280			8048						
CURRENT PER PHASE (A)	10.4			36.1						
PANEL TOTAL (VA)	14276									
PANEL CAPACITY (VA)	18000									
PANEL LOADING (TOTAL) (VA)	14.3									
SPARE CAPACITY (VA)	33.7									

1. The main breaker is assumed to be a 100% rated circuit breaker.

PANEL 2 SCHEDULE

200A MAIN BRK (COMMERCIAL-PMD) 65 KAIC SERIES RATED
 480V 3PH 3W 3W
 200A BUS 65 KAIC

DESCRIPTION	VA	BRK	POSH	L1	L2	POSN	BKR	VA	DESCRIPTION	Type
Light	300	15	1	396		2	40	3096	Rect 1 & 2	Dual
GFCI	180	20	3	4212		6	40	3096	Rect 3 & 4	Dual
Air Cond 1	1116	20	5	4212		10	40	3096	Rect 5 & 6	Dual
Air Cond 2	1116	20	9	4212		14	40	3096	Rect 7	Dual
Air Cond 3	1116	20	13	2064		18	40	1548	Off	Dual
Air Cond 4	1116	20	17	1116		20	40	0	Off	Dual
Air Cond 5	1116	20	21	1116		22	40	0	Off	Dual
Slim Pack 6	792	20	25	792		28	40	0	Off	Dual
Spare (Off)	0	20	29	0		30	20	0	Spare (Off)	Single
PHASE TOTALS (VA)	17508			17388						
CURRENT PER PHASE (A)	146			145						
PANEL TOTAL (VA)	34896									
PANEL CAPACITY (VA)	48000									
PANEL LOADING (TOTAL) (VA)	34.9									
SPARE CAPACITY (VA)	13.1									

1. The main breaker is assumed to be a 100% rated circuit breaker.

AC PANEL SCHEDULE

POWER AUDIT RESULTS

Site Type: Outdoor

There are two (2) existing breaker panels on site. It is assumed that each panel has its own 200 Amp Service. For the purposes of this project, only the panel providing power to the Primary -48V plant was analyzed

AC Loading: 69.92 amps

Existing -48V Power Plant: 6E Power STD -48V Infinity S w/ Conv. (NEG. #15380) RBA-72 Outdoor Cabinet

DC Loading:

Existing Rectifiers: (4) Lineage Power LE050AC48A

Existing Converters: N/A

Existing Battery Strings: (3) -48V 155 AH

Existing Battery Capacity: 3.78 Hours

Proposed Battery Strings: (3) -48V 180 AH (TO REPLACE EXISTING 155 AH BATTERIES BY OTHERS)

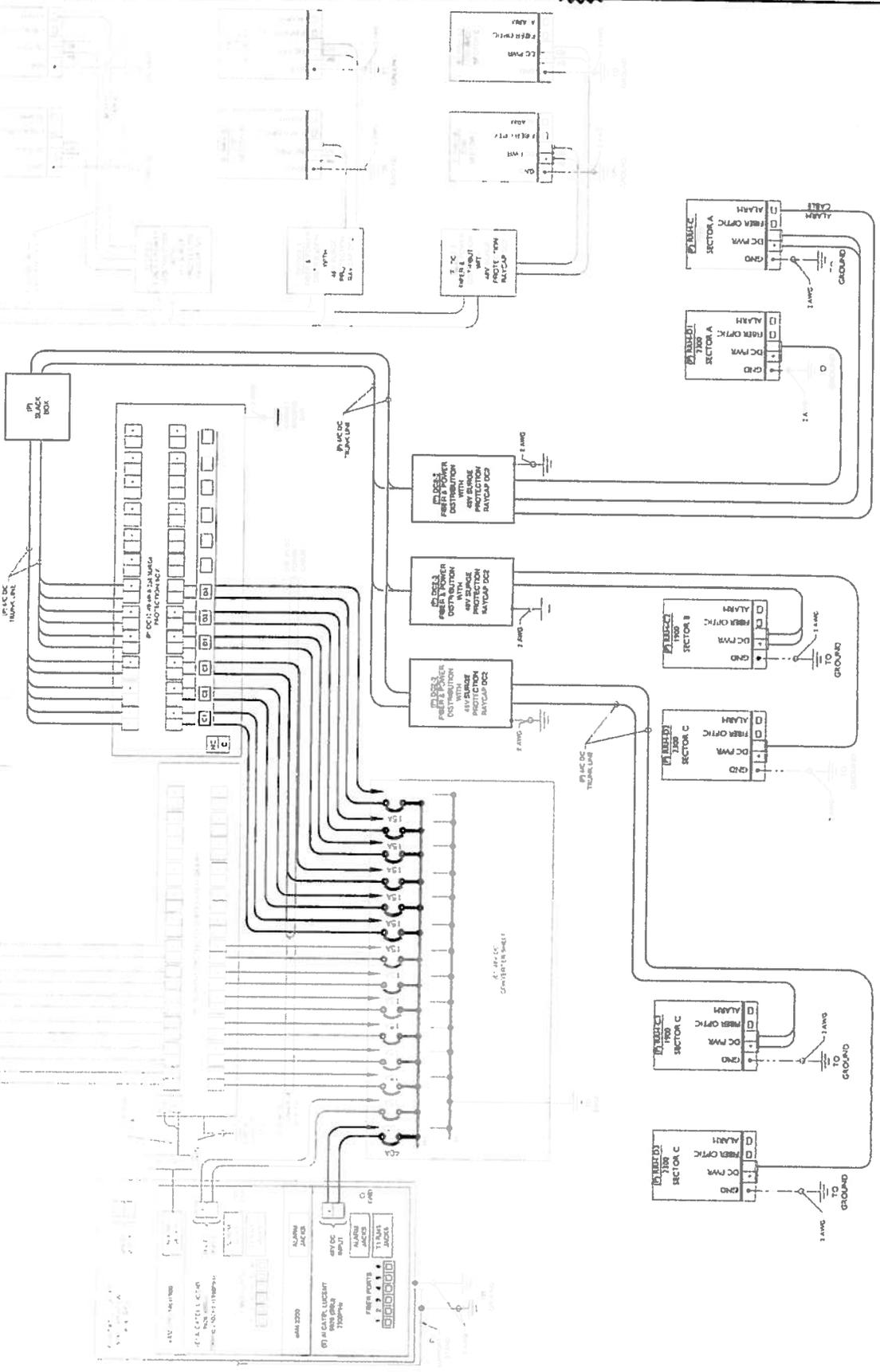
Proposed Battery Capacity: 4.39 Hours

HVAC Loading: N/A

GenSet On-site: No

LEGEND

1.5.15
 (P) - PULSED



MASER
 COMMUNICATIONS
 10000 WOODBURN AVENUE
 WASHINGTON, DC 20048
 TEL: (703) 491-1000 FAX: (703) 491-1001

smartlink
 1340 BELLON ROAD
 SUITE 105
 HANNOVER, VA 22065
 TEL: (703) 882-8903 FAX: (703) 221-7942

at&t
 NEW! CONSULAR WIRELESS INC. LLC
 7180 STANFORD DRIVE
 HANNOVER, VA 22065

811
 FEDERAL COMMUNICATIONS COMMISSION
 47 CFR 17.107
 1.5 AMP DC TRUNK LINE

COMMONWEALTH TELEPHONE COMPANY
 PETROS STATION, VA
 1.5 AMP DC TRUNK LINE

WASHNET HOTEL
 WASHINGTON, VA
 FAX: 800-875-5773
 SITE # 3189
 103 EAST RICCADULLY STREET
 FREDERICK COUNTY
 WINCHESTER, VA 22661

DC WIRING DIAGRAM



City of Winchester

103 East Piccadilly Street

Tax Map Number: 173-1-P-6-

DHR Resource Number: 138-0042-0919

Resources: 1 hotel

Date/Period: 1924/1929

Style: Colonial Revival

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: This hotel is located on the southeast corner of the intersection of East Piccadilly Street and North Cameron Street and has a minimal setback from the brick sidewalk. The building is sited on a level lot that features landscaping. A wrought-iron fence lines the façade and protects the foundation-level windows. Paved parking is located south of the building, as is a concrete sidewalk. A sunken bricked patio is adjacent to the west (side) elevation of the building and serves as a dining area. The patio is enclosed by a brick retaining wall topped with a metal fence.

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

Primary Resource Description: This five-story, nine-bay Colonial Revival-style hotel, known as the George Washington Hotel, was constructed in 1924. A five-story, two-bay addition was constructed on the east (side) elevation in 1929. The masonry building is faced with stretcher-bond brick and is set on a solid raised masonry foundation which is also faced in brick. A flat roof caps the building. The roof is finished with a modillioned cornice with dentil molding, which is topped by a brick parapet inlaid with stone panels with swag molding. A stone cartouche, sited on the parapet over the central bay, completes the roof. A one-story stairwell projects from the roof and is constructed of brick. A molded cornice completes the flat roof. The stairwell is fenestrated with 6/6, double-hung, wood-sash windows. The centrally-placed primary entrance opening on the façade (north elevation) contains automatic sliding metal-frame glass doors. A large canopy shelters the entrance. The doors and a large, centered round-arched multi-light wood fixed window are set within a monumental stone surround composed of paired fluted stone pilasters, which support a plain entablature topped with a wrought-iron balconet. The first story window openings on the façade contain tripartite windows composed of 6/6, double-hung, wood-sash windows flanked by 4/4, double-hung, wood-sash windows. The tripartite windows have wood lintels with swag molding and a stone sill course. The molded lintels also serve as a sill for tripartite windows composed of six-light fixed wood lintels flanked by four-light wood fixed windows with stone lintels. A stone frieze and cornice runs above the first story windows of the façade and side (west) elevation and features dentil molding and pateras. The window openings on the second-fifth stories contain 6/6, double, hung, wood-sash windows with stone sills and splayed stone lintels with keystones and 4/4, double-hung, wood-sash windows with rowlock brick sills. A stone sill course runs below the second and fifth story windows. The west (side) elevation has fenestration that is consistent with that of the façade. The exception to the fenestration on the west elevation is a fifteen-light fixed wood window with a multi-light transom. This window has a stone surround with pilasters supporting a plain entablature with a pediment. The rear (south) elevation of the west wing of the hotel has fenestration that is consistent with the façade. The segmental window openings on the east elevation of the west wing contain 4/4 and 6/6, double-hung, wood-sash windows with soldier brick segmental arches and stone sills. Two exterior-side brick chimneys rise from this elevation and have plain caps. The rear (south) elevation of the main block of the hotel has segmental window openings that contain 4/4 and 6/6, double-hung, wood-sash windows with soldier brick segmental arches with stone sills. A one-story wing, original to the main block and originally the kitchen, is sited on the east elevation of the west wing and the south elevation of the main block. The kitchen has the same material treatment as the main block and has a flat roof. The south elevation of the kitchen is pierced by five-light fixed wood windows flanked by ten-light wood casement windows with stone lintels and a stone sill course. Metal skylights project from the roof of the kitchen and are composed of multi panes of fixed glass. A covered staircase is sited on the roof of the kitchen and attaches to the east elevation of the west wing. An interior courtyard adjacent to the kitchen is enclosed with a brick wall. The south elevation of the wall is pierced by two large openings with stone lintels. The openings contain metal gates.

A five-story, two-bay addition was constructed on the east elevation of the main block in 1929 and creates an eastern wing to match the original west wing. The addition has the same material treatment as the main block, though the first story was used for commercial purposes. The first story of the addition contained two identical business fronts. The westernmost bay of the additional originally was a bus terminal while the easternmost bay was a store. Each storefront features a single-leaf wood-frame glass door with a one-light transom and flanked by a large plate glass window. A spandrel divides the storefront from a tripartite window composed of multi-light leaded glass. The east (side) elevation of the addition has segmental openings containing 6/6, double-hung, wood-sash windows as well as rectangular windows containing 4/4 and 6/6, double-hung, wood-sash windows. The rear elevation has segmental window openings that contain 6/6, double-hung, wood-sash windows with soldier brick segmental arches and stone sills.

Significance Statement: This hotel is a distinctive example of Colonial Revival-style architecture in the City of Winchester and is one of the tallest buildings in the city. The George Washington Hotel was built in 1924 with an addition in 1929; it was remodeled in 1950/1951 and again in the mid-1970s, and underwent a complete rehabilitation from 2003-2008. The George Washington Hotel retains integrity of materials, workmanship, and design, as well as setting and location. All of these aspects contribute to integrity of feeling and association. The George Washington Hotel is a contributing resource to the Winchester Historic District under Criteria A and C. This property has been individually listed in the National Register of Historic Places.

CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 103 E. Piccadilly St. Present Use: Residential
Map & Parcel: 173 - (1) Assessed Value: 400,450
Tract & Block: P-6 Historic Name: _____
Present Owner: George Washington Original Owner: _____
Address: _____ Hotel, Corp. Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1924

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
B.Arts None+ None- Commercial

Stories: B 1 1½ 2 2½ 3 3½ 4 5

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

Until recently converted to a residence for the elderly, this was Winchester's only remaining large downtown hotel. The starkness of the large facade of this building is broken by the creative use of contrasting materials: molded concrete and brick. Just below the flat roof is an applied bracketed cornice with dentils and concrete panels with a molded garland pattern. On the roof edge above the center bay is a decorative "cartouche". All windows have concrete arches and keystone and there is a dentiled and molded concrete belt course over the extra tall first level windows. The entranceway is framed by coupled pilasters and 3 part entablature.

Historical Significance:

National State/Regional Local None

Historical Description

References:

