

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

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – May 21, 2015

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

- A. **BAR-15-303** Request of Timothy Machado for a Certificate of Appropriateness to add a new railing system at 431 Fairmont Avenue.
- B. **BAR-15-304** Request of Cheryl Anderson for a Certificate of Appropriateness to remodel the facade at 118-120 N Loudoun Street, the Winchester Hiram Lodge.
- C. **BAR-15-308** Request of Jonathan Sladek for a Certificate of Appropriateness for an accessory building at 436 Lafayette Place.
- D. **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.

**4. OLD BUSINESS**

- A. **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.
- B. **BAR-14-636** 119 Peyton Street- Richard & Sarah Bell- New Addition's style of board and batten siding and colors
- C. **BAR-15-233** Request of Richard Hunt for demolition of shed, build gazebo and workshop at 438 North Loudoun 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, May 21, 2015, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

### **POINTS OF ORDER:**

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

**ABSENT:** Chairman Rockwood

**STAFF:** Erick Moore, Carolyn Barrett

**VISITORS:** Tracy Themak, Josh Schakola, Ryan Campbell, Timothy May

### **APPROVAL OF MINUTES:**

Vice Chairman Bandyke called for corrections or additions to the minutes of May 7, 2015. Hearing none, Vice Chairman Bandyke called for a motion. Mr. Walker moved to approve the minutes as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0-1. Vice Chairman Bandyke abstained.

### **CONSENT AGENDA:**

**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.

The board members reviewed and commented on a letter submitted by the applicant. They noted that the description did not match the materials submitted.

Mr. Serafin made a motion to table **BAR-15-285** until clarification of materials and methods can be submitted. Ms. Schroth seconded the motion. Voice vote was taken and the motion passed 5-1. Mr. Walker opposed.

### **NEW BUSINESS:**

**BAR-15-273** Request of Hillorie Morrison on behalf of Verizon Wireless for a Certificate of Appropriateness for a modification of the rooftop telecommunications facility design at 103 East Piccadilly Street of 12 panel antennas and an equipment platform.

Ms. Themak presented the proposal. She noted that there have not been any major changes to the plans submitted. She stated that there had been concern about visibility and that some of the equipment will be placed further back. The board members asked questions about the paint

colors and which sectors they will be applied to. Mr. Walker asked if the old antennas will be removed. Ms. Themak said they would.

Mr. Walker made a motion to approve a Certificate of Appropriateness for **BAR-15-273** as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 6-0.

#### **OLD BUSINESS:**

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

No representative was available to present the project.

Mr. Serafin made a motion to table **BAR-14-636** until the next meeting. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.

**BAR-15-234** Request of Snow White Grill Enterprises for a Certificate of Appropriateness for an outdoor café fence at 159 North Loudoun Street.

Timothy May presented a revised plan for the outdoor café. He stated that there had been several issues that were addressed. The board members asked questions about the revised layout and the planters that were depicted.

Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-15-234** as shown with a fence height of 48 inches and painted black. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 6-0.

#### **DISCUSSION:**

Mr. Serafin asked about what had happened with 500 North Braddock Street. The board members discussed the case and the city council decision.

Ms. Schroth mentioned new windows at 210 South Washington Street. There was some discussion about the location and the situation. Mr. Moore said that he had done an inspection and sent a letter to the property owner. The board members discussed follow-up actions and violations with Mr. Moore.

The board members also discussed awareness of the Historic District, the requirements and the issues that have come up recently with property owners installing vinyl windows without prior approval or permits.

#### **ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:58pm.



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>	<u>Tim Machado</u>
<u>(540) 550-7873</u>	<u>Applicant</u>
<u>Telephone</u>	<u>431 Fairmont Ave.</u>
<u>architect@l1designconcepts.com</u>	<u>Street Address</u>
<u>E-mail address</u>	<u>Winchester, VA 22601</u>
	<u>City / State / Zip</u>

<u></u>	<u>Timothy Machado</u>
<u>Property Owner's Signature</u>	<u>Property Owner (Name as appears in Land Records)</u>
<u>(540) 550-7873</u>	<u>431 Fairmont Ave.</u>
<u>Telephone</u>	<u>Street Address</u>
<u>architect@l1designconcepts.com</u>	<u>Winchester, VA 22601</u>
<u>E-mail address</u>	<u>City / State / Zip</u>

**PROPERTY LOCATION**

Current Street Address(es) 431 Fairmont Ave. Use: Residential

Zoning: LR (HW) Year Constructed: 1944 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 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 checked="" type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>Remove vinyl railing system and replace with cable railing</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



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



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 Winchester, VA 22601

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

Please print or type all information:

Cheryl Anderson  
 Applicant

540-974-1272  
 Telephone

1419 Ramsey Lane  
 Street Address

delamel66@aol.com  
 E-mail address

Winchester, Va 22601  
 City / State / Zip

Jennifer Trustee  
 Property Owner's Signature

Winchester Heiam  
 Property Owner (Name as appears in Land Records)

540-722-5172  
 Telephone

116-118-120 N. Loudoun St  
 Street Address

JENNIFER @ BRC CPAS, LLC  
 E-mail address

Winchester, Va 22601  
 City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 116-118-120 N Loudoun St Use: Retail / Masonry Lodge  
 Zoning: \_\_\_\_\_ (HW) Year Constructed: \_\_\_\_\_ Historic Plaque? Y( ) NX Number: \_\_\_\_\_

**TYPE OF REQUEST**

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

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

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

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

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

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

Secretary, Board of Architectural Review

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

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





# 15-308  
5/22/15



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Web: www.winchesterva.gov

## APPLICATION BOARD OF ARCHITECTURAL REVIEW CERTIFICATE OF APPROPRIATENESS

Please print or type all information:

<u>(540) 327-7599</u> Telephone	<u>Jonathan Sladek</u> Applicant
<u>JonSladek@hotmail.com</u> E-mail address	<u>430 Lafayette Place</u> Street Address
	<u>Winchester, VA 22601</u> City / State / Zip

<u>Susan B. Headley</u> Property Owner's Signature	<u>SUSAN B. HEADLEY</u> Property Owner (Name as appears in Land Records)
<u>540-955-2376</u> Telephone	<u>5994 SENSENY RD.</u> Street Address
<u></u> E-mail address	<u>BERRYVILLE, VA 22601</u> City / State / Zip

### PROPERTY LOCATION

Current Street Address(es) 430 Lafayette Pl Use: \_\_\_\_\_  
 Zoning: HRL (HW) Year Constructed: Winchester, VA 22601 Historic Plaque? Y( ) N( ) Number: \_\_\_\_\_

### TYPE OF REQUEST

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

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

### FOR OFFICE USE ONLY

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

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

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

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

Secretary, Board of Architectural Review

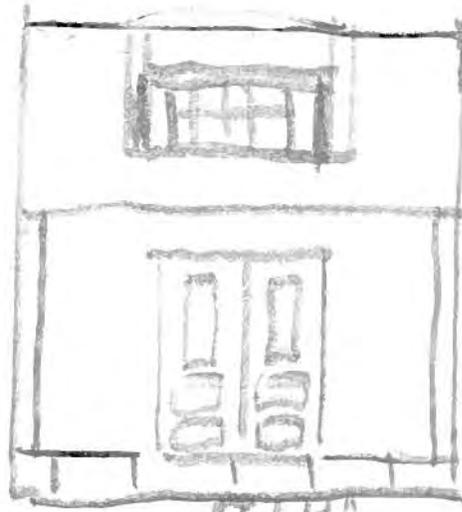
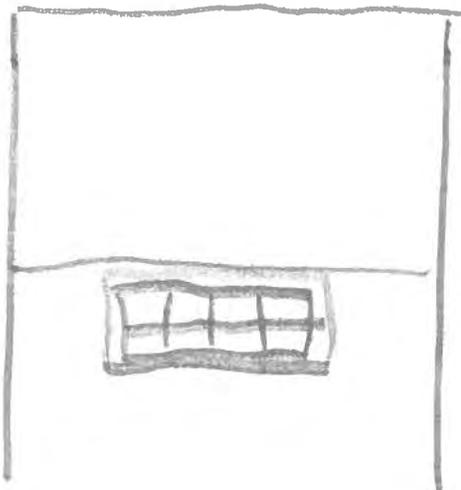
Jon Sladek (Susan Healdy)  
436 Lafayette Place  
Winchester, VA 22601

- Mock down  
of House  
Storage Shed  
Tool Shed

Cedar Shingles  
Charcoal Shadow Shingles

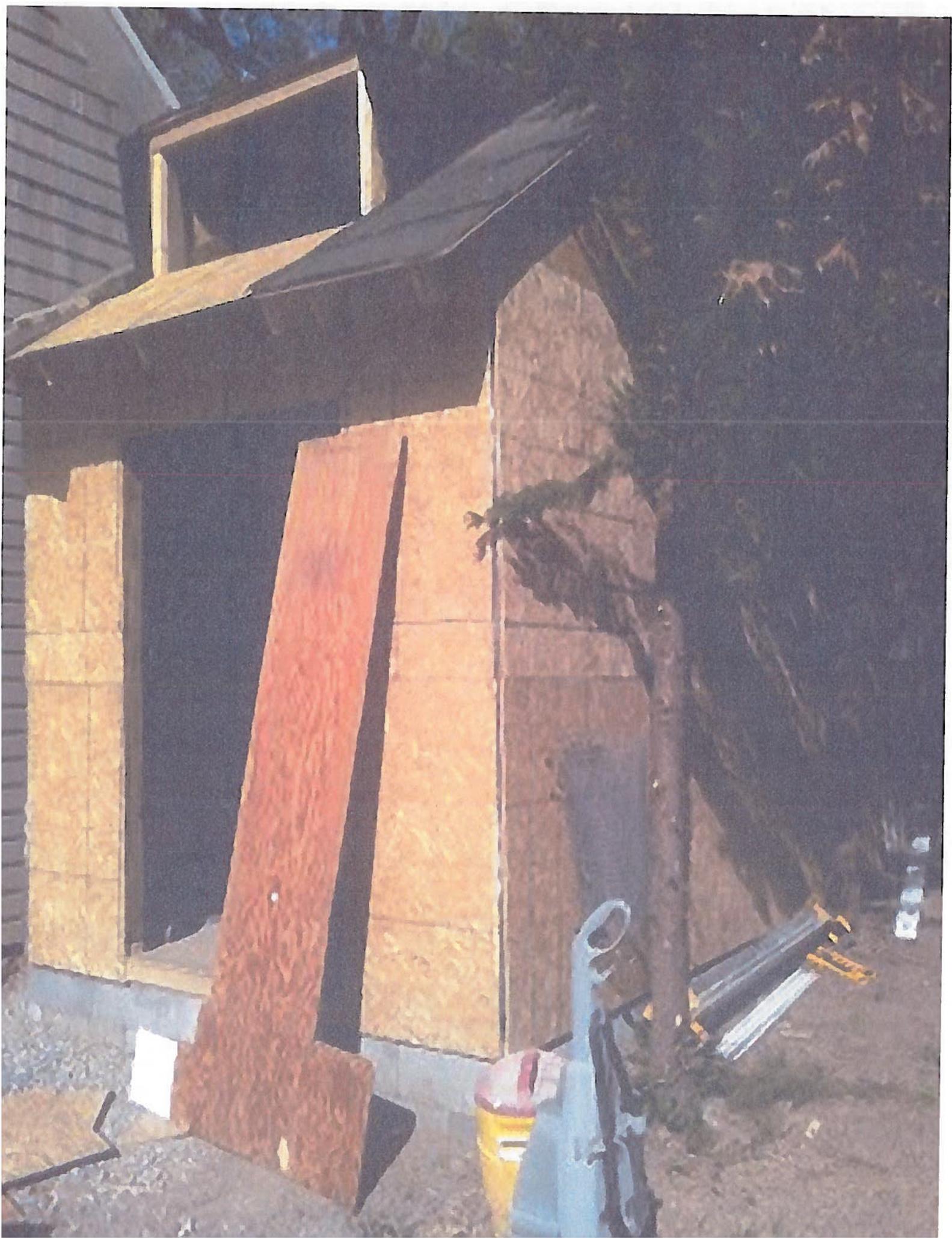


14 ft

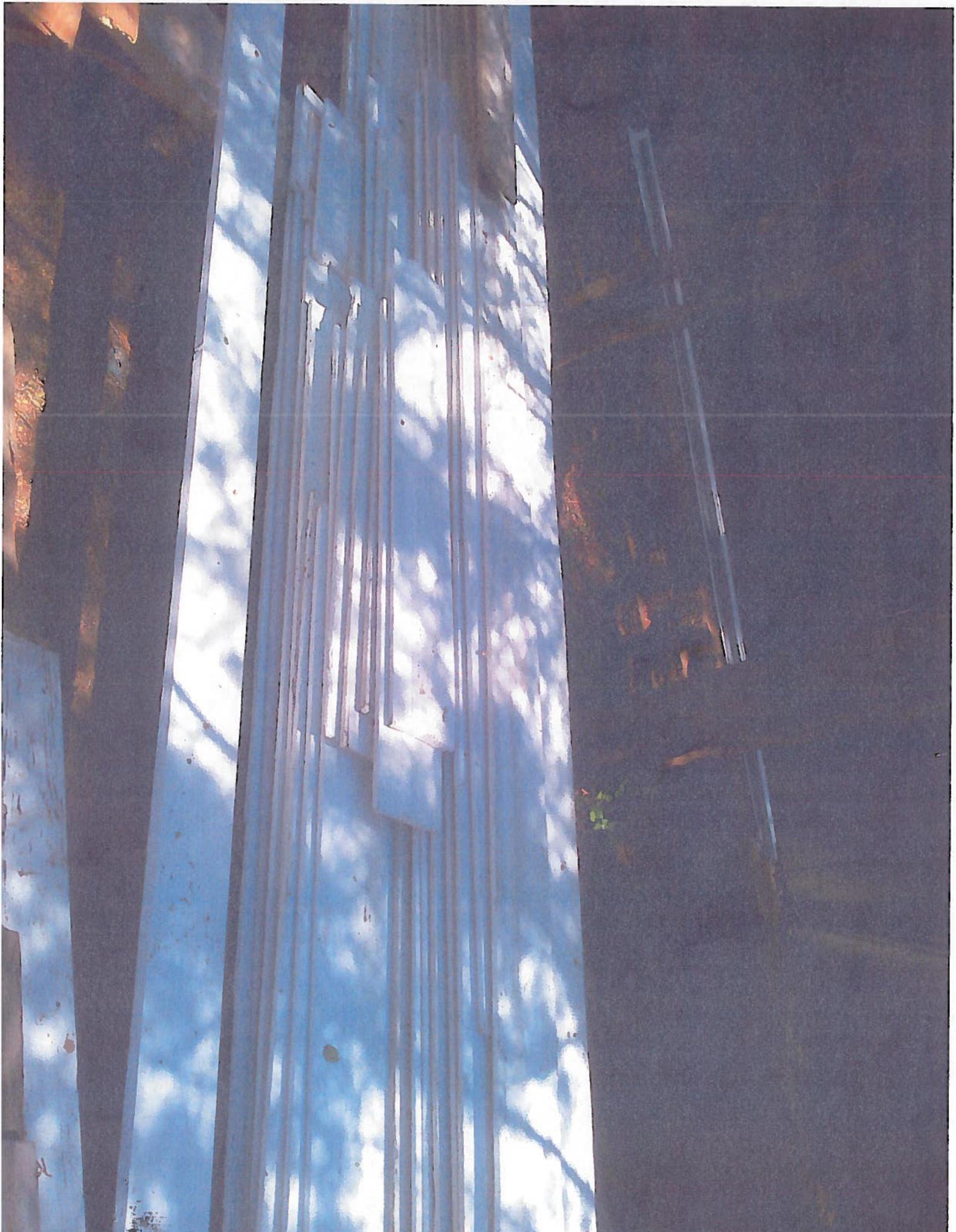


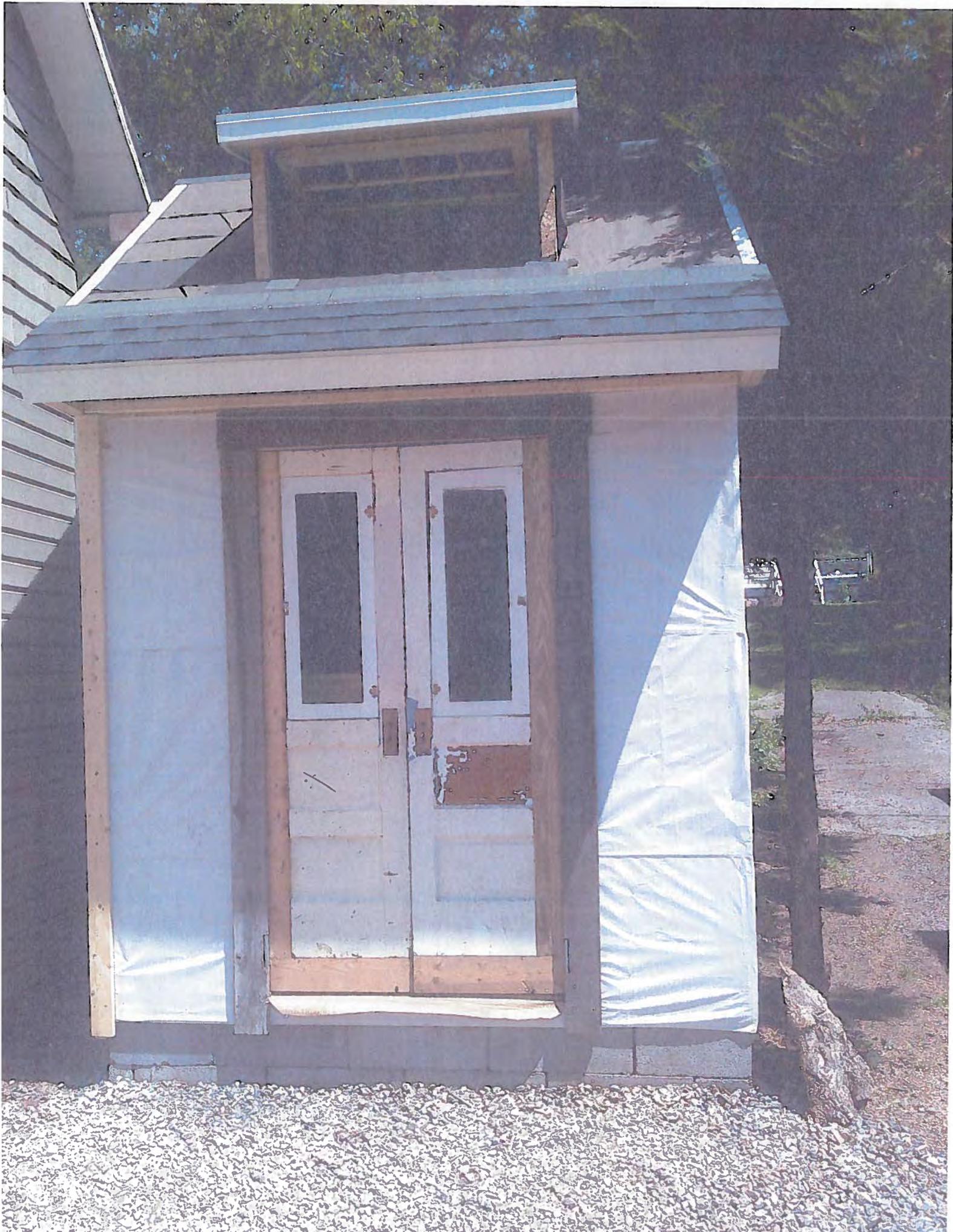
12 ft

- 1520  
Reclaimed  
Granite  
Cap Siding  
4"











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

Please print or type all information:

Sam Simpson  
Applicant

540 974 16371  
Telephone

210 S. Washington St.  
Street Address

sameimpsow75@yahoo.com  
E-mail address

Winchester VA 22601  
City / State / Zip

Samuel Simpson  
Property Owner's Signature

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

Telephone \_\_\_\_\_

439 Historic Peckhorse Tr.  
Street Address

E-mail address \_\_\_\_\_

Hedgesville WV 25427  
City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 210 S. Washington St. Use: Residential  
 Zoning: LR (HW) Year Constructed: 1940 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 ✓
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint ✓
Other (specify)		

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

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

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED Tabled WITHDRAWN

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

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

Secretary, Board of Architectural Review

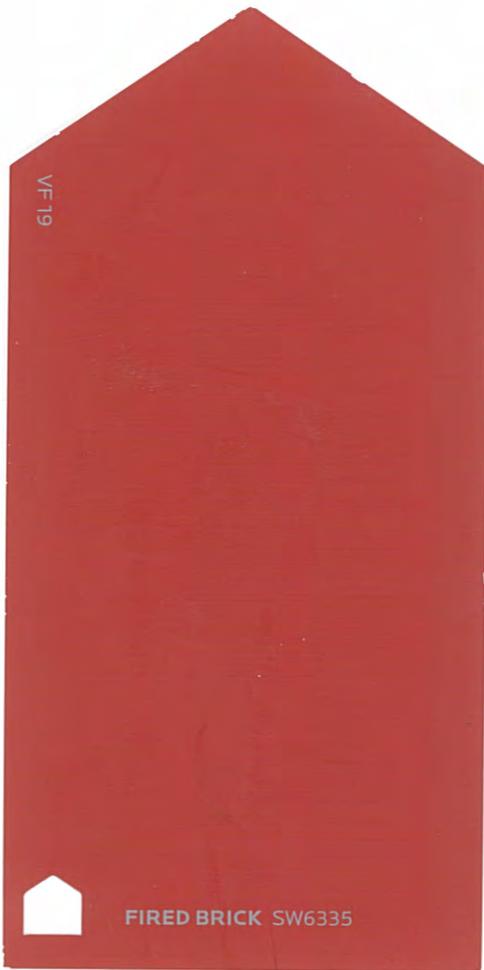


**Before**

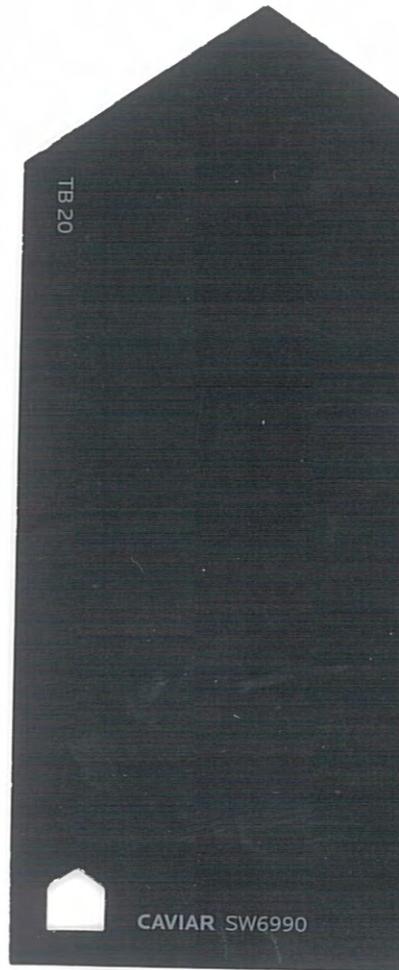


**After**

**Door  
Color**

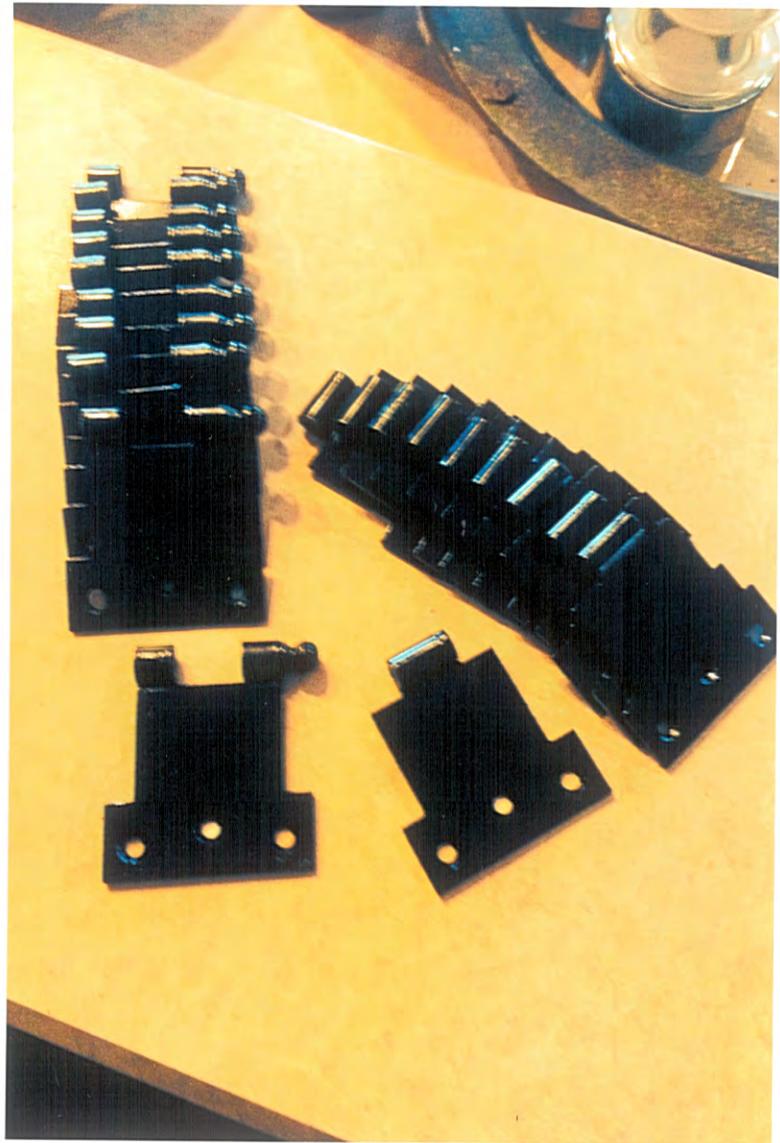


**Shutters  
Color**





**Shutters  
Condition  
Before**



**Shutter  
Hinges**

 SIMONTON  
WINDOWS<sup>®</sup>

# Reflections

*Style  
Guide*

Featuring  
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BY SIMONTON

With **Simonton** you're not only getting the ideal window for you and your home, you're also getting the peace of mind that comes from over **65 years of experience.**

1946

Simonton family founds Fairview, PA and Company

1980

Changed specialization to vinyl windows

1992

1-day delivery introduced

2007

Simonton voted #1 in quality by *Builder* magazine

2009

Decorum® style options launched

2010

Established ENERGY STAR national zone-specific packages

2015

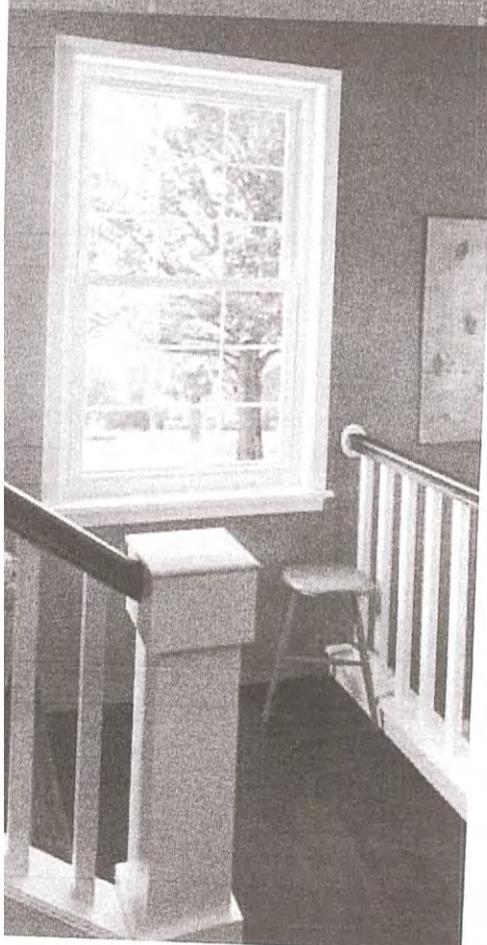
## The Simonton Brand

We handcrafted our very first products in **1946** when gas was only 15 cents a gallon, the electric dryer was first sold and Dean Martin was just starting his career. Since then a lot has changed, including our products, but our standards for quality haven't budged.

Throughout the years, Simonton® has developed and perfected innovative, energy-efficient solutions that our customers have come to trust. Today, our legacy of customer loyalty and satisfaction is second to none.

Our **Reflections® 5500 premium vinyl replacement windows and doors** provide a wide variety of options to ensure that you can find the perfect custom styling solution for your home. With industry-leading energy efficiency, weather resistance and quality, they provide unsurpassed reliability over the long haul. And to top it off, each Reflections 5500 window is custom built specifically for your home, delivered quickly and backed by our **Double-Lifetime Limited Warranty.**

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Reflections®





For more information about **Simonton Windows®** and the **Reflections® 5500** series, contact your local Simonton representative or, visit [simonton.com](http://simonton.com) today.



**Corporate Headquarters:**

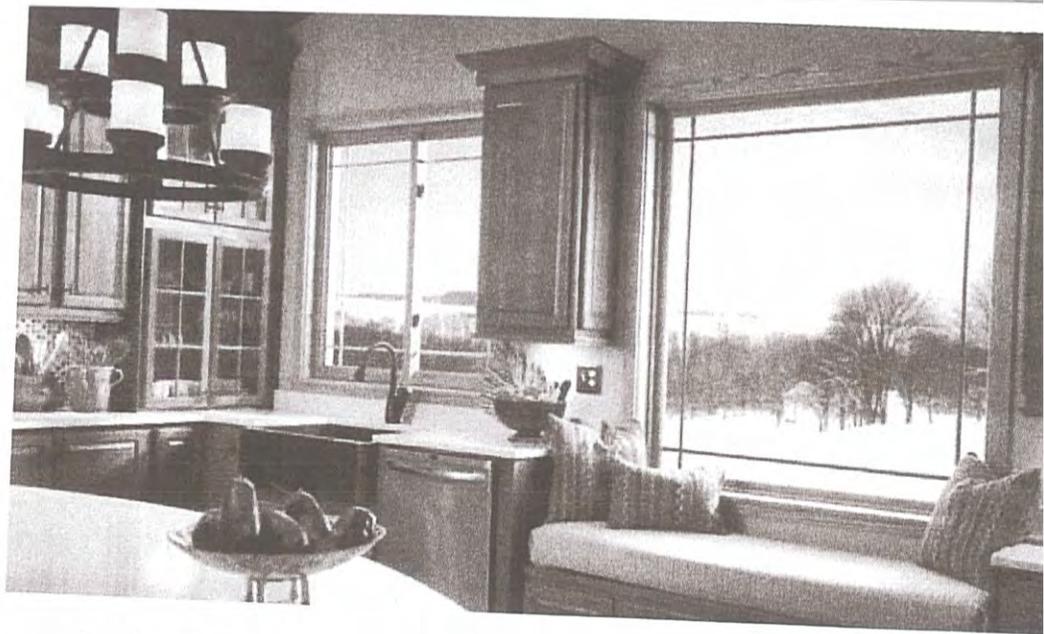
3948 Townsfair Way, Suite 200, Columbus, Ohio 43219 | 1-800-SIMONTON (1-800-746-6686) | [simonton.com](http://simonton.com)

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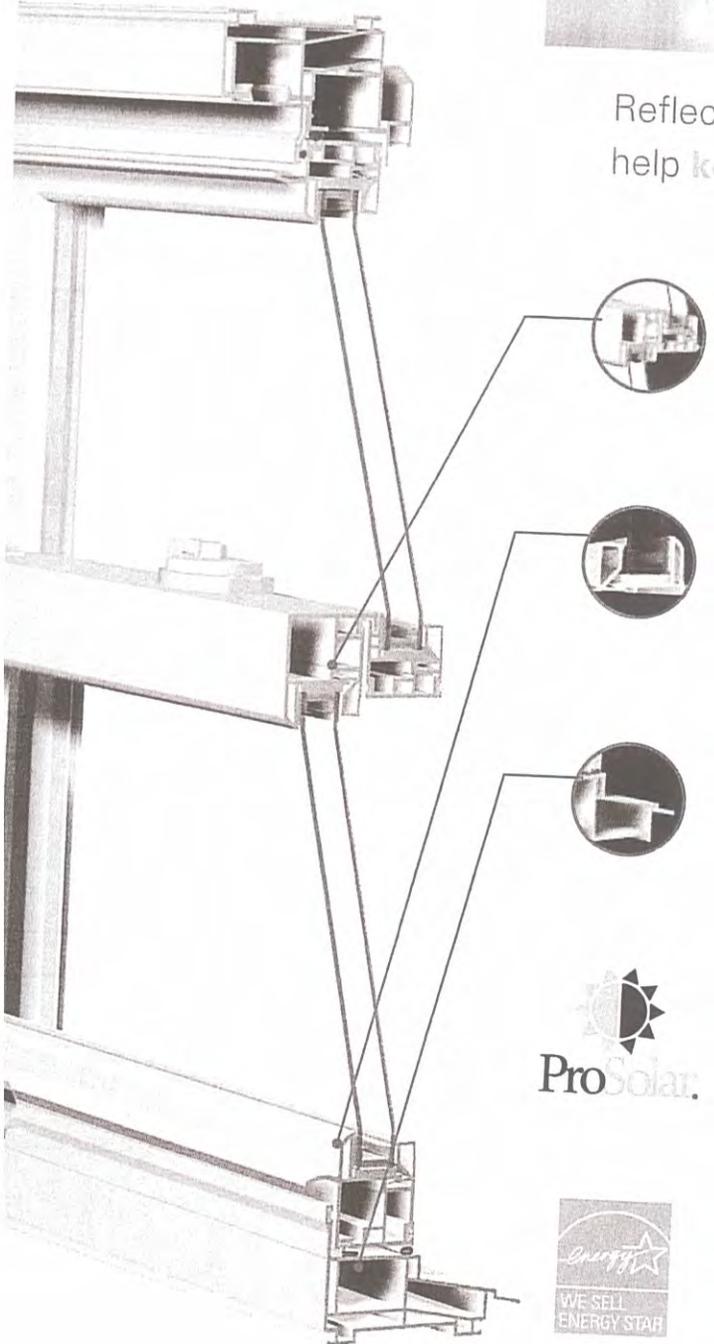
Simonton windows and doors are tested to the advanced AAMA Gold Label Certification Program. The Gold Certification is AAMA's highest level of testing with windows and doors being tested for thermal performance as well as air, water and structural integrity. The standard AAMA silver label only requires thermal testing. Simonton's Product Development Center is an A11 certified lab site that enables us to perform thorough, in-house structural and thermal testing. An AAMA gold label certifies that the units assembled on the production lines are using the same process and components as the unit that was tested. Only the AAMA Gold Label indicates that. The product underwent testing based on the stringent requirements of the ANSI/AAMA/NWWD101/A.S.2 and AAMA/WDMA/CSA 101/A.S.2/A440-05 industry standards. Certification to AAMA506/conforms to requirements of ASTM E 1886 & 1996. These tests were performed at an independent AAMA-accredited testing laboratory. An Independent (third-party) Validator through two unannounced plant inspections each year has continuously monitored the product production for compliance. ©2014 Simonton Building Products, Inc. Printed in U.S.A.

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Do you worry about condensation in your windows during the colder months of the year? Simonton Reflections 5500 windows help reduce temperature conduction and the potential for condensation. Our sealed, insulating glass units are set  $\frac{3}{4}$  inch into the sash, providing extra insulation to keep the glass warmer.



Reflections 5500 comes standard with features that help **keep unwanted weather out:**



Our innovative **Lap-Lok® meeting rail** overlaps and interlocks the sash to create a tight seal that virtually eliminates air and water infiltration

The **Intercept® spacer system's unique U-shaped design** keeps glass warmer for increased efficiency and comfort, while flexing and contracting to reduce seal failure

Our exclusive **triple-stepped, sloped Simonton Sill®** forces water away from the window more quickly than flat, conventional sills to help protect your home from water infiltration, even in heavy rain



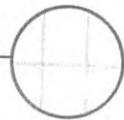
**ProSolar® Low E glass with Argon gas** reduces temperature transfer to help lower energy costs and keep your home comfortable all year long. It also helps block ultraviolet rays that can fade carpet, photos and furniture.



Can be ordered to meet **ENERGY STAR®** guidelines for any region of the country, no matter where you live



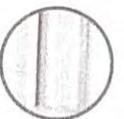
Reflections 5500 makes taking care of windows **simple**:



**Grids located between the two pieces of glass** eliminate the need to dust or clean window grids



**Operable sash that tilt and lift out** allow you to clean both sides of the window quickly and easily, from inside your home



Reflections 5500 windows and doors **remain low maintenance** over time because they don't require regular painting and do not rot, flake, peel or chip like wood windows.

When it comes to Simonton®, the **quality** is in the details:



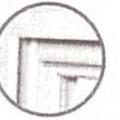
A **contoured lift rail** is actually molded into the sash to provide lifetime durability



A **stainless steel constant force coil spring balance system**, allows you to easily move the window sash to any desired position, even after years of use



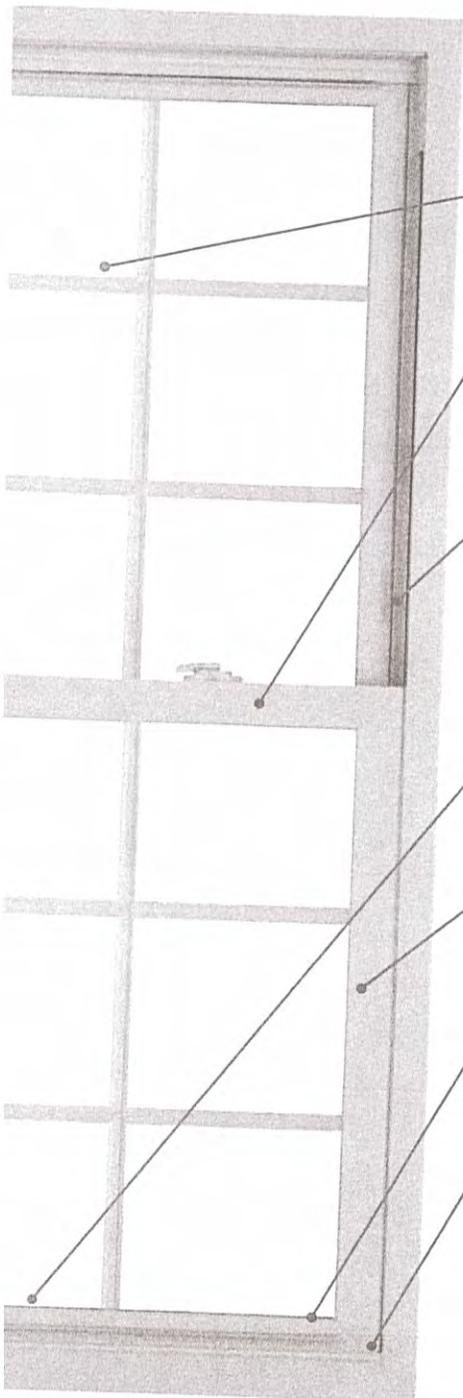
Our unique **Denny Clip™ pivot system** helps to maintain perfect sash alignment on Double Hung windows



**Fusion-welded construction** bonds each corner together to create a rigid, one-piece frame that offers reliable strength and durability



Every window that Simonton builds is **AAMA Gold certified**, which means that it has passed stringent tests for air leakage, water infiltration and wind pressure



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Is now standard on all Heritage<sup>®</sup> Series Laminated Shingle Limited Warranties.

TAMKO<sup>™</sup> now offers longer up-front full start protection on all Heritage<sup>®</sup> Series shingle Limited Warranties—with no proration for 15 years on Heritage shingles and 20 years on Heritage<sup>®</sup> Premium and Heritage<sup>®</sup> Vintage<sup>®</sup> shingles. See TAMKO's Limited Warranty for complete details.

When you compare the overall value vs. standard limited lifetime warranties, you find that TAMKO's Limited Warranty protection is better. That's because it's not the length of the limited warranty that matters. It's the length of the full start period—or up-front protection period—that the limited warranty provides.

It pays to compare. Take a look inside to learn more.

Now standard on all Heritage<sup>®</sup> Series shingle Limited Warranties.

New Brand Name	Heritage <sup>®</sup>	Heritage <sup>®</sup> Premium	Heritage <sup>®</sup> Vintage <sup>®</sup>
Previous brand name	Heritage <sup>®</sup> 30	Heritage <sup>®</sup> 50	Heritage <sup>®</sup> Vintage <sup>®</sup>
Limited Warranty length	30-year	50-year	50-year
<b>Full Start Protection Period (Non-prorated period)</b>	<b>15-year</b>	<b>20-year</b>	<b>20-year</b>
Standard (4 Nail*) Application Wind Warranty MPH	110 MPH	110 MPH	110 MPH*
High Wind (6 Nail) Application Wind Warranty MPH**	130 MPH**	130 MPH**	130 MPH**
Limited Wind Warranty Term	15-year	15-year	15-year
ASTM D3462	✓	✓	✓
ASTM D3161 Class F (110 MPH)	✓	✓	✓
ASTM D7158 Class H (150 MPH)	✓	✓	✓
UL 2390/ASTM D6381 Class H (150 MPH)	✓	✓	✓
Meets standard industry performance classifications for fire and wind resistance	✓	✓	✓
All types of structures including single-family homes, multifamily dwellings, businesses and churches qualify for Limited Warranty coverage	✓	✓	✓

\*Heritage<sup>®</sup> Vintage<sup>®</sup> standard application requires 5 nails.

\*\*"High Wind Application" means the application of Heritage Series laminated shingles in strict accordance with application instructions installed with 6 fasteners in the locations specified for high wind and using TAMKO starter shingles including sealant strip at the eaves and rakes.

CERTIFICATE #: BAR-15-285  
 DATE SUBMITTED: 5/15/15



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 Winchester, VA 22601

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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:

Jeff Davis 540 974 7509 Telephone	Shenandoah University Applicant
jDavis2@su.edu E-mail address	1460 University Drive Street Address
	Winchester va 22601 City / State / Zip

<i>Richard Shickle, U.S.</i> Property Owner's Signature	Shenandoah University Property Owner (Name as appears in Land Records)
665 4533 Richard Shickle Telephone	1460 University Dr. Street Address
rshickle@su.edu E-mail address	Winchester VA 22601 City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 203 S. Cameron St. Winchester VA Use: Education  
 Zoning: B-1 (HW) Year Constructed: 1898 Historic Plaque?  Y  N Number: \_\_\_\_\_

**TYPE OF REQUEST**

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

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

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

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

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

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

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

Secretary, Board of Architectural Review



May 6, 2015

Josh Crump  
Planner  
City of Winchester  
15 N. Cameron Street  
Winchester, VA 22601

Mr. Josh Crump,

The property located at 203 South Cameron Street known as the Old John Kerr School is owned by Shenandoah University. One half of the roofing area of this property was slate and was removed and replaced with standing seam metal by Shenandoah University eight years ago. The remaining half of the existing roof has always been standing seam metal and it now requires replacement with new standing seam metal.

Shenandoah University will complete its procurement process whereby Don Largent Roofing, Inc. of Harrisonburg, VA has been identified to complete the final negotiations. In anticipation of an Award, we are requesting the Board of Architectural Review, Winchester, Virginia to review and pass our attached Certificate of Appropriateness.

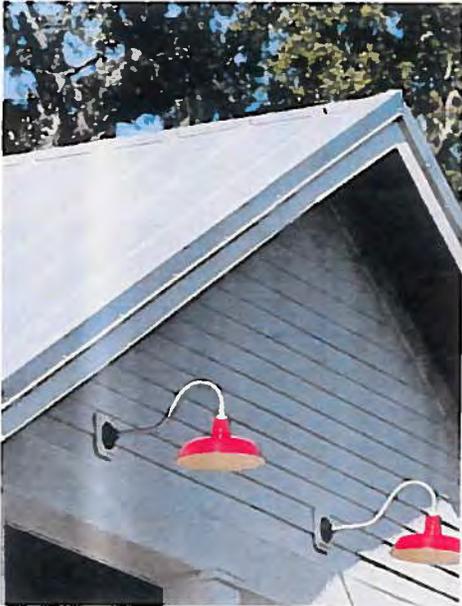
The standing seam metal will be Fabral Kynar prefinished, 24 gage, 1" standing seam, 16" wide panel metal roofing system. The actual roofing panel will be formed from 20" coil stock to a 16" pan with double folds on each seam via an electric seamer with an overall seam height of 1". Each panel will be attached via UL rated double hold clips every 18". All drip edge, fascia, hips, valleys and counter flashing will be shop fabricated and then installed. The color will be Charcoal as identified on the color palette provided herein. The product Guide is attached for your review, as well as the completed Application for the Board of Architectural Review, Certificate of Appropriateness.

Regards,

Jeff Davis  
Project Manager, Shenandoah University

Enclosures

# FABRAL®



## FABRAL

GRANDRIB 3 PLUS, GRANDRIB, MIGHTY-RIB, MP-PANEL, PRIME RIB, PROCLAD, STRONGCLAD, HORIZON CLIMAGUARD, FABRIB, ENDURACOTE, FABRAL, FABRAL CORE are registered trademarks of Euramax International, Inc.

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98-32-160 - 5/13

# TOTAL SYSTEMS

## PRODUCT SELECTION GUIDE

# STANDING SEAM PANELS

## FABRAL HORIZON S

Horizon S offers a roofing choice for residential and light commercial applications. This standing seam panel with a snap-lock design features pre-punched fastener slots. Standard shadow lines enhance the appearance of this 26 ga panel.



Standing seam in Charcoal Gray covers the roof of this home

### PROJECT COMPONENT CHECKLIST

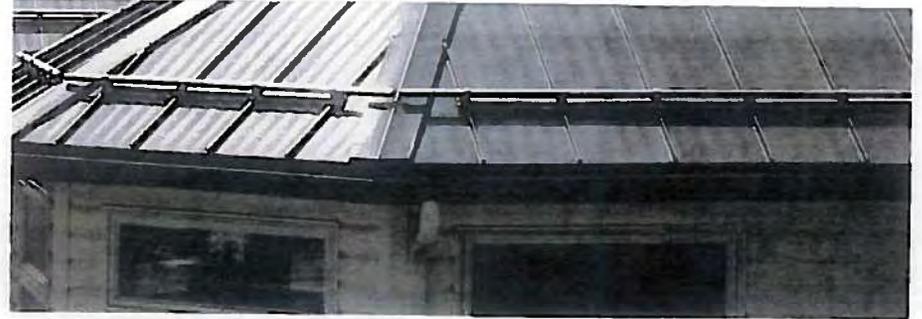
#### SYSTEM COMPONENTS

- ✓ Underlayment
- ✓ Flashing and Trim
- ✓ Fasteners
- ✓ Sealant
- ✓ Venting and Closures
- ✓ Soffits
- ✓ Snow Retention

#### ACCESSORIES

- ✓ Door and Door Tracks
- ✓ Retrofit System

This roof features Antique Bronze with Snow Retention System.



### PANEL SPECS

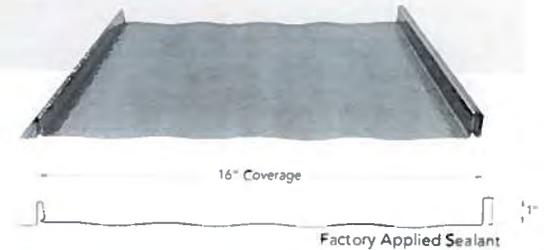
- Minimum pitch required 3:12
- 16" coverage with 1" seam height
- UL 790 Class A Fire Resistance Rating
- UL 2218 Class 4 Hail Impact Resistance
- UL 580 Class 90 Uplift Test Rating
- High performance Enduracote paint system features an Energy Star® approved standard color offering
- Factory applied sealant
- Custom cut to lengths up to 40'
- Shadow lines standard to enhance appearance
- Similar to Climaguard and Horizon 16

### SUBSTRATES

- 26 gauge high strength galvalume steel

### SYSTEM COMPONENTS

FLASHING AND TRIM .....	pg 17
SOFFIT .....	pg 17
UNDERLAYMENT .....	pg 17
VENTING AND CLOSURES .....	pg 19
SEALANT .....	pg 19
FASTENERS .....	pg 19
COLOR OFFERING .....	pg 21
WARRANTY INFORMATION .....	pg 28

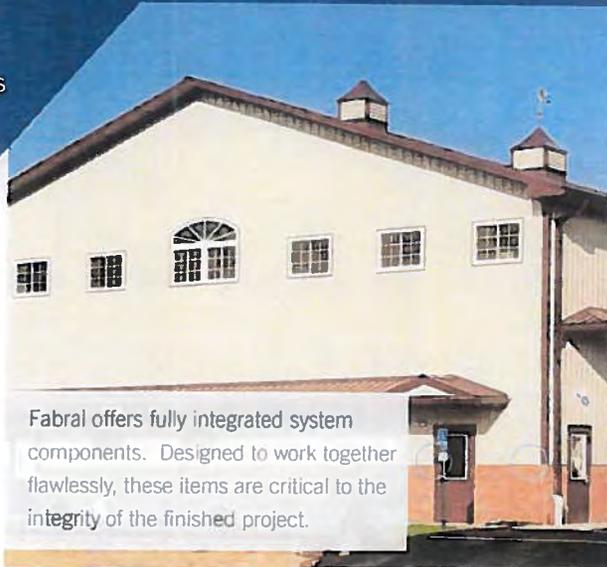


# SYSTEM COMPONENTS

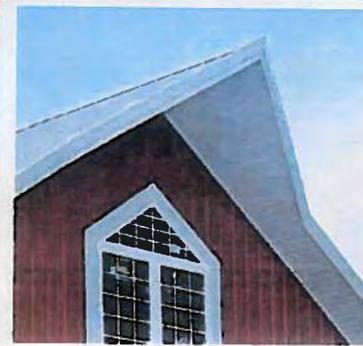
The best metal clad buildings use integrated system components. Fabral always thinks about the whole project, engineering solutions that consider all of the materials needed.

## System Components

- Flashing and Trim
- Soffits
- Underlayment
- CondenStop
- Translucent Panels
- Liner Panels
- Snow Retention
- Gutters
- Fasteners
- Venting and Closures
- Sealants



Fabral offers fully integrated system components. Designed to work together flawlessly, these items are critical to the integrity of the finished project.



Fabral components are engineered for efficient installation and designed for various applications. Your FabralCORE Customer Care representative will help select the right components for your project.

To learn more visit [Fabral.com](http://Fabral.com)

For more information, please reference our informative Blue Book guide, Standard Details for Metal Roofing & Siding. [Fabral.com/tech-center](http://Fabral.com/tech-center)

## FLASHING AND TRIM



Fabral offers a standard package of flashing and trim for a variety of applications. Flashing is factory-formed at 10' 6" lengths and available in steel and aluminum with coordinating Enduracote finishes and colors. Flat metal sheets are also available when installer fabrication is preferred. Flashing details and assistance with flashing details are available from your FabralCORE Customer Care representative. Standard details are illustrated in the Fabral Blue Book.

## SOFFITS

Soffit panels keep buildings ventilated allowing them to "breathe" and helping to prevent damaging moisture from being trapped in attics and eaves. Various ventilation patterns can be accomplished by alternating solid and vented or perforated panels.



CENTER VENT



SOLID SOFFIT



FULL VENT

Fabral Soffits are available in three pre-formed engineered profiles - two ventilated (center and full) for increased air flow and one solid.

### SOFFIT DETAILS

- Full, Center, and Non Vented Soffit Panels
- Aluminum - recyclable and sustainable
- Pre-cut 1/8" coverage
- Quad 4 vented - 12.96 sq.in./lineal ft. free air space
- Available in standard and custom lengths

## UNDERLAYMENT

Fabral brings the necessary secondary weatherproofing membrane components to the table. Our self-adhering underlayment product (30 year peel & stick) offers easy installation and peace-of-mind for a dry ground installation. Our synthetic, mechanically fastened systems offer superior protection to old, felt underlayment.

### 30 YEAR PEEL & STICK

- Watertight Self-Sealing Underlayment
- Asphalt-to-Asphalt Lap System
- Roll Size: 3' W x 72' L
- Square Ft Per Roll: 200

### 30 YEAR SYNTHETIC

- Installation Requires mechanical fasteners
- Roll Size: 4' W x 250' L
- Square Ft Per Roll: 1,000

### 50 YEAR SYNTHETIC

- Installation Requires mechanical fasteners
- Roll Size: 4' W x 250' L
- Square Ft Per Roll: 1,000

### 25 YEAR SYNTHETIC

- Installation Requires mechanical fasteners
- Roll Size: 4' W x 250' L
- Square Ft Per Roll: 1,000

## CONDENSTOP

Stop condensation with Fabral factory applied CondenStop. CondenStop saves time and money with reduced labor costs and installation time versus other condensation barriers. Easily and effectively prevent condensation and the problems caused by condensation by installing Fabral panels featuring CondenStop.

- Protects assets and investments from moisture
- Can be used in place of traditional vapor retarders
- Adds to interior corrosion protection
- Light gray color enhances the indoor look of an open framing structure roof
- Available on the Grandrib 3 and MP Panel painted panel offerings



## TRANSLUCENT PANELS

Translucent panels transmit natural light affording better work conditions and potentially reducing energy costs. These wall siding panels are ideal for use in agricultural, light commercial, warehouse and industrial facilities. Available in Fiberglass and Polycarbonate with lengths: 8', 10' and 12'.



### FIBERGLASS

- Made of durable fiberglass
- Easy to clean, flexible, moisture resistant
- Easily and safely installed on sidewalls
- Colors: White (Grandrib 3, Mighti Rib, Strongrib), Green (Grandrib 3, Fabrib)

### POLYCARBONATE

- Virtually unbreakable
- Will not yellow
- Easily and safely installed on sidewalls
- Colors: Clear and White (Grandrib 3, Mighti Rib, Ridge Cap)

## LINER PANELS

Fabral liner panels are perfect for interior projects requiring additional insulation, strength or acoustical control. Additionally these panels are an economical light gauge panel solution for projects requiring partitions.



- Custom cut lengths up to 40'
- Easy to clean
- Polyester paint finish
- Acoustical panels perforated across entire panel
- 36" coverage

## SNOW RETENTION SYSTEMS

Snow retention systems are a smart decision. Because metal roofs are naturally slippery, snow and ice move quickly over the smooth surface, possibly damaging plumbing stacks and lower roof planes, as well as possibly endangering people and property. Any project in a freeze/thaw zone should employ a snow retention system.

### EXPOSED FASTENER

RTCLSR RTCLSM



#### CL SNOW GUARD

- Premium polycarbonate plastic with UV stabilizers
- Unique vent rib systems allows for adhesive out gassing
- Three-to-one base-to-blade ratio adds significantly to strength

RT MINI



#### MINI CLEAR SNOW GUARD

- Premium polycarbonate plastic with UV stabilizers
- Maximum protection, moderately priced
- Two-to-one base-to-blade ratio
- 4.5 sq. in. and gusseted blade snow pocket
- Typically installed by adhering to and mechanically fastened to the roofing panel

#640 Low profile option (not shown)

#20 Designed to fit 1/2" Corrugated panels (not shown)

### STANDING SEAM



#### F-RAIL

- Accommodates up to 4 rails of protection
- Customized rail tubing
- Functions below the standing seams
- Easy to retrofit existing roofs

#### E-RAIL

- Dual rail, low profile snow retention systems
- Stronger, lighter system
- Receptor slot for custom ornamental attachment

#### S-RAIL

- Single rail, low profile snow retention system
- Functions below the standing seams
- Economical low rail
- Easy to retrofit existing roofs

SL1



AP



#### SL1 SNOW MEISTER SNOW GUARD

- Available in mill finished aluminum, mill finished bronze, black finish, primer or custom colors
- Two sizes to accommodate differing seam widths
- Use on Fabral 110, SSP and Horizon 5 panels

#### AP SNOW GUARD

- Available in mill finished aluminum and black finish primer
- Three sizes available to accommodate differing seam widths
- Use on Fabral 110, SSP panel

## FASTENERS

The right fasteners, installed correctly will make the project. Understanding which fasteners are best for which application is critical. Be sure to match the correct screw or fastener option with the appropriate roof or wall system. For more information check with your FabralCor® representative.



#### #10 WOODTite High Low\*\*\*

- Use with dimensional lumber
- Available in 1", 1½", 2", 2½" and 3"
- 1/4" hex head, EPDM/metal washer
- Oxyseal Long-Life Coating



#### #12x3/4" STITCH\*

- Use for trim attachment for Horizon 5
- 1/4" hex head, EPDM/metal washer



#### #10-16 ULTIMATE WOODTITE\*\*

- Use with ALL panels
- Available in 1", 1½", 2", 2½" and 3"
- 5/16" case zinc hex head
- Hex head & washer all one piece



#### #10-12 WAFER HEAD\*\*

- Use with Horizon 5 panel
- Check with engineering department for spacing with OSB or 1/2" plywood
- Available in 1", 1½", 2" and 3" lengths
- Available with square drive head



#### #14-10 WOODTITE\*\*\*

- Use to fasten metal to plywood or OSB
- Use for trim attachment
- Available in 1", 1½", and 2"
- 5/16" hex head, EPDM/metal washer
- Oxyseal Long-Life Coating



#### #10-14 410 STAINLESS STEEL\*\*\*

- Use with 25 gauge or thinner to avoid pre-drilling
- Available in 1", 1½", and 2"
- 1/4" hex head, EPDM/metal washer
- Use with steel panels installed on treated lumber
- Use with aluminum



#### #9-16 300 SERIES STAINLESS STEEL\*\*\*

- Use for high corrosive environments
- Use with ALUMINUM panels
- Available in 1", 1½", and 2"
- 1/4" hex head, EPDM/metal washer
- Use with treated lumber



#### #10-1 PANCAKE HEAD\*\*

- Use with 110, SSP and corrugated fastener panels
- Check with engineering department for spacing with OSB or 1/2" plywood

- \* Painted
- \*\* Plain
- \*\*\* Plain and Painted

## VENTING AND CLOSURES

Roof ventilation and uniform airflow are key to keeping metal clad buildings "healthy". Correctly engineered vent and closure systems "manage" weather limiting wind-driven rain from entering the ridge area and facilitating "moisture release".

### CLOSURES SPECS

- Available in Grandrib 3, Strongrib, 1¼" Corrugated, 2½" Corrugated, ProClad and 5V profiles



Inside (Eave)

Outside (Ridge)

### RIDGE CAP VENT

- Venting factory applied to the ridge cap
- Save up to half of your installation time
- Non-profile specific material
- Clean, dust free installation
- Virtually NO WASTED material
- 1½" x 3" material provides 17 sq. inches/lineal foot free area at the ridge

### LP2 RIDGE VENT

- Available in Horizon 5, Grandrib 3 and Might-Rib profiles
- Lower, custom-fit profile
- Moisture and pest barrier
- Non-obtrusive appearance
- Reduces utility costs
- One-person installation

### RV35 AND RV100

- 10" long metal ridge vent
- Variety of colors available

### PROFILE FIT VENT-ROLL

- Available in Grandrib 2, 5V and SSP
- 10 pieces in perlineal foot ridge (5.33' side)

## SEALANTS

Fabral sealants provide a weather-tight seal against water, wind, dust and dirt. Excellent for use on a variety of metal roof, trim siding, gutters, flashing and downspouts, they are available in over 50 colors (some special order) to coordinate with the full range of Fabral metal finishes.

### SEALANT

- Waterproof sealant to fill gaps up to 1"
- UV-resistant
- Permanent flexibility - won't crack
- Standard color: Gray (stocked)
- Up to 50 additional color options (non stocked)

### SEALANT TAPE

- 3/16" x 1/4" x 40' (sidelap)
- 3/32" x 1/2" x 50' (endlap)
- 1/8" x 2" x 30'

### SEALANT STRIP

- Use at valleys and hips
- 3" x 1" x 10' x 2" long

# ENVIRONMENTALLY CONSCIOUS

One of the most environmentally responsible things we can do is build for life. Using metal building materials ensures long-lasting solutions which will reduce the amount of building materials headed for the landfill.



30 Year asphalt roof vs. 60 Year metal roof

## FABRAL AND SUSTAINABLE BUILDINGS

All Fabral metal substrates are excellent options for constructing sustainable buildings. Aluminum, stainless steel, Galvalume, copper and galvanized steel are renewable materials. Additionally, Fabral metal products contain post-consumer recycled materials as well as pre-consumer recycled content qualifying the project for LEED points. Since metal is a long-lasting product (up to 60 years) it's inherently a better option than products that do not last as long.



### FABRAL FOR LEED

In addition to utilizing a high percentage of post consumer recycled content in their manufacture, metal roofing can be installed directly over an existing roof providing an extra layer of insulation and preventing the old roof from finding its way to the landfill. A key component in evaluating buildings for LEED is the ability to reduce or eliminate building materials from being deposited in landfills.

### FABRAL REFLECTIVE ROOFING

One of the most beneficial aspects of metal roofing is its ability to reflect sunlight. Rather than absorbing into asphalt shingles, which can heat up a building, metal roofs have been known to reduce energy bills (during summer months) by up to 20%.

# WARRANTY

Fabral offers some of the most competitive, enduring warranties in the industry.

Finish Warranty	Grandrib 3 Plus	Grandrib 3	Grandrib 3 26 ga	Mighti-Rib	MP Panel	54 Crimp 26 ga	Prime Rib	ProClad	StrongClad	2 1/2" Corrugated Painted	1 1/2" SSR	Horizon S* (Climaguard - Horizon 16)
	Availability											
Northeast / Mid-Atlantic	■	■	■	■	■						■	■
Southern		■	■	■	■	■					■	■
Midwest	■	■	■	■	■		■				■	■
Western		■	■	■	■				■		■	■
25-year limited paint warranty					●							
10-year warranty against fade and chalk					●							
Lifetime film integrity warranty for walls and roofs	●	●	●	●		●	●	●	●	●	●	●
30-year warranty against fade and chalk for walls and roofs	●	●	●	●		●	●	●	●	●	●	●
10-year edge rust warranty against acid rain		●					●	●	●	●		
15-year edge rust warranty painted panels	●											
25-year non-perforated warranty against acid rain for walls, 20 years for roofs	●											
20-year non-perforated warranty			●	●		●					●	●
30-year corrosion warranty on aluminum												



# sentriclad

architectural metals

STANDARD STOCKED  
**ARCHITECTURAL  
COLOR  
PALETTE**

877-495-7663  
www.sentricgard.com

## Standard Colors

Vermilion Red* SR: .44 IE: .86 SRI: 35	Brandywine* SR: .26 IE: .85 SRI: 24	Patina Green* SR: .29 IE: .87 SRI: 29	Classic Green* SR: .26 IE: .84 SRI: 24	Hartford Green SR: .10 IE: .82 SRI: 27
Blue* SR: .8 IE: .86 SRI: 27	Slate Blue* SR: .26 IE: .85 SRI: 24	Stone Gray* SR: .36 IE: .84 SRI: 37	Slate Gray* SR: .37 IE: .86 SRI: 39	Charcoal* SR: .32 IE: .85 SRI: 32
Black* SR: .7 IE: .86 SRI: 26	Dark Bronze* SR: .26 IE: .84 SRI: 24	Mansard Brown* SR: .29 IE: .86 SRI: 29	Medium Bronze* SR: .30 IE: .87 SRI: 31	Sierra Tan* SR: .35 IE: .86 SRI: 37
Beige* SR: .8 IE: .86 SRI: 43	Sandstone* SR: .54 IE: .86 SRI: 63	Almond* SR: .63 IE: .86 SRI: 75	Bone White* SR: .72 IE: .84 SRI: 87	Regal White* SR: .68 IE: .86 SRI: 82
White* SR: .85 IE: .85 SRI: 72				

SR = Solar Reflectivity  
IE = Initial Emissivity  
SRI = Solar Reflective Index

## Metallic Colors

**\*\*Metallic color choices are not included in our standard bid quotes as metallic colors are subject to premium pricing.**

Bright Silver* SR: .60 IE: .77 SRI: 68	Silversmith* SR: .53 IE: .78 SRI: 59	Champagne* SR: .37 IE: .83 SRI: 38	Bright Copper* SR: .49 IE: .85 SRI: 55

\*pearlescent appearance mica finish: subject to premium pricing.  
Colors are as close to actual colors as allowed by the printing process. Actual metal samples are available.  
Colors may appear different when viewed at different angles and under different lighting conditions.  
Due to product improvements, changes and other factors, we reserve the right to change or delete information here and without notice.



- \* ENERGY STAR approved.
- LEED compliant.
- △ LEED compliant for steep slope only.

CERTIFICATE #: BAR- 14-636  
 DATE SUBMITTED: 10/6/14



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:

RICHARD + SARAH BELL  
 Applicant

540 247-6501  
 Telephone

119 PEYTON ST.  
 Street Address

richardbell@adamscompanies.com  
 E-mail address

WINCHESTER, VA 22601  
 City / State / Zip

Richard Bell  
 Property Owner's Signature

RICHARD S. + SARAH ADAMS BELL  
 Property Owner (Name as appears in Land Records)

SAME  
 Telephone

Street Address

E-mail address

City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 119 PEYTON ST. Use: RESIDENTIAL  
 Zoning: HR1 (HW) Year Constructed: 1930 Historic Plaque? Y ( ) N (X) Number: \_\_\_\_\_

**TYPE OF REQUEST**

<input checked="" type="checkbox"/> Demolition <u>2002 PORTION</u>	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

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

**FOR OFFICE USE ONLY**

BAR Review OR  Administrative Review per Section 14-5

Hearing Date(s) 10/16/14

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

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

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

Secretary, Board of Architectural Review

119 PEYTON ST. - BELL RESIDENCE - RICHARD & SARAH

BRICK  
SW 7



SHINGLE SIDING  
HARDIE SHINGLE  
JH 90-30



FRONT PORCH FLOOR  
SW 6249



FRONT & SIDE DOORS  
SW 6870



OPTION #1  
SHUTTER COLOR

SW 0032



OPTION #2  
SW 7076



DARK NIGHT  
SW 6237



POSSIBLE  
SHUTTER  
COLOR #3

Richard & Sarah Bell  
540.247.6500

To: Board of Architectural Review (BAR)

From: Richard and Sarah Bell

Date 10/06/2014

Re: Partial demolition and new addition for rear elevation

Dear BAR members:

We are seeking your support in the issuance of a certificate of appropriateness for changes to the rear of our primary residence. In 2002 we received approval for the addition of a small sitting room, a covered rear porch and a mudroom entrance for the side. Since that time we have been able to increase the size of our lot with the acquisition of adjacent parcels. With the larger context of our property and then growing space demands for our ground floor we are looking to modify the rear addition to expand to a larger family room and to reposition the kitchen to the rear elevation for greater connection to the back yard. We would add back a new covered rear porch as well.

The current mudroom side entrance would be retained and the roofline and siding materials would be reworked to be consistent with the aesthetics of the new proposed addition. Our design goal is to have the original structure read as intact and dominant to the street view while the addition will be read as a unified and contemporary addition – from what you will be able to see from the public right of way.

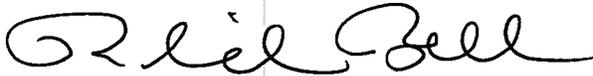
Construction method and materials are as follows:

- masonry block piers and foundation walls to be parged
- frame construction and cement fiber siding – we are looking at either untextured horizontal lap siding (5" reveal) or untextured vertical board and batten siding. In either case we would likely select a prefinished version. Colors to be presented at future date.
- Windows at corner to be salvaged (reused) Kolbe & Kolbe windows from existing addition. New kitchen window in the box bay projection to be similar to that of existing mud room. All to be painted wood windows and casings.
- Soffits to be plywood and eaves to be Miratec composite trim. All to be painted.
- Flat (low slope) roofs of fully adhered rubber membrane with prefinished flashing.
- Gutters and spouts to be white prefinished aluminum.
- New rear porch to be wood frame construction, painted wood bead board tongue and groove ceiling. Decking to be Timbertech composite decking or similar. Rear four (4) panel slider units by Marvin to be painted wood.
- Existing porch rail system of painted wood to be retained at the mudroom entry and on the east end of the covered porch.

- Any new exposure of portions of original house elevations (east and south) would be clad in painted wood lap siding to match existing other than that which is brick which will be retained as brick and repaired as necessary.
- The brick of the original house will be painted with breathable masonry coating. Final colors of original house (to include shutters and doors) as well as new addition to be presented to the board at a future meeting.

We sincerely appreciate your efforts and supporting actions for our request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard and Sarah Bell".

Richard and Sarah Bell

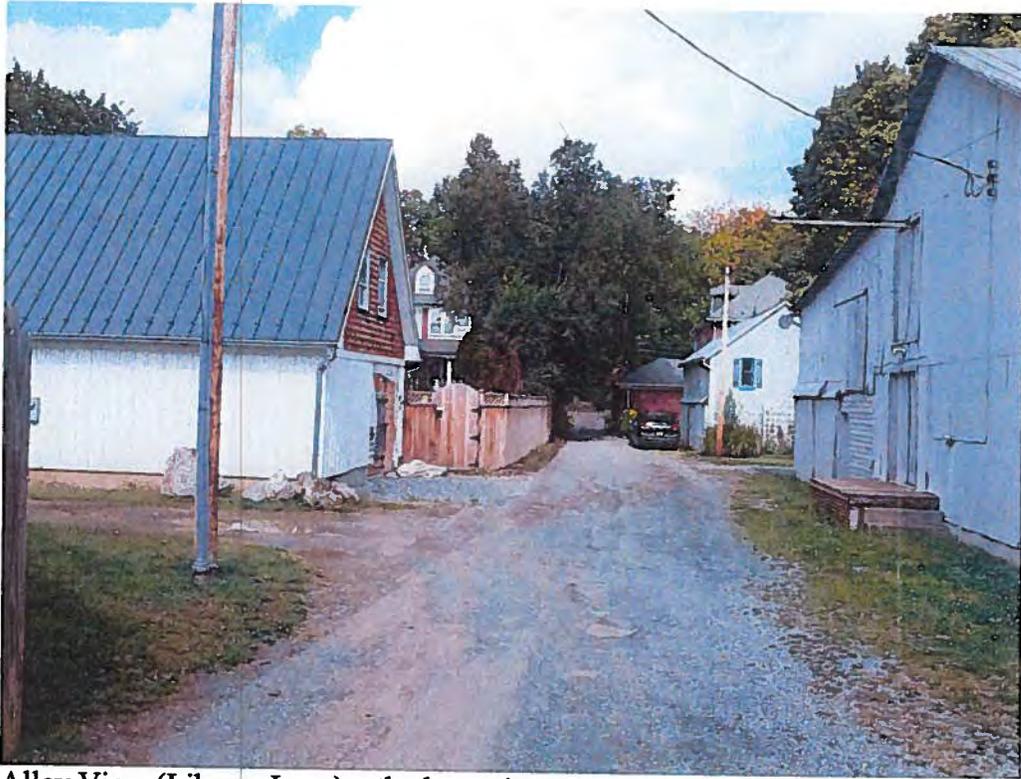
Enclosures: Photo Sheet  
Elevations (East, South)  
Floor and roof plan



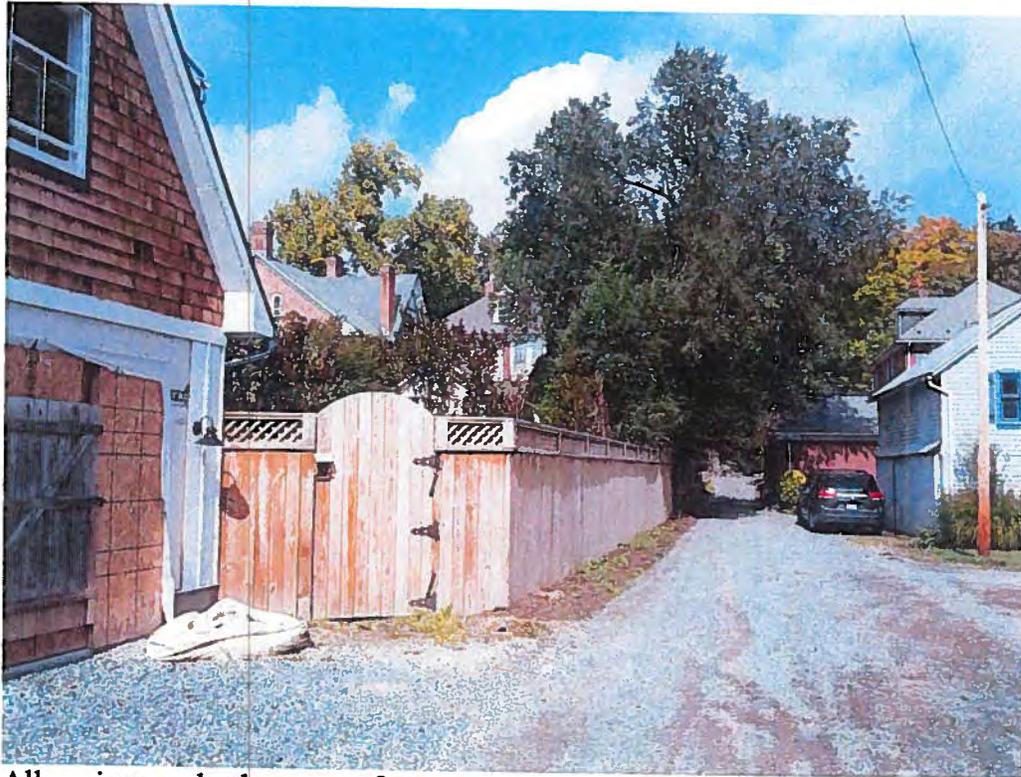
Street View – 119 Peyton Street



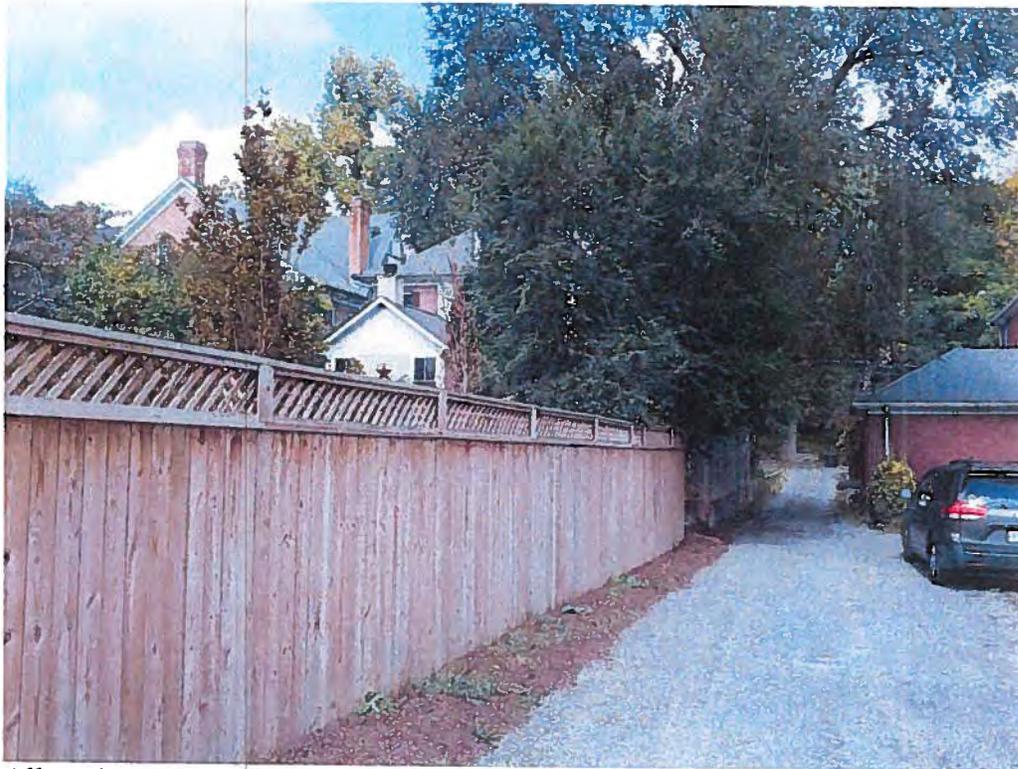
Mud Room entry of 2002 Addition



Alley View (Library Lane) – the long view



Alley view ear back corner of property

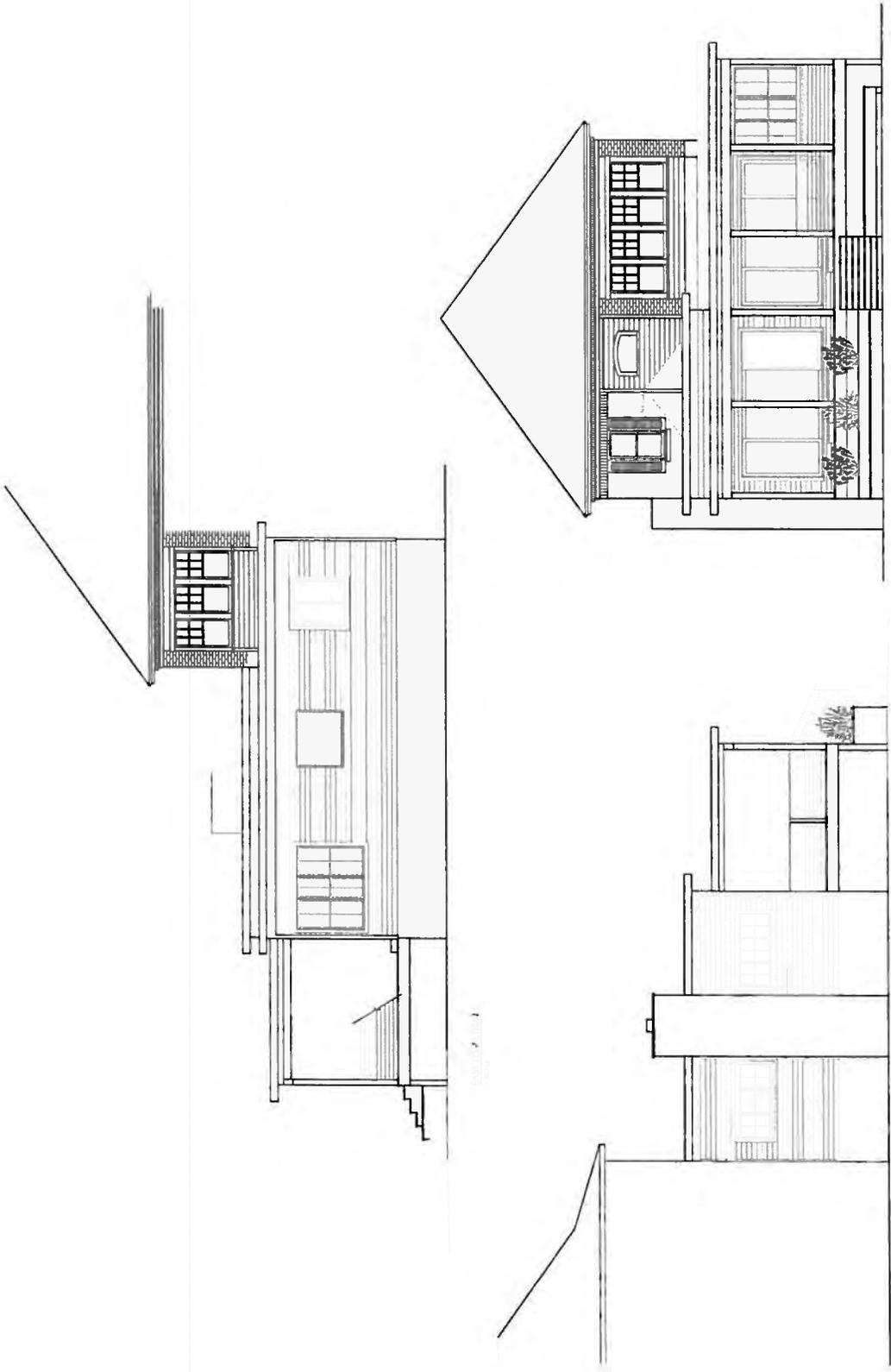


Alley view – mid point

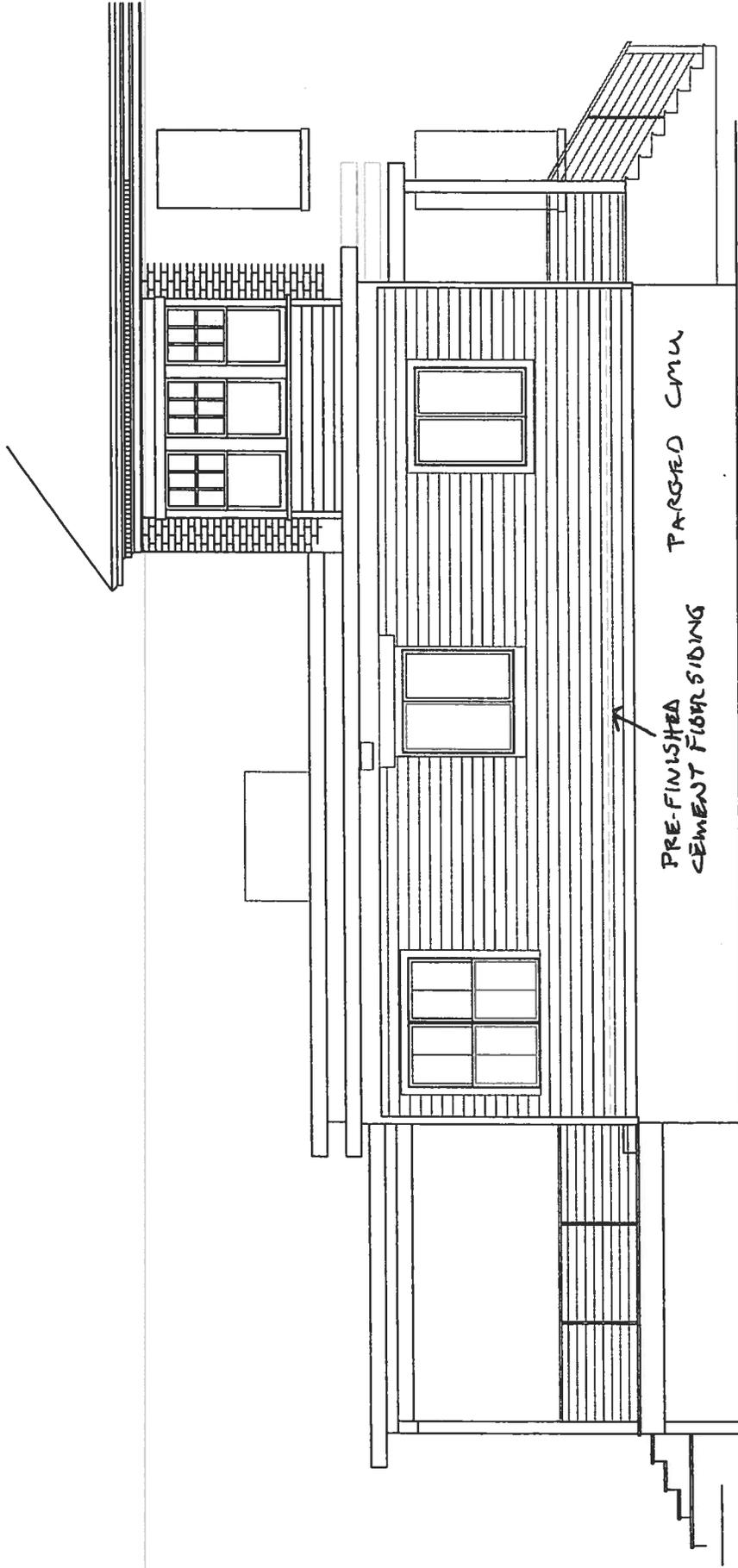


Alley view – close up

ELEVATIONS



EAST ELEVATION - DETAILS

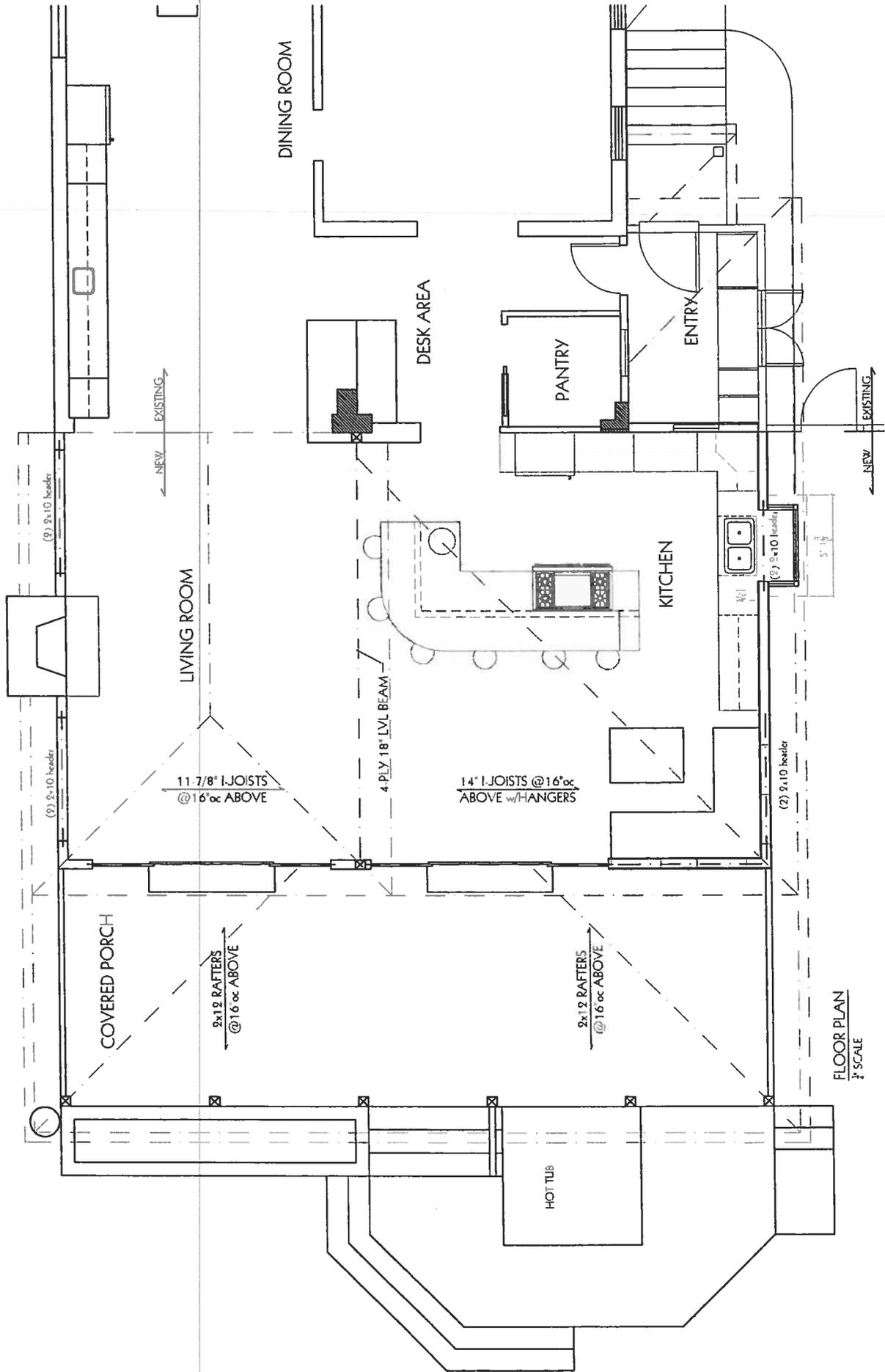


EXISTING ENTRY STAIRS WITH NEW ROOF COVER.

NEW ← | → EXISTING

EAST ELEVATION  
1/2" SCALE

# FLOOR PLAN



FLOOR PLAN  
1/8" SCALE

# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

Address: 119 Peyton

Map & Parcel: 173-1  
Tract & Block: B-5

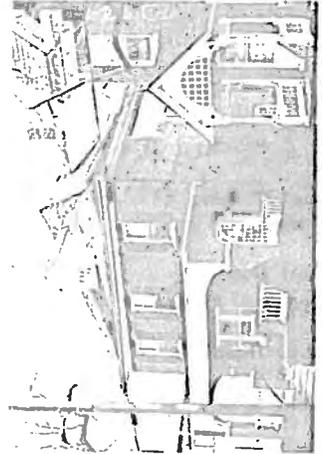
Present Owner: Julia C. Davis  
Address: \_\_\_\_\_

Present Use: residence  
Assessed Value: \$38,650

Historic Name: \_\_\_\_\_

Original Owner: \_\_\_\_\_

Original Use: \_\_\_\_\_



B-24

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1920's

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

Stories: B 1 1½ 2 2½ 3 3½ 4 \_

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

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:  
Outstanding Excellent Good Average None  
Architectural Description

Historical Significance:  
National State/Regional Local None  
Historical Description

References:



# City of Winchester

## 119 Peyton Street

Tax Map Number: 173-1-B-5-

DHR Resource Number: 138-0042-0895

Resources: 1 single dwelling; 1 garage; 1 shed; 1 tree house

Date/Period: ca. 1915

Style: Colonial Revival

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



## Architectural Description

**Site Description:** This single-family dwelling is located on the south side of Peyton Street and has a setback of approximately ten feet from the tree-lined concrete sidewalk. Immature foundation plantings and flowers line the front of the dwelling. An asphalt driveway flanks the dwelling to the east, while a gravel alley forms the eastern boundary of the property. Large by comparison to other Winchester properties, the grassy backyard is enclosed by a wooden privacy fence and marked by mature trees. A dirt and grass alley flanks the property to the south and west.

**Secondary Resource Summary:** A garage, shed, and tree house are located in the backyard.

**Primary Resource Description:** Constructed circa 1915, this two-and-one-half-story, two-bay Colonial Revival-style single-family dwelling was influenced by the American Foursquare form; it has a deeper plan than the traditional foursquare. Set on a solid parged foundation, this dwelling is faced with stretcher-bond brick. A hipped roof, covered with asphalt shingles, caps the dwelling and features wide, overhanging eaves and a denticulated cornice. A soldier brick belt course extends beneath the cornice, forming a lintel for second-story window openings. An interior brick chimney with a plain cap rises from the western slope. A front-gabled dormer marks the front of the dwelling with cheeks clad in German wood siding. The dormer, pierced by 8/8, double-hung, wood-sash windows, has pilasters and an ogee-molded cornice with returns suggestive of aedicule. Dormers are found on every slope of the roof, more specifically two on the eastern slope.

Located in the western bay of the façade (north elevation), the wide main entry holds a single-leaf, wood-frame glass door with a six-light transom and sidelights. Flanking the door opening to the east is a tripartite window composed of 1/1, double-hung, wood sash. The second story is pierced by three, 1/1, double-hung, wood-sash windows with operable louvered wood shutters. All of the window openings have wood sills. A one-story, full-width porch dominates the façade. Set on a parged pier foundation with lattice infill, the porch has a half-hipped roof of standing-seam metal. Brick corner piers with arched openings support the roof. Tall turned concrete balusters encircle the porch, which is accessed via wood steps with a sweeping railing.

The east and west (side) elevations are pierced by 1/1, double-hung, wood-sash windows with wood sills and operable louvered wood shutters. Splayed brick flat arches adorn the first story openings. Of note is the second-story enclosed porch on the east elevation. Clad in German wood siding, the porch is pierced by triple windows. The fenestration pattern of the west elevation is irregular. This elevation includes a single-leaf, paneled wood door with lights set on-grade and a window opening set between the first and second stories (possibly illuminating a staircase).

The south (rear) elevation ribbons of 6/6, double-hung, wood-sash windows located on the second story as well as a 1/1, double-hung, wood-sash window. An original integral first-story porch on the southeast corner has been enclosed with German wood siding and fenestrated with 2/2, double-hung, wood-sash windows.

Located on the rear of the dwelling is a circa 2000 addition. The addition consists of a front-gabled block on the west side of the elevation, a rear porch, and a small enclosure on the east side of the dwelling. The one-story, one-bay rear block is set on a solid concrete foundation and clad in German wood siding. A front-gabled roof of asphalt shingles caps the addition. Fenestration consists of 2/2, double-hung, wood-sash windows in square-edge wood surrounds. The one-story porch has a concrete pier foundation with lattice infill. The half-hipped roof is covered with asphalt shingles and supported by wood posts with arched openings. Square wood balusters complete the porch, which is accessed via wood steps from the rear. A small, one-story, one-bay projecting on the east side of the dwelling is associated with the rear additions. Set on a solid concrete foundation, this segment is clad in German wood siding and capped by the same half-hipped roof of the porch. Fenestration consists of paired wood casements and a single-leaf, paneled wood door with nine lights leading to the driveway.

**Secondary Resources Description:** This one-story garage, located adjacent to the alley, was constructed circa 1920. Set on a solid concrete foundation, this concrete-block structure has a stretcher-bond brick veneer. Soldier brick belts accent the exterior. A hipped roof of asphalt shingles caps the garage and includes overhanging eaves and a denticulated cornice. The façade (east elevation) has a double-leaf, Z-braced vehicular door. Window openings (three on sides, one on rear) hold wood casements set in narrow, square-edge wood surrounds with wood sills.

**Secondary Resources Description:** This one-story, one-bay shed, based on its form and materials, appears to have been constructed circa 1950. Clad in wood plank vertical siding, this wood-frame structure is capped by a front-gabled roof of corrugated metal. Overhanging eaves and rafter tails complete the roofline. The façade (east elevation) has a double-leaf French door. Side elevations contain six-light wood awning windows.

**Secondary Resources Description:** This tree house is located in the northwest corner of the backyard. Based on its materials, this tree house appears to have been constructed circa 2000. The wood-frame structure is partially supported by wood piers set in the ground. Placed around the tree, the structure is clad in wood siding and capped by a shed roof of corrugated metal. Window openings hold wood paneled casements. A double-leaf, louvered door provides access to the interior of the tree house, which is accessed via a ladder onto the full-width front porch. A deck has been fashioned onto the roof, complete with square wood balusters.

**Significance Statement:** This two-and-one-half-story Colonial Revival-style single-family dwelling was influenced by the American Four-square form. The dwelling is representative of the popularity of this building form, as well as the domestic architecture constructed in the City of Winchester during the first quarter of the twentieth century. Judging by the form and materials of the dwelling, as well as by using Sanborn Fire Insurance maps, this dwelling can be given a circa 1915 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.



Rouss City Hall  
 15 North Cameron Street  
 Winchester, VA 22601

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

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

**Please print or type all information**

703-901-8337 Telephone  
 Richard Hunt Applicant (use reverse to list additional applicants)  
 438 N. Loudoun ST. Street Address  
 Winchester VA 22601 City State Zip  
 [Signature] E-mail address  
 Richard & Susan Hunt Owner Name (as appears in Land Records)  
 438 N. Loudoun St. Street Address  
 Winchester VA 22601 City State Zip  
 [Signature] Owner's Signature (use reverse to list additional owners)  
 Telephone  
 E-mail address

PROPERTY LOCATION  
 Current Street Address(es) 438 N. Loudoun ST. Use: Residential  
 Zoning: HRI Year Constructed: 1903 Historic Plaque? Y( ) N() Number: \_\_\_\_\_

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

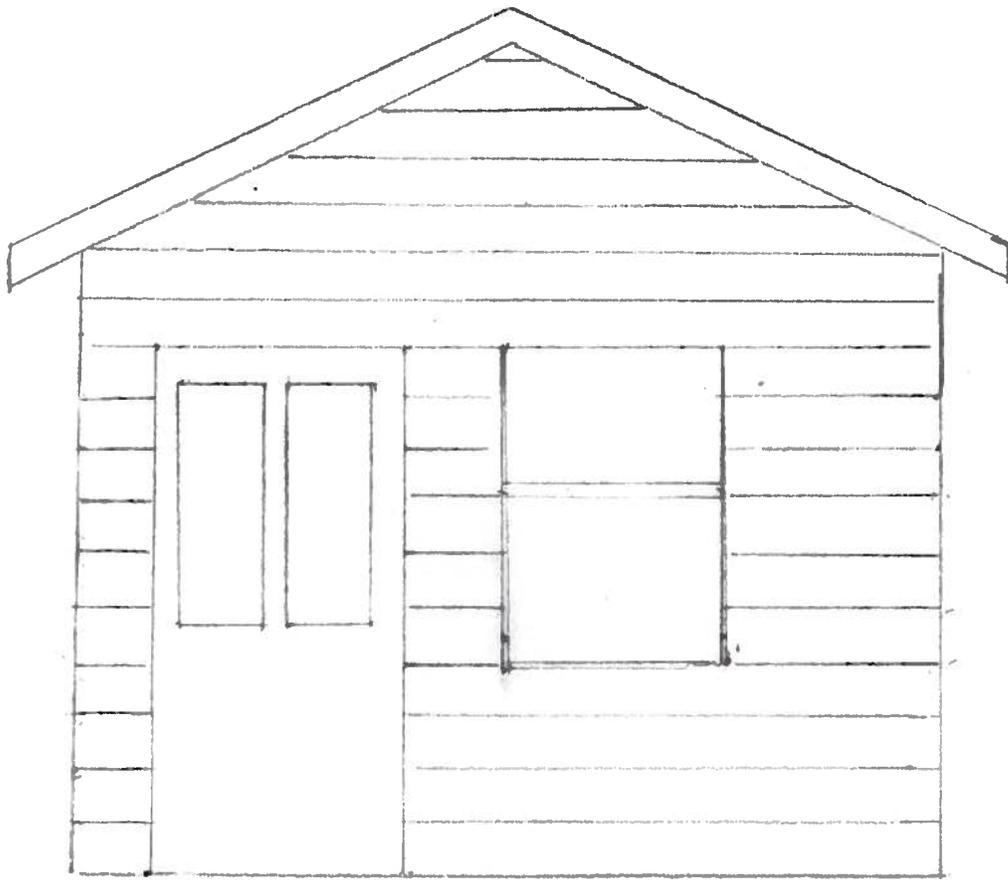
<input checked="" type="checkbox"/> Demolition - shed	Sign (specific type) and # _____	Exterior Change
<input checked="" type="checkbox"/> New Construction	Freestanding	Siding
Addition	Wall	Roofing
Fence	Projecting	Windows/Doors
Wall	Other (specify)	Paint
Other (specify)		Other (specify)

FOR OFFICIAL USE ONLY

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

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

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



NORTH FACE - FACING ~~BACK~~ OF RESIDENCE

SCALE:  $3/8'' = 1'$

[Back to Quote](#)

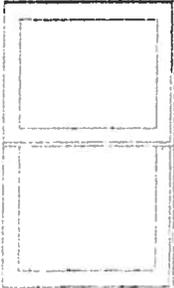


Date: 05/08/2015

LOWE'S HOME CENTERS, LLC #2724  
261 MARKET ST  
WINCHESTER, VA 22603-4769  
USA  
(540) 409-3232



Project #: 440712148 Description: sos wood window. zb1  
Customer Name: RICHARD HUNT  
Customer Phone: (703) 901-8337  
Customer Address: 438 N LOUDOUN ST  
UNIT 15543  
WINCHESTER, VA 22601  
USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	<b>Manufacturer:</b> PlyGem Windows - Wood			
Exact Size = 29 3/8" W x 49" H	Division : Millwork			
Rough Opening = 30 1/2" W x 49 5/8" H	Product : Windows			
	Type : Double Hungs			
	View Energy Star Products : No - I want to view all products			
	Material : Wood - Wood Exterior Casing			
	Product Line : New Construction			
	Frame : 4-9/16"			
	Unit Style : Natural Wood Interior / Wood Sash			
	Fin Type : Brick Mould			
	Configuration : Single Unit			
	Sash Configuration : Standard			
	Performance Rating : Standard DP Performance			
	Florida Approval Number : Not Listed			
	Exterior Color : Natural (Fingerjointed)			
	Interior Finish : Natural			
	Opening Type : Rough			
	Exact Width : 29 3/8"			
	Exact Height : 49"			
	Rough Opening Width : 30 1/2"			
	Rough Opening Height : 49 5/8"			
	Glass Type : Dual Glazed			
	Tempered Glass : No			
	Low E Glass : No Low E			
	Tint : No			
	Glass Option - Top Sash : Clear			
	Glass Option - Bottom Sash : Clear			
	Gas Filled : None			
	Grid Type : None			
	Wall Depth : No Extension Jamb			
		\$147.85	1	\$147.85

Sill Stops Applied : No  
 Brick Mould (Exterior Casing) : Omit Brick Mould  
 Sill Nose Type : Omit Sill Nose  
 Base Sill Material : Wood  
 Blind Stop Option (Material) : Wood  
 Tilt Option : Compression Tilt  
 Balance Color : White  
 Hardware Finish : Bronzestone  
 Screen : Full Screen  
 Screen Color : White  
 Screen Mesh : Fiberglass  
 Series : 4100 Series  
 Delivery : Store  
 Lead Time : 14 Days

0002

Actual Size=33 5/8-in W x  
 82-in H  
 Fits Opening Size=34 1/2-in  
 W x 82 1/2-in H



**Manufacturer: Reeb**

Division : Millwork  
 Product : Doors  
 Type : Entry/Exterior  
 Manufacturer : Reeb  
 Region : East  
 Product Material : Wood  
 Material Type : Fir  
 Configuration (Units viewed from Exterior) : Single Door  
 Factory Finish Option : No  
 Frame Material : Primed  
 Actual Width : 33 5/8-in  
 Actual Height : 82-in  
 Fits Opening Width : 34 1/2-in  
 Fits Opening Height : 82 1/2-in  
 Slab Width : 32-in  
 Slab Height : 80-in  
 Product Style : 1/2 Lite  
 Raised Molding : No  
 Glass Type : Clear  
 Panel Type : Raised  
 Panel Thickness : 3/4-in  
 Glass Style : Clear  
 Insulation : Single Strength Glass  
 Performance Option : Standard  
 Model : F418  
 Handing : Left Hand Inswing  
 Casing/Brickmould Pattern : None  
 Hinge Type : Radius Corner Ball Bearing  
 Hinge Brand : Reeb  
 Hinge Finish : US4B Bright Satin Brass  
 Jamb Depth : 6 9/16-in  
 Sill : Hardwood Adjustable  
 Sill Finish : Mill  
 Multi-Point Lock : None  
 Bore : Single Lock Bore 2-3/8-in Backset  
 Weatherstrip Type : Compression  
 Weatherstrip Color : Bronze  
 Custom Height Option : No  
 Kick Plate : None

\$566.91

1

\$566.91

Sill Cover : No  
Finish Exterior Door Color Type : Unfinished  
Finish Interior Door Color Type : Unfinished  
Finish Frame Exterior Color Type : Unfinished  
Finish Frame Interior Color Type : Unfinished  
Lead Time : 14 Days  
Item Number : 316042

**Project Total:** \$714.76

**Salesperson:** ZACHARY BOWERS (S2724ZB1)

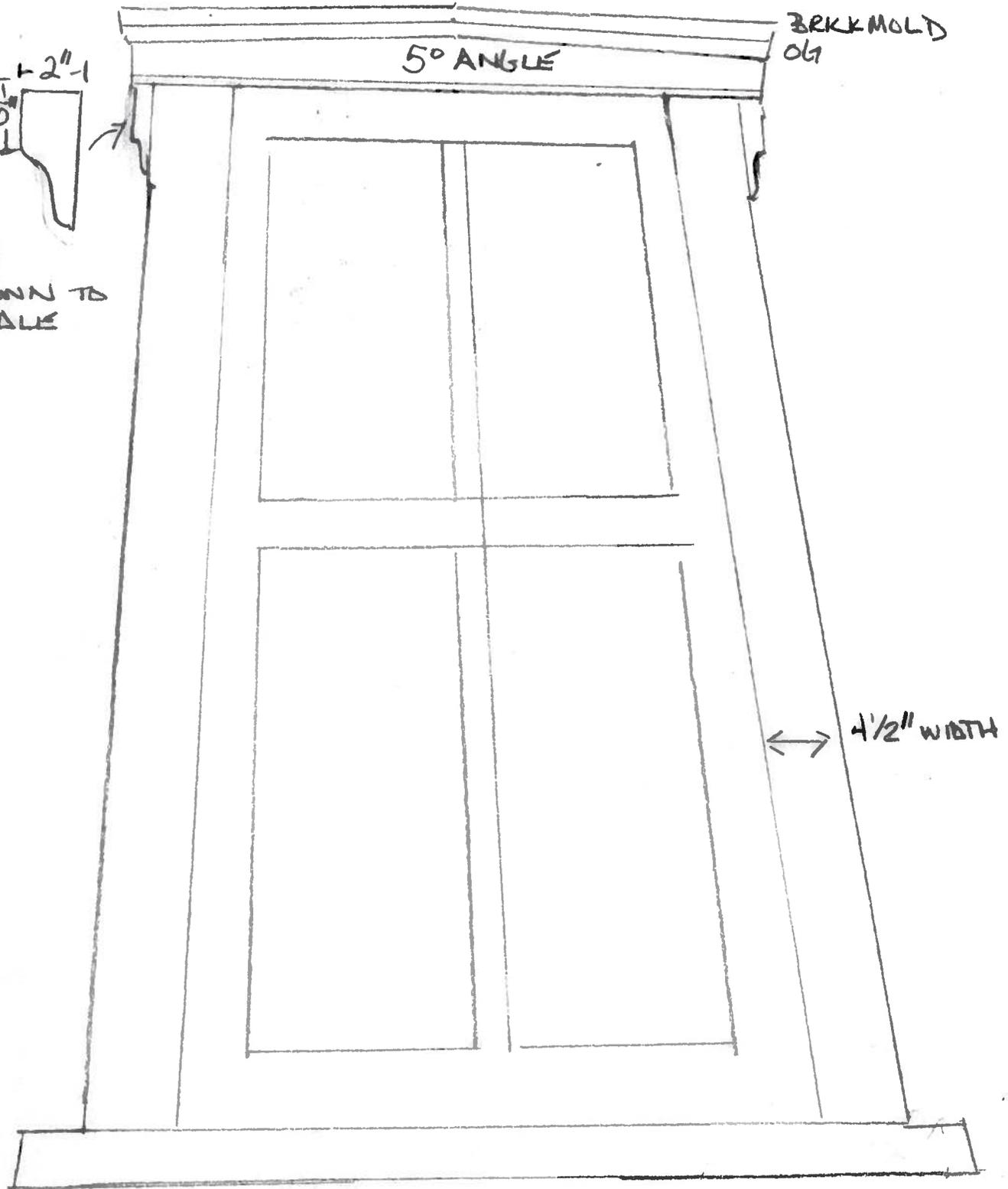
**Accepted by:** \_\_\_\_\_

Date: 05/08/2015

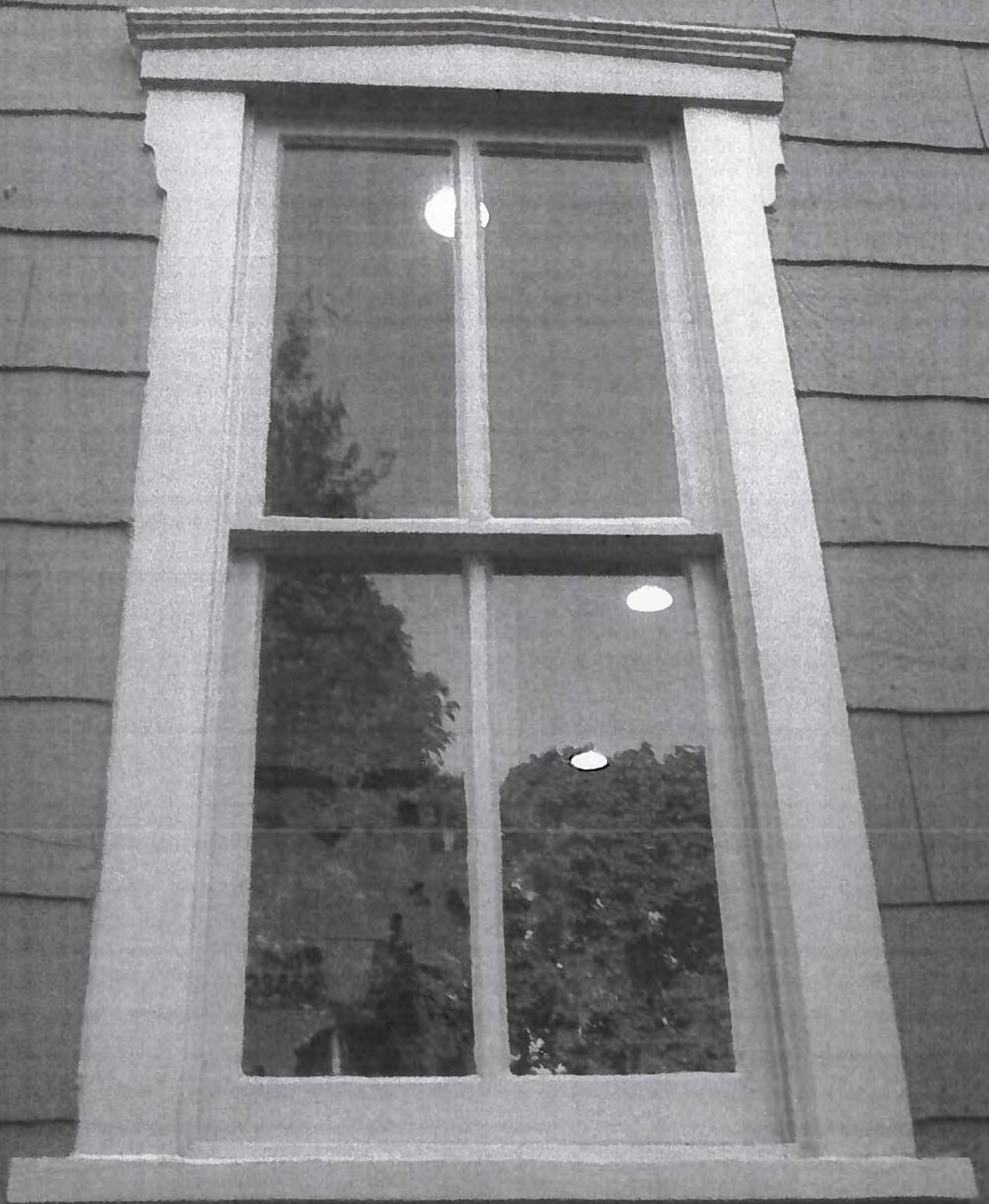
**Print this Page**

This Millwork Quote is valid until 5/7/2015. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.

TOP OF WINDOW



WINDOW - TRIM DETAIL  
MATCHES EXISTING TRIM ON RESIDENCE  
BOTTOM



05/10/2015



05/10/2015

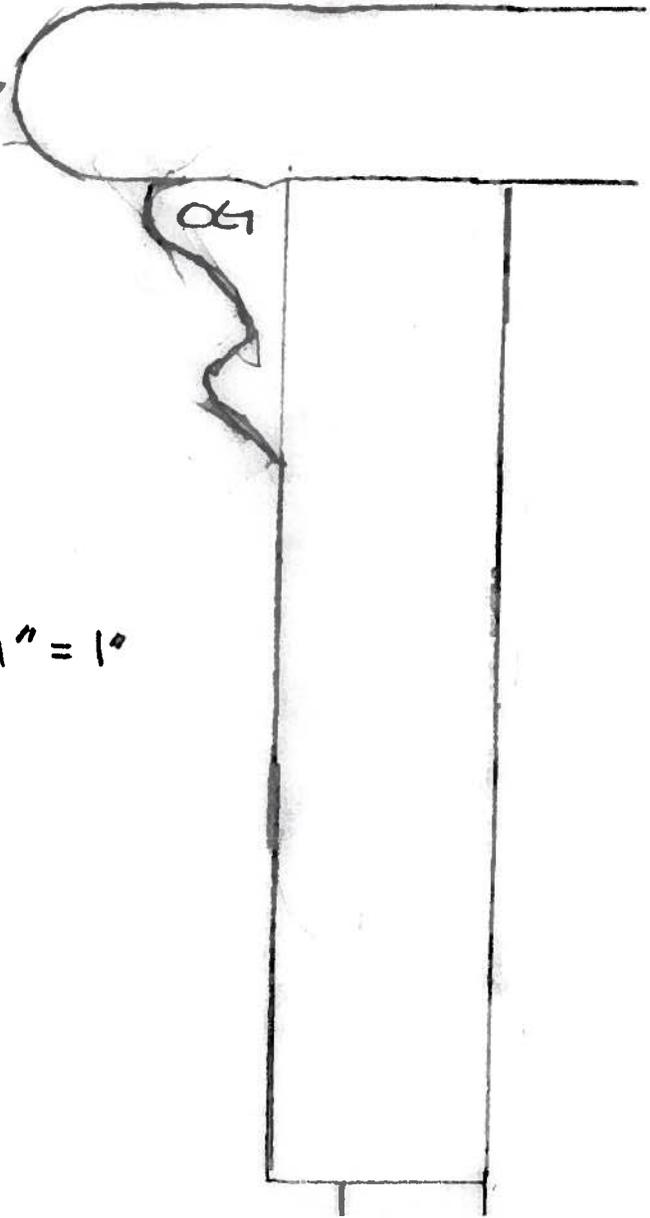


05/10/2015

WINDOW TRIM  
DETAIL

BULLNOSE →

PROFILE  
WINDOW TRIM-TOP



SCALE IS ACTUAL 1" = 1"

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**Sun Ray #3 Bracket**  
# vww

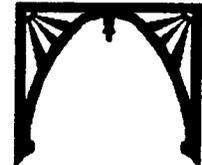
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**38" - Three Piece Set, Horizontal Bracket Installation (#1175n1 / 1175n2)**  
Includes two Sun Ray #3 Brackets and one Square Drop. Brackets are 1-1/2" thick x 18" wide x 14" tall (including integral frame) when installed horizontally. Integral "Foot" is on *short* side with blunt end on long side to accept Drop, as shown at left. This Set fits a 38" wide opening when installed with a 2" Drop and a 37-1/2" wide opening when installed with a 1-1/2" Drop. For narrower or wider openings, please keep reading.

Order Below ↓

**24" - Three Piece Set, Vertical Bracket Installation (#1175n1v / 1175n2v)**  
Includes two Sun Ray #3 Brackets and one Square Drop. Brackets are 1-1/2" thick x 11" wide x 21" tall (including integral frame) when installed vertically. Integral "Foot" is on *long* side with blunt end on short side to accept Drop, as shown at left. This Set fits a 24" wide opening when installed with a 2" Drop and a 23-1/2" wide opening when installed with a 1-1/2" Drop.



Wider openings can be accommodated using [Extender](#) and a second [Drop](#). Drawing at left shows our standard Sun Ray #3 Horizontal Set, 1 extra Drop, and optional Extender between the Drops.



**Individual Bracket (#1171)**  
Measures 1-1/2" thick x 18" wide x 14" tall including integral frame. Standard with integral "Foot" on short side and blunt end on long side to accept a Drop, as shown.

**Foot Placement:**



**Integral Foot on Long Side (#1171v)**  
Short side blunt for vertical Bracket installation.  
1-1/2" x 11" wide x 21" tall



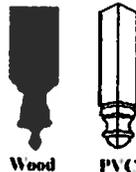
**Integral Foot on Both Sides (#1171b)**  
For use when installing Bracket without Drops.  
1-1/2" x 21" wide x 14" tall



**Extender** continues the line of the top frame across the entire space and Drops provide a nice transition between Extender and frame ends. Extender measures 1-1/2" x 2" and is available up to 9 feet in 1 foot increments. [Order Here](#)

**Square Drops**

Order one extra Drop for each Set installed with Extender. 2" x 2" Drop will extend approximately 1/4" beyond front and back of Extender and Bracket. 1-1/2" x 1-1/2" Drop will be flush with Extender and Bracket. The more traditional appearance is to have Drop a bit thicker than Bracket, but this is strictly a personal preference.



Drop with turned Finial (far left) - Finial is light-colored, smooth hardwood, regardless which Material is specified below. PVC Drop for PVC Sun Ray Bracket (near left) - Finial is also PVC. [Order Here](#)

Also, see larger [Sun Ray #1 Bracket](#)

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**ORDER HERE (Please select options to calculate Price)**

**Brackets:**

**Material:**

**Position of Foot:**

Price: (displays after selecting options)

Quantity:

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## 6" Victorian Cedar Porch Posts # MS- (caf)

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[Installation Instructions](#). Quantity discounts available.

Overall Length	Square Base	Turning	Square Top
96"	30"	40"	26"
96"	32"	40"	24"
96"	36"	40"	20"
96"	42"	40"	14"
108"	42"	40"	26"
120"	42"	48"	30"

Actual size = 5-1/4" x 5-1/4" at the square top and base.  
(Custom placement of turning is available. Please inquire.)

### Important Shipping Info

**ORDER HERE** (Please select options to calculate Price)

Size:

Length of Base, Turning, and Top:

Add Base Mounting Block or Plate:

Price: (displays after selecting options)

Special Packaging: Required for safe shipment - \$5.00

Total Unit Price:

Quantity:

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Overview

Armour Wood® – the beautiful, versatile, easy-to-work-with product that once was only available to builders and contractors – is now available to homeowners and do-it-yourself weekend warriors

For years, professionals have trusted Armour Wood® because it is extremely durable. It is a real-wood, pressure-treated product that simply performs better and looks better than plain wood. Armour Wood® is backed by one of the longest warranties in the business and provides you with the peace of mind that comes with knowing it is safe for the environment and safe for you and your family.

Armour Wood® products are made in the southern hemisphere using environmentally sustainable raw materials. Our modern manufacturing facilities use advanced techniques to maximize the log products we mill and to minimize waste of this valuable resource. We use a safe treatment process, using only EPA-registered chemicals to protect against rot, decay and insects. Each piece is further protected using our special proprietary system that repels water. This minimizes the movement of moisture through the wood, which is associated with shrinking and swelling, and makes Armour Wood® extremely stable. Finally, an alkyd-based primer is applied that adds an extra degree of protection from the elements. Even with all this protection against the elements and pests, Armour Wood® is safe for you, your children and your pets.

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Armour Wood® can be used indoors and out for above-ground home repairs, trim work, decorative detailing and other projects. Available exclusively through Lowe's, each piece is backed by the limited warranty that's made it a favorite of the pros and their customers. See why Armour Wood® is the right choice for you when you want to do it right!

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Real wood delivering unreal performance.

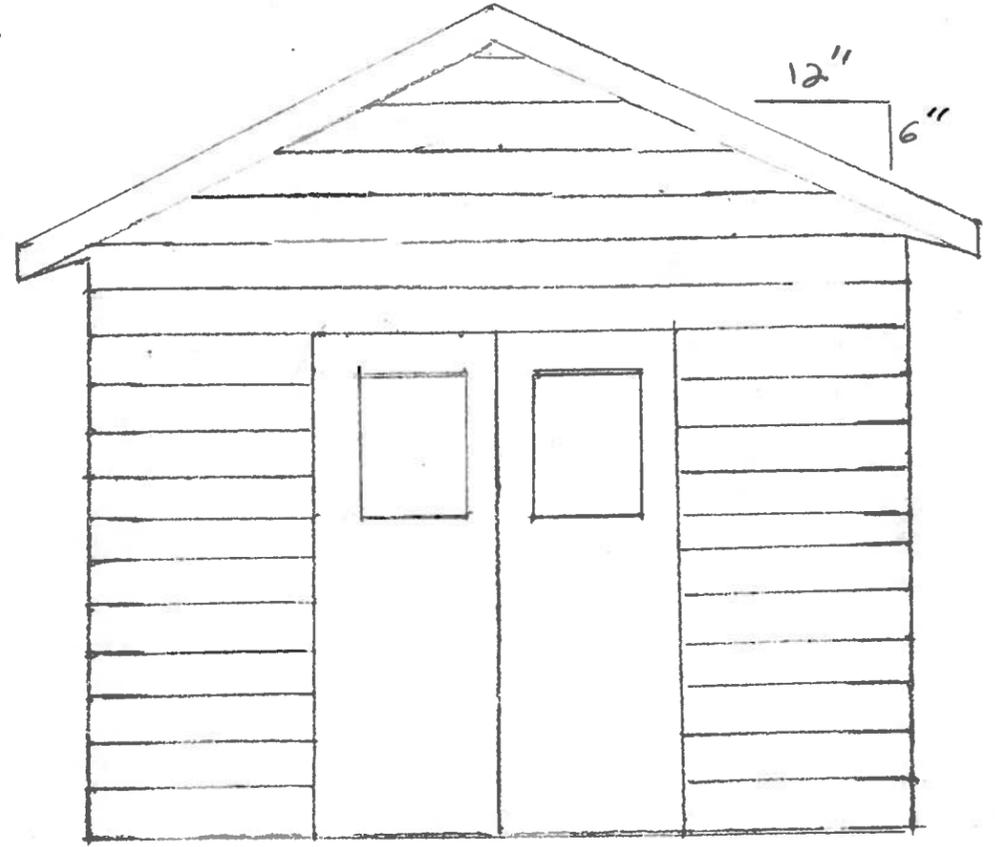
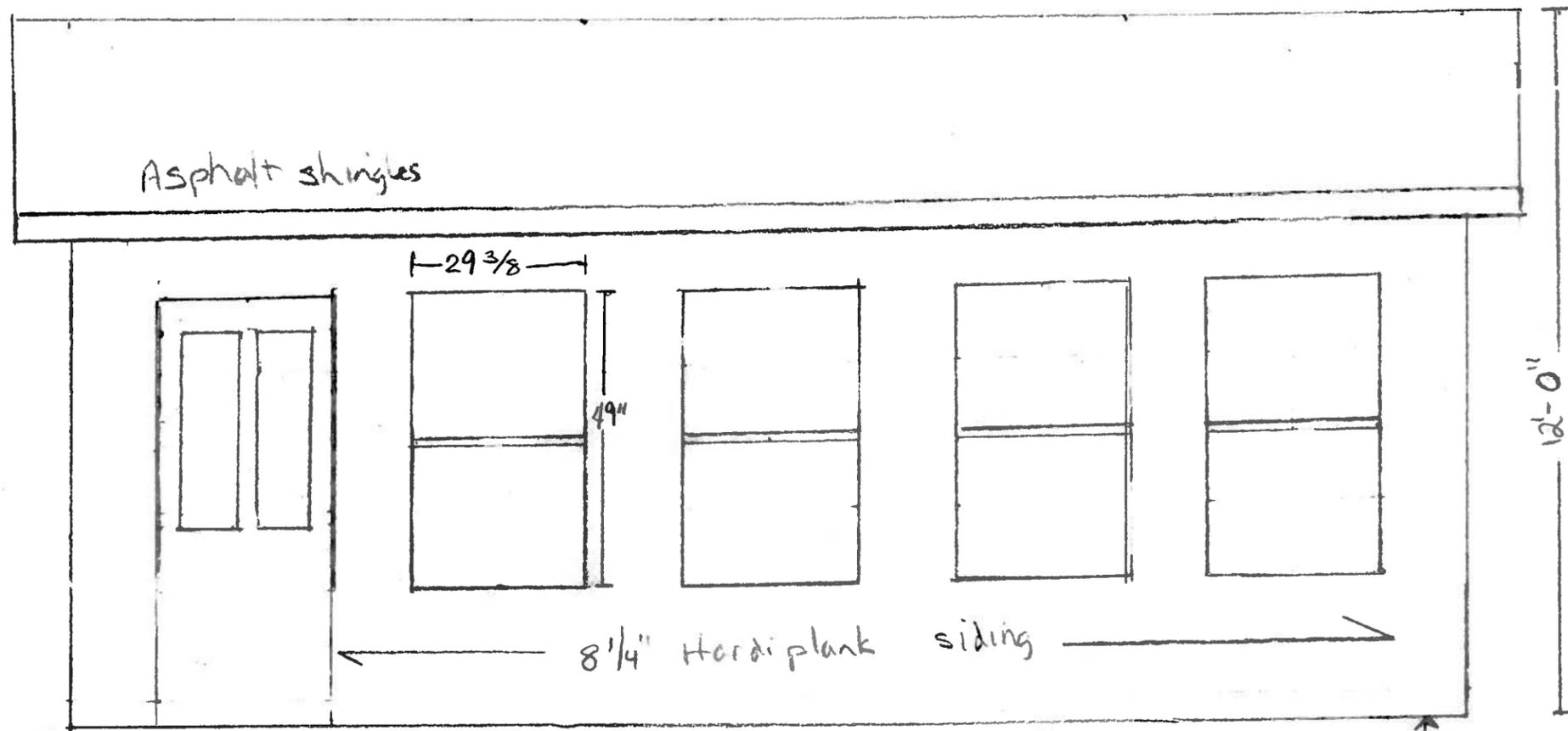
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EAST FACE - TOWARDS YARD

18" ABOVE EXISTING GRADE

SOUTH FACE - TOWARDS KERN ALLEY

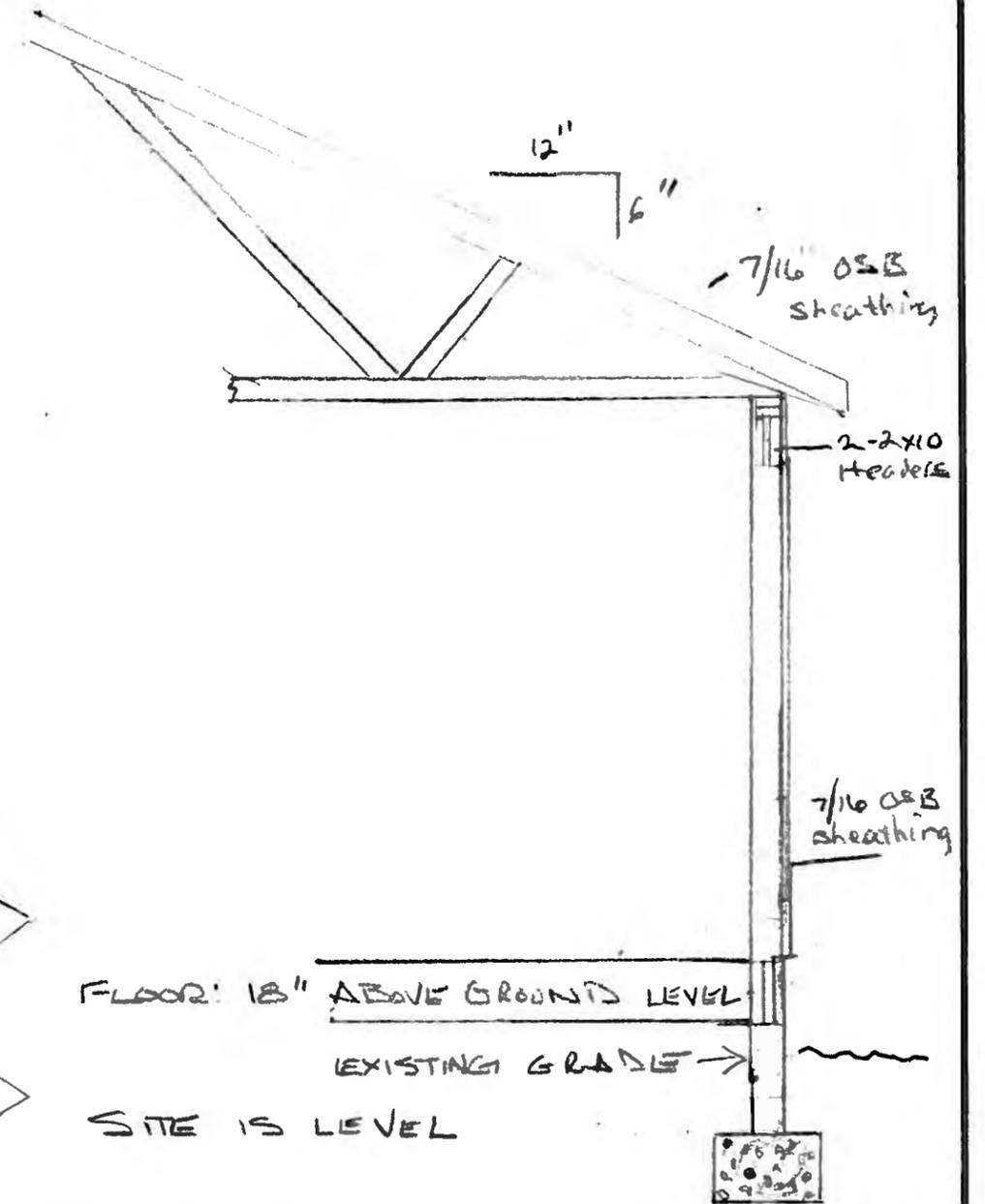
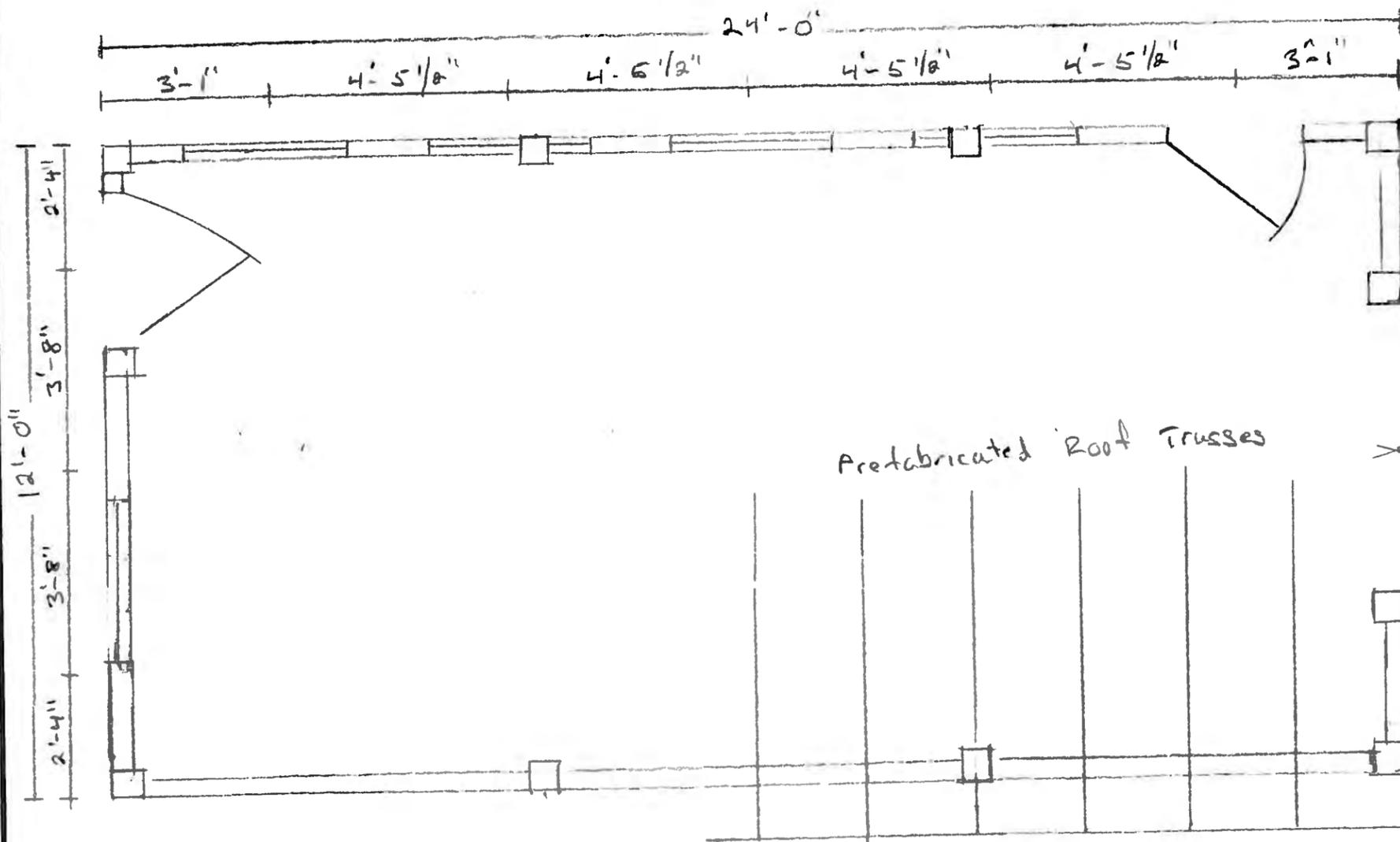
ELEVATION:

FLOOR LEVEL OF WORKSHOP/STUDIO IS 6 1/2' ABOVE KERN ALLEY AND 5' BELOW SIDEWALK ON LONDON STREET

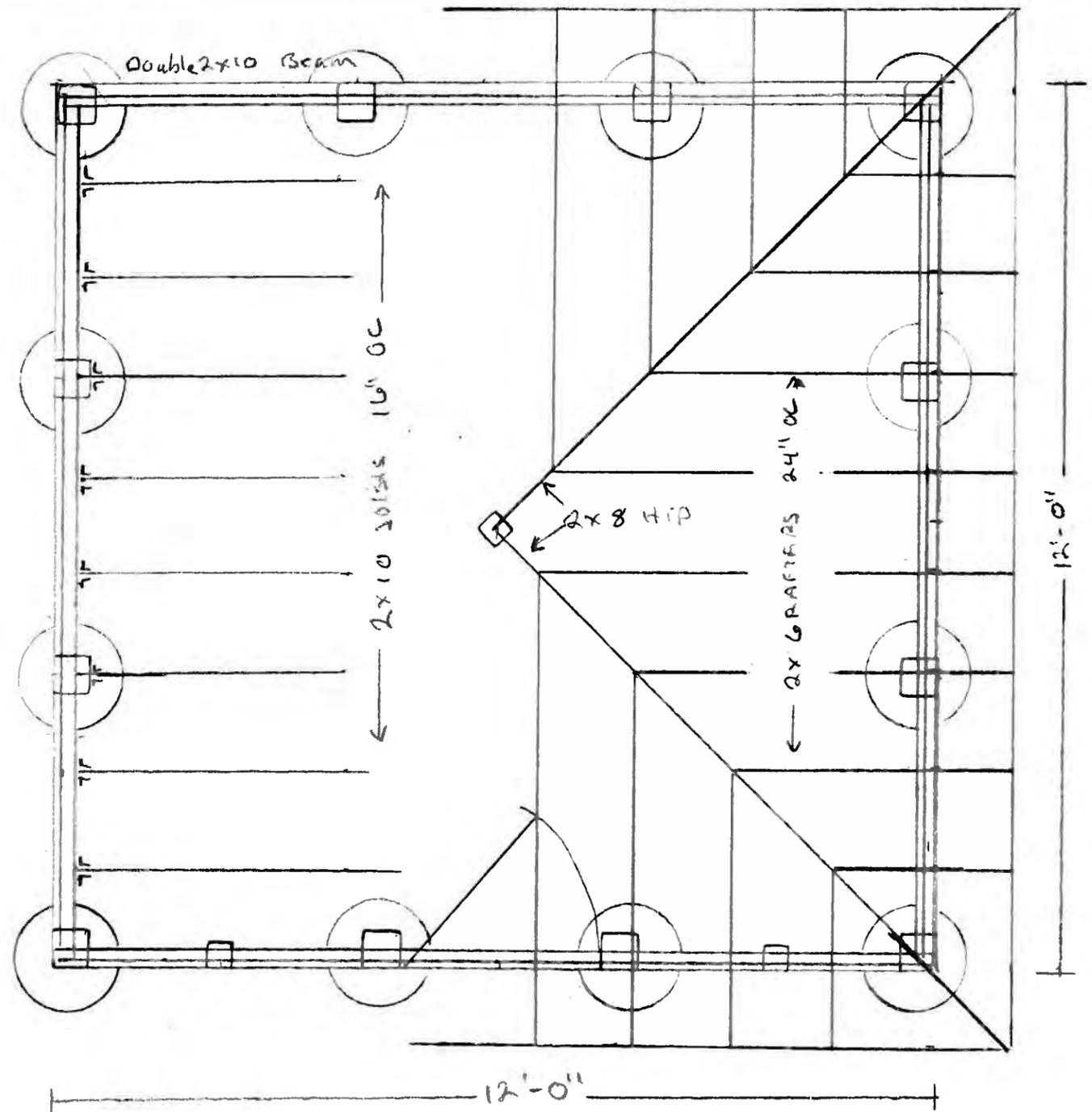
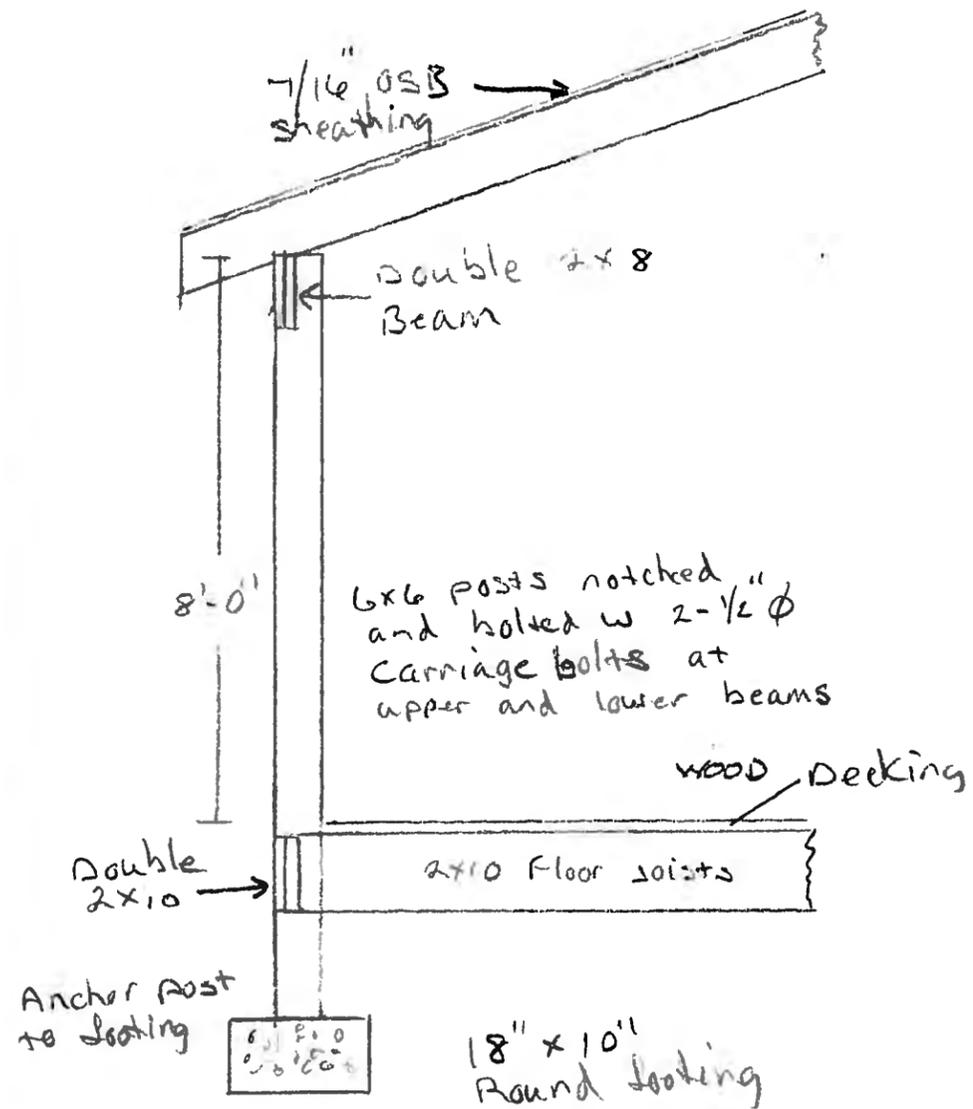
WINDOWS: PLYGEM DOUBLE HUNG - WOOD W/ WOOD DASH - ALL 29 3/8" x 49"

NOTE: WEST FACE DRAWING IS NOT INCLUDED - WILL BE SOLID W/ NO OPENINGS AND FACES NEIGHBORING PROPERTY ON WEST SIDE

SCALE: 3/8" = 1'		APPROVED BY:	DRAWN BY WG
DATE: 3-15-15			REVISED 5/13
Richard Hunt Shed			DRAWING NUMBER



SCALE: 3/8" = 1'		APPROVED BY:	DRAWN BY <i>WG</i>
DATE: 3-15-15			REVISED
Richard Hunt Shed			DRAWING NUMBER



SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY WG
DATE: 3/15/15		REVISED
Richard Hunt Gazebo		DRAWING NUMBER