

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
October 20, 2016 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – October 6, 2016
- C. Election of Officers
- D. Citizen Comments

2. CONSENT AGENDA

3. NEW BUSINESS

- A. **BAR 16-619** Request of Yount Hyde & Barbour for a Certificate of Appropriateness to replace the garage doors at 301 S. Cameron Street.
- B. **BAR 16-631** Request of Kyle Hopkins for a Certificate of Appropriateness to construct a carriage house at 502 Fairmont Ave.
- C. **BAR 16-633** Request of Kim Johnston for a Certificate of Appropriateness to create a mural on the structure at 9 N. Loudoun Street.
- D. **BAR 16-639** Request of Urban Development Partners for a Certificate of Appropriateness for an addition at 22 E. Monmouth 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, October 6, 2016, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Mr. Chasler, Ms. Elgin, Ms. Jackson, Mr. Packard, Ms. Schroth

ABSENT: Vice Chairman Walker

STAFF: Josh Crump, Jacquelyn Mathes, Erick Moore, Tyler Schenck, Tim Youmans

VISITORS: Charles Ellison, Onofrio Castiglia

ELECTION OF OFFICERS – ACTING CHAIR

Ms. Elgin made a motion to appoint Ms. Jackson as Acting Chairwoman. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 4-0.

Acting Chairwoman Jackson called for corrections or additions to the minutes of September 15, 2016. Mr. Packard made a motion to approve the minutes from September 15, 2016. Ms. Schroth seconded the motion. A voice vote was taken and the motion passed 5-0.

CITIZEN COMMENTS:

None

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 16-598 Request of Charles Ellison for a Certificate of Appropriateness to make exterior changes at 408 Fairmont Ave.

Mr. Ellison spoke with the Board and went over his proposal to screen in his back porch.

This plan requires that they install new casement wood windows that will match the existing windows on the home. Additionally they will reinstall the original wood carriage doors directly below the screened porch.

Mr. Ellison stated that the previous entry into the rear of the home was through the screened porch thus by enclosing this porch the entryway will no longer exist. They plan to enter the home from the rear by converting the window to the right of the porch into a doorway. The current exterior door on the porch will be moved to the new entryway.

Mr. Ellison would also like to install a metal overhang to match the design used above the French windows at another location of his home.

In order to complete the new doorway he will need to add concrete steps to the current outdoor patio. The current outdoor patio does not have railing and he is proposing to install black wrought iron railing in the Inspirational Concept style, as designed by King Architectural Metals. The railing will have one inch pickets.

Mr. Ellison also stated that there are two entry points onto his property that currently do not have gates. He would like to install wrought iron gates that would match the style as the railing on the patio.

Lastly, Mr. Ellison mentioned that the majority of the trim on the home is white, however, there are some places that have green trim. He would like to paint the green trim white to match the rest of the home using Snowbound white.

Ms. Elgin asked about the posts for the gates and if they will be wood or wrought iron. Mr. Ellison stated that he would like wrought iron but wasn't sure if that would be okay with the Board.

*Ms. Elgin made a motion to grant a Certificate of Appropriateness **BAR 16-598** using wrought iron posts for the gates, otherwise as submitted. Mr. Chasler seconded the motion. A voice vote was taken and the motion passed 5-0.*

OLD BUSINESS:

BAR 16-546 Request of Cameron Street Investments, LLC for a Certificate of Appropriateness to demolish the structure at 200 N. Cameron Street.

Mr. Schenck presented the Board with a list of reasons why renovating or saving the structure at 200 N. Cameron street isn't feasible, as previously requested at the last BAR meeting September 15, 2016.

Some of those reasons are as follows:

Goal II of the adopted City of Winchester Strategic Plan calls for promoting and accelerating the revitalization of catalyst sites and other areas throughout the City. Demolishing the existing structure and building a new structure that would redevelop surrounding property, create jobs, and attract business and substantial

investment to "Old Town", a Winchester catalyst site, would directly support this goal. Utilizing the existing Winchester Towers structure would not provide a comparable benefit and return to the City or its residents.

The Winchester Towers was determined to be non-contributing by the appropriate State and Federal offices in 2008 and was reevaluated as part of the 2014 boundary increase of the historic district and determined to be an eligible contributing structure only because it marginally passed the 50-year period of significance requirement.

The Winchester Towers is vastly different from its original design and functionality. The original brick parapet on the roof of the structure has been removed. The 1st floor car park plaza (Motor Inn) design has been essentially eliminated. In fact, the integrity of the structure's original first floor has entirely lost its functional character and has been severely altered.

The current layout, lack of vertical openings for HVAC and plumbing and low ceilings of the Winchester Towers structure prevent this property, which is located on a predominant downtown corner, from achieving its highest and best use for the betterment of the City and its residents.

The proposed conceptual structure to replace the Winchester Towers is a 6 story, 90 room luxury hotel. The space will also provide room for a 10,000 square foot Conference Center and allowing enough space for 55 parking spaces.

Ms. Elgin stated that she thinks this could be renovated and could be brought back the way it should be. She emphasized that this age has been demolished all over the country and preservation societies are concerned about this, and at some point we have to stop tearing them down.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for **BAR 16-543** for the demolition of 200 N. Cameron St. as submitted. (Note there was a clerical error and the case number was listed as 16-546 on the Agenda) Ms. Schroth seconded the motion. A voice vote was taken and the motion passed 4-1.*

OTHER BUSINESS:

None

ADJOURN:

With no further business before the Board, the meeting was adjourned 4:28 at pm

CERTIFICATE #: BAR-110-149
 DATE SUBMITTED: 7/29/10



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>Yount Hyde & Barbour</u>
	Applicant
<u>540-662-3417</u>	<u>301 S Cameron Street</u>
Telephone	Street Address
<u>howard.colson@yhbcpa.com</u>	<u>Winchester, VA 22601</u>
E-mail address	City / State / Zip

<u>Property Owner's Signature</u>	<u>Yount Hyde & Barbour Leasing</u>
	Property Owner (Name as appears in Land Records)
<u>540-662-3417</u>	<u>301 S Cameron Street</u>
Telephone	Street Address
<u>howard.colson@yhbcpa.com</u>	<u>Winchester, VA 22601</u>
E-mail address	City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 301 S Cameron Street Use: garage
 Zoning: B1 (HW) Year Constructed: 1965 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>Replace masonite paneled garage doors with white finished woodgrain metal doors</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

CERTIFICATE #: BAR- _____
 DATE SUBMITTED: _____



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 BOARD OF ARCHITECTURAL REVIEW
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:	<u>Yount Hyde & Barbour</u>
<u>540-662-3417</u>	<u>Applicant</u>
Telephone	<u>301 S Cameron Street</u>
<u>howard.colson@yhbcpa.com</u>	Street Address
E-mail address	<u>Winchester, VA 22601</u>
	City / State / Zip

<u><i>Howard Colson</i></u> , Member	<u>Yount Hyde & Barbour Leasing</u>
Property Owner's Signature	Property Owner (Name as appears in Land Records)
<u>540-662-3417</u>	<u>301 S Cameron Street</u>
Telephone	Street Address
<u>howard.colson@yhbcpa.com</u>	<u>Winchester, VA 22601</u>
E-mail address	City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 301 S Cameron Street Use: garage
 Zoning: B1 (HW) Year Constructed: 1965 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>Replace masonite paneled garage doors with white finished woodgrain metal doors</u>		

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Hearing Date(s) _____

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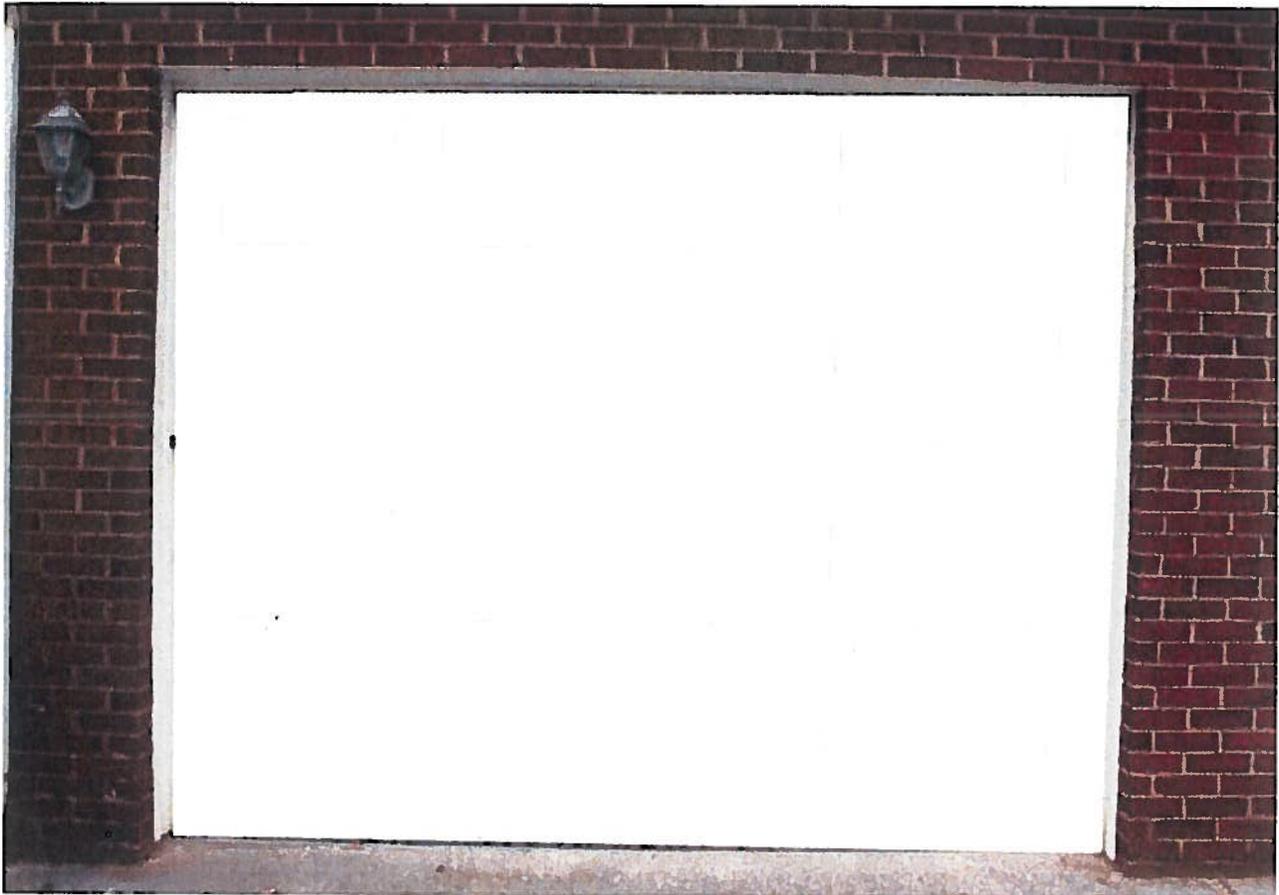
CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review







Applied Products:

Garage Door
Paint

Classic Steel
White Paint

9100 Panel 8' x 7'
White Paint

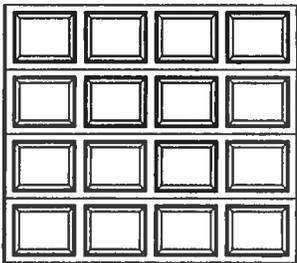
9100/9600 model comparison

	Model 9100	Model 9600
Door construction	3-layer construction Steel/Polyurethane/ Toughgard™ backer	3-layer construction Steel/Polyurethane/ Steel
Insulation	R-9* foamed-in-place polyurethane♦	R-11* foamed-in-place polyurethane♦
Wind load models	Available	Available
Warranty		

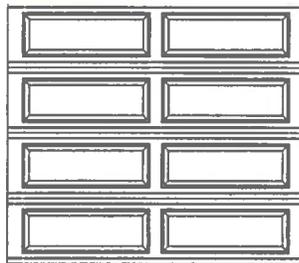
*Wayne Dalton uses a calculated door section R-value for our insulated doors.

♦Polyurethane insulation provides superior insulation value and thermal efficiency compared to polystyrene.

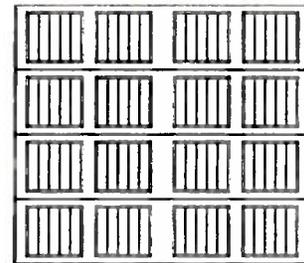
1 choose your style:



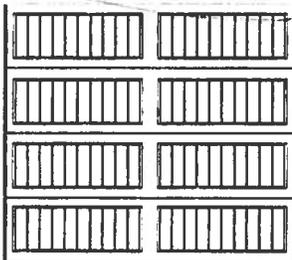
Colonial



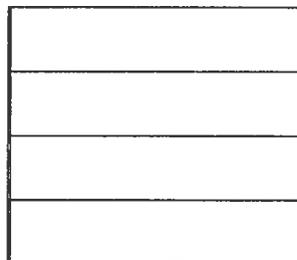
Ranch



Sonoma



Sonoma Ranch†



Contemporary

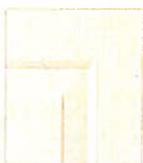
†Available second half of 2015

2 choose your color:

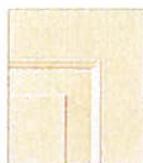
Paint finishes



White



Almond



Desert Tan



Taupe



Gray
Available for 9100
only



Green
Available for 9600
only



Brown

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Dealer for accurate color matching.

CERTIFICATE #: BAR- 16-631
 DATE SUBMITTED: 10/10/16



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

Please print or type all information:	<u>Kyle Hopkins</u>
	Applicant
<u>540 550 5458</u>	<u>502 Fairmont Ave</u>
Telephone	Street Address
<u>kyleshopkins@gmail.com</u>	<u>Winchester VA 22601</u>
E-mail address	City / State / Zip

<u>Kyle Hopkins</u>	<small>Digitally signed by Kyle Hopkins DN: cn=Kyle Hopkins, o=ku_email=kyleshopkins@gmail.com, c=US Date: 2016.10.10 13:57:32 -0400</small>	<u>Kyle Hopkins/Paul Richardson</u>
Property Owner's Signature		Property Owner (Name as appears in Land Records)
<u>same</u>		<u>same</u>
Telephone		Street Address
<u>same</u>		<u>same</u>
E-mail address		City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 502 Fairmont Ave Use: Residential
 Zoning: _____ (HW) Year Constructed: 1901 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 checked="" type="checkbox"/> New Construction	<input checked="" 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) Addition of Wood and Brick Freestanding Carriage House at Rear of Property		

*****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: _____

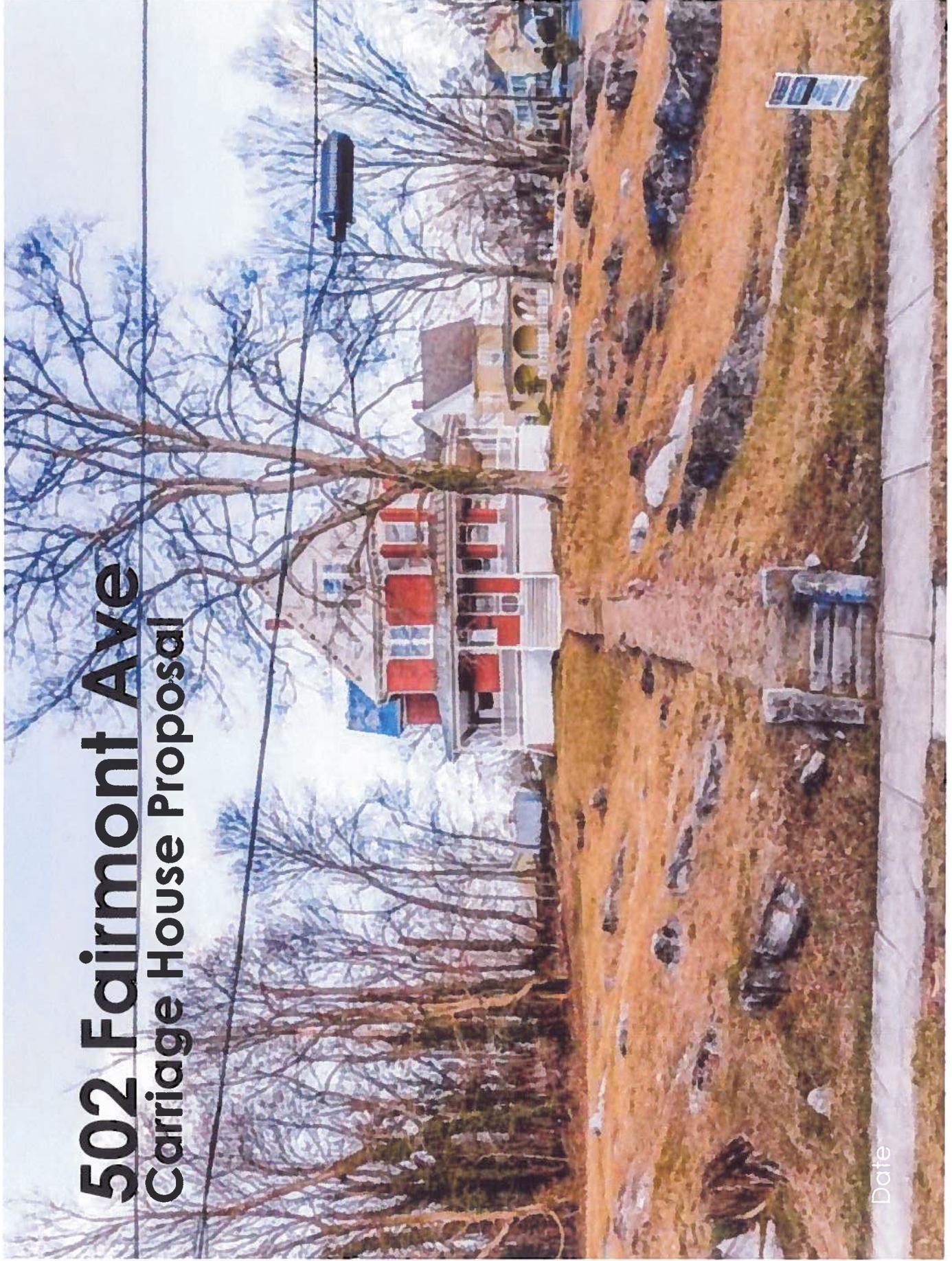
SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

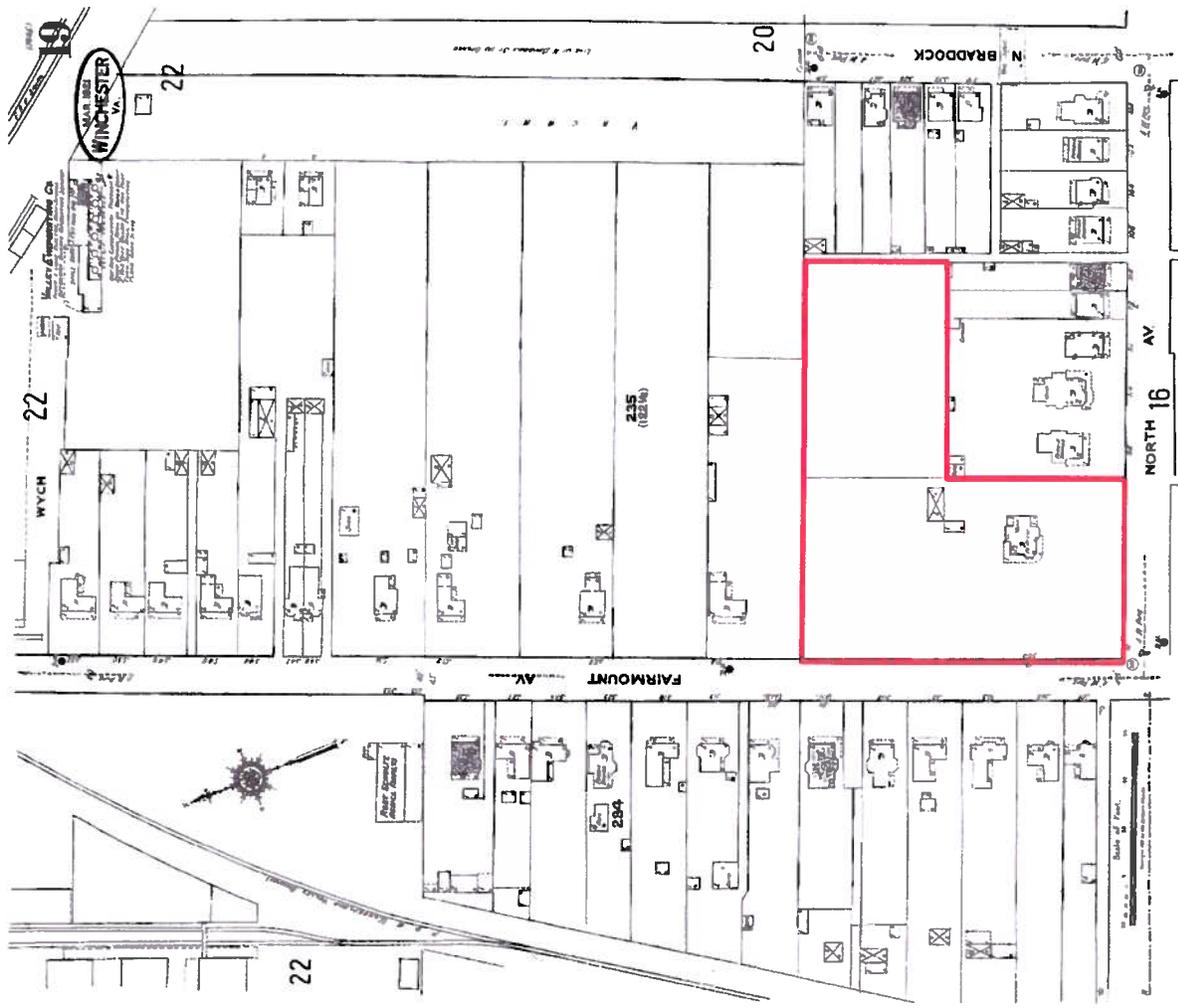
(form updated 2/3/14)

502 Fairmont Ave

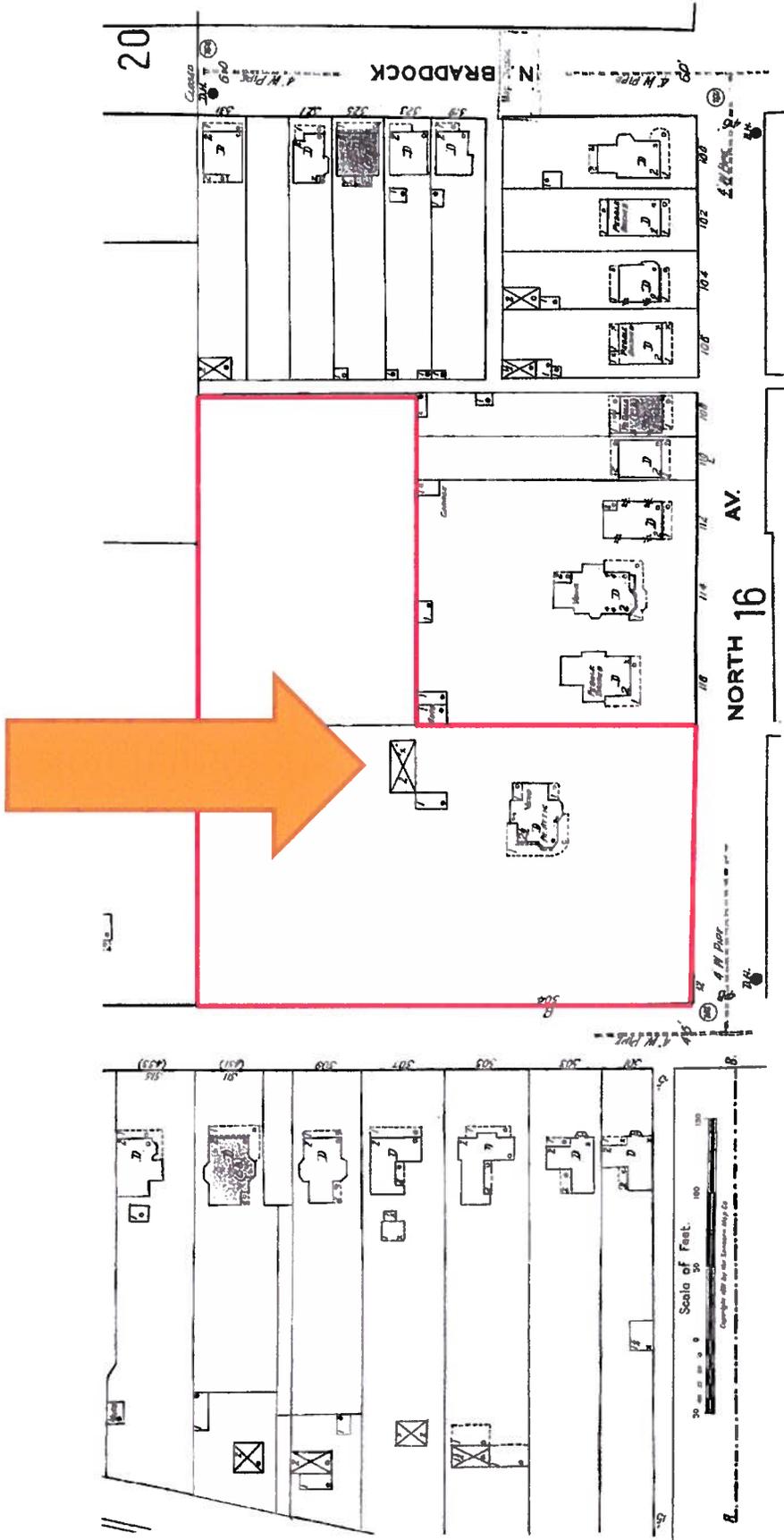
Carriage House Proposal



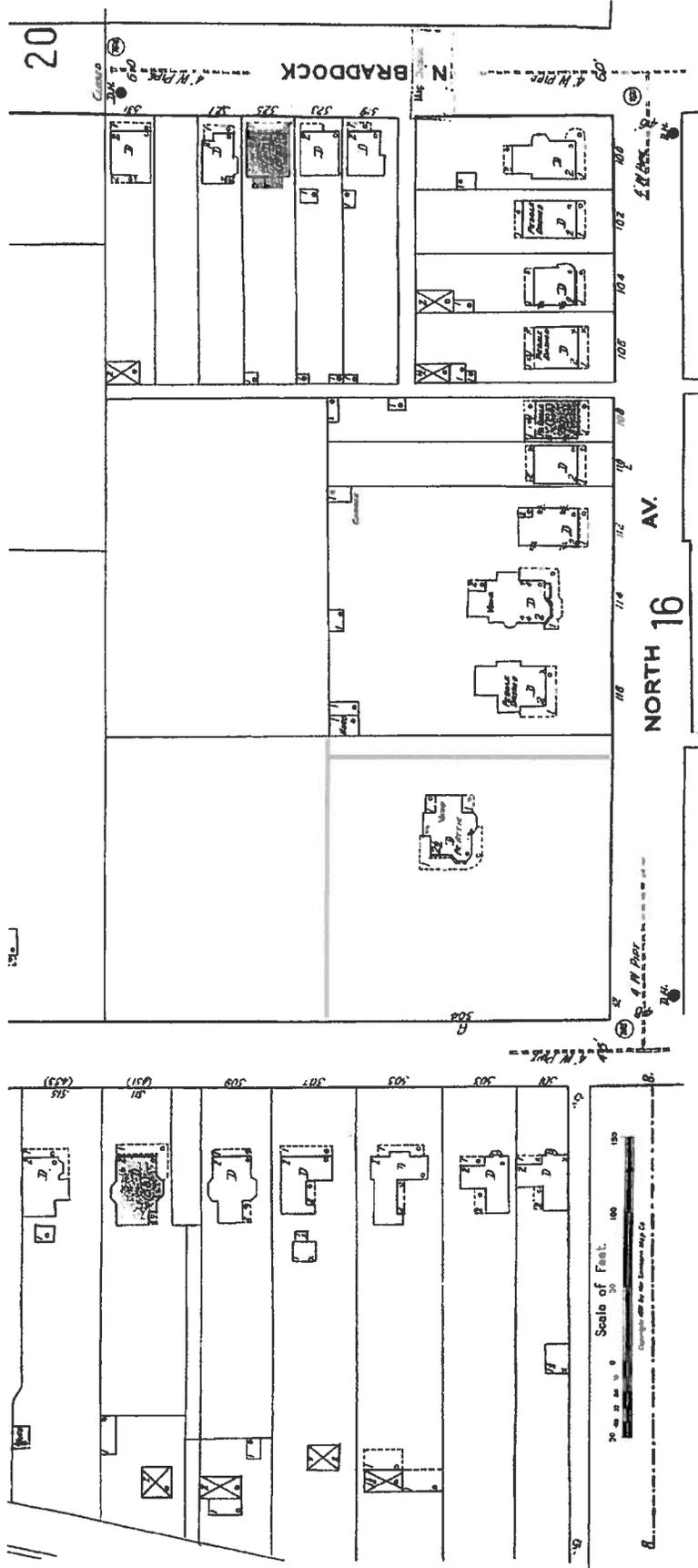
Date



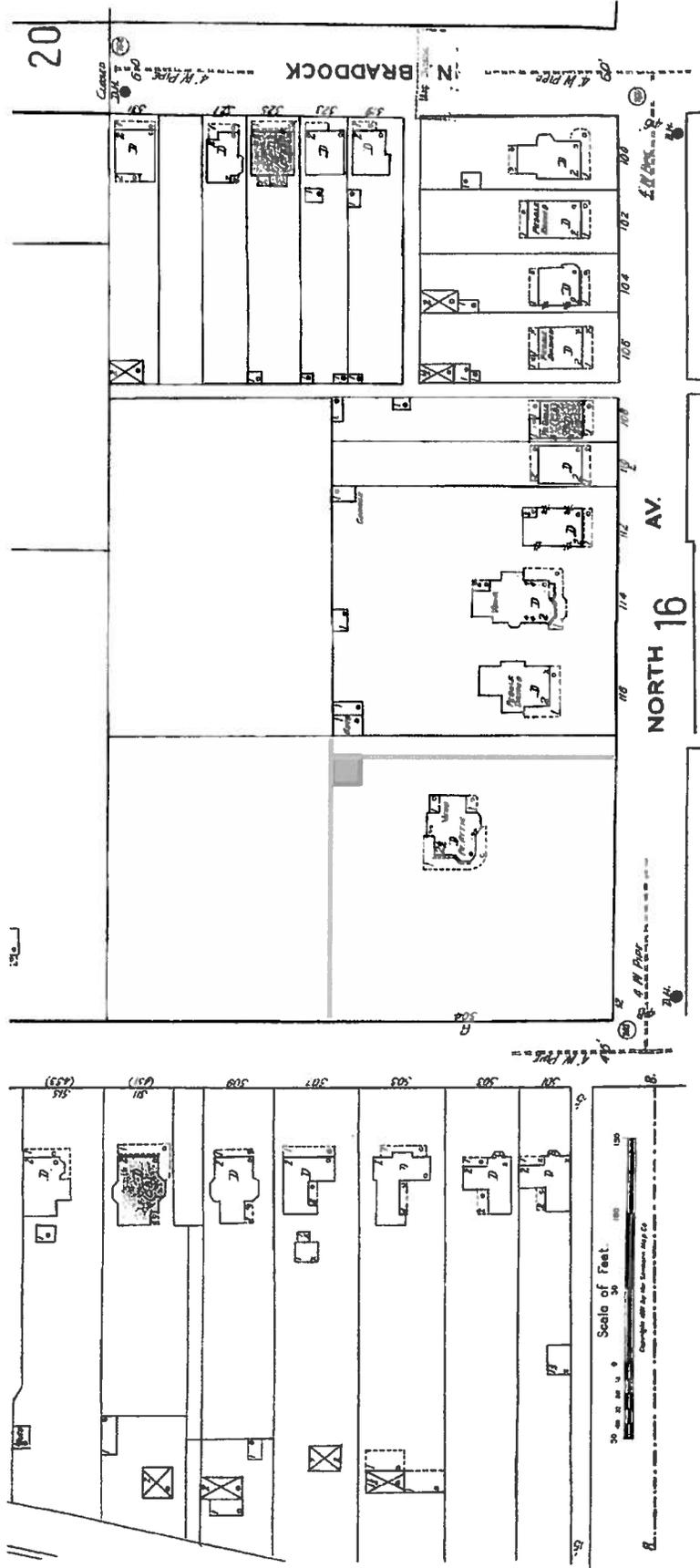
1921 Sanborn Map (502 Fairmont Ave)



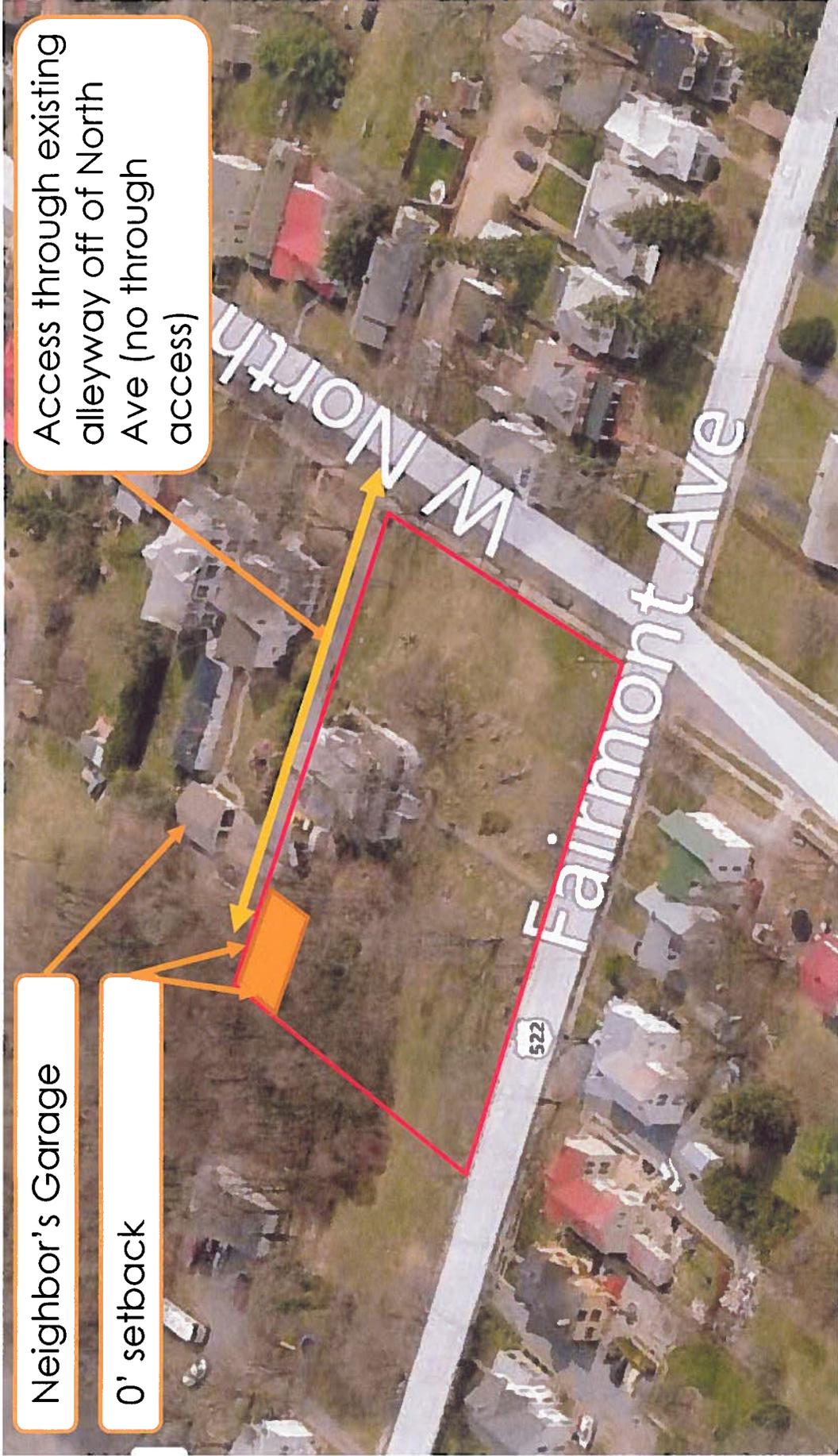
1921 Existing Out Buildings (Sanborn Map)



2016 Existing Conditions

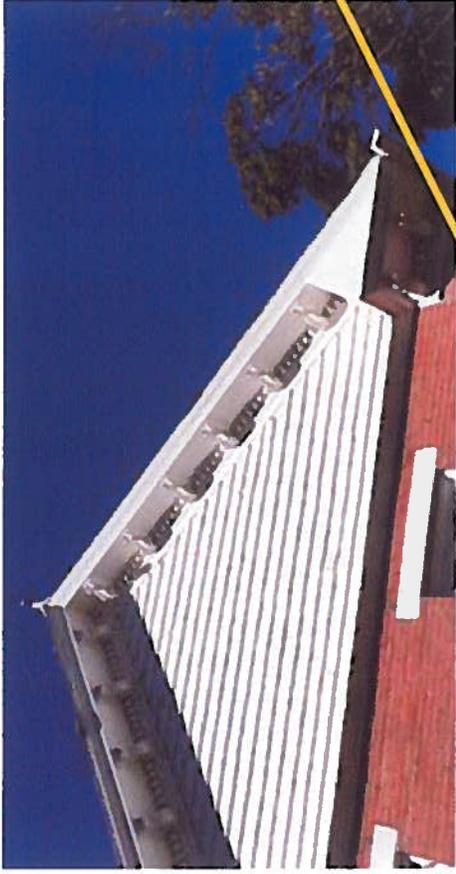


Proposed New Carriage House



Access

502 Fairmont Ave



Bracketing and
Dentals to Match
House Gable

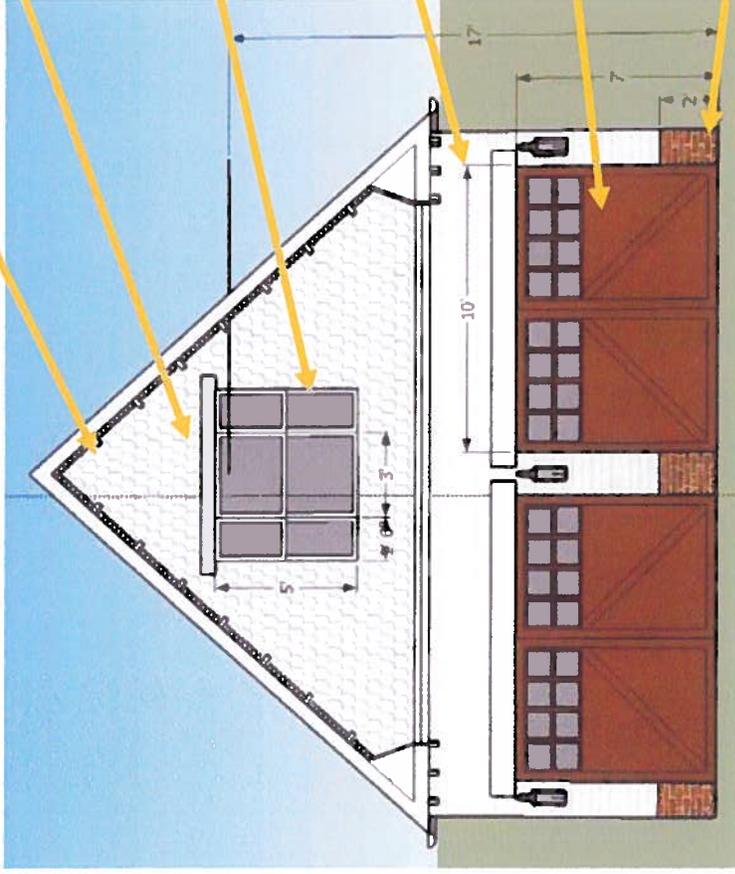
Painted Cedar
Shakes to match
house gable

Painted Wood
Double-Hung
Windows

Painted Wood
Siding

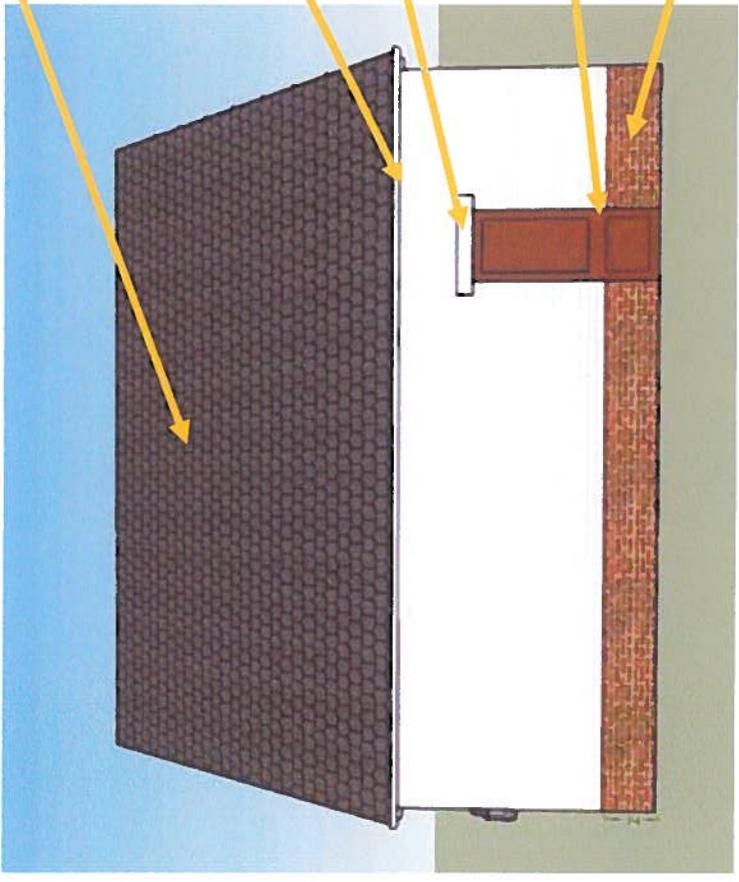
Dark Stained
Wood Carriage
House Style Doors

Brick (to match
house) Water
Table



North Ave Front Elevation

- Rubber shingles with "grey slate" appearance
- Half Round Galv. Gutter with (1) Round Downspout
- Painted Wood Lintel
- Dark Stained Paneled Door
- Brick (to match house) Water Table



Alleyway Side Elevation

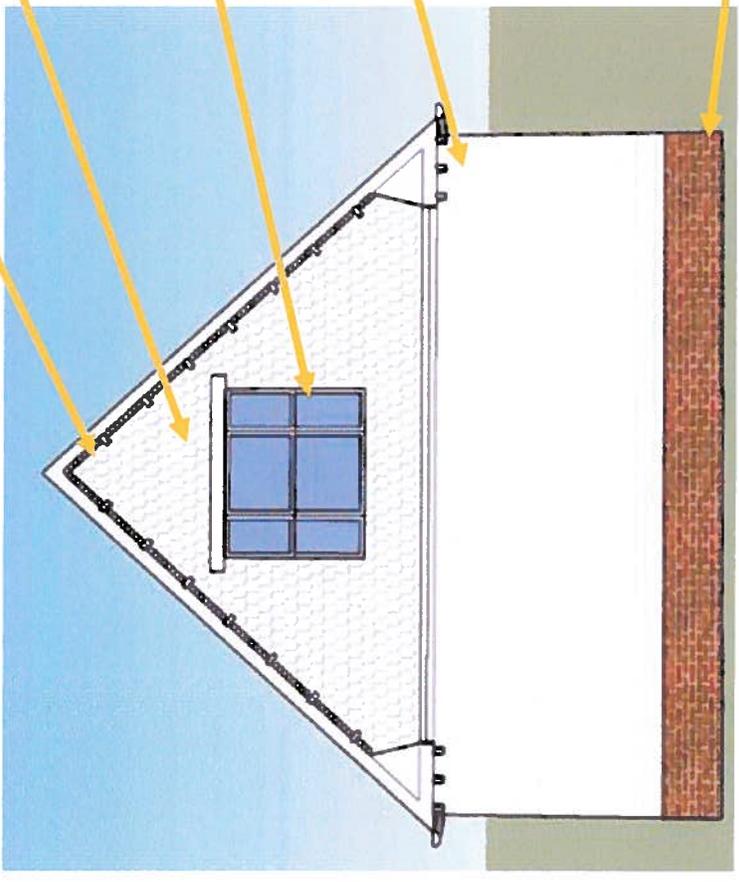
Bracketing and
Dentals to Match
House Gable

Painted Cedar
Shakes to match
house gable

Painted Wood
Double-Hung
Windows

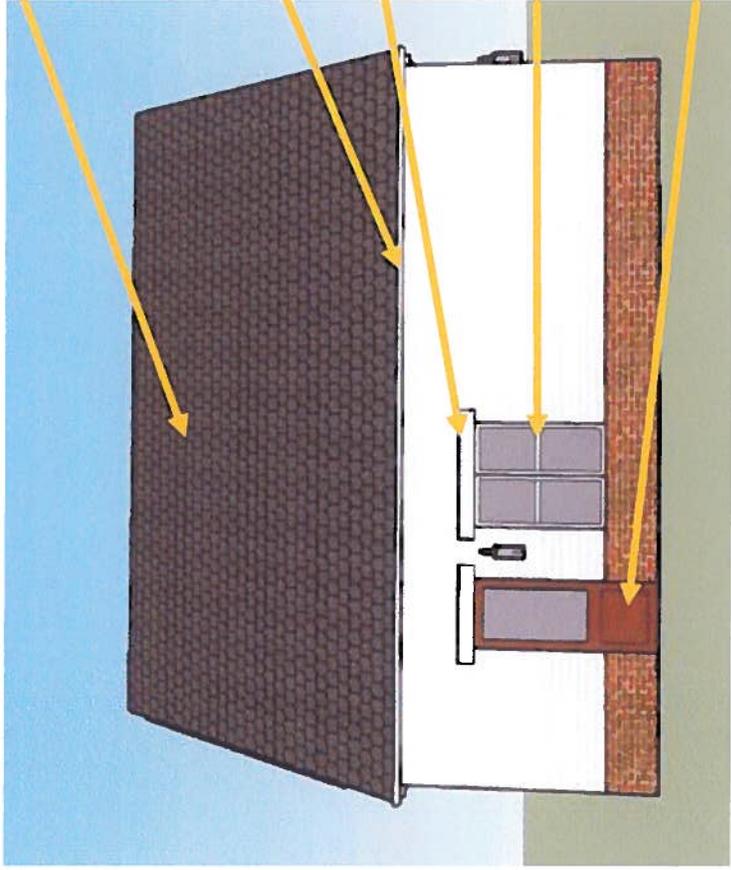
Painted Wood
Siding

Brick (to match
house) Water
Table

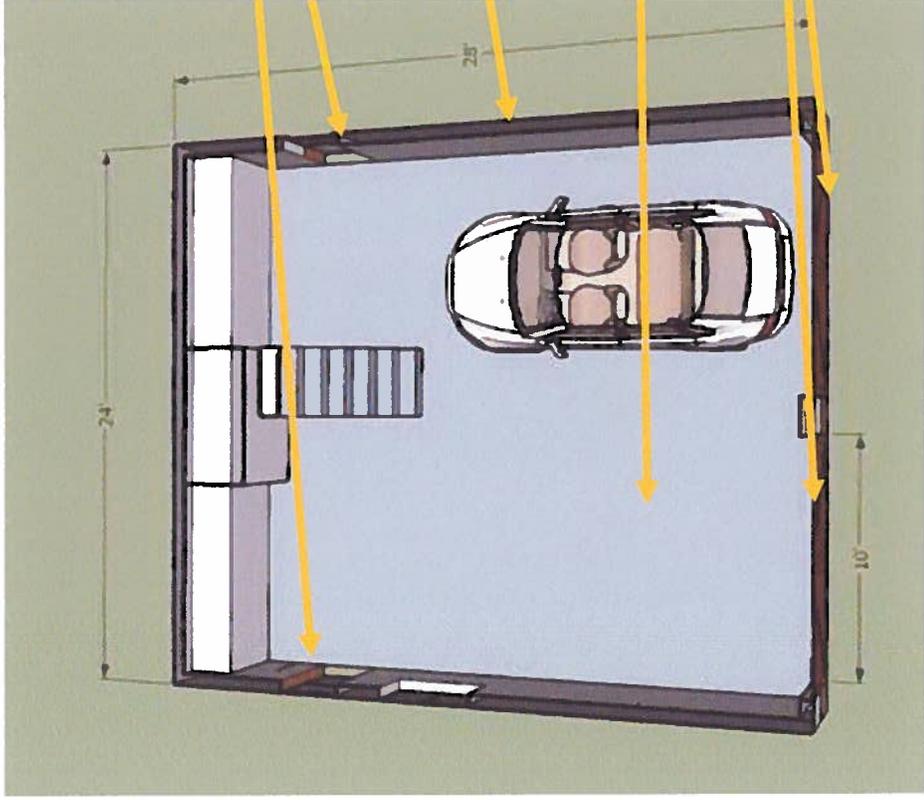


Back Elevation

- Rubber shingles with "grey slate" appearance
- Half Round Galv. Gutter with (1) Round Downspout
- Painted Wood Lintel
- Painted Wood Windows
- Dark Stained Half-Lite Wood Door



Interior Side Elevation



Side Doors

Stud Framed
Exterior Walls

Sealed Concrete
Floor

Overhead Doors

Floor Plan





City of Winchester

502 Fairmont Avenue

Tax Map Number: 153-1-B- 38-

DHR Resource Number: 138-0042-0459

Resources: 1 single dwelling; 1 prefabricated shed

Date/Period: ca. 1900

Style: Queen Anne

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



Architectural Description

Site Description: This two-story single-family dwelling is located on the northeast corner of Fairmont Avenue and West North Avenue and is sited on the high ground of a grassy lot. The property is marked by mature trees, shrubs, and foundation plantings, as well as by rock formations. A gravel driveway approaches the property from West North Avenue and travels northward along the eastern boundary of the property. A gravel walkway provides access to the dwelling from Fairmont Avenue.

Secondary Resource Summary: A one-story prefabricated shed is located near the northern boundary of the property and is sited directly north of the dwelling.

Primary Resource Description: Constructed circa 1900, this two-and-one-half-story single-family dwelling was influenced by the Queen Anne style. Set on a solid foundation of random rubble, this building is faced with stretcher-bond brick. The dwelling is primarily capped by a front-gabled roof and features multiple projecting gables; all covered with slate shingles. A molded cornice with dentils and scrolled modillions accents the roof. A central-interior brick chimney pierces the ridge of the roof and has a corbeled cap. A second interior brick chimney, with recessed panels, marks the northern slope of the roof and has a corbeled cap. The central bay of the façade (west elevation) holds a single-light, wood-frame glass door and is surmounted by a single-light transom and a wood lintel. The northernmost bay of the façade holds a single-leaf fixed wood window, which is topped by a stained glass transom and a wood lintel. The northernmost bay of the second story holds paired 1/1, double-hung, wood-sash windows. A three-sided, canted bay projects from the southernmost bay of the façade and rises the full height of the dwelling. The bay has the same material treatment as the main block and is capped by a half-hipped roof (material not visible). Fenestration consists of 1/1, double-hung, wood-sash windows. The tympanum of the façade is clad with square-butt wood shingles and is pierced by triple 1/1, double-hung, wood-sash windows. A wood lintel surmounts the opening and is topped by a semi-circular sunburst panel. All windows on the façade feature a wood sill and lintel. A one-story, wraparound porch, with a rounded southwest corner, spans the façade and extends two bays along both the north and south (side) elevations. The porch is set on a brick pier foundation with wood lattice infill and is capped by a half-hipped roof. Standing-seam metal covers the roof, which is supported by Tuscan wood columns. Turned wood balusters complete the porch, which is accessed via a flight of wooden steps in the central bay. The south and north (side) elevations are fenestrated with 1/1, double-hung, wood-sash windows. Each window opening has a wood sill and lintel. A two-story, three-sided canted bay rises along the south elevation and is set on a random rubble foundation. The bay has the same material treatment as the main block and is capped by a half-hipped roof. Fenestration consists of 1/1, double-hung, wood-sash windows. Each window has a wood sill and lintel. A gable rises above the bay and has a roof covered with slate shingles. The tympanum is clad with square-butt wood shingles and is pierced by a 1/1, double-hung, wood-sash window with a pedimented surround. A three-sided rectangular bay rises the full height of the north elevation and is capped by a gabled roof of slate shingles. The bay has the same material treatment as the main block and features a tympanum clad with square-butt wood shingles. Visible fenestration consists of single and paired 1/1, double-hung, wood-sash windows. Each window opening has a wood sill and lintel.

A two-story ell extends from the northernmost bay of the rear (east) elevation and is original. The ell has the same material treatment as the main block and is capped by a front-gabled roof of slate shingles. Cornice returns, dentil molding, and scrolled modillions, finish the roof. The upper gable end is clad with weatherboard wood siding. An interior-end paneled brick chimney rises from the east elevation and has a corbeled cap. Fenestration consists of a single-leaf, paneled wood door with lights and 1/1, double-hung, wood-sash windows. Each window opening has a wood sill and lintel. A one-story appendage extends from the north elevation of the ell and is original. The appendage has the same material treatment as the main block and is capped by a half-hipped roof (material not visible). Visible fenestration consists of 1/1, double-hung, wood-sash windows. A two-story porch is located on the south elevation of the ell and is also original. The porch is set on a wood post foundation and is capped by a half-hipped roof of standing-seam metal. Square wood posts support the second story and the roof. Square wood balusters encircle the second story of the porch.

Secondary Resource Description: A one-story, one-bay prefabricated shed, constructed circa 2000, is located north of the dwelling. The wood-frame shed is clad with standing-seam metal and is capped by a gabled roof. The shed was not visible from the public right-of-way due to trees and foliage.

Significance Statement: This single-family dwelling is a distinctive example of the domestic architecture constructed along Fairmont Avenue in the City of Winchester during the early twentieth century. Influenced by the Queen Anne style, this single-family dwelling is sited on a prominent elevated lot at the intersection of Fairmont Avenue and West North Avenue. 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 1900 date of construction. This building retains integrity of materials, workmanship, and design. Further, it 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- 110-033
 DATE SUBMITTED: 10/10/2010



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 15 North Cameron Street
 Winchester, VA 22601

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

Please print or type all information:

407-353-9074 Telephone
Winchesterartmarket@gmail.com E-mail address

Kim Johnston Applicant
9 N. Loudoun St 340 Fairmont Ave #1 Street Address
Winchester VA 22601 City / State / Zip

703-624-7231 Telephone
marilyn@brightboxtheater.com E-mail address

Marilyn Finnemore Property Owner (Name as appears in Land Records)
9 N. Loudoun St Street Address
Winchester VA 22601 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 9 N. Loudoun Street Use: Commercial
 Zoning: B1 (HW) Year Constructed: 1900 Historic Plaque? Y() N(v) 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 checked="" 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



Winchester Art Mural Project

Specifically for Bright Box

2016 Proposal

A beautification project for Old Town Winchester's Indian Alley

Abstract:

Kim Johnston, creative consultant and founder of WAM! Winchester Art Market, is working on a multi-year project to pair building owners with artists to create murals along Indian Alley and provide beautification and interest of a well-traveled drive-thru alleyway. Although several building owners in Old Town with rear-facing walls to Indian Alley are interested in participating, Kim looks to begin the project with the success of one mural at a time.

Goals/Objectives:

- To beautify Indian Alley and provide interest with this unique project
- To increase arts & other tourism to Winchester VA
- To increase arts awareness in Winchester VA
- To help portray a Winchester that supports the arts
- To bring the community a sense of pride within the arts

Partners & Responsibilities:

• **Building Owners:** Several building owners with rear-facing facades on Indian Alley are currently interested in the project. The first phase of the project will focus on Bright Box with expansion to other buildings in the future. All future buildings will be added to our waiting list and each building mural will be submitted for approval with the BAR.

1. **Bright Box mural location-** the North-facing wall on Indian Alley; mural would be painted on the wall facing the Braddock Street parking garage. *Please see attached photo (A).* Notice the wall is already painted a yellow-gold color.
2. **Bright Box permission-** I have attached a recently dated email from the owner Marilyn Finnemore giving permission for a mural to go on her building in Indian Alley. She has also already approved the artwork. *See attached email in Appendix labeled C.*

- **Artists:** Artists will be vetted and selected by the Winchester Art Mural Project committee. After being selected, each artist will be paired with a building with Kim Johnston working as a liaison between the two.

1. **Lia Mendez** is an artist from California who recently lived in Winchester and is the artist selected for the Bright Box North-facing wall.
2. **Bright Box artwork for mural-** Lia Mendez has submitted artwork of Patsy Cline in a nod to pop art and Winchester's rich musical heritage. The artwork attached is in graphic form (meaning it is a computer-generated drawing by Lia Mendez). She has also hand-carved her image in her typical style (as seen) and is putting together for the final rendering. *Please see attached images in Appendix, labeled B.*

Timeline:

The project will take place in four steps:

- **Step 1, Presentation to the Board of Architectural Review**

Step 1 presentation of artwork and mural project for Bright Box to the BAR for approval to move forward with the project.

- **Step 2, Phase I Execution**

Gathering of materials will begin once approval is granted from the BAR. The execution in Phase I will begin as soon as weather allows and materials are gathered. This may be November of 2016 or as late as Spring of 2017.

- **Step 3, Phase II Execution**

Following the completion of the Bright Box mural, there will be an evaluation process engaging Old Town Winchester, the artist, business owner and other participating partners to do a press release and other social media engagement.

- **Step 4, Mural Maintenance**

This final step of the mural process will work with each building owner to decide the best long term plan for the mural which will then be executed by the partners of the mural project. Building owners are expected to contribute buy-in to help with the feasibility and maintenance of the mural.

Evaluation:

Each mural will be evaluated with the building owner and artist to confirm the execution of the intended design and overall satisfaction from each party. The overall evaluation will take place with all involved partners after each phase of execution is complete.

For questions and more details:

Please contact Kim Johnston at winchesterartmarket@gmail.com or 407-353-9074.

Appendix

A) Bright Box North-facing wall to be painted in it's current state.



Appendix continued next page

B) Artwork of Patsy Cline by Lia Mendez



(computer generated image by hand with color)



(hand carved image in progress)

Appendix continued next page

C) Copy of email of approval from Marilyn Finnemore, owner of Bright Box.

Marilyn Finnemore <MFinnemore@mindandmedia.com>

**to: Kim
Johnst
on
<winch
esterart
market
@gmail
.com>**

**date: Fri, Oct
7, 2016
at 4:04
PM**

**subject: Permis
sion**

Kim,

**I give permission and full support to putting a mural on the rear north facing wall of Bright Center. The proposed Patsy Cline design is perfect both for Winchester and for Bright Box as a performance venue and will be an ideal catalyst for a series of murals throughout downtown. I stand by to help in any way.
Marilyn**



City of Winchester

9-15 North Loudoun Street

Tax Map Number: 193-01-B-6-

DHR Resource Number: 138-0042-0689

Resources: 1 commercial building

Date/Period: ca. 1885

Style: Italianate (altered)

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: This three-story commercial building is located on the west side of North Loudoun Street and directly fronts the concrete and brick sidewalk of the pedestrian mall. An asphalt parking lot is located to the west (rear) of the building. North Indian Alley forms the westernmost boundary of the property.

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

Primary Resource Description: : The building at 9-15 North Loudoun Street is composed of what were historically three separate commercial buildings, 9 North Loudoun Street to the south, 11-13 North Loudoun Street in the center, and 15 North Loudoun Street set to the north. Although the buildings currently function as space for one commercial property, they remain visually distinct. The buildings at 11-13 and 15 North Loudoun Street appear to have been constructed as early as 1885 according to Sanborn Fire Insurance maps. A three-story building is shown on Sanborn Fire Insurance maps in 1885 that may correspond to 9 North Loudoun Street; however, extensive rehabilitation of this structure has obscured its date of construction, and it is possible that it is twentieth-century construction.

The building at 9 North Loudoun Street is a three-story, four-bay wide commercial building set on a solid foundation (material not visible) and finished with stucco (structural system not visible). The roof is not visible from the public right-of-way, its prominent boxed cornice is stuccoed. The first story of its façade (east elevation) has been altered in the twentieth century for its commercial use. A flat metal, full-width awning shelters the first story. A half-canted recessed entry is located in the northernmost bay, it is marked by a double-leaf glass door in a metal frame with one-light sidelights and a one-light transom. The southernmost bays of the storefront are marked by two-light fixed metal windows surmounted by a two-light transom. A window is centered in each bay of the second and third stories; each opening is a 1/1 double-hung vinyl sash window with a stuccoed sill and surmounted by a stuccoed segmental arch with keystone. The south (side) elevation reveals concrete block construction; as noted, it is unclear if the entire property has been reconstructed with concrete block. The rear (west) elevation is fenestrated with a storefront entry at the first floor. A half-canted double-leaf glass in metal frame door marks the north bay, paired one-light fixed windows are located to its south. The second story is fenestrated with paired one-light metal casement windows with stucco sills.

The building at 11-13 North Loudoun Street is a three-story, three-bay commercial building. Sanborn Fire Insurance maps show that it was constructed circa 1880; it has recently been rehabilitated. Set on a solid foundation (material not visible), this brick building has been stuccoed. Its roof type and material is not visible from the public right-of-way, but is embellished at the façade with a stuccoed architrave and cornice. The façade (east elevation) is framed by wide, stuccoed corner pilasters. The first story of the façade has been altered in the twentieth century for its commercial use. It is marked by fixed, one-light metal storefront windows surmounted by metal transoms; there is no door entry. A metal architrave separates the first story from the second story above. The second story is fenestrated with three regularly spaced short 1/1 double-hung metal sash windows with stuccoed sills and lintels. Three windows are centered above in the third story; each is a taller, 1/1 double-hung metal sash window with typical surround. A two-story stretcher-bond brick addition, likely constructed in the twentieth century, extends from the rear (west) elevation of the main building. It is set beneath a shed roof that slopes west; the roof is accented by an applied metal cornice with metal brackets. An interior side brick chimney with a metal cap rises at the south elevation. The first story is fenestrated with a single-leaf flush metal door and two single-light metal casement windows set in a metal surround. Three evenly spaced windows mark the second story, each is a paired one-light metal casement window. The south (side) elevation is marked by an identical casement window and with a nine-light fixed metal window.

The building at 15 North Loudoun Street is a two-story, four-bay commercial building. Sanborn Fire Insurance maps show that it was constructed circa 1880. The building appears as a three-story structure on Sanborn maps, it currently reads as a two-story building at the façade due to recent rehabilitation. Set on a solid foundation (material not visible), this masonry building has been stuccoed. Set beneath a flat roof (material not visible), it has been embellished with a stuccoed cornice and prominent brackets. The first story of the façade (east elevation) has been altered for its commercial use. A recessed entry is located in the southernmost bay; it is marked by a double-leaf glass door in a metal frame and surmounted by a one-light metal transom. Fixed, one-light metal storefront windows mark the northernmost bays of the first story. The first story is sheltered beneath a hanging, flat-roof awning with a copper fascia. The second story is fenestrated with four evenly spaced window openings, each 6/9 double-hung wood sash with a stuccoed concrete sill and a stuccoed flat arch with keystone. A two-story concrete block addition extends from the rear (west) elevation of the building; it is not fenestrated. A two-story, six-course American-bond brick addition extends from the rear of the concrete block addition. Its roof type and material is not visible from the public right-of-way, but is embellished at the roofline with an applied metal cornice with metal brackets. It is fenestrated at its rear elevation with two single-leaf flush metal doors, and with three single-light fixed over single-light awning windows.

Significance Statement: This property is composed of three buildings that represent commercial architecture built in the City of Winchester. Based on Sanborn Fire Insurance maps, it appears that these buildings were constructed in the late nineteenth century, but each building has been extensively altered and it is no longer possible to estimate a date of construction based on their form or materials. This property retains integrity of location and setting, but as a result of extensive alteration to each building, the property no longer retains integrity of materials, workmanship or design, and as a result, integrity of feeling and association has also been compromised. This property is therefore a non-contributing resource to the Winchester Historic District.

CERTIFICATE #: BAR- 16-639
 DATE SUBMITTED: 01/14/16



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:

URBAN DEVELOPMENT PARTNERS
 Applicant
P.O. Box 77
 Street Address
Corley VA 22637
 City / State / Zip

540-686-2221
 Telephone
MGEABOUSK@462PGMAIL.COM
 E-mail address

[Signature]
 Property Owner's Signature
540-686-2221
 Telephone
MGEABOUSK@462PGMAIL.COM
 E-mail address

URBAN DEVELOPMENT PARTNERS
 Property Owner (Name as appears in Land Records)
P.O. Box 77
 Street Address
Corley VA 22637
 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 22 E MONMOUTH ST. Use: _____
 Zoning: _____ (HW) Year Constructed: 1920 Historic Plaque? Y () N (X) Number: _____

TYPE OF REQUEST

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

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

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



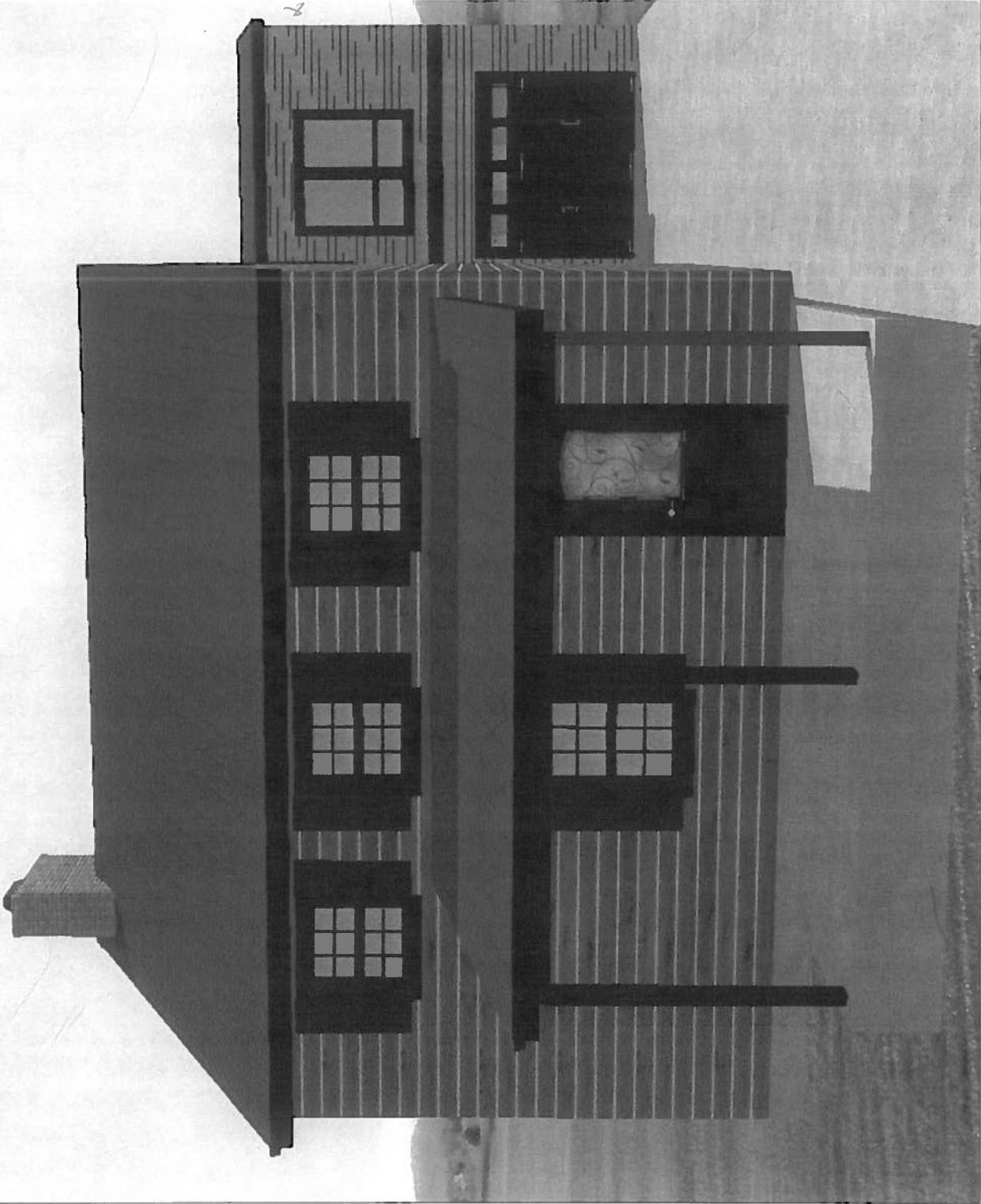
URBAN
DEVELOPMENT PARTNERS

DRAWN BY:

Kenneth Ostrom 301-221-4400

22 E. MONMOUTH ST.
WINCHESTER VA 22601

FRONT ELEVATION



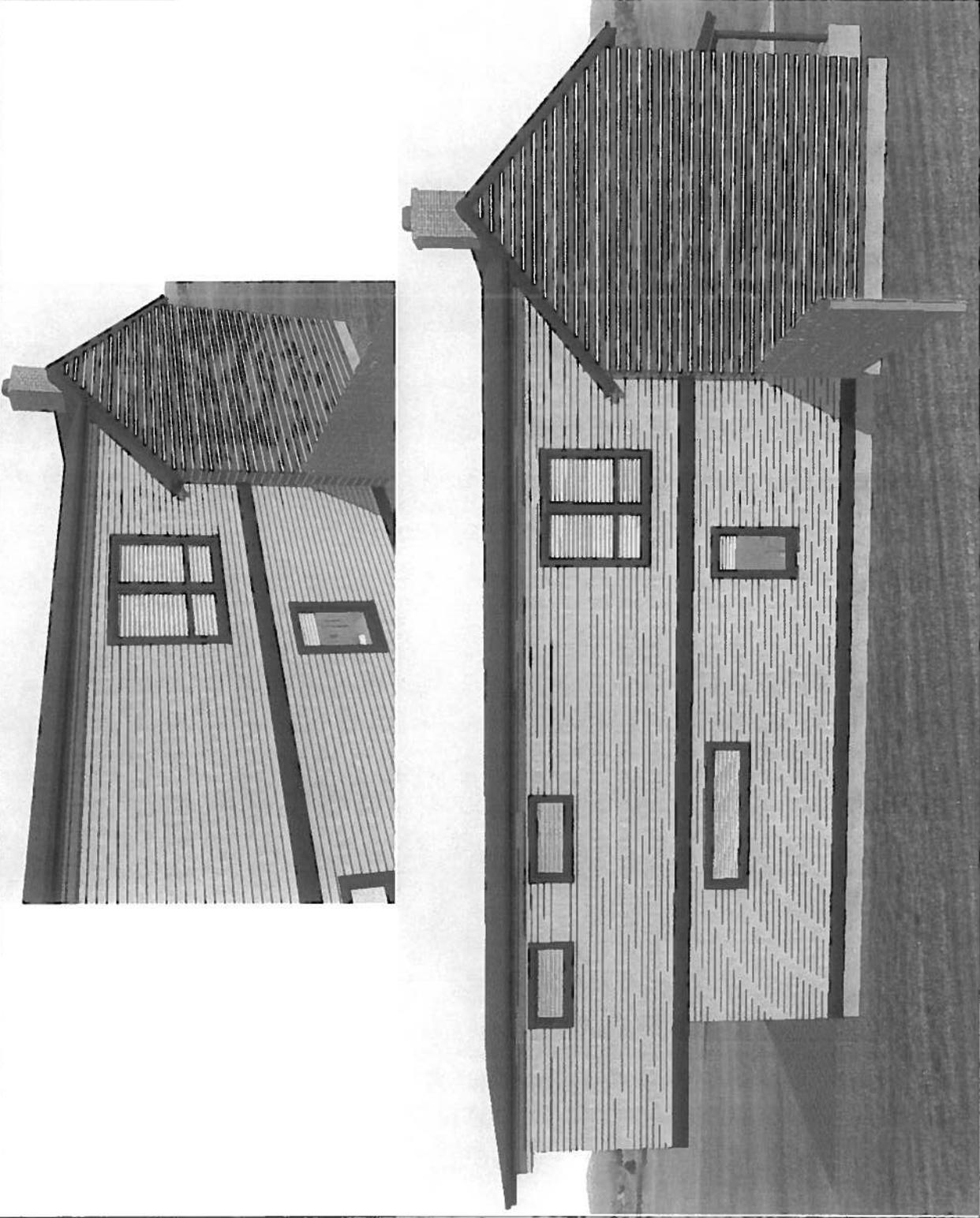
WEST ELEVATION

22 E. MONMOUTH ST.
WINCHESTER VA 22601

DRAWN BY:
Kenneth Ostrom 301-221-4400



URBAN
DEVELOPMENT PARTNERS





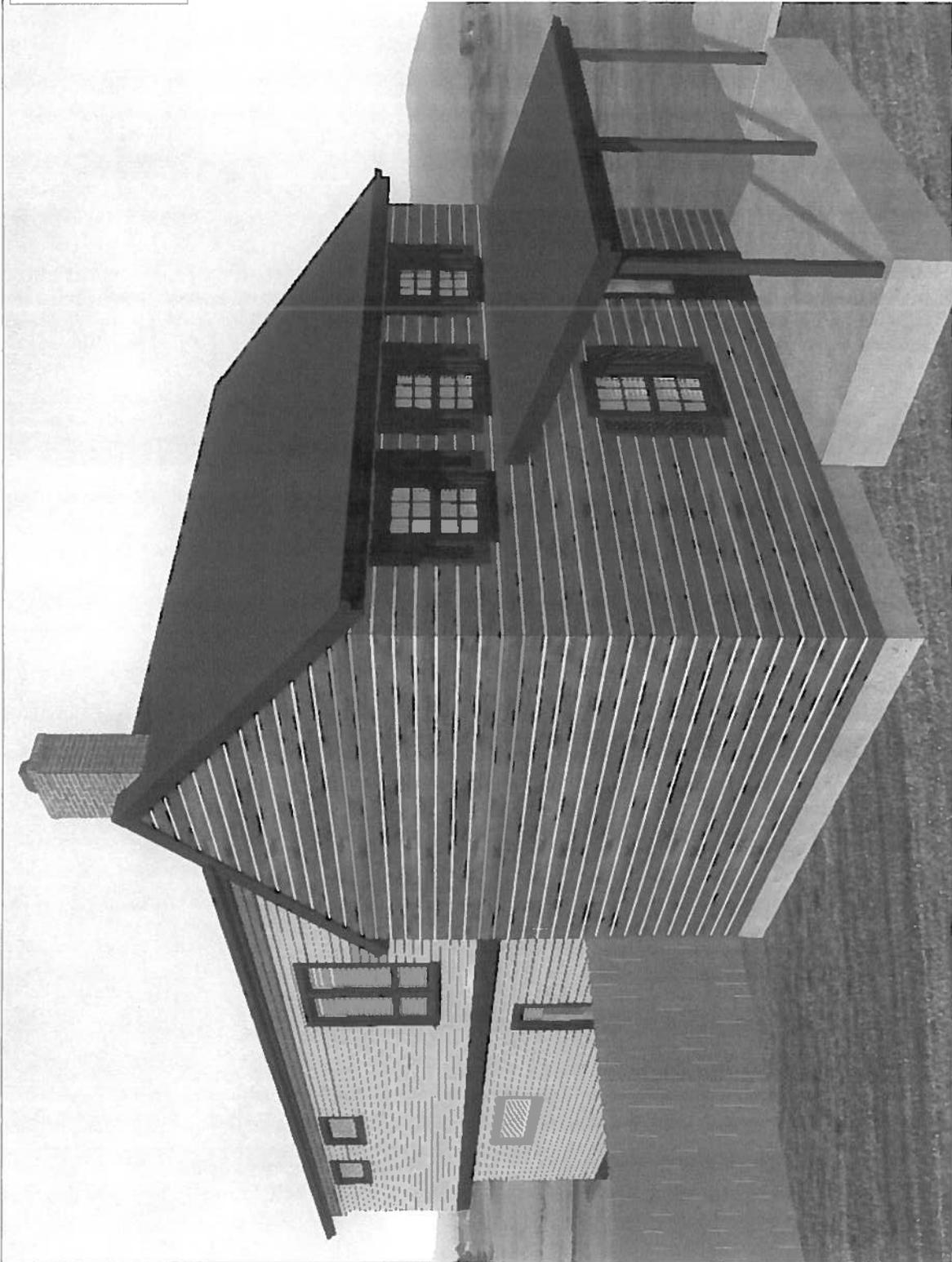
URBAN
DEVELOPMENT PARTNERS

DRAWN BY

Kenneth Ostrom 901.221.4000

22 E. MONMOUTH ST.
WINCHESTER VA 22601

SW FRONT ELEVATION





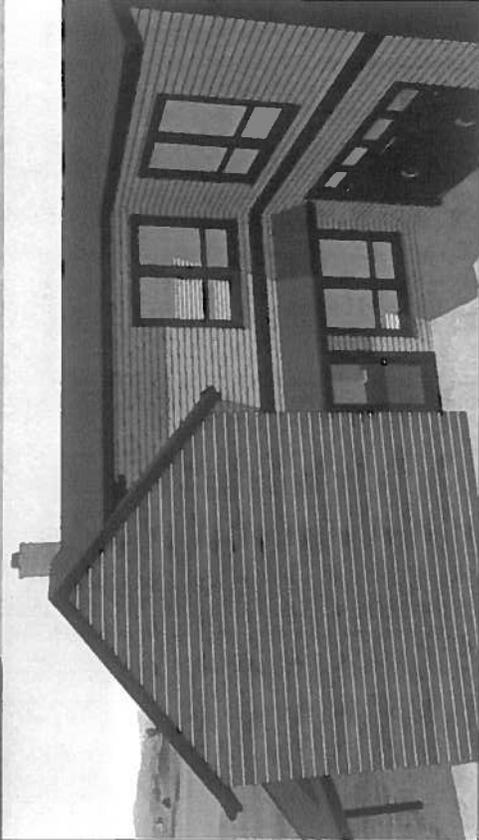
URBAN
DEVELOPMENT PARTNERS

DRAWN BY:

Kenneth Ostrom 301-21-4400

22 E. MONMOUTH ST.
WINCHESTER VA 22601

SE FRONT ELEVATION



REAR ELEVATION

22 E. MONMOUTH ST.
WINCHESTER VA 22601

DRAWN BY
Kenneth Ostrom 301-271-4400

URBAN
DEVELOPMENT PARTNERS





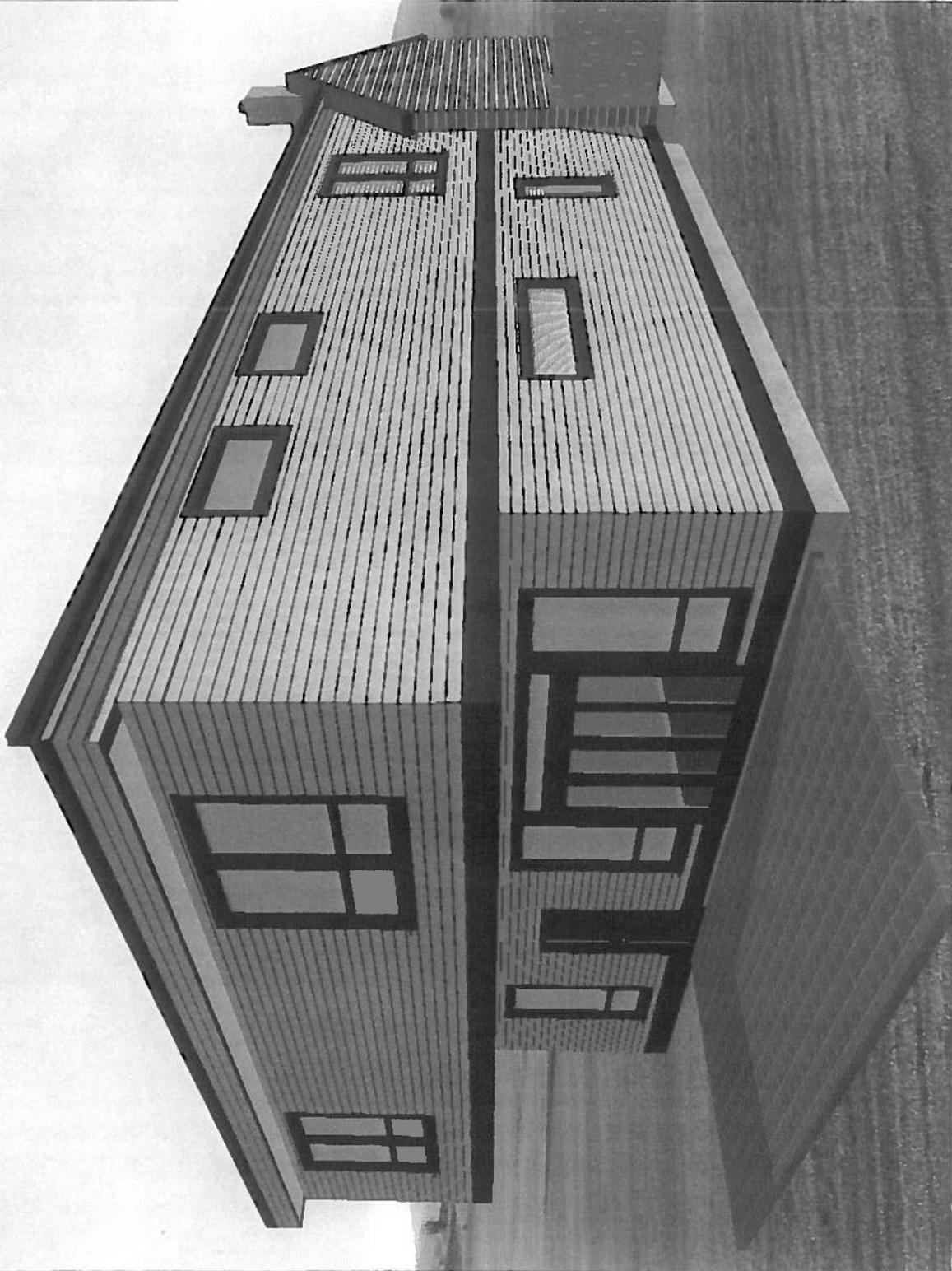
URBAN
DEVELOPMENT PARTNERS

DRAWN BY:

Kenneth Ostrom 301-271-4000

22 E. MONMOUTH ST.
WINCHESTER VA 22601

NW REAR ELEVATION







City of Winchester

22 East Monmouth Street

Tax Map Number: 213-1-A-9-

DHR Resource Number: 138-0042-0822

Resources: 1 single dwelling; 1 shed

Date/Period: ca. 1860

Style: Vernacular

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



Architectural Description

Site Description: This single dwelling is located on the north side of East Monmouth Street and directly fronts the concrete sidewalk. The dwelling is sited on a sloping lot that features mature trees and shrubs, as well as landscaping. A short concrete retaining wall topped with metal fencing lines the sidewalk and encloses the front yard of the dwelling. A concrete walkway leads from the sidewalk and travels past the east (side) elevation of the dwelling and terminates in the rear yard of the property.

Secondary Resource Summary: A shed is located northeast of the dwelling.

Primary Resource Description: This two-story, three-bay vernacular single dwelling was constructed circa 1860. Believed to be a log structure, the dwelling is clad with wood weatherboard siding with wood corner boards and is set on a stone pier foundation that has been infilled with concrete blocks. A side-gabled roof of standing-seam metal caps the dwelling. The roof is finished with a boxed cornice and plain raking boards. An interior-end brick chimney rises from the west (side) elevation and pierces the roof at the ridge. The easternmost bay on the façade contains a single-leaf paneled wood door with a square-edged wood surround. The window openings on the façade contain 1/1, double-hung, vinyl-sash windows with false 6/6 vinyl muntins, square-edged wood surrounds and operable louvered wood shutters. The upper gable end of the east and west elevations contain a rectangular-shaped louvered wood vent with a square-edged wood surround.

A two-story addition is located on the northwest corner of the rear addition and is possibly an original ell. This ell appears on the 1903 Sanborn Fire Insurance map, the first year that the area was recorded. The wood-frame addition is clad with wood weatherboard siding and is set on a solid foundation. The roofing type and material were not visible from the public right-of-way, but it is possible that the addition is front-gabled.

A one-story, two-bay porch, constructed circa 1915, is located on the façade and is set on a solid poured concrete foundation. The half-hipped roof of the porch is covered with standing-seam metal and is supported by metal filigree posts. Metal balusters complete the porch.

A two-story addition is located on the east elevation of the addition and was originally two-story porch constructed between 1912 and 1921. The first story of the addition is constructed of concrete blocks and is set on a solid concrete block foundation. The wood-frame second story is clad with German wood siding and is capped by a shed roof. The first story of the addition is fenestrated with six-light fixed wood windows and the second story is fenestrated with three-light wood windows.

A one-story addition, constructed between 1912 and 1921, is located on the northwest corner of the rear elevation of the possible original ell. The wood-frame addition is clad with wood weatherboard siding. A shed roof caps the addition. The roofing material and foundation were not visible from the public right-of-way.

A one-story addition, constructed circa 1960, is located on the northeast corner of the possibly enclosed porch. The addition is constructed of concrete blocks and is capped by a half-hipped roof of standing-seam metal. The east elevation is fenestrated with a single-leaf door and a double-hung window. The rear elevation of this addition was not visible from the public right-of-way.

Secondary Resource Description: A one-story, one-bay shed is located northeast of the dwelling and was constructed circa 1950. The wood-frame shed is clad with wood weatherboard siding and is covered by a shed roof covered with corrugated metal. The foundation and fenestration were not visible from the public right-of-way.

Significance Statement: This vernacular single dwelling is representative of the domestic architecture constructed in the City of Winchester during the mid-nineteenth century. Walter Kidney, a local historian, recorded in his book *Winchester: Limestone, Sycamores, and Architecture* that this dwelling was constructed circa 1890. Given the form and materials of the dwelling, a circa 1860 date of construction seems more likely. This single dwelling retains integrity of materials, workmanship, and design, despite the construction of additions on the rear elevation. Further, the integrity of location and setting have been maintained. All of these aspects contribute to integrity of feeling and association. This single dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.