

**BOARD OF ARCHITECTURAL REVIEW  
AGENDA  
November 17, 2016 - 4:00 PM  
Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – October 20, 2016
- C. Citizen Comments

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

- A. **BAR 16-681** Request of Fairfax Hall Properties, LLC for a Certificate of Appropriateness to replace the roof at 122 S. Cameron Street.
- B. **BAR 16-685** Request of Linda Zuckerman for a Certificate of Appropriateness to reconstruct the building located at 137 S. Loudoun Street.

**4. OLD BUSINESS**

- A. **BAR 16-631** Request of Kyle Hopkins for a Certificate of Appropriateness to construct a carriage house at 502 Fairmont Ave.

**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 20, 2016, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

### **POINTS OF ORDER:**

**PRESENT:** Vice Chairman Walker, Mr. Chasler, Ms. Elgin, Ms. Jackson, Mr. Packard

**ABSENT:** Ms. Schroth

**STAFF:** Josh Crump, Jacquelyn Mathes

**VISITORS:** Howard Colson, Kyle Hopkins, Kim Johnston, Mike Grabowski

Vice Chairman Walker called for corrections or additions to the minutes of October 6, 2016. Mr. Chasler made a motion to approve the minutes from October 6, 2016. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed 4-0-1 (Vice Chairman Walker)

### **ELECTION OF OFFICERS:**

*Ms. Jackson made a motion to appoint Vice Chairman Walker as the new Chairman of the Board. Ms. Elgin seconded the motion. A voice vote was taken and the motion passed 4-0.*

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

### **CITIZEN COMMENTS:**

None

### **CONSENT AGENDA:**

None

### **NEW BUSINESS:**

**BAR 16-619** Request of Yount Hyde & Barbour for a Certificate of Appropriateness to replace the garage doors at 301 S. Cameron Street.

Howard Colson stated that the garage doors at 301 S. Cameron are in severe disrepair and need to be replaced.

Mr. Colson proposed replacing the existing pressed board garage doors with a metal garage door in a colonial style. The proposed doors would not have windows.

The Board and Mr. Colson discussed using substitute materials such as a composite wood door in lieu of the metal door. Mr. Colson stated that he would gather more information and come back to the Board for approval

*Vice Chairwoman Jackson made a motion to table **BAR 16-619** in lieu of further information to be presented in two weeks. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 5-0.*

**BAR 16-631** Request of Kyle Hopkins for a Certificate of Appropriateness to construct a carriage house at 502 Fairmont Ave.

Mr. Hopkins addressed the Board and proposed constructing a carriage house in the back corner of the lot. He mentioned that in the 1920's there were two buildings in that general area of the lot but they were torn down by the time he purchased the home in 2015.

The design includes bracketing, dentals, and painted cedar shakes to match the gable of the existing house. The carriage house will feature Ply Gem 100 double-hung wood windows, painted wood siding, dark stained wood carriage house style doors and brick water table to match the existing house.

The proposed roof will be rubber shingles with a grey slate appearance and half round gutters with a round downspout.

There will be a solid wood panel door on the alleyway side and a half-lite wood door on the interior side of the carriage house.

There was discussion about the roof materials. The Board stated that they think a synthetic slate closer in design to the one being used on the Winchester Little Theater or the Floor Shop would look better. The proposed rubber slate is has a shiny finish that doesn't look as good.

Mr. Hopkins stated that the original proposal shows a wooden carriage style garage door, however, the supplier he is using informed him they do not make those in solid wood, it would actually be a metal door.

Mr. Hopkins emphasized that he would really like a wooden carriage style garage doors but getting them custom made isn't an option for him.

Mr. Chasler asked if the company he was using made a composite door similar to the carriage style garage door and if that was an option to him.

Mr. Hopkins stated he was definitely open to that idea and he will look into it.

*Ms. Elgin made a motion to grant a Certificate of Appropriateness for **BAR 16-631** with the exception to bring back composite slate and door options. Otherwise, as submitted including the windows. Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 5-0.*

**BAR 16-633** Request of Kim Johnston for a Certificate of Appropriateness to create a mural on the structure at 9 N. Loudoun Street.

Ms. Johnston spoke with the Board about painting historical figure Patsy Cline onto the building to breathe life into that area. She emphasized that the building is very drab on the Indian Alley side and adding this mural will not only bring arts to the area but also make the building more enjoyable for everyone.

She provided the Board with a sketch of the mural showing Patsy Cline with the Winchester Apple Blossom colors.

Vice Chairwoman Jackson asked about the type of paint that is going to be used and if it can be changed.

Ms. Johnston stated that the paint will be UV protected outdoor paint that has a life of about 20 years. They do hope to keep it up for 5-10 years. However, if there is a lot of positive feedback from it they may want to change it sooner.

Chairman Walker stated that he thinks this is a nice celebration of local artists and it will be beautifying an area that doesn't get a lot of attention.

*Mr. Chasler made a motion to grant a Certificate of Appropriateness for **BAR 16-633** as presented. Ms. Elgin seconded the motion. A voice vote was taken and the motion passed 5-0.*

**BAR 16-639** Request of Urban Development Partners for a Certificate of Appropriateness for an addition at 22 E. Monmouth Street.

Mike Grabowski presented his design for the addition to the Board. He stated that after they started the demo they discovered that there were 8x8 logs underneath the front of the home. They would like to expose this log and restore it.

The existing windows in the front of the house are wood clad and Mr. Grabowski stated that he plans to reuse them. However, he would like to change the mutton

from 6 over 6 to a 2 over 1. Also, the existing shutters are vinyl and he would most likely be using wood shutters instead.

The siding and trim will be a thermal modified poplar wood that will be painted, however, Mr. Grabowski didn't have an example with him.

Chairman Walker stated that he is excited about this addition and likes the historical to modern look Mr. Grabowski is proposing. Approval for the conceptual building design seems fit and he will need to come back to the board once he has definite materials for the finishes.

The board also suggested a timber porch instead of the concrete. Mr. Grabowski agreed and said that he would resubmit for that.

*Mr. Packard made a motion to grant a Certificate of Appropriateness for the concept of **BAR 16-639** Mr. Grabowski will need final approval for windows, garage doors, front porch, and siding. Vice Chairwoman Jackson seconded the motion. A voice vote was taken and the motion passed 5-0.*

**OLD BUSINESS:**

None

**OTHER BUSINESS:**

None

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 5:09 pm.

CERTIFICATE #: BAR-10-681  
 DATE SUBMITTED: 11/4/2014



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>	Fairfax Hall Properties, LLC
540-247-7073	Applicant
Telephone	112 S. Cameron St
bmlaw1@comcast.net	Street Address
E-mail address	Winchester, Va 22601
	City / State / Zip

<i>[Signature]</i>	Fairfax Hall Properties, LLC
Property Owner's Signature	Property Owner (Name as appears in Land Records)
540-247-7073	112 S. Cameron St
Telephone	Street Address
bmlaw1@comcast.net	Winchester, Va. 22601
E-mail address	City / State / Zip

**PROPERTY LOCATION**

Current Street Address(es) 122 S. Cameron St Use: Office  
 Zoning: B 1 (HW) Year Constructed: 1900 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 checked="" type="checkbox"/> Other (specify) Replace existing shingle roof with CertainTeed Coblestone Gray LANDMARK SERIES Shingles		

**\*\*\*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





# City of Winchester

## 122 South Cameron Street

Tax Map Number: 193-1-P-5-

DHR Resource Number: 138-0042-0243

Resources: 1 single dwelling

Date/Period: ca. 1895

Style: Italianate

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 east side of South Cameron Street. The building fronts the brick sidewalk with no setback and is sited on a level lot. A gravel parking lot is located in the rear of the property. The dwelling directly abuts 130 South Cameron Street.

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

**Primary Resource Description:** This two-story, three-bay single dwelling is set on a solid coursed stone foundation that has been painted. The wood-frame dwelling is clad with German wood siding and is capped by a side-gabled roof. The roof is covered with asphalt shingles and is finished with overhanging eaves, cornice returns, raking cornice, and a scrolled modillion cornice of the Italianate style. Two interior brick chimneys pierce the roof on the eastern slope. Foundation-level windows that may have once contained awning windows are now infilled with brick. The window openings on the façade contain 2/2, double-hung, wood-sash windows with square-edged wood surrounds with architrave cornices and inoperable louvered shutters. A centrally placed, single-leaf, paneled wood door with a one-light transom pierces the façade and has a wood surround with architrave cornice. A poured concrete stoop with side-entry steps and a metal balustrade provides access to the main entrance. The north side and rear (east) elevation are fenestrated with 2/2, double-hung, wood-sash windows with square-edged wood surrounds and architrave cornices. The centrally placed, single-leaf door on the first story is wood frame with one light and has a one-light transom. The centrally placed, single-leaf, wood door on the second story of the rear elevation is paneled and has lights. A shed-roofed, two-story, three-bay porch, circa 1915, is located on the rear (east) elevation and is set on a brick pier foundation. The first story is supported by turned wood posts and has square wood balusters and a central entry. The screened-in second story supports the shed roof with square wood posts.

A two-story rear addition, circa 1915, is located on the southeast corner and has a shed roof. The addition is clad with German wood siding and is fenestrated with paired vinyl sliding windows with square-edged surrounds.

**Significance Statement:** This single-family dwelling is indicative of the domestic architecture constructed in the City of Winchester in the late nineteenth century. A local historian, Walter Kidney, in his book (*Winchester: Limestone, Sycamores and Architecture*) records that the building dates from circa 1880; however, the Sanborn Fire Insurance maps document a building on the property in 1885 and 1891 as being only one story in height. The form and style of the Italianate building currently on this property is reflective of domestic architecture at the end of the nineteenth century, which is supported by the Sanborn Fire Insurance map for 1897. As such, this single dwelling retains integrity of materials, design, and workmanship despite the addition of a two-story porch on the rear elevation circa 1915. Further, the integrity of location and setting is strong. All of these aspects contribute to integrity of feeling and association. Therefore, this single dwelling qualifies under Criteria A and C as a contributing resource to the Winchester Historic District.

CERTIFICATE #: BAR- 110-685  
 DATE SUBMITTED: 11/4/2014



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:

Linda Zuckerman Rhonda Davis  
 Applicant

540-662-0505  
 Telephone

218 W. Whitlock Ave.  
 Street Address

linda-zuckerman@comcast.net  
 E-mail address

Winchester, Va. 22601  
 City / State / Zip

Linda Zuckerman  
 Property Owner's Signature

540-662-0505 540-514-3630  
 Telephone

137 S. Loudoun Street LLC  
 Property Owner (Name as appears in Land Records)

137 S. Loudoun St.  
 Street Address

linda-zuckerman@comcast.net  
 E-mail address

Winchester, Va. 22601  
 City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 137 South Loudoun Street Use: Business/Residential  
 Zoning: X (HW) Year Constructed: c. 1880 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) Reconstruction after fire		

**\*\*\*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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November 4, 2016

Winchester Planning & Zoning  
Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Re: *Beyond the Fringe*

To Whom It May Concern:

This project is for the reconstruction of an existing building located within the Historic District due to partial loss by fire. The intent is to reconstruct the building as close as possible to its original configuration while maintaining the requirements of the Historic District.

Sincerely,



Justin P. Nester  
Project Manager, *Architecture Design Concepts, P.C.*  
d.b.a. "DESIGN CONCEPTS"



**DESIGN CONCEPTS**

*architecture + interiors*

129 -131 South Loudoun Street, Winchester, VA 22601

Phone: (540) 722-7247; Fax: (540) 722-7248

architect@1designconcepts.com

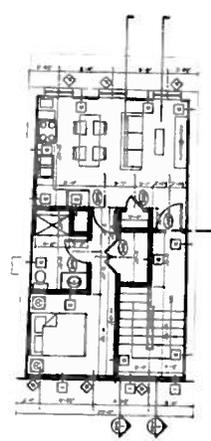


THE AMERICAN INSTITUTE  
OF ARCHITECTS

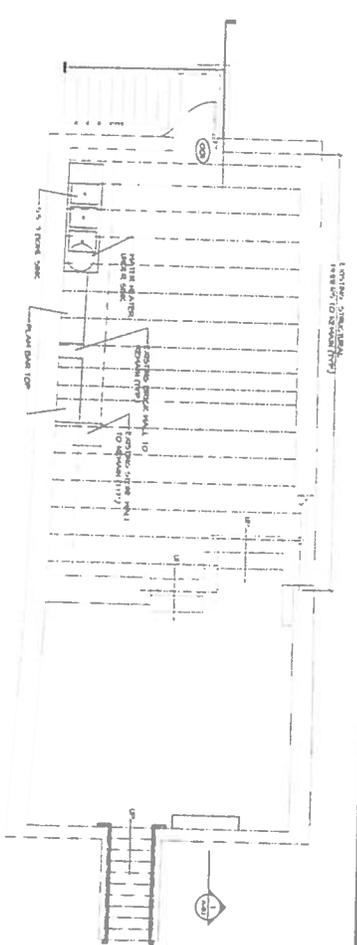




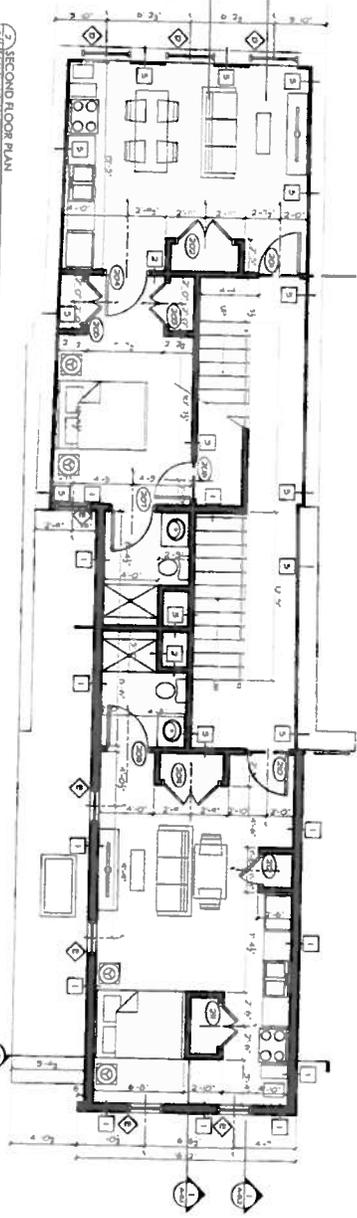




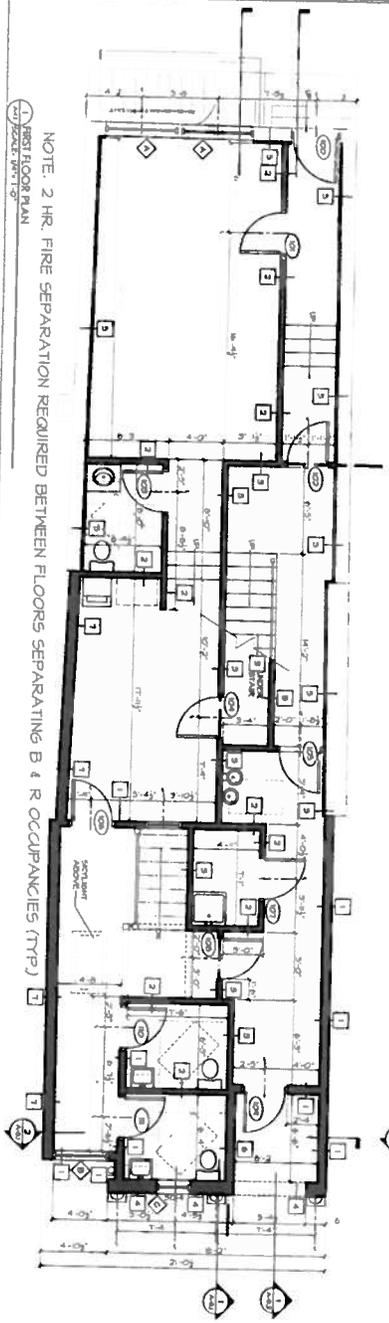
3 THIRD FLOOR PLAN



2 BASEMENT FLOOR PLAN



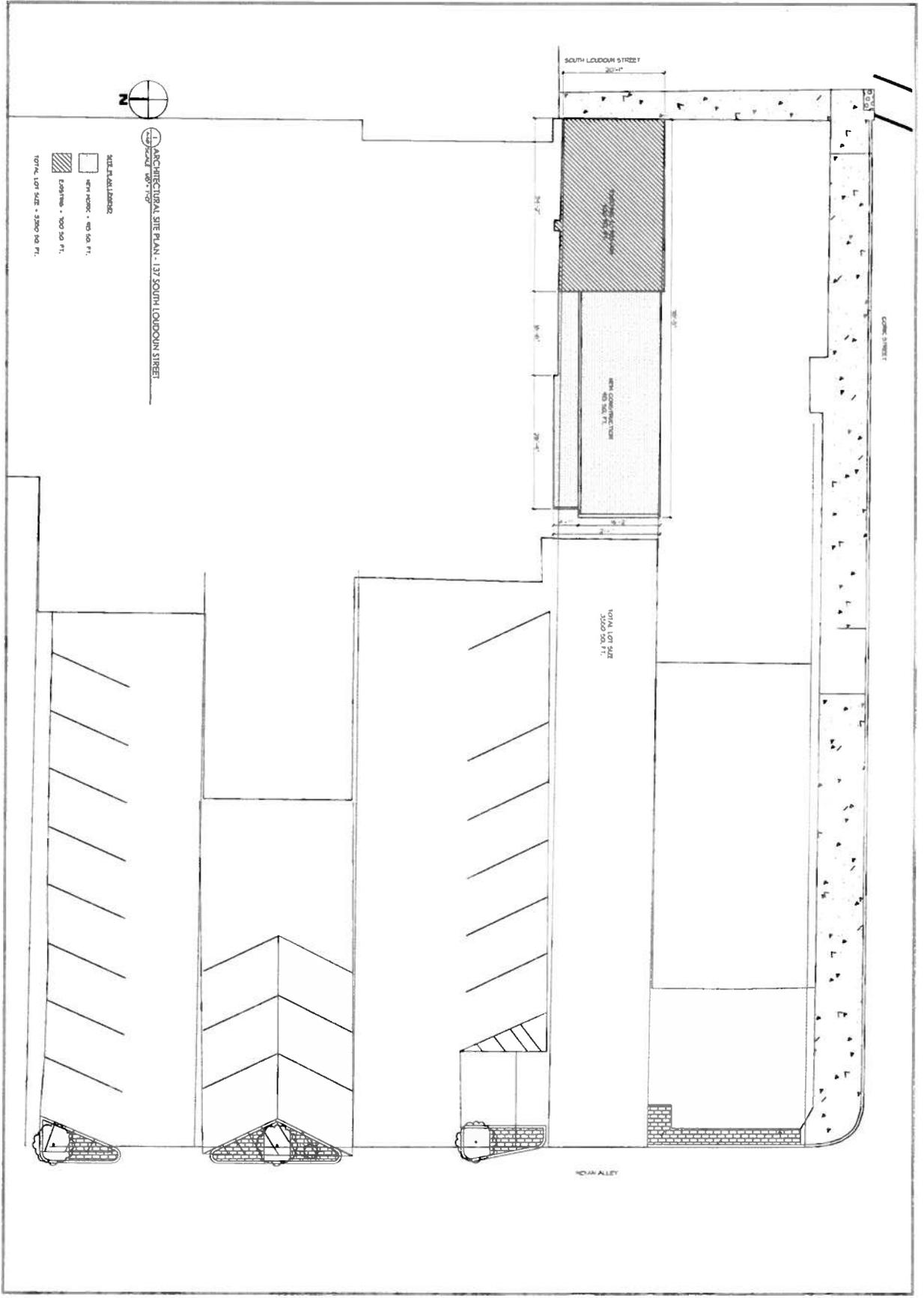
2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

NOTE: 2 HR. FIRE SEPARATION REQUIRED BETWEEN FLOORS SEPARATING B & R OCCUPANCIES (TYP)





ARCHITECTURAL SITE PLAN - 137 SOUTH LODDAM STREET  
SCALE: 1/8" = 1'-0"

- SITE PLAN LEGEND**
- NEW PORCH - 40 SQ. FT.
  - EXISTING - 200 SQ. FT.
  - TOTAL LOT SIZE - 3200 SQ. FT.



# City of Winchester

## 137 South Loudoun

Tax Map Number: 193-1-D- 21-

DHR Resource Number: 138-0042-754

Resources: 1 single dwelling (originally)

Date/Period: ca. 1880

Style: Italianate

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

## Architectural Description

**Site Description:** This three-story single-family dwelling is located on the west side of South Loudoun Street, and directly fronts the concrete sidewalk of the pedestrian mall. The building is adjacent to 139 South Loudoun Street to its south and 131 South Loudoun Street to its north. A gravel lot sits to the rear (west) of the building, and is set off from its side (north and south) neighbors by a tall wood fence. South Indian Alley forms the westernmost boundary of the property.

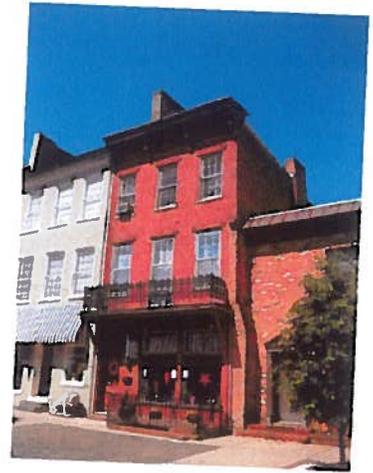
**Secondary Resource Summary:** There are no visible secondary resources associated with this property.

**Primary Resource Description:** Constructed circa 1880, this three-story, three-bay single-family dwelling was designed in the Italianate style. Set on a solid foundation of coursed-rubble stone, this five-course American-bond brick building is capped with a shed roof. A parapet wall obscures the roofing material type. The roofline is embellished with a prominent boxed wood cornice featuring overhanging eaves, ogee and dentil molding, modillions and decorative brackets. An exterior brick chimney with a plain cap rises at the center of the north (side) elevation.

The façade (east elevation) has been altered at its first story for its current commercial use. The first story façade is faced with weatherboard and is fenestrated with a side entry door in its south bay and large storefront windows across its center and north bays. The entry door is a single-leaf paneled wood door with lights, set in a square-edged wood surround with sidelights and transom. The storefront windows are fixed, single-light display windows with transoms set in a wood ogee-molded surround, with wood lintel and sill. An entrance to the basement is located beneath these display windows. The entry is set off by a brick wall marked by a decorative metal railing. The first story façade is set under a flat pent roof (material not visible) supported by wood knee boards, and embellished with scrolled modillions. A cast iron rail surrounds the roof, forming a small balcony for the second story above. Symmetrical fenestration marks the second and third stories, with a window opening centered in each of the three bays. Each window is a 6/6, double-hung, wood-sash window set in a square-edged wood surround, with wood sill and wood lintel embellished with bulls-eye corner blocks.

The rear (west) elevation is clad with vinyl siding and is fenestrated with a 6/6, double-hung, wood sash window in a wood surround (sill and details not visible) at its second story. The majority of the west elevation of the main building is not visible due to several additions built to the rear. A two-story addition set under a shed roof (material not visible) extends from the south and center bays of the main building. Clad in vinyl siding the addition features double-hung windows (material and details not visible from the public right-of-way). A two-story addition set under a front-gable roof (material not visible) extends from the rear of the shed addition. It is also clad in vinyl siding, and is fenestrated with 2/2, double-hung, wood sash windows at its rear (west) and south elevations, and with a single-leaf, paneled metal door in a wood surround at the north bay of its rear elevation. The entry is approached by a wooden staircase supported by square wood posts. A one-story addition set under a shed roof (material not visible) extends from the north bay of the main building. Faced with stretcher-bond brick, it is fenestrated with a single-leaf paneled metal door in a wood surround and capped with a metal hood with metal supports.

**Significance Statement:** This single-family dwelling with Italianate detailing is representative of the domestic architecture constructed along South Loudoun Street and its rehabilitation for commercial use. Given the form and materials, as well as by using Sanborn Fire Insurance Maps, it can be given a circa 1880 date of construction. This building retains integrity of materials, workmanship, and design despite alteration to its first-story façade, change in use, and the construction of rear additions. Further, this building retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This building is a contributing resource to the Winchester Historic District under Criteria A and C.



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



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**

<b>Please print or type all information:</b>	<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=AS, 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) <u>Addition of Wood and Brick Freestanding Carriage House at Rear of Property</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) 10/20/16

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

CONDITIONS NOTED: AS NOTED

SIGNATURE: [Signature] DATE: 10/20/16  
 Secretary, Board of Architectural Review