

**BOARD OF ARCHITECTURAL REVIEW  
AGENDA  
December 1, 2016 - 4:00 PM  
Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – November 17, 2016
- C. Citizen Comments

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

- A. **BAR 16-709** Request of Chuck Swartz for a Certificate of Appropriateness to replace the windows at 213 N. Cameron Street.

**4. OLD BUSINESS**

**5. OTHER DISCUSSION**

**6. ADJOURN**

**\*\*\*APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE  
MEETING\*\*\***

CERTIFICATE #: BAR- 110-709  
 DATE SUBMITTED: 11/21/2016



Rouss City Hall  
 15 North Cameron Street  
 Winchester, VA 22601

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APPLICATION  
 BOARD OF ARCHITECTURAL REVIEW  
 CERTIFICATE OF APPROPRIATENESS

Jeff

Please print or type all information:

Chuck Swartz  
Applicant

540-665-0212  
Telephone

213 N. CAMERON ST.  
Street Address

architect@readerswartz.com  
E-mail address

WINCHESTER / VA / 22601  
City / State / Zip

[Signature]  
Property Owner's Signature

CITYMEAT PROPERTIES LLC  
Property Owner (Name as appears in Land Records)

540-665-0212  
Telephone

213 N. CAMERON ST.  
Street Address

architect@readerswartz.com  
E-mail address

WINCHESTER / VA / 22601  
City / State / Zip

PROPERTY LOCATION  
 Current Street Address(es) 213 N. CAMERON ST Use: Commercial  
 Zoning: B1 (HW) Year Constructed: 1890s +/- Historic Plaque? Y  N  Number: 142

TYPE OF REQUEST

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

\*\*\*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CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN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

Current Front Facade at 213 North Cameron Street  
Winchester, Virginia 22601

Existing wood windows to be replaced on second floor (quantity 7)



(3) Kolbe prefinished wood windows  
on the second floor of the south facade.  
(approved and installed in 2006)

Kolbe prefinished wood windows  
(approved and installed in 2006)

Image shows a typical existing wood window found on the east facade of the building facing North Cameron Street. The replacements are a prefinished wood double hung with matching color and mullion configuration.

See page 2 for picture of the replacement wood window from the south facade of the building that was approved and installed in 2006.

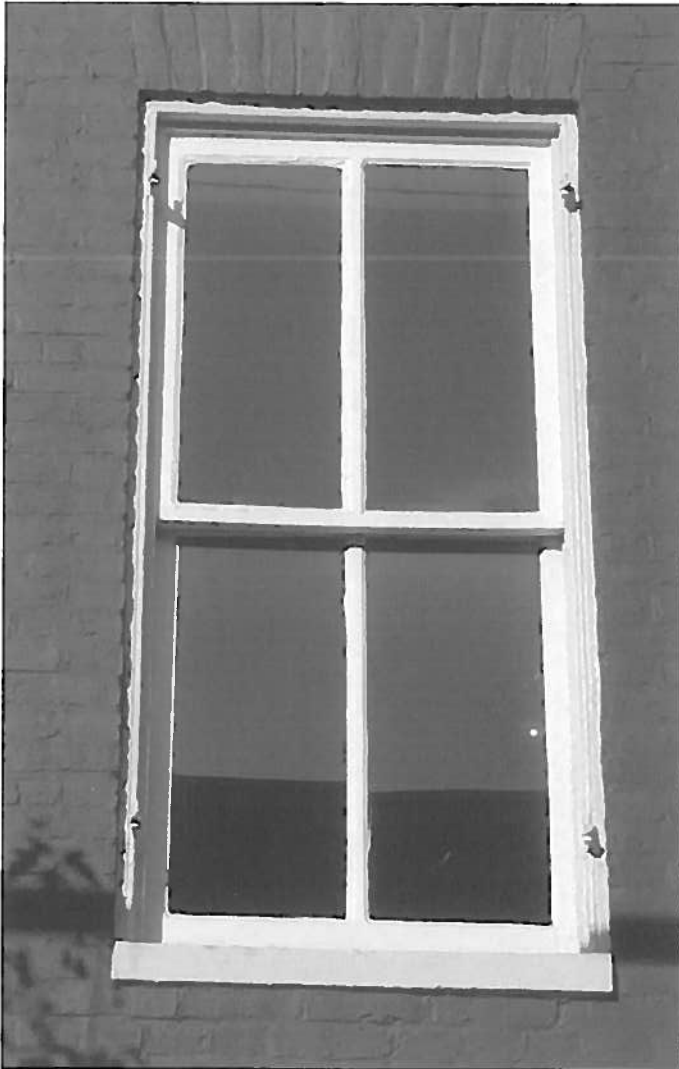


Image below shows prefinished replacement wood window from the south facade of the building that was approved and installed in 2006.

New replacements on the front of the building to match.





# City of Winchester

## 205-213 North Cameron Street

Tax Map Number: 173-1-N-4-

DHR Resource Number: 138-0042-0220

Resources: 1 commercial building

Date/Period: ca. 1880

Style: Italianate

Sources: Sanborn Fire Insurance Company Maps



## Architectural Description

**Site Description:** This commercial building is located on the northwest side of North Cameron Street and directly fronts the concrete sidewalk. The building is sited on a level paved lot that features minimal landscaping. An asphalt parking lot is located northeast of the building.

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

**Primary Resource Description:** This two-story commercial building was constructed circa 1880 in the Italianate style. Historic maps show it originally provided commercial space for three businesses. The building is constructed of six-course, American-bond brick and is set on a solid foundation of all stretcher-bond brick. A sloping roof caps the building. The roof is finished with a modillioned wood cornice with large scrolled brackets. An interior-side chimney rises from the northeast (side) and southwest (side) elevations, each with a corbeled cap. The first story of the façade (southeast) elevation has been altered to accommodate use changes. The southwestern bay of the first story contains double-leaf paneled wood doors with lights. The middle door opening contains a single-leaf paneled wood door with one light, which is flanked by a four-light fixed window with a band of three-light wood transoms. To the northeast of the middle door opening are paired six-light fixed storefront windows, each topped with triple three-light wood transoms. The northeastern bay contains a single-leaf paneled wood door with one light and a one-light sidelight. The original one-story, full-width porch, noted on the Sanborn Fire Insurance maps, has been removed. The second story window openings contain 2/2, double-hung, wood-sash windows with wood sills and jack brick arches. The window openings on the northeast elevation have been blocked with brick. The fenestration on the southwest elevation is consistent with that of the façade.

A one-story, full-width addition is located on the rear (northwest) elevation of the main block and was constructed circa 2004. The wood-frame addition is clad with Hardiplank and is set on a solid poured concrete foundation. A three-story elevator shaft is attached to the north corner of the rear addition and was constructed circa 2004. The elevator shaft is set on a solid poured concrete foundation and is clad with Dryvet siding. A two-story addition is located on the northwest elevation of the elevator shaft. The addition, constructed circa 2004, is clad with Hardiplank. The flat roof of the addition supports a rooftop deck. Columns support a wood-frame pergola and the entire deck is enclosed by wood fencing. The rear and southwest elevation of the addition was not visible from the public right-of-way.

**Significance Statement:** This building is indicative of the commercial architecture constructed in the City of Winchester during the last quarter of the nineteenth century. The Italianate-style building was originally composed of three businesses, which changed uses several times. The most notable businesses included grocers, butcher shops, and barber shops. The building is now known as the "City Meat Building," and retains integrity of materials, workmanship, and design, despite minor alterations, especially to the storefronts, and an addition to the rear elevation. Further, integrity of location and setting has been maintained. 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.