

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

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – July 21, 2016

2. CONSENT AGENDA

None

3. NEW BUSINESS

- A. **BAR 16-461** Request of Shentel for a Certificate of Appropriateness to modify existing telecom equipment at 119 N. Loudoun Street.

4. OLD BUSINESS

- A. **BAR 15-703** Request of Chad Lewis for a Certificate of Appropriateness to install a wrought iron fence at 217 S. Washington 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, July 21, 2016, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Serafin, Vice Chairman Walker, Ms. Elgin, Ms. Jackson, Mr. Packard, Mr. Rockwood, Ms. Schroth

ABSENT:

STAFF: Josh Crump, Jacquelyn Mathes, Erick Moore

VISITORS: Bill Truban, Richard Bell, Richard Hunt

Chairman Serafin called for corrections or additions to the minutes of July 7, 2016. Ms. Jackson made a motion to approve the minutes from July 7, 2016. Mr. Walker seconded the motion. A voice vote was taken and the motion passed 6-0-1 (Mr. Packard)

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 16-435 Request of Bill Truban for a Certificate of Appropriateness to make exterior changes at 103 N Braddock Street.

Mr. Truban stated that they would like a more handicap friendly entry to the building. To do this he proposed to make the existing porch in the back bigger and build an ADA compliant handicap ramp that will connect to the existing sidewalk. The porch will be ten and one half foot by eight and one half foot and the handicap ramp will be forty two inches wide.

In order to enlarge the porch they will need to move the existing HVAC unit from the back of the building to the side. The HVAC unit will now be next to the electrical panel and they plan to landscape around that to make it less visible from the street.

Mr. Truban also proposed an exterior sump pump. He stated when they added on to the surface of the streets the back yard was blocked in and didn't allow for any drainage. Due to this, the basement keeps flooding. He stated that the

exterior sump pump should only stick out of the ground about a foot and he will be adding bushes to block visibility.

Chairman Serafin stated that in order to approve this project he would like to see more detailed drawings that included all measurements as well as exact materials. He stated that the drawings presented don't really give an idea as to how this will look exactly.

Mr. Walker made a motion to table BAR 16-435 until the next meeting with the following comments:

The board is looking for the railing specifications and a scaled plan.

Mr. Rockwood seconded the motion. A voice vote was taken and the motion passed 7-0

BAR 16-443 Request of Richard Bell for a Certificate of Appropriateness to replace the entry steps at 119 Peyton Street.

Mr. Bell addressed the Board with his concerns for the current entry steps on his home. He stated that due to the steps being on the north side and made of wood they rarely get effective sun to dry out any precipitation. He stated he has already replaced them twice due to the wood rotting. He would also like to add a step to reduce the rise from seven and a half inches to six inches.

Mr. Bell proposed a design that will be of masonry construction with an underlying structure of concrete masonry units with a brick face on the sides and risers. The treads are to be $\frac{3}{4}$ to one inch bluestone treads. The stairs will be a straight run of five steps with the final step to be up and onto the existing porch. There will be a six inch rise and a thirteen inch run for all new treads. The brick will be of similar color as the lead walk bricks with buff or cream color mortar.

Vice Chairman Walker asked if they were planning to replace the railing. Mr. Bell explained that they are going to try to rework the railing so they won't have to replace it.

*Mr. Rockwood made a motion to grant a Certificate of Appropriateness for **BAR 16-443** as submitted. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed 7-0.*

OLD BUSINESS:

BAR 16-248 Request of Richard Hunt for a Certificate of Appropriateness for railing at 438 N. Loudoun Street.

Mr. Hunt proposed a standard straight picket railing. The railing will be thirty six inches high with a four inch picket spacing that will follow the contour of the landing and steps. The end and corner posts will be one and one half inch square and the posts on either side of the circle design will be one inch square. The top rail will be one and 7/8 inches wide and one half inch high. All materials are steel, primed, and powder coated with a matte black finish.

*Vice Chairman Walker made a motion to grant a Certificate of Appropriateness for **BAR 16-248** as submitted with either the lambs tongue cap rail or the scroll alternative. Ms. Elgin seconded the motion. A voice vote was taken and the motion passed 7-0.*

OTHER BUSINESS:

The Board members welcomed Don Packard Jr. as a new Board member.

The Board members and staff discussed possible dates for a work session.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:36 pm



CERTIFICATE #: BAR- 110-461
 DATE SUBMITTED: 7/25/16



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:	<u>Shentel c/o Justin Blanset</u> Applicant
<u>908-902-9110</u> Telephone	<u>6095 Marshalee Drive Suite 300</u> Street Address
<u>jblanset@nbcllc.com</u> E-mail address	<u>Elkridge, MD 21075</u> City / State / Zip

<u>see enclosed lease</u> Property Owner's Signature	<u>City of Winchester</u> Property Owner (Name as appears in Land Records)
Telephone	<u>15 N Cameron St</u> Street Address
E-mail address	<u>Winchester, VA 22601</u> City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 119 N Loudoun St Use: telecom
 Zoning: B1 (HW) Year Constructed: unknown Historic Plaque? Y N 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 type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>modify existing telecom equipment, per plans</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

Josh Crump
City of Winchester
15 N. Cameron St
Winchester, Virginia 22601

Re: Shenandoah Personal Communications Company

Site: #13731 / "Winchester DT"
119 N. Loudoun Street
Winchester, VA 22602
Map Number 173-01-F-26

Mr. Crump,

Please accept the enclosed application and materials on behalf of Shenandoah Personal Communications, LLC ("Shentel"). Shentel is a wireless telecommunications service provider that operates networks in affiliation with the Sprint Corporation.

Shentel is proposing install three six antennas at its existing mount height on the existing rooftop facility at the location referenced above. Shentel also proposes the installation of ancillary equipment inside its facility. Included in this modification is the removal of existing radio units and distribution boxes from Shentel's fenced compound on the group and their relocation to the existing rooftop.

The proposed antennas will be flush mounted with the top of the existing building. The antennas are covered by a paintable polymer casing, which will be painted to match the existing building color, the same as Shentel's existing antennas at the site. This will minimize their impact on the façade of the building. The radio heads will be behind the existing three- to four-foot parapet wall that encloses the building rooftop and will be mounted as low as possible so as to eliminate their visibility from street level to the maximum extent.

Please direct all correspondence in this matter to Shentel's Agent, as follows:

Attention: Justin David Blanset
Network Building + Consulting
6095 Marshalee Drive, Suite 300
Elkridge, MD 21075

jblanset@nbcllc.com
908.902.9110

If you have any questions about this matter, or need any further information, please feel free to contact me.

Regards,



Justin David Blanset
Agent for Shentel

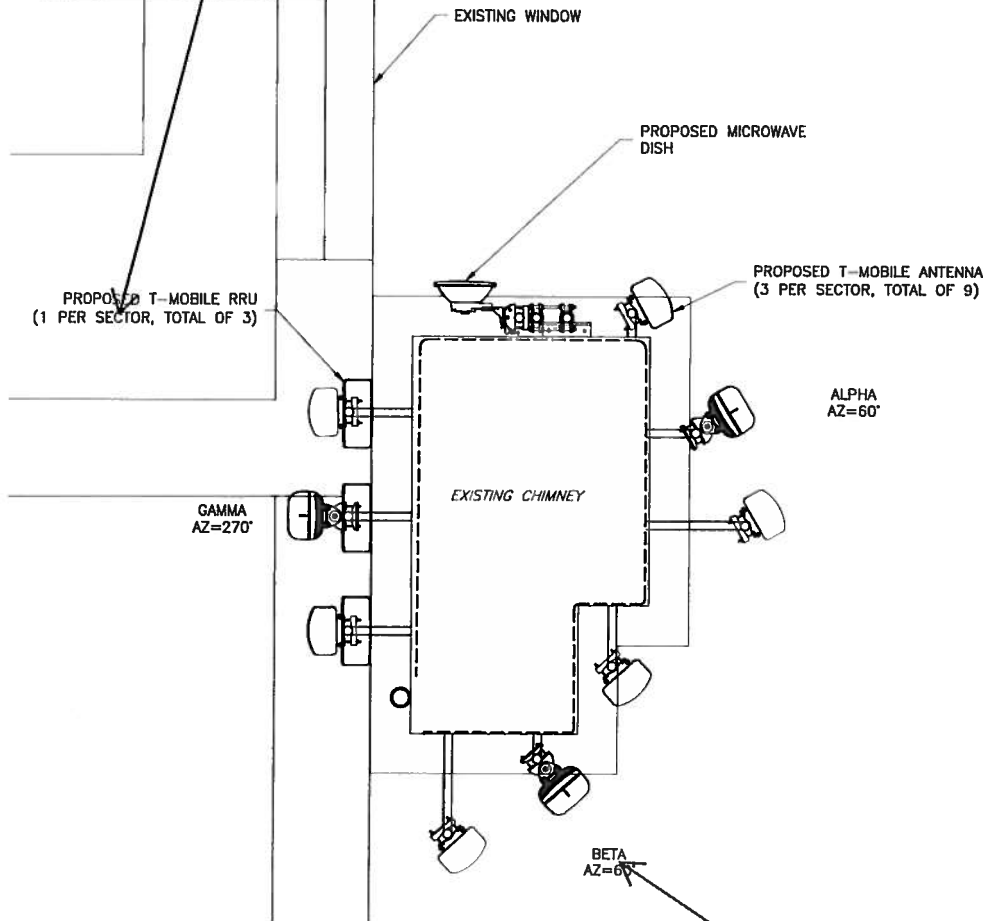
jblanset@nbcllc.com
908.902.9110

Enclosures:

- Application for Board of Architectural Review Certificate of Appropriateness
- Construction drawings
- Lease establishing site permission
- Photographs of existing site conditions as visible from ground level



Need to include the future RRUs. 2 per sector, total of 6



Beta azimuth is 140 not 60.

1 TOP OF SMOKESTACK
LE-4 SCALE 1/4" = 1'

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6035 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7092

T-Mobile

T-MOBILE NORTHEAST LLC

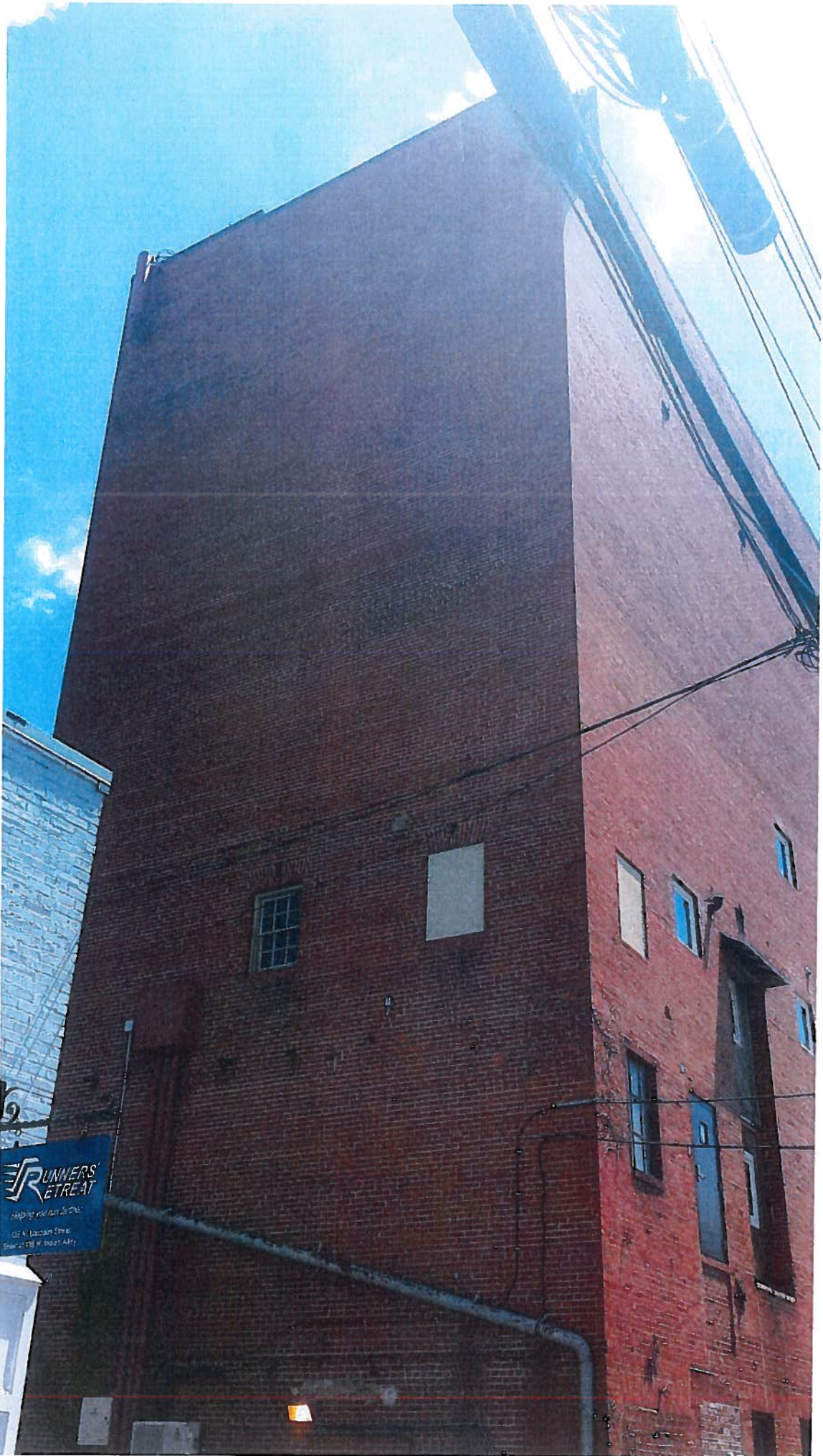
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
OFFICE: (240) 264-8600
FAX: (240) 264-8610

7WAS565A
820 UNIVERSITY BLVD EAST
SILVER SPRING, MD 20903

SUBMITTALS

A	06/20/16
B	06/30/16
C	07/11/16





RUNNERS' RETREAT
helping you run in style
135 N. Jackson Street
Ste 101, Chicago, IL 60604



City of Winchester

119-127 North Loudoun Street

Tax Map Number: 173-1-F- 26-

DHR Resource Number: 138-0042-0701

Resources: 1 commercial building

Date/Period: ca. 1846

Style: Federal (altered)

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: This three-and-one-half story hotel is located on the west side of North Loudoun Street and directly fronts the brick sidewalk of the pedestrian mall. An enclosed plywood fence surrounds the front (east) side of the property at the pedestrian mall. A narrow, concrete pedestrian alley runs adjacent to the south elevation 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: This three-and-one-half story, six-bay building was constructed in 1846. Set on a solid foundation (material not visible), this masonry brick building (coursing not visible) is stuccoed at the façade (east elevation). The building is capped with a shallow, side gable roof (material not visible) that is accented by an overhanging wood cornice with copper gutters. A narrow brick parapet wall marks the north and south ends of the roof. A pair of brick parapet chimneys with plain caps rise at the south end, and a pair of crow-stepped brick parapet chimneys with plain caps rise at the north end. The façade (east elevation) of the building is currently shielded at its first story by a tall plywood security fence; the first story is not visible as a result. Sanborn Fire Insurance maps show that a tiered, full-width porch once marked the façade; its presence is now suggested by exposed rafter ends that project over the first story. The second and third stories are fenestrated with a window centered in each bay; each window is 6/6, double-hung wood sash set in a square-edged wood surround. The south (side) elevation is fenestrated with 2/2, double-hung wood sash windows with metal-clad wood sills, surmounted by flat soldier brick arches. At the visible portion of the rear (west) elevation, multiple large window openings have been closed over with brick.

A long, two-story addition extends from the rear (west) elevation of the main building. Its material and architectural details are not visible from the public right-of-way. A six-story addition is attached to the rear elevation of the shorter, two-story addition. This addition first appears on Sanborn Fire Insurance maps in 1921 as a five-story addition, and was expanded to six stories by the publication of the 1927 Sanborn map. It is capped with a flat roof (material not visible) and is constructed of six-course American-bond brick set on a solid foundation (material not visible). Its rear elevation is fenestrated with four-light wood casement windows. A single-leaf flush metal door marks the first story, and a double vertical flush metal door capped with a pent hood marks the second story. Two 6/1, double hung wood sash windows mark the north (side) elevation of the tall addition. Multiple windows on each side of the addition have been closed over with brick or plywood.

A one-story, one-bay addition extends from the south (side) elevation of the building; it runs the full depth of the building, including the main block, two-story addition, and six-story addition. Set on a solid, parged foundation, the concrete block addition is faced with five-course American-bond brick and is capped with a flat roof (material not visible from the public right-of-way). The façade of this addition has also been enclosed by a plywood security fence and is not visible. Exposed rafter ends mark its cornice line at the façade. Its south elevation is not fenestrated, but is marked by a "Paintin' the Town" mural, painted in 1997. The southwest corner of the addition holds a canted entry, marked by a single-leaf metal and glass door with sidelights. A paired, four-light wood casement window marks its west elevation.

Significance Statement: Historically known as the "Taylor Hotel" or the "Taylor House" after its original owner, Bushrod Taylor, this two-and-one-half story is an excellent example of a commercial building designed in the Federal style in the City of Winchester. Judging by its form and materials, this building can be given a circa 1846 date of construction, which is supported by written documentation. The building was erected on the site of the McGuire Hotel, which was destroyed by fire. Confederate Gen. Thomas J. "Stonewall" Jackson had temporary quarters in the hotel in 1861 — a fact later depicted in the movie "Gods and Generals" — and it was the place where Turner Ashby received his commission as a Confederate brigadier general. Throughout the late nineteenth century and into the mid-twentieth century, the building was altered numerous times to serve its functions first as a hotel, and later as a theatre. The Colonial Theatre operated on the second floor of the Taylor Hotel from 1923 to 1939, and most of the old movie theater — balcony and all — remains deep inside the structure. The theater shared the building with McCrory's discount variety store for many years. McCrory's opened in 1918 and closed in 1993. CFW Communications purchased the Taylor in 1998. Most recently, the big blue building housed the Telegate USA telephone information center, which closed in 2002.

The property is located at the historic downtown core of the Winchester and remains highly visible to tourists, visitors, citizens, and the surrounding commercial businesses. The large facade along North Loudoun Street has become part of the historic streetscape. Public sentiment and preservationists have argued that the loss of the complete structure from its current site would be detrimental to the historic downtown area. Although the building currently exhibits deteriorated conditions but has been stabilized, it continues to retain its integrity of materials, workmanship, and design. Further, this building retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This hotel is a contributing resource to the Winchester Historic District under Criteria A, B, and C.

CERTIFICATE #: BAR- 15-703
 DATE SUBMITTED: 7-15-16



Rouss City Hall
 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:

<u>540-723-0585</u> Telephone	<u>KEE CONSTRUCTION SVS INC.</u> Applicant
<u>MMCKEE@KEECONSTRUCTION.COM</u> E-mail address	<u>420 WEST JUBAL EARLY DRIVE</u> Street Address
	<u>SUITE 104</u> City / State / Zip
	<u>WINCHESTER VA 22601</u>

<u>Chad Jones</u> Property Owner's Signature	<u>CHAD MATTHEW LEWIS</u> Property Owner (Name as appears in Land Records)
<u>540-664-4804</u> Telephone	<u>217 S. WASHINGTON ST.</u> Street Address
<u>LEWISC@NATIONWIDE.COM</u> E-mail address	<u>WINCHESTER VA 22601</u> City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 217 S. WASHINGTON ST. Use: _____
 Zoning: MR (HW) Year Constructed: 1945 Historic Plaque? YES NO 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
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<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>APPROVAL OF WROUGHT IRON FENCINGS</u>		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

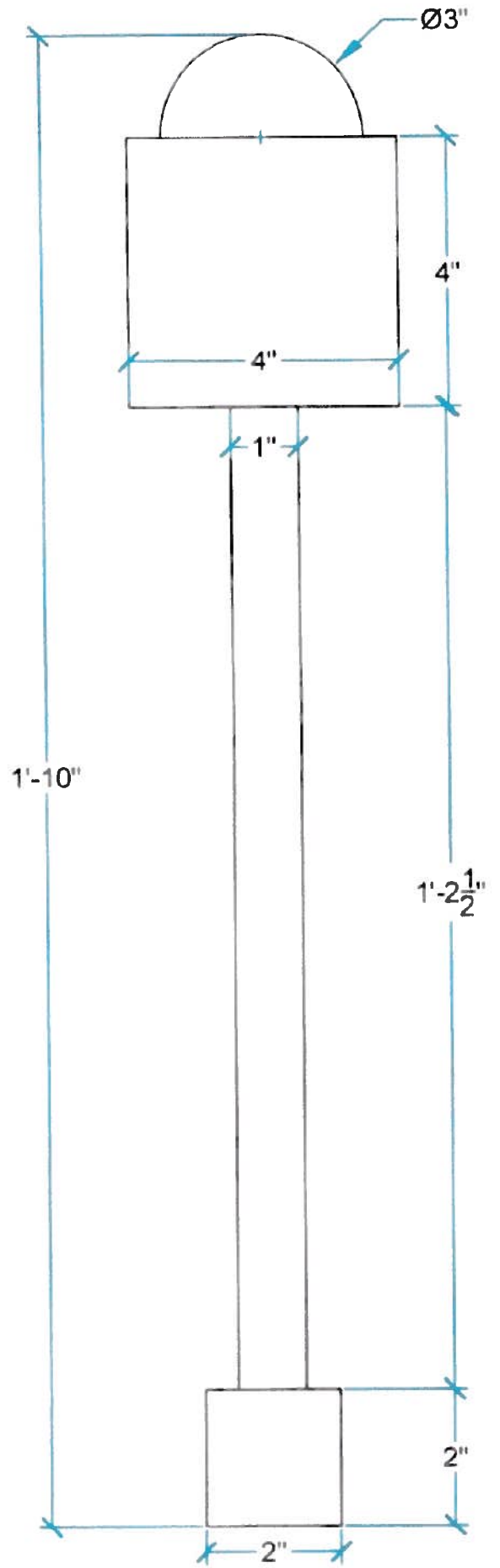
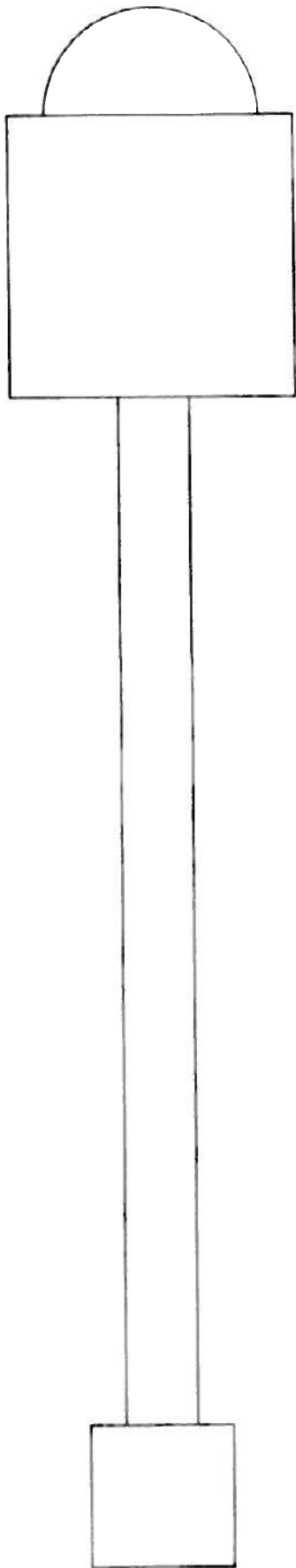
Hearing Date(s) _____

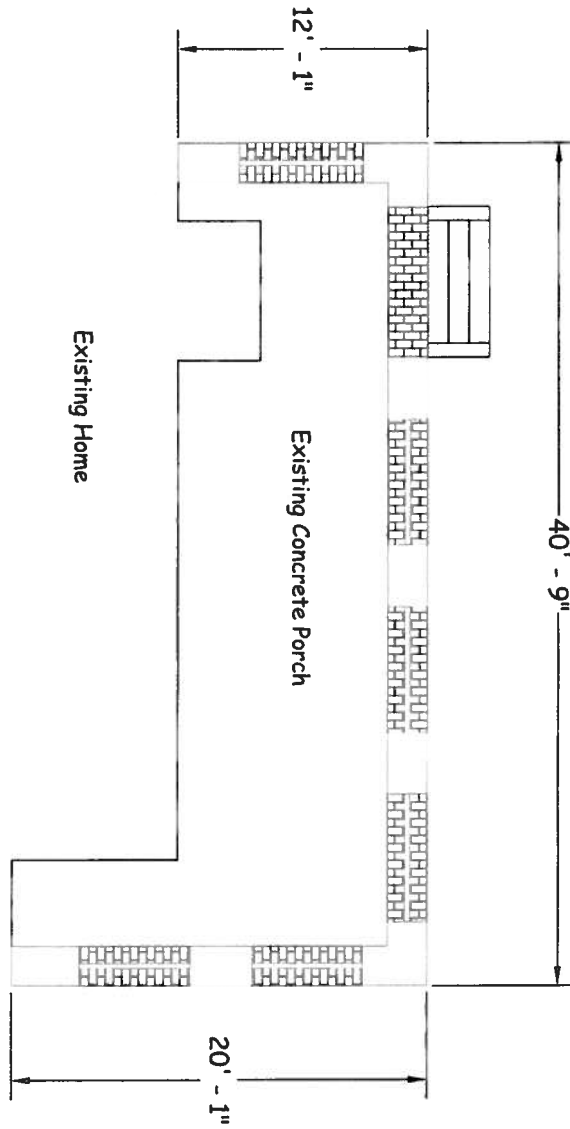
CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



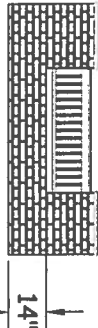


A1.1	FILE NAME: LEWCL18	DATE: 04/15/2016	PLAN NAME: Residence of Chad Lewis Porch Rehab	 420 West Jubal Early Dr., Suite 104 Winchester, VA 22601 Phone: 540-723-0985 Fax: 540-490-0181 Cell: 540-974-1439	ELEVATIONS
	SHEET NUMBER:	BUILD NUMBER:	REVISIONS:		_____ _____ <i>Final Dimensions May Vary</i>

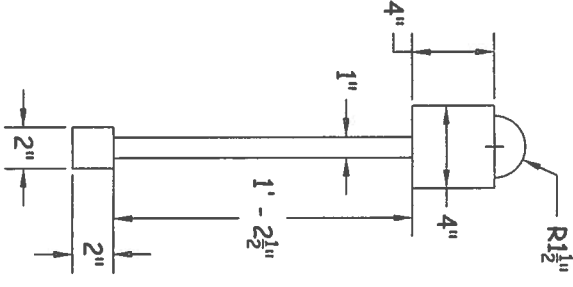
Scale: NTS



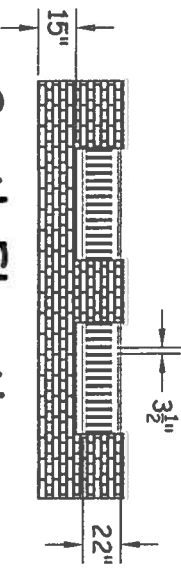
East Elevation



North Elevation



Railing Detail
End View



South Elevation

ELEVATIONS

Final Dimensions May Vary

Scale: NTS



420 West Jubal Early Dr., Suite 104
Winchester, VA 22601
Phone: 540-723-0585
Fax: 540-450-0161
Cell: 540-974-1439

PLAN NAME:
Residence of Chad Lewis
Porch Rehab

REVISIONS:
New Porch Railing Design

DATE:
07/13/2016

BUILD NUMBER:

FILE NAME:

LENGHTS

SHEET NUMBER:

A1.2