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

1. **POINTS OF ORDER**
   A. Roll Call
   B. Approval of Minutes – August 18, 2016

2. **CONSENT AGENDA**

3. **NEW BUSINESS**

BAR 16-515 Request of Beavers Carpentry for a Certificate of Appropriateness for a porch remodel at 513 S. Loudoun Street.

BAR 16-521 Request of Mike Grabowski for a Certificate of Appropriateness for an addition at 414 N. Braddock Street.

BAR 16-527 Request of Chuck Peterson for a Certificate of Appropriateness to make exterior changes at 111 E. Cecil Street.

BAR-16-534 Request of Verizon Wireless (Jessica Bingham) for a Certificate of Appropriateness to remove 12 rooftop antennas and place 16 rooftop antennas at 103 East Piccadilly 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, August 18, 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, Mr. Packard, Mr. Rockwood
ABSENT: Ms. Elgin, Ms. Jackson, Ms. Schroth
STAFF: Josh Crump, Jacquelyn Mathes, Erick Moore
VISITORS: David Logan, Mike Grabowski, Justin Blanset

Chairman Serafin called for corrections or additions to the minutes of August 4, 2016. Vice Chairman Walker made a motion to approve the minutes from August 4, 2016. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 3-0-1 (Mr. Rockwood)

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 16-480 Request of Vintage Inc. for a Certificate of Appropriateness to replace the roof at 173 N. Loudoun Street.

David Logan, from Vintage, Inc., proposed replacing the existing synthetic slate roof with a new synthetic slate roof. Mr. Logan will mix Mist Grey color with Steel Grey color to make it look like Buckingham.

*Mr. Packard made a motion to approve **BAR 16-480** as submitted. Mr. Rockwood seconded the motion. A voice vote was taken and the motion passed 4-0.*

BAR 16-483 Request of Vintage Inc. for a Certificate of Appropriateness for exterior changes at 21 S. Washington Street.

Mr. Logan proposed changing the failing asphalt roofing back to the original copper and slate. They will be using Buckingham slate.

All other exterior work will be maintenance, such as, restoring windows, installing new gutters, repointing the masonry, pointing and repairing the chimney stems, and repointing the windows into the frames using burnt sand mastic.

*Mr. Rockwood made a motion to approve **BAR 16-483**, as submitted. Vice Chairman Walker seconded the motion. A voice vote was taken and the motion passed 4-0.*

BAR 16-489 Request of Fort Loudoun Properties for a Certificate of Appropriateness to build a new garage at 2,4,6,8 Peyton Street.

Mike Grabowski, from Fort Loudoun Properties, explained to the Board the reason for the change from the previously approved **BAR 16-280** is due a sewer main being in the way of the previously approved garages.

They are now proposing one garage instead of two. The new garage will run north to south and be pushing back against the east boundary line. It will have 10 bays and the entire structure will have a shed roof.

The materials for the new garage will be the same as previously approved. The siding will be painted Hardie Panel, and the garage door will be Clopay CX21 from the Coachman Collection. All trim will be painted PVC composite.

*Mr. Rockwood made a motion to approve **BAR 16-489,** as submitted and incorporating the materials previously approved in **BAR 16-280** regarding garage doors, siding and roofing material. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 4-0.*

OLD BUSINESS:

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

Justin Blanset, a representative for Shentel, proposed to install six new antennas at its existing location making it nine total antennas.

The proposed antennas will be flush mounted with the top of the building and will be painted to match the color of the building to minimize their impact on the facade.

Mr. Blanset also proposed relocating the sector boxes that are currently behind a fence in the alley to the rooftop behind the parapet wall. This will improve performance as well as de-clutter the alley. They will be mounted as low as possible to eliminate their visibility from street level.

Vice Chairman Walker expressed concerns regarding future upgrades and if the antennas would continue to pile up.

Mr. Blanset stated that he cannot tell the future, however, as of now there are no plans to come back and add anymore antennas. The idea behind this specific upgrade is that it is to carry the network infrastructure going forward.

*Vice Chairman Walker made a motion to approve **BAR 16-461** as submitted, with the exception of omitting sheet 4 of 4 that was mistakenly added to the proposal packet. Mr. Packard seconded the motion. A voice vote was taken and the motion passed 4-0.*

OTHER BUSINESS:

The Board discussed another possible work session to discuss the new guidelines once they are finished.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:26 pm.

DRAFT

CERTIFICATE #: BAR- 16-515
DATE SUBMITTED 8/18/2016

Winchester Virginia
planning & zoning

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:

540 664 3383	Beavers Carpentry
Telephone	Applicant
tbeavers31@msn.com	17 E Monmouth St
E-mail address	Street Address
	Winchester VA 22601
	City / State / Zip

Joanne Hamill	Eugene & Joanne Hamill
Property Owner's Signature	Property Owner (Name as appears in Land Records)
201 560 7528	513 S Loudoun St
Telephone	Street Address
JoanneGHamill@gmail.com	Winchester VA 22601
E-mail address	City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 513 S. Loudoun St. Use: Residential
Zoning: RB1 (HW) Year Constructed: 1810 Historic Plaque? Y ⊗ N ○ Number: _____

TYPE OF REQUEST

☐ Demolition	☐ Sign (specify type) and # _____	☒ Exterior Change Porch
☐ New Construction	☐ Freestanding	☐ Siding
☐ Addition	☐ Wall	☐ Roofing
☐ Fence/Wall	☐ Projecting	☐ Windows/Doors
☐ CONCEPTUAL REVIEW ONLY	☐ Other sign (specify)	☐ Paint
☐ Other (specify)		

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

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)

APPLICATION – BOARD OF ARCHITECTURAL REVIEW

FOR ALL APPLICATIONS:

☐ The Board of Architectural Review (BAR) uses the following when considering applications:
The Secretary of Interior's Standards for Rehabilitation www.nps.gov/tps/standards/rehabilitation/rehab
Winchester Historic District Guidelines www.winchesterva.gov/planning/historic-district-design-guidelines
Article 14 of the Winchester Zoning Ordinance www.winchesterva.gov/planning/zoneord
Applicants should carefully review their proposal relative to these guiding documents prior to submission. In addition to the required materials listed below, applicants are encouraged to provide a narrative description of the scope of the project and how it relates to these documents.

☐ The BAR meets at 4pm on the first and third Thursdays of each month in Council Chambers.

☐ The deadline for COMPLETE applications (inc. all required materials) is 5pm ten (10) days before the meeting.

☐ The applicant or a representative must be at the meeting to answer any questions the Board may have and to discuss any possible changes or suggestions.

☐ Some applications may be considered for administrative review and approval per Section 14-5 of the Zoning Ordinance; however, all applications must include all required materials as if referred to the BAR.

☐ All projects must also comply with all applicable ordinances and building codes.

☐ ***ALL APPLICATIONS REQUIRE A RECENT PHOTOGRAPH (10 copies) OF THE STRUCTURE OR PROPERTY TO BE ALTERED; plus:

SIGN APPLICATIONS, REQUIRED MATERIALS: ***(***10 copies of each)***

☐ Scaled drawing showing materials used, colors, lettering style, and type (if any) of illumination.

☐ Sketch/clear description of where sign will be located. Include clearance for any projecting signs.

☐ For freestanding signs, scaled site drawing showing sign placement.

PAINT COLOR CHANGE, REQUIRED MATERIALS: ***(***10 copies of each)***

☐ Samples of paint colors. (Give careful consideration to appropriateness of colors to age and style of structure.)

☐ A clear description of what will be painted, including trim, window frames, railing, gutters, porch floors/ceilings, etc.

NEW CONSTRUCTION, ADDITIONS, REMODELING OR RENOVATIONS, WALLS/FENCES, REQUIRED MATERIALS: ***(***10 copies of each)***

☐ Detailed sketch/architectural rendering and construction plans of additions and new construction.

☐ Samples, descriptive brochures and details of ALL materials.

☐ Scaled site plan for new construction, additions, walls and fences.

ROOFING, REQUIRED MATERIALS: ***(***10 copies of each)***

☐ Samples of materials, style and color of proposed roof.

DEMOLITION, REQUIRED MATERIALS:

☐ Photographs of all sides of structure/feature to be demolished. *(***10 copies of each)*

☐ For structures or portions of structures over 75 years old, $300.00 filing fee. Such application requires a public hearing per Section 14-3-2 of the Zoning Ordinance; additional time between filing and the hearing may be required in order to satisfy procedural requirements for public notification of said hearing.

NOTE: AN APPROVED CERTIFICATE OF APPROPRIATENESS EXPIRES TWELVE (12) MONTHS FROM THE DATE OF ISSUANCE OR OTHERWISE AS PROVIDED FOR IN SECTION 14-8 OF THE ZONING ORIDINANCE.

HISTORIC PHOTO

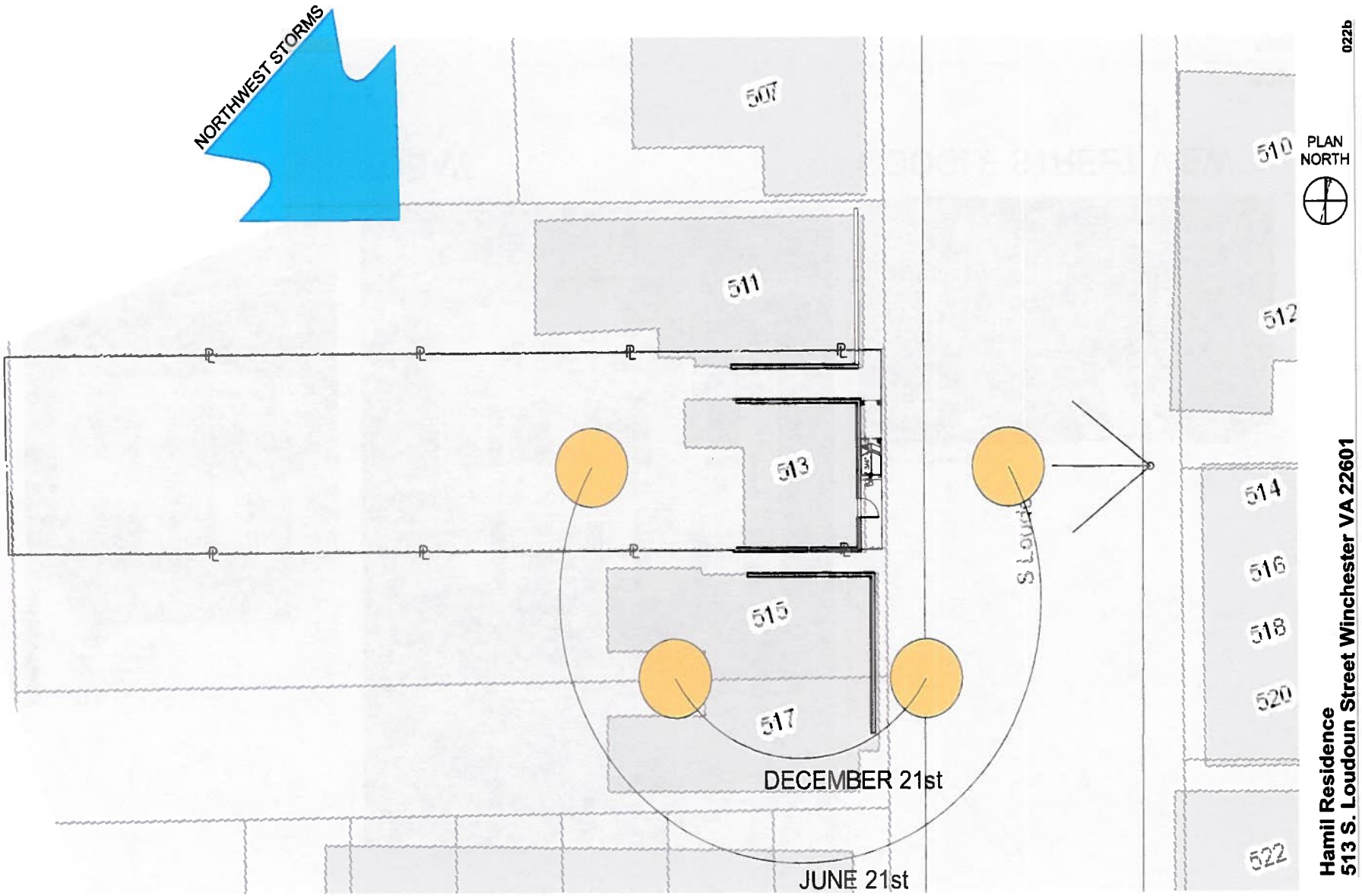
TODAY

GOOGLE STREET VIEW

Hamil Residence
513 S. Loudoun Street Winchester VA 22601

022b

EXISTING SITE PHOTOS



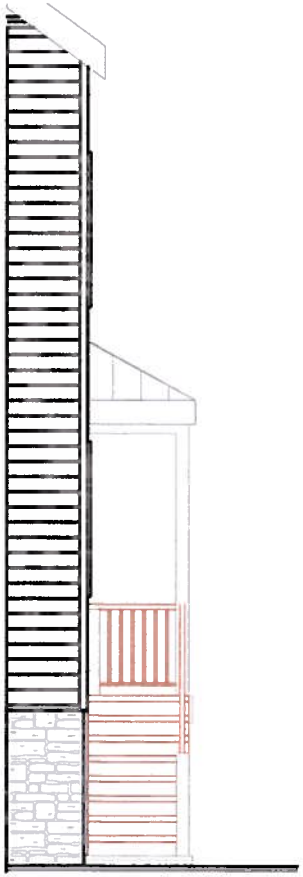
022b

Hamil Residence
513 S. Loudoun Street Winchester VA 22601

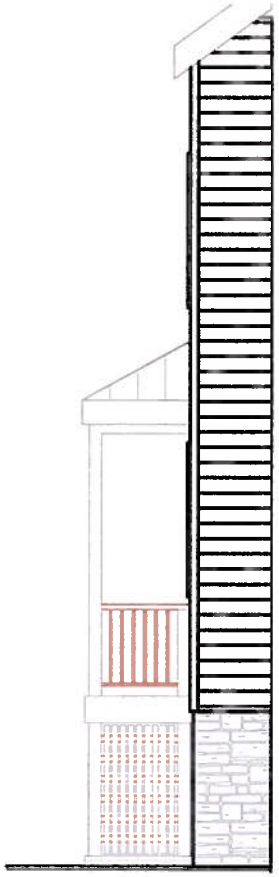
SITE PLAN

SCALE: 1/16" = 1'-0"

C100
8/2/2016



NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

ELEVATIONS

SCALE: 1/4" = 1'-0"

Hamil Residence
513 S. Loudoun Street Winchester VA 22601

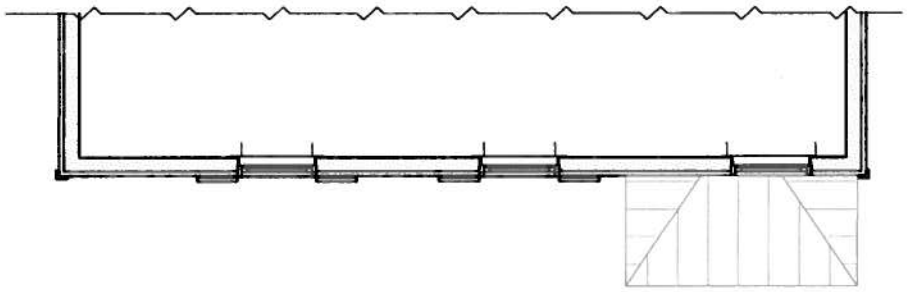
022b

A200

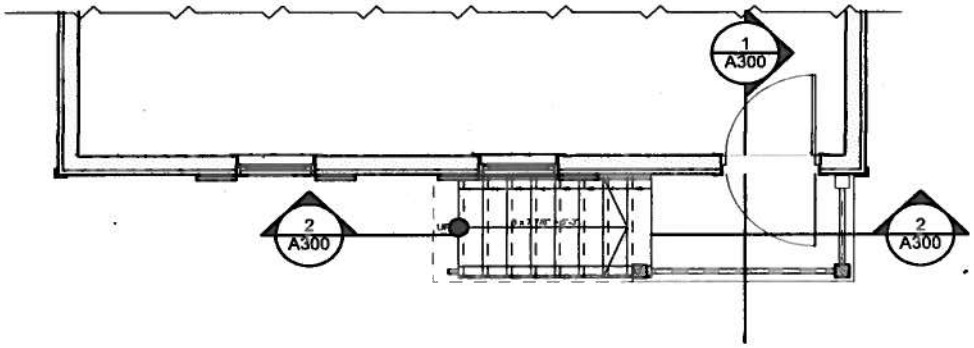
8/2/2016

PLANS

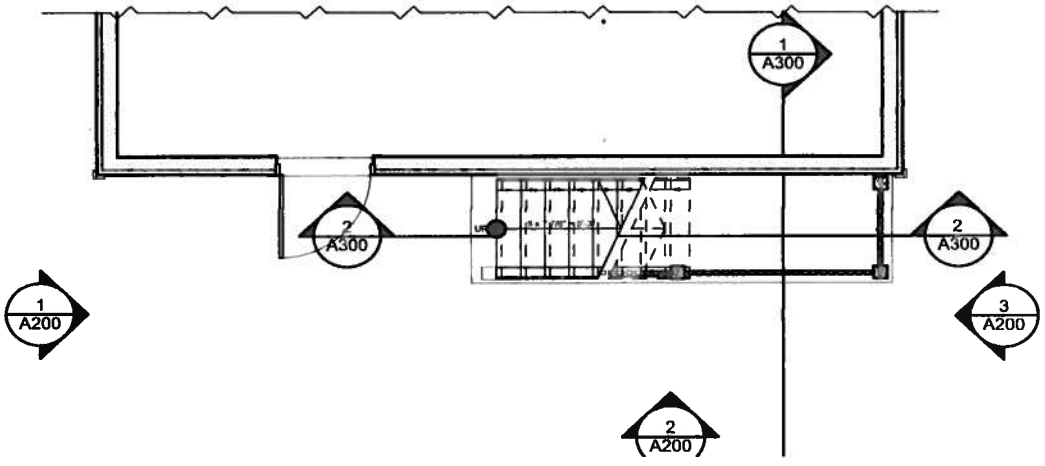
SCALE: 1/4" = 1'-0"



SECOND LEVEL



MAIN LEVEL



FOUNDATION

Hamil Residence
513 S. Loudoun Street Winchester VA 22601

PLAN NORTH

022b

A100

8/2/2016

PERSON STREET VIEW

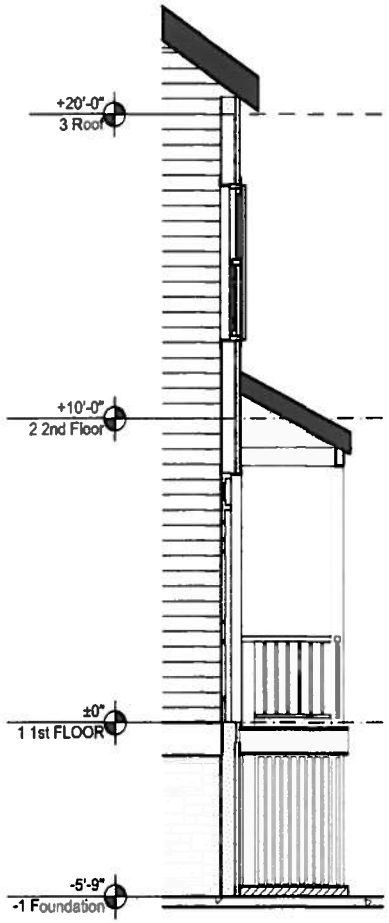
3D

Hamil Residence
513 S. Loudoun Street Winchester VA 22601

022b

A800
8/2/2016

SECTION



SECTION

022b

Hamil Residence
513 S. Loudoun Street Winchester VA 22601

SECTIONS

SCALE: 1/4" = 1'-0"

A300
8/2/2016

City of Winchester

513 South Loudoun Street

Tax Map Number: 193-1-I- 4-
DHR Resource Number: 138-0042-0794
Resources: 1 single dwelling
Date/Period: ca. 1800
Style: Federal
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 west side of South Loudoun Street and abuts the concrete sidewalk. The lot slopes to the east. A brick walkway runs parallel to the north (side) elevation of the dwelling and provides access to the backyard, which is surrounded by a wood fence.

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

Primary Resource Description: Constructed circa 1800, this two-story, three-bay single-family dwelling is set on an elevated solid random rubble foundation. The log structure, reflecting the Federal style, is clad with weatherboard wood siding, which is accented by wood corner boards. Standing-seam metal covers the side-gabled roof, which is embellished with a boxed wood cornice and ogee and dentil molding. An interior-end brick chimney rises from the south (side) elevation and has a plain cap.

A single-lead, paneled wood door, surmounted by a four-light wood transom, marks the northernmost bay of the façade (east elevation). A square-edged wood surround finishes the opening. Additional openings on the façade hold 6/6, double-hung, wood-sash. Each window opening has a square-edged wood surround and is flanked by operable paneled wood shutters. A single-leaf batten wood door pierces the foundation.

A four-light wood casement window is located in the upper gable end of the north and south (side) elevations. A 6/6, double-hung, wood-sash window also pierces the north elevation. The south elevation has no additional fenestration.

A two-story ell extends from the southernmost bay of the rear (west) elevation and dates from the nineteenth century. The wood-frame ell is clad with weatherboard wood siding and is capped by a front-gabled roof. Fenestration was not visible from the public right-of-way.

A one-and-one-half-story addition, possibly an enclosed porch, extends from the northernmost bay of the rear elevation and is adjacent to the north elevation of the ell. The addition was constructed post 1947. The wood-frame addition is clad with beaded weatherboard wood siding. The roofing type and material were not visible from the public right-of-way. Visible fenestration consists of a single-leaf door and 1/1, double-hung, vinyl-sash windows.

Significance Statement: This two-story single-family dwelling is representative of the Federal-style domestic architecture constructed in the City of Winchester during the first quarter of the nineteenth century. The building is log construction, a typical construction material in Winchester during this time period. Judging by the form and materials, as well as by using written data and Sanborn maps, this single-family dwelling can be given a circa 1800 date of construction. This single-family dwelling retains integrity of materials, workmanship, and design, despite the construction of a rear addition. Further, it has integrity of location and setting. 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.

CERTIFICATE #: BAR-11-521
DATE SUBMITTED: 8/22/11

Winchester Virginia
planning
zoning & inspections

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, LLC
Applicant

540-686-2221
Telephone

309 SHERIDAN ST.
Street Address

MGRABOSKI 462 @ GMAIL
E-mail address

WINCHESTER, VA 22601
City / State / Zip

Property Owner's Signature

URBAN DEVELOPMENT PARTNERS, LLC
Property Owner (Name as appears in Land Records)

540-686-2221
Telephone

309 SHERIDAN ST.
Street Address

E-mail address

WINCHESTER, VA 22601
City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 414 N. BRADDOCK ST. Use: SFR

Zoning: _____(HW) Year Constructed: _____ Historic Plaque? Y( ) N( ) Number: _____

TYPE OF REQUEST

☐ Demolition	☐ Sign (specify type) and # ____	☐ Exterior Change
☒ New Construction	☐ Freestanding	☐ Siding
☐ Addition	☐ Wall	☐ Roofing
☐ Fence/Wall	☐ Projecting	☐ Windows/Doors
☐ CONCEPTUAL REVIEW ONLY	☐ Other sign (specify)	☐ Paint
☐ Other (specify) RENEWAL OF 11/14 APPROVAL		

*****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)

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- ☐ The deadline for COMPLETE applications (inc. all required materials) is 5pm ten (10) days before the meeting.
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- ☐ Some applications may be considered for administrative review and approval per Section 14-5 of the Zoning Ordinance; however, all applications must include all required materials as if referred to the BAR.
- ☐ All projects must also comply with all applicable ordinances and building codes.

- ☐ *****ALL APPLICATIONS REQUIRE A RECENT PHOTOGRAPH (10 copies) OF THE STRUCTURE OR PROPERTY TO BE ALTERED; plus:**

SIGN APPLICATIONS, REQUIRED MATERIALS: ***(***10 copies of each)***

- ☐ Scaled drawing showing materials used, colors, lettering style, and type (if any) of illumination.
- ☐ Sketch/clear description of where sign will be located. Include clearance for any projecting signs.
- ☐ For freestanding signs, scaled site drawing showing sign placement.

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- ☐ Samples of paint colors. (Give careful consideration to appropriateness of colors to age and style of structure.)
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- ☐ Samples, descriptive brochures and details of ALL materials.
- ☐ Scaled site plan for new construction, additions, walls and fences.

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- ☐ Samples of materials, style and color of proposed roof.

DEMOLITION, REQUIRED MATERIALS:

- ☐ Photographs of all sides of structure/feature to be demolished. ***(***10 copies of each)***
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FILE COPY

Winchester Virginia
planning
zoning & inspections

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

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

December 5, 2014

Design Concepts
Attention: Tim Machado
129-131 S. Loudoun Street
Winchester, VA 22601

Dear Mr. Machado:

On Thursday, December 4, 2014, the Board of Architectural Review acted on the following request:

BAR-14-736 Request of Design Concepts - Tim Machado to construct a new addition at 414 North Braddock Street.

On a vote of 4-0, the Board approved **BAR-14-736** with the following comments:

- Panels under windows are to be bead board
- Color scheme to be approved administratively, if using standard color, otherwise, it is to be brought back before the Board

Please do not hesitate to contact me should you have any questions at 667-1815, ext. 1413.

Sincerely yours,

Joshua K. Crump
Planner I

CERTIFICATE #: BAR- 14-736
DATE SUBMITTED: 11/24/14

Winchester Virginia
planning
zoning & inspections

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:

DESIGN CONCEPTS - Tim Machado, AIA
Applicant

(540) 722-7247
Telephone

129-131 South Loudoun Street
Street Address

architect@1designconcepts.com
E-mail address

Winchester, VA 22601
City / State / Zip

Property Owner's Signature

Michael Grabowski
Property Owner (Name as appears in Land Records)

(540) 686-2221
Telephone

210 Harry Hiett Lane
Street Address

MGrabowski77@yahoo.com
E-mail address

Gore, VA 22637
City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 414 North Braddock Street Use: Residential

Zoning: MR (HW) Year Constructed: circa 1895 Historic Plaque? Y( ) N(X) Number:

TYPE OF REQUEST

☐ Demolition	☐ Sign (specify type) and #	☐ Exterior Change
☐ New Construction	☐ Freestanding	☐ Siding
☒ Addition	☐ Wall	☐ Roofing
☐ Fence/Wall	☐ Projecting	☐ Windows/Doors
☐ **CONCEPTUAL REVIEW ONLY**	☐ Other sign (specify)	☐ Paint
☐ Other (specify)		

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

FOR OFFICE USE ONLY

☒ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) 12/04/14

CERTIFICATE OF APPROPRIATENESS: ☒ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: As Noted

SIGNATURE: DATE: 12/4/14

Secretary, Board of Architectural Review

(form updated 2/3/14)

Project Narrative
414 North Braddock Street
Board of Architectural Review
Application for Certificate of Appropriateness
Nov. 24, 2014

This project is an addition to a circa 1895 Italianate wood-framed house. The existing façade is clad in German lap siding, and the north, south and east elevations are clad in plain bevel lap siding. Tuscan wood columns support porch overhangs on the west and south elevations. The original roof is a gable-front standing seam metal roof, and the porch addition is a standing-seam metal roof. In 1910, a two-story addition was constructed on the rear of the house, including the two-story porch set on a concrete block foundation. The one-story porch on the south elevation is an addition, circa 1925.

To reflect the original character of the house, this project will use painted wood siding on the addition. Windows and doors will be made of wood to match existing. The side porch will be enclosed, with the wood columns highlighted between new wood windows and doors. The addition is set back over 30 feet from the front of the existing home to maintain focus on the original structure. The site is wooded with large mature trees; therefore, sight lines are limited from Braddock Street to the new addition.

Proposed Finishes
414 North Braddock Street
Board of Architectural Review
Application for Certificate of Appropriateness
Nov. 24, 2014

- Windows: Painted wood to match existing
- Doors: Painted wood to match existing
- Trim: Painted wood to match existing
- Garage Doors: Painted wood
- Roof: Painted standing seam metal

414 NORTH BRADDOCK STREET
VIEW FROM BRADDOCK STREET
NOVEMBER 24, 2014

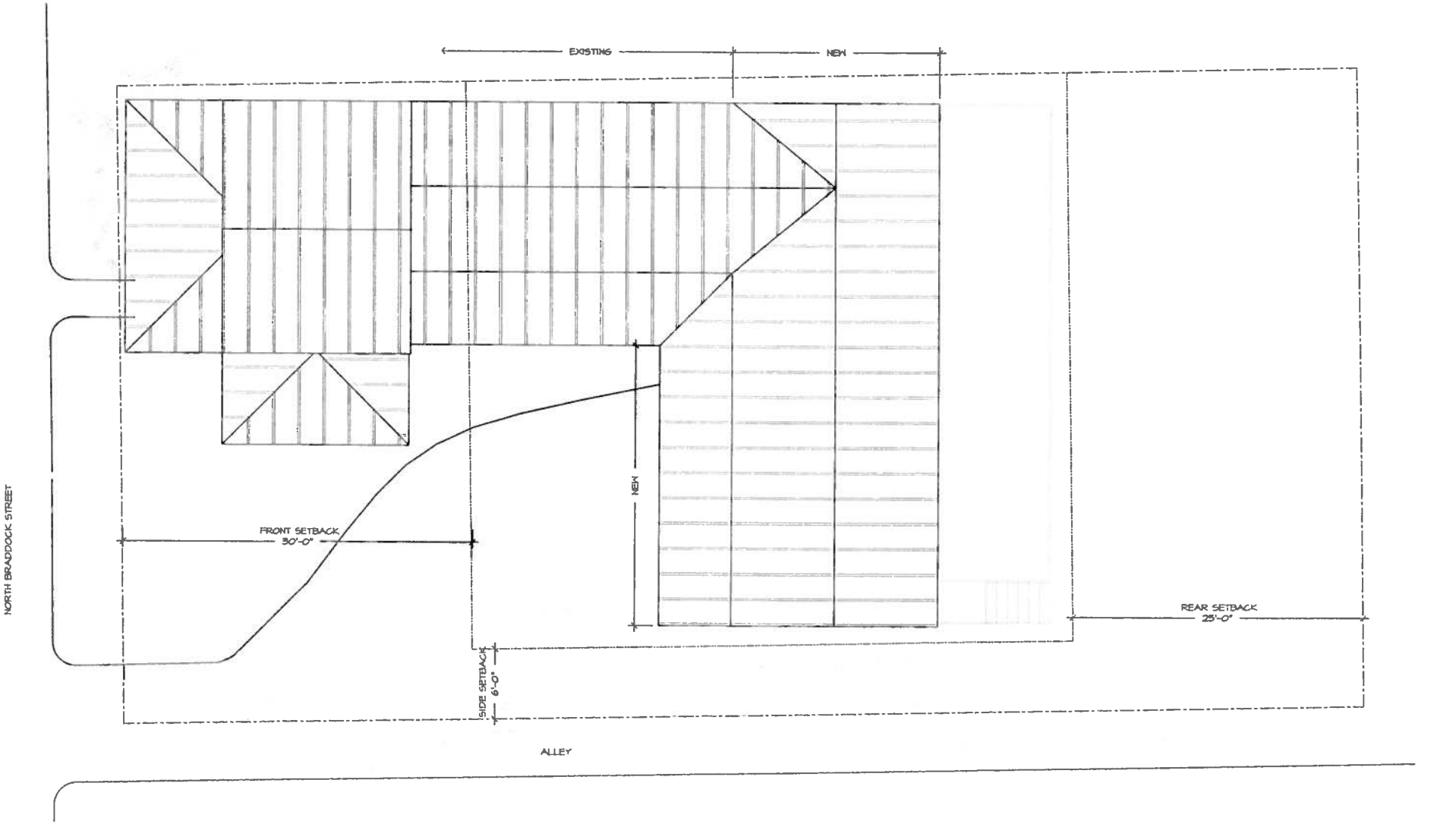
DESIGN CONCEPTS
architecture + interiors
129-131 South Loudoun Street
Winchester, VA 22601
tel: (540) 722-7247; fax: (540) 722-7248
architect@1designconcepts.com

414 NORTH BRADDOCK STREET
WEST ELEVATION
NOVEMBER 24, 2014

DESIGN CONCEPTS
architecture + interiors
129-131 South Loudoun Street
Winchester, VA 22601
tel: (540) 722-7247; fax: (540) 722-7248
architect@1designconcepts.com

414 NORTH BRADDOCK STREET
SOUTH ELEVATION
NOVEMBER 24, 2014

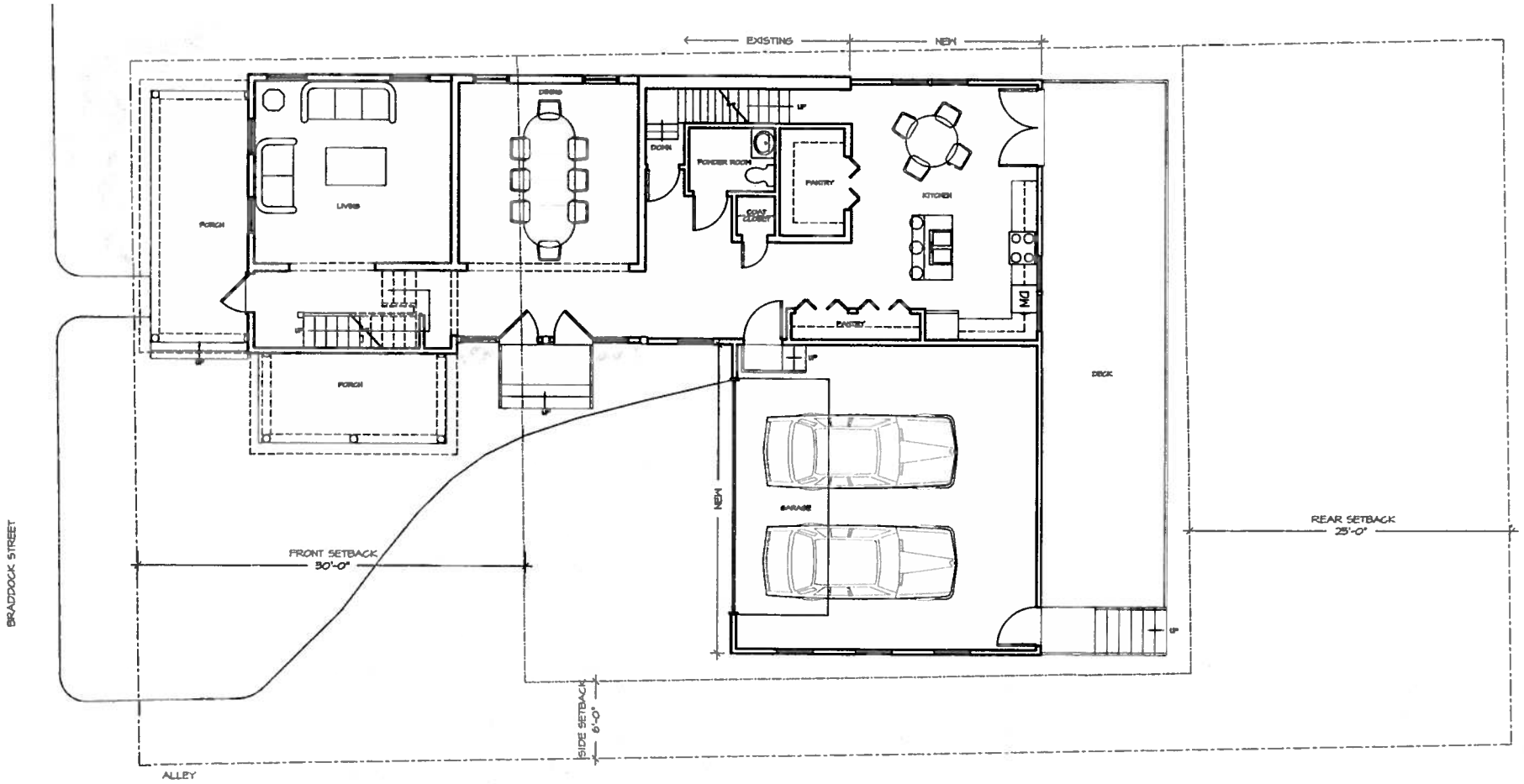
DESIGN CONCEPTS
architecture + interiors
129-131 South Loudoun Street
Winchester, VA 22601
tel: (540) 722-7247; fax: (540) 722-7248
architect@1designconcepts.com



414 N. BRADDOCK ST.
SITE PLAN
NOVEMBER 24, 2014

SCALE: 1/8"=1'-0"

DESIGN CONCEPTS
architecture + interiors
129 131 South Loudoun Street
Winchester, VA 22601
tel (540) 722 7247 fax (540) 722 7248
architect@designconcepts.com



414 N. BRADDOCK ST.
FIRST LEVEL
NOVEMBER 24, 2014
SCALE: 1/8"=1'-0"

DESIGN CONCEPTS
architecture + interiors
129 131 South Loudoun Street
Winchester, VA 22601
tel (540) 722-7247, fax (540) 722-7248
architects@1designconcepts.com

CITY OF WINCHESTER
ARCHITECTURAL INVENTORY

1978

Address: 414 N. Braddock St.
Present Use: Residential

Map & Parcel: 123 - (1)
Tract & Block: I-8
Assessed Value: $22,100

Present Owner: Arthur W. Muller, et ux
Address:
Historic Name:
Original Owner:
Original Use:

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 (90) 1900 19__ pre-1897: post 1885

Style: (Vern.) L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev. B.Arts None+ None-

Stories: B 1 1½ (2) 2½ 3 3½ 4 _

Material: Stone Log Clapbrd. (Wd.Fr.) Brk. Plas. _____

Modifications: (Minor) Moderate Extensive

Physical Condition: (Standard) Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
Outstanding Excellent (Good) Average None

Architectural Description

The gable of this small 3 bay frame house faces the street and is decorated with a pointed window, wood slats placed in a V-design and brackets with ornamental pendants. Other features are carved window cornices, 2 over 2 lights and a full facade Colonial Revival porch. There is a two-story porch under the side roof to the rear and a later frame addition.

Historical Significance:
National State/Regional Local None

Historical Description

References:

City of Winchester

414 North Braddock Street

Tax Map Number: 173-1-I- 8-
DHR Resource Number: 138-0042-0108
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 two-story, single-family dwelling is located on the east side of North Braddock Road and abuts the concrete sidewalk. The grassy property is marked by mature trees, shrubs, and foundation plantings. The property gently slopes to the south.

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

Primary Resource Description: Constructed circa 1895, this two-story, three-bay single-family dwelling was influenced by the Italianate style. Set on a solid random rubble foundation, this wood-frame dwelling is clad with German wood siding. The north and south (side) elevations are clad with weatherboard wood siding. A front-gabled roof, covered with standing-seam metal, caps the building and is accented by an ogee-molded wood cornice with returns, scrolled brackets, and vergeboard. An exterior-rear brick chimney rises from the east elevation and has a corbeled brick cap. The southernmost bay of the façade (west elevation) holds a single-leaf, multi-light wood door and is surmounted by a single-light transom. The first story openings hold 2/1, double-hung, wood-sash windows with square-edged wood surrounds and the second story openings have 2/2, double-hung, wood-sash windows with pedimented surrounds and operable louvered shutters. A four-light pentagoid-shaped wood casement window marks the upper gable end and features a wood sill and pedimented surround. A one-story, full-width porch 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 Tuscan wood columns and pilasters. The north (side) elevation is fenestrated with paired four-light wood casement windows. Each opening has a square-edged wood surround. The rear (east) elevation is fenestrated with a single-leaf, paneled wood door with lights and 2/2, double-hung, wood-sash windows.

A one-story, two-bay porch, constructed circa 1925, extends from the south (side) elevation and is set on a solid poured concrete foundation. The half-hipped roof is covered with standing-seam metal and is supported by Tuscan wood columns.

A two-story ell extends from the northernmost bay of the rear (east) elevation and is original. The wood-frame ell is clad with weatherboard wood siding and is capped by a front-gabled roof of standing-seam metal. Visible fenestration consists of a single-leaf, paneled wood door with lights and 2/2, double-hung, wood-sash windows. A two-story porch extends from the south elevation of the ell and is set on a solid rock-faced, concrete-block foundation. Tuscan wood columns support the shed roof, which is covered with standing-seam metal. Square wood balusters finish the porch.

A two-story addition is located on the rear elevation of the ell and was constructed circa 1910. The wood-frame addition is clad with German wood siding and is set on a solid concrete block and rock-faced, concrete-block foundation. A front-gabled roof caps the addition and is covered with standing-seam metal. An ogee-molded cornice with returns accents the roof. An interior-end brick chimney, with a corbeled cap, rises from the east elevation. Visible fenestration consists of 2/2, double-hung, wood-sash windows and two-light wood awning windows. A two-story, partially enclosed porch extends from the south elevation of the addition and is set on a concrete block foundation. A shed roof caps the porch and is covered with standing-seam metal. Visible fenestration consists of a single-leaf, paneled wood door, 2/2, double-hung, wood-sash windows, and two-light wood awning windows. The double-hung windows are flanked by operable louvered shutters. An integral porch is located in the westernmost bay of the first story and features a Tuscan wood column and square wood balusters.

A one-story addition, constructed circa 1915, extends from the rear elevation of the circa 1910 addition. The wood-frame addition is clad with German wood siding and is capped by a shed roof of standing-seam metal. The south elevation is marked by a single-leaf, paneled wood door with lights, which is sheltered by a shed-roofed awning. Asphalt shingles cover the awning.

Significance Statement: This two-story, single-family dwelling was influenced by the Italianate style and is indicative of the domestic architecture constructed in the City of Winchester at the end of the nineteenth century. Judging by the form and materials, as well as by using Sanborn Fire Insurance maps, this dwelling can be given a circa 1895 date of construction. This single-family dwelling retains integrity of materials, workmanship, and design, despite the construction of rear additions. Further, this dwelling retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This single-family dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.

CERTIFICATE #: BAR- 16-527
DATE SUBMITTED: 8/22/16

Winchester
planning & zoning Virginia

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:

Chuck Peterson (Applicant)	
540-327-5138 (Telephone)	1000 Caroline Street (Street Address)
chuckpeterson@iheartmedia.com (E-mail address)	Winchester, VA, 22601 (City / State / Zip)

Property Owner's Signature	Peterson Properties, LLC (Property Owner (Name as appears in Land Records))
540-327-5138 (Telephone)	1000 Caroline Street (Street Address)
chuckpeterson@iheartmedia.com (E-mail address)	Winchester, VA 22601 (City / State / Zip)

PROPERTY LOCATION
Current Street Address(es) 111 East Cecil Street Use: Residential

Zoning: RB1 (HW) Year Constructed: 1958 Historic Plaque? Y ○ N ◉ Number: _____

TYPE OF REQUEST

☐ Demolition	☐ Sign (specify type) and # ____	☑ Exterior Change replace porch floor/balusters
☐ New Construction	☐ Freestanding	☐ Siding
☐ Addition	☐ Wall	☐ Roofing
☐ Fence/Wall	☐ Projecting	☐ Windows/Doors
☐ CONCEPTUAL REVIEW ONLY	☐ Other sign (specify)	☐ Paint
☐ Other (specify)		

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

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: _____

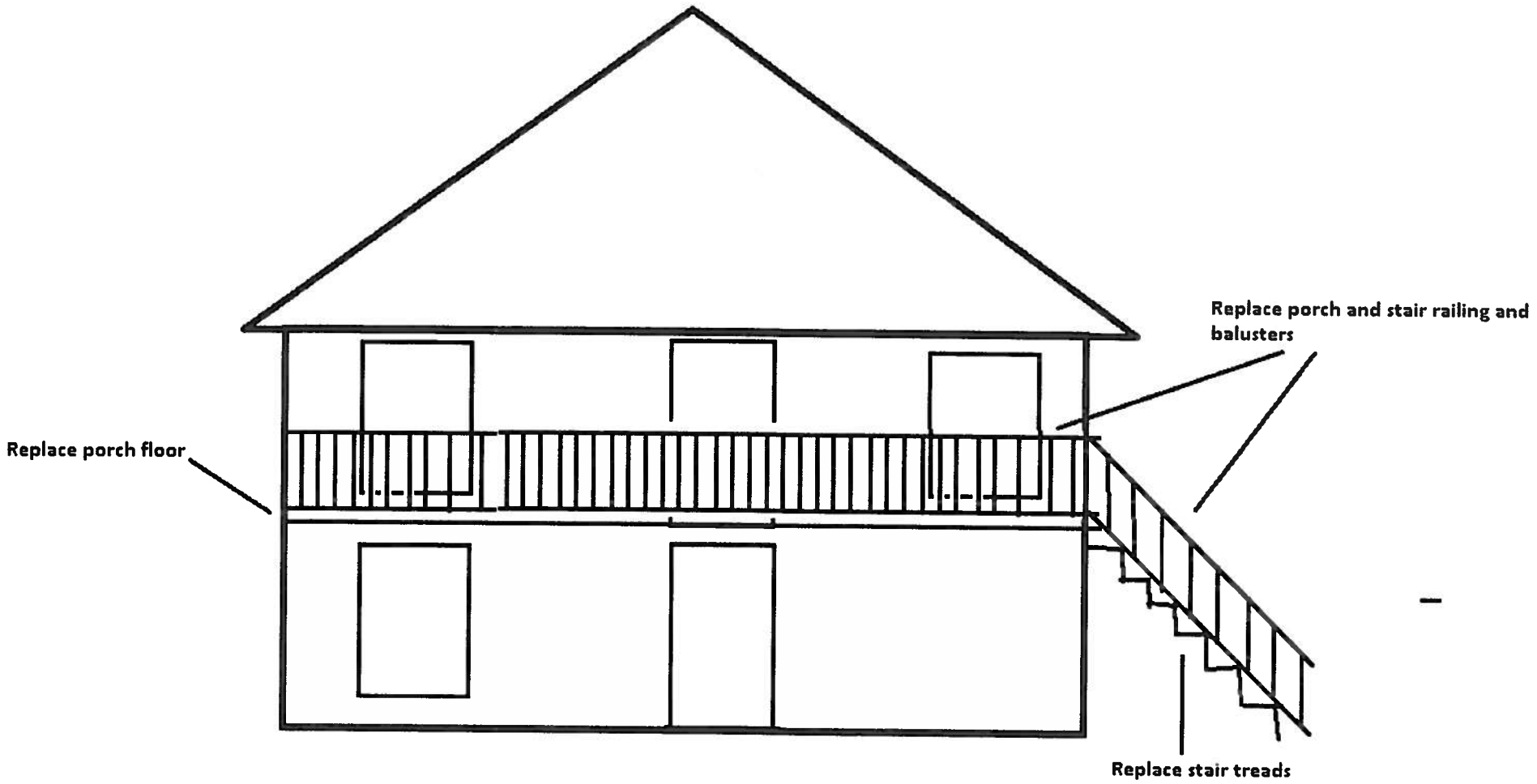
SIGNATURE: _____ DATE: _____
Secretary, Board of Architectural Review

(form updated 2/3/14)

111 East Cecil Street

111 East Cecil Street

Proposed repairs



Replace rotting top & bottom rails and balusters. Rail height and baluster spacing to meet code.

Replacement balusters of similar size and dimensions as current.

Will be painted white to match current.

Replacement rails of similar size and dimensions as current.

Will be painted white to match current.

Replace rotting plywood porch floor

5/4 x 6 decking board will replace current plywood floor

Replace rotting stair treads

Pressure treated stair treads will replace current treads.

City of Winchester

111 East Cecil Street

Tax Map Number: 193-1-S- 9-
DHR Resource Number: 138-0042-0315
Resources: 1 single dwelling; 1 prefabricated shed
Date/Period: ca. 1960
Style: Modern Movement
Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*

Architectural Description

Site Description: Located south of East Cecil Street, this lot is outlined by chain-link fencing on the side boundaries and wood fencing on the rear boundary. The single dwelling on the property has an extremely shallow setback from the street and is located close to the concrete-paved city sidewalk. An unpaved, grass covered driveway is located east of the dwelling. A mature tree is located at the rear of the property.

Secondary Resource Summary: A prefabricated shed is located south of the single dwelling.

Primary Resource Description: This modest, single-family dwelling is similar in form, style and material the neighboring dwelling at 107 South Cameron Street. The square structure (three bays wide, three bays deep) is veneered in bricks laid in all-stretcher-bond. It is set on a solid raised foundation that has been parged with concrete. Although one-story in height, the foundation level of the façade is exposed, providing two levels of livable space. The form, fenestration, and limited stylistic ornamentation is typical of the Modern Movement.

The shallow-pitched, hipped roof is covered in asphalt shingles. It features a shallow ogee-molded wood cornice. A small brick chimney with a plain cap rises from the center of the structure. The three-bay-wide façade (north elevation) has a single entry opening at the first-story level, in the center bay. This opening holds a single-leaf, paneled wood door (original) with six lights. It is set within a shallow square-edged wood surround. The window openings (both first story and foundation level) have 3/1, double-hung, wood-sash with rowlock brick sills. The entry, as well as the easternmost window opening, is symmetrically balanced by openings in the raised foundation. Below the single entry is another identical single entry at the foundation level. The side-entry porch to the first story is set on square posts with square balusters. The carriage of the stair is hidden by lattice board. It has a concrete slab foundation. The roof of the porch is a metal awning. The side and rear elevations of the building have single 3/1, double-hung, wood-sash windows on the first story and square openings (sash not visible) in the foundation level of the east side. A secondary entry with a single-leaf door is located in the southernmost bay of the west elevation. The material and design of the door is not visible from the public right-of-way. The opening is covered by a metal awning supported by round metal posts.

Secondary Resource Description: A prefabricated shed, dating from circa 1990, is one story in height and one bay wide. The foundation is not visible. The structure is clad in beaded board siding. The gambrel roof is covered in metal sheeting. The only visible fenestration is a double-leaf, metal door on the north elevation.

Significance Statement: This single-family dwelling is representative of the Modern Movement architecture constructed in the City of Winchester during the mid-twentieth century. According to Sanborn Fire Insurance Maps, this dwelling replaced a one-story barn (visible on 1903 and 1927 maps). This dwelling, constructed circa 1960, is similar to its neighbor at 107 East Cecil Street. The integrity of materials, workmanship, and design has all been retained, particularly because there have been no major additions or alterations over time. The location and setting of the building are also historically accurate. This, in combination with the high level of association and feeling, qualifies the property under Criteria A and C as a contributing resource in the Winchester Historic District.

Piccadilly

CERTIFICATE #: BAR- 16-534
DATE SUBMITTED: 8/25/16

Winchester planning & zoning Virginia

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:

Verizon Wireless (Jessica Bingham) — Applicant	410-440-9743 — Telephone
3620 Commerce Dr, Suite 707 — Street Address	jbingham@sitelinkwireless.com — E-mail address
Baltimore, MD 21227 — City / State / Zip	

See attached consent — Property Owner's Signature	G W Development LLC — Property Owner (Name as appears in Land Records)
— Telephone	103 E Piccadilly St. — Street Address
— E-mail address	Winchester, VA 22601 — City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 103 E Piccadilly St Use: telecommunications

Zoning: B1 (HW) Year Constructed: 1926 Historic Plaque? Y ○ N ○ Number: _____

TYPE OF REQUEST

☐ Demolition	☐ Sign (specify type) and #____	☐ Exterior Change
☐ New Construction	☐ Freestanding	☐ Siding
☐ Addition	☐ Wall	☐ Roofing
☐ Fence/Wall	☐ Projecting	☐ Windows/Doors
☐ CONCEPTUAL REVIEW ONLY	☐ Other sign (specify)	☐ Paint
☑ Other (specify) Antenna modification to existing rooftop telecom facility		

*****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)

August 22, 2016

City of Winchester, VA
15 North Cameron St
Winchester, VA 22601

RE: Certificate of Appropriateness
Minor Modification to an Existing Rooftop Telecommunication Site
Verizon Site Name: Piccadilly
Site Address: 103 E Piccadilly St, Winchester, VA 22601

To Whom It May Concern:

Verizon is requesting a certificate of appropriateness, through an administrative review process, for a proposed minor modification to their existing rooftop telecommunications site located at 103 E Piccadilly St.

Verizon proposes to remove (12) existing panel antennas, and install (16) new panel antennas at their existing telecom facility. Specifications can be found on the enclosed engineering plans and antenna cut sheets have been provided as well. The site will continue to remain an unmanned telecommunications facility.

Sincerely,

Jessica Bingham
Senior Zoning Specialist
Site Link Wireless, LLC
Verizon authorized agent
jbingham@sitelinkwireless.com
410-440-9743

verizonwireless

Verizon Wireless
7600 Montpelier Road
Laurel, MD 20723
301.512.2000 Main

Garrett Nickles
Site Acquisition Specialist
3620 Commerce Drive
Baltimore, MD 21227
443.854.3218 Mobile

August 12th, 2016

GW Development, LLC/ GW Leasing, LLC
c/o Glen Burk
2224 Wilson Boulevard
Winchester, VA 22601

Re: 103 E Piccadilly Street, Winchester, City of Winchester, VA.

Mr. Triplett,

In accordance with Section 8 of the existing Lease dated April 30th, 2014 by and between GW Development LLC and GW Leasing LLC as LESSOR, and Virginia 10 RSA Limited Partnership, a Virginia limited partnership d/b/a Verizon Wireless, as LESSEE, which pertains to certain premises located on the rooftop 103 E Piccadilly Street, Winchester, City of Winchester, VA. as more particularly described in the Lease, I am hereby requesting written approval of the following equipment changes:

- Removing (12) existing antennas and installing (16) new antennas

Please have one original copy of this letter signed, scanned, and returned to me via email. Once I receive your approval, someone from our construction department will contact you to coordinate a date and time to install the modifications.

Please feel free to reach out if you have any questions.

Sincerely,

Verizon Wireless

Garrett Nickles
Site Acquisition Specialist

Read, acknowledged and agreed this 22nd day of August, 2016.

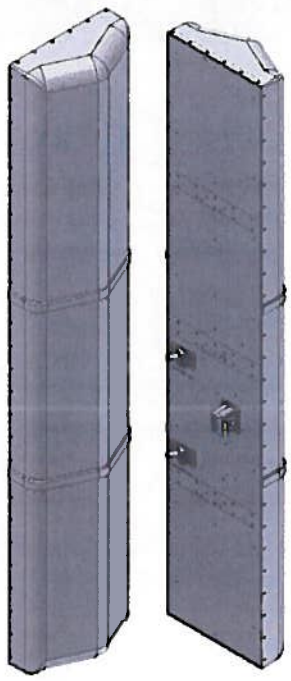
GW Development LLC and/or GW Leasing LLC

BY: Glen Paul Burke
Authorized Signatory

WINCHESTER
TOWERS

X7C-FRO-840-V

X-Pol Antenna, 698-896MHz, 98.5", Fast Roll off 40° Azimuth
Variable E-Tilt, RET/MET



- Macro Cell Antenna
- Fast Roll Off (FRO)
- Suitable for LTE/CDMA/UMTS/GSM
- AISG 2.0 RET or manual MET tilt control

ELECTRICAL SPECIFICATIONS

Frequency Band, MHz	**698-824**	**824-896**
Horizontal Beamwidth, 3dB points	43°	37°
Gain, dBi	18.2	18.9
Vertical Beamwidth, 3dB points	9.3°	8.4°
Front-to-Back at 180°, dB	25	25
Upper Sidelobe Suppression, Typical, dB	-18	-18
Polarization	+/-45°	
Electrical Downtilt	0-6° or 4-10°	
VSWR/Return Loss, dB, Maximum	1.5:1/-14.0	
Isolation Between Ports, dB, Minimum	>28	
Intermodulation (2x20w), IM3, dBc	-150	
Impedance, ohms	50	
Maximum Power Per Connector, CW (w)	500	

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+1 315-431-7100 | customerservice@jmawireless.com

X7C-FRO-840-V

JMA WIRELESS

MECHANICAL SPECIFICATIONS

Dimensions, Length/Width/Depth	98.5/18.8/9.1 in (2503/479/231.1 mm)
Connector (Quantity) Type	(2) 7-16 DIN Female
Connector Torque	220-265 lbf-in (23-30 N-m)
Connector Location	Back
Antenna Weight	58 lbs (26.3 kg)
Bracket Weight	18.2 lbs (8.3 kg)
Standard Bracket Kit	P/N 919032 (Included)
Mechanical Downtilt Range	0°-6°
Radome Material	High Strength Luran, UV Stabilized, ASTM D1925
Wind Survival	135 mph (217.3 km/h)
Front Wind Load	360.6 lbf (1604.2N) @100mph
Equivalent Flat Plate	7.20 sq-ft (c=2) @ 100mph

RET INFORMATION

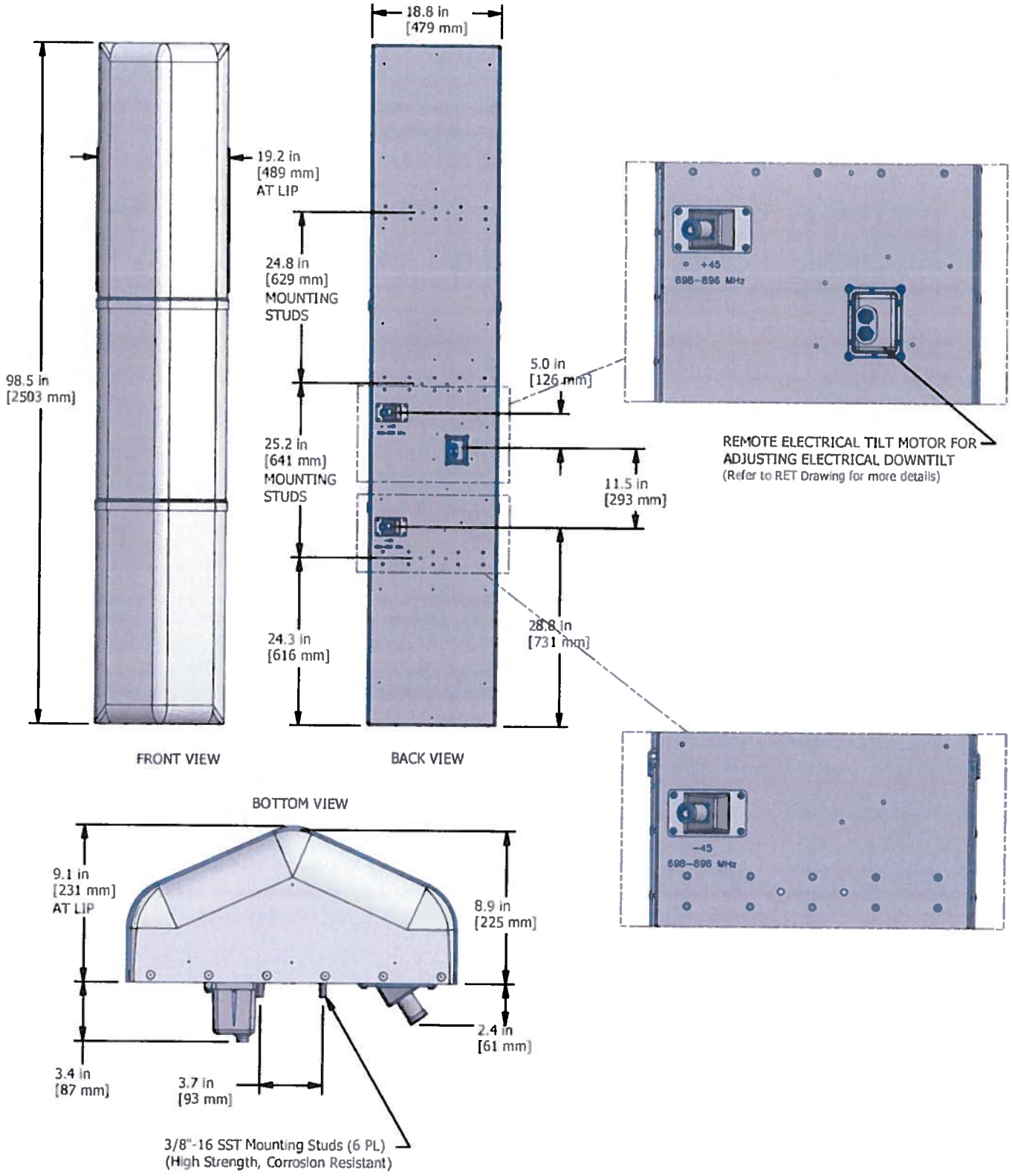
Model	CSS-RET-200
Mounting Location	Rear of Antenna
Weight	1.2 lb (0.54 kg)
Communication Standard	AISG 2.0
Control System	CSS-PCU-220

ORDER INFORMATION

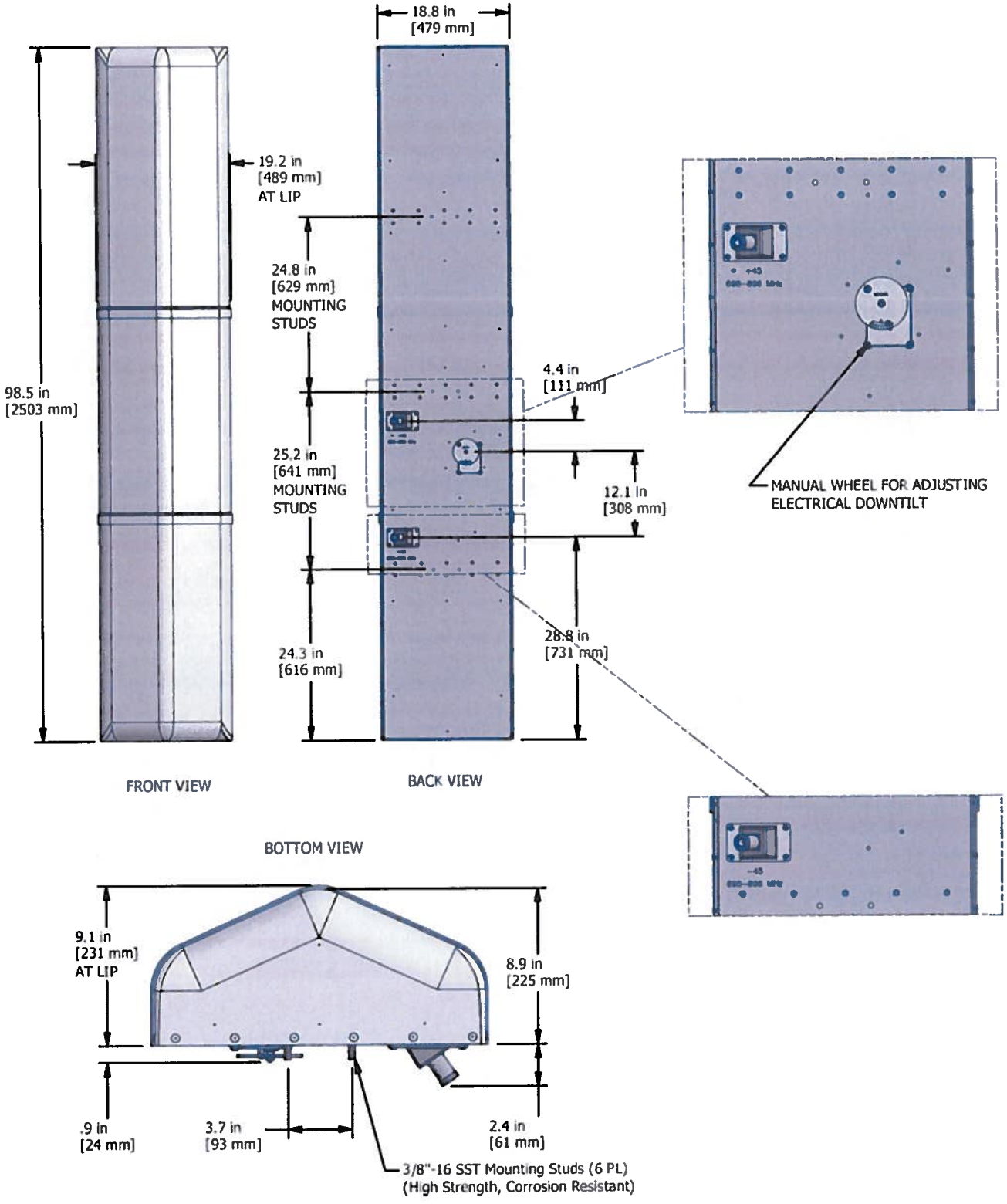
MODEL	DESCRIPTION
X7C-FRO-840-VM0	Antenna with manual MET adjust electrical downtilt 0-6°
X7C-FRO-840-VM4	Antenna with manual MET adjust electrical downtilt 4-10°
X7C-FRO-840-VR0	Antenna with remote RET adjust electrical downtilt 0-6°
X7C-FRO-840-VR4	Antenna with remote RET adjust electrical downtilt 4-10°
919049	Optional Bracket Kit, 3-Point, 6 degree D-tilt, For 4.5" OD Pole

JMA WIRELESS

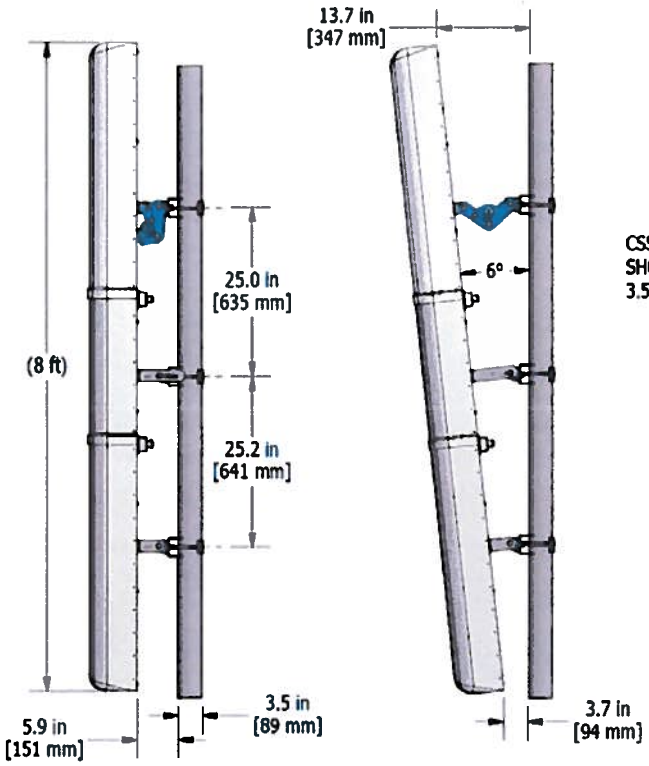
Mechanical Outline Drawing: RET Version



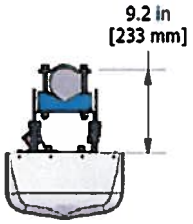
Mechanical Outline Drawing: MET Version



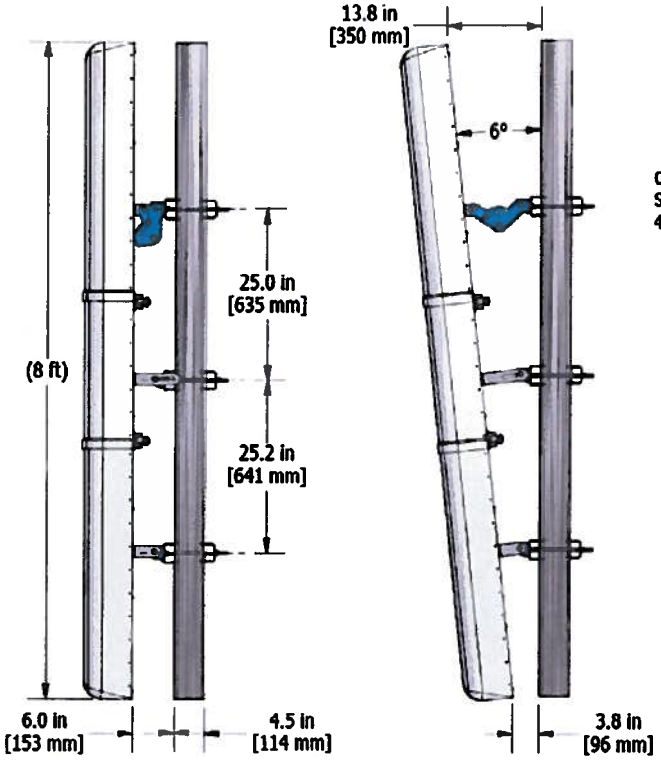
Standard Bracket Kit



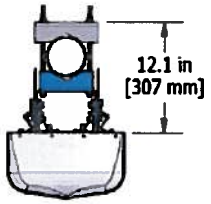
CSS P/N: 919032 BRACKET KIT, 6 DEG D-TILT
SHOWN MOUNTED ON 3.5" O.D. POLE
3.5" O.D. MAX POLE SIZE



Optional Bracket Kit

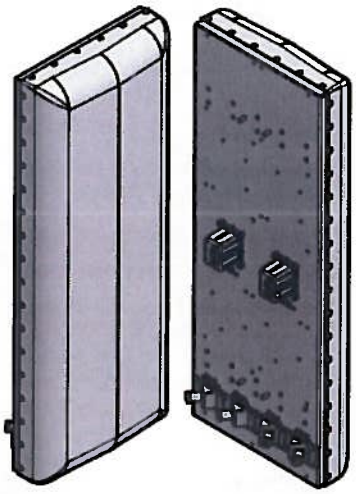


CSS P/N: 919049 BRACKET KIT, 3 POINT, 6 DEG D-TILT
SHOWN MOUNTED ON (OPTIONAL) 4.5" O.D. POLE
4.5" O.D. MAX POLE SIZE



QAP-FRO-440-V

1695-2180MHz, 50.5" Fast Roll Off 40° H-Beam MIMO Antenna RET/MET



- 4-Port 1695-2180 MHz Fast Roll Off (FRO) Antenna:
  - Two High Band Antennas in a Single Radome, Each with Separate Tilts
- Can be used for MIMO Applications
- Suitable for LTE/CDMA/UMTS/GSM
- AISG v2.0 RET or Manual (MET) Tilt Control

ELECTRICAL SPECIFICATIONS

Frequency Band, MHz	**1695-1880**	**1850-1990**	**1920-2180**
Horizontal Beamwidth, 3dB points	40°	38°	33°
Gain, dBi	17.4	17.7	17.9
Vertical Beamwidth, 3dB points	7.3°	7.2°	6.7°
Front-to-Back at 180°, dB	> 28		
Upper Sidelobe Suppression, Typical, dB	<-30		
Polarization	+/-45°		
Electrical Downtilt	0°-6° or 4°-10°		
VSWR/Return Loss, dB, Maximum	1.5:1/14.0		
Isolation Between Ports, dB, Minimum	>28		
Intermodulation (2x20w), IM3, dBc	-150		
Impedance, ohms	50		
Maximum Power Per Connector, CW	250		

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+1 315-431-7100 | customerservice@jmawireless.com

QAP-FRO-440-V

JMA WIRELESS

MECHANICAL SPECIFICATIONS

Dimensions, Length/Width/Depth	50.5 x 18.8 x 6.2 in (1282/479/157mm)
Connector Quantity Type	(4) 7-16 DIN Female
Connector Torque	220-265 lbf-in (23-30 N-m)
Connector Location	Back
Antenna Weight	33.6 bs (15.2kg)
Bracket Weight	13.2 lbs (5.99Kg)
Standard Bracket Kit	P/N 919011
Mechanical Downtilt Range	0°-12°
Radome Material	High Strength Luran, UV Stabilized, ASTM D1925
Wind Survival	150 mph (241 km/h)
Front Wind Load @100mph	163.8 lbf (728.8 N) @100mph
Equivalent Flat Plate @ 100mph	3.26 sq-ft (c=2) @ 100mph

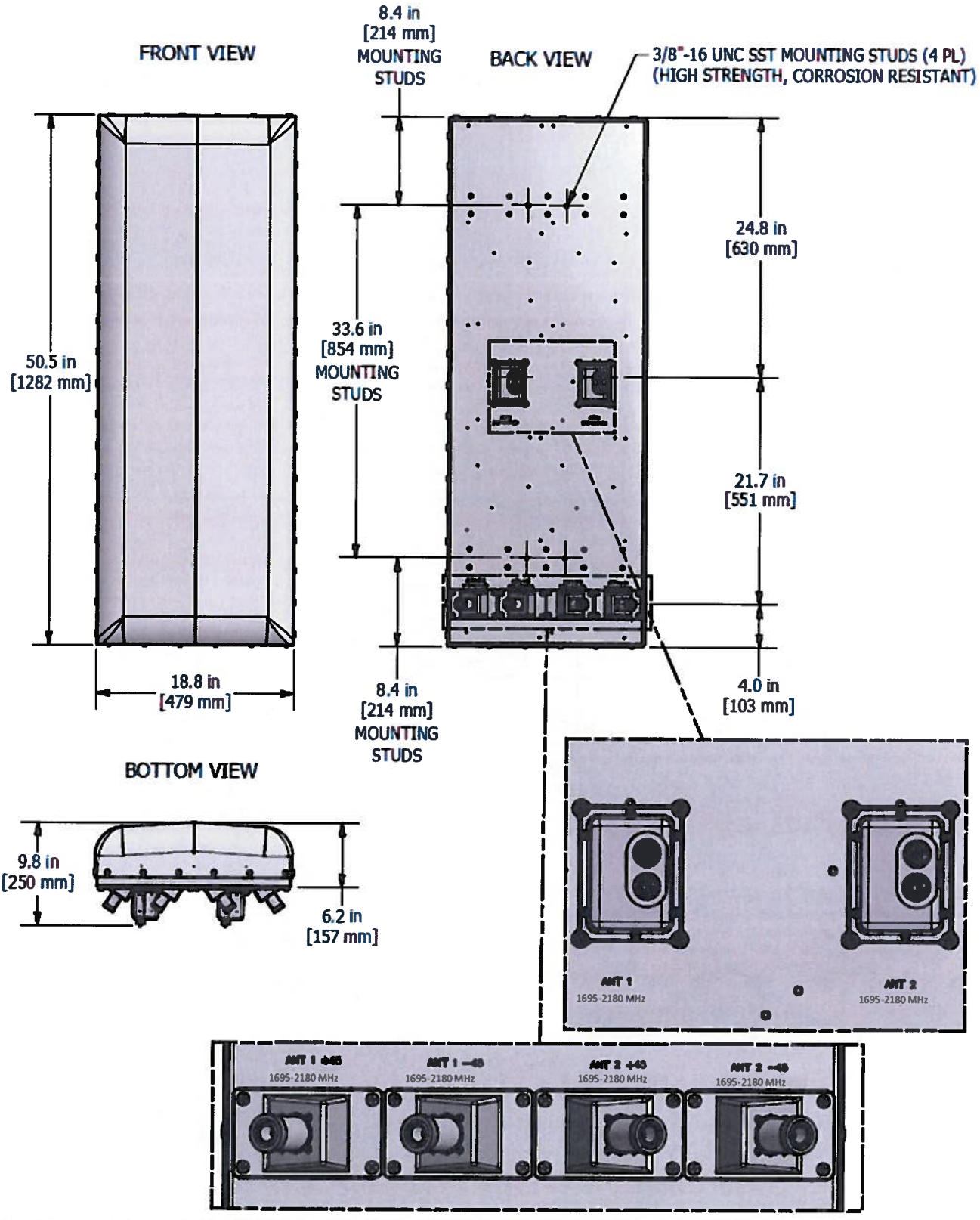
RET INFORMATION

Model	RET-200
Mounting Location	Back
Weight	1.2 lb (0.54 kg)
Communication Standard	AISG 2.0
Control System	PCU-220

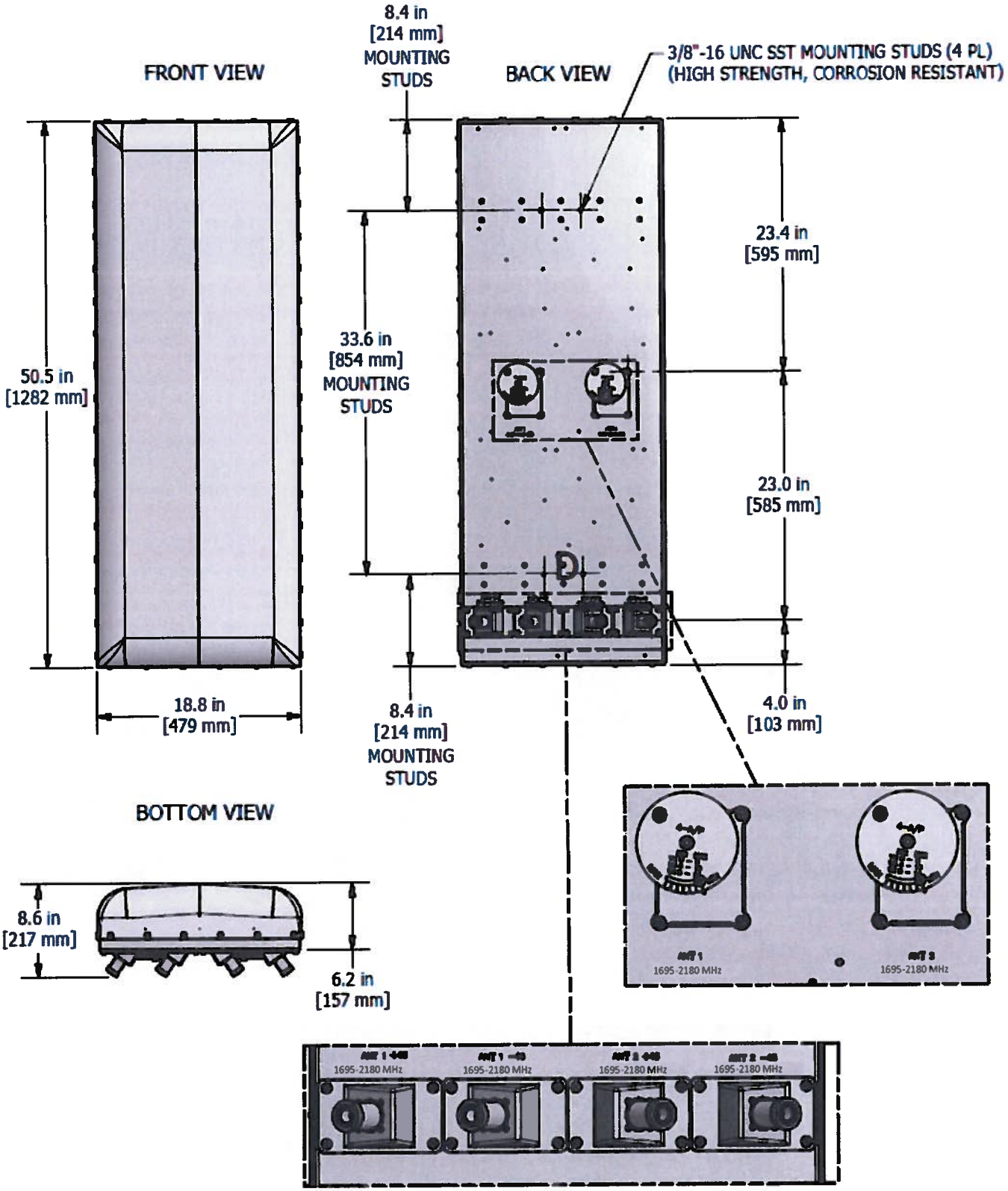
ORDER INFORMATION

MODEL	DESCRIPTION
QAP-FRO-440-VR0	X-Pol antenna with motor for remote electrical tilt (RET) range of 0-6°
QAP-FRO-440-VR4	X-Pol, antenna with motor for remote electrical tilt (RET) range of 4-10°
QAP-FRO-440-VM0	X-Pol, antenna with manual adjust wheel for electrical tilt (MET) range of 0-6°
QAP-FRO-440-VM4	X-Pol, antenna with manual adjust wheel for electrical tilt (MET) range of 4-10°
Optional Bracket Kit	919036 - Bracket Kit, 2-Point, 12deg D-tilt, For 4.5" OD Pole
RET Ordering Information	(1) 992100-CA005-SC; AISG Jumper Cable, M/F, 0.5 meters

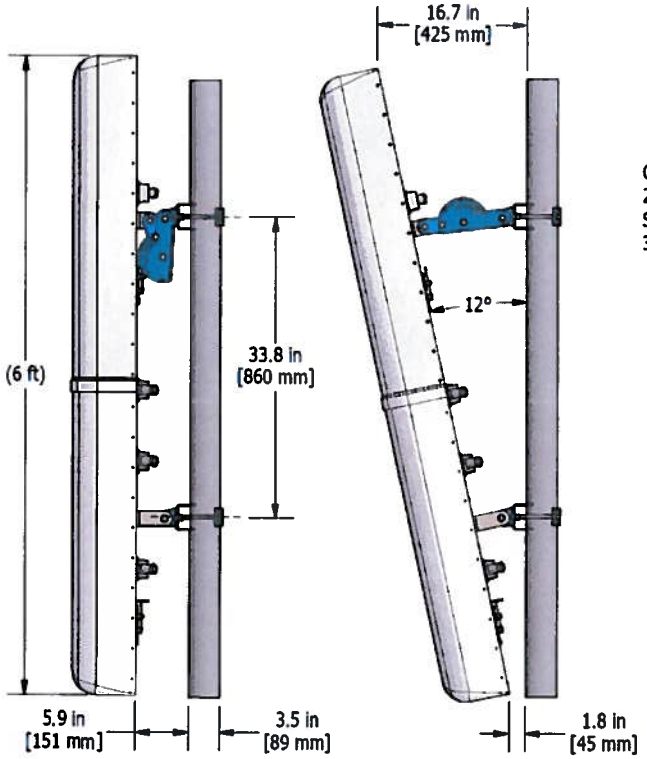
Mechanical Outline Drawing: RET Version



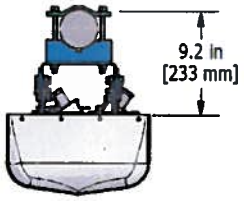
Mechanical Outline Drawing: MET Version



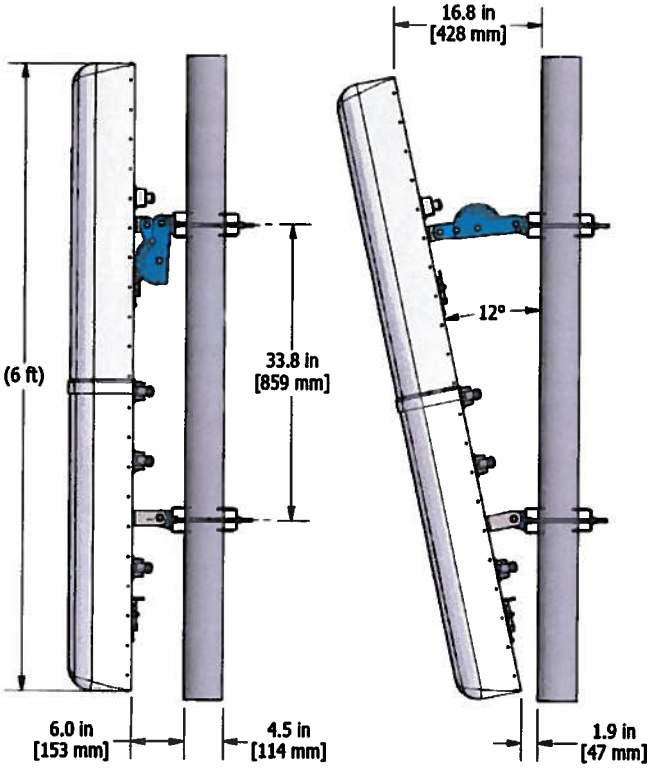
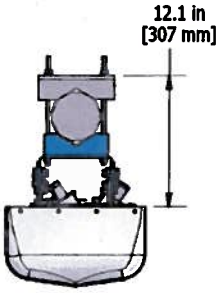
Standard Bracket Kit



CSS P/N: 919011 BRACKET KIT
2 POINT, 12 DEGREE DOWN TILT
SHOWN MOUNTED ON 3.5" O.D. POLE
3.5" O.D. MAX POLE SIZE



Optional Bracket Kit



CSS P/N: 919036 BRACKET KIT
2 POINT, 12 DEGREE DOWN TILT
SHOWN MOUNTED ON 4.5" O.D. POLE
4.5" O.D. MAX POLE SIZE