

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
May 19, 2016 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – May 5, 2016

2. CONSENT AGENDA

NONE

3. NEW BUSINESS

- A. **BAR 16-298** Request of Tim Bandyke for a Certificate of Appropriateness to repair fire damage at 317 S. Braddock 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, May 5, 2016, at 4:00pm in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Vice Chairman Bandyke, Ms. Elgin, Ms. Jackson, Mr. Serafin, Mr. Walker
ABSENT: Ms. Schroth
STAFF: Josh Crump, Jacquelyn Mathes
VISITORS: Mike Grabowski, Tony Foreman

Chairman Rockwood called for corrections or additions to the minutes of April 21, 2016. Mr. Serafin made a motion to approve the minutes for April 21, 2016. Mr. Walker seconded the motion. A voice vote was taken and the motion passed 6-0.

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 16-275 Request of Foreman Builders for a Certificate of Appropriateness to change the front door at 126 N. Washington Street.

Tony Foreman, President of Foreman Builders Inc., proposed changing the front door and painting it "Proper Gray." Mr. Foreman stated that the hardware on the door would most likely be similar to what the owner has on the current door; however, the owner has not picked out hardware yet. Mr. Serafin suggested replacing the storm door and keeping the original wooden door on the house because it has a lot of character. Chairman Rockwood stated that he thinks the door is pretty distinctive for that house and time period and that he would prefer to see the original door on the house

Ms. Jackson asked about the intentions of the storm door. Mr. Foreman stated that they will replace the storm door with the same type of door just updated.

Mr. Serafin made a two part motion.

*Part 1: The Board denied **BAR 16-275** for a Certificate of Appropriateness to replace the front door for the following reason:*

- *The character of the existing door is important to the façade and should be retained.*

*Part 2: To grant a Certificate of Appropriateness for **BAR 16-275** for the following:*

- *To replace the existing aluminum storm door with a new full view aluminum storm door.*

Vice Chairman Bandyke seconded the motion. A voice vote was taken and the motions passed 6-0.

BAR 16-279 Request of Mike Grabowski for a Certificate of Appropriateness to repair the porch at 2 Peyton Street.

Mr. Grabowski stood before the Board and proposed repairing the porch by supporting the existing roof structure to preserve it but stated that the columns, balustrades, all of the framing, and the both levels of the porch ceilings would need to be torn out. Mr. Grabowski stated that they will be using largely the same materials but proposed using composite PermaCast columns instead of the existing wood columns. The Board expressed their concerns with using the substitute materials, as this property is visible from the public eye. Mr. Grabowski stated that using wooden columns would be hugely expensive as well as time consuming. Vice Chairman Bandyke stated that he understood, however, PermaCast columns are not used in the Historic District.

There was discussion regarding the porch railings and what materials would be used. Mr. Grabowski stated that they plan to match the existing wooden railing as pictured on the upper level porch for both levels and get rid of the wrought iron on the bottom. Mr. Bandyke asked if there was anything else they could do to the porch railings within budget instead of going back to the two by fours. Mr. Grabowski stated that they should be able to come up with a design, possible using two by six boards and doubling them at the top, putting a fifty degree bevel on it, and possibly putting a molding underneath. Mr. Serafin asked that if they decide to change the railing to please come back before the board for final design approval.

*Mr. Walker made a motion to grant a Certificate of Appropriateness for **BAR 16-279** with the following comments: The design as submitted is good, but all materials need to be wood. No substitute materials allowed. The railing design is to match existing; if the railing design is being changed it needs to come back before the Board for final design approval. Vice Chairman Bandyke seconded the motion. A voice vote was taken and the motion passed 6-0.*

BAR 16-280 Request of Mike Grabowski for a Certificate of Appropriateness to build two new carriage houses at 2 Peyton Street.

Mr. Grabowski went over his plans to construct two new garages at 2 Peyton Street. He proposed raising the grade slightly to level the surface area of the lot. Mr. Grabowski stated that the vertical siding will be Hardie Panel and he will come back with a color choice. The garage doors will be a Clopay door from the Coachman Collection. It will have an old-fashioned barn door look but it will open upward instead of a swing-out. Mr. Grabowski stated that all trim will be painted PVC composite trim.

There was discussion on whether this project would be visible from public view. Ultimately the Board concluded that it would not be able to be seen from the public.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR 16-280** as submitted, with all the surfaces, both Hardie and PVC being painted. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed 6-0.*

OLD BUSINESS:

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:47 pm

DRAFT

CERTIFICATE #: BAR- 110-298
 DATE SUBMITTED: 5/5/2010



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 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) 539-6509 CELL
 Telephone

TBANDYKE@GMAIL.COM
 E-mail address

TIM BANDYKE
 Applicant

P.O. Box 128
 Street Address

MILLWOOD, VA. 22646
 City / State / Zip

JH Bandyke for Owner.
 Property Owner's Signature

1-703-765-0172
 Telephone

_____ E-mail address

ANN BRADY
 Property Owner (Name as appears in Land Records)

7918 BAYBERRY DR.
 Street Address

ALEXANDRIA, VA 22306
 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 317 S. BRADDOCK ST Use: FAMILY
 Zoning: RB-1 (HW) Year Constructed: 1805 Historic Plaque? Y N Number: _____

TYPE OF REQUEST FIRE DAMAGED EXTERIOR / INTERIOR

<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 checked="" 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 checked="" type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input checked="" type="checkbox"/> Paint
<input checked="" type="checkbox"/> Other (specify) <u>STORAGE SHED - REPLACE SIDING / SHINGLES (ASPHALT)</u>		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

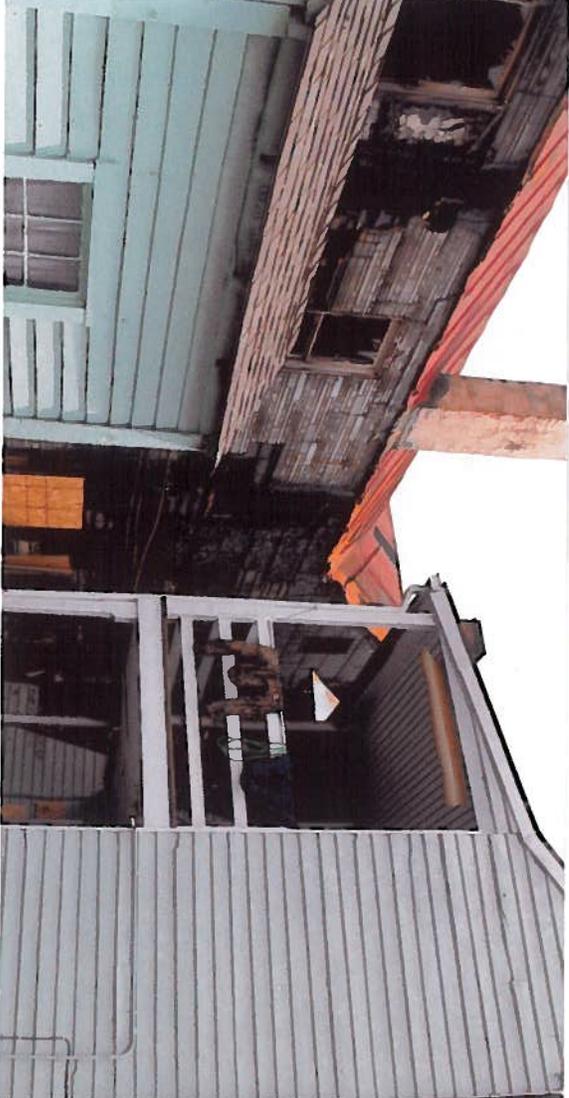
Hearing Date(s) _____

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

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













City of Winchester

317 South Braddock Street

Tax Map Number: 192-1-R-8-

DHR Resource Number: 138-0042-0167

Resources: 1 single dwelling; 1 shed

Date/Period: ca. 1908

Style: Vernacular

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 north side of South Braddock Street and abuts the concrete and brick sidewalk. The property slopes to the east and north and is marked by mature shrubs. The backyard is surrounded by a wood fence.

Secondary Resource Summary: A one-story shed is located northeast of the main dwelling.

Primary Resource Description: Constructed circa 1908, this two-story, three-bay vernacular single-family dwelling is set on an elevated random rubble foundation. This wood-frame building is clad with weatherboard wood siding and is capped by a side-gabled roof of standing-seam metal. An ogee-molded boxed cornice with cornice returns finish the roof. A central-interior brick chimney pierces the ridge and has a plain cap.

A single-leaf, paneled wood door with lights marks the central bay of the façade (east elevation) and is sheltered by a one-story, one-bay porch. Set on a wood post foundation with wood lattice infill, this porch is capped by a half-hipped roof. Chamfered square wood posts, scrolled brackets, spindlework, and square wood balusters finish the porch. Additional openings on the façade hold 2/2, double-hung, wood-sash windows. Each opening has a wood sill and a narrow wood surround. A single opening pierces the foundation and is boarded with plywood.

Fenestration on the south (side) elevation is limited to 2/2, double-hung, wood-sash windows. Each opening has a wood sill. The north (side) elevation is not fenestrated. The rear (west) elevation was not visible from the public right-of-way.

A two-story ell extends from the southernmost bay of the rear (west) elevation and is original. The ell has the material treatment of the main block and is capped by a front-gabled roof of standing-seam metal. An interior-rear brick chimney rises from the west elevation and has a plain cap. Visible fenestration consists of 2/2, double-hung, wood-sash windows.

A two-story, full-width porch is located on the north elevation of the ell and was constructed circa 1915. A shed roof, covered with standing-seam metal, caps the porch. Square wood posts and a solid wood balustrade finish the porch.

Secondary Resource Description: A one-story, one-bay shed, constructed circa 1920, is located northeast of the dwelling. The wood-frame shed is clad with weatherboard wood siding and is capped by a gabled roof of asphalt shingles. Wood corner boards accent the building. A single-leaf, flush wood door marks the south elevation.

Significance Statement: This two-story, three-bay vernacular single-family dwelling is representative of the domestic architecture constructed in the City of Winchester during the first decade of the twentieth century. The building is first noted on the 1908 Sanborn map, but did not yet have an address. Therefore, judging by the form and materials of this building, as well as by using the Sanborn maps, this building can be given a circa 1908 date of construction. This single-family dwelling retains integrity of materials, workmanship, and design. 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.

CITY OF WINCHESTER
ARCHITECTURAL INVENTORY

1976

Address: 317 S. Braddock Present Use: residence
Map & Parcel: 192-(1) Assessed Value: \$ 12,950
Tract & Block: R-8 Historic Name:
Present Owner: Conley Orndorff Est. Original Owner:
Address: Original Use:

after 1897
Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19__
Style: Vern L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
B.Arts None+ None- Federal Ec/Other

Stories: B 1 1½ (2) 2½ 3 3½ 4 stone foundation

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

Simple 3 bay house with painted seamed tin roof and a central brick chimney. 2/2 windows with original louvered shutters. The porch is bracketed. Good scale to it's neighbors.

Historical Significance:
National State/Regional (Local) None
Historical Description

References:

