BOARD OF ARCHITECTURAL REVIEW
AGENDA
May 5, 2016 - 4:00 PM
Council Chambers - Rouss City Hall

1. **POINTS OF ORDER**
   A. Roll Call
   B. Approval of Minutes – April 21, 2016

2. **CONSENT AGENDA**

3. **NEW BUSINESS**

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

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

   C. **BAR 16-280** Request of Mike Grabowski for a Certificate of Appropriateness to build two new carriage houses at 2 Peyton 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, April 21, 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, Ms. Schroth, Mr. Serafin, Mr. Walker
ABSENT:
STAFF: Josh Crump, Erick Moore, Jacquelyn Mathes
VISITORS: Melinda Kramer, Richard Hunt, Mark Mckee, Chad Lewis

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

CONSENT AGENDA:

None

NEW BUSINESS:

BAR 16-224 Request of Melinda Kramer for a Certificate of Appropriateness to replace the front stoop at 4 W. Cork Street.

Mrs. Kramer explained to the board that vandalism had taken place at the property and they crushed the steps. Mrs. Kramer proposed stone steps that are very simple and historic. She plans to remove the slate and have it match the step on the Cork Street side.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness for **BAR 16-224** to replace the front stoop at 4 W. Cork St. with gray tumble brick as submitted. Mr. Serafin seconded the motion. A voice vote was taken and the motion passed 7-0*

BAR 16-228 Request of Kramer Holdings LLC for a Historical Plaque for the property located at 139-141 S. Loudoun Street.

Mrs. Kramer stated that she believes this location has as much historic significance as other historic buildings in the downtown area. Chairman Rockwood stated that the building is in a very prominent location and does have a very rich history. Chairman Rockwood asked if she planned to do anything to the outside of the building other than paint the windows. Mrs. Kramer stated that she plans to just upgrade it. She stated due to a fire from the joining building the windows had popped and her plans are to have them rebuilt.

*Mr. Walker made a motion to grant a Certificate of Appropriateness for **BAR 16-228** for an historical plaque at 139-141 N Loudoun Street and noted that it meets the historical plaque guidelines. Vice Chairman Bandyke seconded the motion. A voice vote was taken and the motion passed 7-0.*

DRAFT

BAR 16-248 Request of Richard Hunt for a Certificate of Appropriateness to remove and replace the steps at 438 N. Loudoun Street.

Mr. Hunt presented his proposal to the Board. He stated that he would like the steps to come out to the north. There was discussion regarding the railing and how it would look. It will be solid black wrought iron. Mr. Hunt proposed using limestone veneer for the steps in a gray irregular color. There was a discussion on how the limestone will tie in with the risers and side of the steps and how this is going to look from the street view. Mr. Hunt stated that he will bring back the drawings for the railing at a later date once the design is complete.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR 16-248** for the steps only. The vertical faces of the steps are to be the limestone gray irregular, corners are to be used at all corners, the horizontal part of the step is to be cast-in-place concrete with a two inch lip, which is to come out past or at the face of the stone. The railing is tabled until a later meeting with more detail. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed 7-0.*

OLD BUSINESS:

BAR 15-703 Request of Chad Lewis for a Certificate of Appropriateness to demolish existing wall and install wrought iron fencing at 218 S. Washington Street.

Mark McKee from Kee Construction, as well as Chad Lewis presented a new plan to the Board using partial wrought iron as a compromise to the last meeting on February 4, 2016, which was tabled. Mr. McKee proposed to demo the whole front wall but stated that they will replace the front fascia with red brick and they will build new piers using the red brick. They are proposing to use the wrought iron railing in between the piers. There was discussion regarding trying to restore the wall with like for like materials versus this current proposal of using partial wrought iron. Vice Chairman Bandyke stated that he is reluctant to say that he likes the wrought iron because he likes the original materials much better but understands the reason why they cannot go back to that. The Board members discussed how the wrought iron will look in proportion with the brick piers. Chairman Rockwood stated that he would like to see the final design of the wrought iron once the design is completely figured out. Mr. Walker stated that he thinks the proposal is a reasonable direction to go, he does however feel like they will be losing some weight of the balusters and the top caps. The Board members discussed the details or the wrought iron and decided they needed a little more detail before approving it.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness for **BAR 15-703** in regards to the brick and the idea or direction of using wrought iron in between the brick piers. The final design of the wrought iron needs to be brought back to the Board for final approval once it is designed. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed 7-0.*

DRAFT

BAR 16-215 Request of Mr. Walker for a Certificate of Appropriateness for a garage door on a new accessory building.

Mr. Walker recused himself.

Mr. Walker proposed using a white wooden door and install it upside down and backwards. There was a brief discussion on what this would look like.

*Vice Chairman Bankdyke made a motion to grant a Certificate of Appropriateness for **BAR 16-215** to install the wooden garage door as submitted. Mr. Serafin seconded the motion. A voice vote was taken and the motion passed 6-0*

OTHER DISCUSSION:

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:54 pm

DRAFT

RECEIVED APR 21 2016

CERTIFICATE #: BAR-16-275
DATE SUBMITTED: 4-21-16

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:

540-678-3835	FOREMAN BUILDERS, INC
Telephone	Applicant
homes@foremanbuilders.com	3202 VALLEY PIKE, STE 1
E-mail address	Street Address
	WINCHESTER, VA 22602
	City / State / Zip

	BYRD, BEVERLEY B TRUSTEE
Property Owner's Signature	Property Owner (Name as appears in Land Records)
540-955-8343	222 SWAN AVENUE
Telephone	Street Address
beverleybyrd@yahoo.com	BERRYVILLE, VA 22601
E-mail address	City / State / Zip

signed by: Beverley Byrd

PROPERTY LOCATION

Current Street Address(es) 126 N. WASHINGTON STREET Use: RES.

Zoning: HR2 (HW) Year Constructed: 1850 Historic Plaque? Y (✓) N ( ) Number: 127

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) Front Door change		

*****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)

SW 6003
240-C3
Proper Gray
NEW PAINT COLOR
NEW FRONT DOOR
126 N. WASH.

Existing Front Door

DOOR SPECS FOR 126 N. WASHINGTON STREET

LEMIEUX DOORS
www.lemieuxdoors.com
20150410

Document	
Document #	73
Line #	4
Special Comp.	NA
Reference #	367786

Door	
Model	C44
Specie	PRIMED
Wood Treatment	NONE
Finish	PRIMED
Woodcore	JOINTED
Bevel door	NONE
Prefit 0.00	Trim 0.00

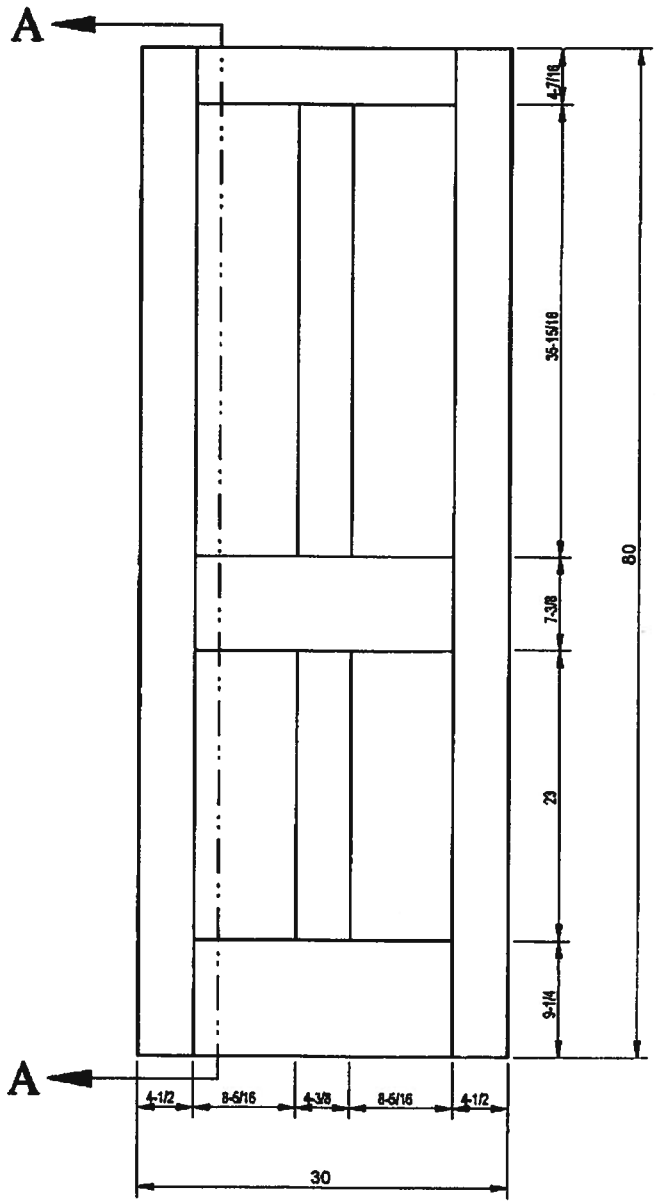
Certification	
Fire Rated	NONE
Structural	NONE

Molding	
Moulding	SQUARE
Family	NONE
Model	NONE

Glass	
Glass Model	NONE
Glass Finish	NONE
Bevel	NONE
Insulated	NONE
Low-E	NONE

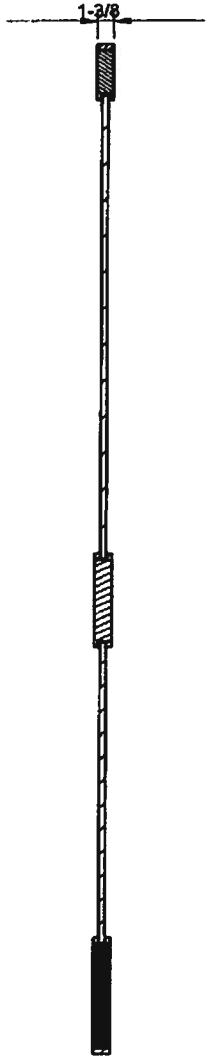
Panel	
Wood	MDF
Design	NONE
Type	FLAT
Thickness	0.500

Curve Top	
Radius	0.000
Height Curve	0.000

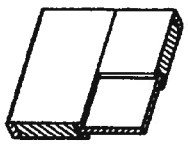


SIDE A

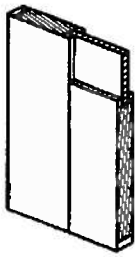
SIDE B



SECTION A-A



TOP LEFT CORNER



BOTTOM LEFT CORNER

FROM
(TUE)APR 26 2016 8:08/ST. 8:07/No.7500000768 P 2

Section F Door Specifications Sheet

Solid Core Flush Door Specs:
Lauan, Birch , and Red Oak 1-3/4" 20 Minute - 6/8 to 8/0
•Clear Wood Stiles
•Fiber Rail Triple Top Triple Bottom
•Prefit 1/8" Bevelled 1 Side

DOOR SPECS FOR 126 N. WASHINGTON ST.

Solid Wood Door Specs:
1-3/4" Vertical Grain Fir 6/8 & 7/0
#2130, #2022, #2044 & #2033 Panel Door
•4-1/2" Stiles (including sticking)
•9-1/4" Top Rail (including sticking) 6/8 & 7/0
•9-1/4" Bottom Rail (including sticking) 6/8 & 7/0
•Ovolo Sticking
•1-1/8" Raised Panel

#2010 Door 8 Panel
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking) 6/8
•13-1/4" Bottom Rail (including sticking) 7/0
•Ovolo Sticking
•1-1/8" Raised Panel

Solid Wood Doors w/ Glass
#2132 2 Lite 4 PNL and #2134 4 Lite 4 PNL
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking) 6/8 & 7/0
•Ovolo Sticking
•1-1/8" Raised Panel
•1/8" Tempered TDL Glass

#2020 Fan Lite 4 Panel
•4-1/2" Stiles (including sticking)
•9-1/4" Bottom Rail (including sticking) 6/8
•13-1/4" Bottom Rail (including sticking) 7/0
•Ovolo Sticking
•1-1/8" Raised Panel
•1/8" Tempered TDL Glass

#5144 1 Lite 2 Panel
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking) 6/8
•Ovolo Sticking
•1-1/8" Raised Panel
•1/2" Tempered IG Glass

#5001 1 Lite
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking) 6/8
•13-1/4" Bottom Rail (including sticking) 7/0
•Ovolo Sticking
•1/2" Tempered IG Glass

#5010 10 Lite
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking)
•Ovolo Sticking
•1-1/8" Mutin Bars
•1/2" Tempered IG Glass

#5015 15 Lite and #5512 12 Lite 1 Panel
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking) 6/8
•13-1/4" Bottom Rail (including sticking) 7/0
•Ovolo Sticking
•1-1/8" Mutin Bars
•1/2" Tempered IG Glass

#5944 9 Lite 2 Panel
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking) 6/8 & 7/0
•Ovolo Sticking
•1-1/8" Raised Panel
•1-1/8" Mutin Bars
•1/2" Tempered IG Glass

#944 9 Lite 2 Panel
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking)
•Ovolo Sticking
•1-1/8" Mutin Bars
•1/8" Tempered TDL Glass

#2662 6 Lite 2 Panel
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking) 6/8
•13-1/4" Bottom Rail (including sticking) 7/0
•Ovolo Sticking
•1-1/8" Mutin Bars
•1/8" Tempered TDL Glass

#2035 9 Lite 4 PNL Cross Buck, #418 4 Lite 4 PNL, and #318 3 Lite 3 PNL
•4-1/2" Stiles (including sticking)
•4-3/8" Top Rail (including sticking)
•9-1/4" Bottom Rail (including sticking)
•Ovolo Sticking
•1-1/8" Mutin Bars
•1/8" Tempered TDL Glass

Fir Sidelites;
#1804 4 Lite 1 PNL & #5703 3 Lite 1 PNL
•2" Stiles (including sticking) 1/0 sidelite
•3" Stiles (including sticking) 1/2sidelite
•4-7/16" Top Rail (including sticking)
•9-3/4" Bottom Rail (including sticking) 6/8
•13-3/4" Bottom Rail (including sticking) 7/0
•Ovolo Sticking
•1-1/8" Raised Panel
•1-1/8" Muntin Bars
•1/2" Tempered IG Glass

#5701 1 Lite & #5702 1 Lite 1 PNL
•2" Stiles (including sticking) 1/0 sidelite
•3" Stiles (including sticking) 1/2 sidelite
•4-7/16" Top Rail (including sticking)
•9-3/4" Bottom Rail (including sticking) 6/8
•13-3/4" Bottom Rail (including sticking) 7/0
•Ovolo Sticking
•1/2" Tempered IG Glass

CITY OF WINCHESTER
ARCHITECTURAL INVENTORY

Address: 126 N. Washington

Map & Parcel: 173-1
Tract & Block: D: 14

Present Owner: Elizabeth N. Barr
Address:

Present Use: residence

Assessed Value: $43,225
Historic Name:

Original Owner:

Original Use:

Date: 17__ 80 90 1800 10 20 30 40 [50] (ca.) 60 70 80 90 1900 19__

Style: [Vern.] L.Geor. Grk.Rev. Ital. Emp. 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. painted

Modifications: [Minor] Moderate Extensive

Physical Condition: [Standard] Deteriorated Dilapidated

Environmental Context: Strong [Moderate] Weak

Architectural Significance:
Outstanding Excellent Good [Average] None

Architectural Description

Plain but harmonious example of a mid-19th century dwelling.

SK

Historical Significance:
National State/Regional Local [None]

Historical Description

References:

G-15

4

City of Winchester

126 North Washington Street

Tax Map Number: 173-1-D- 14-
DHR Resource Number: 138-0042-0981
Resources: 1 single dwelling
Date/Period: ca. 1850
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 east side of North Washington Street and abuts the concrete sidewalk. A small planting area fronting the façade is planted with mature shrubs and is surrounded by a metal milled point and bow fence. A ribbon driveway is located south of the building. The backyard is planted with trees.

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

Primary Resource Description: Constructed circa 1850, this two-story, three-bay single-family dwelling is set on a solid random rubble foundation. The dwelling, reflecting the Federal style in form, is constructed of five-course, American-bond brick. Standing-seam metal covers the side-gabled roof, which is accented by a boxed cornice with bed molding. Two interior-end brick chimneys rise from the north (side) elevation and each has a plain cap.

A single-leaf, paneled wood door marks the southernmost bay of the façade (west elevation) and is surmounted by a single-light transom. The flanking first story openings hold 2/2, double-hung, wood-sash windows. Second story openings contain 6/6, double-hung, wood-sash windows. Each window opening has a wood sill and is topped by a rowlock brick segmental arch. A one-story, full-width porch extends from the façade and is set on a brick pier foundation. The half-hipped roof, supported by Tuscan wood posts, is covered with standing-seam metal and features overhanging eaves. Turned wood balusters finish the porch.

Fenestration on the south (side) elevation is limited to 6/6, double-hung, wood-sash windows and wood windows (possibly casement). Each opening has a wood sill. Fenestration on the north (side) elevation was not visible from the public right-of-way.

A two-story ell extends from the northernmost bay of the rear (east) elevation and is possibly original. The ell is set on a solid foundation and is clad with German vinyl siding. The roofing type and material were not visible from the public right-of-way. An interior-rear brick chimney pierces the roof and has a plain cap. A two-story balcony is located on the rear elevation of the ell and was constructed post 1947. A pent shelters the balcony. Visible fenestration consists of a single-leaf door with lights and paired windows.

A two-story addition is located in the elbow of the ell and main block and was constructed post 1947. Set on a solid brick foundation, this addition is constructed of seven-course, American-bond brick. A shed roof covers the addition. Visible fenestration consists of 6/6, double-hung, wood-sash windows and paired windows. A one-story shed roof extends from the rear elevation of the addition and was not visible from the public right-of-way.

Significance Statement: This two-story, single-family dwelling is representative of the domestic architecture constructed in the City of Winchester during the mid-nineteenth century. Based on the form and materials of the dwelling, as well as by using Sanborn maps and written data, this dwelling can be given a circa 1850 date of construction. This building retains integrity of materials, workmanship, and design, despite the construction of the rear addition. Further, this Federal-style dwelling retains 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- 16-279
DATE SUBMITTED: 4/25/16

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:

MICHAEL GRABOWSKI	Applicant
540-686-2221	Telephone
2 PEYTON ST.	Street Address
MGRABOWSKI462@GMAIL.COM	E-mail address
WINCHESTER VA 22601	City / State / Zip

	Property Owner's Signature
FORT LOUDOUN PROPERTIES, LLC	Property Owner (Name as appears in Land Records)
540-303-3864	Telephone
2 PEYTON ST.	Street Address
MGRABOWSKI462@GMAIL.COM	E-mail address
WINCHESTER VA 22601	City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 2 PEYTON ST. Use: MF

Zoning:_____(HW) Year Constructed: 1756 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) PORCH REPAIR WORK		

*****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)

Product Detail

BlueLinx item #: 668786

10"X9' PermaCast Plain Round Column Hb&g 45104

Description HB&G PermaCast ® Columns are great for many applications. They can be used as front porch support columns or decorative columns, and are available in both round columns and square columns. Round columns can be fluted or plain, with or without the classic tapering of the upper two-thirds of the column. PermaCast capitals and bases are made from durable, low-maintenance materials, and, like the columns, maintain architectural authenticity and historical accuracy. PermaCast columns are weather-proof, insect proof, and come with a lifetime warranty.

Specifications

Shape:	Round	Brand Name:	Permacast
Size:	10"X9'	Weight (Lbs) Per Stock Uom:	94.002 Lbs

CITY OF WINCHESTER
ARCHITECTURAL INVENTORY

B.1 B.2

Address: 2 Peyton St.

Map & Parcel: 173-1
Tract & Block: I-1

Present Owner: Beatrice H. O'Connell
Address:

Present Use: residence - apts.

Assessed Value: $131,275

Historic Name:

Original Owner:

Original Use:

Date: 17__ 80 90 1800 10 20 30 40 [50 60 70] 80 90 1900 19__

Style: [Vern.] L.Geor. Grk.Rev. [Ital.] Emp. 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

Further research would be necessary to sort out the building history of this rambling mansion and to determine its relation to Fort Loudoun. Note the rough stone wall (now whitewashed) on the first floor of the street corner block. The main body of the house may date from the 1850's (note brackets and wide overhang, which are of that decade; window shape also appropriate for that period). Colonial Revival portico on backside; presents scale problem. Regency-style bay window with concave metal roof in much later. House is wonderfully sited on its hill and nicely scaled in relation to its enormous side lawn. Note sidewalk on Peyton St. elevated above the street. Brick bond=5 course American.

SW

Historical Significance:
National State/Regional [Local] None

Historical Description

The present house stands on the site of Fort Loudoun for which George Washington secured an act for its establishment in March of 1756. The fort was to cover ½ acre and was built by Washington's regiment. Fort Loudoun was not attacked during the French and Indian war. During the Revolution British and Hessian prisoners were kept here. About 1830 the Reverend Joseph Baker established a Baptist academy on Fort Loudoun which lasted until his death in 1855. A succession of educational uses followed, including Dunbar Institute, an Episcopal Seminary, a classical school run by Captain J.C. Van Fossen and The Valley Female College, a Methodist school. In 1905 it was renamed Fort Loudoun Seminary.

JH

References: Greene, Katherine (Glass). Winchester, Virginia and Its Beginnings, pp. 54, 79, 81, 84, 91.

7

City of Winchester

2-8 Peyton Street/411-413 North Loudoun Street

Tax Map Number: 173-1-I- 1-
DHR Resource Number: 138-0042-0878
Resources: 1 single dwelling
Date/Period: ca. 1885
Style: Italianate
Sources: Sanborn Fire Insurance Company Maps; *Winchester: Limestone, Sycamores and Architecture*

Architectural Description

Site Description: February 2011: The Fort Loudoun Apartments are located on the northwest corner of Peyton Street and North Loudoun Street. The building, which has expanded notably since its original construction, is set back from the street with a low stone wall surrounding. A low stone wall also buffers the property from the street; a brick sidewalk lines North Loudoun Street. A brick-paved walk enters the enclosed portico on the north addition from North Loudoun Street. An asphalt drive provides access from Peyton Street, with gravel parking directly behind the building and to the northwest.

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

Primary Resource Description: The 1885 Sanborn map shows the building was a two-story structure, rectangular in form with a two-story ell. The main block, listed as a dwelling, stretched along North Loudoun Street. The ell was augmented by a two-story porch along the Peyton Street side. A one-story addition was set in the elbow of the main block and ell. A two-story addition with a one-story shed on the west side projected from the northwest side of the ell, abutting the one-story elbow addition. This addition lead into a two-story structure noted as school rooms. The long rectangular structure was finished by a full-width porch along the North Loudoun Street elevation. A one-story rectangular porch extended from the west elevation.

By 1891, the rectangular main block and the ell had been united to create one large square structure by infilling of the elbow. The enlarged building, now rising three stories, wrapped around the southeast corner of the school room structure. By 1897, a one-story porch was added to the east elevation of the school room structure, replacing the full-width porch that had been removed by 1891. A one-story bay with half-hipped roof was added to the projecting southern elevation of the original main block. Between 1897 and 1903, a one-story porch was added to the North Loudoun Street elevation of the main block.

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As it appeared in 2011, the main block of the building is square in form, with a slighting projecting bay on its south side recounting its original configuration. This main block dates as it is today to 1891, with fashionable elements of the then-popular Italianate style. The structure along North Loudoun Street stands three stories in height with a shallow hipped roof of standing seam metal. Interior brick chimneys with modestly corbeled caps rise from the roof, which is finished with wide overhanging eaves. The eaves have a simple architrave, scrolled brackets, and ogee-molded cornice largely obscured by metal gutters. The symmetrically placed fenestration of the North Loudoun Street elevation is staggered slightly as the natural topography rises. The elevation is seven bays wide; the central opening historically was an entry set within a stylized porch that has since been removed; ghosting remains to show the location of the porch. The opening is notably larger than the elongated windows piercing the elevation, each holding 2/2, double-hung, wood sash with wood sill and raised panel surrounds with bulls-eye corner blocks. This altered opening has a fixed light of eighteen lights and lacks a surround. The window openings in the northern four bays are also shorter than those in the southern bays, suggesting this building was enlarged prior to 1885 when it is first show on the Sanborn maps as seven bays wide.

The southern elevation of the main block has a three-sided projecting bay on the first story of the easternmost bay, which projects. Covered by a half-hipped roof, the addition is constructed of bricks since painted. The overhanging eaves are dressed with a narrow cornice, bed molding, and plain frieze. The south elevation of the bay holds a large 28-light landscape window with masonry sill. The third story of the main block's southernmost bay is marked by a single window opening, holding a 2/2, double-hung wood sash. The southern side of the original ell, now forming the main block, is five bays wide. The first and second stories have single-leaf entry doors of multi-lights set in molded surrounds and 6/6, double-hung, wood-sash windows with molded surrounds, jack-arched bricks, and louvered shutters. The third story has symmetrically placed 6/6, double-hung, wood-sash windows with jack-arched bricks. The first and second stories are sheltered by a two-story wood porch, set on short masonry piers with lattice. The porch has Tuscan columns, square balusters, an ogee-molded cornice, and half-hipped roof of standing-seam metal.

The west elevation of the main block is six bays wide, with a stylized entry opening set slightly off center. This Colonial Revival-style entry features a double-leaf door of multi-lights flanked by five-light side lights. It is set in a segmentally arched opening with soldier-coursed bricks and keystone and imposts of stone. The entry is finished with a semicircular-arched fanlight. The surrounds and transom bar are fluted. The window openings, all symmetrically placed, hold 6/6 and 9/6, double-hung, wood-sash windows with square-edged surrounds finished with molded back banding and wood sills. The openings on the first and second stories are elongated. Set directly over the entry, the openings on the second story has a stylized metal balcony. Framing the three center bays of the elevation is a double-height portico

CERTIFICATE #: BAR- 16-280
DATE SUBMITTED: 4/25/16

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:

Michael Grabowski	Applicant
540-686-2221	Telephone
2 Peyton St.	Street Address
mgrabowski.468@gmail.com	E-mail address
Winchester, VA 22601	City / State / Zip

	Property Owner's Signature
Fort Loudoun Properties LLC	Property Owner (Name as appears in Land Records)
540-303-3864	Telephone
2 Peyton Street	Street Address
mgrabowski.468@gmail.com	E-mail address
Winchester, VA 22601	City / State / Zip

PROPERTY LOCATION
Current Street Address(es) 2 Peyton St. Use: _____

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)		

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

FOR OFFICE USE ONLY

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

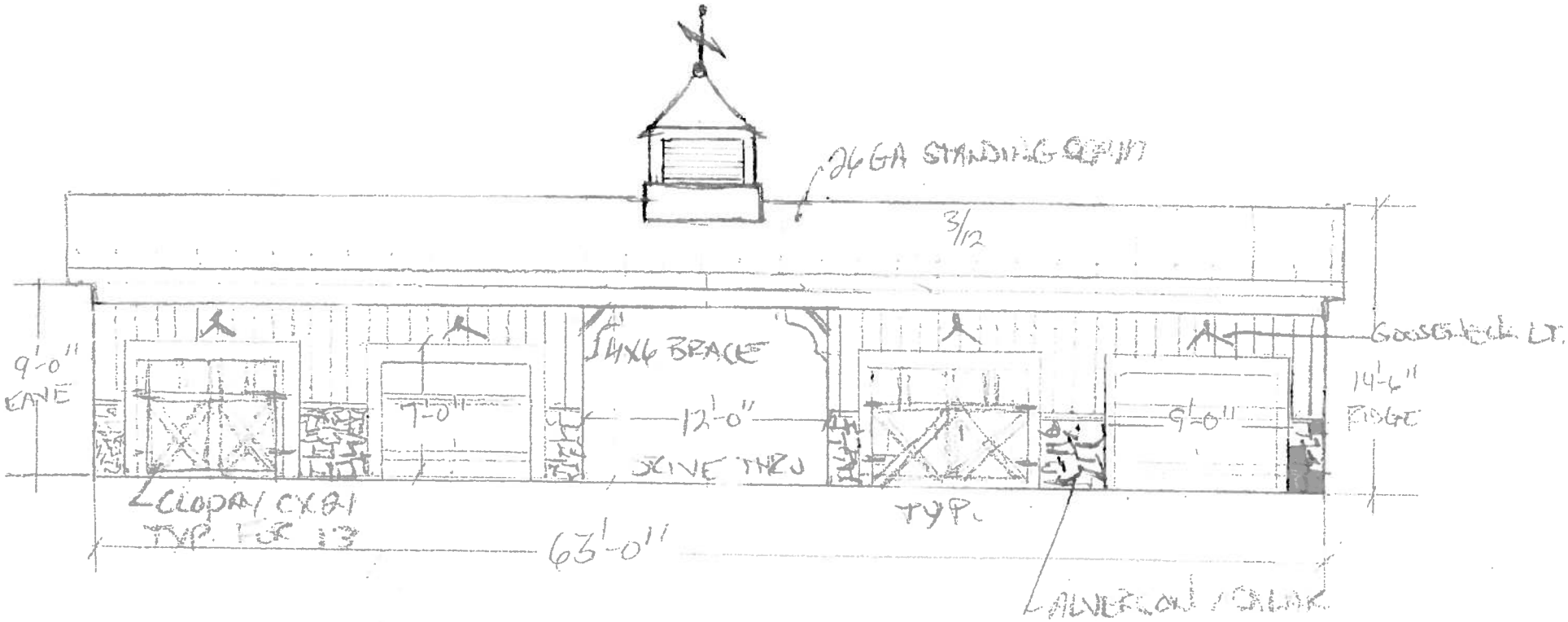
Hearing Date(s) _____ _____ _____ _____

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

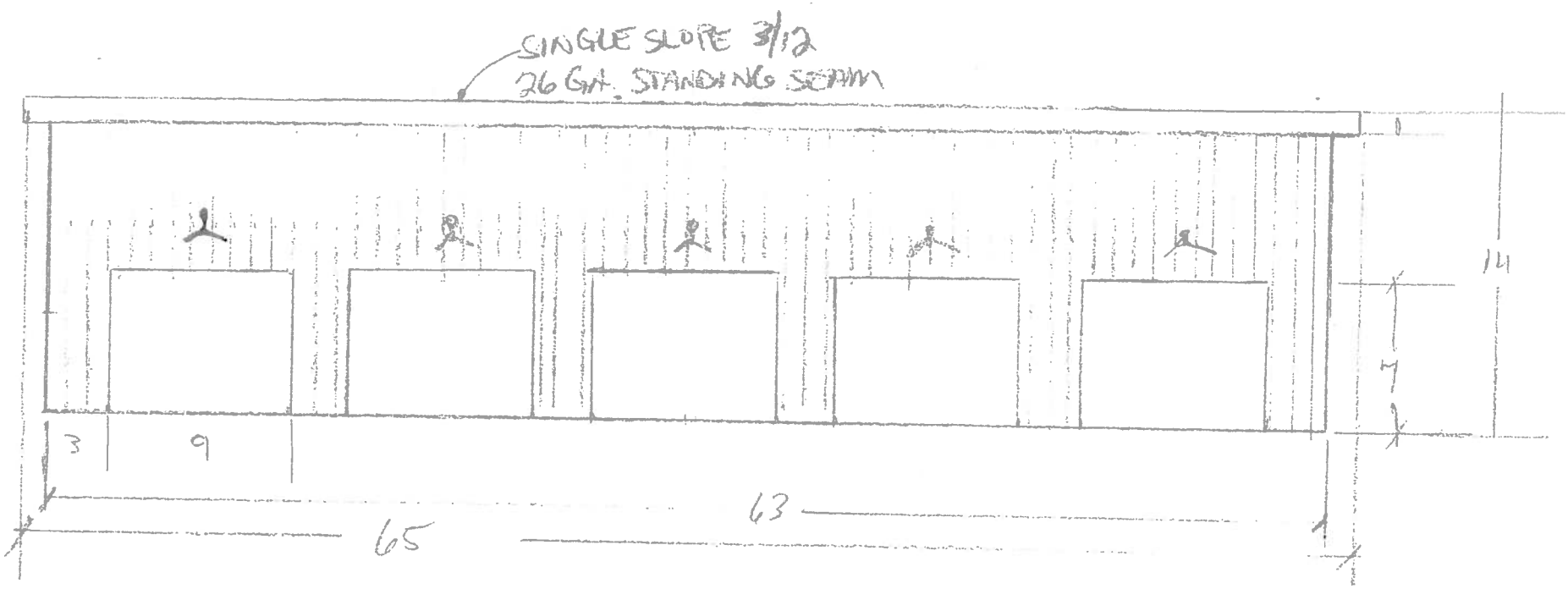
CONDITIONS NOTED: _____

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

(form updated 2/3/14)



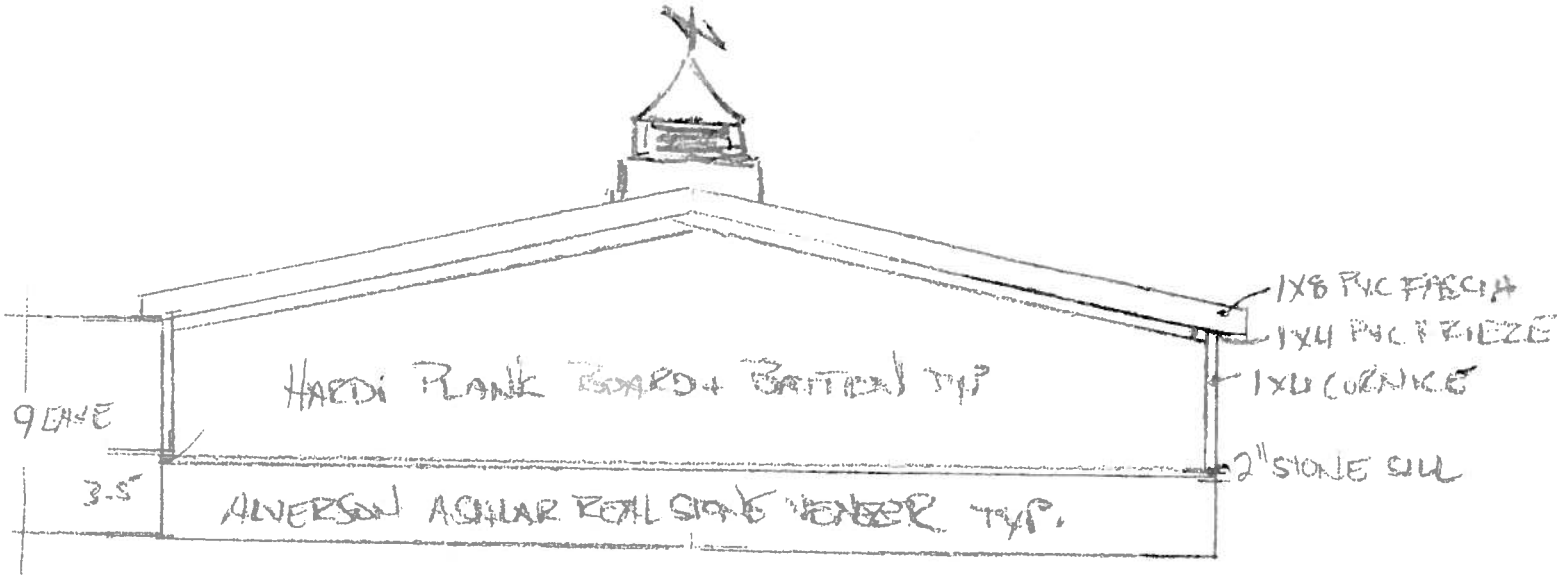
CARRIAGE HOUSE A
FT. LOUDOUN CONDOMINIUMS
SOUTH ELEVATION



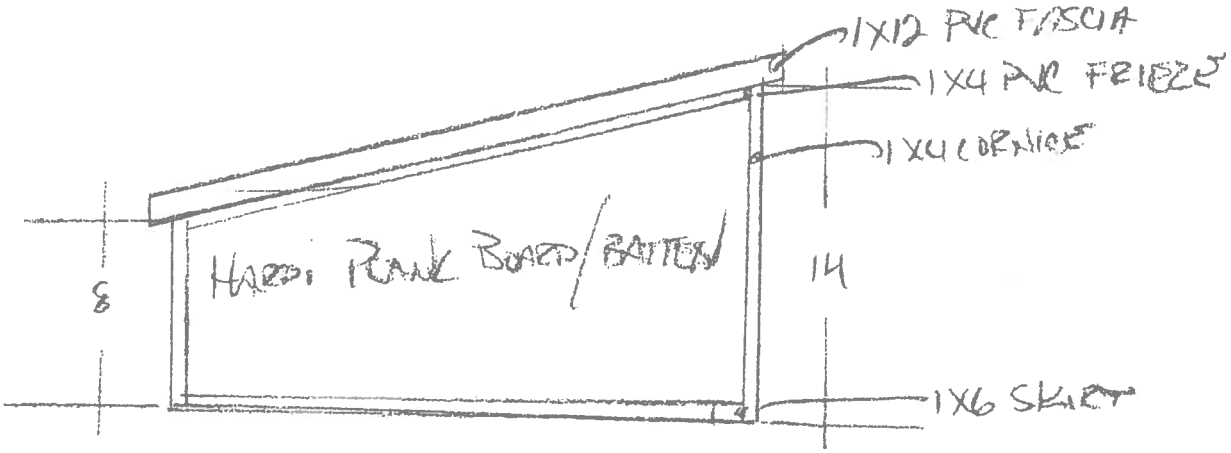
Ft Loudoun Condominiums

CARRIAGE HOUSE B

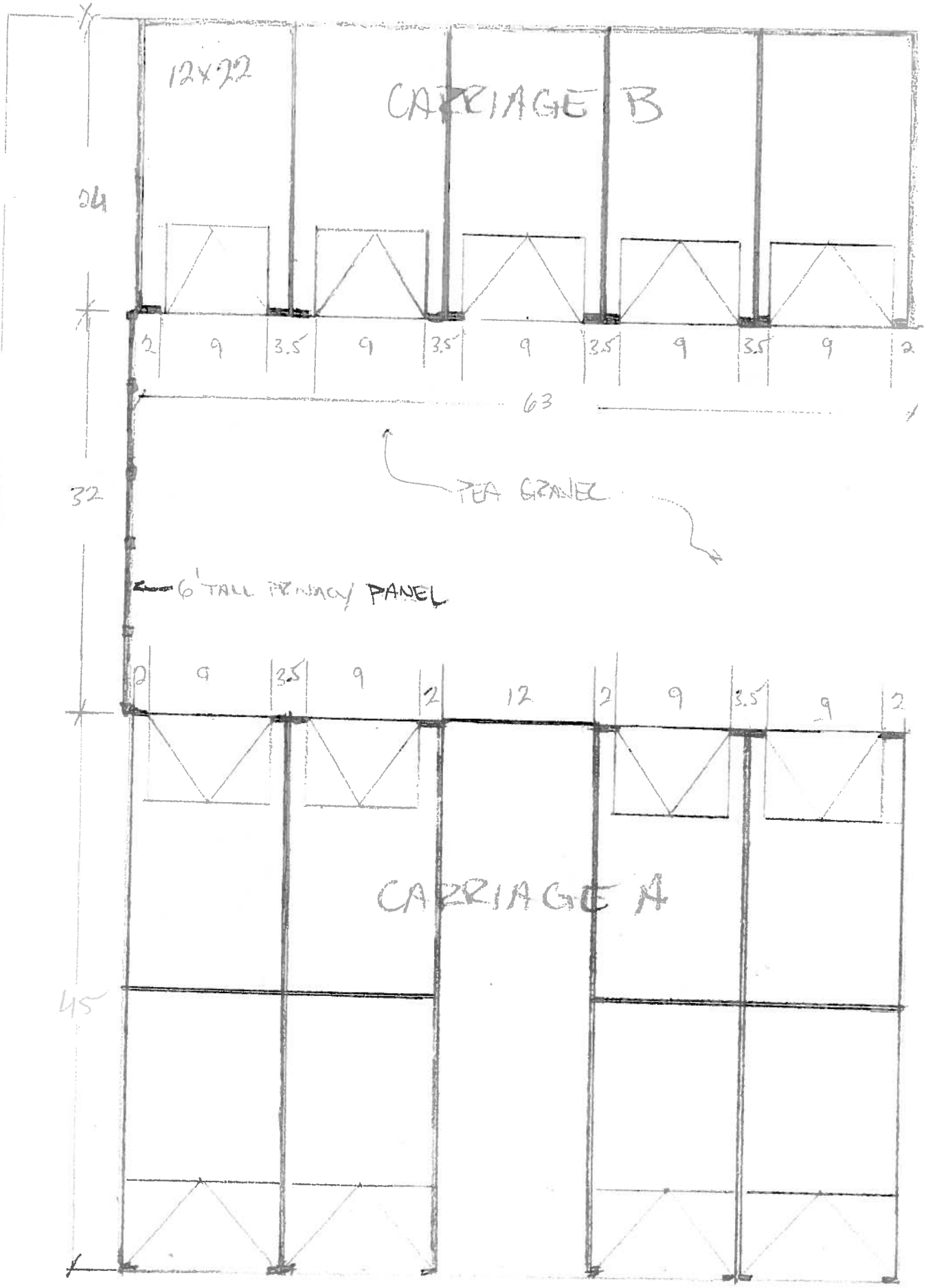
Zadonek

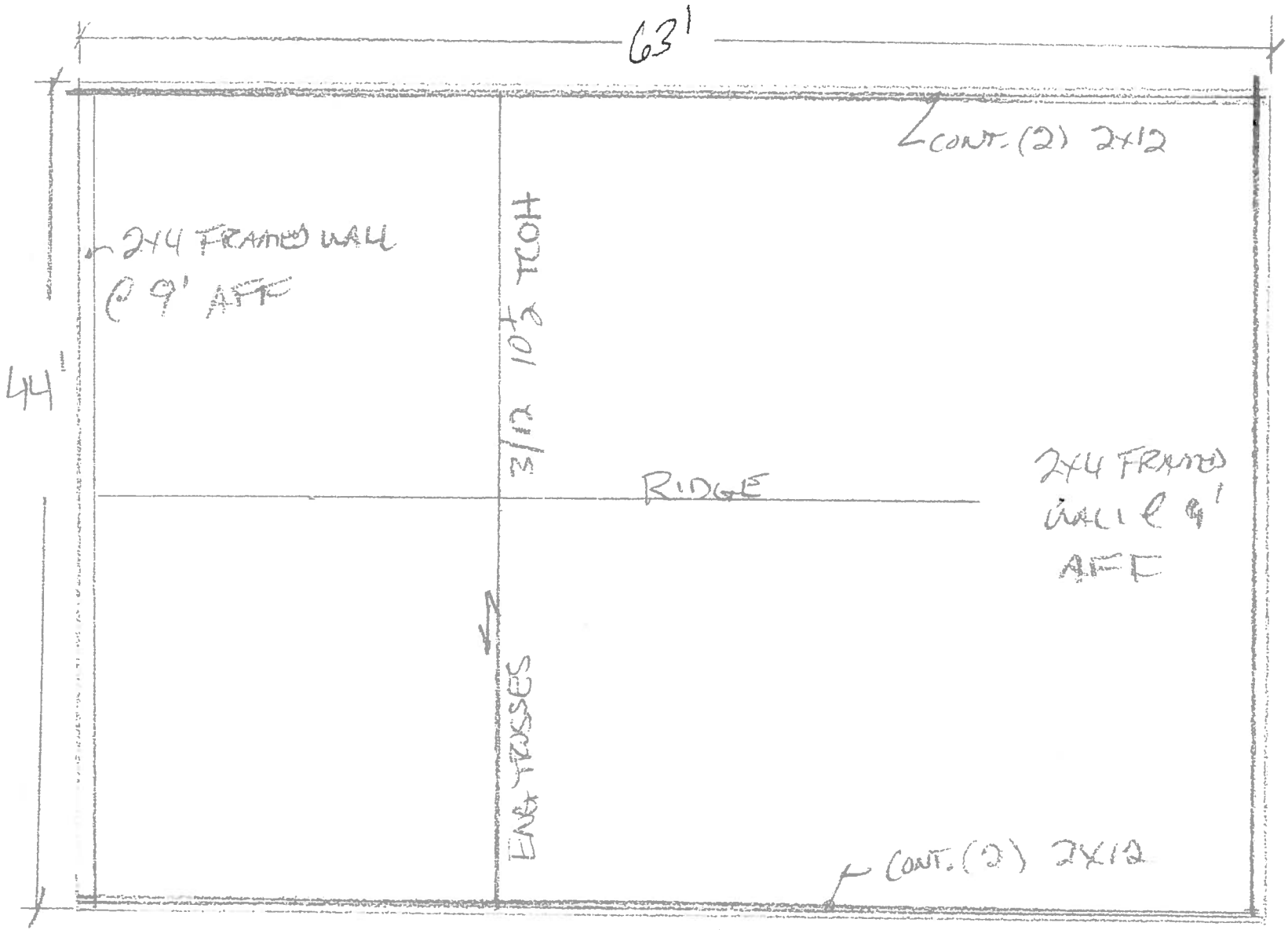


CARRIAGE HOUSE A WEST ELEV.

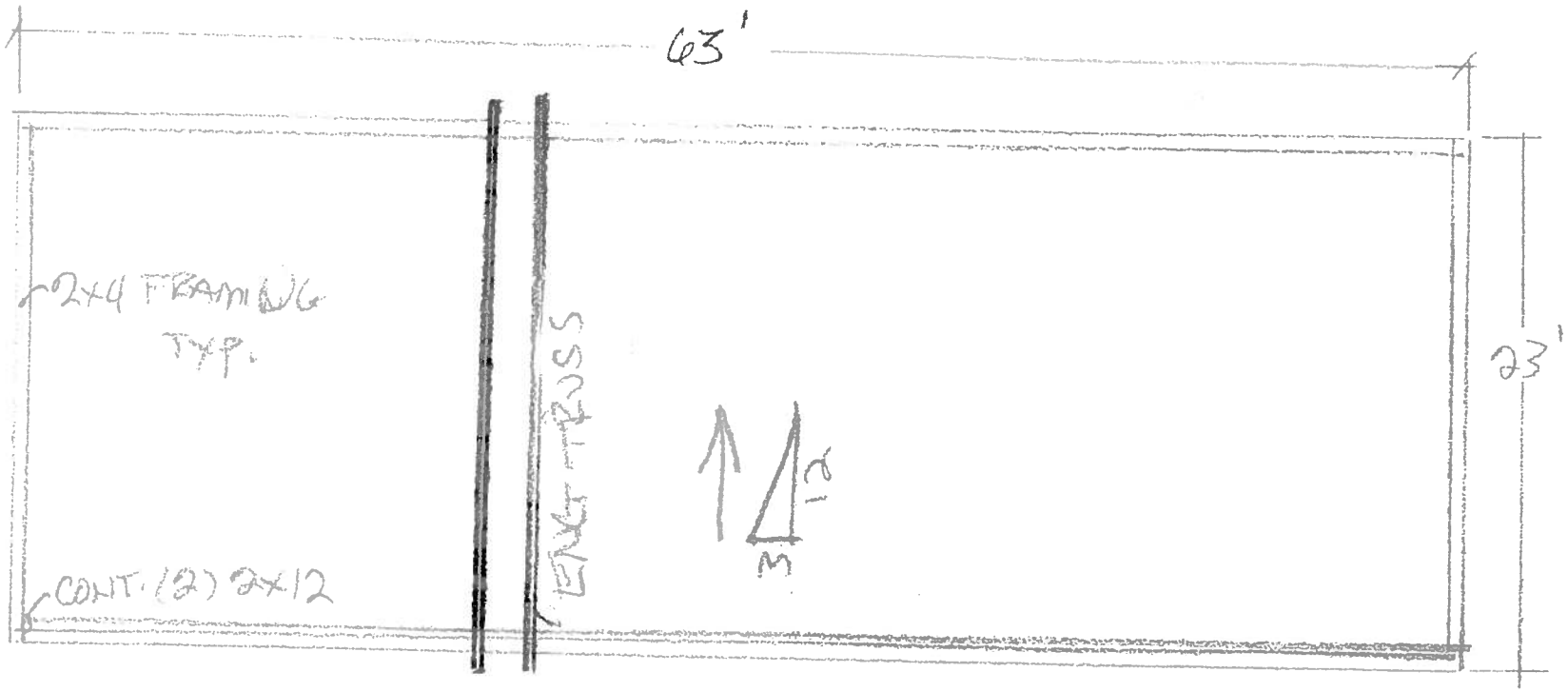


CARRIAGE HOUSE B WEST ELEV


12x22
CARRIAGE B
24
2
9
3.5
9
3.5
9
3.5
9
3.5
9
2
63
32
PEA GRAVEL
6' TALL PRIVACY PANEL
2
9
3.5
9
2
12
2
9
3.5
9
2
CARRIAGE A
45

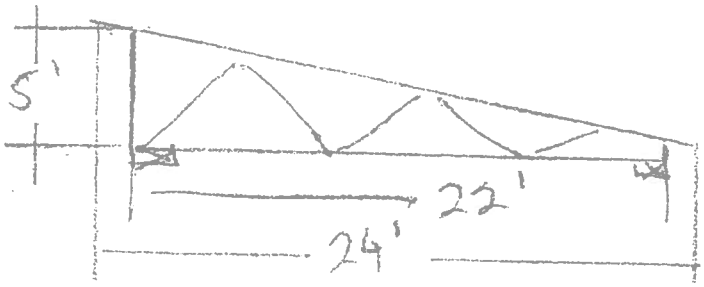


CARRIAGE HOUSE A
Ft. LOUDOUN CONDOMINIUMS



CARRIAGE HOUSE B

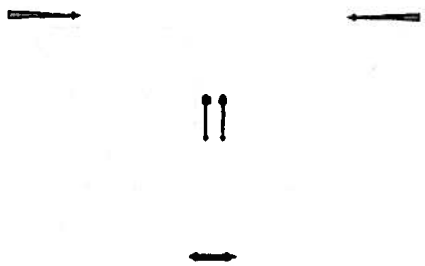
FT. LOUDOUN CONDOMINIUMS



TRUSS PROFILE
SINGLE SLOPE ROOF

Clopay

America's Favorite Garage Doors®



Thanks for your interest in purchasing a Clopay garage door through The Home Depot. Below is some basic information on the door you designed, what our program includes, and how our program works. We look forward to serving you in the near future.

Coachman® Collection *(Installed)*

Door Model: CX21	$1891.00
WINDCODE: 0	
Door Size: 9'0"(w) 7'0"(h)	
Door Design: Design21	
Door Construction: 4-layer 2" Polystyrene Insulation	
Overlay Color: Standard White	
Color: Standard White	
Top Section: Solid TOP12	
Glass Type: Not applicable with solid top section.	
Hardware:	
Hinge: Spade Strap Hinge (x1 per door)	$5.53
Handle: Spade Lift Handle (x1 per door)	
Step Plate: Spade Step Plate (x1 per door)	
Opener: HD210 1/2 HP Chain Drive 7' (1)	$246.00
Chamberlain Wireless Keypad (x1)	$30.00
Chamberlain 3 Button Remote (x1)	$25.00
Medallion Hardware Upgrade	$79.00

Current Promotion

15% OFF All INTELLICORE DOORS THROUGH May 4th, 2016!!

Product Detail

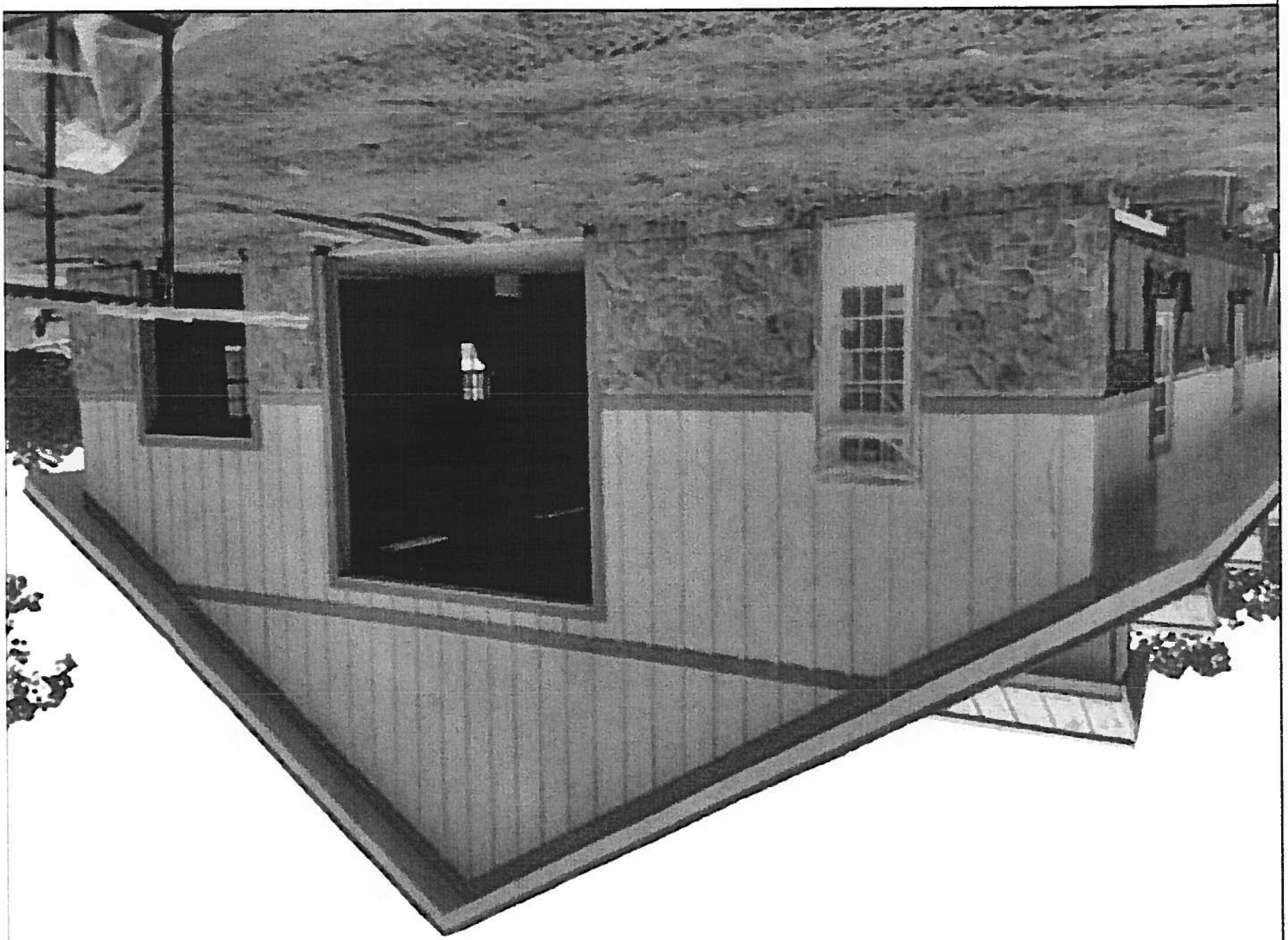
BlueLinx item #: 668786

10"X9' PermaCast Plain Round Column Hb&g 45104

Description HB&G PermaCast ® Columns are great for many applications. They can be used as front porch support columns or decorative columns, and are available in both round columns and square columns. Round columns can be fluted or plain, with or without the classic tapering of the upper two-thirds of the column. PermaCast capitals and bases are made from durable, low-maintenance materials, and, like the columns, maintain architectural authenticity and historical accuracy. PermaCast columns are weather-proof, insect proof, and come with a lifetime warranty.

Specifications

Shape:	Round	Brand Name:	Permacast
Size:	10"X9'	Weight (Lbs) Per Stock Uom:	94.002 Lbs



CITY OF WINCHESTER
ARCHITECTURAL INVENTORY

B.1 B.2

Address: 2 Peyton St.

Map & Parcel: 173-1
Tract & Block: I-1

Present Owner: Beatrice H. O'Connell
Address:

Present Use: residence - apts.

Assessed Value: $131,275

Historic Name:

Original Owner:

Original Use:

Date: 17__ 80 90 1800 10 20 30 40 [50 60 70] 80 90 1900 19__

Style: [Vern.] L.Geor. Grk.Rev. [Ital.] Emp. 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

Further research would be necessary to sort out the building history of this rambling mansion and to determine its relation to Fort Loudoun. Note the rough stone wall (now whitewashed) on the first floor of the street corner block. The main body of the house may date from the 1850's (note brackets and wide overhang, which are of that decade; window shape also appropriate for that period). Colonial Revival portico on backside; presents scale problem. Regency-style bay window with concave metal roof in much later. House is wonderfully sited on its hill and nicely scaled in relation to its enormous side lawn. Note sidewalk on Peyton St. elevated above the street. Brick bond=5 course American.

SU

Historical Significance:
National State/Regional [Local] None

Historical Description

The present house stands on the site of Fort Loudoun for which George Washington secured an act for its establishment in March of 1756. The fort was to cover 5acre and was built by Washington's regiment. Fort Loudoun was not attacked during the French and Indian war. During the Revolution British and Hessian prisoners were kept here. About 1830 the Reverend Joseph Baker established a Baptist academy on Fort Loudoun which lasted until his death in 1855. A succession of educational uses followed, including Dunbar Institute, an Episcopal Seminary, a classical school run by Captain J.C. Van Fossen and The Valley Female College, a Methodist school. In 1905 it was renamed Fort Loudoun Seminary.

JH

References: Greene, Katherine (Glass). Winchester, Virginia and Its Beginnings, pp. 54, 79, 81, 84, 91.

7

City of Winchester

2-8 Peyton Street/411-413 North Loudoun Street

Tax Map Number: 173-1-I- 1-
DHR Resource Number: 138-0042-0878
Resources: 1 single dwelling
Date/Period: ca. 1885
Style: Italianate
Sources: Sanborn Fire Insurance Company Maps; *Winchester: Limestone, Sycamores and Architecture*

Architectural Description

Site Description: February 2011: The Fort Loudoun Apartments are located on the northwest corner of Peyton Street and North Loudoun Street. The building, which has expanded notably since its original construction, is set back from the street with a low stone wall surrounding. A low stone wall also buffers the property from the street; a brick sidewalk lines North Loudoun Street. A brick-paved walk enters the enclosed portico on the north addition from North Loudoun Street. An asphalt drive provides access from Peyton Street, with gravel parking directly behind the building and to the northwest.

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

Primary Resource Description: The 1885 Sanborn map shows the building was a two-story structure, rectangular in form with a two-story ell. The main block, listed as a dwelling, stretched along North Loudoun Street. The ell was augmented by a two-story porch along the Peyton Street side. A one-story addition was set in the elbow of the main block and ell. A two-story addition with a one-story shed on the west side projected from the northwest side of the ell, abutting the one-story elbow addition. This addition lead into a two-story structure noted as school rooms. The long rectangular structure was finished by a full-width porch along the North Loudoun Street elevation. A one-story rectangular porch extended from the west elevation.

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