

**BOARD OF ARCHITECTURAL REVIEW  
AGENDA  
July 7, 2016 - 4:00 PM  
Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – June 16, 2016

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

- A. **BAR 16-410** Request of BK Connected Solutions for a Certificate of Appropriateness to install two barrier gates at 29 Wolfe Street.
- B. **BAR 16-419** Request of Foreman Builders, Inc. for a Certificate of Appropriateness to install a fence at 315 S. Braddock Street
- C. **BAR 16-421** Request of Heidi Wohl for a Certificate of Appropriateness to re-roof the home at 19 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, June 16, 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, Jacquelyn Mathes, Erick Moore, Vicky Palmerton

**VISITORS:** Tony Foreman, John Breeden, Eric Campbell, Richard Hunt

Chairman Rockwood called for corrections or additions to the minutes of June 2, 2016. Mr. Serafin made a motion to approve the minutes from June 2, 2016. Mr. Bandyke seconded the motion. A voice vote was taken and the motion passed 5-0-1 (Ms. Jackson).

Ms. Elgin arrived at 4:03pm

**CONSENT AGENDA:**

None

**NEW BUSINESS:**

**BAR 16-333** Request of Foreman Builders, Inc. on behalf of BOYD-BRAD-N LOUDOUN-OPEQ-SHAWNEE, LLC to demolish a residential structure located at 315 South Braddock Street (*Map Number 192-01-R-7*), zoned Residential Business (RB-1) District with Historic Winchester (HW) District overlay. (Public Hearing)

*Chairman Rockwood opened the floor for the public hearing.*

Victoria Palmerton, City of Winchester Building Official, spoke with the Board briefly regarding the damage to 315 South Braddock Street. She stated that she did a full tour of the structure and there was a significant amount of structural damage. Mrs. Palmerton stated that in her opinion the cost and labor would be significantly more to try to make it structurally sound than to just demolish it. Mrs. Palmerton also stated that there was no evidence of significant woodwork or any other historic features that could be salvaged.

Tony Foreman, from Foreman Builders, spoke with the Board about the structure. He stated that due to the significant fire damage they are proposing to tear it down completely and start from scratch. Mr. Foreman stated that the concrete foundation is cracked so they will be building a new foundation as well. Mr. Foreman hopes to be able to leave the front porch but he will not know until they get the house tore down and inspect it.

Chairman Rockwood asked if there was anyone else that wanted to speak either for the demolition or against it.

*Chairman Rockwood closed the public hearing portion of the case.*

The Board spoke briefly amongst themselves regarding the demolition. Vice Chairman Bandyke stated that due to the significant damage he would advise on it being torn down as well. Chairman Rockwood agreed.

Chairman Rockwood went over the Winchester Zoning Ordinance pertaining to demolition, 14-6-2, with the Board. The Board came to the conclusion that this structure did not meet any of the criteria for trying to restore the structure.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness for **BAR 16-333** to demolish the structure at 315 South Braddock Street noting that it did not meet the criteria listed in the Zoning Ordinance, 14-6-2, to preserve the structure. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed 7-0.*

**BAR 16-361** Request of Diana Lizer for a Certificate of Appropriateness to replace the brick walls at 125 W. Cecil Street.

John Breeden, a representative for Diana Lizer, presented the Board with a sample brick he plans to use to replace the brick walls. He stated that the walls are in such bad shape that they are unable to be repaired.

Mr. Breeden stated that he wishes to remove the white concrete caps and just build brick all the way up. Mr. Walker stated that the caps are architecturally significant enough to want to replace them like for like instead of using the red brick.

Mr. Breeden asked the Board if he could pour the concrete himself or if he had to buy the pre-poured slabs. Mr. Bandyke stated that he wasn't sure it would look the same if he poured the concrete himself and wanted to know if it was regular poured concrete or if it was sandstone. Mr. Breeden stated that it was just poured concrete that has been painted using white concrete paint.

Mr. Walker stated that if he can match exactly what is there, whether he buys them or pours them himself, it will be fine. Mr. Bandyke agreed and stated that he can certainly pour the concrete as long as it matches the previous caps exactly.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness for **BAR 16-361** to replace the brick walls at 125 W. Cecil Street as submitted with the following comments:*

*The brick is to match as close as possible to the existing wall and the concrete caps are to be exactly like the ones on the porch.*

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

**BAR 16-372** Request of Paul Davis Restoration for a Certificate of Appropriateness for exterior repairs at 8 W. Cork Street due to fire damage.

Eric Campbell, from Paul Davis Restoration, spoke with the Board regarding the fire damage. Mr. Campbell stated that due to the damage of the fire, the roof on the left side needs to be replaced. Mr. Campbell proposed a crimped metal panel roof in forest green to match the existing roof.

Mr. Serafin asked if the gutters need to be replaced. Mr. Campbell stated that they do not need to be replaced, as they are still in good shape.

*Mr. Walker made a motion to grant a Certificate of Appropriateness for **BAR 16-372** to replace the metal roof at 8 W. Cork Street with the following comments:*

*It will match the existing left side of the building. The color, the profile of the seams, any ridge details, and the snowbirds will match the newer roof.*

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

#### **OLD BUSINESS:**

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

Mr. Hunt discussed two possible railing options with the board but wasn't certain on exact details. Mr. Hunt stated that he will be getting a design sketch from the manufacturer in the near future with more details.

Mr. Bandyke asked if they table the railing for one month will he have the sketches from the manufacturer. Mr. Hunt said that he believes so.

*Mr. Walker made a motion to table **BAR 16-248** in regards to the railing with the following recommendations:*

*The Board recommends that the corner posts be one inch and a half by one inch and a half, and that there be an intermediate post as required by the manufacturer. The shop drawings need to be brought back before the Board for review. They also recommend for the stone patio and the treads of the new steps; that there be a minimum of a half inch overhang on all sides not adjacent to the house. Also, preparations need to be made so that the railing can be set into the foundation and not the stone facing.*

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

#### **OTHER BUSINESS:**

*Chairman Rockwood called for nominations for a new Chairman and Vice Chairman*

*Ms. Schroth made a motion to nominate Mr. Serafin as new Chairman. Ms. Jackson seconded the motion. A voice vote was taken and the motion passed. 7-0*

*Ms. Schroth made a motion to nominate Mr. Walker as new Vice Chairman. Mr. Bandyke seconded the motion. A voice vote was taken and the motion passed 7-0.*

**ADJOURN:**

With no further business before the Board, the meeting was adjourned at 5:10 pm

CERTIFICATE #: BAR-110-410  
 DATE SUBMITTED: 01/27/10



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**

<b>Please print or type all information:</b>	<u>BK Connected Solutions</u>
<u>540-662-0084</u>	<u>Applicant</u>
Telephone	<u>PO Box 3402</u>
<u>Barry@bksecurity.com</u>	<u>Street Address</u>
E-mail address	<u>Winchester, Va. 22604</u>
	<u>City / State / Zip</u>

<u><i>Kim Craft</i></u>	<u>Braddock Street Methodist Church</u>
Property Owner's Signature	<u>Property Owner (Name as appears in Land Records)</u>
<u>540-667-3366</u>	<u>115 Wolfe St</u>
Telephone	<u>Street Address</u>
<u></u>	<u>Winchester, Va. 22602</u>
E-mail address	<u>City / State / Zip</u>

**PROPERTY LOCATION**  
 Current Street Address(es) 29 Wolfe St Use: Parking Lot  
 Zoning: B-1 (HW) Year Constructed: 1997 Historic Plaque? Y( ) N(  ) Number: \_\_\_\_\_

**TYPE OF REQUEST**

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

# Submittal

## For

Braddock St Methodist Church  
115 Wolfe St  
Winchester, Va. 22602

## Submitted by



Post Office Box 3402  
Winchester, VA 22604  
DCJS# 11-3870

**Contact Information:**

Phone: (540)662-0084  
Fax: (540)662-5292  
E-mail: [Kate@BKSecurity.com](mailto:Kate@BKSecurity.com)



### **Scope of Work**

We propose to install two FAAC model 640 barrier arm gates  
At the Braddock and Wolfe St parking lot, owned by  
Braddock Street Methodist Church.

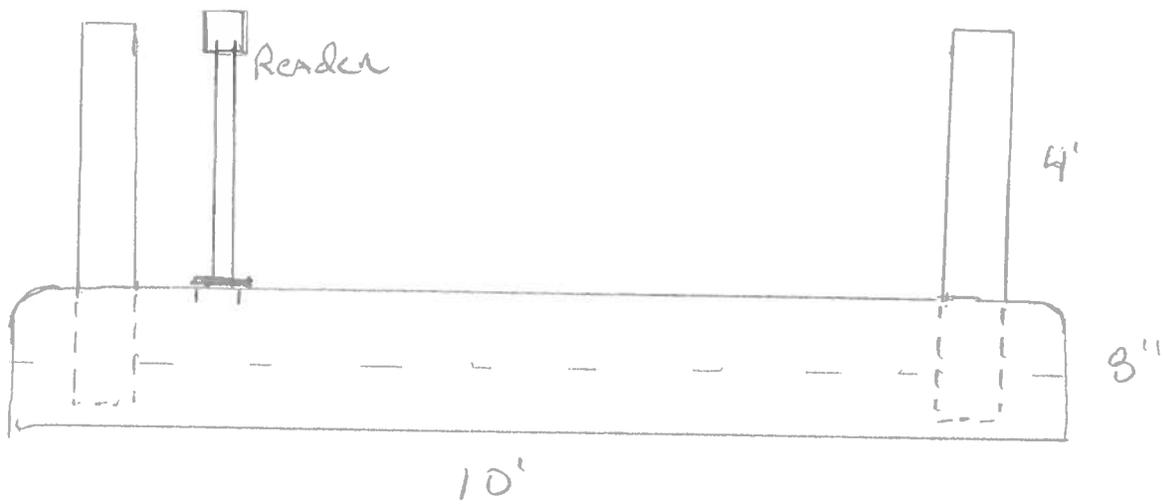
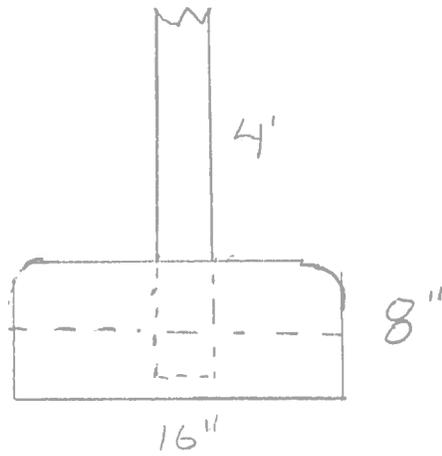
The operators will be white in color with the barriers white too  
With reflective tape red/white.

The rear entry/exit will be chained off there will be a WCFD approved  
Break-away lock to allow access from the rear entry/exit.

The main entry/exit (Braddock St.) will be controlled by a keypad entry system







Card Reader Detail -

not to scale

BAM  
L125/16

## PREPARE THE FORMS FOR THE CONCRETE SLAB AND CONDUIT

You need to set the concrete forms to provide a cement footing that is a minimum of 18 by 18 in. (46 by 46 cm) and that is poured a minimum of 18 in. (46 cm) below the ground level or just below the frost line, whichever is greater (see Figure 4). (Your soil conditions will also affect the size of the cement footing.) To help prevent rust, the top of your cement footing should be above ground level.

Within the form boundaries you must locate the electrical conduit so that it will protrude through the foundation plate (the plate is provided as an option) and above the top of the foundation plate about 1/2 in. (1.3 cm).

The exact placement of the conduit is determined partly by the foundation plate you use and more importantly by the access holes in the bottom of the operator cabinet (see Figure 5). If you choose to supply your own foundation plate, be sure to use steel that is 3/8 in. (1 cm) thick for the plate and be sure to provide a hole large enough to accommodate your two electrical conduits, one for high-voltage wire and one for low-voltage wire. In addition, your foundation plate needs four 1/2-in. (1-1/4 cm) anchor bolts that extend at least 6-1/2 in. (16-1/2 cm) into the cement footing. The anchor bolts should be positioned to match the holes in the bottom of your operator's cabinet.

After the concrete is poured in the forms and before it sets, place the foundation plate in the cement so that the top of the plate is level and flush with the top of the cement.

Allow the concrete to set a minimum of two full days before you mount the operator cabinet.

With the key provided, open the operator's panel door and lift the door away from the cabinet. It may be necessary on your model of operator to disconnect the wiring to the fan on the panel door to allow you to more easily handle the heavy cabinet.

Set the operator cabinet on the foundation plate, aligning the holes in the bottom of the cabinet with the bolts and conduit protruding above the foundation plate. Bolt the cabinet to the foundation plate and cement footing. If necessary, reconnect the wiring to the fan on the panel door.

Before connecting the main power to your barrier, you must remove the vent screw on the hydraulic power pack. Midway along the top, left edge of the hydraulic power pack is a 3 mm Allen screw. Remove it now. Failure to remove the screw can result in erratic operation of the barrier beam. Do not throw the screw away in case you ever need to transport the barrier unit or its hydraulic power pack.

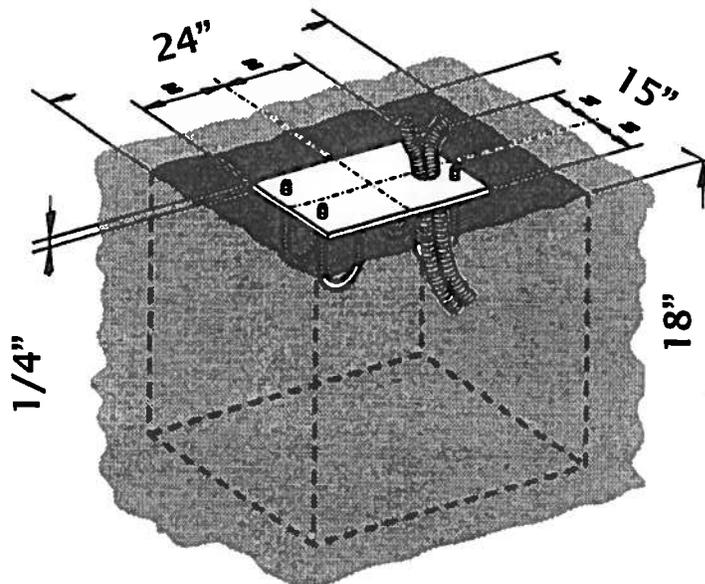


Figure 4. Recommended Concrete Form Dimensions

#### HEADQUARTERS

#### ITALY

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Tel. 904 448 9952  
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#### U.S.A.

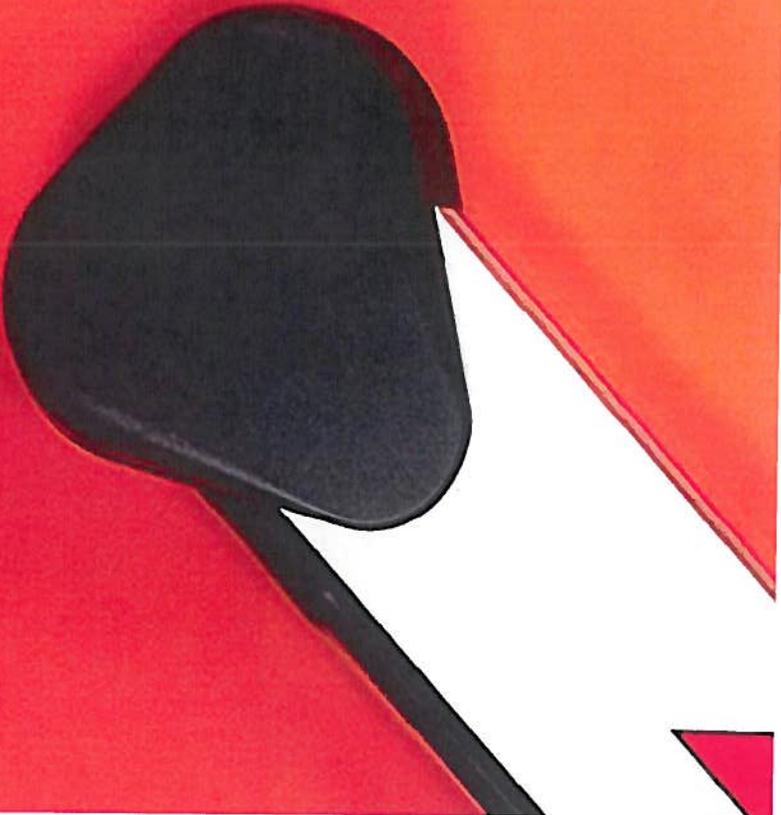
FAAC INTERNATIONAL INC  
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2000 - 03/2012 - Zucchini - 10/2011



## AUTOMATIC BARRIERS

**FAAC**  
Simply automatic.

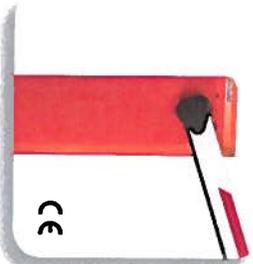
Model	Power supply		Beams max length (ft)	Opening minimum size (ft)	Usage frequency (%)	Beams					
	230 Vac	115 Vac				rect.	rect. with skirt	rect. articulated	round std	round wood	round breakaway
615 BPR	■	■	13 ft	0.0	50	■	■	■	■	■	■
620 RAPID	■	■	13 ft	2 (std)	Continuous use	■	■	■	■	■	■
640	■	■	23 ft	4 (std)	Continuous use	■	■	■	■	■	■

## 615 BPR

Hydraulic barrier for beams up to 13 ft.  
Minimum opening time 6 sec.

### APPLICATIONS:

Light Commercial  
Available in orange



CE

## 620 Rapid

Hydraulic barrier for beams up to 13 ft.  
Minimum opening time 2 sec.

### APPLICATIONS:

Heavy Duty  
Duty Cycle - 100%  
Available in orange and white (RAL 9010)  
Versatile 624 BLD control board  
UL Listed



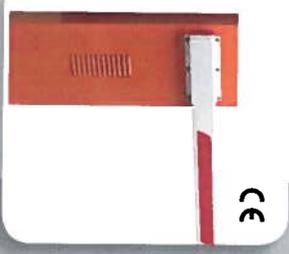
CE

## 640

Hydraulic barrier for beams up to 23 ft.  
Minimum opening time 4 sec.

### APPLICATIONS:

Heavy Duty  
Duty Cycle - 100%  
Available in orange and white (RAL 9010)  
Versatile 624 BLD control board  
UL Listed



CE

## 624 Control Board

- Built-In Loop Detectors (open/close, safety/close)
- Several Programming Logics including automatic, semi-automatic, parking, parking automatic, custom.
- Master-slave capability
- Adjustable pause time - 0 to 4 minutes
- Deceleration time programmable
- Motor run time - 0 to 4 minutes



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:

Forsman Builders Inc.  
 Applicant

540-678-3835  
 Telephone

3202 Valley Pike  
 Street Address

homes@forsmanbuilders.com  
 E-mail address

Winch, VA, 22601  
 City / State / Zip

Boncher  
 Property Owner's Signature

540 539-9520  
 Telephone

bchaster@gmail.com  
 E-mail address

Property Owner (Name as appears in Land Records)

Street Address

City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 315 S. Braddock ST Use: Res.  
 Zoning: RBI (HW) Year Constructed: 1900 Historic Plaque?  YES  NO Number: \_\_\_\_\_

**TYPE OF REQUEST**

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

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

**FOR OFFICE USE ONLY**

BAR Review OR  Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review



CERTIFICATE #: BAR- 110-421  
 DATE SUBMITTED: 01/28/10



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:

Heidi Wohl Applicant  
540-662-2252 Telephone  
1182 Greenwood Rd. Street Address  
adi.ohm@gmail.com E-mail address  
Winchester, VA, 22602 City / State / Zip

Heidi Wohl Property Owner's Signature  
Heidi Wohl Property Owner (Name as appears in Land Records)  
 Telephone Street Address  
 E-mail address City / State / Zip

PROPERTY LOCATION  
 Current Street Address(es) 19 Peyton Street, Winchester, VA. Use: \_\_\_\_\_  
 Zoning: H21 (HW) Year Constructed: 1900 Historic Plaque? Y( ) N( ) Number: \_\_\_\_\_

**TYPE OF REQUEST**

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

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

FOR OFFICE USE ONLY

BAR Review OR  Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS:  APPROVED  DISAPPROVED  TABLED  WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 Secretary, Board of Architectural Review

# INVOICE

## 19 PEYTON ST

### Roof replacement

1. Remove existing shingles and replace with 25 year shingles
2. Remove and replace dripedge
3. Install ice and water shield at the eaves and in the valleys
4. Install Rhino Synthetic felt to the roof before shingles are installed
5. Replace vent pipe collar
6. Paint vent pipe
7. Replace rotten wood in 3 areas ( any other rotten areas extra )
8. Repair gutters
9. Dispose of all roof removal and replacement waste from the job site

~~Contract # 123456~~





# City of Winchester

## 19 Peyton Street

Tax Map Number: 173-1-H-11-

DHR Resource Number: 138-0042-0881

Resources: 1 single dwelling

Date/Period: ca. 1905

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 south side of Peyton Street, and directly fronts the brick public sidewalk. A concrete stoop enclosed with a metal railing provides entry to the dwelling from the sidewalk. A short wood fence extends from the east and west sides of the dwelling, separating the property from the sidewalk. A similar wood fence encloses the property at its rear (south) yard. The rear yard is enclosed by a wood fence and is marked by mature trees and shrubbery.

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

**Primary Resource Description:** This vernacular, two-story, three-bay single family dwelling was constructed circa 1905. Set on a solid foundation (material not visible), this wood frame building is clad in aluminum siding. It is capped by a side gable roof covered in asphalt shingles that is embellished with an overhanging cornice and cornice returns.

Entry to the dwelling is located in the easternmost bay of the façade (north elevation). The entry is marked by a single-leaf paneled wood door with two lights that is sheltered beneath a front gable hood covered in asphalt shingles. A concrete stoop enclosed with a metal railing provides entry to the dwelling; it extends across the two easternmost bays of the façade. The two western bays of the first story façade are fenestrated with 2/2, double-hung wood sash windows flanked by inoperable louvered vinyl shutters. Identical windows fenestrate each bay of the second story.

The east and west (side) elevations of the dwelling are not fenestrated except at the upper gable end, which are each pierced with a square louvered vent set in a wood surround. A two-story, full-width ell, set beneath a front gable roof of asphalt shingles, extends from the rear (south) elevation of the dwelling. An interior end brick chimney with a plain cap rises at the east slope of its roof. It is fenestrated with 2/2, double-hung wood sash windows at its east elevation; it is not fenestrated on its west elevation. The rear (south) elevation of the ell is not visible from the public right of way.

**Significance Statement:** This vernacular, single-family dwelling is indicative of domestic architecture constructed in the City of Winchester in the early twentieth century. Based on its form and materials, as well as by using Sanborn maps, this building can be given a circa 1905 date of construction. This single dwelling retains integrity of materials, workmanship, and design. The ell addition does not compromise the integrity of the building as it has attained historic significance in its own right. Further, this 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.