

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

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – December 17, 2015

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

**BAR-15-734** Request of KKE Properties LLC for a Certificate of Appropriateness to replace deteriorated Masonite siding with Hardiplank siding at 28-30 South Braddock Street.

**BAR-16-002** Request of Doris Luu to repair the roof at 500 North 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, December 17, 2015, 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. Jackson, Mr. Serafin, Mr. Walker, Ms. Schroth  
**ABSENT:** Ms. Elgin  
**STAFF:** Erick Moore, Carolyn Barrett  
**VISITORS:** Mark McKee, Chad Lewis, Scott Nichols

**APPROVAL OF MINUTES:**

Chairman Rockwood called for corrections or additions to the minutes of December 3, 2015. Mr. Walker made a motion to approve the minutes as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.

**CONSENT AGENDA:**

None.

**NEW BUSINESS:**

**BAR-15-703** Request of Chad Lewis to demolish existing wall and install wrought iron fencing at 217 South Washington Street.

Mark McKee from Kee Construction presented the plan for the porch. A back porch had been built on the house previously and matching brick was found to use for the wall. The owner wants to change the fence to wrought iron instead of balusters. Weather has damaged the façade and it would be more economical to change to the wrought iron. Mr. Walker asked if the wrought iron was going to match what was already there. Mr. McKee said it would be similar. Mr. Walker said the board would have to see the design. Mr. Serafin said the posts would have be thirty-six inches tall and it would block the view when people were sitting. He considered the balusters to be a defining character of the porch. They match the columns of the house behind them. Mr. Lewis said the balusters were concrete and in rough shape. Vice Chairman Bandyke asked if the curb the balusters were sitting on was concrete and if they were going to put brick back where brick already is. Mr. McKee said it would be scraped down and veneered with true brick. Mr. Lewis said the porch had been parged numerous times over the years and it comes off in chunks now. Mr. Walker asked if they had considered replacing it with something similar. Vice Chairman Bandyke said the limestone caps looked like they were still in good shape. Mr. Lewis said he had the flagstones and mortar joints replaced recently. Vice Chairman Bandyke asked how many of the balusters were cracked. Mr. McKee said about half. Mr. Serafin asked if replacement recast balusters were available. Vice Chairman Bandyke said there was a local company that could recast replacement balusters. Mr. Lewis said he would not be opposed to removing the side porch to put wrought iron to match the front so everything would look symmetrical. Ms. Jackson said open wrought iron would need to be balanced with the front by using pillars to break it up. Vice Chairman Bandyke asked how tall the wall was from the patio to the top of the wall. Mr. McKee said about three feet.

Mr. Walker said the main concern is the porch is a character defining feature of the house. The Board would rather not have the symmetry it gives to the house removed. It gives the house a very pleasant curb appeal and is a very strong architectural element. There are ways to do it without having to spend a lot of money. It would be worth investigating what is available. Chairman Bandyke said the design of the porch and its elements are integral to the house. To modify it to the extent planned would be a very drastic alteration of the façade that he would not be in favor of. It would make sense to make a good estimate of what it would take to repair the porch. Mr. McKee asked if the Board wanted them to come back with a design recreating what is there right now. Mr. Lewis said the house looks like it does now because of what he had done with the house since he bought it. The previous owners had done nothing and he was trying to make it better. Mr. McKee said he could get the mason to go back out and see what could be recreated.

There was some discussion about how long the porch would last after rebuilding and how it would add to the resale value of the house. Vice Chairman Bandyke asked if water backed up in the weep holes when it rained. Mr. Lewis said no, there was some standing water which probably occurred over time from settling. The weep holes do work but they are not perfect.

There was discussion about the size of the wrought iron that would need to be used and to make sure it is aesthetically pleasing. There was also discussion about the thickness of the wall and rail if recreated. The Board agreed they would like to see some design options with the elements proposed. Mr. McKee said the entire porch would still have to be demolished and rebuilt at some point.

*Mr. Serafin made a motion to table **BAR-15-703**. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.*

**BAR-15-704** Request of Scott Nichols for antenna replacement and new antennas at 103 East Piccadilly Street.

Mr. Nichols explained that three existing antennas will be changed out to higher capacity antennas to keep up with the high volume of traffic. There will be three additional antennas going into each sled mount. The mounts and height of the antennas would stay the same. The ballast will be increased as well. It will not be bolted down to the roof. The Board members asked for clarification on where the antennas will be placed and if they could be seen from the street. Mr. Nichols pointed out the corresponding pictures for the Board.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness for **BAR-15-703** as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.*

#### **OLD BUSINESS:**

None.

#### **DISCUSSION:**

**2016 Planning Commission Meeting Calendar – RECOMMENDATION - MOVE** the BAR adopt the 2016 Board of Architecture Review Meeting Calendar as submitted.

*Mr. Walker made a motion to approve the 2016 Board of Architectural Review meeting calendar as submitted. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.*

**ADJOURN:**

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

SECRET



Rouss City Hall  
 15 North Cameron Street  
 Winchester, VA 22601

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

**APPLICATION  
 BOARD OF ARCHITECTURAL REVIEW  
 CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:

<u>540-822-0197</u> Telephone	<u>KKE PROPERTIES LLC</u> Applicant
<u>GAIENGEL@GMAIL.COM</u> E-mail address	<u>24 WOLFE STREET, UNIT 6B</u> Street Address
	<u>WINCHESTER, VA 22601</u> City / State / Zip

<u>Paul Engel, KKE PROPERTIES</u> Property Owner's Signature	<u>KKE PROPERTIES LLC</u> Property Owner (Name as appears in Land Records)
<u>540-822-0197</u> Telephone	<u>24 WOLFE ST, UNIT 6B</u> Street Address
<u>GAIENGEL@GMAIL.COM</u> E-mail address	<u>WINCHESTER, VA 22601</u> City / State / Zip

**PROPERTY LOCATION**  
 Current Street Address(es) 28-30 S. BRADDOCK STREET Use: MIXED-USE  
 Zoning: B1 (HW) Year Constructed: 1891 Historic Plaque? Y( ) N( ) Number: \_\_\_\_\_

**TYPE OF REQUEST**

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input checked="" type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input checked="" 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 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

## 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](http://www.nps.gov/tps/standards/rehabilitation/rehab)
  - Winchester Historic District Guidelines* [www.winchesterva.gov/planning/historic-district-design-guidelines](http://www.winchesterva.gov/planning/historic-district-design-guidelines)
  - Article 14 of the Winchester Zoning Ordinance* [www.winchesterva.gov/planning/zoneord](http://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 ORDINANCE.**

# KKE PROPERTIES, LLC

24 WOLFE STREET, STE. 6B, WINCHESTER, VA 22601

11/25/2015

Gail Engel  
KKE Properties, LLC  
24 Wolfe Street, Ste. 6B, Winchester, VA 22601

Board of Architectural Review  
Re: Certificate of Appropriateness  
Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

To Whom it May Concern,

This letter is to inform you of a repair we are performing on our property at 28-30 S Braddock Street. The siding on a portion of our building has deteriorated significantly and we are replacing it with 8.25" Hardiplank Smooth Lap Siding in Arctic White (to match the design and color in place previously). The siding covers a small portion of the exterior surface area at our property—the remaining area is brick or stone. Please see the pictures below of the areas being repaired and refer to the new siding samples provided. I will look forward to discussing this further and answering any questions you may have at one of your upcoming meetings.



All the best,

A handwritten signature in cursive script that reads "Gail Engel".

Gail Engel  
Owner  
KKE Properties, LLC



JamesHardie

1.888.542.7343 | [jameshardie.com](http://jameshardie.com)

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Limited. H51418 5/14



JamesHardie

ABOUT JAMES HARDIE

PRODUCTS

COLOR



Siding

Trim

Soffit

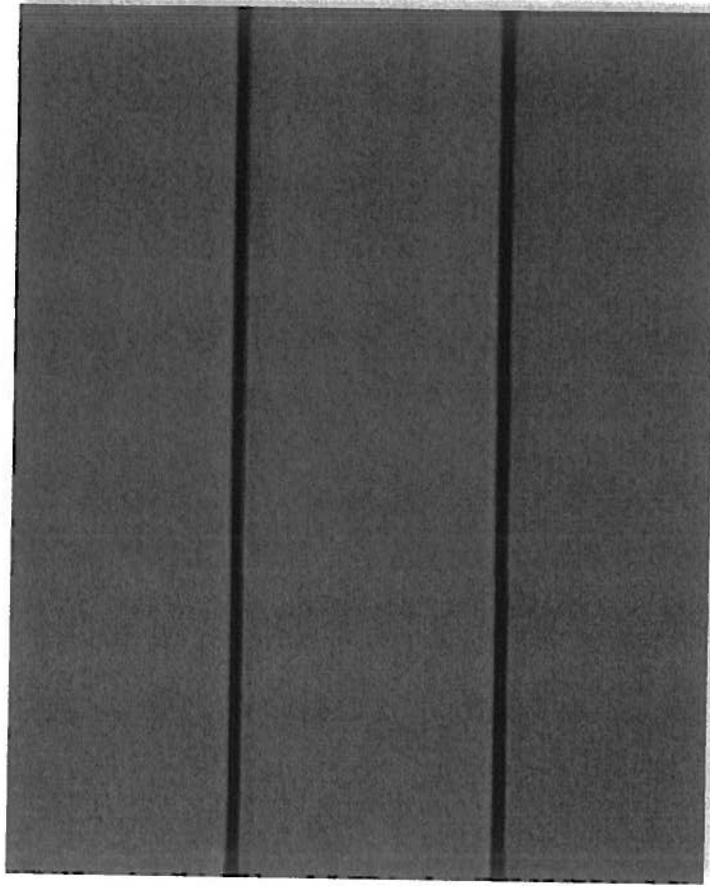
HardieWrap

Finishing Touches

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

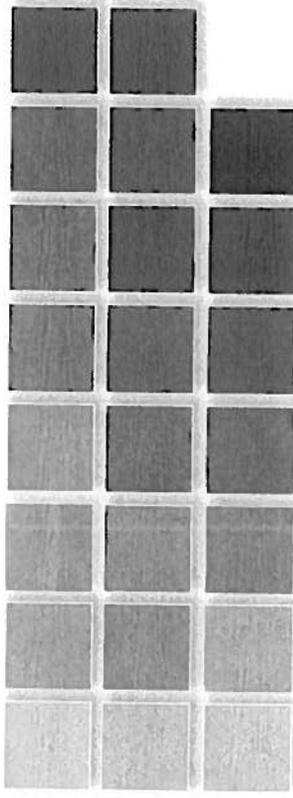


**SMOOTH**

*Countrylane Red*

Thickness	5/16 in.																		
Length	12 ft. planks																		
Width	5.25 in.	6.25 in.	7.25 in.																
Exposure	4 in.	5 in.	6 in.	7 in.															
ColorPlus Pcs./Pallet	324	280	252	210															
Prime Pcs./Pallet	360	308	252	230															
Pcs./Sq.	25.0	20.0	16.7	14.3															

Available Colors



[View all HardiePlank Lap Siding Products](#)



ABOUT JAMES HARDIE

PRODUCTS

COLOR

Siding

Trim

Soffit

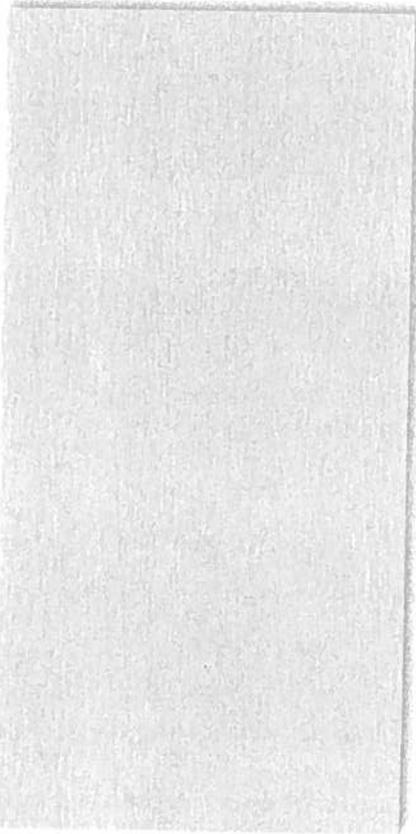
HardieWrap

Finishing Touches

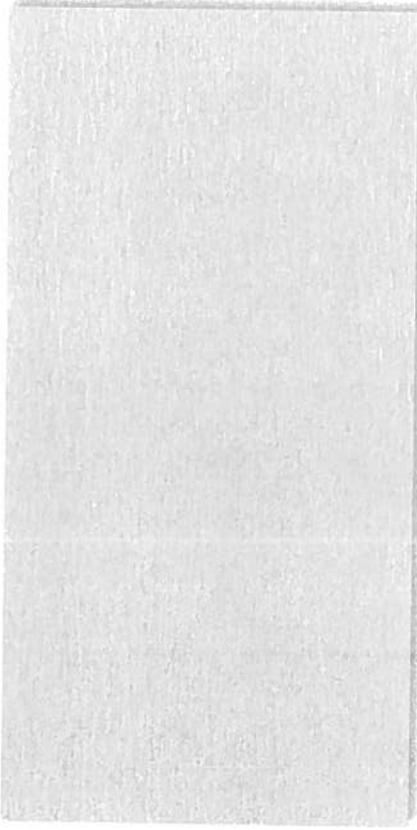
● HardieTrim® Boards

HardieTrim® Batten Boards

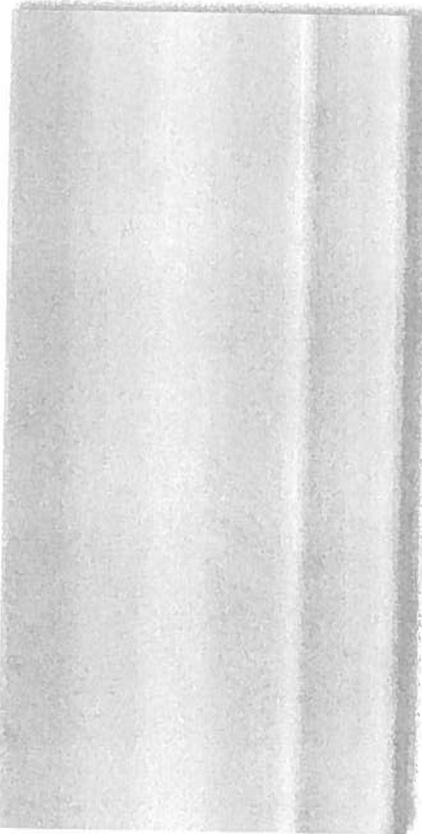
**4/4 NT3° SMOOTH**  
*Arctic White*



**5/4 NT3° SMOOTH**  
*Arctic White*



**CROWN MOULDING**  
*Arctic White*



HardieTrim Boards are available exclusively with ColorPlus Technology. For more details, visit [jameshardie.com](http://jameshardie.com)



ABOUT JAMES HARDIE

PRODUCTS

COLOR



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:

Doris Luu  
Applicant

540-539-4099  
Telephone

500 N. Braddock St  
Street Address

Doris.Luuwho@yahoo.com  
E-mail address

Winchester, VA 22601  
City / State / Zip

Doris Luu  
Property Owner's Signature

Doris Luu  
Property Owner (Name as appears in Land Records)

540-539-4099  
Telephone

500 N. Braddock St  
Street Address

Doris.Luuwho@yahoo.com  
E-mail address

Winchester  
City / State / Zip

**PROPERTY LOCATION**

Current Street Address(es) 500 N. Braddock St Use: Residential  
 Zoning: MR (HW) Year Constructed: 1910 Historic Plaque? Y( ) N() Number: \_\_\_\_\_

**TYPE OF REQUEST**

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	<input checked="" type="checkbox"/> Roofing <u>standing-seam metal</u>
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: \_\_\_\_\_

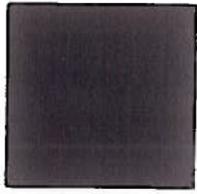
Secretary, Board of Architectural Review



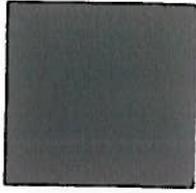
# Standard COLORS and COATINGS

PERMACOLOR 3500 Full Strength 70% Kynar 500®/Hylar 5000®

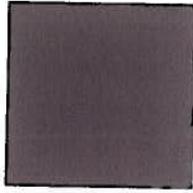
All colors available in Galvalume and Aluminum (.032", .040" & .050").



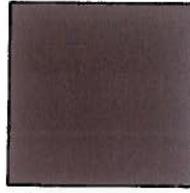
SUNSET BLUE



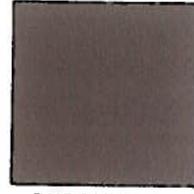
HARTFORD GREEN



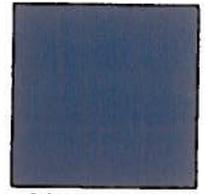
DARK BRONZE



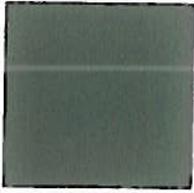
MANSARD BROWN



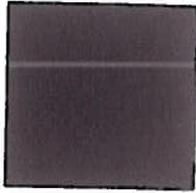
BURGUNDY



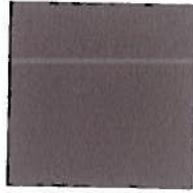
ROYAL BLUE



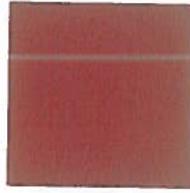
FOREST GREEN



MATTE BLACK



MEDIUM BRONZE



COLONIAL RED

## PERMAMETALLICS 3500\*



METALLIC COPPER



CHAMPAGNE



PACIFIC BLUE



EVERGLADE MOSS



CHARCOAL GRAY



SIERRA TAN



PREWEATHERED GALVALUME®

## MILL FINISH

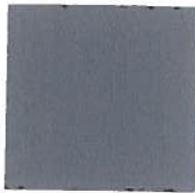
\*Premium priced paint systems.



GALVALUME-PLUS®



DEEP RED



SLATE BLUE



PATINA GREEN



SLATE GRAY



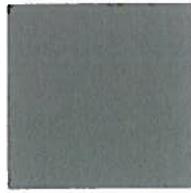
SANDSTONE



TERRA COTTA



BONE WHITE



HEMLOCK GREEN



DOVE GRAY



STONE WHITE



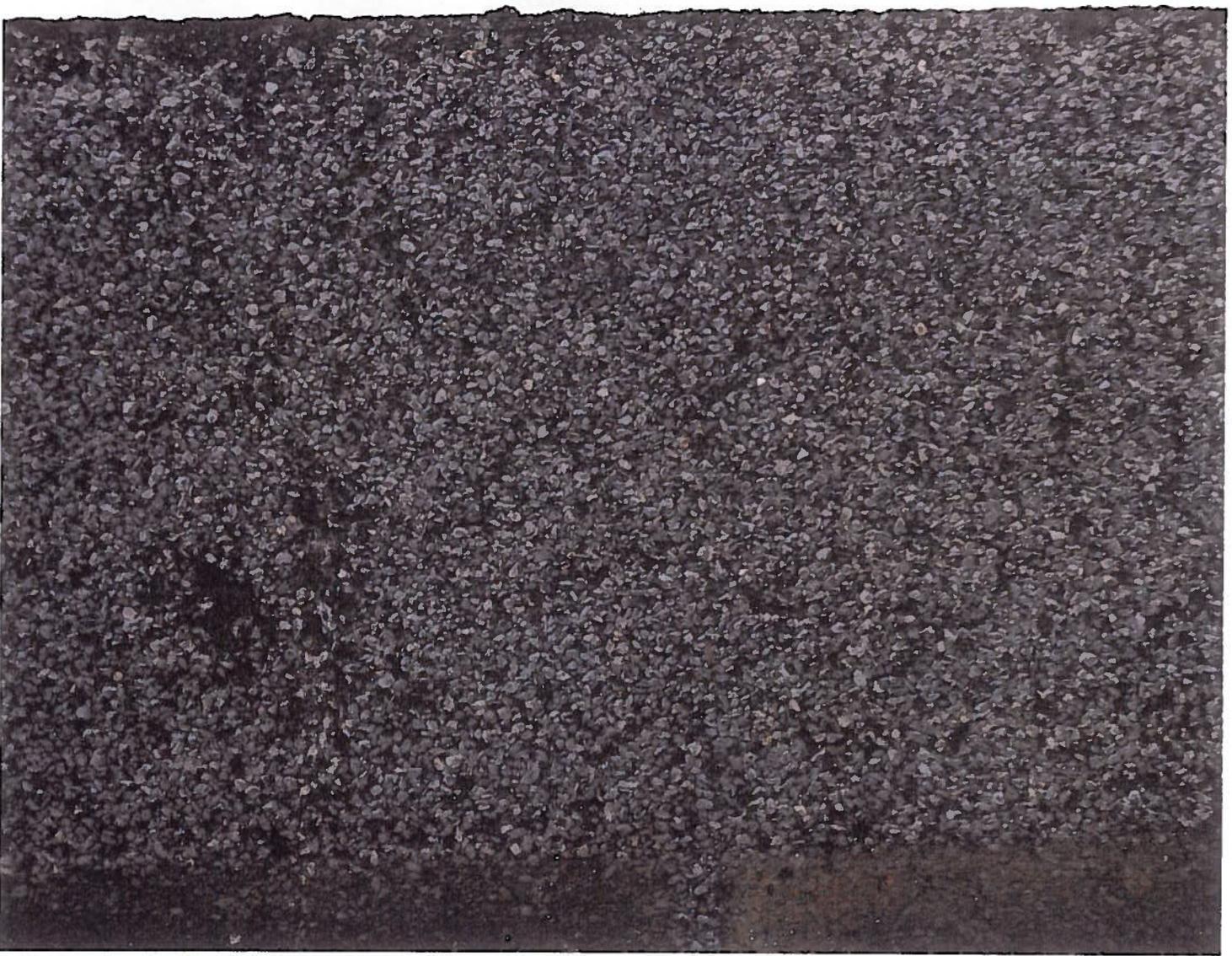
To view current SRI values, please visit the Englert website.

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.

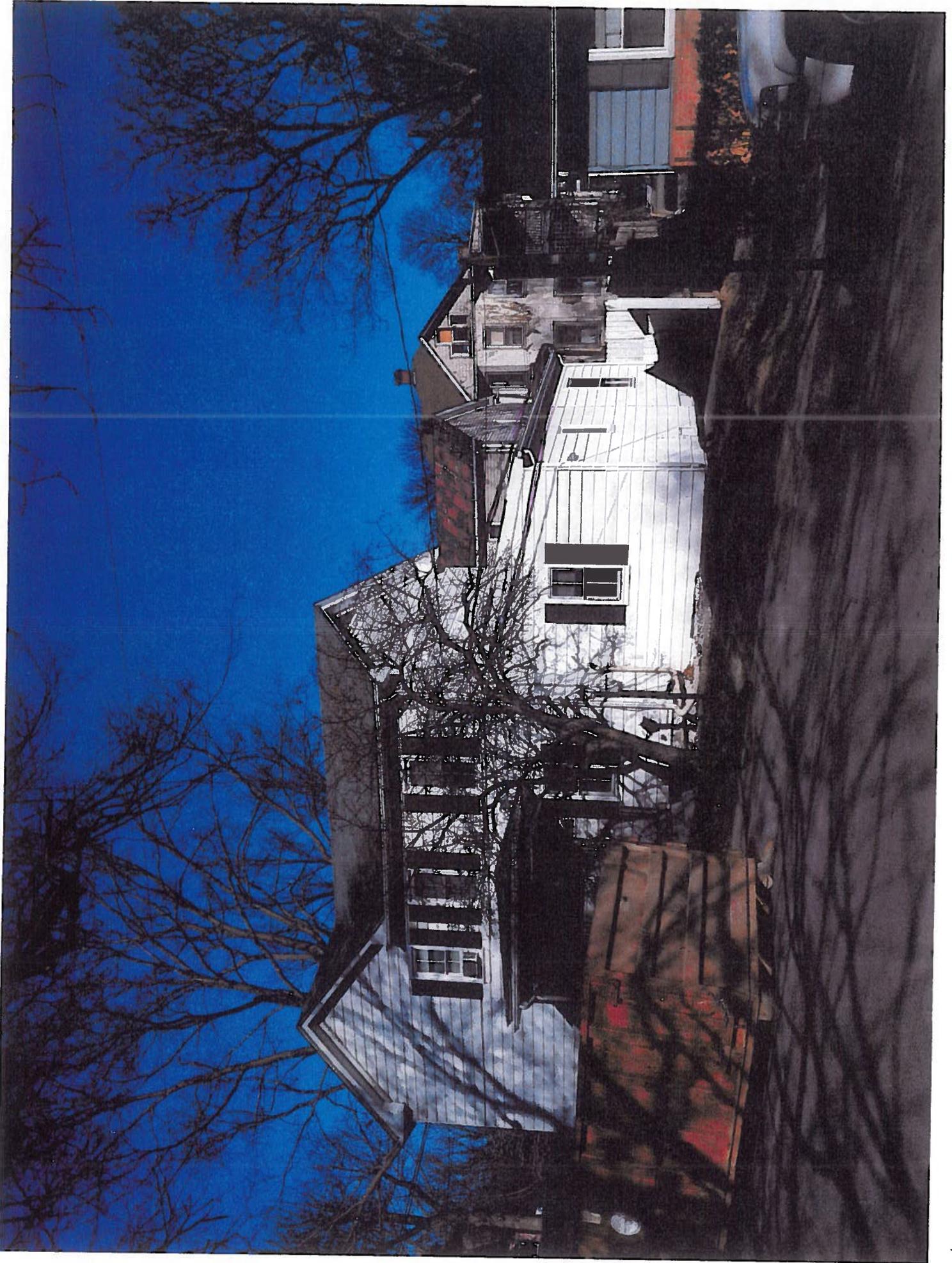


**PERMACOLOR 3500** Full Strength 70% Kynar 500®/Hylar 5000®

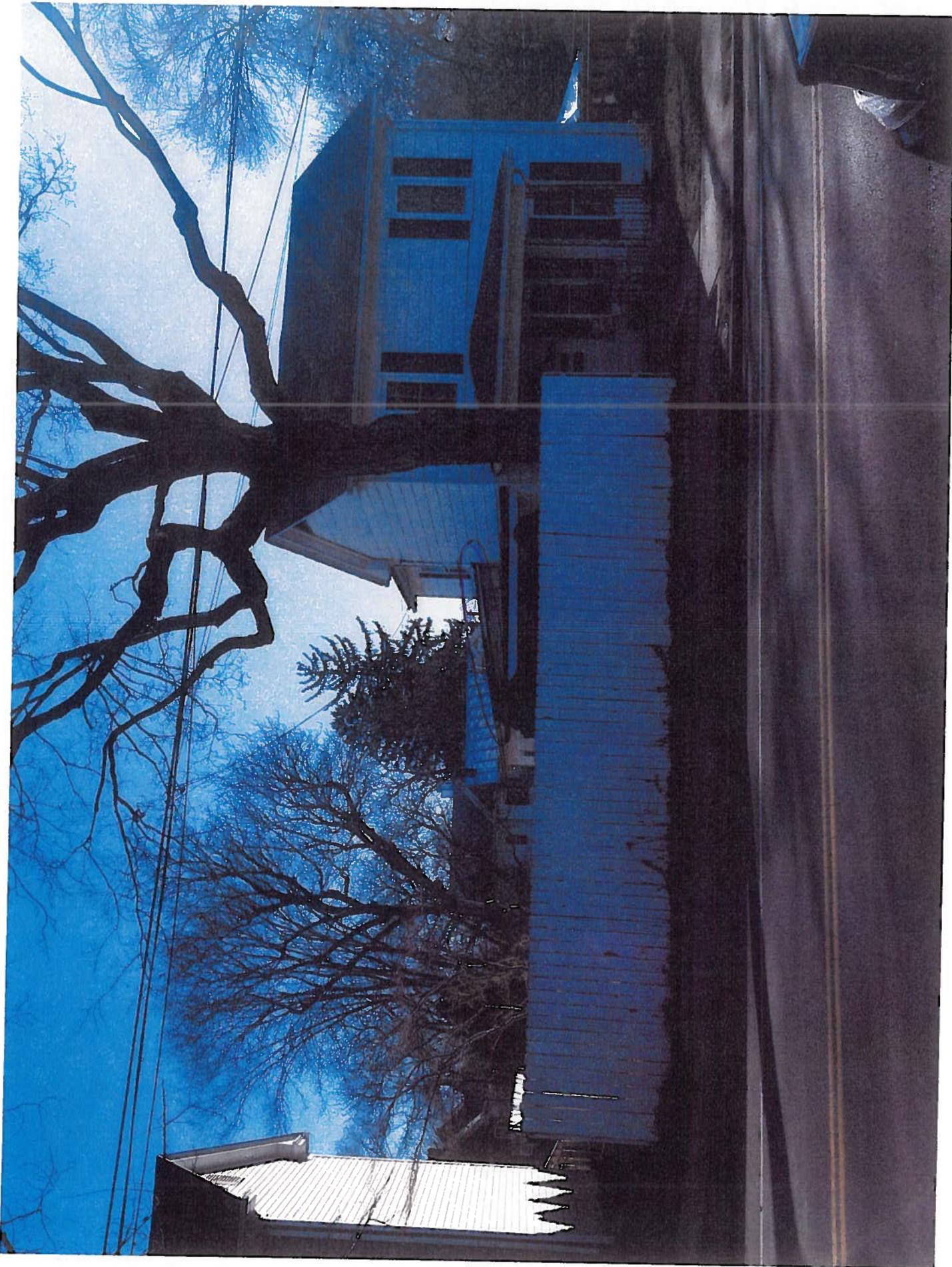
All colors available in Galvalume and Aluminum (1132", 1040" & 1050")



1000 500 N Braddock



Luv 500 N Braddock



Lv 500 N Braddock

**CITY OF WINCHESTER  
ARCHITECTURAL INVENTORY**

1976

Address: 500 N. Braddock St. Present Use: Residential  
Map & Parcel: 153 - (1) Assessed Value: \_\_\_\_\_  
Tract & Block: D-6 Historic Name: \_\_\_\_\_  
Present Owner: \_\_\_\_\_ Original Owner: \_\_\_\_\_  
Address: \_\_\_\_\_ Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1920

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. Alum. Siding

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:  
Outstanding Excellent Good Average None

**Architectural Description**

This L-shaped corner house with shingled A-roof has 3 bays on the 1st floor and 2 bays on the 2nd floor. All windows have 2 over 2 light units and shutters. There is a porch on the front and side, each having a hip roof hood and black metal supports. The house is set off from the street by an attractive hedge.

Historical Significance:  
National State/Regional Local None

**Historical Description**

[Empty box for Historical Description]

**References:**





# City of Winchester

## 500 North Braddock Street

Tax Map Number: 153-1-D- 6-

DHR Resource Number: 138-0042-1157

Resources: 1 single dwelling

Date/Period: ca. 1890

Style: Vernacular

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



## Architectural Description

**Site Description:** This single-family dwelling is located at the northeast corner of North Braddock Street and West North Avenue. The dwelling has a setback of approximately twenty feet from the concrete sidewalk. Level, the grassy lot has mature trees and foundation plantings. An asphalt driveway is located along the northern edge of the property, which is partially enclosed by a wooden privacy fence.

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

**Primary Resource Description:** This two-story, three-bay vernacular single-family dwelling appears to have been constructed circa 1890. Set on a solid random-rubble stone foundation, the wood-frame structure has been reclad in vinyl siding. The side-gable roof of the main block and front-gabled ell are covered with asphalt shingles. Overhanging eaves complete the roofline. There is no chimney. The façade (west elevation) has a single-leaf main entry located in the northern bay with a paneled wood door with lights. Window openings on the first story hold 2/2, double-hung, wood sash while 1/1, double-hung, wood-sash windows pierce the second story. All have inoperable louvered shutters. A one-story, two-bay porch, reflecting the Colonial Revival style, shelters the main entry. Set on a poured concrete slab, the porch has a half-hipped roof of asphalt shingles supported by metal filigree posts. Twisted metal balusters complete the porch. The north and south (side) elevations of the main block hold 2/2 windows on the first story and 1/1 windows on the second. All have inoperable louvered shutters.

A two-story, full-width ell is located on the rear of the dwelling. Set on a solid random-rubble stone foundation, this wood-frame ell has also been clad in vinyl siding. Window openings on the south (side) elevation hold 2/2 sash on the first and 1/1 sash on the second. All are double-hung wood construction with inoperable louvered shutters. A single-leaf, paneled wood door with semi-circular light is centrally located on the south elevation. A one-story, two-bay porch of the Colonial Revival style is set on a raised concrete foundation. Like the façade, this porch has half-hipped roof of asphalt shingles supported by metal filigree posts with twisted metal balusters. The east (rear) elevation has no openings while a 1/1, double-hung, wood-sash window is located on the second story of the north (side) elevation.

A circa 1900 appendage is located on the rear of the dwelling. Clad in vinyl siding and capped by a shed roof of asphalt shingles, this small appendage has a 2/2, double-hung, wood-sash window located on the south (side) elevation. A small, 1/1, double-hung, wood-sash window is located on the rear of the appendage.

An addition was built on the northeast corner of the dwelling circa 1960. Set on a solid concrete-block foundation, this addition is clad in vinyl siding with a sloped roof of asphalt shingles. The addition extends off the north side of the circa 1900 appendage and wraps the northeast corner. Window openings hold 1/1, double-hung, vinyl sash.

A one-story, wooden pergola was attached to the north (side) elevation of the main block in the late twentieth century.

**Significance Statement:** This two-story, three-bay single-family dwelling is representative of the restrained residential architecture constructed in the City of Winchester at the end of the nineteenth century. Although the vernacular dwelling has been clad in vinyl siding, it retains the original wood-sash windows, fenestration pattern, and overhanging cornice. Colonial Revival-style elements have been added, but contribute to the nationwide acceptance of this popular style. The vinyl siding is a reversible application. Further, the dwelling retains its integrity of feeling, location, setting, and association. Therefore, this single-family dwelling is considered a contributing resource in the Winchester Historic District under Criteria A and C.