

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
January 21, 2016 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – January 7, 2016

2. CONSENT AGENDA

3. NEW BUSINESS

BAR-16-005 Request of Beavers Carpentry for a Certificate of Appropriateness to replace siding and windows at 513 South Loudoun 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, January 7, 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, Mr. Serafin, Ms. Jackson, Ms. Schroth
ABSENT: Mr. Walker, Ms. Elgin
STAFF: Josh Crump, Erick Moore, Carolyn Barrett
VISITORS: Gail Engel

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of December 17, 2015. Mr. Serafin made a motion to approve the minutes as submitted. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 4-0.

CONSENT AGENDA:

None.

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.

Ms. Engel described the deterioration of the building and the decision to replace the damaged siding.

Chairman Rockwood asked what the condition of the wall was underneath the siding. Ms. Engel said that part of it was removed and a material called Celotex was underneath it. Vice Chairman Bandyke asked what kind of Hardiplank would be installed. Ms. Engel replied 8 ¼" smooth and it looked like what was already there.

*Mr. Serafin made a motion to approve a Certificate of Appropriateness for **BAR-15-734** as submitted. Ms. Schroth seconded the motion. Voice vote was taken and the motion passed 4-0.*

(Ms. Jackson arrived at 4:10pm)

BAR-16-002 Request of Doris Luu for a Certificate of Appropriateness to repair the roof at 500 North Braddock Street.

Ms. Luu discovered that a section of the roof needed to be repaired due to a water leak. The roof is shingled and it will be replaced with a metal, standing seam roof. Only the lower section of the roof will be replaced. It will be 21" high with a 1" rolled seam and flat panels. There are no plans to alter the gutters.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness for **BAR-16-002** to replace the shingle roof with a standing seam, charcoal gray colored roof, as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 5-0.*

OLD BUSINESS:

None.

DISCUSSION:

Mr. Crump advised the Board that the Department of Historical Resources will be holding a training session in Leesburg, Virginia, on Monday, March 28, 2016. There are other localities with available dates. He also met with City Manager Eden Freeman and Tim Youmans about the BAR guidelines and the zoning ordinance. Their discussion was about a revision to the guidelines with a few items that would be good to incorporate including Hardiplank. There was also discussion about windows. One possible proposal was that vinyl clad windows would not be considered appropriate in any location in the Primary Secondary Old Town Assessment District. In other areas it would be considered appropriate with post-1947 construction in very limited circumstances. The revisions to the guidelines would have to go to City Council for approval. Another consideration would be requiring building permits for windows. Other localities require permits and it will be a good way to check what materials will be used. Another discussion item was artificial slate roofs and making it permissible for new construction. Mr. Crump said the revisions may be done in-house or be outsourced for a comprehensive look at the guidelines. Staff is going to look into using the new city seal on historical markers and make them available to those who want them changed on their properties. There was discussion about upcoming election of new officers for the Board.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:28pm.

CERTIFICATE #: BAR- 16-005
 DATE SUBMITTED: 1/4/16



Rouss City Hall
 15 North Cameron Street
 Winchester, VA 22601

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 TDD: (540) 722-0782
 Web: www.winchesterva.gov

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

Please print or type all information:

<u>570 664 3383</u> Telephone	<u>Bewers Carpentry</u> Applicant
<u>tbeavers31@msn.com</u> E-mail address	<u>17 E. Monmouth St</u> Street Address
	<u>Winchester VA 22601</u> City / State / Zip

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

PROPERTY LOCATION
 Current Street Address(es) 513 S. Loudoun St Use: Res
 Zoning RBI (HW) Year Constructed: 1810 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 <u>replacement</u>
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input checked="" type="checkbox"/> Windows/Doors <u>replacement</u>
<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





City of Winchester

513 South Loudoun Street

Tax Map Number: 193-1-J- 4-

DHR Resource Number: 138-0042-0794

Resources: 1 single dwelling

Date/Period: ca. 1800

Style: Federal

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



Architectural Description

Site Description: This two-story, single-family dwelling is located on the west side of South Loudoun Street and abuts the concrete sidewalk. The lot slopes to the east. A brick walkway runs parallel to the north (side) elevation of the dwelling and provides access to the backyard, which is surrounded by a wood fence.

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

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

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

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

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

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

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

CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 513 S. Loudoun St. Present Use: Residential
 Map & Parcel: 193 - (1) Assessed Value: \$13,325
 Tract & Block: I-4 Historic Name: _____
 Present Owner: Malvin A. Miller Original Owner: _____
 Address: Old Ethel Road 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. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
 B.Arts None+ None- Federal Style

Stories: B 1 1½ 2 2½ 3 3½ 4 - Eaved Siding
 Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Siding
 Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
 Outstanding Excellent Good Average None
 Architectural Description

Three bay log house with a large left end chimney, two windows in the gable and a wood cornice with dentils. It sits on a high stone foundation due to the cutting away of the hill in the early 19th century. The 2 over 2 light sash, front porch with turned rails and sawn baluster and two-story rear portion are later additions.

Historical Significance:
 National State/Regional Local None
 Historical Description

W. J. Russell, writing of this house in 1876, states that "the next is a very old house, owned by a widow lady, Mrs. Philip Weaver. She is now past her four score and ten, being in her 91st year. ... Some 60 years ago, it was the property of Dr. Hedges; at that time the house was level with the street, but the street having been cut down since, has left it above the sidewalk some eight feet."

References:
 W. G. Russell, What I Know About Winchester, p.50

