

**BOARD OF ARCHITECTURAL REVIEW
AGENDA
February 18, 2016 - 4:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – February 4, 2016

2. CONSENT AGENDA

3. NEW BUSINESS

BAR-16-083 Request of Shendow Real Estate LLC for a Certificate of Appropriateness for new construction of an apartment addition at 122 North Loudoun Street.

4. OLD BUSINESS

BAR – 16-036 Request of Complete Restoration Services for a Certificate of Appropriateness to repair damage caused by a fire at 119 East Germain Street.

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, February 4, 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. Schroth, Mr. Walker, Ms. Jackson
ABSENT: Ms. Elgin
STAFF: Josh Crump, Erick Moore, Carolyn Barrett
VISITORS: Pastor Kent Woodward, Mark Butler, Chuck Swartz, Robina Bouffault

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of January 21, 2016. Vice Chairman Bandyke made a motion to approve the minutes as submitted. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 5-0-1 (Jackson).

CONSENT AGENDA:

None

NEW BUSINESS:

BAR-16-036 Request of Complete Restoration Services for a Certificate of Appropriateness to repair damage caused by a fire at 118 East Germain Street.

The applicant was not present.

*Mr. Walker made a motion to table **BAR-16-036**. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.*

BAR-16-042 Request of Winchester Church Of God for a Certificate of Appropriateness to make exterior repairs, replace gutters and downspouts and paint at 213 South Braddock Street.

The applicants stated they will be restoring the exterior of the building; replace the gutters with half-round gutters; paint the exterior and minor soffit repairs with like materials. The church is relocating the food pantry and sign currently located on Boscawen Street to this new location.

Vice Chairman Bandyke asked if the half-round gutters were aluminum or something else. The applicant said they were white aluminum. The air conditioning unit above the entrance door will be replaced by the original window. The remaining windows will be retained. The storm window on the south elevation will be taken out to remove the vegetation that has grown in. They will be painting the metal on the casement windows and storm windows will be reinstalled where they occur.

The fence is in the rear of the building and is not visible from the public right of way. The small fence on the right side of the building belongs to the neighbor and will remain. Mr. Serafin asked about the location of the sign. He believed it would be more harmonious if centered on the inset stone piece façade rather than over the door.

*Mr. Serafin made a motion to approve a Certificate of Appropriateness for **BAR-16-042** as submitted with the exception of the location of the sign. The sign being located centered on the upper façade where the inset stone piece is shown. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.*

BAR-16-043 Request of 309 Brad LLC for a Certificate of Appropriateness for outdoor lights, flooring and windows at 308 Library Lane.

Ms. Bouffault gave out copies of the picture of the finished house and the porch lamps, windows and porch. She felt that the lamp she had chosen was more traditional than the one originally presented.

She had originally stated she was going to use the reclaimed wood from the demolished structure to build the porch. She had collected the wood and stored it in her barn for later use. A 35 foot water and sewer trench that had to be put in delayed the project. It caused her to run behind schedule and over budget. When the carpenter came in to do the porch, he told her the wood was unsuitable to use for the porch. He was overbooked and could not build the porch at that time. She asked Carter Lumber, who was doing the frame out, if they could do the porch. The product they showed her was a composite wood material they said they could use for the porch. She told them to go ahead and use it. She pointed out pictures taken from the porch and said it was off the street and not really visible from the public view.

Mr. Serafin asked her if the porch was in already. She said everything was in and the house was finished. He asked if the windows were in and were they aluminum clad. She said they were wooden windows, aluminum clad and they were the same windows used in the Taylor Hotel. She pointed out the specification sheets for what she had used and that the originally intended windows cost twice as much. It was a budget choice and she would have used the Marvin windows if she was not behind schedule and over-budget. Mr. Serafin asked if there was anything else in the house that she had pointed out as being wood that was not wood. She said the inside of the windows were wood but not on the outside. The roof was metal seamed, the gutters were galvanized, the house was brick all the way around and parged on one side as requested. Mr. Crump pointed out that the Taylor Hotel was completed under state tax credits and therefore not under the purview of the local Board of Architectural Review.

Chairman Rockwood said the alley was a public street which put the property in the public view. This matter came to the Board before construction began. Ms. Bouffault proposed and the Board agreed to wood windows and wood decking and the approved lamps. She had returned after completing the project and having significantly modified what the Board approved. It was not brought before them before she did it and it now put the Board in a difficult position because she completed the project without approval.

Ms. Bouffault said concerning the windows, the only reason she did aluminum clad was because she had been informed that the Taylor Hotel had the same windows and it did not occur to her that what was acceptable for the hotel, as a highly historical building, would not be acceptable for her building. It was

not a concern to her and she felt it was a maintenance advantage. She agreed the porch was a total fiasco and her carpenter had let her down. She was way behind schedule and trying to get the house finished before winter. Chairman Rockwood said it put the Board in a position where they had approved a particular set of materials and specifications for the project which she then substantially ignored. Mr. Serafin pointed out that the Board meets every two weeks and she could have checked with them. She could have easily come before them to let them know she was having issues and wanted to use something else. She said she did not think the windows were a discrepancy, that they were wood. Vice Chairman Bandyke said anything that was clad on the outside was not acceptable, clad means anything except paint. Ms. Bouffault said the windows were approved for the Taylor Hotel. The Board members again pointed out that it was done under state tax credits and that program had different standards.

There was discussion about what to do with the windows and what kind of time frame would be needed. Ms. Bouffault said she would have to check and see if the cladding could be removed. Mr. Serafin said that she would need to make a proposal to the Board about how she intended to remedy the situation. There was some discussion about the porch flooring and steps.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-16-043** in regard only to the lamps at the front of the house and the two aluminum clad windows on the east facing façade. Ms. Schroth seconded the motion. Voice vote was taken and the motion was approved 6-0.*

*Mr. Serafin made a motion to deny a Certificate of Appropriateness to **BAR-16-043** in regard to the non-east facing windows and the front deck porch material. They are contrary to the Certificate of Appropriateness previously granted. Ms. Jackson seconded the motion. Voice vote was taken and the motion was approved 6-0.*

BAR-16-056 Request of Reader & Swartz Architects for a Certificate of Approval to remodel the existing storefront at 122 North Loudoun Street.

Mr. Walker recused himself from the case. Mr. Swartz outlined the plan for the façade of the Bell's Clothing Store. The men's side of the store has closed for the interior remodeling process. The project is in two phases. The first part is the store remodel and the second part is the apartments. The apartment portion of the plan will be applied for at a later date. Because of water and sewer work, the right side of the store front needed to have the staircase portion done before the apartment work. The glass will be kept and reused to help hide the staircase to the apartments. A new wall and elevator will be built in the rear of the building. Mr. Swartz also spoke about the conceptual drawings for the apartments and requested the Board member's opinions of the plans. Building materials will be matched or reused.

Mr. Swartz spoke about part of the display window where a television will be installed behind glass to showcase advertising for the store. There was discussion about the appropriateness of it and it was mentioned that there are some other businesses that have the same type of display.

*Vice Chairman Bandyke made a motion to approve a Certificate of Appropriateness for **BAR-16-056** to renovate the front façade, south side, of 122 North Loudoun Street for the purpose of gaining utility entrance to the building and also to begin the staircase modification to the front of the building as submitted in the drawings and as discussed. The request to demolish the small eight feet by ten feet shack that is attached on the east side of the rear of the building is also approved. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 5-0.*

OLD BUSINESS:

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

Applicant was not present.

*Mr. Walker made a motion to table **BAR-15-703**. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 6-0.*

DISCUSSION:

Mr. Crump said he and Mr. Youmans were working on updates to the Historic District processes. Mr. Youmans will be going to the City Council work session to give a presentation about the guidelines and a proposal to update new construction in respects to siding, window and roofing materials. He will also talk about requiring a building permit for windows and possibly siding and roofing as well. Ms. Schroth asked how different the requirements for the National Historic Registry are as opposed to the local district. Mr. Crump said they followed the Department of Interior guidelines and they were not that different. There is some difference between commercial and residential requirements.

Mr. Crump also said the city attorney told him that Chairman Rockwood and Vice Chairman Bandyke can continue their terms until replacements are found.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 5:12pm.



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:

540.665.0212 Telephone
architect@readerswarte.com E-mail address

CHARLES SWARTZ, READER & SWARTZ Applicant
FOR IRVIN SHELDON ARCHITECTS
213 NORTH CAMERON STREET Street Address
WINCHESTER, VA 22601 City / State / Zip

[Signature] Property Owner's Signature
540.667.1430 Telephone
ishendow@verizon.net E-mail address

SHELDON REAL ESTATE, LLC Property Owner (Name as appears in Land Records)
122 NORTH LOWNOW STREET Street Address
WINCHESTER, VA 22601 City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 122 North Lownow Street Use: Commercial
 Zoning: B1 (HW) Year Constructed: 1958 Historic Plaque? Y() N(X) Number: _____

TYPE OF REQUEST

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

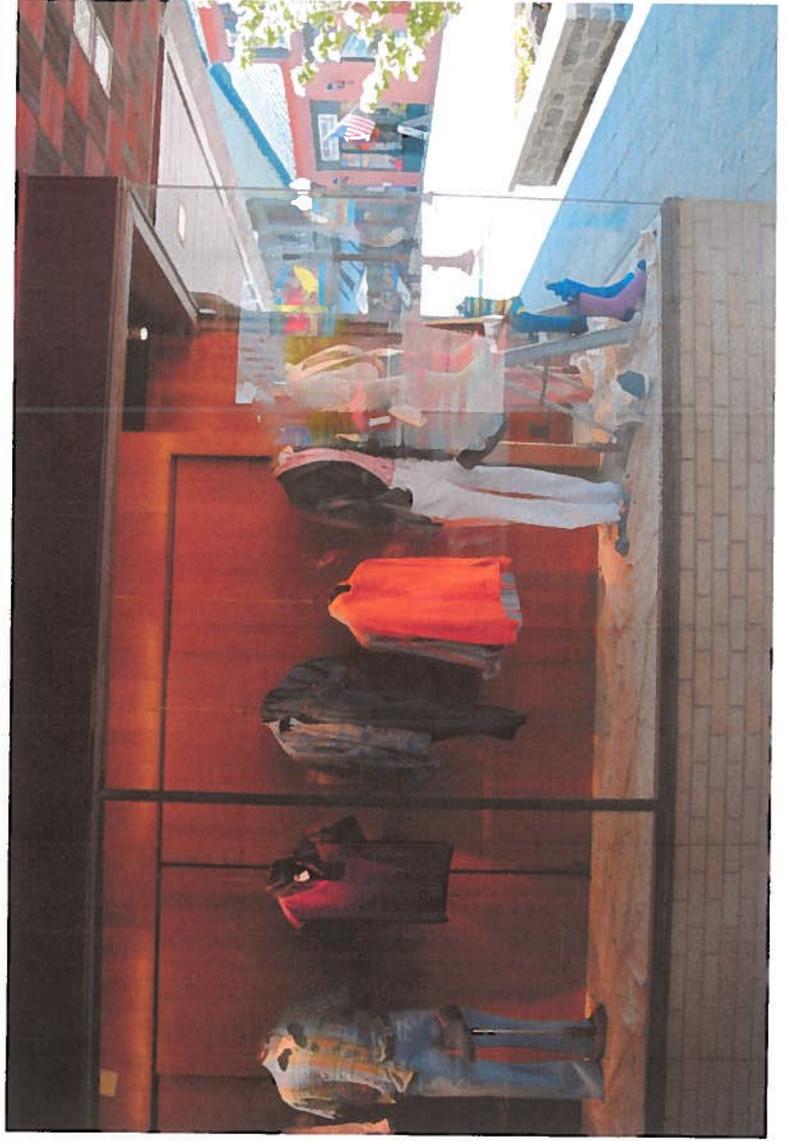
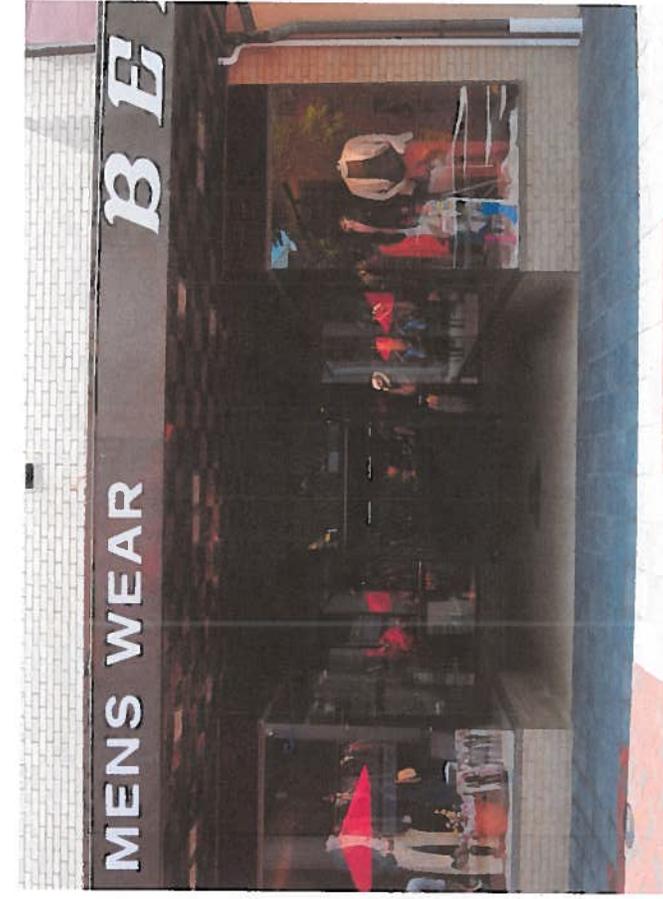
Hearing Date(s) 2/18/16

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review







DOUBLE HUNG



GREEN APPROVED

PLY GEM MIRA PREMIUM SERIES WINDOWS HAVE BEEN GREEN APPROVED BY THE NAHB RESEARCH CENTER.

This means you can be assured that Ply Gem Mira Premium Series windows comply with specific green practice criteria in the National Green Building Standard. Visit www.GreenApprovedProducts.com for more details.

STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- Sash interlock provides superior structural performance
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different interior and exterior jambliner colors
- 6/4 sash construction for historically accurate wood window look
- 4⁹/₁₆" jambs made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood; ready for paint or stain to match any interior décor (also available in pre-finished white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity



DOUBLE HUNG

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
3/4" Clear	2.04	0.49	0.58	0.60
3/4" Low-E	2.70	0.37	0.27	0.51
3/4" Low-E ^{SC}	2.78	0.36	0.21	0.40
3/4" Low-E2+	3.03	0.33	0.26	0.49
3/4" HP Glass	3.03	0.33	0.27	0.51
3/4" HP ^{SC} Glass	3.03	0.33	0.20	0.40
3/4" HP2+ Glass	3.23	0.31	0.26	0.49
WITH WARM EDGE+				
3/4" Low-E	2.86	0.35	0.27	0.51
3/4" Low-E ^{SC}	2.86	0.35	0.21	0.40
3/4" Low-E2+	3.13	0.32	0.26	0.49
3/4" HP Glass	3.23	0.31	0.27	0.51
3/4" HP ^{SC} Glass	3.23	0.31	0.20	0.40
3/4" HP2+ Glass	3.33	0.30	0.26	0.49

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration: 1/2" IGU, 3mm glass, no grilles and Warm Edge spacer system and Warm Edge+ spacer system.

R VALUE: Resistive ambient air flow. U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

Most unit sizes ENERGY STAR® qualified in most zones and may be eligible for LEED for Homes® credits.

*LEED for Homes is a rating system of the U.S. Green Building Council that promotes the design and construction of high-performance green homes.

1. Most units are rated DP50 straight out of the box.
2. Optional Impact Rated units are available in select sizes and configurations.

EXTERIOR CLADDING COLOR OPTIONS



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

OPTIONS

GLASS OPTIONS:

HP^{SC} glass, HP2+ glass, Warm Edge+, tinted, tempered, obscure and laminated

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (BBG) in 3/8" and 1/2" flat, 3/8" sculptured and 1" contoured in white only; simulated-divided-lite (SDL) available in 3/8" and 1/2"; 3/8" full surround removable wood grilles

EXTERIOR CASING:

180 Brick Mould, 3 1/4" Williamsburg, 3 1/2" Flat and Sill Nose

EXTENSION JAMBS:

Custom from 4 9/16" to 8 9/16" in primed or natural "clear" wood

HARDWARE FINISHES:

White, taupe, sandalwood, bright brass, antique brass, satin nickel and oil rubbed bronze

PRODUCT CONFIGURATION:

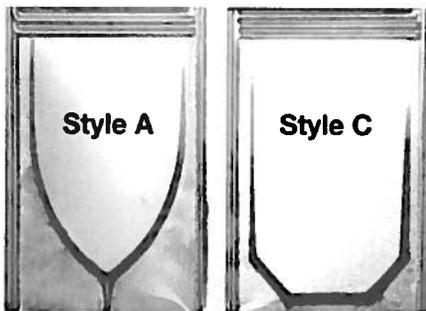
Twins, fixed, combinations, bays, circle heads, quarter circles, ellipticals, transoms, true radius, arches and various architectural shapes



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We can arrange shipping with UPS, FedEx and truck lines (for larger orders). Express shipping is also available.

CONTACT

EMAIL: [\[CONTACT\]](#) or info@wfnorman.com

TELE: 800.641.4038 | 417.667.5552

We answer the office phone between 8:30AM and 2:30PM CST. Rest assured that we work longer hours than these, but we must attend to other duties before and after these times.

FAX: 417.667.2708

LOCATION

ADDRESS: 214 N. Cedar | P.O. Box 323
Nevada, MO 64772

VISITOR HOURS: Best hours are M-F, 9AM to about 1:30 or 2PM CST, depending on the nature of the visit. Visitors may call, fax or email to make an appointment to visit our shop in person.

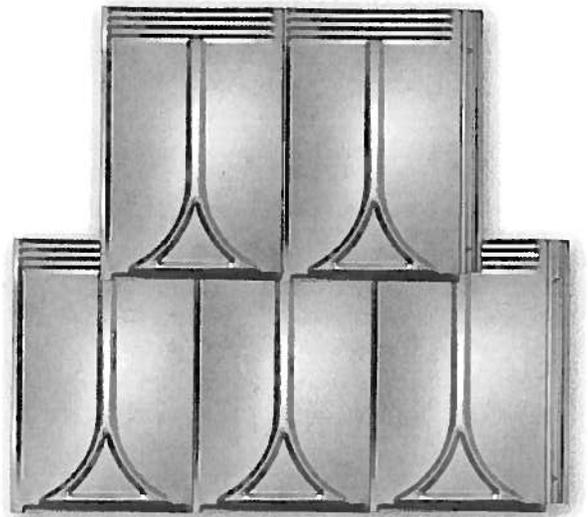
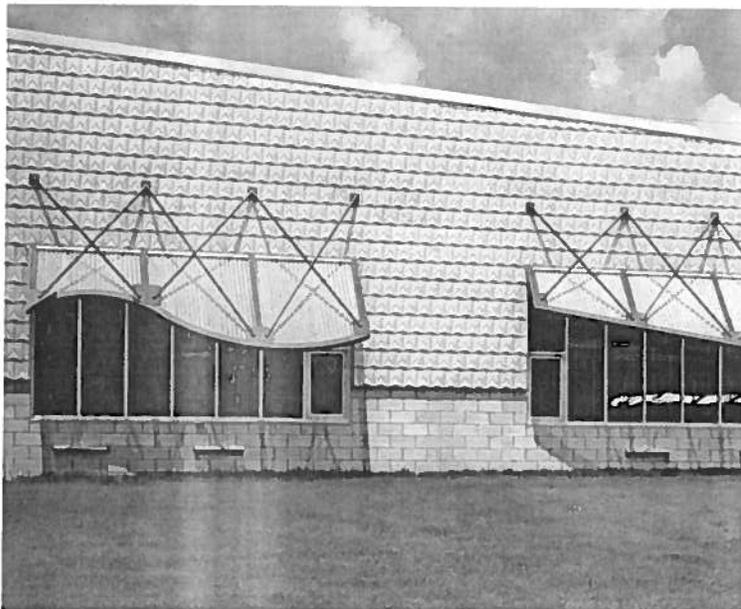
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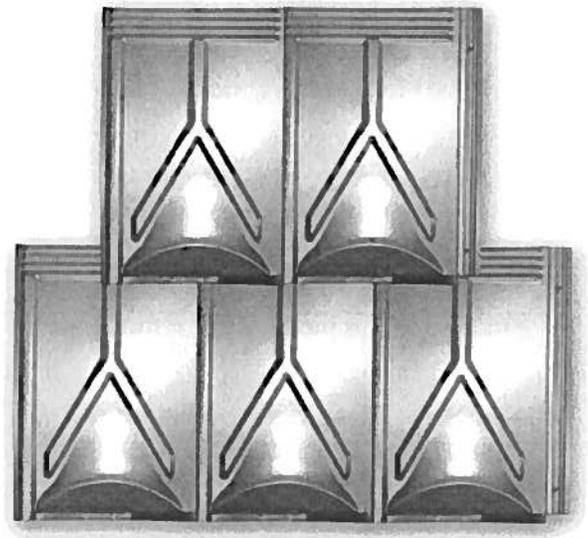
Berridge Victorian & Classic Shingles

Prefinished or Natural Metal Finish shingles for historical restorations, residential and commercial applications over solid sheathing.

- Available in 24 gauge steel
- Traditional appearance
- May be used for roof & wall applications
- Concealed fasteners
- Florida Product Approval
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Classic Shingles
9" x 12" Coverage

SPECIFICATIONS

(Complete specifications available at www.berridge.com)

PRODUCT:

Furnish and install Berridge Victorian or Classic Shingles as manufactured by Berridge Manufacturing Company, San Antonio, Texas.

MANUFACTURE:

Each shingle to have a stamped design with 9" x 12" coverage.

MATERIALS AND FINISH

Reference web site: www.berridge.com

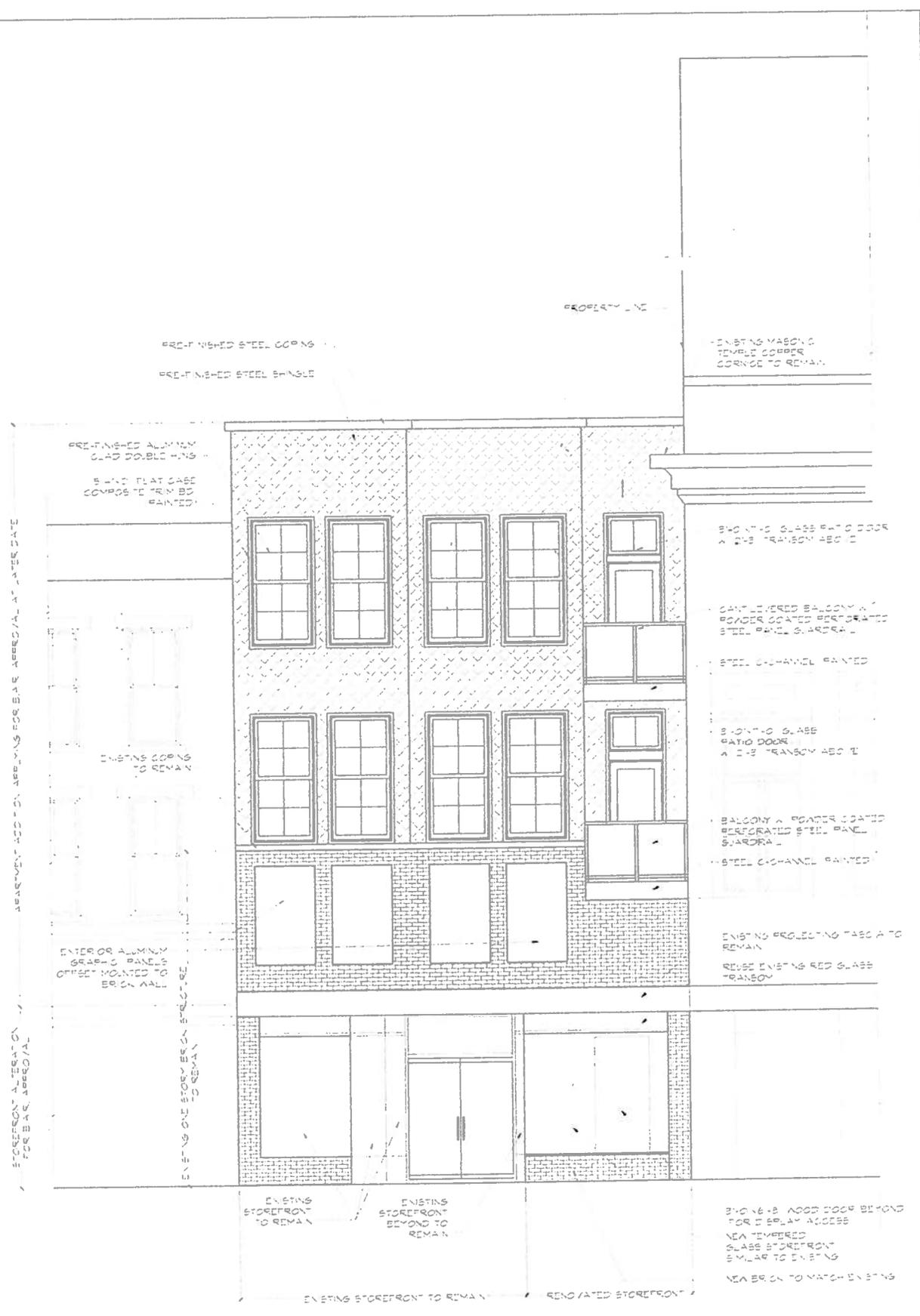
CONSTRUCTION DETAILS

Reference web site: www.berridge.com



Berridge Manufacturing Company
6515 Fratt Road
San Antonio, Texas 78218
(800) 669-0009 • www.berridge.com





APPROVED FOR THE CITY OF WINCHESTER, VIRGINIA
 APPROVED FOR THE ARCHITECT
 APPROVED FOR THE OWNER

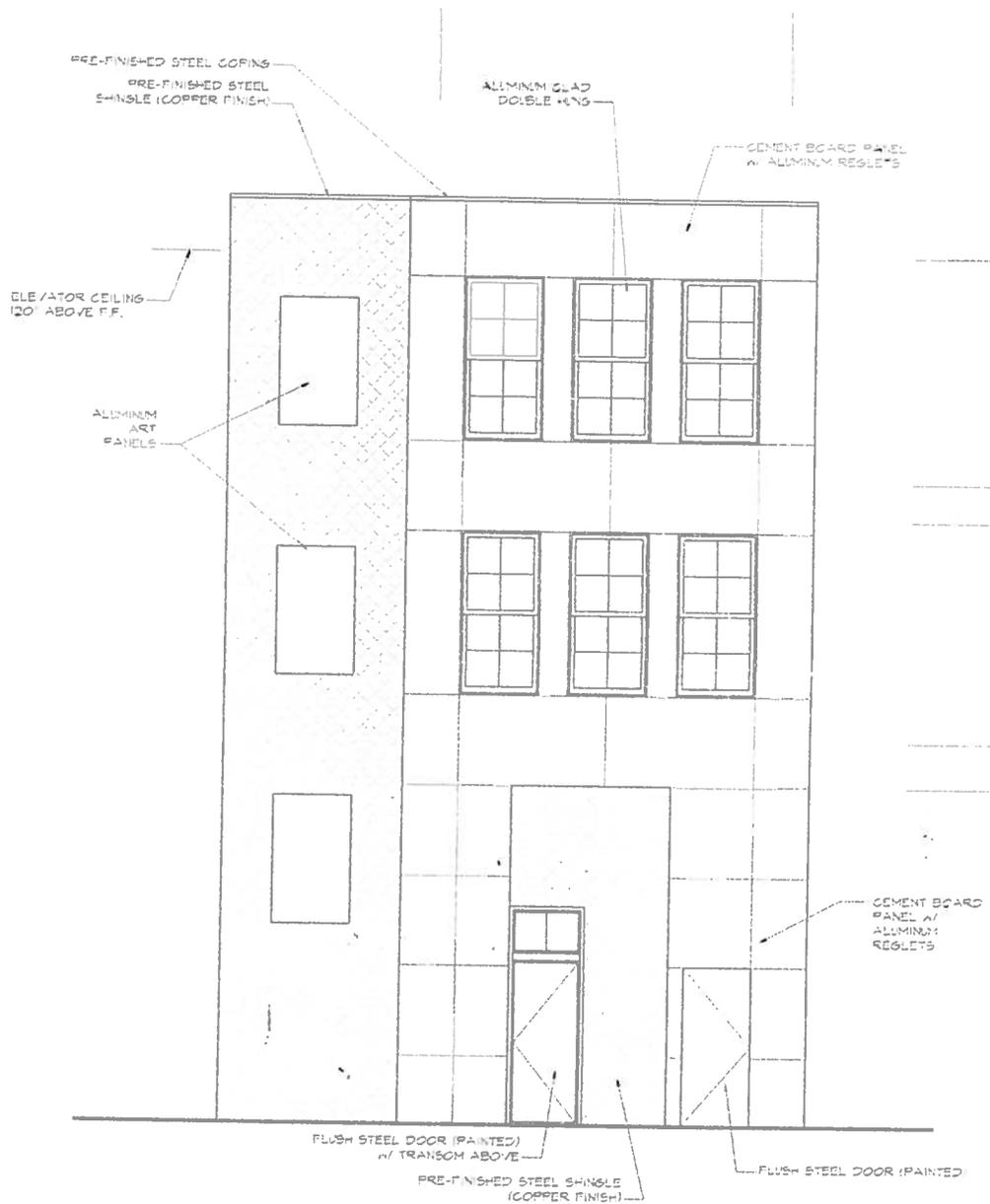
LOUDOUN STREET ELEVATION
 SCALE = 3/8" = 1'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS

READER & SWARTZ
 ARCHITECTS, P.C.
 213 N. CAMERON ST. • WINCHESTER, VA 22601 • TEL. 540-665-0212 • FAX 540-665-7486

**BELL'S APARTMENT
 ADDITION**
 122 NORTH LOUDOUN STREET
 WINCHESTER, VIRGINIA



REAR ELEVATION

SCALE = $\frac{3}{16}" = 1'-0"$

PRELIMINARY: NOT FOR CONSTRUCTION

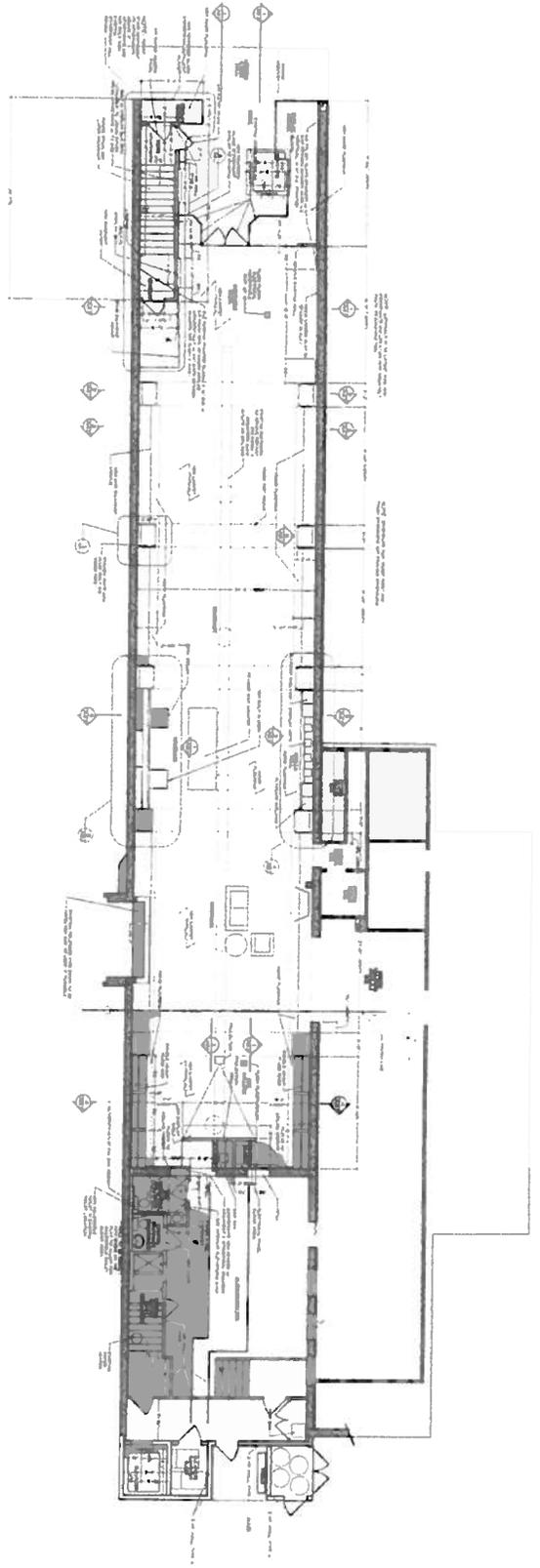
DATE	02/08/16
REVISIONS:	
SCALE:	$\frac{3}{16}" = 1'-0"$

READER & SWARTZ
ARCHITECTS, P.C.

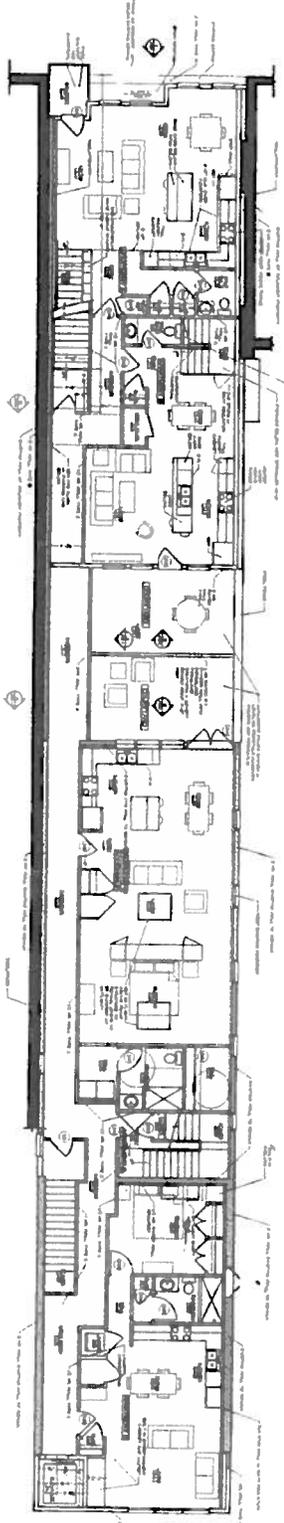
213 N. CAMERON ST. • WINCHESTER, VA 22601 • TEL. 540-665-0212 • FAX 540-665-1486

**BELL'S APARTMENT
ADDITION**

122 NORTH TOUDOWN STREET
WINCHESTER, VIRGINIA



MAIN LEVEL FLOOR PLAN - STORE
SCALE = 3/8" = 1'-0"



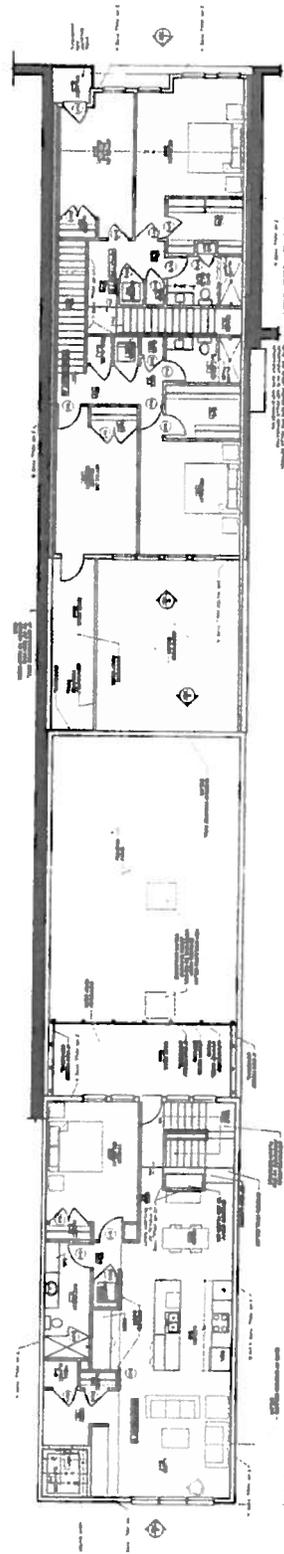
SECOND LEVEL FLOOR PLAN - APARTMENTS
SCALE = 3/8" = 1'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

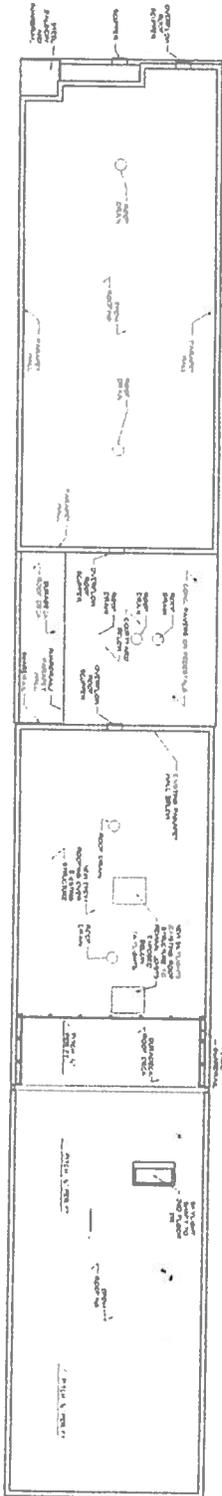
DATE: 07/08/16	SCALE: 3/8" = 1'-0"
REVISIONS:	

READER & SWARTZ
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BELL'S APARTMENT ADDITION
122 NORTH ICUDOUN STREET
WINCHESTER, VIRGINIA



THIRD LEVEL FLOOR PLAN - APARTMENTS
 SCALE = 1/8" = 1'-0"



ROOF PLAN
 SCALE = 1/8" = 1'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

C:\projects\bell's apartment addition\dwg\roof.dwg

NO.	DATE	REVISIONS

SCALE: 1/8" = 1'-0"
 DATE: 07/08/16
 REVISIONS:

READER & SWARTZ

ARCHITECTS P.C.

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BELL'S APARTMENT ADDITION

122 NORTH ICUDOLYN STREET
 WINCHESTER, VIRGINIA

CITY OF WINCHESTER
ARCHITECTURAL INVENTORY

1976

Address: 124 N. Loudoun Mall Present Use: Commercial
Map & Parcel: 173 - (1) Assessed Value:
Tract & Block: 0-5 Historic Name:
Present Owner: Original Owner:
Address: Original Use:

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1950-60

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 facing Plas.

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:
Outstanding Excellent Good Average None

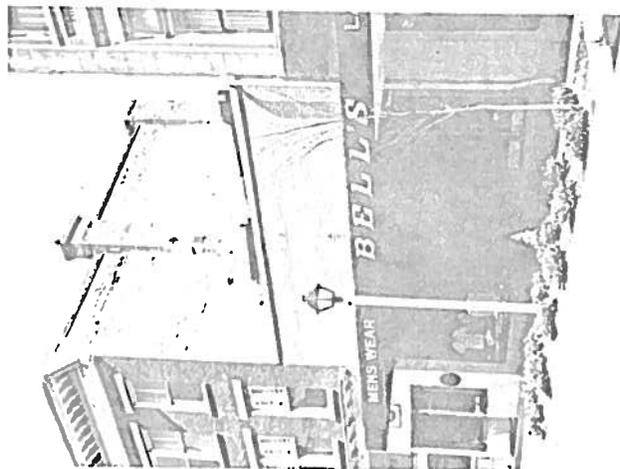
Architectural Description

Inappropriate scale and insignificant facade treatment for a building on the Mall. Totally out of scale and proportion to its neighbors. Any new building on the site should take this into consideration. A three story contemporary building of compatible scale and material in quiet taste would be a visual improvement.

Historical Significance:
National State/Regional Local None

Historical Description

References:





City of Winchester

122-124 North Loudoun Street

Tax Map Number: 173-1-O- 5-

DHR Resource Number: 138-0042-0702

Resources: 1 commercial building

Date/Period: ca. 1955

Style: Commercial

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: Located on the east side of North Loudoun Street, this building is set on a level lot. Fronting this building is the concrete and brick sidewalk of the Loudoun Street pedestrian mall. Mature trees in planters are found on the pedestrian mall and slightly obscure the view of the façade. An asphalt and gravel parking lot is found to the rear of the building. Adjacent to this building is 120 North Loudoun Street, which shares the south (side) elevation, and 126-130 North Loudoun Street, which shares the north (side) elevation.

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

Primary Resource Description: This one-story, one-bay commercial building was constructed circa 1955 and reflects elements of the Modern Movement. Set on a solid foundation, this building is faced with stretcher-bond brick. A flat roof caps the building, while a small concrete cornice spans the roofline. A centrally-placed primary entrance provides access into the store. This recessed cant entry contains double-leaf glass doors with a one-light transom. Two fixed storefront windows flank the central entry and project towards the sidewalk and are set on a solid foundation. These storefront windows also feature wood surrounds and a band of tile above the windows. A one-story wide, flat metal awning shelters the first story and spans the length of the facade. This awning extends to the neighboring storefront entrance of 118-120 North Loudoun Street.

A two-story addition, constructed circa 1980, is located to the rear (east) elevation of the building. Set on a solid foundation, this addition has been parged and is capped by a flat roof. Rising from the east elevation is an interior-end parged chimney with a plain cap and a metal flue. Piercing the second story of the rear elevation are four multi-light fixed windows with stuccoed lug sills.

A two story L-shaped addition abuts the first rear addition on the north (side) elevation and is contemporaneous with the first addition. This addition is two stories in height, but is slightly shorter than the rear addition. This addition is also set on a solid foundation and has been parged. A flat roof also caps this addition. A multi-light fixed window with stuccoed lug sills and a single-leaf metal door pierce the north (side) elevation of this addition.

A one-story, one-bay addition is set adjacent to the rear addition on the east elevation and was constructed circa 1980. It has the same material treatment as the other additions. The flat roof that caps this addition features a parapet on the north elevation. A multi-light fixed window with lug sill is visible on the east elevation, while a single-leaf metal door pierces the north (side) elevation.

Significance Statement: This building is representative of mid-twentieth-century commercial architecture found in the City of Winchester. Site visits and further analysis of the building's construction materials and form suggest that it was built circa 1955. This Modern Movement-era building functions as a clothing store named "Bell's." The rear additions were constructed circa 1980. This commercial building still retains integrity of workmanship, materials, and design despite the later additions. It also maintains integrity of location and setting, as well as feeling and association. This commercial building is a contributing resource to the Winchester Historic District under Criteria A and C.



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>540-723-6264</u> Telephone	<u>Complete Restoration Services of Winchester Inc.</u> Applicant
<u>Esti130@comcast.net</u> E-mail address	<u>3070 B Shawnee Drive Winchester VA 22601</u> Street Address
	<u>Winchester / VA / 22601</u> City / State / Zip

<u>Elmer W Seal</u> Property Owner's Signature	<u>Elmer W. Seal</u> Property Owner (Name as appears in Land Records)
<u>668-7031</u> E-mail address	<u>118 East Germain Street</u> Street Address
	<u>Winchester VA 22601</u> City / State / Zip

PROPERTY LOCATION
 Current Street Address(es) 118 East Germain Street Use: Single Family
 Zoning: RBI (HW) Year Constructed: 1936 Historic Plaque? Y() N(X) Number: _____

TYPE OF REQUEST

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing <u>Replace</u>
Fence/Wall	Projecting	Windows/Doors <u>Replace</u>
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint <u>Re-paint</u>
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) 02/04/16 - follow

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED X TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review



***Complete Restoration Services
Of Winchester, Inc.***

Fire and Water Damage Specialists VA Class A Licensed
Remodeling, Drywall, Carpentry and Custom Painting
(540-723-6264)

January 16, 2016

Property at 118 East Germain Street

Complete Restoration Services will be conducting reconstruction of the property that was damaged by fire. The following documents will serve as picture references for what is to be reconstructed on the exterior of the home. The existing paint colors will be matched using Sherwin Williams exterior latex paint. The existing guttering is standard 5" aluminum white.

Page 1. The top photo is the existing home. The bottom photo is what the replacement sash kit appearance will be.

Pages 2&3 are the sash replacements proposed in the reconstruction. The existing trim and frames will remain.

Page 4. This is the standing seam metal roof color that will be replaced on the home. The existing snow birds will be re-used.

Sincerely,

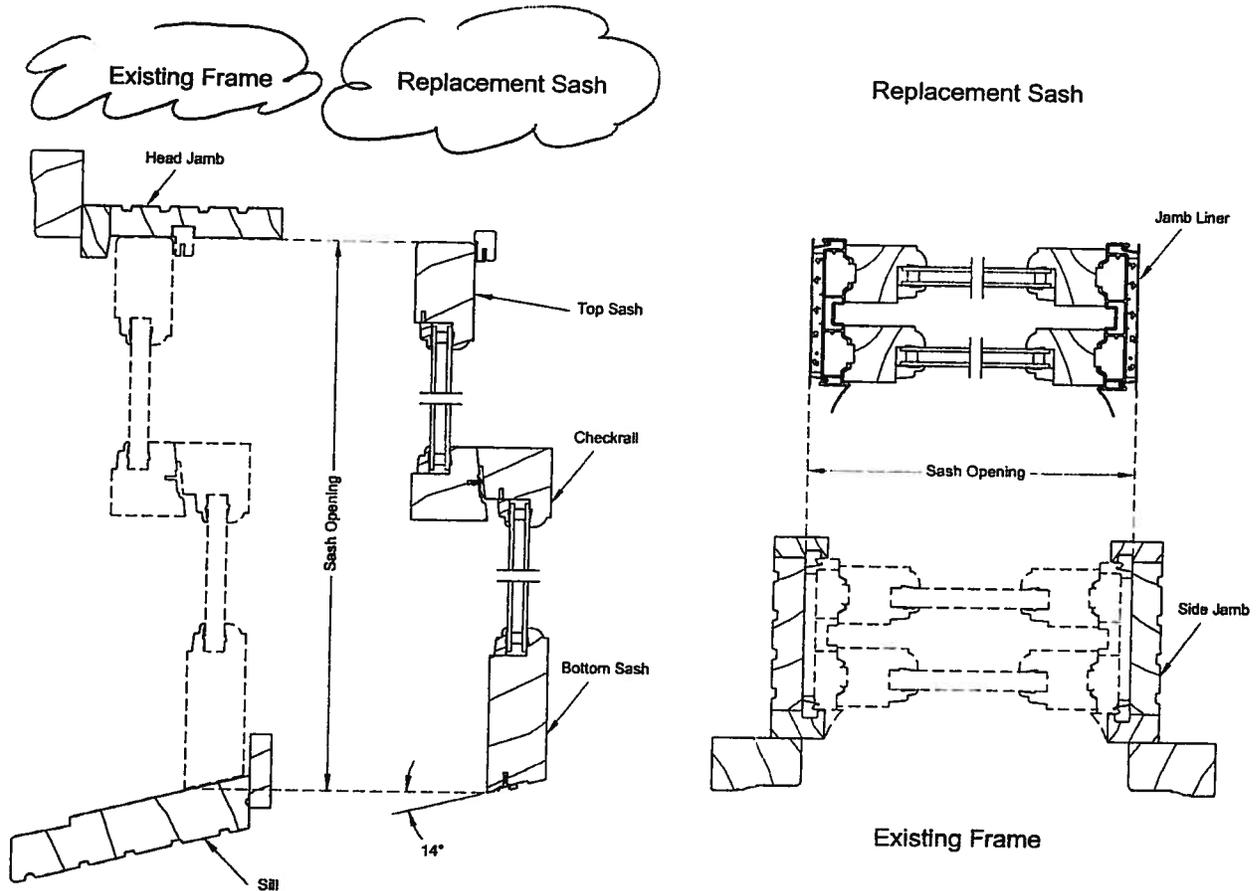
Frederick A Dudley
Owner/President

3070 B Shawnee Drive, Winchester VA 22601
Phone (540) 723-6264 Fax (540) 723-6266



Tilt Pac Measurements

Scale: 3" = 1'0"



Instructions:

Follow these steps to measure an opening for Tilt Pac Replacement Sash

1. To find the sash opening height:
 If the old window has Wood blocks holding the top sash in place, remove them. Lower the top sash for measuring clearance, then measure the height of the window from where the top sash meets the head jamb to where the bottom sash meets the sill when the bottom sash is fully closed.
2. To find the sash opening width:
 Take an inside measurement of the frame from jamb to jamb.
3. To find the sill angle:
 Raise the bottom sash and place a carpenter's protractor on the sill, the angle will register. Marvin's standard bottom rail is 14 degrees, other angles must be specified.

NOTE: Double Hung sash shown above. Instructions and measuring locations apply to Single Hung, Magnum Double / Single Hung sash.

Wood Tilt Pacs

Unit Features

Wood Tilt Pac: WTP

Wood Magnum Tilt Pac: WMTP

Sash:

- **Double Hung Tilt Pac**
 - Sash thickness: 1 5/16" (33)
 - Top rail width: 2 15/32" (63)
 - Bottom rail width: 3 3/4" (95)
 - Stile width: 1 25/32" (45)
- **Magnum Double Hung Tilt Pac**
 - Sash thickness: 1 3/4" (44)
 - Top rail width: 2 1/4" (57)
 - Bottom rail width: 3 1/2" (89)
 - Stile width: 2 1/4" (57)
 - Bottom rail bevel 14 degrees
- Removable exterior glazing stops

Hardware:

- Lock: high pressure zinc die-cast cam lock and keeper
 - Optional keyed lock
 - Two locks on glass sizes of 36" (914) and wider
 - Color: Satin Taupe
 - Optional: Bronze, White, Plated Brass, Antique Brass, Satin Chrome, Oil Rubbed Bronze, Satin Nickel, Polished Chrome
- Double Hung Tilt Pac balance system: coil spring block and tackle with nylon cord and fiber filled nylon clutch
- Double Hung Magnum Tilt Pac: double coil spring block and tackle with nylon cord and fiber filled nylon clutch
- Jamb track: vinyl extrusion, foam backing
 - Color: Beige or White
- Sash retainer plate: standard for magnum units, optional for double hung - polycarbonate theroplastic
 - Color: Bronze or White
- Optional sash lifts: high pressure zinc die-cast
 - Color: Satin Taupe
 - Optional: Bronze, White or Brass

Weather Strip:

- Double Hung weather strip: dual durometer double leaf at check rail; bulb type dual durometer weather strip at bottom rail
- Double Hung Magnum weather strip: continuous leaf weather strip at head jamb parting stop which seals against top sash; dual durometer double leaf at check rail; bulb type dual durometer weather strip at bottom rail
- Color: beige

Insect Screens:

- Full sized wood screen is standard
 - Optional wood half screen, or aluminum full or half screen
 - All screens are shipped loose
 - Aluminum screen colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Cobalt Blue, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Arctic White, Cumulus Gray, Desert Beige, Sherwood Green, Sierra White, Cadet Gray, Cascade Blue, or French Vanilla
 - Screen Mesh: Charcoal fiberglass
 - Optional Screen Mesh: Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire or Charcoal High Transparency (CH Hi-Tran) fiberglass

Glass and Glazing:

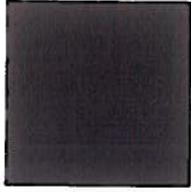
- Glazing method: single glaze, single glazed with energy panel or hermetically sealed insulated glass
- Glazing seal: silicone glazed
- Standard glass is insulating Low E2 Argon or Air
- Optional glazing available: Low E1 Argon or without Argon, Low E3 Argon or without Argon, clear, tints, tempered, obscure, decorative glass options
- Insulated glass will be altitude adjusted for higher elevations, Argon gas not included



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



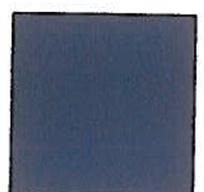
DARK BRONZE



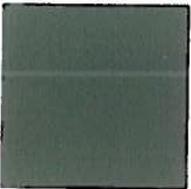
MANSARD BROWN



BURGUNDY



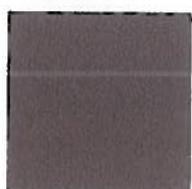
ROYAL BLUE



FOREST GREEN



MATTE BLACK



MEDIUM BRONZE



COLONIAL RED

PERMAMETALLICS 3500*



METALLIC COPPER



CHAMPAGNE



PACIFIC BLUE



EVERGLADE MOSS



CHARCOAL GRAY



SIERRA TAN



PREWEATHERED GALVALUME®



DEEP RED



SLATE BLUE



PATINA GREEN



SLATE GRAY

MILL FINISH



GALVALUME-PLUS®

*Premium priced paint systems.



SANDSTONE



TERRA COTTA



BONE WHITE



HEMLOCK GREEN



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.

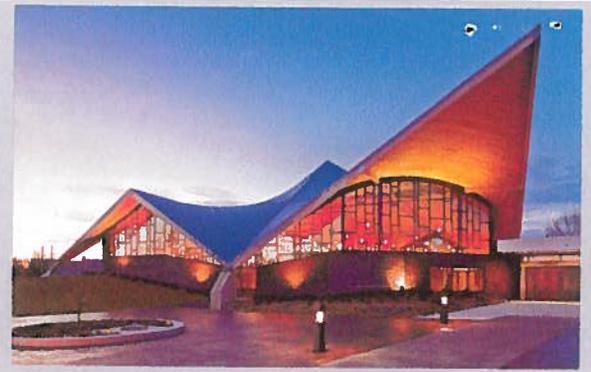


FINISHES THAT MEET ANY DESIGN OBJECTIVE

Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes, whether the design calls for a natural weathered appearance or bright, high-performance, full-strength fluorocarbon colors.

Custom Colors

We can match the color of virtually any material, including brick, wood and fabric. Englert offers short lead times, and our minimum custom-color order requirements are among the industry's lowest.



ROOFING KYNAR-COATED STANDARDS IN STOCK - SHEET AND COIL

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Galvalume Plus	➔	⊘	⊘	NA	NA	NA	NA
Burgundy	●	✓	✓	✓	●	●	●
Bone White	●	✓	●	✓	✓	✓	●
Charcoal Gray	●	✓	✓	✓	✓	✓	●
Colonial Red	●	✓	✓	✓	●	✓	●
Dark Bronze	●	✓	✓	✓	✓	✓	●
Dove Gray	●	✓	●	✓	✓	✓	●
Deep Red	●	✓	●	✓	●	●	●
Everglade Moss	●	✓	●	✓	●	●	●
Forest Green	●	✓	✓	✓	✓	✓	●
Hartford Green	●	✓	✓	✓	✓	✓	●
Hemlock Green	●	✓	●	✓	●	✓	●
Mansard Brown	●	✓	✓	✓	✓	✓	●
Medium Bronze	●	✓	✓	✓	✓	✓	●
Mill Finish (Aluminum)*	NA	NA	NA	✓	✓	✓	✓

*Made to order - available in sheets only.

POLYESTER COATED SHEETS* - ALUMINUM

COLORS (TWO-SIDED)		4' x 10'		4' x 8'	
		.032	.040	.032	.040
Bronze	Low-Gloss White	✓	✓	✓	●
Hi-Gloss White	Hi-Gloss White	✓	✓	✓	●

*Contact Englert for information on additional polyester colors.

ENGLERT INC.
1200 Amboy Avenue, Perth Amboy, NJ 08861
Phone: 732-826-8614 • Fax: 732-826-8865
info@englertinc.com • englertinc.com

903008

COLORS	STEEL			ALUMINUM			
	22g	24g	26g	.032	.040	.050	.063
Matte Black	●	✓	✓	✓	✓	✓	●
Pacific Blue	●	✓	●	✓	●	●	●
Patina Green	●	✓	●	✓	●	●	●
Royal Blue	●	✓	●	✓	●	✓	●
Slate Blue	●	✓	●	✓	●	✓	●
Slate Gray	●	✓	✓	✓	✓	✓	●
SunNet Blue	●	✓	●	✓	●	●	●
Sandstone	●	✓	●	✓	✓	✓	●
Sierra Tan	●	✓	●	✓	✓	✓	●
Stone White	●	✓	●	✓	✓	✓	●
Terracotta	●	✓	●	✓	●	✓	●
Champagne (Metallic)*	●	●	●	●	●	●	●
Copper (Metallic)*	●	✓	●	✓	✓	✓	●
Prewathered (Metallic)*	●	✓	●	✓	✓	✓	●

*Mica 2-Coat System

✓ - Standard ● - Minimum Quantities Required NA = Not Available

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.

DISTRIBUTED BY:

**CITY OF WINCHESTER
ARCHITECTURAL INVENTORY**

1976

Address: 118 Present Use: _____
Map & Parcel: _____ Assessed Value: _____
Tract & Block: _____
Present Owner: Marion E. Hagan Historic Name: _____
Address: _____ 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. 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. Plas.
Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

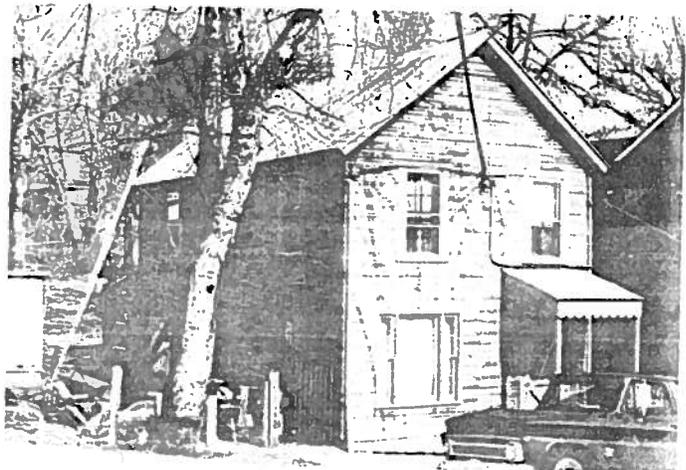
Architectural Significance:
Outstanding Excellent Good Average None
Architectural Description

Non-descript two bay gable end dwelling. Original first floor window unit has been replaced by the present picture window. There is a single bay modern shed roof porch with a scalloped wood overhang.

Historical Significance:
National State/Regional Local None

Historical Description

References:





City of Winchester

118 East Germain Street

Tax Map Number: 213-1-G-9-

DHR Resource Number: 138-0042-0480

Resources: 1 single dwelling; 1 shed

Date/Period: ca. 1920

Style: Vernacular

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



Architectural Description

Site Description: This lot, located on the north side of East Germain Street, slopes steeply to the east. The single dwelling on the property has no setback because its façade is fronted by the concrete-paved city sidewalk. A chain-link fence encloses the lot on all sides. Landscaping is minimal but there is a small tree located west of the dwelling.

Secondary Resource Summary: A prefabricated shed is located north of the dwelling.

Primary Resource Description: This two-story, single dwelling, dating from circa 1920, has a rectangular plan. It is two bays wide and three bays deep. The building features a front-gabled roof on the main block, and a shed roof on the full-width, one-story rear addition. The building is set on a solid foundation, the material of which was not visible at the time of the survey.

The building is wood-frame construction clad with weatherboard siding. The front-gabled roof is covered with standing-seam metal. It features overhanging eaves and a boxed wood cornice that is raking on the gable ends. A square vent is placed in the upper gable ends of the dwelling. A central-interior chimney (painted) is composed of rock-faced, concrete blocks. A one-story, one-bay entry porch is located on the east end bay of the façade. It has a shed roof covered with asphalt shingles and a decorative scalloped wood trim. The porch is supported by square wood posts that are infilled with a metal balustrade. The foundation is parged with concrete. The porch shelters a single-leaf, side entry opening. This door was concealed by a metal storm door at the time of the survey. A picture window pierces the west end bay of the first story. This replacement window, reminiscent of the ranch house-style window popular in the mid-twentieth century, consists of a one-light, fixed wood window flanked by narrow 2/2, double-hung, wood-sash windows. The second-story windows of the façade, as well as those on the west (side) elevation are standard-sized, 2/2, double-hung, wood-sash set within square-edged wood surrounds. The first story of the west elevation has a smaller, 1/1, double-hung, wood-sash window at the northern end. The east (side) elevation has a single-leaf entry opening in the north end bay. The material and design of this door is not visible from the public right-of-way. This entry is sheltered by a shed-roofed awning, possibly constructed of wood although not fully visible. It is supported by wood knee brackets. The fenestration of the rear (north) elevation was not visible from the public right-of-way.

A one-story, full-width addition is located on the rear (north) elevation of the dwelling. It has a shed roof, the covering of which is not visible from the public right-of-way. The addition is clad with plywood and is fenestrated with paired one-light sliding windows.

Secondary Resource Description: A one-story, one-bay prefabricated shed is located north of the dwelling. It is set on a poured concrete foundation. The front-gabled roof is covered with metal. The building is metal frame, clad in metal sheeting. The shed is fenestrated with a double-leaf, metal door on the south elevation.

Significance Statement: This single-family dwelling is representative of the domestic architecture constructed in the City of Winchester in the early twentieth century. The building is first noted on Sanborn Fire Insurance maps in 1921, replacing a building that was noted on the map in 1903. This building retains its integrity of design, materials, and workmanship because the one-story porch addition is concealed to the rear of the dwelling. The altered window on the facade does not affect the building's overall integrity. The property maintains its historic location and setting. These elements give a high level of integrity in regards to feeling and association. Therefore, this property is eligible under Criteria A and C. This single dwelling is a contributing resource in the Winchester Historic District.