

of Preservation Historic Winchester, Inc.

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REVIVING 518 SOUTH KENT BY FRANKLIN WRIGHT



Yesterday: 518 S. Kent stood vacant and in disrepair for over thirty years.

PHW was contacted by the absentee part-owner of 518 South Kent, who had recently been solicited to sell her undivided interest in a ramshackle building on South Kent Street that had stood vacant for at least thirty years. The owner was convinced she and her deceased mother had conveyed their interest in the property to "a preservation organization," but both PHW's records and those of the Clerk's Office did not indicate any such transfers. Nonetheless, PHW worked with both the buyer and seller to effectuate the transfer, which included, thanks to the new owner Jimmy Stewart, covenants ceding to PHW the right and responsibility to insure the building's preservation and obligating the owner to undertake restoration of the property.

PHW is pleased to report Mr. Stewart has made amazing progress in a few short months in reclaiming a property that was threatened with destruction under the City's Spot Blight program. (While PHW generally supports the program as a way to force reluctant owners to care for their properties, we also will oppose the destruction of salvageable historic properties.) You are invited to drive by and observe the metamorphosis of 518 South Kent Street. This property joins more than eighty others in the city that are protected by PHW's covenants. Part of our charter and much of our activity as an organization is and will be the enforcement of these covenants to protect Winchester's historical heritage. ♦



Today: 518 S Kent is in transition from a ramshackle building to a beautiful house.



Tomorrow: 518 S. Kent becomes a contributing structure to the charm and history of Kent Street.

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TODAY'S PRESERVATIONIST: DAVID MCLAUGHLIN



618 South Loudoun Street, decorated and awaiting visitors from the Holiday House Tour.

One of the many rewards of PHW's annual Holiday House Tour is the chance to experience and learn about a number of our city's unique and historical properties. This past year was no exception; one of the gems was the Nancy Shepherd House at 618 S. Loudoun Street which current owners David and his wife Gay have labored on for nearly two decades. David purchased the totally unrestored house on the courthouse steps and began immediately to research its history. He discovered that the house in 1790 was a 1½ story log structure over a basement with a central stone fireplace. Subsequent additions included a second floor constructed of smaller diameter logs and a third section that was timber framed.

David chose to return the home to its single family 1810 appearance after it had been split into two units years ago. He uncovered several fireplaces behind modern day drywall and the original red pine floors under layers of linoleum and decided to clean rather than sand them, which revealed and retained the age old patina. David repaired and restored the outside wideboard beaded siding rather than replace it. Doors were restored to their original placements and hardware was either custom-forged or purchased to match the original. Designs for this hardware were developed from ghost markings and placements from old pintle holes. Working shutters were fabricated and interior trim crafted to match the original. Horsehair plaster was used to patch the rather than drywall; the initial paint tones were identified, reproduced and applied.

Undoubtedly, this house has been a labor of love for David and it shows. Much of the home is of museum quality and for a relatively modestly sized dwelling, it is quite elegant, indeed. ♦

RESTORER'S TECHNIQUES: SPONGE BLASTING AND SOCK ANCHORING

Every so often new restoration methods are developed and displayed at the National Trust's annual conference. We would like to share two of these procedures with our newsletter readers who might find them interesting and perhaps useful.

In the past few years, a new method to remove paint from brick and just about anything has been developed. Rather than applying chemicals, heavy scraping, or sandblasting, one company has developed a technique using small pieces of sponge which are impregnated with a variety of abrasives depending on the job at hand; the pressure applied also is regulated. The Portsmouth, New Hampshire company, "Sponge-Jet," claims that 75% of its materials can be recovered for further use compared with almost nothing for sand blasting. The cost for the procedure approximates that used for sandblasting, but the company claims that its method is far less damaging to the treated surface – and not as messy. Indeed, "Sponge-Jet" claims that its process can remove the ink from a business card without damaging the card.

The sock anchoring system developed by a German based firm, Cinter, is widely used for stabilizing historical building, walls, monuments, bridges, high rise buildings and harbor walls. The system comprises a steel section (rebar in appearance) within a specially designed woven polyester tubular sock or sleeve. A hole wider than the sock is drilled in the wall undergoing reinforcing, the sock with the steel placed in the hole and then filled with a specially designed cementitious grout. The grout is pumped under pressure into the sock which then fills the voids in the wall and ties it together. (While the aggregate in the grout remains within the sock, its cement enriched water passes through the sock to the wall.) The large surface area of the expanded anchor creates a reinforcement system that eliminates unsightly ties rod plates on the exterior of the wall yet preserves structural integrity. ♦

HOLIDAY HOUSE TOUR

Well over 500 tour goers enjoyed PHW's house selection and Bough and Dough Shop's offerings for this year's 30th annual Holiday House tour. As in the past, many individuals contributed their skills to make the tour a success, but particular thanks and gratitude must go to the co-chairs Darla McCrary and Emily Skiles for their tireless effort. Our tour sponsors Wachovia, The Adams Companies, BB&T, First Bank, Virginia National Bank, and The Final Yard also are greatly thanked for playing a major role in the tour's successful financial outcome.

The tour – traditionally a walking event of some of the city's most historic and beautifully decorated homes – offered a city-provided trolley this year to take visitors from one house to the next. Getting off the trolley, which added to many's enjoyment, people filed in and out of the six houses scattered throughout the city.

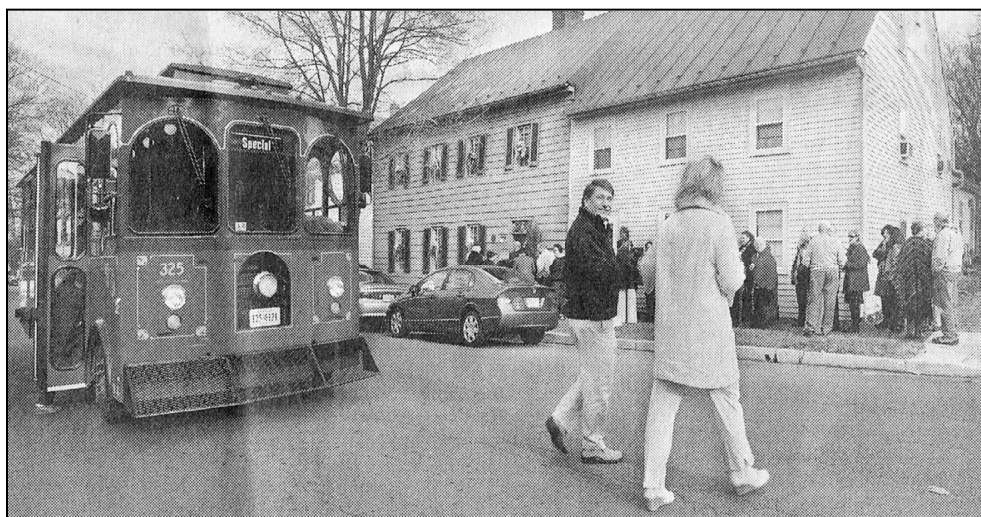
A preview party and candlelight tour was hosted Saturday night at 415 West Cecil Street at the home of Jim and Lynn Robinson for those hoping to catch a sneak peek of the home on the tour and beat Sunday's crowds. Gayle Hofmann and her mother Gloria Hofmann, of Chicago, Ill. – who attended Saturday night's preview party – made plans to attend this year's Holiday House Tour before even arriving in Winchester. Gayle, who was in town interviewing for the Physicians Assistant Program at Shenandoah University, said she was researching Winchester when she discovered information about the house tour. "We found the house tour and I thought what a coincidence," Gayle said. She said she and her mom extended their stay in Winchester an extra day to attend the house tour Saturday night. "It's wonderful," Gayle said after visiting the Mark Schroeder and Laurel Tschirgi house at 215 West Cork Street. The Cork Street residence – the Byrd home – was built in the 1830s and faces Washington Street.

The two oldest homes on the tour were located on South Loudoun Street and drew attention of the tour goers with their quality restorations. The Peter Miller House displayed the work-

manship of its current owners, Jonathan and Justine Rose and the initial restoration efforts of famed house restorer John G. Lewis, who has worked with about sixty of them over the decades. The Nancy Shepherd House, owned by David and Gay McLaughlin, was truly a gem (see the Today's Preservationist article on page two.) Besides the impeccable restoration, visitors were impressed with David's 1590 Bible which has been owned by his Presbyterian minister ancestors since the 1600s.

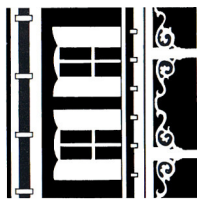
Although a more recent addition to the Winchester streetscape, Paul and Ann Burkholder's house on Jefferson Street nevertheless contained a plethora of family memorabilia and letters dating to the 1800s which caught the eye of visitors along with their beautiful Christmas decorations. On Sunday, people lined up outside the tour's six houses before making their way through the entryways, living rooms, and kitchens of the residences. As they waited in line, some people reminisced about how the houses looked years ago or how their paint colors have changed since they were children. Claudia Züst described Sunday's house tour by saying, "It's lovely," as she was leaving one of the tour spots at 501 Seldon Drive. The Federal style residence – home of Gene and Karen Schultz – was built in 1989 and features a circa 1790 slant front desk, a 19th century oak dining table, and clock dating back to the 1800s. Züst, who is from Ijamsville, Md., said she has been on Winchester's house tour in previous years. She said the Tom and Brenda Bacon house at 327 Jefferson Street, built in 1927, was among one of her favorites on the tour. Claud Eaton of Stephenson, a regular on the Holiday House Tour, said he was impressed by the chestnut trees outside the 501 Seldon Drive home, even though he considered the residence a newer home. Although regulars to the home tour, Eaton and his wife Jean said they had never been in any of the homes on this year's tour. Jean said she liked the different types of wood found throughout the homes on the tour. "Everything is just so nice," Jean said.

(Based on Erica M. Bush's article in the Winchester Star.) ♦



Mr. and Mrs. Thomas Trenary alight from the trolley on South Loudoun Street to begin the Holiday House Tour. Photo by Scott Mason, The Winchester Star.

Preservation
of Historic
Winchester



Hexagon House ♦ 530 Amherst St. ♦ Winchester, VA 22601

NEWS

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NOTED HOUSE RESTORER TO SPEAK

Christopher Owens, principal of Reworks Inc. of Madison, Virginia, will be making a PHW sponsored presentation at the Handley Library Auditorium on Sunday, 4 March at 3:00 p.m. Mr. Owens is both a craftsman and consultant on all phases of house restoration. In a career spanning 40 years, he has worked on hundreds of projects mostly in Virginia but also some in England and Australia as well. His clients have included the White House, the College of William and Mary, The National Trust for Historic Preservation and many of the houses owned by Virginia-born U.S. Presidents.

Mr. Owens not only intensely researches his projects, he also has acquired all the technical craft skills from carpentry to bricklaying to instruct restoration crews how to perform the work. After his formal presentation, Christopher will entertain questions on all areas of house restoration from basement to roof ridge. This event is free and open to the public. ♦

UPCOMING EVENTS

March 4

Join PHW and Christopher Owens for a presentation and question and answer session on house restoration. The event will be held in the Handley Library Auditorium at 3 p.m. and is free and open to the public.

April 14

PHW hosts Winchester Underground, the first in a series of tours of Winchester buildings in transition. The event begins at 3 p.m. Watch for more information coming soon.

June 16

Join PHW at the Hexagon House for the 43rd Annual Meeting as we honor local preservationists and elect new members to the Board of Directors. ♦

ARE YOU A PHW MEMBER?

Preservation of Historic Winchester, Inc., is a 501 (c) (3) nonprofit organization dedicated to protecting Winchester's architectural heritage. PHW depends on income from membership and contributions to achieve its goals. *All contributions above membership are tax deductible.*

Join today by completing this form and returning it to PHW, 530 Amherst St., Winchester, VA 22601.



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