



City of Winchester

202 East Piccadilly Street

Tax Map Number: 174-1-J- 21-

DHR Resource Number: 138-0042-0927

Resources: 1 commercial building

Date/Period: ca. 1910

Style: Vernacular

Sources: Sanborn Fire Insurance Company Maps



Architectural Description

Site Description: This property is located on the northeast corner of North Kent Street and East Piccadilly Street. The level lot features a commercial building that fronts a public concrete sidewalk. The commercial building takes up the entire property, so there is no yard. This building is bounded by commercial buildings.

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

Primary Resource Description: This two-story commercial building has a rectangular plan and is set on a solid concrete-block foundation. It is two bays wide and three bays deep. The masonry structure is constructed of rock-faced, concrete blocks and is capped by a hipped roof covered in standing-seam metal. The roof features overhanging eaves and an interior brick chimney. The main entrance is inset at the southwest corner of the building. The single-leaf entry holds a paneled wood door with one light and features a one-light transom. The second story of the façade (south elevation) and west (side) elevation of the commercial building is fenestrated with 2/2, double-hung, wood-sash windows. The façade and west (side) elevation is also fenestrated on the first story with paired one-light fixed windows with transoms and a row of four one-light, fixed windows. A small window opening on the first story of the west (side) elevation is partially obscured by an air-conditioning unit. Another air-conditioning unit, located immediately to the north, pierces the wall. All windows are enclosed with square-edged wood surrounds and feature rock-faced lintels. A single-leaf entry with a wood door is located in the northern end of the west (side) elevation. It features a blind transom and has a square-edged wood surround. A shared, rock-faced lintel connects the entry with a paired one-light, fixed window with narrow one-light transom.

A one-story, two-bay addition, constructed circa 1930, is located on the north (side) elevation. Constructed of concrete blocks, the addition is capped by a shed roof covered in metal. The west (front) elevation of the façade is fenestrated by a double-leaf entry and a single-leaf entry. Both entries have flush wood doors and are protected by a single, metal awning.

Significance Statement: This building is representative of commercial architecture constructed in the City of Winchester in the first part of the twentieth century. The building is not noted on Sanborn Fire Insurance maps in 1908, but is shown on the 1912 map. Based on map research and the building's form and materials, it was given a circa 1915 construction date. The building retains a high level of integrity of design, material and workmanship, despite minor alterations. A modest addition is located at the rear of the building and does compromise the integrity of the main block. The location, setting, feeling and association have not been compromised. Therefore, the commercial building qualifies under Criteria A and C as a contributing resource in the Winchester Historic District.