

of Preservation Historic Winchester, Inc.



Fall 2006

Volume 29, No. 2

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AWARDS HIGHLIGHT ANNUAL MEETING

PHW's 42nd Annual Meeting was held in the recently restored lower level courtroom of the historic 1840 Frederick County Courthouse on 11 June 2006. On behalf of the Board, President Howard Kittell presented the following awards for 2006:

The Lucille Lozier Award – Named after an early and faithful supporter of PHW, this award was first given in 1986 and is for the restoration/renovation of a significant structure retaining 75% of its historic architectural fabric. This year we gave two Lozier Awards, both dealing with the Frederick County Courthouse. One was to Frederick County for stepping up to the plate and funding and guiding this restoration project. The second award went to Harry E. Ridgeway, Jr., whose tireless energy and own extensive Civil War collection made and continues to make the displays housed within a model for other Civil War Museums throughout the country.

The Ben Belchic Award – Named after the former and longtime President of the Winchester-Frederick County Historical Society, this award is presented to a person whose scholarly work contributes to the historic literature of the area. This year's award went to Adrian O'Conner for his recently published book, *Remembering Winchester, Virginia: The Best of the Valley Pike*. As a bonus, Adrian was on hand to autograph copies of his book which were for sale at the Civil War Museum bookstore.

Award of Merit – Gary and Carol Kula for the restoration of 122 N. Washington Street, a late 18th century house built around an earlier log cabin. The Kulas did most of the work themselves. Gary was a previous award winner several years ago for his work on PHW's Blues House.

Award of Merit – Theodora and Benjamin Rezba of Echo Ridge Nursery for rescuing and restoring the former Virginia Agricultural Experimental Station Greenhouse.

Award of Merit – Gary Rutherford and Dale Massey for the adaptive reuse and renovation of a c. 1900 former warehouse at the corner of Piccadilly and Kent Streets into the Piccadilly Brew Pub – putting an exciting use into the historic structure and contributing to the economic revitalization of Winchester's historic downtown.

Other business conducted at the Annual Meeting included a report by Treasurer Mary Riley, which showed a healthy financial position for the organization in large part due to the record setting Holiday House Tour, which was reported by Darla McCrary, V.P. for Special Events. PHW also elected Dr. Cee Ann Davis, Emily Skiles, Peter Stines, and Richard Pifer, Jr. to the Board. (See the bio sketches on page 4 of the newsletter.) Certificates also were awarded to retiring board members Mary Gilpin, Hartley Schearer, Jr. and John Taylor. ♦



*Carol and Gary Kula on the staircase of
their historic home on N. Washington St.*

Photo courtesy Ginger Perry of The Winchester Star.

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TODAY'S PRESERVATIONIST: KSR, LLC

BY RICHIE PIFER, JR.

Seven townhomes at 208-220 S. Kent Street in the Historic District of Winchester are the first units being renovated as part of a neighborhood revitalization and redevelopment project initiated by KSR, LLC, and involving the private, non-profit and government sectors. KSR, LLC is comprised of two local developers/builders, Richie Pifer and Jim Vickers, who have been attempting to find a project that would compliment the redevelopment of downtown Winchester. Richie Pifer Jr. is managing the project. Additionally, Jim also is renovating approximately 30,000 square feet in downtown. The old knitting mill on N. Kent St. will house the corporate headquarters for his company, OakCrest Companies.



This 1930s photograph, taken at the corner of Kent and Cork Streets, uncovered the original porch configuration.

In addition to the revitalization goals, KSR, LLC is also working to promote home ownership in Winchester. KSR will be restricting the sales to buyers who will commit to keeping them owner occupied for five years.

When the townhomes were purchased by KSR, LLC, they were in dire need of complete renovation. Built circa 1910, the townhomes had a few structural issues as well as substantial water damage caused by multiple leaks in the membrane roof. The water damage was so severe that the walls and ceilings in each unit had to be removed along with the trim that had suffered from neglect and abuse over the last 100 years. Additionally, the plumbing systems throughout had frozen and were therefore of no value. KSR, LLC used trim that was very similar to the original, which included plinth blocks, fluted casing and rosettes. All of the existing windows (most of which were vinyl) have been replaced with a high quality wooden window with a two over two vertical light divide which was also similar to the original windows. The steel front doors were replaced with a solid wood raised four panel door with a transom that is also very similar to the original. All interior and rear exterior doors follow the same original raised four panel design. The rear porches were in major disrepair and were enclosed to provide an additional one and a half bathrooms, bedroom closet and laundry area for each unit. When finished, each townhome will have two bedrooms, two and

a half baths, a study/computer area, fully renovated kitchen, laundry room and two off street parking spaces. The original first floor hardwood floors and staircase will be appropriately patched and refinished.

Behind the walls, all plumbing and electric has been replaced as well as the addition of an efficient central heating and air conditioning system. Overhead utilities have been replaced with underground, minimizing the effect of unsightly service drops to the building. Each unit will be painted a different exterior color and have standing seam roofs on the front and rear porches. At one point during the project, KSR was fortunate enough to obtain a photograph of the townhomes taken in the 1930's. We were able to determine the original front porch configurations and railing design, and had a local cabinet maker, Al Murr, construct the new balusters similar to the original. Furthermore, all German siding and flat trim boards, excluding the decorative cornice on the front and sides of the building, had to be replaced because of poor condition, water damage and rot. Twelve thousand linear feet of a matching siding profile was sought out and then installed.

The project has been extensive. Judging by the initial comments and interest, KSR, LLC is confident that its goals of initiating a major neighborhood revitalization/redevelopment and creating home ownership are going to be met. Restrictive covenants typically found in subdivisions of today are to be placed on the properties to insure a continued maintenance and care that foster great places to live.

Completion of the seven townhomes is slated for the end of September, while completion of the other single family homes will follow next year. Additionally, KSR, LLC is looking forward to working with PHW, Inc. on the revitalization of several of these additional properties which bear PHW restrictive covenants. ♦



An in-progress glimpse of the South Kent Street townhomes.

ARCHITECTURAL TREASURE HUNT

PHW's efforts to do something to generate additional interest in our historic buildings and architecture resulted in a very successful treasure hunt which included finding the location of selected architectural details on twelve structures on the Old Town Winchester Walking Street Mall. PHW was joined in this project with two great partners: the Old Town Development Board and Karen Helm who secured the prizes, and the Winchester Star, whose generous donation to the event allowed us to publish and widely distribute the Treasure Hunt form. Prizes included: a mug and chocolate covered pretzels from The Daily Grind; Patsy Cline T-shirt and book *Remembering Patsy* from the Patsy Cline Museum, a \$25 gift certificate to Patton's Furniture Store; a two CD set of Count Bassie songs from HandWorks Gallery, a pendant from Old Town Stained Glass, a voucher for two VHS to DVD transfers at An Affair to Remember, and notecards from the Eugene B. Smith Gallery.

A number of individuals correctly identified all twelve sites and four individuals were selected from an impartial drawing at PHW's Annual Meeting. The winners included Barbara Kliewer, Nick Pizzola, Lisa and Josiah Wadley, and John Beavers. By the way, several of the winners were from out of the area – a good sign for our tourism folks. We are repeating the photos of the sites with the correct answers printed below for those who were unable to identify all of the locations. ♦



ANSWERS

1. Old F&M Bank, 100-112 N. Loudoun and 12 Rouss Ave.; 2. 164 N. Loudoun; 3. Old Town Café, 2 S. Loudoun; 4. First Presbyterian Church, 116 S. Loudoun; 5. Hiram Masonic Lodge, 118 N. Loudoun; 6. Fontenau Surveying, 111 S. Loudoun; 7. Blind Faith, 148 N. Loudoun; 8. Huntsberry Building, 155-157 N. Loudoun; 9. Virginia Retirement Specialists, 117 S. Loudoun; 10. Feltner Building, 9 Court Square; 11. Wachovia, 201 N. Loudoun; 12. Old Daily Grind, 1-5 S. Loudoun

PRESERVATION QUOTES TO PONDER

- Let us, while waiting for new monuments, preserve the ancient monuments. —*Victor Hugo*
 - These old buildings do not belong to us only, they belong to our forefathers and they will belong to our descendants unless we play them false. They are not in any sense our own property to do with as we like with them. We are only trustees for those that come after us. —*William Morris*
 - When we build, let us think that we build forever. Let it not be for present delight nor for our sake alone. Let it be such work as our descendants will look upon with praise and thanksgiving in their hearts. —*John Ruskin*
 - Old ideas can sometimes use new buildings. New ideas must use old buildings. —*Jane Jacobs*
 - We will probably be judged not by the monuments we build but by those we have destroyed. —*New York Times editorial, October 30, 1963*
 - Memory is reality. It is better to recycle what exists, to avoid mortgaging a workable past to a non-existent future, and to think small. In the life of cities, only conservation is sanity. —*Robert Hughes*
 - In the end, the character of a civilization is encased in its structures. —*Frank Gehry*
 - A country without a past has the emptiness of a barren continent, and a city without old buildings is like a man without a memory. —*Graeme Shankland*
 - Remove not the ancient landmark, which thy fathers have set. —*Proverbs 22:28*
- “Reprinted with permission, National Trust Forum, National Trust for Historic Preservation, 1785 Massachusetts Avenue, NW, Washington, DC 20036, (202) 588-6053, www.nationaltrust.org.”

INTRODUCING OUR NEW BOARD MEMBERS

Cee Ann Davis has lived in Winchester for fifteen years, where she is a practicing physician. Cee Ann and her husband Col. Bill Hammack not only live in our Historic District but also own and maintain historic Guard Hill in Front Royal.

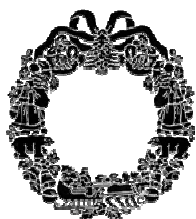
Emily Skiles, originally from West Virginia, came to Winchester six years ago from Cleveland, Ohio and settled into a recently restored home on Washington Street. A homemaker with two children, Emily cites a fondness for older homes as an incentive to join the PHW Board.

Richie Pifer, Jr. is locally born and raised. After two years of consulting elsewhere with Price Waterhouse, Richie returned to Winchester where he is currently managing the restoration of a major townhouse complex on Kent St. (See article on page 2.)

Peter Stines has been in Winchester for two years and is engaged in renovating homes. Peter was a Navy Seal for eight years. Later, his Virginia Beach company managed to renovate an astonishing 250 homes in a seven year period. In his spare time, Peter is pursuing a Master's degree at Shenandoah University. ♦

UPCOMING EVENTS

December 2 and 3: Holiday House Tour



Join PHW for the 30th Annual Holiday House Tour, featuring fine Winchester homes, musical entertainment, and holiday crafts, fresh greens and baked goods at the Bough and Dough Shop. The Preview Party and Candlelight Tour will be held on Saturday, December 2, while the daylight tours will be held on Sunday, December 3. Look for more information in the next newsletter. ♦

ARE YOU A PHW MEMBER?

Preservation of Historic Winchester, Inc., is a 501 © (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, 2 N. Cameron St., Winchester, VA 22601.



____ Individual \$25
____ Corporate \$100

____ Family/Business \$45
____ Other

Name: _____

Address: _____

Phone: _____ Email: _____