



City of Winchester

301-303 South Kent Street

Tax Map Number: 193-1-R- 14-

DHR Resource Number: 138-0042-0541

Resources: 1 twin dwelling

Date/Period: ca. 1905

Style: Italianate

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



Architectural Description

Site Description: The property is located on the southwest corner of South Kent Street and East Clifford Street. The building fronts the brick sidewalk, with no setback. A brick-paved walkway runs to the rear of the property between the building and its neighboring house to the south. The rear yard is enclosed by a tall wood fence. The building is contemporaneous with and nearly identical to the twin dwellings to the south.

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

Primary Resource Description: This two-story twin dwelling or double house consists of two single-family dwellings, each two bays wide and two bays deep. This twin dwelling, reflecting the Italianate style, has a rectangular form and is set upon a solid stone foundation. Clad in German wood siding on the facade, this building is covered with wood weatherboard siding on the rear and side elevations. It is finished with wood corner boards. Two interior, corbeled brick chimneys pierce the ridge of the asphalt-shingled, cross-gabled roof. The roof is finished with cornice returns, ogee-molded boxed cornice, and a raking cornice. The window openings on the facade contain 2/2, double-hung, wood-sash windows with narrow wood surrounds and louvered wood shutters (shutters are missing on the window opening on the first story of 301 South Kent Street). The side (north) elevation of 301 South Kent Street is fenestrated with single 6/6 and paired 4/4, double-hung, wood-sash windows, symmetrically placed. The paired window on the first story has operable, louvered wood shutters. Both upper gable ends (north and south elevations) have a four-light, wood casement window. Single-leaf, paneled wood doors (replacement) with one-light transoms are located in the end bays of the facade. Sheltering each of these entrances is a one-story, one-bay porch, constructed circa 1925, with square balusters. Each porch has a half-hipped roof covered in asphalt shingles that is supported by turned wood posts. The front-gabled ell has the same material treatment as the main block. An interior brick chimney pierces the roof at the western end. A one-story, full-width porch is located on the rear of the building. The porch has a wood lattice balustrade and a shed roof supported by square posts.

Significance Statement: This twin dwelling or double house first appears on the Sanborn Fire Insurance map for 1908 but does not appear on the map for 1903. It is an excellent representative of the wood-frame twin dwellings constructed in the City of Winchester in the early twentieth century. It was constructed as speculative development, along with the contemporaneous twin dwellings at 305-307 and 309-311 South Kent Street. Because the Italianate-style building has changed little since its construction, the integrity of materials, design and workmanship remains strong. The integrity of location and setting also has not been altered. All of these aspects contribute to integrity of feeling and association. The twin dwelling qualifies under Criteria A and C as a contributing resource in the Winchester Historic District.



City of Winchester

305-307 South Kent Street

Tax Map Number: 193-1-R-15-

DHR Resource Number: 138-0042-0544

Resources: 1 twin dwelling

Date/Period: ca. 1905

Style: Italianate

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



Architectural Description

Site Description: This twin dwelling is sited a level lot on the west side of South Kent Street and fronts the brick sidewalk with no setback. The building is contemporaneous with and nearly identical to the twin dwellings on either side of it.

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

Primary Resource Description: This two-story twin dwelling or double house consists of two single-family dwellings, each two bays wide with a side entry. Rectangular in form, the Italianate-style building has a symmetrical facade and is set on a solid foundation of stone. The wood-frame structure is clad with German wood siding on the facade and wood weatherboard siding on the rear and side elevations. The side-gabled roof is covered with asphalt shingles and is pierced by the two interior, corbeled brick chimneys. The roof is finished with cornice returns, an ogee-molded cornice, raking cornice, and overhanging eaves. The window openings on the facade contain 2/2, double-hung, wood-sash windows with narrow wood surrounds and louvered wood shutters; some of the shutters at 305 South Kent Street are missing. Each dwelling is pierced by a single-leaf, paneled wood door with a one-light transom. The entries are located in the end bays. The side elevations are fenestrated with 6/6, double-hung, wood-sash windows. The rear of the dwelling is two stories high and has a front-gabled roof covered with asphalt shingles. Contemporaneous to the main block, the front-gabled ell has the same material treatment as the main block. It is pierced by an interior brick chimney. A one-story, full-width porch is located on the rear (west) elevation. It has a shed roof covered with asphalt shingles.

Constructed circa 1925, two, one-story, one-bay porches, each set on a solid concrete foundation are located on the front facade. Each porch has a half-hipped roof covered with asphalt shingles. Both porches have square balusters. Turned wood posts support the porch of 307 South Kent Street and square wood posts and turned pilasters support the roof of 305 South Kent Street.

Significance Statement: This twin dwelling or double house first appears on the Sanborn Fire Insurance map for 1908 but does not appear on the map for 1903. It is an excellent representative of the wood-frame twin dwellings constructed in the City of Winchester in the early twentieth century. It was constructed as speculative development, along with the contemporaneous twin dwellings at 301-303 and 309-311 South Kent Street. Because the Italianate-style building has changed little since its construction, the integrity of materials, design and workmanship remains strong. The integrity of location and setting also has not been altered. All of these aspects contribute to integrity of feeling and association. The twin dwelling qualifies under Criteria A and C as a contributing resource in the Winchester Historic District.



City of Winchester

309-311 South Kent Street

Tax Map Number: 193-1-R- 16-

DHR Resource Number: 138-0042-0546

Resources: 1 twin dwelling

Date/Period: ca. 1905

Style: Italianate

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



Architectural Description

Site Description: This twin dwelling is located on the sloping lot on the west side of South Kent Street and fronts the brick sidewalk, with no setback. A wood fence bounds the rear of the property. A brick-paved walkway provides access to the rear of the property. The building is contemporaneous with and nearly identical to the twin dwellings at 305-307 and 301-303 South Kent Street.

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

Primary Resource Description: This two-story twin dwelling or double house consists of two single-family dwellings, each two bays wide with a side entry. Rectangular in form, the Italianate-inspired building has a symmetrical facade and is set on a solid foundation of stone. The wood-frame structure is clad with German wood siding on the facade and wood weatherboard siding on the rear and side elevations. The side-gabled roof is covered with asphalt shingles and is pierced by the two interior, corbeled brick chimneys. The roof is finished with cornice returns, an ogee-molded cornice, raking cornice, and overhanging eaves. The window openings on the facade contain 2/2, double-hung, wood-sash windows with narrow wood surrounds and louvered wood shutters; some of the shutters are missing. Each dwelling is pierced by a single-leaf, paneled wood door with a one-light transom. The entries are located in the end bays. The side elevations are fenestrated with 6/6, double-hung, wood-sash windows. The rear of the dwelling is two stories high and has a front-gabled roof covered with asphalt shingles. Contemporaneous to the main block, the front-gabled ell has the same material treatment as the main block. It is pierced by interior brick chimneys. A one-story, full-width porch is located on the rear (west) elevation. It has a shed roof covered with asphalt shingles.

Constructed circa 1925, the facade features two, one-story, one-bay porches, each set on a solid concrete foundation. Each porch has a half-hipped roof covered with asphalt shingles. Turned wood posts support the porch of 311 South Kent Street and square wood posts and turned pilasters support the roof of 309 South Kent Street. Both porches have square balusters.

Significance Statement: This twin dwelling or double house first appears on the Sanborn Fire Insurance map for 1908 but does not appear on the map for 1903. It is an excellent representative of the wood-frame twin dwellings constructed in the City of Winchester in the early twentieth century. It was constructed as speculative development, along with the contemporaneous twin dwellings at 301-303 and 309-311 South Kent Street. Because the Italianate-style building has changed little since its construction, the integrity of materials, design and workmanship remains strong. The integrity of location and setting also has not been altered. All of these aspects contribute to integrity of feeling and association. The twin dwelling qualifies under Criteria A and C as a contributing resource in the Winchester Historic District.