TOWN OF PURCELLVILLE
BOARD OF ARCHITECTURAL REVIEW

March 15, 2016
7:30 p.m.

1) **Call to Order** – Pat Giglio, Chairman

2) **Public Comments** – Citizens who are not representing an application before the Board will be given an opportunity to speak (3 minute limit per speaker)

3) **Action Items – Additions, Alterations & Demolitions:**
   a) CDA16-06 121 East Main Street Repainting (and Additional Discussion) – See Packet 1

4) **Action Items – Amendments:**
   a) None

5) **Action Items – New Construction:**
   a) CDA16-05 McDonalds – See Packet 1
   b) CDA16-02 Catoctin Corner Building 1A-1B-2
   c) CDA16-07 Catoctin Corner Building 5
   d) CDA16-08 Catoctin Corner Building 8
   e) CDA16-09 Catoctin Corner Dumpster Enclosures

6) **Action Items – Other:**
   a) None

7) **Discussion Items**
   a) Draft Bylaws

8) **Information Items**
   a) None

9) **Approval of Minutes:**
   a) February 16, 2016 Regular Meeting

10) **Adjournment**

If you require any type of reasonable accommodation as a result of physical, sensory or mental disability in order to participate in this meeting OR if you would like an expanded copy of this agenda, please contact the Department of Community Development at (540) 338-2304 at least twenty-four hours in advance of the meeting. Expanded copies of the agenda may not be available the night of the meeting, please request a copy in advance.

USE OF ELECTRONIC DEVICES DURING MEETINGS For the comfort and consideration of others, all cellular phones must be turned off and cannot be used in the Council Chambers. Pagers must be set on silent or vibrate mode. This is requested because of potential interference with our recording devices and the transmittal of our hearing impaired broadcast.

STAFF REPORT

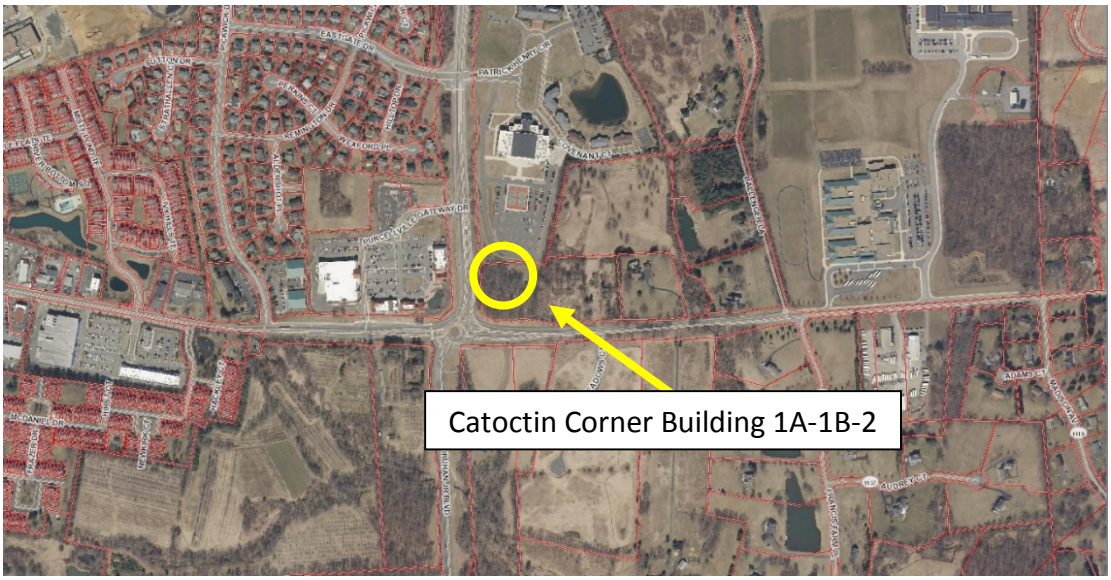
TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-02 Catoctin Corner Building 1A-1B-2
DATE: March 11, 2016

Name:	Catoctin Corner Building 1A-1B-2	Location:	Northeast of E. Main and 287 intersection
Code:	CDA16-02	Tax Map Number:	/36//////18A2/
Address:	None	Loudoun County PIN:	452-18-7178
Located in the Historic District?	No	Contributing Structure?	N/A
Zoning District:	MC/HC	Conformity:	N/A
Comments:	New construction of a building at the Catoctin Corner development.		

The application is evaluated under the MC, Mixed Commercial District regulations (see Article 4, Section 7 in the Zoning Ordinance), Design Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.1 in the Zoning Ordinance) and the Design Guidelines for the Town of Purcellville, Virginia (Guidelines).

BACKGROUND

DFC Architects, PC has submitted an application for a new building consisting of "Building #1A," "Building #1B," and "Building #2" to be constructed as part of the Catoctin Corner development. The 4,200 sq. ft. building would be sited in the northwestern corner of the 6.53 acre property which is located in the MC Mixed Commercial and HC Historic Corridor Overlay zoning districts. The building would be primarily clad in "Arctic White" cementious siding, "Arctic White" cementious trim, grey-brown stone veneer, anodized bronze aluminum storefront doors and window framing with simulated muntins, and a slate grey standing seam metal roof.



ZONING ANALYSIS: MC

The proposed building appears to meet all applicable standards for the zoning district's lot size, height, yard and setback standards. This will be confirmed during review of the submitted site plan prior to approval.

ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY

The proposed uses represent new businesses for Purcellville thereby generating business activity and augmenting the Town's tax base. The proposed architectural design incorporates some elements which are generally consistent with Purcellville's historic small town character. The proposed building uses harmonious materials, color, texture and treatment for all exterior walls.

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-02:

1. The submitted application has the following deficiencies:
    a. The submitted drawings are not drawn to the required minimum scale of 1/4"=1'; and
    b. No material specification sheets have been provided.

2. Does the structure comply with the Guidelines' repeated emphasis that new structures should: "reflect the traditional architecture and character of the Town" (pg. 4), be "compatible with the prevailing and recognized historic architectural character of the surrounding area" (pg. 6), and "incorporate those characteristics of the Town that exhibit a positive distinctive architectural style" (pg. 7)?

3. It is unclear whether the doors are accentuated with "simply detailed, high quality hardware, kickplates, [and] authentically styled locks and hardware" as recommended by the Guidelines (pg.17).

4. Aluminum doors and storefront framing are proposed for the building, but the Guidelines state a preference for wood (pg.17). In addition, if aluminum is necessary, a "dark bronze finish is strongly discouraged" (pg. 17).

FINDINGS

1. The proposed design for Catoctin Corner Building 1A-1B-2 satisfies the requirements of the MC zoning district.
2. The proposed design satisfies the design criteria of the Historic Corridor Overlay zoning district.
3. The proposed design is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.
4. The application has two deficiencies that must be corrected prior to approval.

RECOMMENDATION

Upon the correction of staff's identified deficiencies and the BAR's determination that the proposed design satisfactorily addresses the design criteria of the Historic Corridor Overlay District and Design Guidelines for the Town of Purcellville, Virginia, staff recommends that the BAR approve CDA16-02 Catoctin Corner Building 1A-1B-2.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-02 Catoctin Corner Building 1A-1B-2 as presented.

-Or-

I move that the BAR approve CDA16-02 Catoctin Corner Building 1A-1B-2 with the following required conditions:

1.
2.
3.

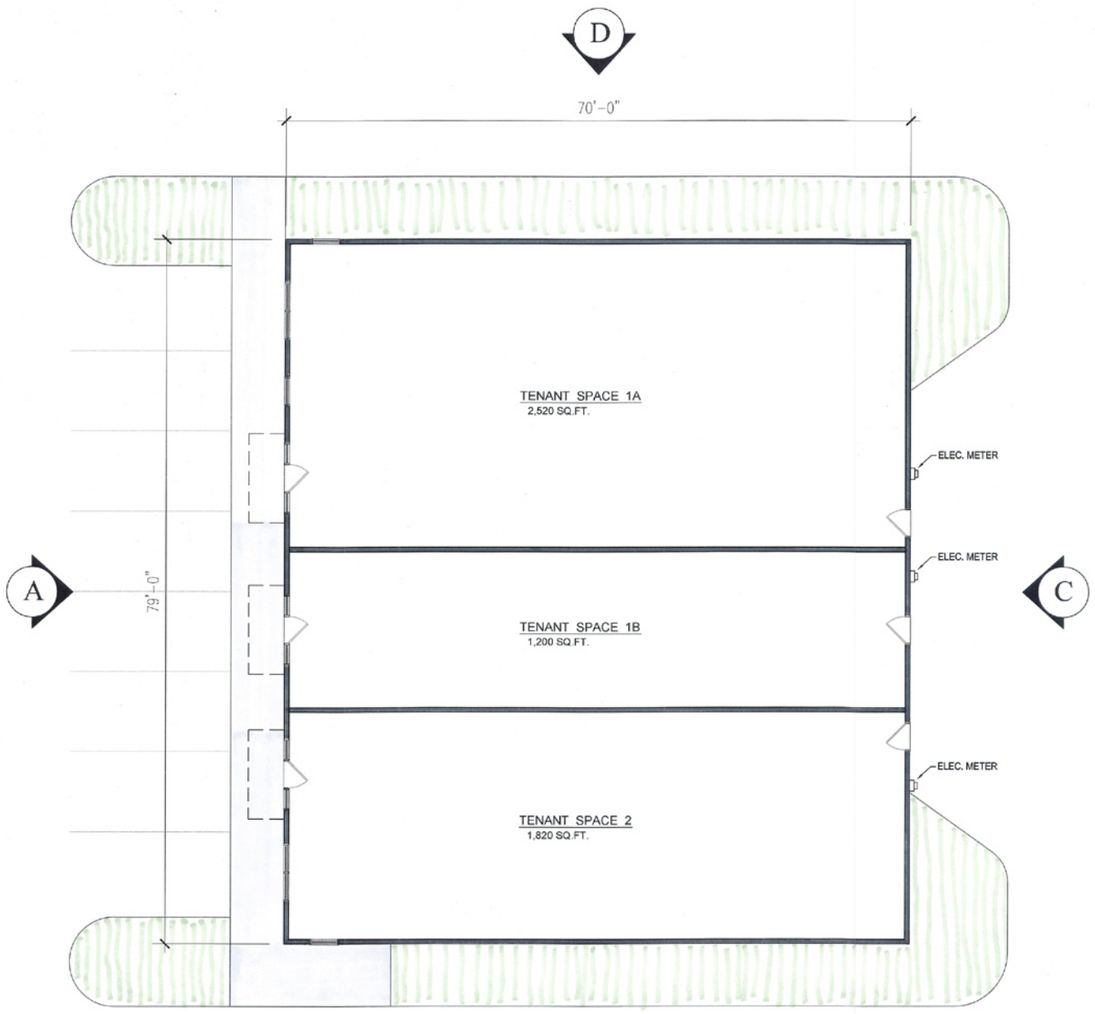
And/or the following recommendations:

1.
2.

-Or-

I move that the BAR not approve CDA16-02 Catoctin Corner Building 1A-1B-2 for the following reasons:

1.
2.
3.



SCHEMATIC FLOOR PLAN - BLDG #1A, 1B & 2

SCALE: 1/8" = 1'-0"

ELEVATION VIEW - WEST (A)

SCALE: 1/8" = 1'-0"

ELEVATION VIEW - SOUTH (B)

SCALE: 1/8" = 1'-0"

ELEVATION VIEW - EAST (C)

SCALE: 1/8" = 1'-0"

ELEVATION VIEW - NORTH (D)

SCALE: 1/8" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1511

DRAWN BY: TWN

CHECKED BY: DC

REVISIONS:
1)
2)

SHEET TITLE: CONCEPTUAL PLAN & ELEVATIONS

PROJECT NAME: CATOCTIN CORNER BUILDING #1A, 1B & 2

CLIENT INFORMATION: HOLTZMAN CORPORATION

ADDRESS: 2471 CAVE RIDGE ROAD MOUNT JACKSON, VA 22842

02 . 18 . 2016

SHEET No. A-3

Catoctin Corner Project – Buildings 1A , 1B & 2

List of Exterior Finish Materials and Colors:

Bldg 1A, 1B & 2:

Stone – The thin stone (Actual stone cut to 2" thickness) will match the previously approved stone on the Service Station / Convenience Store, Building # 9.
Siding & Trim – Siding will be a cementious 8" exposed lap siding, smooth. If Hardi-plank is selected in a prefinished color it will be Arctic White. Trim will be as shown on the drawings and will be a matching color. Any trim that cannot be provided by the siding manufacturer will be a synthetic material to match the wood trim profile shown and painted to match the siding.
Doors – Two types of doors are proposed: Entry doors to all retail entrances will be Kawneer 350 medium stile, in anodized bronze as illustrated on the color drawings. Service entry doors will be metal insulated doors with panels as shown and painted in a Sherwin Williams SW 6115 "Totally Tan".
Windows – Windows will be fixed aluminum storefront similar to Kawneer 190 series frames in anodized bronze with internal mullions between the insulated glass.
Roofing – Roof material will be standing seam in a prefinished Kynar color. The system will be a 1 1/4" high snap lock standing seam panel in Slate Gray. Color sample will be provided.
Columns – The columns shown on the drawings will be similar to Pacific Column, Endura series fibercast Tuscan, round tapered columns based on the diameter shown on the drawings. They will be painted white to match the siding color.
Roof Access and Closed Shutters – The roof access and closed shutters will be painted a dark green Sherwin Williams color SW 6475, Country Squire.

Signage and Exterior Lighting Fixtures – All signage and exterior lighting fixtures (if visually observable from a street view) will be submitted at a later date, prior to the start of construction of each building.

STAFF REPORT

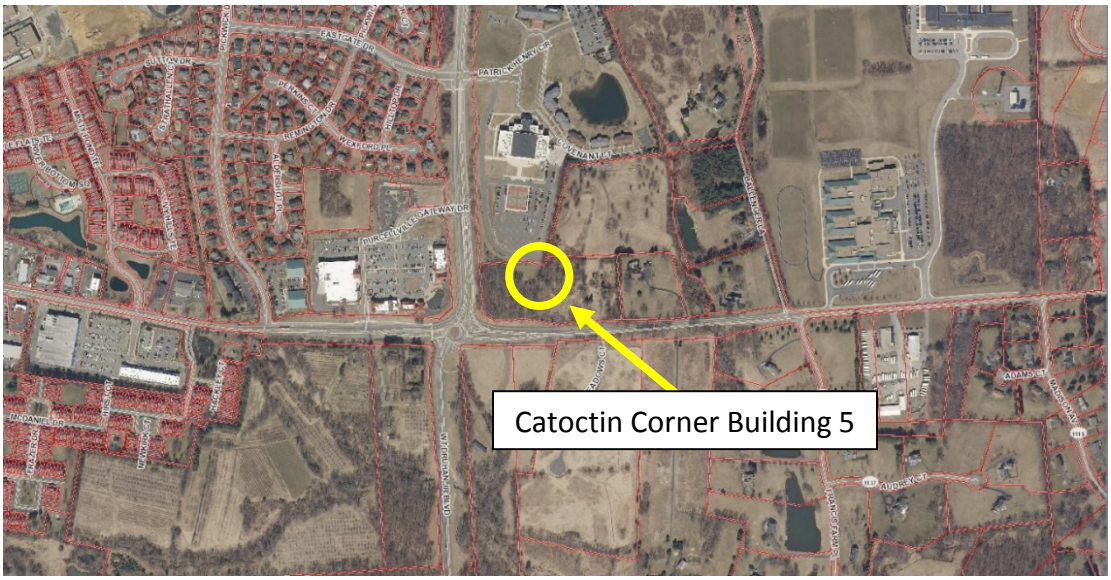
TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-07 Catoctin Corner Building 5
DATE: March 11, 2016

Name:	Catoctin Corner Building 5	Location:	Northeast of E. Main and 287 intersection
Code:	CDA16-07	Tax Map Number:	/36//////18A2/
Address:	None	Loudoun County PIN:	452-18-7178
Located in the Historic District?	No	Contributing Structure?	N/A
Zoning District:	MC/HC	Conformity:	N/A
Comments:	New construction of a building at the Catoctin Corner development.		

The application is evaluated under the MC, Mixed Commercial District regulations (see Article 4, Section 7 in the Zoning Ordinance), Design Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.1 in the Zoning Ordinance) and the Design Guidelines for the Town of Purcellville, Virginia (Guidelines).

BACKGROUND

DFC Architects, PC has submitted an application for a new building consisting of "Building 5" to be constructed as part of the Catoctin Corner development. The 6,400 sq. ft. building would be sited in the middle of the northern part of the 6.53 acre property which is located in the MC Mixed Commercial and HC Historic Corridor Overlay zoning districts. The building would be primarily clad in materials and colors noted in the "List of Exterior Finish Materials and Colors" provided by the applicant.



ZONING ANALYSIS: MC

The proposed building appears to meet all applicable standards for the zoning district's lot size, height, yard and setback standards. This will be confirmed during review of the submitted site plan prior to approval.

ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY

The proposed use represents a new business for Purcellville thereby generating business activity and augmenting the Town's tax base. The proposed architectural design incorporates some elements which are generally consistent with Purcellville's historic small town character. The proposed building uses harmonious materials, color, texture and treatment for all exterior walls.

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-07:

1. The submitted application has the following deficiencies:
    a. The submitted drawings are not drawn to the required minimum scale of 1/4"=1';
    b. No material specification sheets have been provided; and
    c. The presence (or lack thereof) and placement of any utility and mechanical equipment other than electric meters is not indicated.

2. Does the structure comply with the Guidelines' repeated emphasis that new structures should: "reflect the traditional architecture and character of the Town" (pg. 4), be "compatible with the prevailing and recognized historic architectural character of the surrounding area" (pg. 6), and "incorporate those characteristics of the Town that exhibit a positive distinctive architectural style" (pg. 7)?

3. It is unclear whether the doors are accentuated with "simply detailed, high quality hardware, kickplates, [and] authentically styled locks and hardware" as recommended by the Guidelines (pg.17).

4. Aluminum doors and storefront framing are proposed for the building, but the Guidelines state a preference for wood (pg.17). In addition, if aluminum is necessary, a "dark bronze finish is strongly discouraged" (pg. 17).

5. The placement of any utility and mechanical equipment (other than electric meters) is not indicated on the submitted materials and must be clarified. The Guidelines encourage the placement of utility and mechanical equipment so that they are not seen from any public street; however, screening must be used when locating out of view is impossible. In addition, the applicant must ensure that all equipment on the roof, side of the building or on the ground is fully screened with architecturally compatible screening (pg. 19).

FINDINGS

1. The proposed design for Catoctin Corner Building 5 satisfies the requirements of the MC zoning district.
2. The proposed design satisfies the design criteria of the Historic Corridor Overlay zoning district.
3. The proposed design is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.
4. The application has three deficiencies that must be corrected prior to approval.

RECOMMENDATION

Upon the correction of staff's identified deficiencies and the BAR's determination that the proposed design satisfactorily addresses the design criteria of the Historic Corridor Overlay District and Design Guidelines for the Town of Purcellville, Virginia, staff recommends that the BAR approve CDA16-07 Catoctin Corner Building 5.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-08 Catoctin Corner Building 8 as presented.

-Or-

I move that the BAR approve CDA16-08 Catoctin Corner Building 8 with the following required conditions:

1.
2.
3.

And/or the following recommendations:

1.
2.

-Or-

I move that the BAR not approve CDA16-08 Catoctin Corner Building 8 for the following reasons:

1.
2.
3.

Town of Purcellville Virginia

221 S. Nursery Avenue Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

CERTIFICATE OF DESIGN APPROVAL

CDA # 16-07

Please fill out all information in order to ensure the scheduling of your agenda item

Street Address of Property: _____ Parcel #: 18A2
Owner Name: PURCELLVILLE DEVELOPMENT LLC - WILLIAM B. HOLTZMAN
Business Name: SAME AS ABOVE
Authorized Agent (if applicable): DFC ARCHITECTS, PC
Mailing Address: 29 E. BOSCAWEN ST. WINCHESTER, VA 22601
Daytime Telephone Number (s): (540) 678-0560

Project Description

☒ New construction ☐ Addition ☐ Alteration ☐ Accessory Structure ☐ Demolition
☐ Repainting ☐ Minor Landscaping Structure ☐ CDA Amendment ☐ Other: _____

Contractor: _____
Address: _____ Phone: _____

Written Description

Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.). Attach additional sheet, if necessary:
NEW SINGLE TENANT RESTAURANT BLDG. AT REAR OF COMPLEX.

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: _____

Printed name: DONALD F. CRIGLER

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Community Development ***14 days*** prior to the BAR meeting or your application will be postponed until the following month's agenda. Include ***12 copies*** of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

✓ Application. ***12 copies of this application form, filled out in its entirety.***

✓ Fee. ***All applicable fees must be paid to the Town before your agenda item is scheduled.***

✓ Architectural Drawings – ***12 full size copies and one 11"x17" copy. FOLDED:***
All colors, materials and finishes shall be shown by notation or by use of accepted architectural symbols; Minimum scale: 1/4" = 1'

- ✓ Dimensioned outline of the building
- ✓ Dimensioned elevation of new construction and adjacent existing elevations
- __ Site Plan(s) (for new construction and additions)
- __ Site Section(s) (when requested by BAR)

✓ Photographs – ***Provide at least 3 views of building site and adjacent area.***

✓ Specifications of Exterior Materials – ***Please complete the attached Architectural Materials Checklist.*** Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include ***color copies*** of manufacturer's specification sheets.)

__ Demolition – ***See Demolition section of Purcellville Design Guidelines for requirements.***

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY: Date of Application: 3/1/16 **CDA#:** 16-07 **Fee:** 350.00 **Paid:** 3/1/16

BAR Action: □ Approval □ Conditional Approval □ Denial Date: _____

BAR Comments/Conditions: _____

_____

Application Approved: _____ **Date:** _____
BAR Chairman

If Appealed, Town Council Action: □ Approved □ Denied Date: _____

Town Council Conditions: _____

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE BAR.

FOR MINOR PROJECTS ONLY

Minor Project Exemption Approved: _____ **Date:** _____
Zoning Administrator

RECEIVED
MAR - 1 2016
TOWN OF PURCELLVILLE

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT.

CDA APPLICATION FORM (page 3 of 3)

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material: (example: Brick, Stone, Concrete, etc.) STONE

Color: WILL MATCH PREVIOUSLY APPROVED STONE ON CONVENIENCE STORE BLDG. #9

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) STANDING SEAM METAL

Color: (example: copper, prefinished, painted, etc.) COLONIAL RED

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.)
STONE & CEMENTITIOUS SIDING - HARDI-PLANK 8" EXP. PRE-FINISHED

Color(s): "SANDSTONE BEIGE"

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)
ALUMINUM STOREFRONT, INSULATED METAL DOOR & CLOSED SHUTTERS SW 6115 TOTALLY TAN

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.)
ALUMINUM & HOLLOW METAL DOOR FRAMES

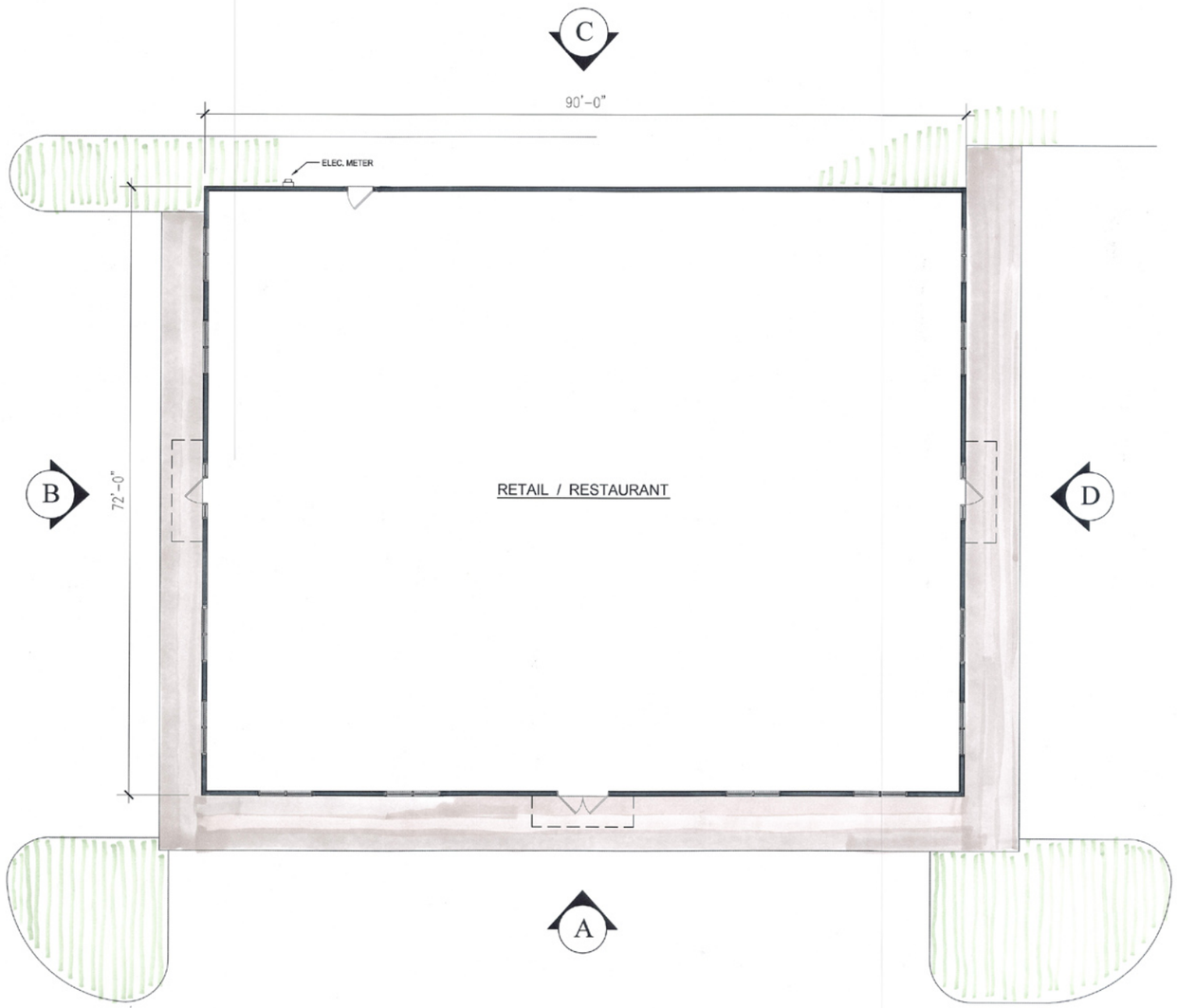
Muntins (example: true divided, simulated divided, etc.)
SIMULATED DIVIDED LIGHTS PTNH. INSULATED GLASS

Other Materials: (to include but not be limited to shutters, trim, porches, chimneys, etc.)

Material(s): ALL TRIM - CEMENTITIOUS TRIM BDS.

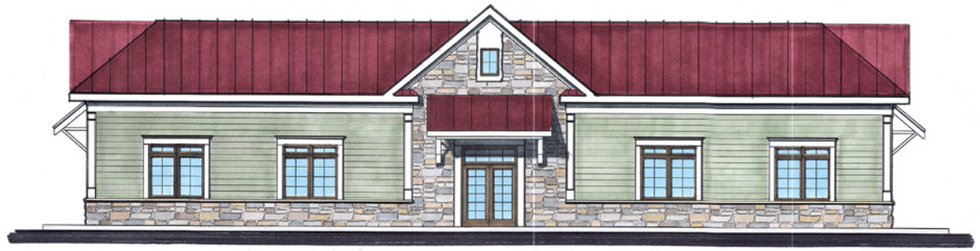
Color(s): ARTIC WHITE (HARDI-PLANK COLOR)

For Alterations and Renovations – If any changes are proposed to an existing structure's materials and/or color scheme, please outline them below (attach a separate sheet, if needed):



SCHEMATIC FLOOR PLAN - BLDG #5

SCALE: 1/8" = 1'-0"



ELEVATION VIEW - SOUTH (A)

SCALE: 1/8" = 1'-0"

ELEVATION VIEW - WEST (B)

SCALE: 1/8" = 1'-0"

ELEVATION VIEW - NORTH (C)

SCALE: 1/8" = 1'-0"

ELEVATION VIEW - EAST (D)

SCALE: 1/8" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1511

DRAWN BY: TWN

CHECKED BY: DC

REVISIONS:
1)
2)

SHEET TITLE: CONCEPTUAL PLAN & ELEVATIONS

PROJECT NAME: CATOCTIN CORNER BUILDING #5

CLIENT INFORMATION: HOLTZMAN CORPORATION

ADDRESS: 2471 CAVE RIDGE ROAD MOUNT JACKSON, VA 22842

02 . 19 . 2016

SHEET No. A-4

Catoctin Corner Project – Building 5

List of Exterior Finish Materials and Colors:

Bldg 5:

Stone – The thin stone (Actual stone cut to 2" thickness) will match the previously approved stone on the Service Station / Convenience Store, Building # 9.

Siding & Trim – Siding will be a cementious 8" exposed lap siding, smooth. If Hardi-plank is selected in a prefinished color it will be Sandstone Beige. Trim will be as shown on the drawings and will be Arctic White color. Any trim that cannot be provided by the siding manufacturer will be a synthetic material to match the wood trim profile shown and painted to match the Arctic White.

Doors – Two types of doors are proposed: Entry doors to all retail entrances will be Kawneer 350 medium stile, in anodized bronze as illustrated on the color drawings. Service entry doors will be metal insulated doors with panels as shown and painted in a Sherwin Williams SW 6115 "Totally Tan".

Windows – Windows will be fixed aluminum storefront similar to Kawneer 190 series frames in anodized bronze with internal mullions between the insulated glass.

Roofing – Roof material will be standing seam in a prefinished Kynar color. The system will be a 1 1/4" high snap lock standing seam panel in Colonial Red. Color sample will be provided.

Columns – The columns shown on the drawings will be similar to Pacific Column, Endura series fibercast Tuscan, round tapered columns based on the diameter shown on the drawings. They will be painted white to match the siding color.

Roof Access Louvers – The Roof Access louvers will be painted in a Sherwin Williams SW 6115 "Totally Tan" to match the service entrance door.

Signage and Exterior Lighting Fixtures – All signage and exterior lighting fixtures (if visually observable from a street view) will be submitted at a later date, prior to the start of construction of each building.

STAFF REPORT

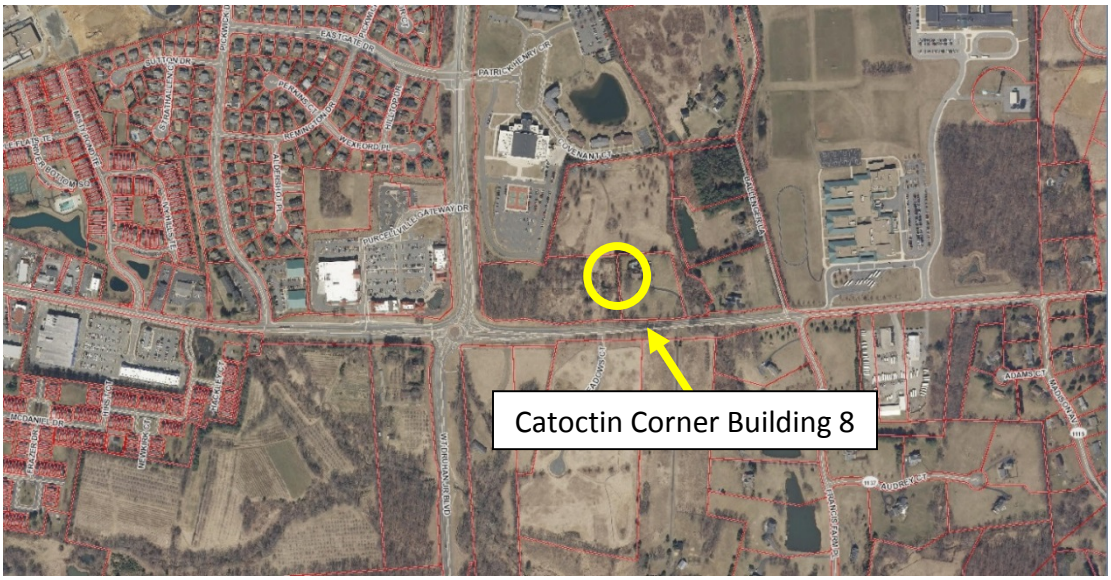
TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-08 Catoctin Corner Building 8
DATE: March 11, 2016

Name:	Catoctin Corner Building 8	Location:	Northeast of E. Main and 287 intersection
Code:	CDA16-08	Tax Map Number:	/36//////18A2/
Address:	None	Loudoun County PIN:	452-18-7178
Located in the Historic District?	No	Contributing Structure?	N/A
Zoning District:	MC/HC	Conformity:	N/A
Comments:	New construction of a building at the Catoctin Corner development.		

The application is evaluated under the MC, Mixed Commercial District regulations (see Article 4, Section 7 in the Zoning Ordinance), Design Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.1 in the Zoning Ordinance) and the Design Guidelines for the Town of Purcellville, Virginia (Guidelines).

BACKGROUND

DFC Architects, PC has submitted an application for a new building consisting of "Building 8" to be constructed as part of the Catoctin Corner development. The 10,000 sq. ft. building would be sited in the northeastern corner of the 6.53 acre property which is located in the MC Mixed Commercial and HC Historic Corridor Overlay zoning districts. The building would be primarily clad in materials and colors noted in the "List of Exterior Finish Materials and Colors" provided by the applicant.



ZONING ANALYSIS: MC

The proposed building appears to meet all applicable standards for the zoning district's lot size, height, yard and setback standards. This will be confirmed during review of the submitted site plan prior to approval.

ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY

The proposed use represents a new business for Purcellville thereby generating business activity and augmenting the Town's tax base. The proposed architectural design incorporates some elements which are generally consistent with Purcellville's historic small town character. The proposed building uses harmonious materials, color, texture and treatment for all exterior walls.

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-08:

1. The submitted application has the following deficiencies:
    a. The submitted drawings are not drawn to the required minimum scale of 1/4"=1';
    b. No material specification sheets have been provided; and
    c. The presence (or lack thereof) and placement of any utility and mechanical equipment other than electric meters is not indicated.

2. Does the structure comply with the Guidelines' repeated emphasis that new structures should: "reflect the traditional architecture and character of the Town" (pg. 4), be "compatible with the prevailing and recognized historic architectural character of the surrounding area" (pg. 6), and "incorporate those characteristics of the Town that exhibit a positive distinctive architectural style" (pg. 7)?

3. Although the roof is not technically part of the building storefront, it is a prominent feature and provides the predominant use of color on the building. As such, the proposed green standing seam metal roof may not be consistent with the Guidelines which call for "the use of light, subdued or neutral colors" (pg. 14).

4. It is unclear whether the doors are accentuated with "simply detailed, high quality hardware, kickplates, [and] authentically styled locks and hardware" as recommended by the Guidelines (pg.17).

5. Aluminum doors and storefront framing are proposed for the building, but the Guidelines state a preference for wood (pg.17). In addition, if aluminum is necessary, a "dark bronze finish is strongly discouraged" (pg. 17).

6. The placement of any utility and mechanical equipment (other than electric meters) is not indicated on the submitted materials and must be clarified. The Guidelines encourage the placement of utility and mechanical equipment so that they are not seen from any public street; however, screening must be used when locating out of view is impossible. In addition, the applicant must ensure that all equipment on the roof, side of the building or on the ground is fully screened with architecturally compatible screening (pg. 19).

FINDINGS

1. The proposed design for Catoctin Corner Building 8 satisfies the requirements of the MC zoning district.
2. The proposed design satisfies the design criteria of the Historic Corridor Overlay zoning district.
3. The proposed design is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.
4. The application has three deficiencies that must be corrected prior to approval.

RECOMMENDATION

Upon the correction of staff's identified deficiencies and the BAR's determination that the proposed design satisfactorily addresses the design criteria of the Historic Corridor Overlay District and Design Guidelines for the Town of Purcellville, Virginia, staff recommends that the BAR approve CDA16-08 Catoctin Corner Building 8.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-08 Catoctin Corner Building 8 as presented.

-Or-

I move that the BAR approve CDA16-08 Catoctin Corner Building 8 with the following required conditions:

1.
2.
3.

And/or the following recommendations:

1.
2.

-Or-

I move that the BAR not approve CDA16-08 Catoctin Corner Building 8 for the following reasons:

1.
2.
3.

Town of Purcellville Virginia

221 S. Nursery Avenue Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

CERTIFICATE OF DESIGN APPROVAL

CDA # 16-08

Please fill out all information in order to ensure the scheduling of your agenda item

Street Address of Property: _____ Parcel #: 184 2
Owner Name: PURCELLVILLE DEVELOPMENT LLC - WILLIAM B. HOLTZMAN
Business Name: SAME AS ABOVE
Authorized Agent (if applicable): DFC ARCHITECTS, PC
Mailing Address: 29 E. BOSCAWEN ST. WINCHESTER, VA 22601
Daytime Telephone Number (s): (540) 678-0560

Project Description

☒ New construction ☐ Addition ☐ Alteration ☐ Accessory Structure ☐ Demolition
☐ Repainting ☐ Minor Landscaping Structure ☐ CDA Amendment ☐ Other: BLDG. #8

Contractor: _____
Address: _____ Phone: _____

Written Description

Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.). Attach additional sheet, if necessary:
SINGLE TENANT USER BUILDG. AT REAR OF COMPLEX.

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: _____

Printed name: DONALD F. CRIGLER

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Community Development ***14 days*** prior to the BAR meeting or your application will be postponed until the following month's agenda. Include ***12 copies*** of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

✓ Application. ***12 copies of this application form, filled out in its entirety.***

✓ Fee. ***All applicable fees must be paid to the Town before your agenda item is scheduled.***

✓ Architectural Drawings – ***12 full size copies and one 11"x17" copy. FOLDED:***
All colors, materials and finishes shall be shown by notation or by use of accepted architectural symbols; Minimum scale: 1/4" = 1'

- ✓ Dimensioned outline of the building
- ✓ Dimensioned elevation of new construction and adjacent existing elevations
- __ Site Plan(s) (for new construction and additions)
- __ Site Section(s) (when requested by BAR)

✓ Photographs – ***Provide at least 3 views of building site and adjacent area.***

✓ Specifications of Exterior Materials – ***Please complete the attached Architectural Materials Checklist.*** Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include ***color copies*** of manufacturer's specification sheets.)

__ Demolition – ***See Demolition section of Purcellville Design Guidelines for requirements.***

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY: Date of Application: 3/1/16 **CDA#:** 16-08 **Fee:** 350 **Paid:** 3/1/16

BAR Action: □ Approval □ Conditional Approval □ Denial Date: _____

BAR Comments/Conditions: _____

_____

Application Approved: _____ **Date:** _____
BAR Chairman

If Appealed, Town Council Action: □ Approved □ Denied Date: _____

Town Council Conditions: _____

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE BAR.

FOR MINOR PROJECTS ONLY

RECEIVED
MAR - 1 2016
TOWN OF PURCELLVILLE

Minor Project Exemption Approved: _____ **Date:** _____
Zoning Administrator

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT.

CDA APPLICATION FORM (page 3 of 3)

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material: (example: Brick, Stone, Concrete, etc.) STONE

Color: WILL MATCH PREVIOUSLY APPROVED STONE ON CONVENIENCE STORE BLDG. #9

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) STANDING SEAM METAL

Color: (example: copper, prefinished, painted, etc.) FOREST GREEN

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.)
STONE & CEMENTITIOUS SIDING - HARDI-PLANK PREFINISHED

Color(s): 8" TO BE "COBBLE STONE" & 4" TO BE "NAVAJO BEIGE"

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)
ALUMINUM STOREFRONT "BRONZE"

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.)
ALUMINUM & HOLLOW METAL DOOR FRAMES
DR FRAMES = SW 6153 "PROTEGE BRONZE"
HM DRS = SW 6087 "RUSTY TAN"

Muntins (example: true divided, simulated divided, etc.)
SIMULATED DIVIDED LIGHTS PTNR. INSULATED GLASS

Other Materials: (to include but not be limited to shutters, trim, porches, chimneys, etc.)

Material(s): ALL TRIM - CEMENTITIOUS TRIM BDS.

Color(s): "ARTIC WHITE" (HARDI-PLANK COLOR)

For Alterations and Renovations – If any changes are proposed to an existing structure's materials and/or color scheme, please outline them below (attach a separate sheet, if needed):

Catoctin Corner Project – Building 8

List of Exterior Finish Materials and Colors:

Bldg 8:

Stone – The thin stone (Actual stone cut to 2" thickness) will match the previously approved stone on the Service Station / Convenience Store, Building # 9.

Siding & Trim – Siding will be a cementious 8" exposed lap siding, smooth. If Hardi-plank is selected in a prefinished color it will be "Cobble Stone" for the 8" and "Navajo Beige" for the 4" siding. Trim will be as shown on the drawings and will be Arctic White color. Any trim that cannot be provided by the siding manufacturer will be a synthetic material to match the wood trim profile shown and painted to match the Arctic White.

Doors – Two types of doors are proposed: Entry doors to all retail entrances will be Kawneer 350 medium stile, in anodized bronze as illustrated on the color drawings. Service entry doors will be metal insulated doors with panels as shown and painted in a Sherwin Williams SW 6087 "Trusty Tan", with the door frames to be painted in Sherwin Williams SW 6158 Protege Bronze.

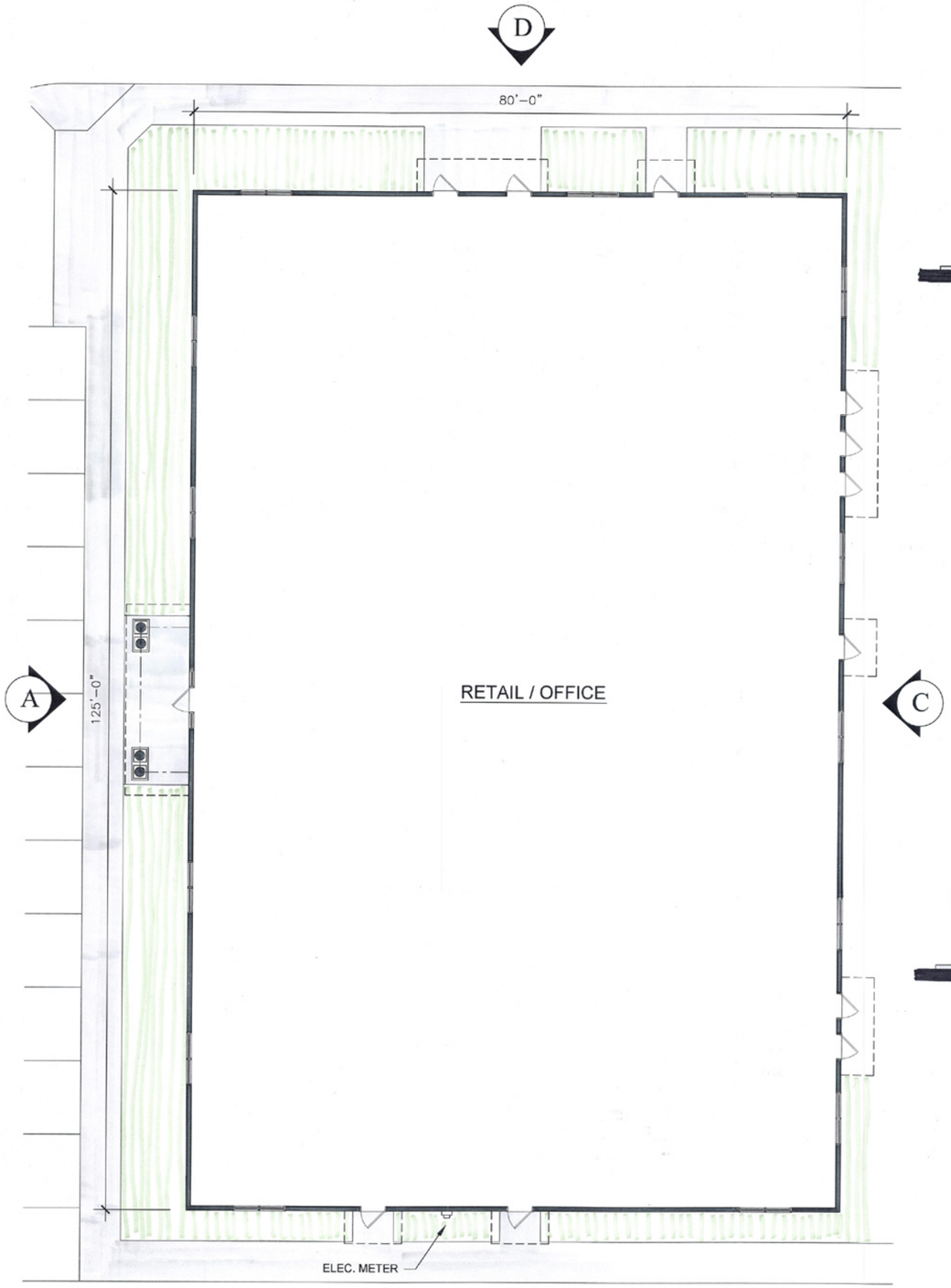
Windows – Windows will be fixed aluminum storefront similar to Kawneer 190 series frames in anodized bronze with internal mullions between the insulated glass.

Roofing – Roof material will be standing seam in a prefinished Kynar color. The system will be a 1 1/4" high snap lock standing seam panel in Forest Green. Color sample will be provided.

Columns – The columns shown on the drawings will be similar to Pacific Column, Endura series fibercast Tuscan, round tapered columns based on the diameter shown on the drawings. They will be painted white to match the siding color.

Roof Access – The Roof Access internally and will not be visible from the exterior.

Signage and Exterior Lighting Fixtures – All signage and exterior lighting fixtures (if visually observable from a street view) will be submitted at a later date, prior to the start of construction of each building.



SCHEMATIC FLOOR PLAN - BLDG #8

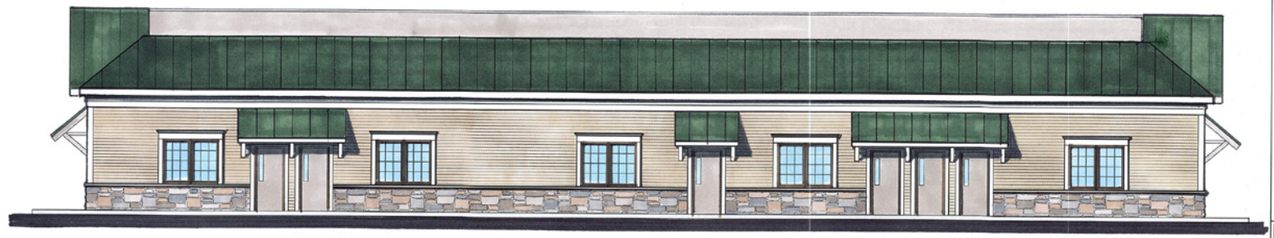
SCALE: 1/8" = 1'-0"

ELEVATION VIEW - SOUTH (A)

SCALE: 1/8" = 1'-0"

ELEVATION VIEW - EAST (B)

SCALE: 1/8" = 1'-0"



ELEVATION VIEW - NORTH (C)

SCALE: 1/8" = 1'-0"

ELEVATION VIEW - WEST (D)

SCALE: 1/8" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1511

DRAWN BY: TWN

CHECKED BY: DC

REVISIONS:
1)
2)

SHEET TITLE: CONCEPTUAL PLAN & ELEVATIONS

PROJECT NAME: CATOCTIN CORNER BUILDING #8

CLIENT INFORMATION: HOLTZMAN CORPORATION

ADDRESS: 2471 CAVE RIDGE ROAD MOUNT JACKSON, VA 22842

02 . 22 . 2016

SHEET No. A-5

STAFF REPORT

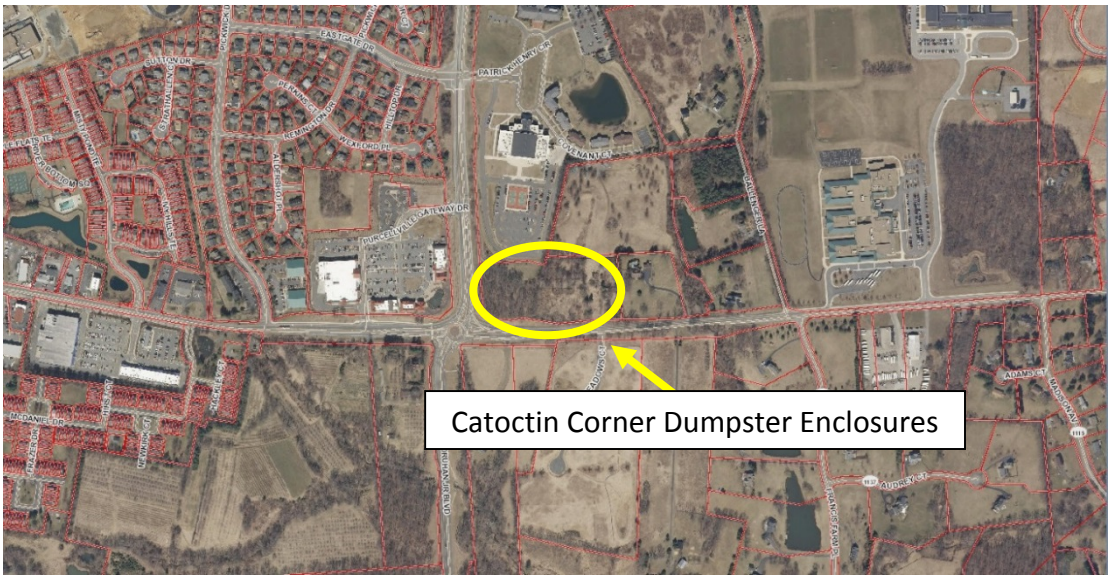
TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-09 Catoctin Corner Dumpster Enclosures
DATE: March 11, 2016

Name:	Catoctin Corner Dumpster Enclosures	Location:	Northeast of E. Main and 287 intersection
Code:	CDA16-09	Tax Map Number:	/36//////18A2/
Address:	None	Loudoun County PIN:	452-18-7178
Located in the Historic District?	No	Contributing Structure?	N/A
Zoning District:	MC/HC	Conformity:	N/A
Comments:	New construction of dumpster enclosures at the Catoctin Corner development.		

The application is evaluated under the MC, Mixed Commercial District regulations (see Article 4, Section 7 in the Zoning Ordinance), Design Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.1 in the Zoning Ordinance) and the Design Guidelines for the Town of Purcellville, Virginia (Guidelines).

BACKGROUND

DFC Architects, PC has submitted an application for a prototype dumpster enclosure design that would be used for all enclosures on the property (excluding the previously approved enclosure associated with the gas station). These enclosures would be sited throughout the 6.53 acre property which is located in the MC Mixed Commercial and HC Historic Corridor Overlay zoning districts. Each enclosure would have white cementitious trim, white vinyl gates, and the same stone veneer cladding the base of the enclosure that will be used on other buildings in the development. However, the colors of the metal flashing and horizontal cementitious siding on each enclosure would change to match the nearest building.



ZONING ANALYSIS: MC

The proposed dumpster enclosures appear to meet all applicable standards for the zoning district's lot size, height, yard and setback standards. This will be confirmed during review of the submitted site plan prior to approval.

ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY

The proposed uses of the Catoctin Corner development that would utilize these enclosures represent new businesses for Purcellville thereby generating business activity and augmenting the Town's tax base. The proposed architectural design incorporates some elements which are generally consistent with Purcellville's historic small town character. The proposed dumpster enclosures use harmonious materials, color, texture and treatment for all exterior walls.

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-09:

1. The gates proposed for the dumpster enclosures are to be made of vinyl, and the Guidelines include vinyl siding within the list of "discouraged" building materials (pg. 18).

FINDINGS

1. The proposed design for the Catoctin Corner Dumpster Enclosures satisfies the requirements of the MC zoning district.
2. The proposed design satisfies the design criteria of the Historic Corridor Overlay zoning district.
3. The proposed design is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.

RECOMMENDATION

Upon the BAR's determination that the proposed design satisfactorily addresses the design criteria of the Historic Corridor Overlay District and Design Guidelines for the Town of Purcellville, Virginia, staff recommends that the BAR approve CDA16-09 Catoctin Corner Dumpster Enclosures.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-09 Catoctin Corner Dumpster Enclosures as presented.

-Or-

I move that the BAR approve CDA16-09 Catoctin Corner Dumpster Enclosures with the following required conditions:

1.
2.
3.

And/or the following recommendations:

1.
2.

-Or-

I move that the BAR not approve CDA16-09 Catoctin Corner Dumpster Enclosures for the following reasons:

1.
2.
3.

Town of Purcellville Virginia

CERTIFICATE OF DESIGN APPROVAL

221 S. Nursery Avenue Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

CDA # 16-09

Please fill out all information in order to ensure the scheduling of your agenda item

Street Address of Property: _____ Parcel #: 18A2
Owner Name: PURCELLVILLE DEVELOPMENT LLC - WILLIAM B. HOLTZMAN
Business Name: SAME AS ABOVE
Authorized Agent (if applicable): DFC ARCHITECTS, PC
Mailing Address: 29 E. BOSCAWEN ST. WINCHESTER, VA 22601
Daytime Telephone Number (s): (540) 678-0560

Project Description

□ New construction □ Addition □ Alteration ☒ Accessory Structure □ Demolition
□ Repainting □ Minor Landscaping Structure □ CDA Amendment □ Other: _____

Contractor: _____
Address: _____ Phone: _____

Written Description

Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.). Attach additional sheet, if necessary:
PROTO-TYPE DUMPSTER ENCLOSURE

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: _____

Printed name: DONALD F. CRIDLER

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Community Development ***14 days*** prior to the BAR meeting or your application will be postponed until the following month's agenda. Include ***12 copies*** of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

✓ Application. ***12 copies of this application form, filled out in its entirety.***

✓ Fee. ***All applicable fees must be paid to the Town before your agenda item is scheduled.***

✓ Architectural Drawings – ***12 full size copies and one 11"x17" copy. FOLDED:***
All colors, materials and finishes shall be shown by notation or by use of accepted architectural symbols; Minimum scale: 1/4" = 1'

- ✓ Dimensioned outline of the building
- ✓ Dimensioned elevation of new construction and adjacent existing elevations
- __ Site Plan(s) (for new construction and additions)
- __ Site Section(s) (when requested by BAR)

✓ Photographs – ***Provide at least 3 views of building site and adjacent area.***

✓ Specifications of Exterior Materials – ***Please complete the attached Architectural Materials Checklist.*** Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include ***color copies*** of manufacturer's specification sheets.)

__ Demolition – ***See Demolition section of Purcellville Design Guidelines for requirements.***

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY: Date of Application: 3/1/16 **CDA#:** 16-09 **Fee:** 50.00 **Paid:** 3/1/16

BAR Action: □ Approval □ Conditional Approval □ Denial Date: _____

BAR Comments/Conditions: _____

_____

Application Approved: _____ **Date:** _____
BAR Chairman

If Appealed, Town Council Action: □ Approved □ Denied Date: _____

Town Council Conditions: _____

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FOR MINOR PROJECTS ONLY

Minor Project Exemption Approved: _____ **Date:** MAR - 1 2016
Zoning Administrator

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT.

CDA APPLICATION FORM (page 3 of 3)

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material: (example: Brick, Stone, Concrete, etc.) STONE

Color: TO MATCH PREVIOUSLY APPROVED STONE

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) METAL CAP FLASHING

Color: (example: copper, prefinished, painted, etc.) COLOR TO MATCH NEAREST BLDG. ROOF

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.)
STONE & COMBINATIONS SIDING - HARDI-PLANK PREFINISHED

Color(s): COLOR TO MATCH NEAREST BLDG.

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.) N/A

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.) N/A

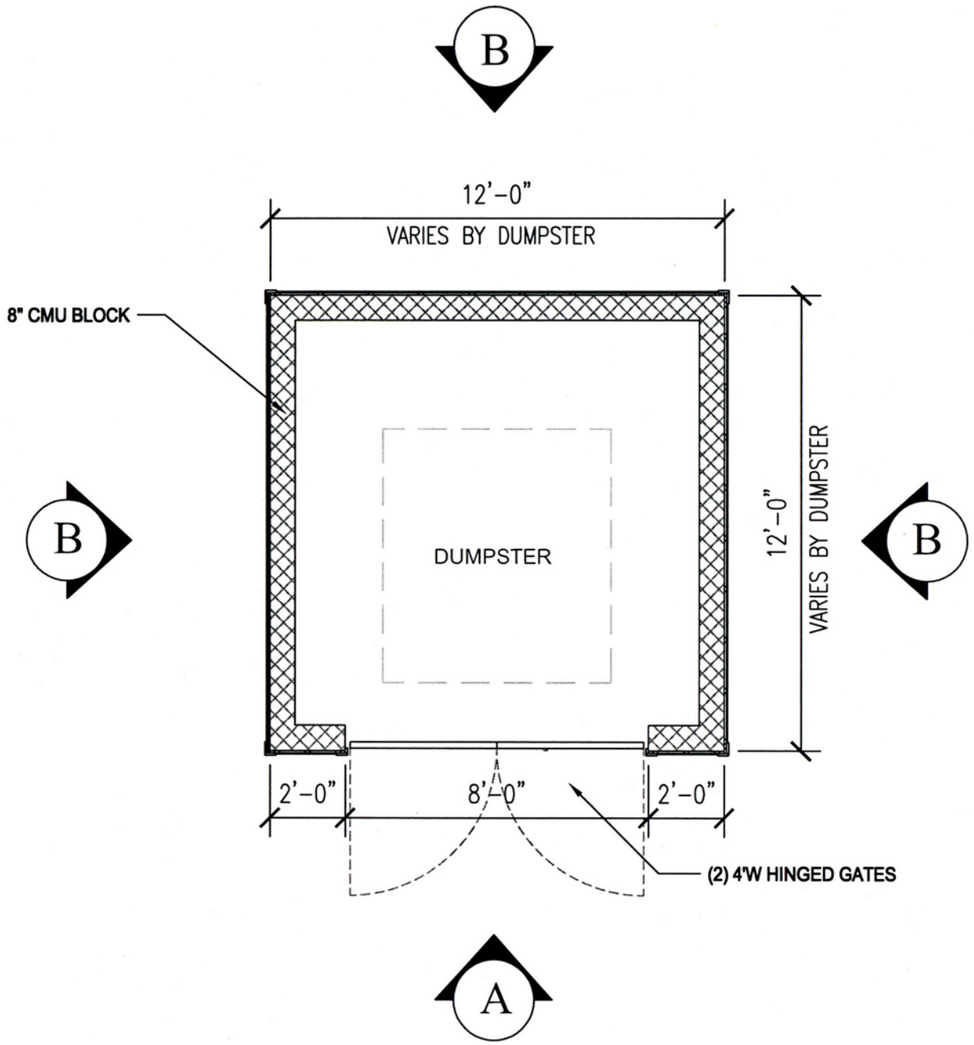
Muntins (example: true divided, simulated divided, etc.) N/A

Other Materials: (to include but not be limited to shutters, trim, porches, chimneys, etc.)

Material(s): GATES - VINYL/PVC

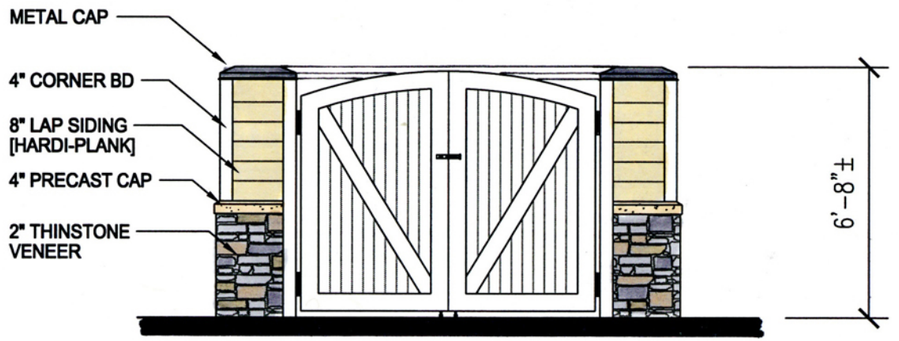
Color(s): WHITE TO MATCH TRIM

For Alterations and Renovations – If any changes are proposed to an existing structure's materials and/or color scheme, please outline them below (attach a separate sheet, if needed):



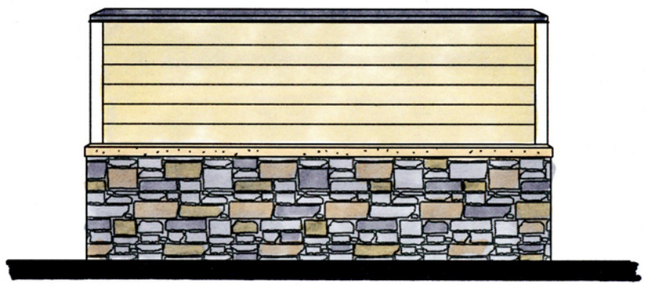
SCHEM. PLAN - DUMPSTER ENCLOSURE

SCALE: 1/4" = 1'-0"



A TYP. FRONT ELEVATION

SCALE: 1/4" = 1'-0"



B TYP. SIDE / REAR ELEVATION

SCALE: 1/4" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1511
DRAWN BY: TWN
CHECKED BY: DC

REVISIONS:
1)
2)

SHEET TITLE: CONCEPTUAL PLAN & ELEVATIONS

PROJECT NAME: CATOCTIN CORNER DUMPSTER ENCLOSURE

CLIENT INFORMATION: HOLTZMAN CORPORATION

ADDRESS: 2471 CAVE RIDGE ROAD MOUNT JACKSON, VA 22842

02 . 10 . 2016

SHEET No. A-1

TO: Board of Architectural Review
FROM: Daniel Galindo, AICP – Senior Planner
SUBJECT: Draft Bylaws
DATE: March 11, 2016

BACKGROUND:

Staff provided the BAR with a copy of draft bylaws at its December 15, 2015 meeting because it does not appear that any have ever been adopted. BAR members briefly discussed the draft at its February 16, 2016 meeting and agreed to provide comments to staff prior to the next meeting; however, staff has yet to receive any comments on this item. The Board should review the previously provided draft and be prepared to discuss it at the March 15 meeting.

MINUTES
BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING
FEBRUARY 16, 2016, 7:30PM
TOWN HALL COUNCIL CHAMBERS

PRESENT: Pat Giglio, Chairman
Dan Piper, Vice Chairman
Mark Ippoliti, Board Member
Jim Gloeckner, Board member

STAFF: Daniel Galindo, Senior Planner
Tucker Keller, Planning and Zoning Technician

CALL TO ORDER:

Chairman Giglio called the Regular Meeting of the Board of Architectural Review to order at 7:30PM.

PUBLIC COMMENTS:

None

ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITIONS:

a) CDA16-01 – 130 South 20th Street Renovation

Gary Lofdahl with Clites Architects, 341 E. Main Street, talked about the proposed renovations to the old fire house located at 130 S. 20th Street. Mr. Lofdahl addressed the existing door on the north side of the building that has a non-code compliant step down which will be removed and replaced with a window replicating the steel windows around the side and back.

Mr. Lofdahl addressed the light fixture near the side door and noted all of the fixtures would be refinished to the original finish. Mr. Lofdahl noted that the signage issue would be addressed in a following submission.

Mr. Lofdahl talked about the roof and the idea of a standing seam metal roof which would be a darker medium bronze color as referenced on the chart. Further discussion took place about the new siding and enhancing the corner boards and the hardware for the doors.

Chairman Giglio made a motion that the Board of Architectural Review approve CDA16-01 130 South 20th Street Renovation as presented providing the applicant the option to clad the roof with either the weathered gray asphalt shingle or a true standing seam metal

roof with the color being medium bronze. The motion was seconded by Board member Piper and passed unanimously.

b) CDA15-08 Catoctin Corner Building 6A-6B

Don Crigler with DFC Architects came forward to show the revisions based on the last presentation to include the entrances, the location of the HVAC units in comparison to the roof, gutters and downspouts, electrical meters which would be visible on the exterior, changing siding on the gables from vertical to horizontal, roof access which now contains operable shutter-like doors instead of an opening, light fixtures, doors and gable ends. Mr. Crigler added that the owner would like to do a standing seam metal roof instead of shingles.

Chairman Giglio stated his concerns with the variety of roof colors throughout the project and recommended a darker color. Chairman Giglio reminded Mr. Crigler that it is a unified design. Mr. Crigler stated they are open to having all of the roof colors the same with similar siding colors.

Board member Piper asked for a sample of the autumn tan color for the siding which Mr. Crigler stated can be found online. Mr. Crigler added they would like to stay consistent with the stone for the windows.

Chairman Giglio made a motion that the Board of Architectural Review approve CDA15-08 Catoctin Corner Building 6A-6B with the following required conditions:

1. the roof be either gray shingle or standing seam metal which is slate gray in color;
2. the windows be white simulated divided lites and the door surrounds also be white with the option to have a stained wood door;
3. the gable ends above the doorway should be painted to match the autumn tan siding.

The motion was seconded by Board member Ippoliti and passed unanimously.

c. CDA15-09 Catoctin Corner Building 3-4

Mr. Crigler talked about the HVAC being hidden behind the roof line and added that the building is a dual tenant building with two meters. Mr. Crigler added that a foot has been added to the drive through on the revised site plan based on previous comments.

Chairman Giglio made a motion that the Board of Architecture Review approve CDA15-09 Catoctin Corner Building 3-4 with the following required condition: that the roof be slate gray standing seam metal with a crimped ridge cap. The motion was seconded by Board member Piper and approved unanimously.

d. CDA16-02 Catoctin Corner Building 1A-1B-2

The Board had a preliminary discussion on buildings 1A-1B-2 and noted no action would be taken. Chairman Giglio confirmed that the building has been made larger and added

that slate gray roof theme could be carried over as well as the window coloration used, and because the building is white that the bronze color would be appropriate. Chairman Giglio talked about the break up on the east elevation where the stone is and whether the stone should carry to the outside of the doors.

e. Catoctin Corner Building 8

Chairman Giglio noted that this would be a preliminary discussion as the information was just received today. Mr. Crigler noted this is a single tenant building. Further discussion took place about the building appearance and the top windows being dark at all times as well as the signage not being larger than thirty square feet.

f. Catoctin Corner Building 5

Chairman Giglio noted this item would also be for discussion only. Mr. Crigler noted this is a single tenant building with two entrances. Chairman Giglio noted that, considering the color of siding, a white window or the same bronze to match the stone would be acceptable. Chairman Giglio suggested breaking up the rear elevation with heavier shutters or trim board, and maybe a shed roof over the rear entrance to provide better visual interest.

g. CDA16-03 Southern States

Peter Juanpere, Architect, Principal at Development Solutions, came forward as the representative for Southern States. Mr. Juanpere talked about the existing site and building on 21st Street and showed a Powerpoint presentation that included various views of the site. Mr. Juanpere stated that the proposal includes taking down the existing building in phases so that it can remain operational while the new building and parking (72 spaces or possibly less due to canopy) is being constructed. The proposal includes landscaping along the townhouses, in the islands and across the front, site lighting which will consist of full cut off fixtures, standing seam metal roof charcoal in color, sandstone vertical board and batten metal siding, white aluminum window framing with clear glass, and base columns would include a stone base with steel columns wrapped in a stained cedar siding.

Mr. Juanpere stated that, based on comments from the last discussion, the side elevation proposal includes the same rhythm across to utilize the cedar column wrap stone base. Real windows have been added to the office space to balance the elevation and, to break the length of the façade, a band around the two center panels made of the stained cedar has been added. Mr. Juanpere talked about the north and east elevations and the outdoor patio to be used for seasonal items, and he added the south (rear) elevation is a loading depot and sits further back.

Mr. Juanpere added there is no rooftop mechanical equipment as split systems are being used and added the air handlers would be inside the building and the condensers would be placed on the patio with the proposed board and batten metal screen across the front.

Also proposed is a six feet black, vinyl coated chain link fence from the building to the property line with a rolling gate which allows access from the parking lot. Chairman Giglio stated he has seen a metal fence that is not as industrial looking as a chain link fence and offered to provide examples. He stated it was problematic because of the location and views from the street.

Chairman Giglio added that this location is the gateway into downtown and noted the guidelines state that new structures should be compatible with prevailing details in the historic district. The Board further discussed the thirty inch stone being higher to four or five feet and added that the full glass in front is not in keeping with the historic character. Chairman Giglio added he feels there are opportunities to improve the design in making it more traditional.

Board member Piper added concerns about the cedar warping over the long horizontal span and added that more details to the rails are needed. He noted the color changes where the boxed pediment and signage turns the corner without a corner element.

Chairman Giglio noted that the windows at the front entrance generally have smaller panes with divided lights with a more traditional design and added that the complete clear storefront glass needs to have a water table or a sort of separation.

The Board discussed the colors being acceptable as proposed.

Chairman Giglio made a motion that the Board of Architectural Review defer action on CDA16-03 Southern States in order to provide the applicant with an opportunity to address items as discussed. The motion was seconded by Board member Ippoliti and passed unanimously.

h. CDA16-04 Dragon Yong-In Dumpster Enclosure

Mr. John Brighthoff came forward as the representative for Dragon Yong-In Martial Arts and its owner and founder, Mr. Brian Jo, to discuss getting their dumpster pad approved. Mr. Brighthoff stated they would like to build a loop to make drop-off easier; however, building the loop would require relocation of the dumpster. Mr. Brighthoff stated the original plan for the enclosure was for it to be 12'deep x 14' wide x 6' from the ground. The four corners would be done with masonry and the gate would be filled in with a wooden tone picket; not wood but a polymer or something more weather resistant and cleaner looking. Brick was proposed on the drawing for the corner posts; however, they would like to use stone veneer similar to what is on the free standing sign out front. Mr. Brighthoff stated they would like to use a wooden cedar tone for the color of the enclosure but are flexible.

Chairman Giglio stated he agrees that the stone veneer is appropriate to blend with the other pieces as well as future pieces. The Board recommended a stone or concrete cap on the pier rather than a cement wash to give it a finished look. Chairman Giglio added that there are no issues with the concept of the dumpster enclosure; however, the posts could

have to get larger to be structurally capable of holding up the gates. As long as it is proportionate, there are no issues. Chairman Giglio stated concerns for the color, and the Board added they would prefer to see it in white to match what is up front whereas the cedar would draw attention.

Chairman Giglio made a motion that the Board of Architectural Review approve CDA16-04 Dragon Yong-In Dumpster Enclosure with the following required conditions:

1. the columns be stone veneer to match the sign with a cast stone cap with drip edge; and
2. the dumpster be enclosed by a white composite vertical siding.

The motion was seconded by Board member Piper and approved unanimously.

DISCUSSION ITEMS:

a) Draft Bylaws

Chairman Giglio expressed concerns with the limitation of only being able to serve three consecutive terms. After discussion, the BAR determined that each member will forward comments to Daniel Galindo who will then produce a red line version for review before being brought back at a future meeting. It was requested that Daniel Galindo email a word version of the bylaws out to the BAR for comments.

INFORMATION ITEMS:

a) None

APPROVAL OF MINUTES:

a) November 17, 2015 Regular Meeting

Board member Piper made a motion to approve the minutes for the November 17, 2015 Board of Architectural Review Meeting. The motion was seconded by Board member Gloeckner and approved. Chairman Giglio abstained from the vote as he was absent at that meeting.

b) December 15, 2015 Regular Meeting

Board member Piper noted under the New Construction – Purcellville Library Storage Shed, the word “battens” is misspelled.

Chairman Giglio made a motion that the Board of Architectural Review approve the minutes from the December 15, 2015 Regular Meeting with the one correction. Board member Gloeckner added that the name of the architect is “DFC” on page 3 CDA15-08. The motion was seconded by Board member Gloeckner and approved unanimously.

ADJOURNMENT:

There being no further business, Chairman Giglio made a motion to adjourn the meeting at 9:45 PM and the motion passed unanimously.

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Pat Giglio, Chairman

_____
Diana Hays, Clerk of Council