



**TOWN OF PURCELLVILLE
BOARD OF ARCHITECTURAL REVIEW**

September 20, 2016
7:30 p.m.

- 1) **Call to Order** – Pat Giglio, Chairman
- 2) **Board Member Disclosures**
- 3) **Public Comments** – Citizens who are not representing an application before the Board will be given an opportunity to speak (3 minute limit per speaker)
- 4) **Action Items – Amendments:**
 - a) None
- 5) **Action Items – Additions, Alterations & Demolitions:**
 - a) None
- 6) **Action Items – New Construction:**
 - a) CDA16-20 New Town Development Building
- 7) **Action Items – Other:**
 - a) None
- 8) **Discussion Items**
 - a) Smokin Willy Covered Patio
 - b) Board Expectations for Preliminary Inquiries, Pre-Application Discussions, and Applications for Action
- 9) **Information Items**
 - a) None
- 10) **Approval of Minutes:**
 - a) July 19, 2016 Regular Meeting
 - b) August 16, 2016 Regular Meeting
- 11) **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: Myles Busching and Daniel Galindo, AICP
RE: CDA16-20 New Town Development Building
DATE: September 15, 2016

Name:	<u>New Town Development Building</u>	Location:	<u>Southwest of the Hirst and Browning intersection</u>
Code:	<u>CDA16-20</u>	Tax Map Number:	<u>/36//33/////N/</u>
Address:	<u>Ken Culbert Road</u>	Loudoun County PIN:	<u>453353070000</u>
Located in the Historic District?	<u>No</u>	Contributing Structure?	<u>N/A</u>
Zoning District:	<u>MC</u>	Conformity:	<u>N/A</u>
Comments:	<u>New construction of a building for retail space and a gym.</u>		

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

BACKGROUND

Dennis Beese, Architect has updated the application for a new building to be constructed on an unaddressed lot fronting Ken Culbert Road. The 130' x 148', single story building would be sited near the center of the property which is located in the MC, Mixed Commercial zoning district. The building would generally be clad in "Autumn Blend" brick, stucco/dryvit in a sandpebble fine finish and colored "clay," and precast concrete coping caps in a regular grey cement color. The roof would be flat and hidden by a brick clad parapet. All of the building's façades would feature aluminum storefront windows and doors colored dark bronze. The glass on the rear (east) façade would be glazed or tinted an unknown color while the glass on the other three sides would be clear. See page 3 of the application, the materials specification sheets and sheet A2 (as amended) for further details.



ZONING ANALYSIS: MC

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

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-20:

1. The submitted application has the following deficiencies:
 - a. The presence (or lack thereof) and placement of external light fixtures is not indicated; and
 - b. The placement of utility meters and boxes is not indicated.
2. On the north elevation, it appears that a column and two portions of the water table were left blank when brick cladding is actually proposed. The applicant should revise the drawing to address this discrepancy.
3. 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)?
4. The proposed windows are not divided in to smaller lites like those present in the nearby Rite Aid building or the buildings within the Shoppes at Main and Maple; however, the Guidelines state that the design of "new window fenestration (window size, size of panes, mullion type, window materials)...must be sympathetic and compatible with the facade theme of the whole block (streetscape)" (pg. 14).
5. None of the doorways are recessed nor covered by a canopy. The Guidelines strongly encourage the use of these features to emphasize entrances and provide a sheltered transition to the interior of the business (pg. 14).
6. The proposed windows lack articulations recommended by the Guidelines such as shutters, holdbacks, and cornices (pg. 15).
7. 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).
8. Dark bronze 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).
9. It is proposed that the glass on the rear (east) façade would be glazed or tinted an unknown color, but the Guidelines strongly recommend the use of clear glass on the first floor (pg. 17). The Guidelines also list "reflective, colored or opaque glass" as a "discouraged" building material (pg. 18).
10. The placement of utility meters and boxes is not indicated on the submitted materials and must be clarified. The Guidelines encourage the placement of utility equipment so that it is 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).
11. A design for the dumpster enclosure has been submitted, but the design and materials of the gate is unclear. The applicant should revise the drawing to include this information.
12. The Guidelines echo the requirements of the Zoning Ordinance that "wall mounted light fixtures must have full cutoff shielding," but no light fixtures are shown on the submitted drawings (pg. 28). The

applicant must provide the location of and manufacturer cut-sheets for all exterior light fixtures or note specifically that none are proposed.

FINDINGS

1. The proposed design for the New Town Development Building satisfies the requirements of the MC zoning district.
2. The proposed design is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.
3. 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 Design Guidelines for the Town of Purcellville, Virginia, staff recommends that the BAR approve CDA16-20 New Town Development Building.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-20 New Town Development Building as presented.

-Or-

I move that the BAR approve CDA16-20 New Town Development Building with the following required conditions:

- 1.
- 2.
- 3.

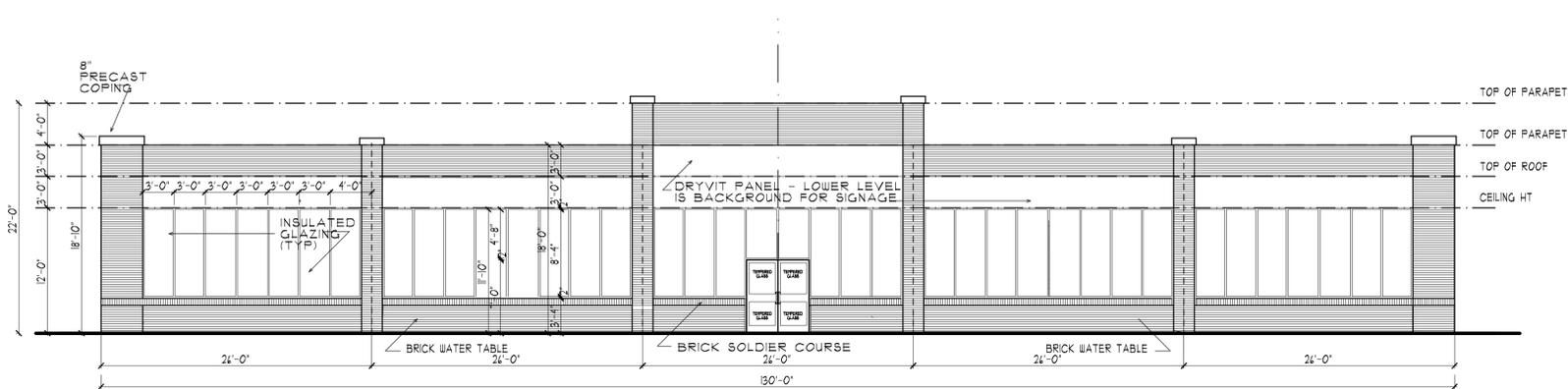
And/or the following recommendations:

- 1.
- 2.

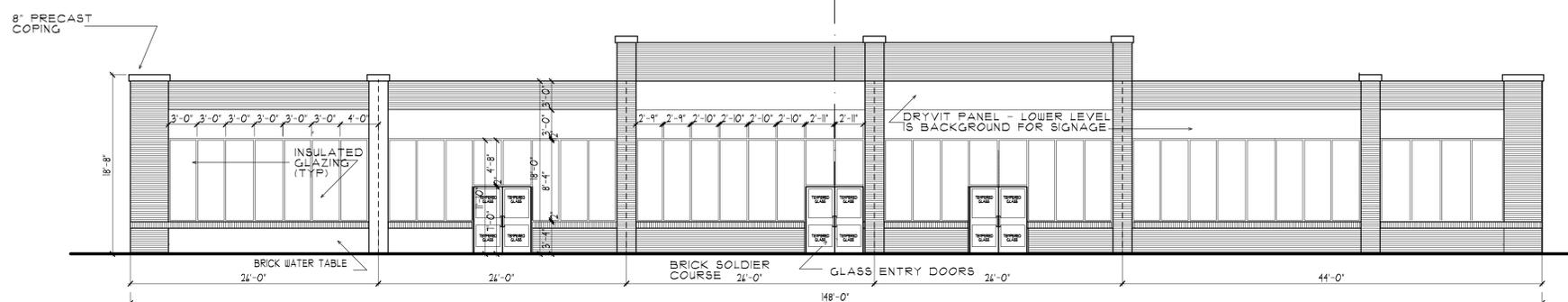
-Or-

I move that the BAR not approve CDA16-20 New Town Development Building for the following reasons:

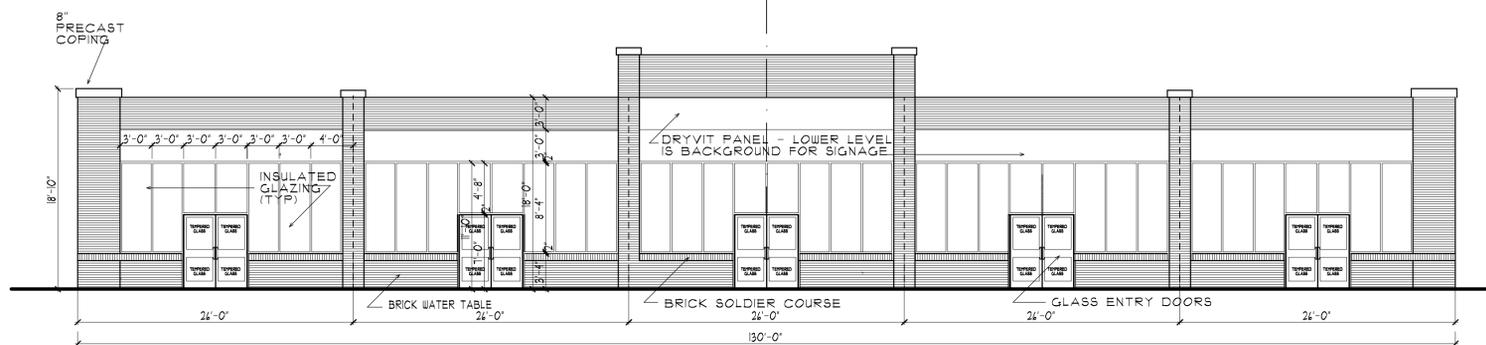
- 1.
- 2.
- 3.



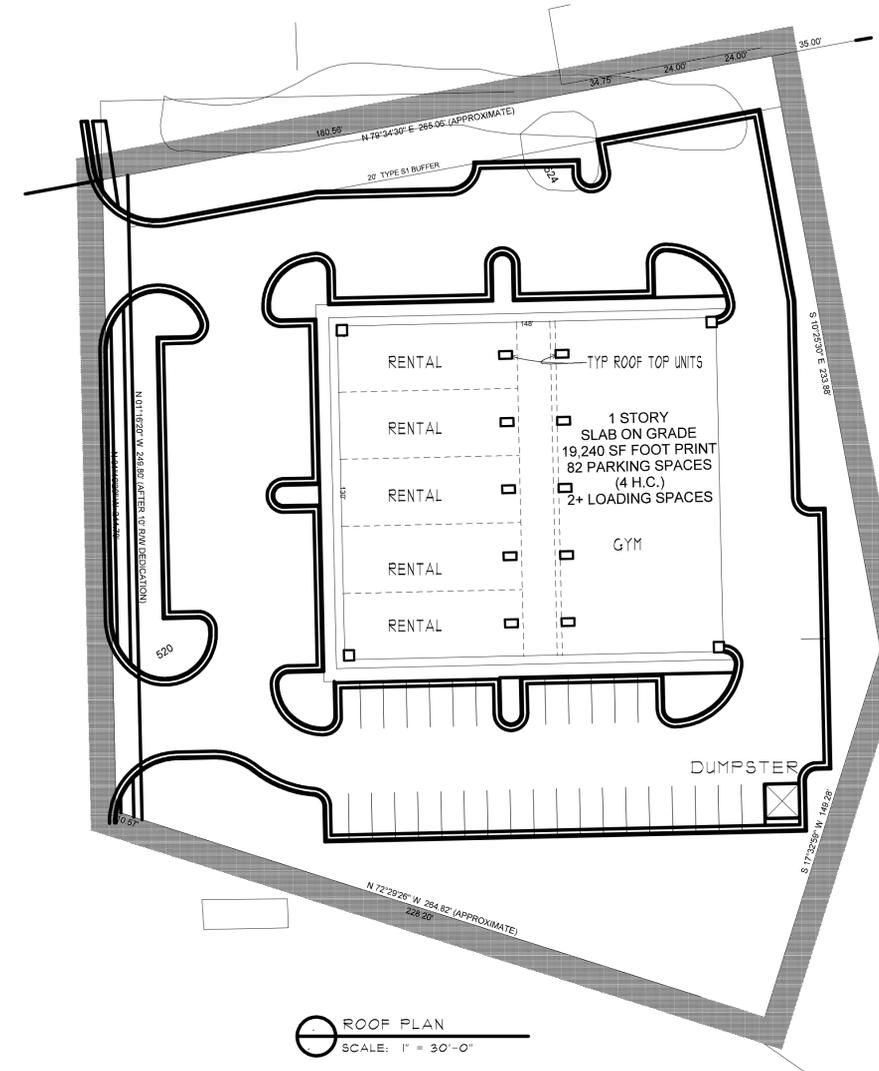
BACK SIDE ELEVATION
SCALE: 1/8" = 1'-0"



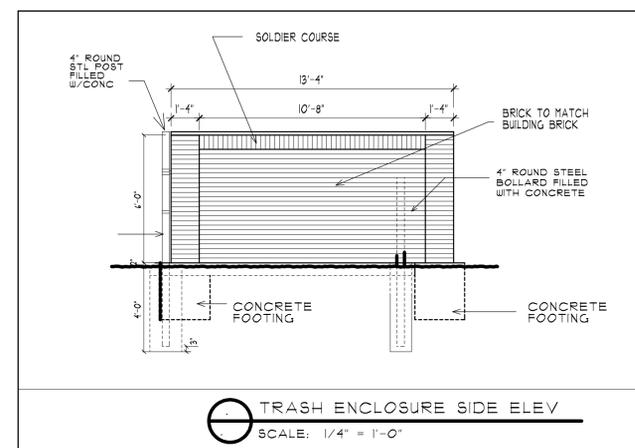
NORTH ELEV - SOUTH REVERSED
SCALE: 1/8" = 1'-0"



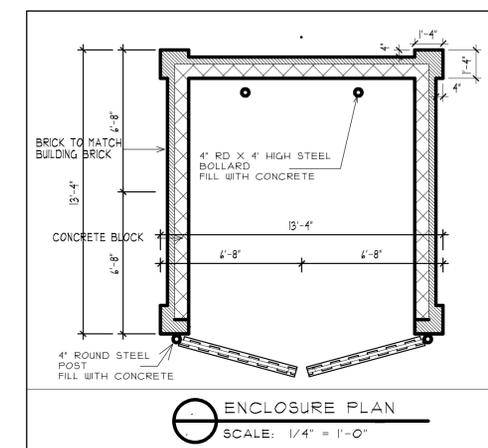
STREET SIDE ELEVATION (KEN CULBERT JR RD)
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1" = 30'-0"



TRASH ENCLOSURE SIDE ELEV
SCALE: 1/4" = 1'-0"



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



STAFF REPORT

TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: Smokin Willy Preliminary Discussion
DATE: September 16, 2016

Name:	<u>Smokin Willy</u>	Location:	<u>Purcellville Plaza</u>
Code:	<u>N/A</u>	Tax Map Number:	<u>/35A219/////2/</u>
Address:	<u>201 N. Maple Avenue</u>	Loudoun County PIN:	<u>488301193</u>
Located in the Historic District?	<u>No</u>	Contributing Structure?	<u>N/A</u>
Zoning District:	<u>MC</u>	Conformity:	<u>N/A</u>

Comments: Preliminary discussion of design concepts for possible external improvements to the Smokin Willy restaurant.

BACKGROUND

Chris Scharrer, owner of the Smokin Willy, would like to upgrade both the interior and exterior of the restaurant. As shown in the preliminary drawing below, he has proposed the addition of a signage canopy and covered outdoor seating for patrons, but more broadly he is hoping to improve the “curb appeal” of the restaurant. Mr. Scharrer would like to discuss his overall goals with the BAR and understand what design features would be viewed more or less favorably by the Board before he expends significant time and money on creating the drawings needed for a formal submission to the BAR.



For context, Mr. Scharrer has also provided the following example photos of the kind of design and theming he is hoping to create inside the restaurant through separate internal improvements.









STAFF REPORT

TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: Board Expectations for Preliminary Inquiries, Pre-Application Discussions, and Applications for Action
DATE: September 16, 2016

BACKGROUND

Over the past few years, there have generally been three types of items on which the BAR has been asked to provide input: preliminary inquiries, pre-application discussions, and applications for action. Applications for action are formal Certificate of Design Review applications, and Chapter 54, Article 2, Division 3, Subdivision II, Section 54-76(b) of the Town Code details the procedure for such approval and the minimum information that the application must contain. For pre-application discussions, Section 54-76(a) provides general guidance on both the review procedure and general information that should be provided to the Board. However, in certain cases potential applicants approach Staff with either questions or preliminary drawings seeking basic feedback before they proceed toward creating and submitting a formal application. In the case of these preliminary inquiries, Staff can often provide the potential applicant with enough guidance to move forward, but there are times when comments are also sought from the BAR.

Based on recent conversations and email exchanges with various members of the BAR, Staff believes that it would be good to discuss the Board's expectations regarding the types of information that the applicant or Staff should provide when each of these three types of items are submitted to the BAR for review.

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MINUTES
BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING
JULY 19, 2016, 7:30PM
TOWN HALL COUNCIL CHAMBERS

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

ABSENT: Pat Giglio, Chairman

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

CALL TO ORDER:

Dan Piper, Vice Chairman called the Regular Meeting of the Board of Architectural Review to order at 7:30 PM.

BOARD MEMBER DISCLOSURES:

Board member Gloeckner stated he met with the representatives of Purcellville Motorbikes within the past month to discuss the design and approaches to facades and other items.

PUBLIC COMMENTS:

None

ACTION ITEMS – AMENDMENTS:

None

ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITION:

None

ACTION ITEMS - NEW CONSTRUCTION:

a) CDA16-15 – 7-Eleven Fuel Pump Canopy

Brett Davenport noted that since the last meeting changes were made to include a canopy with an overhanging roof and the roof on the canopy now matches the building to tie the

items together. Mr. Davenport added that the structure of the canopy will be completely replaced including the columns.

Board member Piper asked about the lighting under the canopy. Mr. Davenport stated the lighting will be LED and recessed in the canopy. Further discussion took place on the size of the drive lanes and Mr. Davenport added that spacing on the columns under the canopy will allow vehicles to pass through. The fascia piece will not have visible seams, will be white in color and will meet code requirements of a maximum of thirty inches.

Board member Piper made a motion that the BAR approve CDA16-15 7-Eleven Fuel Pump Canopy as presented. The motion was seconded by Board member Ippoliti and approved unanimously.

b) CDA16-18 Purcellville Motorbikes Building

Steve Wagner, applicant for Purcellville Motorbikes, stated he talked with staff and members of the BAR to present the project about a month ago. Mr. Wagner added that the building was originally designed as an office building and would now be used as a sales building for motorbikes, ATV's, etc. as well as a service shop. The second floor would consist of offices as well as motorcycle sales and the basement used for storage. Mr. Wagner talked further about the design of the building.

Vice Chair Piper stated that the documents should be revised to include more detailed information on materials and products. Further discussion took place on outside mechanical equipment.

Vice Chair Piper made a motion that the BAR approve the presentation for CDA16-18 Purcellville Motorbikes as presented with the condition that the following items will be brought back to the BAR related to the dumpster enclosure, external lighting fixtures, signage and logos, and materials information. The motion was seconded by Board member Gloeckner and approved unanimously.

ACTION ITEMS – OTHER:

None

DISCUSSION ITEMS:

Daniel Galindo introduced Council member Ogelman as the Council liaison for the next two years.

INFORMATION ITEMS:

None

APPROVAL OF MINUTES:

a) June 23, 2016 Regular Meeting

Board member Gloeckner made a motion to approve the minutes of the June 23, 2016 regular meeting as submitted. The motion was seconded by Vice Chair Piper and approved unanimously.

ADJOURNMENT:

There being no further business, Vice Chair Piper made a motion to adjourn the meeting at 8:00PM.

Dan Piper, Vice Chairman

Diana Hays, Clerk of Council

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

PRESENT: Pat Giglio, Chairman
Dan Piper, Vice Chairman
Jim Gloeckner, Board member
Nedim Ogelman, Council Liaison

ABSENT: Mark Ippoliti, Board member

STAFF: Daniel Galindo, Senior Planner
Michele Snyder, Planning Associate

CALL TO ORDER:

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

BOARD MEMBER DISCLOSURES:

None

PUBLIC COMMENTS:

Mark Wagner, 830 Maple Flats Terrace, came forward to talk about the New Town Development adjacent to the Purcellville Ridge neighborhood which he feels seems inappropriate because of the ingress and egress out of Ken Culbert Lane and other traffic related issues.

ACTION ITEMS – AMENDMENTS:

None

ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITION:

None

ACTION ITEMS - NEW CONSTRUCTION:

a) CDA16-19 – SunTrust Bank

John August with Lincoln Harris stated his company manages SunTrust project management exclusively. Mr. August stated they have retained Gensler as the architectural firm to produce a proposed project at Purcellville Gateway.

Meghan Caylor with Gensler and Ryan Cavanaugh, Project Architect with Gensler came forward and talked about the design as it relates to Purcellville as well as building location, site plan, gutters and down spouts, traffic flow, windows, and pane sizes.

Ms. Caylor discussed building materials, trim and the mechanical enclosure. Chairman Giglio asked about the materials for the gable end for the canopy for the drive through which is not included in the drawing set. Ms. Caylor stated it would be the hardipanel maybe in cedar mill to have the same texture as the planks. Chairman Giglio recommended that the trim details along the top of the parapet wall be the same thickness.

Further discussion took place about signage being a different permit and it was noted that Purcellville Gateway has a master sign plan.

Chairman Giglio made a motion that the BAR approve CDA16-19 SunTrust Bank with the following required conditions:

1. the gable end of the drive through will feature a fascia board and hardiboard siding similar to the west elevation of the main building;
2. the cornice trim for the parapet will be increased in size to provide more definition;
3. the store front window on the west and north corner elevation will have either a divided light transom or the size of the muntins will be increased;
4. the goose neck lighting will be approved as presented provided it is night sky compliant.

The motion was seconded by Vice Chair Piper and approved unanimously.

b) CDA16-20 New Town Development Building

Dennis Beese, 907 Serenity Grove Terrace, came forward and discussed his proposal for a commercial building off of Ken Culbert Lane. The board members provided feedback to Mr. Beese and look forward to reviewing his next submission incorporating that feedback. No action was taken on this item.

ACTION ITEMS – OTHER:

None

DISCUSSION ITEMS:

None

INFORMATION ITEMS:

None

APPROVAL OF MINUTES:

a) July 19, 2016 Regular Meeting

Chairman Giglio suggested the board wait to review and approve the minutes until the next meeting since he was not present at the meeting and when Board member Ippoliti can also vote.

ADJOURNMENT:

There being no further business, Chairman Giglio made a motion to adjourn the meeting at 8:54PM. The motion was seconded by Vice Chair Piper and approved unanimously.

Pat Giglio, Chairman

Diana Hays, Clerk of Council