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November 26, 2012

Lawrence Kliewer, Jr.
2533 Virginia Beach Blvd
Virginia Beach, VA 23452

Re: CDA12-37 – Catoctin Creek Apartments Certificate of Design Approval

Dear Mr. Kliewer:

This letter is to inform you that the Board of Architectural Review (BAR); with your consent, deferred action on CDA12-37, Catoctin Creek Apartments at their November 20th, 2012 meeting.

The Board made the following comments regarding your application:

- The clubhouse design is in keeping with the design guidelines
- The small ridge caps on the buildings are appropriate.
- The Board will want to see much more design detail in the next submission, including, but not limited to mail kiosks, gates, fences, outside amenities at the clubhouse, dumpster enclosures, connections of fences to buildings, etc.
- The utilitarian side of the clubhouse faces Hirst Road. Given it's visibility as the gateway to the complex, that is not the appropriate side to have facing the street.
- The use of "Time Honored" materials; such as hardy plank lap siding, is more appropriate than modern building materials such as vinyl siding and PVC.
- Windows should have true divided lites
- Consider using combinations of vertical and horizontal board and batten and different colors to differentiate the buildings from one another. The buildings have too much visual repetition.
- The eave dimensions and overhangs look flimsy. More detail on those features will need to be submitted.
- More brackets should be used on the eaves.
- Consider looking for opportunities to shift buildings to add visual interest.

If you have any questions please do not hesitate to contact my office at (540) 338-2304.

Sincerely,


Tracey D. Shiflett, AICP
Planning and Zoning Manager

cc: Mark Nelis