

Town of Berryville
Berryville-Clarke County
Government Center
101 Chalmers Court Suite A
Berryville, VA 22611



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Town of Berryville
ARCHITECTURAL REVIEW BOARD
Regular Meeting

Wednesday, April 1, 2015 - 12:00 p.m.
101 Chalmers Court - Meeting Rooms AB – Second Floor

AGENDA

1. **Call to Order** – Jim Barb, Chair
2. **Approval of Agenda**
3. **Approval of Minutes** – March 4, 2015
4. **Sign Review**
Cordelia A. Niemann, Owner, is requesting a Certificate of Appropriateness in order to replace a projecting sign at her business, The Blue Ridge Studio, located at 5 East Main Street, identified as Tax Map Parcel number 14A5-(A)-75, zoned C General Commercial.
5. **Sign Review**
David A. Anderson, Owner, is requesting a Certificate of Appropriateness for a freestanding sign for his business, Anderson Control, Inc., located at 105 South Buckmarsh Street, identified as Tax Map Parcel number 14A4-(A)-53, zoned R-2 Residential.
6. **Other**
7. **Adjourn**

Wilson Kirby
Mayor

Harry Lee Arnold, Jr.
Recorder

Council Members

Douglas A. Shaffer
Ward 1

H. Allen Kitselman, III
Ward 2

Mary L.C. Daniel
Ward 3

David L. Tollett
Ward 4

Keith R. Dalton
Town Manager

BERRYVILLE ARCHITECTURAL REVIEW BOARD
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
Wednesday, March 4, 2015

The regular meeting of the Berryville Architectural Review Board was held on Wednesday, March 4, 2015 12:00 p.m. in the Berryville – Clarke County Government Center located at 101 Chalmers Court in Berryville, Virginia.

ATTENDANCE

The following members of the Board were present: Ken Livingston, Vice Chair; Susan Godfrey; Gene Williamson; Robin McFillen

Absent: Jim Barb

Others present: Val Van Meter, Winchester Star, Lindy Nelms

The following staff member was present: Christy Dunkle, Town Planner

Mr. Livingston called the meeting to order at 12:03 p.m.

APPROVAL OF AGENDA

Ms. Godfrey moved to approve the agenda as written, seconded by Ms. McFillen. The motion passed unanimously by voice vote.

APPROVAL OF MINUTES

Mr. Williamson moved to approve the minutes of the February 4, 2015 meeting as written, seconded by Ms. McFillen. The motion passed by voice vote.

Fence Review

Jonathan and Krista Jo Brooks, Owners, are requesting a Certificate of Appropriateness in order to install a four-foot perimeter fence on their property located at 307 North Buckmarsh Street, identified as Tax Map Parcel number 14A1-(A)-94, zoned R-2 Residential.

Mr. Livingston asked staff to review the request. Ms. Dunkle said the applicant would like to replace an existing chain link fence with like kind and use plantings to beautify the fence. She added that the applicant would also consider plastic slats or shrubs planted in front of the fence rather than intertwined. There was a discussion about the options and it was determined that the plastic slats would not be appropriate. Ms. Godfrey said that she felt the shrubs may be a good alternative.

There being no further discussion, Ms. Godfrey made the motion to approve the submission using the lacing technique or the shrubs in front of the fence but not the plastic slats, seconded by Ms. McFillen. The motion passed unanimously by voice vote.

Sign Review

David A. Anderson, Owner, is requesting a Certificate of Appropriateness for a freestanding sign for his business, Anderson Control, Inc., located at 105 South Buckmarsh Street, identified as Tax Map Parcel number 14A4-(A)-53, zoned R-2 Residential.

Ms. Dunkle described the request. She said Mr. Anderson has a Special Use Permit in order to operate an office for his business on South Buckmarsh Street. She said the R-2 Residential zoning district has specific language for businesses in this district for signage and added that the sign submitted conforms to those regulations. Ms. Godfrey asked if the phone number was large enough. There was a general discussion about the location of the sign and the type of cap they will be using on the post.

There being no further discussion, Mr. Livingston asked for a motion. Mr. Williamson moved to approve the sign as presented, seconded by Ms. McFillen, the motion was unanimously approved by voice vote.

Architectural Review

Jeff Sabri, Owner, is requesting a Certificate of Appropriateness for a shed on his property located at 226 South Church Street, identified as Tax Map Parcel number 14A5-(A)-60, zoned R-1 Residential.

Mr. Livingston asked staff to explain the request. Ms. Dunkle asked Ms. Nelms to come to the table. She said Ms. Nelms is Mr. Sabri's wife and was available to answer any questions the Board may have. She said her husband would like to build a run-in shed in order to store his wheel horses. She said the materials will match the existing garage he built several years ago. Staff asked what side of the HardiePlank they would be using and she said he will be using the smooth side that will be painted white. Ms. Dunkle added that the standing seam metal roof will be black and distributed information to ARB members that was submitted by the applicant. Ms. Dunkle said the applicant is required to obtain a zoning permit prior to starting construction.

There being no further discussion, Mr. Williamson moved to approve the shed as presented, seconded by Ms. Godfrey, the motion was unanimously approved by voice vote.

Other

Ms. Dunkle said there was one other item for ARB members to review. She said that a new owner has taken over Green Country and they want to modify the existing vertical wall sign that is on the building, changing the name to "West & Main." Ms. Dunkle said the sign will be white letters with a green background. There was a discussion about the current sign and the number of items that have been displayed in front of the store. ARB members directed staff to discuss the latter with the new business owner.

There being no further discussion, Ms. Godfrey moved to approve the wall sign as presented, seconded by Ms. McFillen, the motion was approved unanimously by voice vote.

Mr. Livingston asked whether the deck on the rear of Charlie Beach's property on North Buckmarsh Street had been approved. Ms. Dunkle thought it had been and said she would review the previous approvals to make sure. There was a discussion on the windows and Mr. Livingston said Mr. Beach had reconstructed the original the windows per the ARB's approval as there is old glass in the panes. Mr. Williamson added that the structure looked great.

There was a general discussion about the building located at 16 North Buckmarsh Street and the plans of the new owner. Mr. Williamson asked if anyone knew Mr. Fascelli's immediate plans. Mr. Livingston said site plan approval is required and Ms. Dunkle added that the ARB would review the submittal along with the Planning Commission. Ms. Dunkle said she would send Mr. Fascelli a letter reminding him of this requirement.

ADJOURNMENT

There being no further business, Ms. McFillen moved to adjourn the meeting, seconded by Mr. Livingston, the meeting adjourned at 12:30p.m.

Ken Livingston, Vice Chairman

Christy Dunkle, Recording Secretary

Cordelia A. Niemann, Owner, is requesting a Certificate of Appropriateness in order to replace a projecting sign at her business, The Blue Ridge Studio, located at 5 East Main Street, identified as Tax Map Parcel number 14A5-(A)-75, zoned C General Commercial.

Ms. Niemann would like to replace the existing projecting sign for The Blue Ridge Studio for the Performing Arts with a 2'x3' rectangular sign. The new sign will be made of aluminum and will be two sided. Staff has contacted the applicant to confirm that she will be using the existing bracket, what she will be using to attach the sign to the bracket, and to assure that the bottom of the sign is at least 8'-6" above the sidewalk as required in Section 307 of the Berryville Zoning Ordinance. Staff will update Board members at the meeting.

Recommendation

Approve as presented.

TOWN OF BERRYVILLE

101 CHALMERS COURT, SUITE A * BERRYVILLE VA 22611
Phone (540) 955-4081 * Fax (540) 955-4524 - E-mail: planner@berryvilleva.gov

HISTORIC DISTRICT SIGN PERMIT APPLICATION

Please Note: This is an application only. The permit will be issued only if approved by the Zoning Administrator and after review and recommendation from the Architectural Review Board.

To be completed by Applicant: Date 3/20/15, 20

Applicant's Name: Cordelia A. Niemann

Name of business for which the signage is being requested: The Blue Ridge Studio

Applicant's Address: 5 East main St, Berryville

Telephone Number: 540-955-2919 E-mail: niela@blueridgestudio.org

Property Owner's Name: One East main Street, LLC

Property Owner's Address: _____

Application is hereby made for a permit to erect () or remodel () a sign as described below:

Total # of Requested Signs: 1 Fee: _____

Please include nine (9) copies of the following information for each sign requested:

_____ Scale color illustration of the sign, indicating the material, dimensions (including square footage), the location of the sign (including minimum 8'-6" above all sidewalks or rights-of-way for projecting signs), type of sign (freestanding, hanging, wall, etc.) and method of mounting
photo of sign emailed to Christy Bunkle

_____ Color chips if applicable

_____ Illustration and details of the proposed illumination, if any

Sign Company/Telephone: _____

Signature of Applicant: Cordelia A. Niemann

TO BE COMPLETED BY ZONING ADMINISTRATOR

Street Address: 5 E main

Tax Map #: 14A5 (CA) 75

Zoning Designation: C

Applicable Regulations: 307.4

Other Conditions: _____

This Sign Permit is approved () denied () for the sign described on the property indicated above. If denied, for the following reason(s): _____

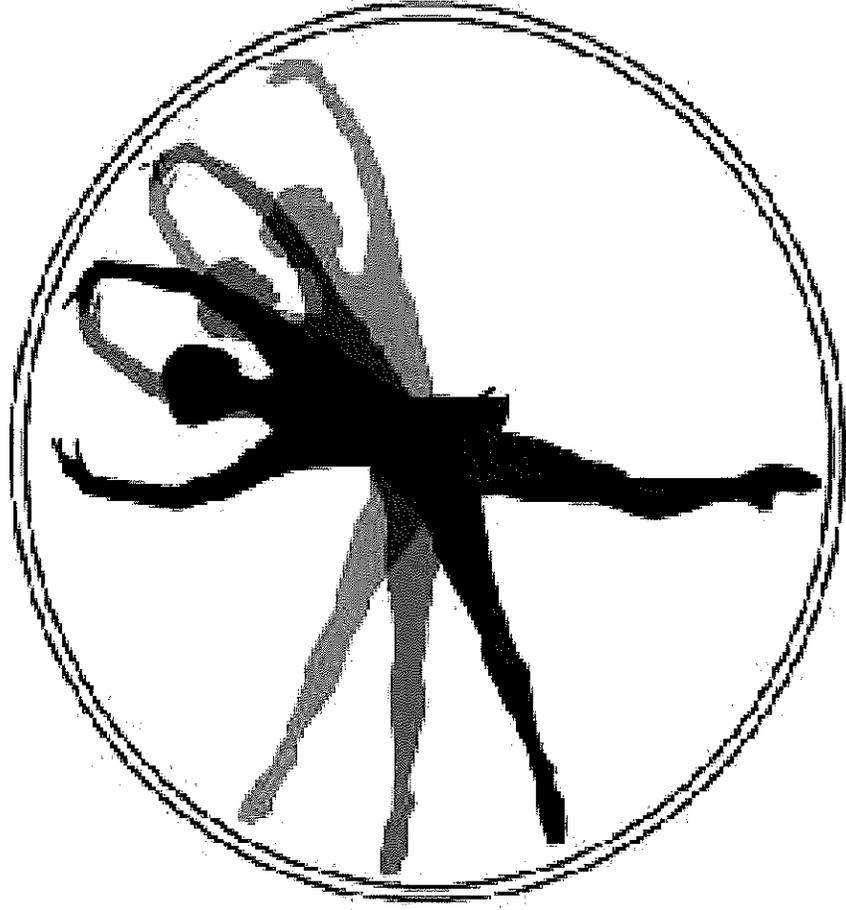
Signature of Zoning Administrator: _____

The Blue Ridge Studio

for the

Performing

Arts



Gregory Lee, Greg Lee Builders LLC, Applicant, is requesting a Certificate of Appropriateness in order to replace a storage shed located at 308 West Main Street, identified as Tax Map Parcel number 14A1-(3)-1, zoned R-1 Residential.

Mr. Lee will be constructing a 14'x22' storage shed on the Propst property on West Main Street. The new shed will be 16' tall with Hardieboard fiber cement siding. He has indicated that the textured wood grain would be revealed and that the finished product would replicate T111 siding.

There will be an insulated garage door facing Main Street, two vinyl windows on the rear of the shed with no grills, an access door on the east side of the shed. The roof will feature architectural asphalt shingles in a color similar to the principal structure. The roof, door, window trim and corner boards will be PVC for easy maintenance.

Mr. Lee will be required to obtain both zoning and building permits from the Town and County, respectively. ARB members should discuss the aesthetics of this siding at the meeting.

Recommendation

Discuss at the meeting.

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ARCHITECTURAL REVIEW BOARD APPLICATION

Please note: This is an application only. The permit will be issued only if approved by the Zoning Administrator and after review and recommendation from the Architectural Review Board.

To be completed by Applicant:

Date Mar 25, 2015

Applicant's Name: GREGORY LEE

Company/Organization: GREG LEE BUILDERS LLC

Applicant's Address: 203 DUNDRAVE DR WHITE POST VA 22663

Telephone Number: 540-920-3719 e-mail: g-lee@gregleebuilders

As the legal owner legal representative of the owner of the property for which this application is being made, I hereby grant my permission to the applicant to apply to the Architectural Review Board. I am familiar with the project and permit the applicant to complete any necessary work for which this application is being submitted.

Property Owner's Signature: _____

Property Owner's Address: 308 W MAIN BERRYVILLE VA Telephone: 540-955-1294

Project Location: 308 W MAIN Use: Shed Zoning: R-1

District: _____

Project Type (check all that apply)

- New Construction:
 - Primary Structure (house, commercial building)
 - Secondary Structure (shed, garage)
- Addition to an existing structure:
 - Primary structure (house, commercial building)
 - Secondary structure (shed, garage)
- Alterations to an existing structure.
- Demolition of an existing structure.
- Amendments to a previously approved application.

Please describe the request of the application: BUILD A 14X22 SHED, REPLACING AN EXISTING 10X12 SHED

(OVER)

Submittals

- Drawings – nine (9) scale copies of elevations of proposed structures or modifications.

- Site Plan – nine (9) scale copies of site modifications including building footprints, fence locations, and walkway locations.

- Material/color samples or illustrations as applicable including but not limited to cut sheets of new windows, doors, roof materials (shingles, standing seam metal, etc.), and outdoor lighting fixtures.

- Photographs of existing structure (if applicable) and site conditions.

- For a demolition project, please submit photographs depicting all elevations of the building proposed for demolition, any post-demolition plans for the site, and, if applicable, any information on new construction proposed for the site.

- Any additional information deemed necessary by Planning Department staff.

Signature of Applicant: *[Handwritten Signature]*

Date: 3-25-15

TO BE COMPLETED BY ZONING ADMINISTRATOR

Street Address: _____

Tax Map #: _____

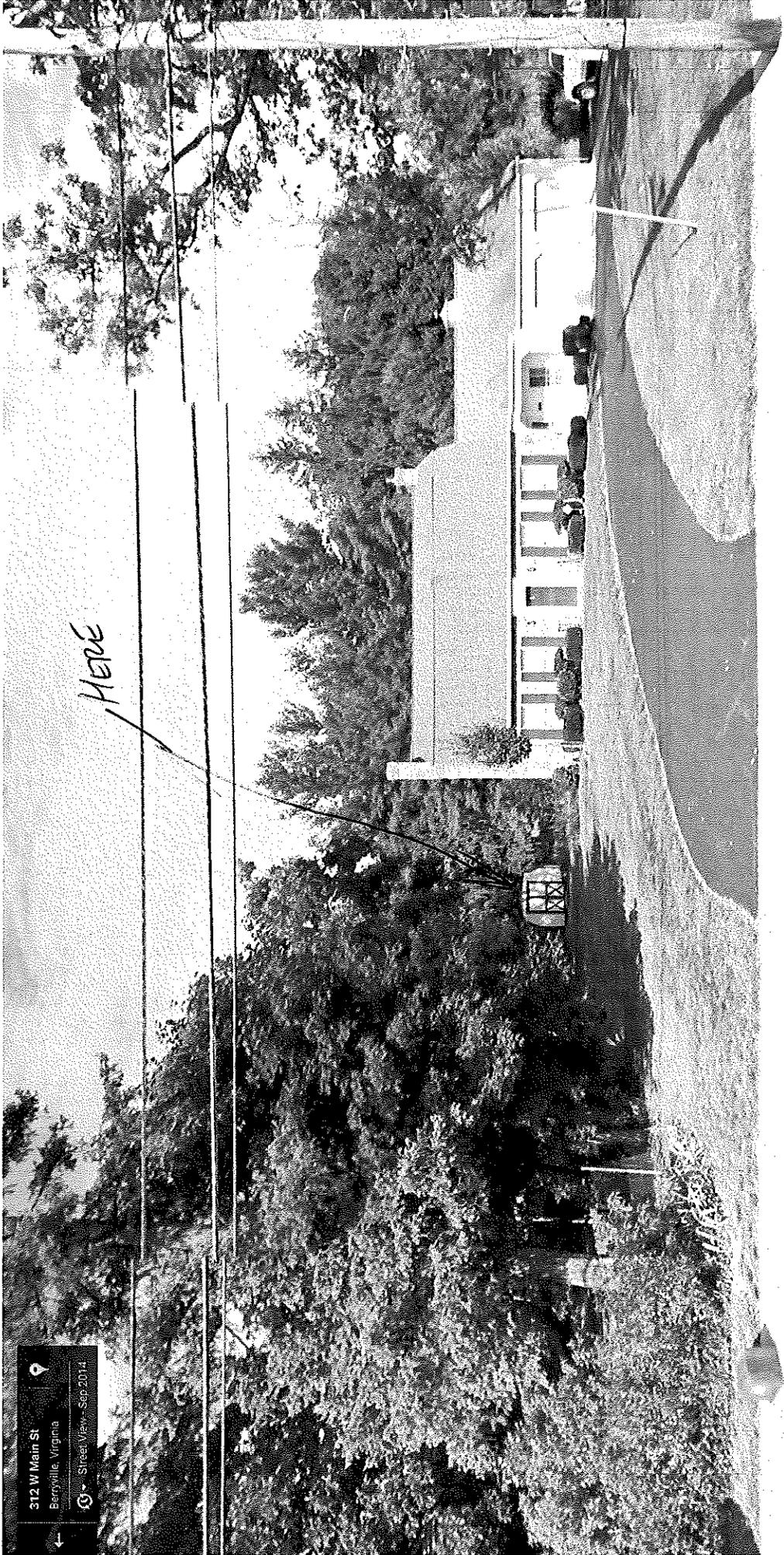
Zoning Designation: _____

Applicable Regulations: _____

Other Conditions: _____

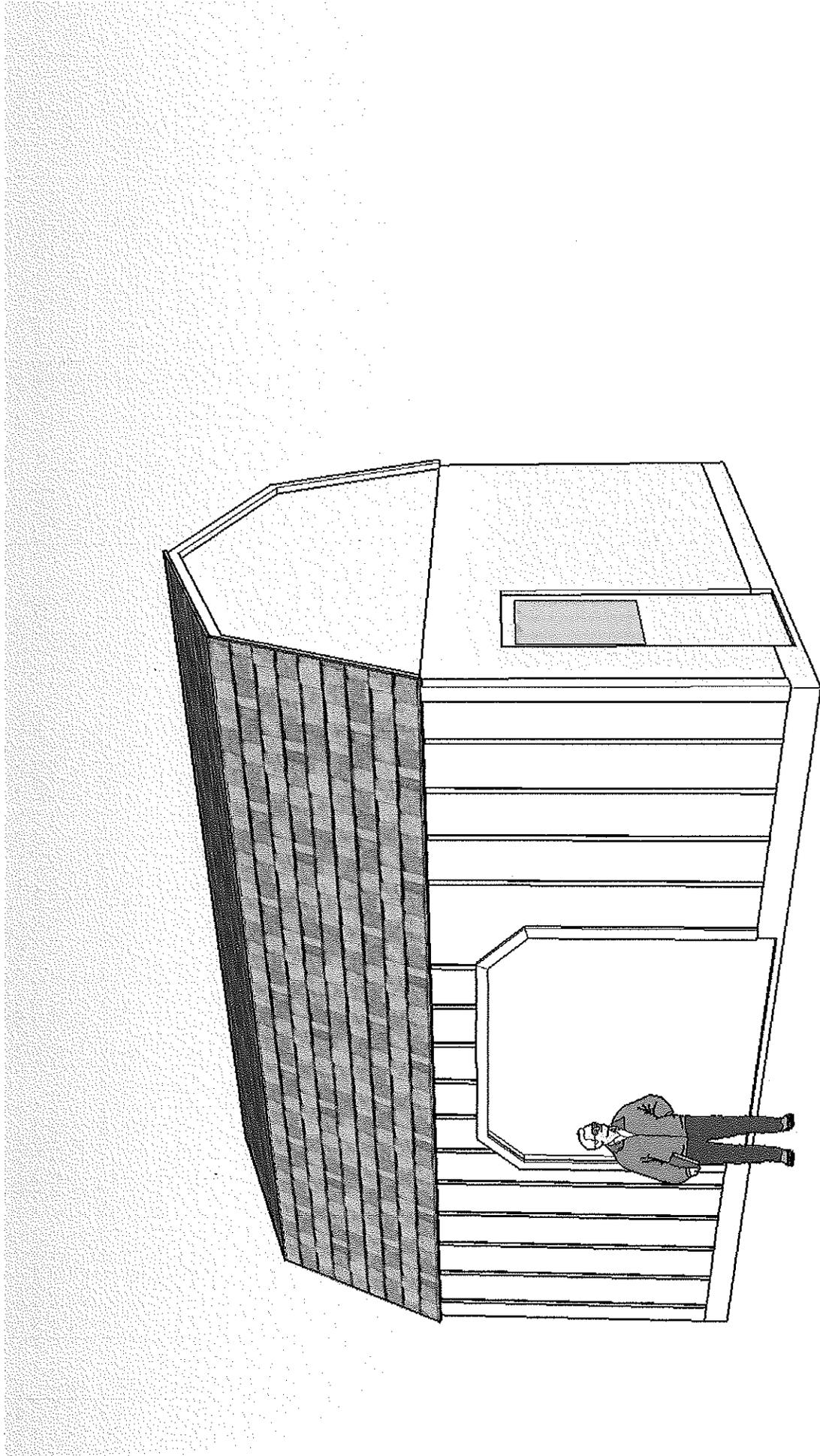
This Sign Permit is approved () denied () for the sign described on the property indicated above. If denied, for the following reason(s): _____

Signature of Zoning Administrator: _____



HERE

312 W Main St
Berryville, Virginia
Street View - Sep 2014



PROPST SHED – ARB DESCRIPTION

The project involves construction of a shed, size 14x22, in the location of an existing smaller shed. The long axis of the shed will be parallel to Main Street.

The overall height of the shed will be approximately 16 feet.

Following is a description of the structure and building methods.

Foundation – footings, block or concrete foundation & stem wall, with 4" slab poured inside the block stemwalls. The bottom of the siding will be approximately 10" above ground level.

Siding – Hardieboard fiber cement siding. This siding is textured with a wood grain, and has vertical grooves. The resulting look is similar to T111.

PVC roof, door and window trim, and corner boards.

Asphalt shingles, architectural style, color similar that of the house.

1 insulated steel man door with windows in top half – 36x80, on the East end of the shed.

2 single-hung vinyl windows, 36x48 , with plain lites (no dividers or grills), on the back of the shed facing away from Main Street.

1 steel insulated garage door 8 ft wide x 7 ft, plain white, centered on the front of the shed facing the street, No opener.

The siding will be painted white or off white, and the trim will be painted white.