

**BERRYVILLE ARCHITECTURAL REVIEW BOARD**  
**Berryville-Clarke County Government Center**  
**MINUTES OF REGULAR MEETING**  
**Wednesday, February 17, 2010**

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The regular meeting of the Berryville Architectural Review Board was held on Wednesday, February 17, 2010 at 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: Jim Barb, Chairman, Nancy Bishop and Sue Cooper.

Absent: Susan Wolk and Ken Livingston.

The following staff members were present: Christy Dunkle, Town Planner and Nancy McGinnis, Recording Secretary.

Others present: Dr. David Schleifer and William (Biff) Genda.

Ms. Dunkle called the meeting to order at 12:00 p.m.

**ELECTION OF OFFICERS**

Mrs. Cooper moved to nominate Mr. Jim Barb as Chairman and Mr. Ken Livingston as Vice Chairman, seconded by Mrs. Bishop. The motion passed unanimously by voice vote.

Ms. Dunkle turned the meeting over to Chairman Barb.

The Chairman opened the meeting.

The Chairman welcomed Mrs. Sue Cooper to the meeting as the newest member of the Board and introduced Mrs. Susan Wolk as a new member of the Board.

**APPROVAL OF AGENDA**

Mrs. Bishop moved to approve the agenda as written, seconded by Mrs. Cooper. The motion passed unanimously by voice vote.

**APPROVAL OF MINUTES**

The minutes of the December 2, 2009 meeting were approved as written by consent.

**Sign Review**

**Dr. David Schleifer, Agent, is requesting a Certificate of Appropriateness to move the 15' x 18" sign from his business Berryville Family Chiropractic at 322 North Buckmarsh Street to 101 East Main Street, identified as Tax Map Parcel number 14A5-((A))-81, zoned C-General Commercial District.**

Ms. Dunkle said that the applicant is requesting approval to relocate a previously approved 15' x 18" wall sign to his new business location in the Park Place business complex, located at 101 East Main Street. She said that she spoke with the Jay Hillerson, the owner of the business complex and he is in agreement with the size and the proposed location of the sign. She said that the applicant is present to discuss his request.

Ms. Dunkle asked the applicant if the existing bracket on the east side of the building would be removed. Dr. Schleifer said yes.

Mrs. Bishop said that she recalls that when the original owners of the business complex came before the board in October of 2006 with a signage proposal it was agreed that the signage styles for the individual businesses would be consistent. She said that she thought that similar style projecting signs were approved for each of the businesses, not wall signs. Mrs. Bishop said that it was her understanding that large wall signs were not permitted within the Berryville Historic District. Ms. Dunkle said that in accordance with Section 307.4 of the Berryville Zoning Ordinance wall signs that comply with the square footage requirement are allowed within the business complex.

Ms. Dunkle said that the existing sign meets the square footage allowance. She said that the concern is how the proposed sign will be centered on the building. There was a general discussion.

Ms. Dunkle requested that Dr. Schleifer give an overview of proposed lighting for the sign. Dr. Schleifer said that the sign will be illuminated with three wall mounted Emblem angled shade light fixtures with gooseneck arms and matching hardware. He said that two different fixture styles were submitted for review to the Board, one with a straight arm and one with a curved arm.

Mr. Barb said the curved arm fixture would reflect directly on the sign and eliminate the majority of any light pollution. Dr. Schleifer said he prefers the curved arm style fixture. There was a general discussion concerning the two different style gooseneck light fixture arms.

Ms. Dunkle asked Dr. Schleifer if he had any information concerning the wattage or the foot candle of the proposed fixtures. Dr. Schleifer said no. Ms. Dunkle asked Dr. Schleifer what color the proposed light fixtures would be. Dr. Schleifer said they would be a Matte Black finish that would match the existing shutters and the trim on the building.

There being no further comments, Mrs. Bishop moved to approve the request as presented provided that shielded lighting is installed and provided that no light reflects on the right-of-way or adjacent properties, seconded by Mrs. Cooper. The motion passed unanimously by voice vote.

#### **Architectural Review**

**William (Biff) Genda, Owner, is requesting approval for a Certificate of Appropriateness to construct a 22' x 36' addition to the existing Rosemont Carriage House located at 16 Rosemont Manor Lane, identified as Tax Map Parcel number 14-A-10, located on the 10 acre portion of the property zoned Open Space Residential (OSR).**

Ms. Dunkle said that Mr. Genda is requesting approval to build an addition to the existing carriage house. She asked the applicant to give an overview of the proposed project to the Board members.

Mr. Genda said that the front of the existing carriage house faces north. He said that the proposed addition will be attached to the south elevation of the carriage house. Mr. Genda said that the new addition would provide additional handicapped accessible restrooms and a kitchen to accommodate clients and guests attending functions at Rosemont. He said that the proposed addition will be 22' x 36' constructed of materials that would match the exterior of the existing carriage house.

Ms. Dunkle asked Mr. Genda if the stone foundation would be continued from the carriage house around the addition. Mr. Genda said yes. He said that there will be a stoop added to the rear elevation of the addition with a handicapped accessible ramp that will extend from the sidewalk to the stoop.

There was a general discussion concerning the roofing and the siding materials. Mr. Genda said that the new roof, siding, trim, gutters and windows selected for the addition would match the existing carriage house.

Ms. Dunkle asked the applicant if the proposed window on the addition matched the existing windows on the carriage house. Mr. Genda said that the window shown on the drawing will be in the kitchen of the proposed addition. He said that the window represents two side-by-side double-hung windows similar to the existing windows. Ms. Dunkle said that if the applicant's request is approved a zoning permit would be required prior to construction.

Mr. Barb commended Mr. Genda on the design of the proposed addition. There was a general discussion.

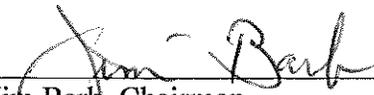
There being no further comments, Mrs. Bishop moved to approve the applicant's request as presented to construct a 22' x 36' addition to the existing Rosemont Carriage House to include matching double-hung side-by-side windows and a single door on the rear elevation of the addition, matching siding, trim, gutters and a matching red standing seam metal roof, seconded by Mrs. Cooper. The motion passed unanimously by voice vote.

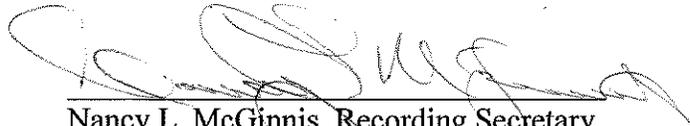
#### **OTHER**

Ms. Dunkle said that a leather repair store will be opening today in the Park Place business complex. She said that the owners currently have a temporary sign in the window and that they will be applying for a sign permit.

#### **ADJOURNMENT**

There being no further business, Mrs. Cooper moved that the meeting be adjourned, seconded by Mrs. Bishop. The motion passed by voice vote. The meeting adjourned at 12:36 p.m.

  
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Jim Barb, Chairman

  
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Nancy L. McGinnis, Recording Secretary