

BERRYVILLE ARCHITECTURAL REVIEW BOARD
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
Wednesday, October 1, 2014

The regular meeting of the Berryville Architectural Review Board was held on Wednesday, October 1, 2014 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, Chair (joined the meeting at 12:08pm); Ken Livingston, Vice Chair; Susan Godfrey; Gene Williamson

Absent: Robin McFillen

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

Others present: Val Van Meter, Jeff Foltz, Kathleen Salter, Jerry Johnson, Mary Serouc, George Dellinger

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Livingston made two corrections to the draft minutes. Mr. Williamson moved to approve the minutes of the June 4, 2014 meeting as amended, seconded by Ms. Godfrey. The motion passed by voice vote.

Architectural Review

Jeff Foltz, Applicant (David and Kathleen Salter, Owners) is requesting a Certificate of Appropriateness in order to construct an addition to the rear of the structure located at 203 South Buckmarsh Street, identified as Tax Map Parcel number 14A4-((A))-59 zoned R-1 Residential.

Ms. Dunkle described the requested and asked Mr. Foltz to join ARB members at the table. Mr. Foltz said that the Salter's wanted to enlarge the existing bathroom by adding a 7'x8' addition on the second floor of the structure. He said the shed roof would be extended and new supports would be added due to structural requirements. Mr. Livingston said that the sketch was deceiving and requested a description of the shed roof. He asked whether the shed roof would only be over the new bathroom. Mr. Foltz indicated the shed roof was only over the new bathroom not the length of the back porch. Mr. Livingston asked for clarification of the brick piers. Mr. Foltz said that they will match the existing piers. There was a discussion about a door being added and after clarification by the applicant it was determined that it was an interior door and would not be seen from the outside. Mr. Livingston asked is the same materials would be used including stucco, standing seam metal roof, and trim. Mr. Foltz said it would be the same. (Mr. Barb joined the meeting at 12:08.)

Mrs. Salter added that the previous owners had blocked the bathroom window with a counter and they were returning the structure back to its original form

There being no further discussion, Mr. Williamson made the motion to approve the submission as presented, seconded by Ms. Godfrey. The motion passed unanimously by voice vote.

Sign Review

Christina Kraybill, Owner, is requesting a Certificate of Appropriateness in order to install an "OPEN" flag at her business, My Neighbor and Me, at its new location 15 East Main Street, identified as Tax Map Parcel number 14A5-((A))-76 zoned C General Commercial.

Mr. Barb asked staff to describe the request. She said that Ms. Kraybill had relocated her business, My Neighbor and Me, to the former Town Planning office located at 15 East Main Street and wished to install an "OPEN" flag. She said that she had spoken with the applicant about the installation of the flag so as to not block pedestrian flow on the sidewalk. There was a discussion about the size of the flag. ARB members directed staff to draft zoning language concerning flags such as these, identifying size regulations and installation requirements.

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

Sign Review

Sharon McCarty-Painter, Owner, is requesting a Certificate of Appropriateness in order to install a panel in a shopping center sign and a wall sign at her business, Body Art Tattoo Studio, located at 119 W. Main Street, identified as Tax Map Parcel number 14A4-((A))-46 zoned C General Commercial.

Mr. Barb asked staff to review the request. Ms. Dunkle said that Ms. Painter was moving her business, Body Art Tattoo Studio, to 119 West Main Street from Chalmers Court. She said she is requesting approval of a panel for the existing shopping center sign and for a wall sign above an existing awning on the site. Mr. Livingston asked about the consistency of the thickness of the vinyl on the shopping center sign. Ms. Dunkle said she would ask the property owner what his requirements are. Mr. Livingston said he would like to see consistent materials as some of the panels reveal the bulbs inside the assembly while others do not.

There being no further discussion, Mr. Williamson made the motion to approve the signs as presented, seconded by Mr. Livingston the motion was approved unanimously by voice vote.

Sign Review

Elizabeth Mock, Owner, is requesting a Certificate of Appropriateness in order to install a projecting sign at her business, Modern Mercantile, LLC, located at 13 South Church Street, identified as Tax Map Parcel number 14A5-((A))-11 zoned C General Commercial.

Ms. Dunkle said that Ms. Mock will be opening her business, Modern Mercantile, LLC, on South Church Street where the music store was located. She said she discussed the lack of contrast with the gray letters in the tag line and recommended she consider white which the applicant agreed to do. Mr. Livingston asked where the bracket would be located. Ms. Dunkle said she assume it would be close to the business entrance. Ms. Godfrey said that sign looked nice and that she was happy to have another gift store in town. Ms. Godfrey made the motion, seconded by Mr. Williamson, the motion was approved unanimously by voice vote.

Architectural Review

Jerry L. Johnson, Owner, is requesting a Certificate of Appropriateness in order to install new roofing material at the property located at 16 West Main Street, identified as Tax Map Parcel number 14A2-((A))-59A zoned C General Commercial.

Mr. Barb asked Mr. Johnson to join the Board at the table. Mr. Johnson said he has been working on his wife's tea room that will be opening this month located at 16 West Main Street. He would like to replace the wooden shake roof with architectural shingles in Georgian Red and would like to add decorative scalloped boards above the two lower windows and the lower roof line. Mr. Livingston asked whether the roof material was a standard architectural asphalt shingle, Mr. Johnson said it was. There was a discussion about the existing board across the middle of the building and the proposed length of the scalloped board. Mr. Livingston asked whether the board would be applied directly to the brick or whether it would be boxed to stand out more. The Board determined that the decorative scallops should be installed the entire width of the building and shall be boxed above the windows. Mr. Johnson agreed to those changes.

There being no further discussion, Mr. Livingston made the motion to approve the request with the condition that the scalloped trim above the windows be boxed out and extended past the edges of the windows and that the scalloped board under the roof is returned to the ends of the building and boxed in, seconded by Ms. Godfrey, the motion was approved unanimously by voice vote.

Other

Ms. Dunkle said there were several other items to discuss at the meeting.

Sign Review

Mary S. Whitbeck, Applicant, is requesting a Certificate of Appropriateness in order to install a 30" high x 23" wide projecting sign at 16 West Main Street, identified as Tax Map Parcel number 14A2-((A))-59A zoned C General Commercial.

Ms. Dunkle distributed a drawing of the proposed sign she had received from Mr. Johnson. Mr. Johnson said the color on the sign is more of a gold than a yellow as indicated on the submission. He said it will be installed on an existing bracket but was concerned about the tree that may block the sign. He said the edges would be routed with a raised logo and be made of PVC foam. Mr. Livingston said that the black lettering is more readable than gold lettering would be. Mr. Williams said it was a beautiful sign. There being no further discussion, Mr. Williamson made the motion to approve the sign as submitted, seconded by Ms. Godfrey, the motion passed unanimously by voice vote.

Architectural Review

Mary Serock, Owner, is requesting a Certificate of Appropriateness in order to install a picket fence at 301 South Church Street, identified as Tax Map Parcel number 14A5-((A))-45 zoned R-1 Residential.

Ms. Dunkle said that Ms. Serock would like to install a 3' to 4' high picket fence to contain her dogs. Mr. Barb asked Ms. Serock to join the Board at the table. Ms. Serock said she would like to run the fence along the Taylor side of the property and connect to an existing fence on the south side of the parcel in the rear. She identified three different styles she is considering for the fence. Mr. Livingston said any of the styles she chose would be fine. She said the fence would be made of wood and painted white. Ms. Dunkle added that a zoning permit would be required prior to installation of the fence. There being no

further discussion, Ms. Godfrey made the motion to approve any of the three styles identified by Ms. Serock, seconded by Mr. Williamson, the motion passed unanimously by voice vote.

Architectural Review

George Dellinger, Applicant, is requesting a Certificate of Appropriateness in order to install LED wall lights on the north side and rear of the American Legion Building located at 20 South Church Street, identified as Tax Map Parcel number 14A5-((A))-74 zoned C General Commercial.

Ms. Dunkle said that Mr. Dellinger is representing the American Legion who wish to install lighting on the north side of the building located on South Church Street. Mr. Dellinger joined the Board at the table. He said that due to evening deliveries to the Dollar General, they would like to install three wall packs on the building. He said two would be located on the north side of the structure and one on the rear. He said they would face downward and be on dusk to dawn sensors. Mr. Dellinger showed Board members a cut sheet of the light and brought a sample light. Mr. Livingston said that the light produced from these wall packs shall not go onto adjacent properties. He asked about the electric conduit that will be installed. Mr. Dellinger said that the electric conduit will be located under the overhang and painted to match the building trim. Mr. Livingston asked whether there would be any lights installed on the south side. Mr. Dellinger said there were already flood lights on the south side of the building that are only used when the American Legion is holding a meeting.

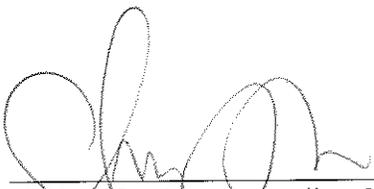
There being no further discussion, Mr. Williamson voted to approve the request as presented, seconded by Mr. Livingston who asked that they hide the conduit as best as they could, the motion passed unanimously by voice vote.

ADJOURNMENT

There being no further business, Ms. Godfrey moved to adjourn the meeting, seconded by Mr. Livingston, the meeting adjourned at 12:58 p.m.



Jim Barb, Chairman



Christy Dunkle, Recording Secretary