

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



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[E] info@berryvilleva.gov

www.berryvilleva.gov

AGENDA

Town of Berryville ARCHITECTURAL REVIEW BOARD Regular Meeting

Wednesday, April 24, 2019 - 12:30 p.m.
101 Chalmers Court - Meeting Room AB – Second Floor

AGENDA

1. Call to Order – Jim Barb, Chair
2. Approval of Agenda
3. Approval of Minutes – April 3, 2019
4. Architectural Review
James W. and Pamela L. Craig, Owners, are requesting a Certificate of Appropriateness for a new single family structure located at 1 Battletown Drive, identified as Tax Map Parcel number 14A3-((A))-31B, zoned DR-4 Detached Residential.
5. Other
6. Adjourn

Patricia Dickinson
Mayor

Harry Lee Arnold, Jr.
Recorder

Council Members

Donna Marie McDonald
Ward 1

Diane Harrison
Ward 2

Erecka L. Gibson
Ward 3

Kara C. Rodriguez
Ward 4

Keith R. Dalton
Town Manager

BERRYVILLE ARCHITECTURAL REVIEW BOARD
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
Wednesday, April 3, 2019

The regular meeting of the Berryville Architectural Review Board was held on Wednesday, April 3, 2019 at 12:30 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; Susan Godfrey, Vice Chair; Satkuna Mathur, Gene Williamson

Member absent: Robin McFillen

Press present: None

Others present: Martine Bourdeau

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

APPROVAL OF AGENDA

Vice Chair Godfrey made the motion to approve the agenda, seconded by Ms. Mathur, the motion passed by voice vote.

APPROVAL OF MINUTES

Mr. Williamson made the motion to approve the minutes of the March 6, 2019 meeting, seconded by Vice Chair Godfrey, the motion passed by voice vote.

Architectural Review

Martine Bourdeau, Owner, is requesting a Certificate of Appropriateness for replacement windows on principal and accessory structures located at 303 West Main Street, identified as Tax Map Parcel number 14A4-((A))-13, zoned R-2 Residential.

Chairman Barb asked staff to explain the request. Ms. Dunkle said that Ms. Bourdeau is requesting approval to replace 15 windows on two structures at her home on Main Street. She said both the principal and accessory structures are identified contributing structures. Ms. Bourdeau said that her existing windows were not energy efficient adding that she did have storm windows on the house. Mr. Williamson said that the windows did not appear to be in bad shape. Ms. Bourdeau said five of the windows are in good shape adding that she would agree to replace the 10 remaining windows.

Ms. Dunkle described the standards for windows in the historic district. There was a discussion about materials and whether Ms. Bourdeau had obtained cost estimates for repairing the existing windows. She said she had talked to a few handymen who would not do the work adding that it would very costly if she could find someone to repair them. Chair Barb asked if the Habitat for Humanity grant would cover repairs of the existing windows. Ms. Bourdeau said it would be time consuming and costly to repair the windows. There was a discussion about the vinyl inserts that were part of the application.

Mr. Williamson suggested the applicant conduct additional investigation to include cost estimates for repairing the existing windows. Vice Chair Godfrey said that the cost to repair 10 windows would likely be less than \$3,000. Ms. Bourdeau said she would contact Habitat for Humanity to discuss repairing rather than replacing the windows. Ms. Mathur said that old houses frequently have odd window sizes and suggested that the new windows may be more expensive than standard sizes. There was a discussion about window sizes. Mr. Williamson added that the applicant may be surprised by the cost to repair the windows.

Chair Barb asked that Ms. Bourdeau research costs for window repair and whether the Habitat for Humanity grant would pay for these repairs. He asked that she discuss her findings with staff to determine the next step.

Architectural Review

John Hudson, Owner, is requesting a Certificate of Appropriateness in order to install a six foot fence at the rear of the property located at 15, 17, and 19 East Main Street, identified as Tax Map Parcel number 14A5-((A))-76, zoned C General Commercial.

Ms. Dunkle said that Mr. Hudson would like to install a fence behind his property on 15 East Main Street. She said he had submitted several drawings of fencing including a board on board fence along the parking lot of the property to the west. She said he would also like a fence along the rear property line and presented two drawings to ARB members. There was a discussion about color; material; floodplain area; and security.

Mr. Williamson made the motion for staff to discuss ARB recommendations with Mr. Hudson including solid fence along the western property line and to consider a matching color post and rail fencing along the rear property line (southern) to address floodplain and security concerns. Vice Chair Godfrey seconded the motion which passed by voice vote.

Other

There was no other business.

Adjourn

There being no further discussion, Vice Chair Godfrey made the motion to adjourn the meeting, seconded Ms. Mathur, the motion was approved by voice vote at 1:03pm.

Jim Barb, Chairman

Christy Dunkle, Recording Secretary

James W. and Pamela L. Craig, Owners, are requesting a Certificate of Appropriateness for a new single family structure located at 1 Battletown Drive, identified as Tax Map Parcel number 14A3-((A))-31B, zoned DR-4 Detached Residential.

The Craig's are building a single family home on the corner of Battletown Drive and East Main Street. This property is located within the local historic district of the Town of Berryville. As there are not necessarily historic homes or structures in this area, it is the intention that the Main Street corridor remain intact and retain the fabric of the Town and its historic district. The massing, size, scale, and architectural features of new construction within a historic district shall be compatible with those of a historic building without attempting to replicate historic buildings thereby attempting to create a false sense of historic development. Accordingly, the Craig's house will feature the following:

- Horizontal Hardi Plank and shake siding over garage dormer;
- Chardonnay LedgeStone linear stone;
- E-Series Andersen windows constructed of wood with aluminum cladding with consistent grill patterns;
- Wooden Andersen front door featuring two side lights and one window centered on the top of the door;
- Wooden roll up garage doors; and
- Black powder coated aluminum fencing will be installed along the Main Street (south) side of the rear yard and front yard facing Battletown Drive.

The Craig's have requested discussion about the roofing selections. He is proposing either shingles (identified on the LedgeStone photograph) or standing seam metal in dark bronze.

The packet includes images and information of the items referenced above and building elevations for your review.

Recommendation

Discuss at the meeting.

TOWN OF BERRYVILLE

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

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 4/10/, 2019
Applicant's Name: JAMES W. & PAMELA L. CRAIG
Company/Organization: _____
Applicant's Address: 109 1ST STREET BERRYVILLE, VA 22611
Telephone Number: 540-277-2173 e-mail: JWCRAIGINC@AOL.COM

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: [Signature]
Property Owner's Address: 1 BATTLE TOWN DR. Telephone: 703-926-6400

Project Location: 1 BATTLE TOWN DR Use: _____ Zoning: _____
District: _____

Project Type (check all that apply)

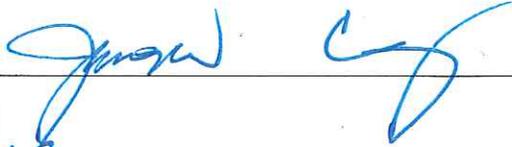
- New Construction:
 - Primary Structure (house, commercial building)
 - Secondary Structure (shed, garage)
- Addition to an existing structure:
 - Primary structure (house, commercial building)
 - Secondary structure (shed, garage)
- Alterations to an existing structure.
- Demolition of an existing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

Please describe the request of the application: SF Home / SLABS ON GRADE
1884 SQ.FT w/ GARAGE 538 SQ.FT AND
REAR SCREENED PORCH 360 SQ.FT

(OVER)

Submittals

- Drawings – six (6) scale copies of elevations of proposed structures or modifications.
- Site Plan – six (6) 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: 

Date: 4/16/19

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: _____

Nail Line

Linca de Chave

Jamena Hardie

MOUNTAIN SHOE HORIZONTAL
 HARDI PUNK SIDING
 ON 1ST FLOOR EXT. WALLS

SHAKE SIDING ON GABLE ENDING
 STREET & SHERIDAN DOWN OVER GARAGE
 (THIS PICTURE IS FOR COLOR ONLY)
 HARDI - MONTEREY TAPE

CLICK TO VIEW PROFILE AT LEFT



**BUCKTOWN
LEDGESTONE**



**CHARDONNAY
LEDGESTONE**



**HAMILTON
LEDGESTONE**



**KINGSFORD GREY
LEDGESTONE**



**PENNSYLVANIA
LEDGESTONE**



**TENNESSEE
LEDGESTONE**



**WISCONSIN
LEDGESTONE**

STONECRAFT.COM

LEDGESTONE
SEE ATTACHED
PICTURE

The linear lines of this versatile profile create an appealing contrast of rugged texture and contemporary design. Ledge stone ranges from approximately 1"-5" in height and 5"-21" in length. Installed in a dry-stack application the stones stack tightly together horizontally as the varying stone depths create intriguing shadow play.

FIND DISTRIBUTOR (where-to-buy.php)



Interior Exterior

E-SERIES

Double-Hung Window

E-Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by an aluminum exterior, it's our fully customizable double-hung window.

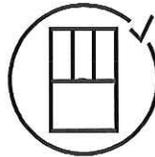
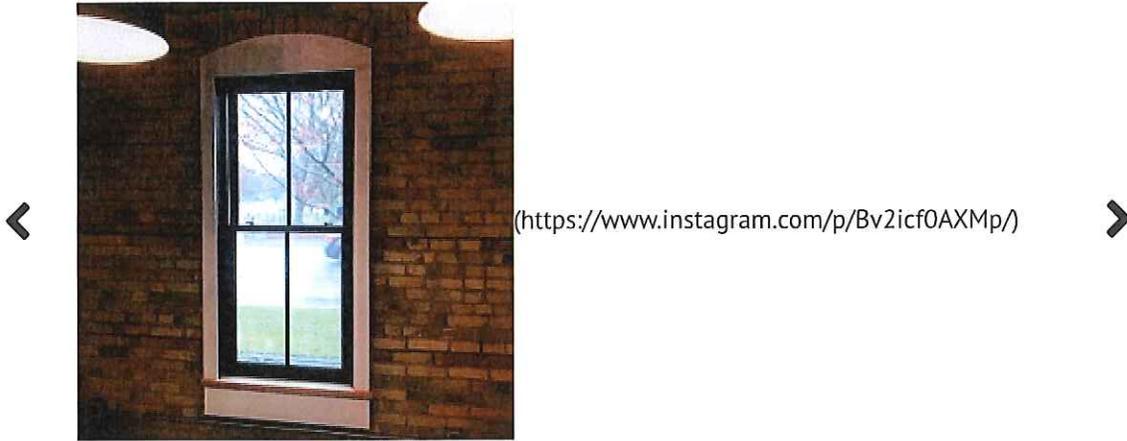
- Custom colors, interior woods and stains
- Wood protected by aluminum exterior
- Standard sizes up to 4' wide and 7'6" high. Custom sizes available.

[DESIGN THIS WINDOW](#)

[REQUEST A QUOTE](#)

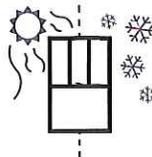
Feedback

Tag on  using #andersenwindows



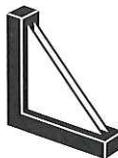
Unlimited Possibilities

Custom Colors, Interior Woods and Stains



Energy Efficiency

It's built into every window. We have options to help you meet the performance level you need.



What's It Made Of?

Wood with an aluminum exterior to resist water and seal out the elements. [Learn more about materials.](#)





Clear Coat



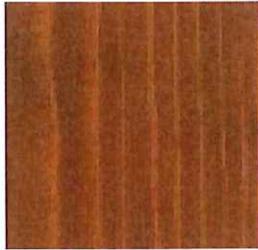
Honey



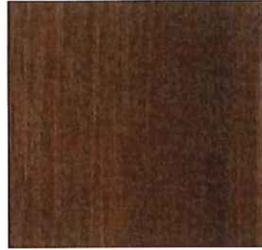
Cinnamon



Russet



Mocha



Espresso



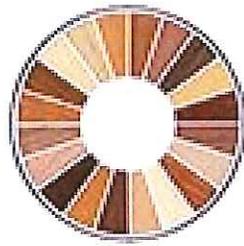
Golden Hickory



Autumn Oak



Wheat



Custom

Painted Interiors

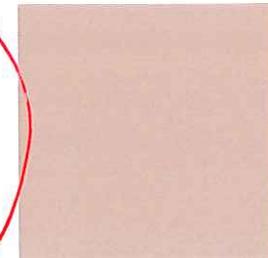
White

Birch Bark

Primed

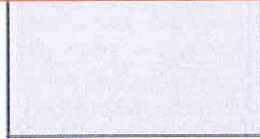
Sandtone

Black





Black



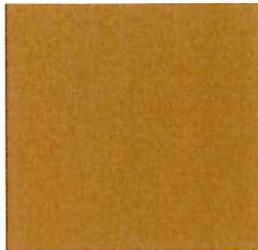
Clear Anodized



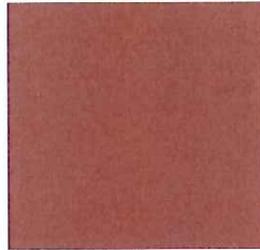
Champagne Anodized



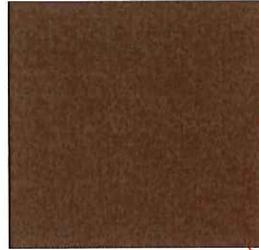
Light Bronze Anodized



Medium Bronze Anodized



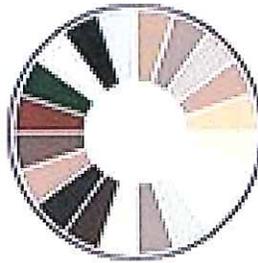
Copper Anodized



Dark Bronze Anodized



Black Anodized



Custom

EXTERIOR FINISH

*The mahogany name is representative of non-endangered, African mahogonies. Computer monitor limitations prevent exact color duplication. Contact your local dealer for actual color samples.

HARDWARE ▼

GRILLES ▼

GLASS ▼

SIZE ▼





PHOTO GALLERY

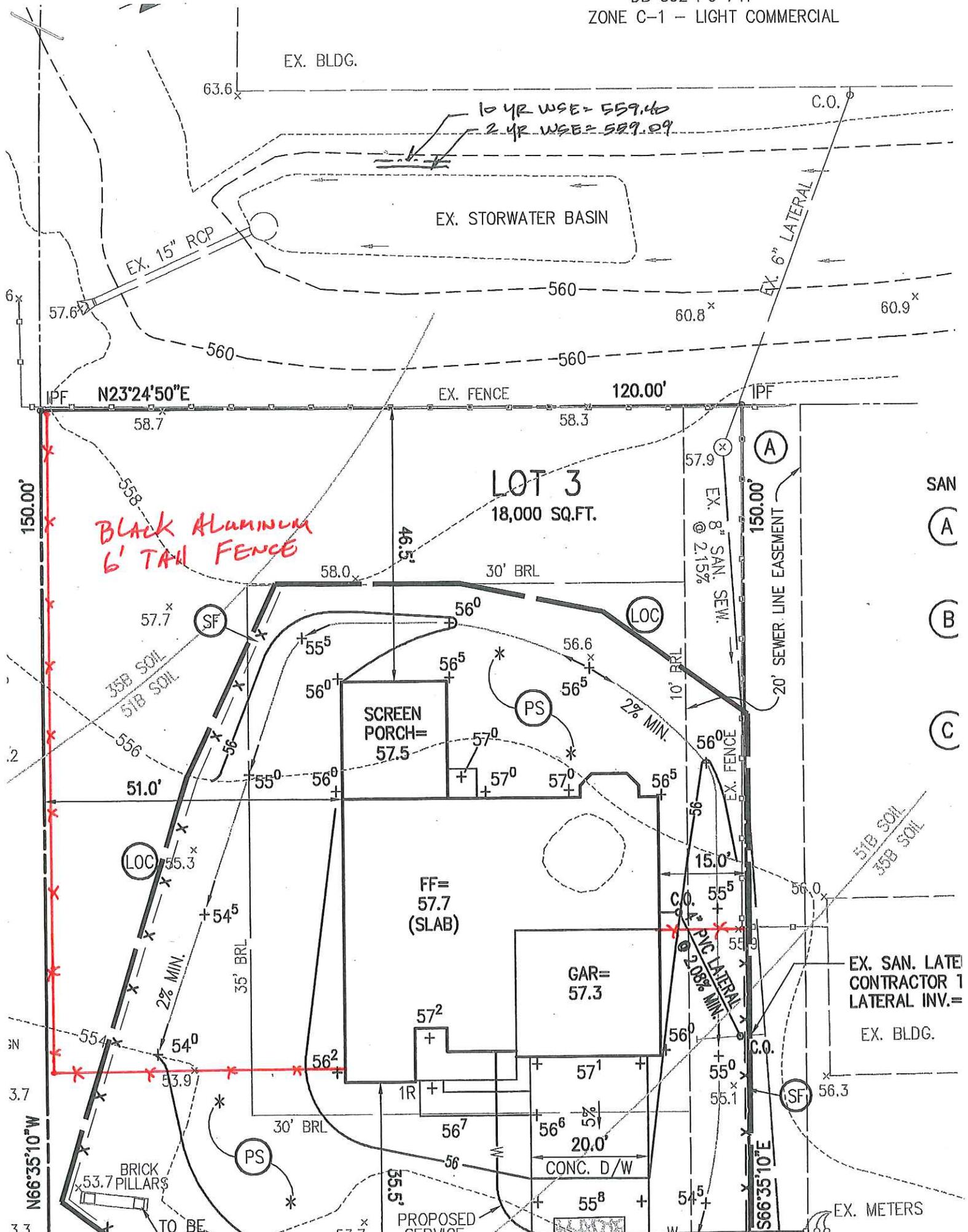




Anderson Front Door



GARAGE
Door



SAN
(A)
(B)
(C)

*BLACK ALUMINUM
6' TALL FENCE*

LOT 3
18,000 SQ.FT.

SCREEN
PORCH=
57.5

FF=
57.7
(SLAB)

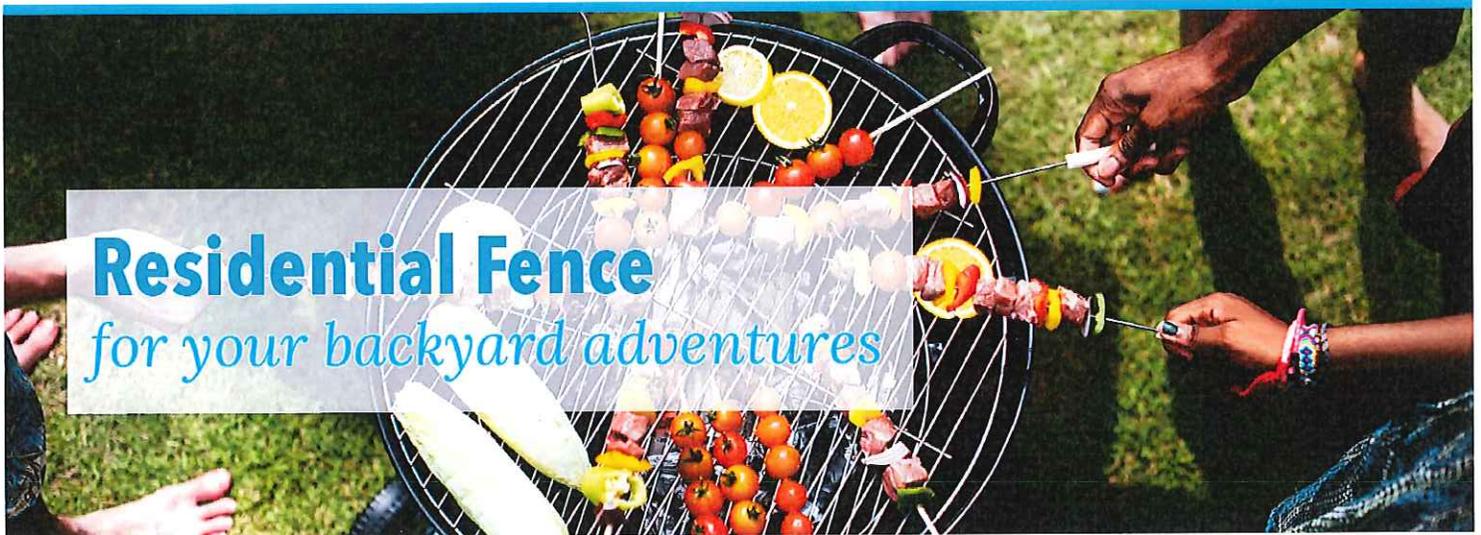
GAR=
57.3

BRICK
53.7 PILLARS

EX. SAN. LATE
CONTRACTOR 1
LATERAL INV.=

EX. BLDG.

EX. METERS



Residential Fence
for your backyard adventures

Residential Fence



Backyard Fence

Pet Fence

Pool Fence

Commercial Fence

Industrial Fence

Patriot Wire Fence

Residential Aluminum Fence

Jerith's ornamental fence will give you the peace of mind and regal appearance you've been searching for.

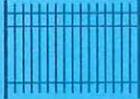
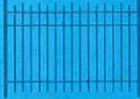
Homeowners are a huge fan of Jerith aluminum fence because they never have to worry about maintaining the appearance of their fence- saving homeowners time and money! We back all of our aluminum fences with a lifetime warranty. And thanks to our FenceCoat powder coated finish, your new fence will remain rust free, scratch resistant and fade resistant.

Available Fence Styles:

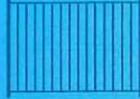
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OK

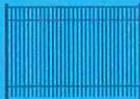
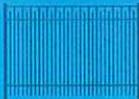
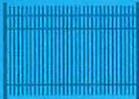
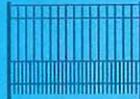
Exposed Pickets

 <i>aligned pickets*</i>	 <i>staggered pickets</i>	 <i>looped pickets</i>
--	--	--

Covered Pickets

 <i>aligned pickets*</i>	 <i>staggered pickets*</i>	 <i>two rail design</i>
--	---	---

Narrow Picket Spacing

 <i>aligned pickets</i>	 <i>staggered pickets</i>	 <i>exposed aligned pickets</i>	 <i>SafetyPup pickets</i>
---	---	---	---

***These styles are available with flush bottom rail and finials**



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OK

Liberty:

- Picket 5/8" square (.050" wall)
- Rails 1" top (.055" wall) - 1" side (.060" wall)
- Posts 2" square (.050" wall)

Residential:

- Picket 5/8" square (.050" wall)
- Rails 1" top (.055" wall) - 1" side (.082" wall)
- Posts 2" square (.060" wall)

Available Colors: Black, Bronze, White

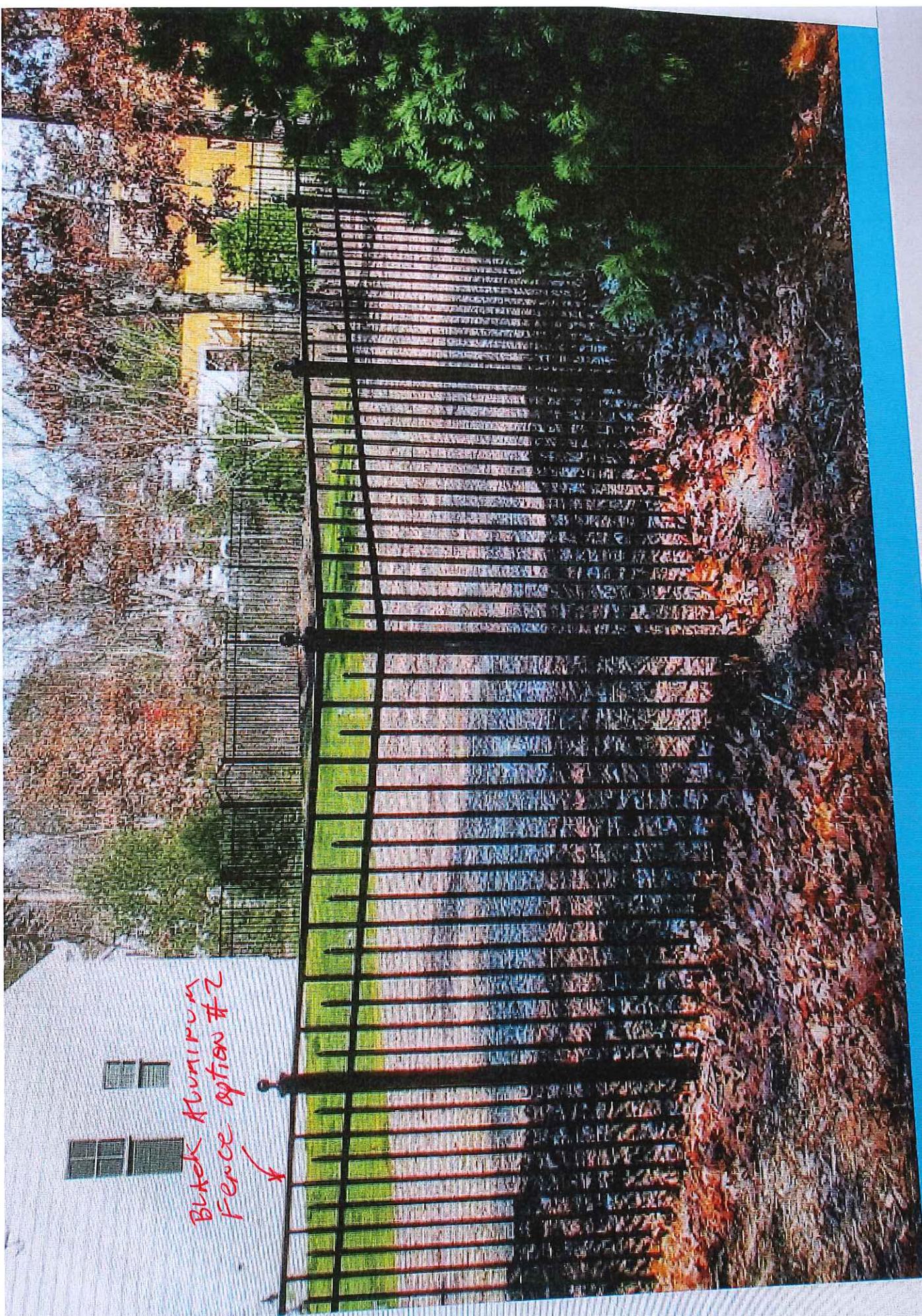
An ASSA ABLOY Group Brand

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[OK](#)



Black Aluminum
Fence option #2

OK

Jerith Residential Fence Projects

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ALUMINUM
BLACK ALUMINUM #1
FENCE OPTION #1



OPTION #1 SHINGLE

A CERTAINTEED
LANDMARK
GRANITE GRAY

LEDGESTONE
CHARDONWAY



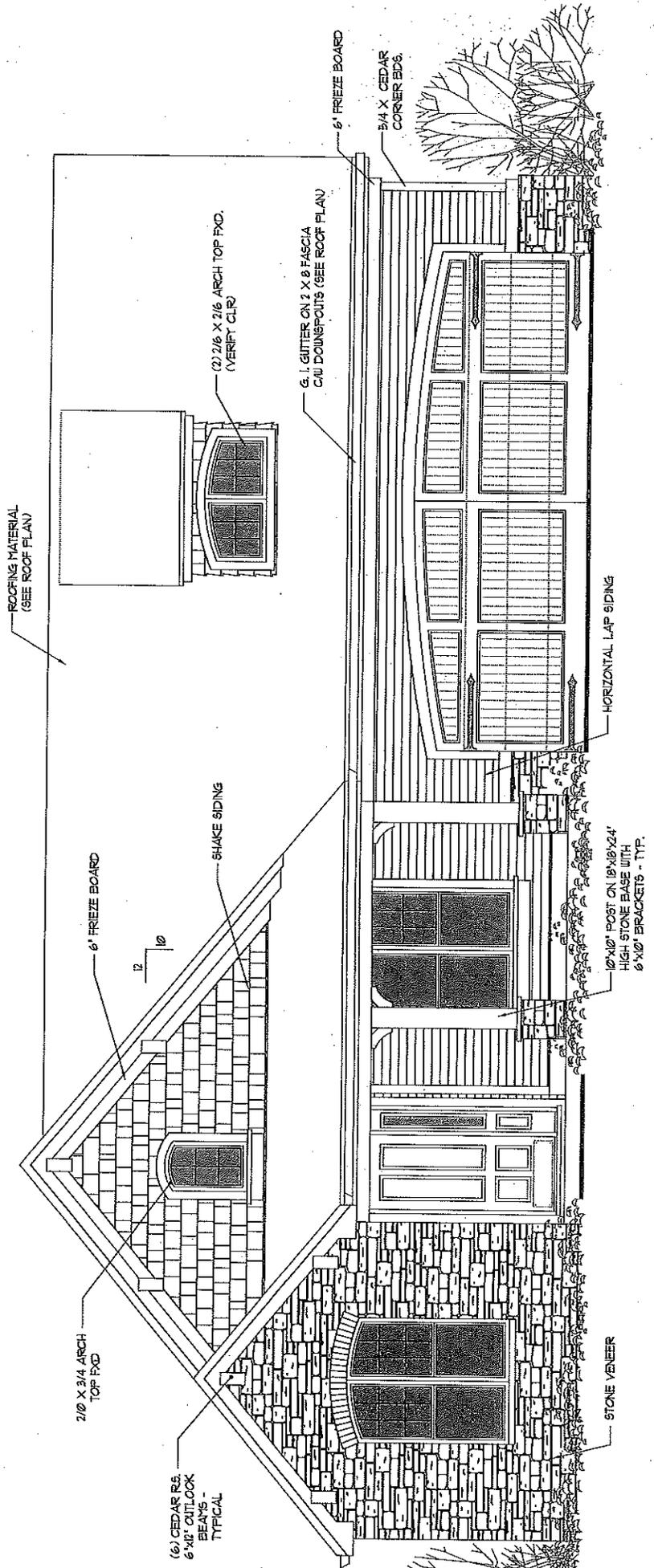


OPTION #2
DARK BROWN STANDING SEAM

NO
PARKING
OR
STANDING
FIRE LANE

KLAK ELEVATION

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



FRONT ELEVATION

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

THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE CORRECT INSTALLATION OF EXTERIOR FINISHES AND WEATHERING.

THE TYPE OF EXTERIOR FINISH, THE INSTALLATION AND THE WATERPROOFING DETAILS ARE ALL TO BE THE FULL RESPONSIBILITY OF THE OWNER/BUILDER. THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE INTEGRITY OF THE BLDG ENVELOPE.

ROOFING MATERIAL
(SEE ROOF PLAN)

G. I. GUTTER ON 2 X 8 FASCIA
CALL DOWNSPOUTS (SEE ROOF PLAN)

3/4 X CEDAR CORNER BDS.
HORIZONTAL LAP SIDING

6" FRIEZE BOARD

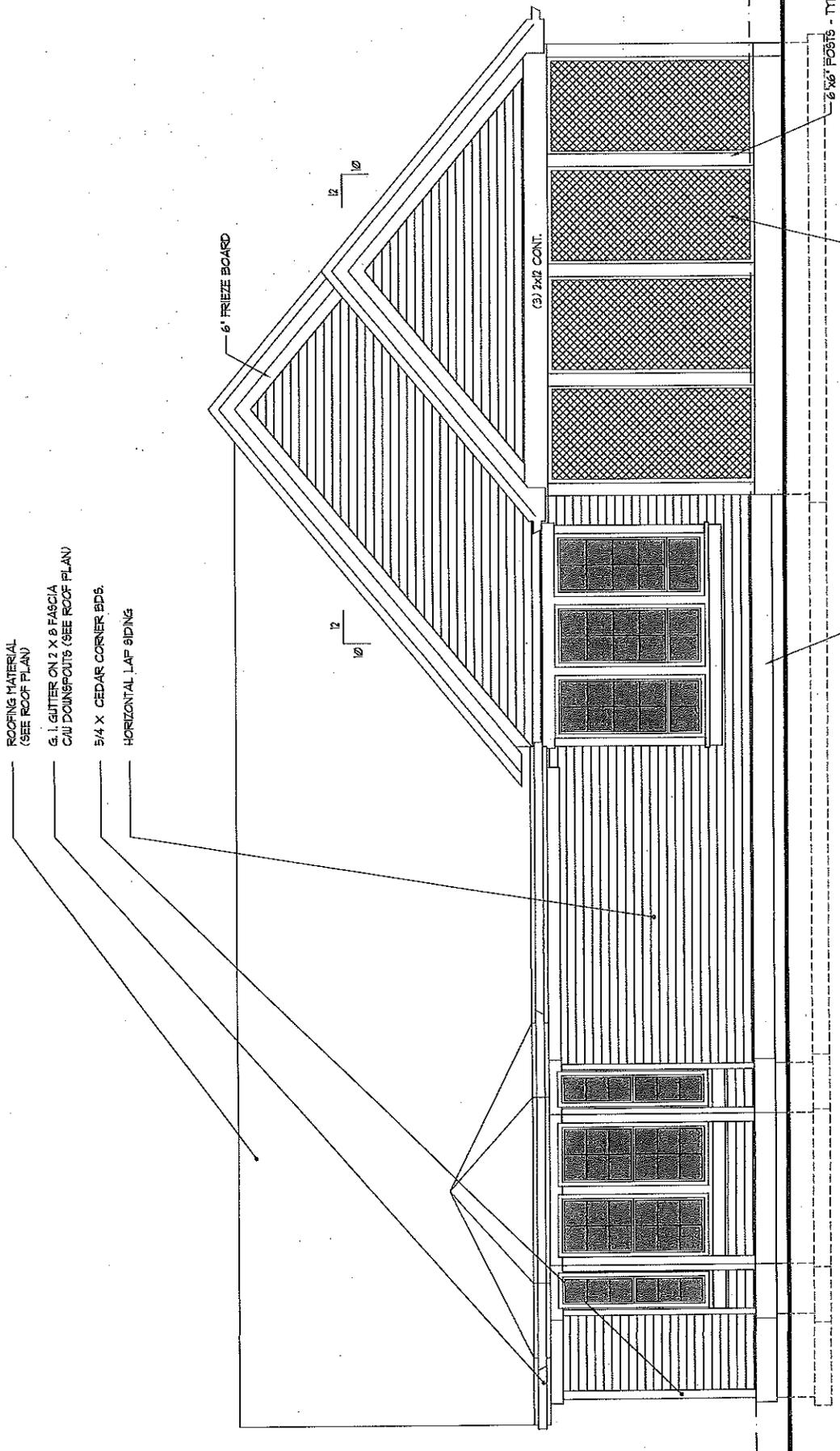
(3) 2x8 CONT.

FINISHED P.L.C.

2x6 POSTS - TYPICAL

SCREEN PANELS AS PER
OWNER - TYPICAL

2 X 10 R/S TRIM BD. W/ 76
GA G.I. FLASHING



ROOFING MATERIAL
(SEE ROOF PLAN)

24"x48" SKYLIGHT -
TYPICAL

G. I. GUTTER ON 2 X 8 FASCIA
C/W DOWNSPOUTS (SEE ROOF PLAN)

3/4" X CEDAR
CORNER BDS.

6" FRIEZE BOARD

HORIZONTAL LAP SIDING

2 X 10 R/S TRIM BD. W/ 26
GA G.I. FLASHING

6"x6" POSTS - TYPICAL

LEFT SIDE ELEVATION

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