

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 RESCHEDULED MEETING

Wednesday, July 10, 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 – June 5, 2019
4. Sign Review
Rick Sponseller (Owner, Sponseller's Flowers), is requesting a Certificate of Appropriateness in order to replace an existing wall sign on the east side of his building located at 2 West Main Street, identified as Tax Map Parcel number 14A2-((A))-61A, zoned C General Commercial.
5. Architectural Review
Tim McClenahan (Owner, Capital Builders, LLC), is requesting a Certificate of Appropriateness in order to construct a new single-family house at 726 East Main Street, identified as Tax Map Parcel number 14A3-((A))-34A, zoned DR-2 Detached Residential-2.
6. Discussion – Letter to Historic District Property Owners
7. Other
8. 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, June 5, 2019

A meeting of the Berryville Architectural Review Board was held on Wednesday, June 5, 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; Satkuna Mathur; Robin McFillen; Gene Williamson

Member absent: Susan Godfrey

Press present: None

Others present: Maral Kalbian

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

APPROVAL OF AGENDA

Ms. McFillen 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 April 24, 2019 meeting, seconded by Ms. McFillen, the motion passed by voice vote.

Discussion – Windows on Historic Properties

Chairman Barb introduced Maral Kalbian, Architectural Historian. Ms. Kalbian said she had been asked to attend the meeting to discuss windows and why they matter on historic structures. She said that proportions are an important character-defining feature adding that preservation groups have voiced concerns about those in the replacement window industry offering sub-standard windows. She addressed energy efficiency stating that it could take up to 30 years to pay off replacement windows rather than repairing existing windows. Ms. Kalbian said because hard wood is no longer available, contemporary wood windows have a much shorter lifespan.

Ms. Kalbian said that it is often difficult to fit new windows into old houses as the buildings have settled over many years. Again addressing energy efficiency and the importance of maintaining existing windows, Ms. Kalbian said there have been many studies completed by agencies and organizations including the Department of Energy and National Trust for Historic Preservation on return on investment. These studies indicate that weatherization, replacing cracked glass, glazing, weather stripping, and installing storm windows are better returns than replacing windows. She said these are also acceptable treatments that would qualify for historic tax credits.

Ms. Kalbian said cheap windows slowly erode the integrity of the entire historic district. She said old window details, such as original glass, mullions, etc., are critical to the character of the structure. She discussed frame width and window size which have changed over the years. She said vinyl windows have been shown to create health problems. She discussed the importance of not creating false history on new structures and recommended conducting a window inventory in the Town.

There was a discussion about window approval hierarchy (1. fix existing; 2. replace with wood windows; 3. replace with aluminum clad windows) and said it is usually up to the respective Board and goes back to what the existing inventory features. She recommended updating the historic district survey as the last one was conducted in the mid 1980's. Ms. Kalbian said the current period of significance goes into the 1960's and industrial areas should also be considered.

There was a discussion about new residents in the historic districts and how information on historic district regulations is disseminated. Ms. Kalbian said the County Historic Preservation Commission has discussed this matter. She recommended signs, brochures, and web site information. She said the Department of Historic Resources has resource booklets that could be made available to these residents.

There was a discussion about asking Cathy Kuehner to post information about Berryville and Clarke County Historic Districts and respective requirements on Facebook.

There was a discussion about demolition by neglect and the complex reasons for the neglect, blight abatement regulations, and maintenance code adoption. ARB members requested that staff forward the document on demolition by neglect written by Ms. Kalbian and a draft letter under Chairman Barb's signature reminding property owners in the historic district to obtain appropriate approvals to work at their homes if applicable.

Other

There was no other business.

Adjourn

There being no further discussion, Ms. McFillen made the motion to adjourn the meeting, seconded Mr. Williamson, the motion was approved by voice vote at 1:40pm.

Jim Barb, Chairman

Christy Dunkle, Recording Secretary

Rick Sponseller (Owner, Sponseller's Flowers), is requesting a Certificate of Appropriateness in order to replace an existing wall sign on the east side of his building located at 2 West Main Street, identified as Tax Map Parcel number 14A2-((A))-61A, zoned C General Commercial.

Mr. Sponseller is requesting a Certificate of Appropriateness to replace the 3'x8' sign located on the Church Street elevation of his building located at 2 West Main Street. The color of the wooden sign will match the front sign and the artwork will be handpainted. Letters will be vinyl.

Recommendation

Approve as presented.

**SPONSELLER'S
FLOWER SHOP**



EST. 1929

Tim McClenahan (Owner, Capital Builders, LLC), is requesting a Certificate of Appropriateness in order to construct a new single-family house at 726 East Main Street, identified as Tax Map Parcel number 14A3-((A))-34A, zoned DR-2 Detached Residential-2.

Mr. McClenahan will be constructing a house at 726 East Main Street. **Please note** there are several modifications to the building elevations submitted including windows; the location of the garage (it will be constructed on the right side of the structure); the garage door; and a front porch will be installed along the front elevation. Mr. McClenahan will be attending the meeting to discuss specific features of the house.

The single-family home will be two stories and feature HardiePlank lap siding in Pearl Grey and white trim. Virginia Slate (grey) architectural shingles will be installed on the roof.

Mr. McClenahan would like to install Pella aluminum clad windows on the structure. His first choice would be the 9 lite Prairie (drawing included in this packet) but he will discuss the windows with ARB members at the meeting.

The proposed garage door is a carriage house design manufactured by Clopay (specifications included in this packet - <https://www.clopaydoor.com/canyonridgeultragrain>). Please note the material is engineered to simulate stained wood.

The owner of the house will be responsible for the landscape design. Mr. McClenahan said that he would not remove the tree that is on the property.

A sample of the siding will be available at the meeting.

Recommendation

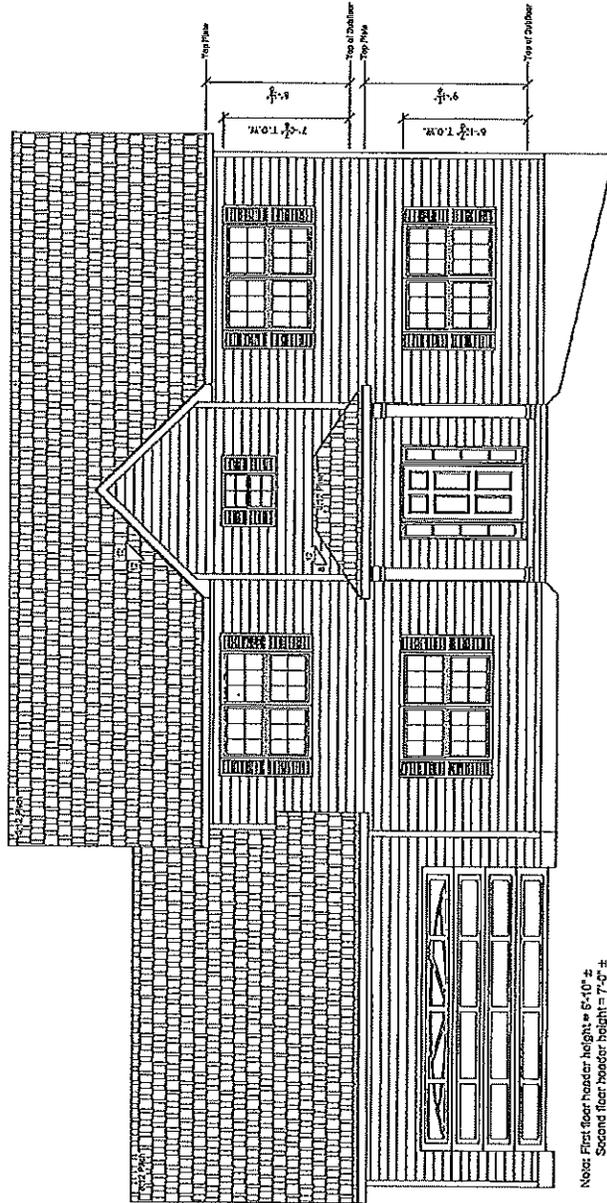
Discuss at the meeting.

DATE	11/16/15	REVISIONS:	
DESIGN	11/20/16		
DRAWN	CUSTOM HOUSE DESIGNS		
OWB #	15-103		

CUSTOM HOUSE DESIGNS, LLC
 843 SPECKS RUN RD
 BUNKER HILL, WV 25413
 304-671-7255

CAPITAL BUILDERS WV INC.
 THE NICHOLSON

A-1



Note: First floor header height = 6'-10" ±
 Second floor header height = 7'-0" ±

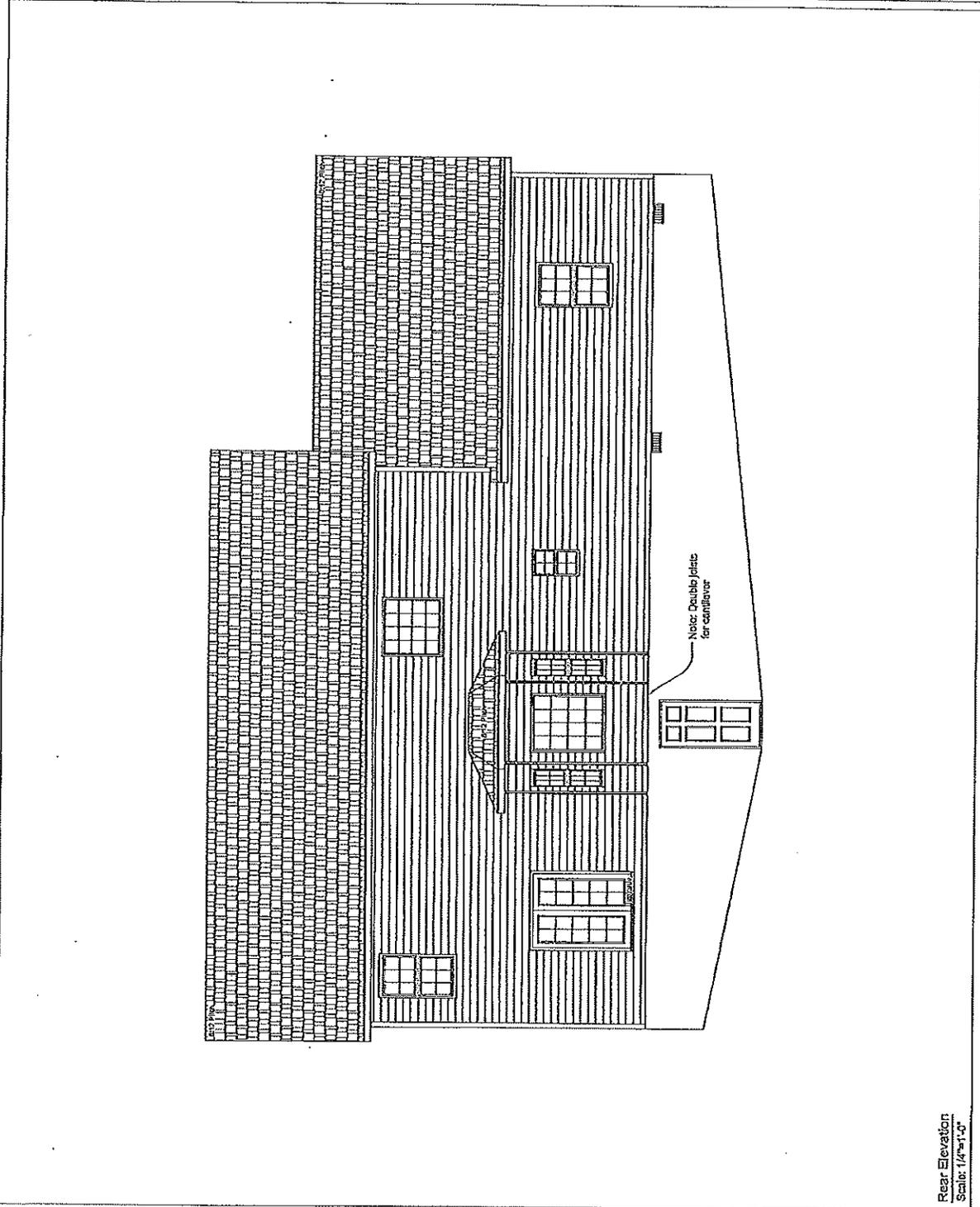
Front Elevation
 Scale: 1/2" = 1'-0"

DATE	1/16/15	REVISIONS:
DESIGN	1/26/14	
DRAWN	CUSTOM HOUSE DESIGNS	
DWG #	15-103	

CUSTOM HOUSE DESIGNS, LLC
 843 SPECKS RUN RD
 BUNKER HILL, WV 25413
 304-671-7255

CAPITAL BUILDERS WV INC.
 CAPITAL BUILDERS LLC
 THE NICHOLSON

A-2



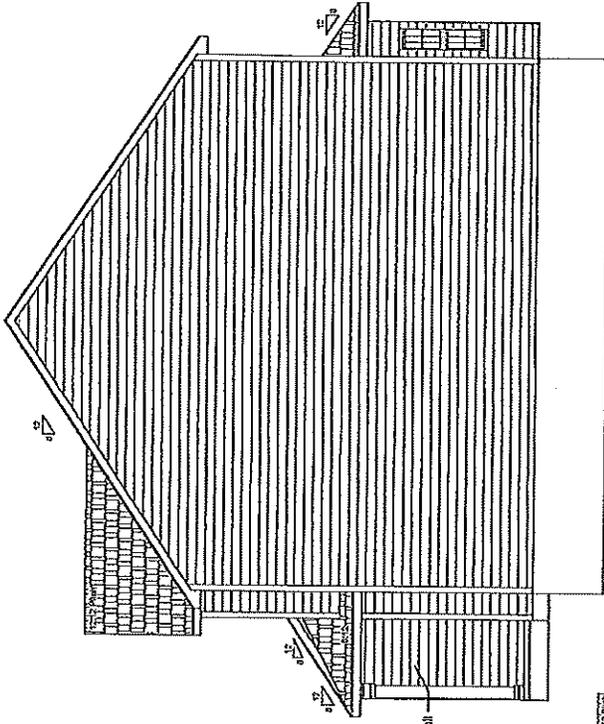
Rear Elevation
 Scale: 1/4"=1'-0"

DATE	1/16/15	REVISIONS:	
DESIGN	11/20/14		
DRAWN	CUSTOM HOUSE DESIGNS		
PWG #	15-103		

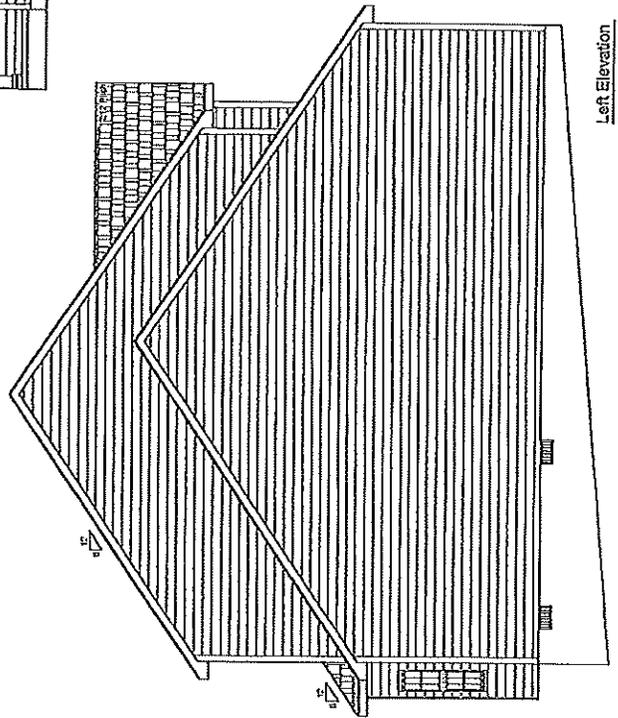
CUSTOM HOUSE DESIGNS, LLC
 843 SPECKS RUN RD
 BUNKER HILL, WV 26413
 304-671-7255

CAPITAL BUILDERS WV INC.
 CAPITAL BUILDERS LLC
 THE NICHOLSON

A-3



Right Elevation
 Scale: 1/4"=1'-0"

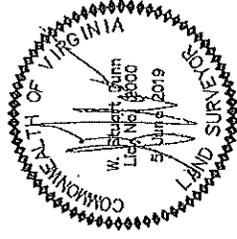


Left Elevation
 Scale: 1/4"=1'-0"

Garage well beyond

match line sheet 2
sheet 1

match line sheet 2
sheet 1



Grading Plan Survey of the Land of
Capital Builders, LLC
 Deed Book 638, Page 81 Tex Map 1443-A-34A
 Town of Berryville, Clarke County, Virginia

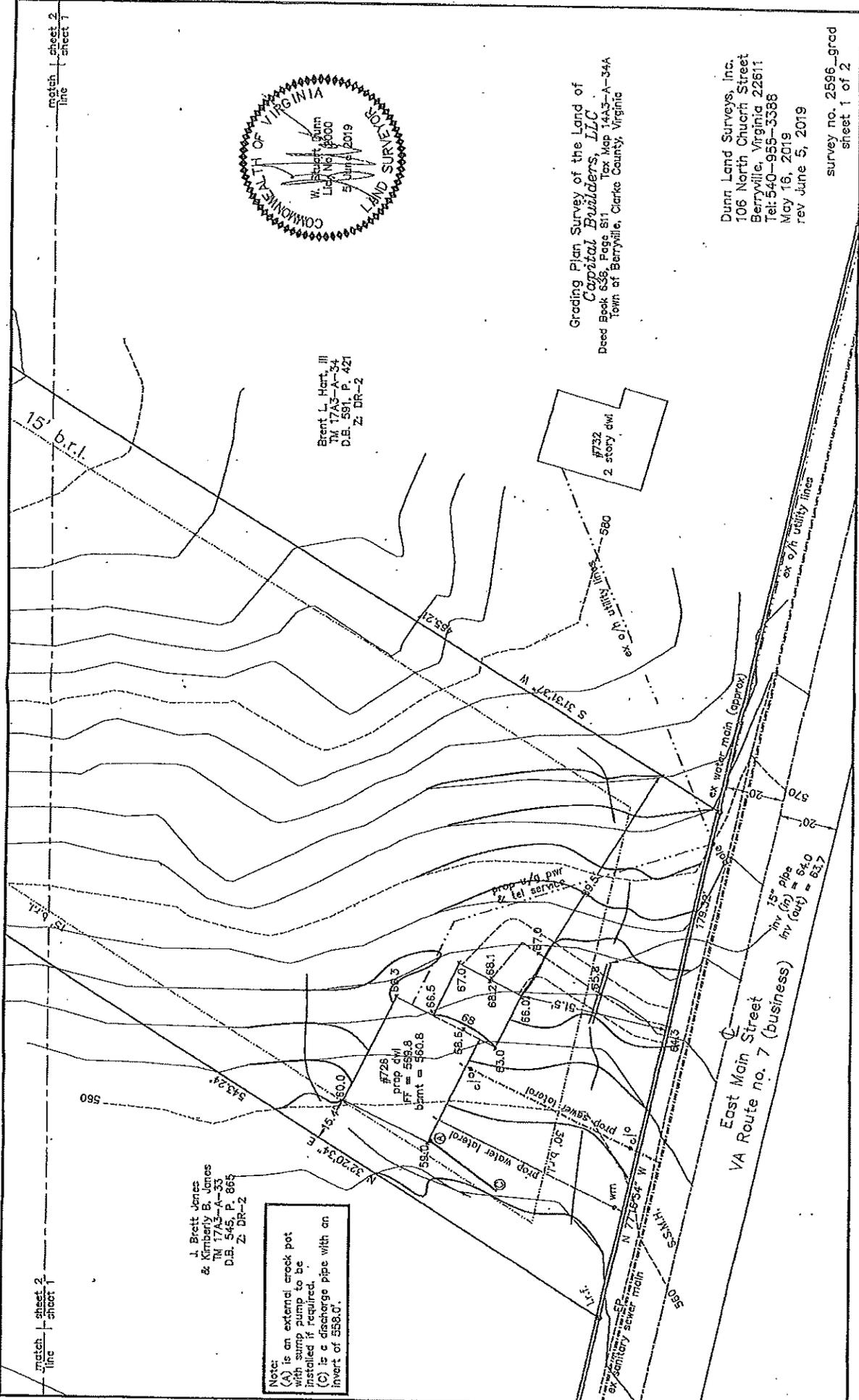
Dunn Land Surveys, Inc.
 106 North Church Street
 Berryville, Virginia 22611
 Tel: 540-955-3388
 May 16, 2019
 rev June 5, 2019

survey no. 2596_grad
 sheet 1 of 2

Brent L. Hart, III
 TM 17A3-A-34
 D.B. 581, P. 421
 Z: DR-2

J. Brett Jones
 & Kimberly B. James
 TM 17A3-A-33
 D.B. 545, P. 865
 Z: DR-2

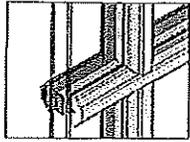
Note:
 (A) is an external crook pot
 with sump pump to be
 installed if required.
 (C) is a discharge pipe with an
 invert of 558.0'.



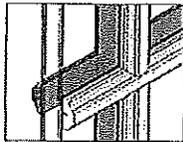
East Main Street
 VA Route no. 7 (business)

GRILLES

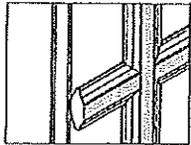
Choose the look of true divided light, or add grilles-between-the-glass that make cleaning the glass easier.



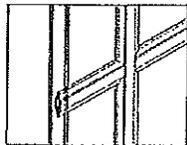
7/8" Simulated-Divided-Light with Spacer



7/8" Simulated-Divided-Light without Spacer



3/4" Removable Roomside



3/4" Aluminum Grilles-Between-the-Glass



White

Ivory

Tan¹

Putty¹



Brown¹

Harvest

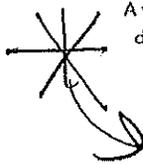
Brickstone

Cordovan

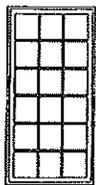
Aluminum grilles-between-the-glass feature the option of the interior grille colors shown above. The exterior will match the EnduraClad[®] color you choose.²

GRILLE PATTERNS³

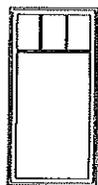
A variety of grille patterns for the traditional look of divided light. Custom patterns are also available.



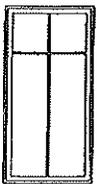
9-Lite Prairie



Traditional



Top Row



Cross



Custom (equally divided)

GLASS GUIDE

INSULSHIELD[®] LOW-E GLASS COLLECTION*



- Advanced Low-E Insulating glass with argon
- Advanced Comfort Low-E Insulating glass with argon
- NaturalSun Low-E Insulating glass with argon
- SunDefense[™] Low-E Insulating glass with argon

ADDITIONAL GLASS OPTIONS

- Tempered glass
- Tinted and obscure glass

* Optional high-altitude InsulShield Low-E glass is available with argon in select products.

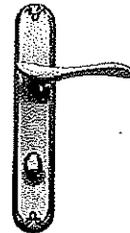
See a Pella professional for specific details and additional options available. Some features are part of our standard offering; not all options are available on all product styles.

HARDWARE STYLES

Find beauty and function in Pella's innovative, easy-to-operate hardware styles.



Casement and Awning Window Crank



Hinged Patio Door Handle



Sliding Patio Door Handle



Double-Hung Window Cam-Action Sash Lock



Double-Hung Window Sash Lift

HARDWARE FINISHES

Choose from today's most popular decorative finishes to coordinate with other finishes in your home.



Champagne



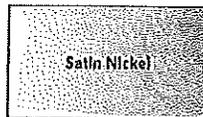
White



Brown



Bright Brass



Satin Nickel



Oil-Rubbed Bronze

¹ Only available with matching interior and exterior colors.

² Appearance of exterior grille color may vary depending on the Low-E Insulating glass selection.

³ Grille patterns offered may vary per product. See specific product information for availability.

SEARCH

GARAGE DOORS COMMERCIAL DOORS WHERE TO BUY PHOTOS BUYING GUIDE SERVICE & SUPPORT

CANYON RIDGE COACHMAN GARAGE DOORS ENTRY DOORS LIVE CHAT MY IDEA BOOK MID HARBOR GALLERY CLASSIC MODERN STEEL AVANTE RESERVE CLASSIC WOOD

HOME / RESIDENTIAL GARAGE DOORS / CANYON RIDGE COLLECTION ULTRA-GRAIN SERIES

FAUX WOOD CARRIAGE HOUSE GARAGE DOORS



click to zoom



CANYON RIDGE® COLLECTION ULTRA-GRAIN® SERIES

★★★★★ 4.6 (7) Write a review

insulated carriage house garage doors with faux wood and ultra-grain® steel.

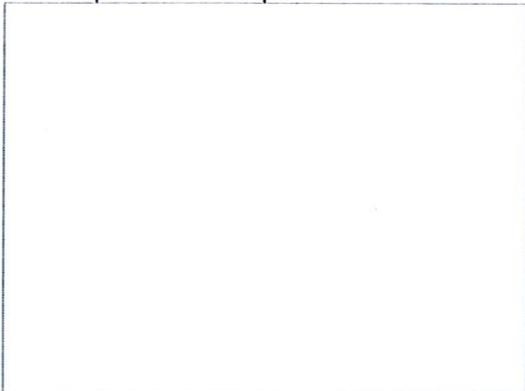


An attractive and economical alternative to the Limited Edition Series, this door features a 2" Intellicore® polyurethane steel base with Ultra-Grain®, a durable, natural-looking, woodgrain paint finish. Stained Clear Cypress composite overlays are applied to the steel door surface to create beautiful carriage house designs.

WHERE TO BUY

SEE ON MY HOUSE

ADD TO IDEA BOOK



BROCHURE INSTALLATION & CARE

natural stained wood? Get the best ULTRA-GRAIN® series carriage house with a composite overlay, molded

ENTER TO WIN \$1,000!

- 4-layer steel carriage-house garage doors with a faux-wood finish.
- 2" Intellicore® polyurethane insulation with a thermal break. This garage door has an 18.4 R-value.
- Features Clopay's Safe-T-Bracket®, a patented garage door safety feature.
- WINDCODE® reinforcement product available for high wind load applications. [\(Click for details\)](#)
- [Learn more about CANYON RIDGE® collection ULTRA-GRAIN® series construction.](#)



[QuickDraw Tool](#)

DESIGN OVERVIEW

- The Clear Cypress overlay materials are molded from actual wood pieces to reproduce the natural texture and intricate grain patterns of the species they emulate.
- Utilizes Ultra-Grain® steel finish; a durable, natural looking woodgrain paint finish.
- Factory finish options are Walnut, Medium and Slate.
- Many glass options available including clear, frosted, seeded, rain, obscure and insulated.
- Attractive beveled edge clip-in window grilles are removable for easy cleaning.
- Comes complete with spade lift handles and step plates. Additional decorative hardware options available.
- [Learn more about CANYON RIDGE® collection ULTRA-GRAIN® series design.](#)

Calculated garage door section R-value is in accordance with DASMA TDS-163.



LIFTMASTER® ELITE SERIES™

Clopay Recommends [LiftMaster® Elite Series®](#) openers for these garage doors. These openers have a range of features that truly make lives easier.

★★★★★ 4.6 | 7 Reviews



Search topics and reviews



Reviews

[Write a review](#)

Rating Snapshot

Select a row below to filter reviews.

5 ★	6
4 ★	0
3 ★	0
2 ★	1
1 ★	0

Average Customer Ratings

Overall	★★★★★	4.6
Quality/Durability	★★★★	4.6
Overall Value	★★★★	4.0
Appearance/Design	★★★★★	5.0

1-7 of 7 Reviews

Sort by: ▼ ☰

FormerSE



[ENTER TO WIN \\$1,000!](#)

BERRYVILLE ARCHITECTURAL REVIEW BOARD
Discussion – Letter to Historic District Property Owners
July 10, 2019

AGENDA ITEM 6

Staff is requesting input and direction on the letter to Historic District property owners from the discussion at the June meeting.

Recommendation

Discuss at the meeting.

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



[T] 540/955-1099
[F] 540/955-4524
[E] info@berryvilleva.gov
www.berryvilleva.gov

June 11, 2019

DRAFT

Dear Berryville Historic District property owner:

As summer approaches and home improvements are underway, we would like to remind you that the Town of Berryville may require architectural review of your property by the Berryville Architectural Review Board for exterior modifications prior to construction. These items include but are not limited to changes to windows and doors; the construction of additions; and accessory structures in excess of 150 square feet.

Should you should need any additional assistance, please contact Christy Dunkle at 540/955-4081 or planner@berryvilleva.gov.

Thank you for your attention to this matter. We appreciate your assistance in maintaining the integrity of our historic district for future generations.

Sincerely,

Jim Barb
Chair, Berryville Architectural Review Board
Assistant Town Manager

Cc: ARB members

Patricia Dickinson
Mayor

Harry Lee Arnold, Jr.
Recorder

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