

Town of Berryville
Berryville-Clarke County
Government Center
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Berryville, VA 22611



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**Town of Berryville
ARCHITECTURAL REVIEW BOARD
RESCHEDULED MEETING**
Wednesday, October 2, 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 – July 10, 2019
4. Architectural Review
Glenn McIntire, Owner, is requesting a Certificate of Appropriateness in order to add an addition onto an accessory structure located at 114 East Main Street, identified as Tax Map Parcel number 14A2-((A))-79, zoned C General Commercial.
5. Sign Review
Cassandra Ludtke (Owner, Footloose Dance and Gymastics), is requesting a Certificate of Appropriateness to install a projecting sign on the building located at 20A East Main Street, identified as Tax Map Parcel number 14A2-((A))-72, zoned C General Commercial.

(continued)

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

6. Architectural Review

R2 Investment Properties, LLC (Allen Kitselman, Main Street Architecture, PLC, Agent) is requesting a Certificate of Appropriateness in order to build a new mixed use building located on the parcel located at 101 East Main Street, identified as Tax Map Parcel number 14A5-((A))-81, zoned C General Commercial.

7. Other

8. Adjourn

BERRYVILLE ARCHITECTURAL REVIEW BOARD
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
Wednesday, July 10, 2019

A meeting of the Berryville Architectural Review Board was held on Wednesday, July 10, 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

Member absent: Robin McFillen

Press present: None

Others present: Tim McClenahan, Capital Builders, LLC

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

Ms. Mathur made the motion to approve the minutes of the June 5, 2019 meeting, seconded by Vice Chair Godfrey, the motion passed by voice vote.

Chair Barb recommended moving item 5 up as Mr. McClenahan was in attendance.

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.

Mr. McClenahan described the single-family house he will be constructing on East Main Street. He showed Board members a sample of the proposed Pearl Grey HardiePlank he will be using for the siding. There was a discussion about grades and brands of siding.

Mr. McClenahan said there would be a full front porch and that the garage on the submission will be on the right (east) side of the structure. Vice Chair Godfrey asked about the shutters. Mr. McClenahan said they will be black. He said the garage would feature a carriage house type door. He added that the front door will be black to match the shutters.

Mr. McClenahan said he would be using aluminum clad Pella windows. There was a discussion about grills and Mr. McClenahan agreed to install 6/6 grill pattern windows with exterior grills. There was a

discussion about the proposed subdivision and creating two lots on the property. There was a discussion about access to the property and landscaping.

There being no further discussion, Vice Chair Godfrey made the motion to approve the submission as presented, seconded by Ms. Mathur, the motion passed by voice vote.

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.

Ms. Dunkle described the request stating that the colors will match the sign on the front of the building.

There being no further discussion, Vice Chair Godfrey made the motion to approve the request as submitted, seconded by Ms. Mathur, the motion passed by voice vote.

Discussion – Historic District property owner notification

Ms. Dunkle asked for direction on the proposed letter to be sent to property owners in the Berryville Historic District reminding them about possible requisite reviews. Ms. Dunkle said that, due to work load, it was likely that the letters would be mailed in September. Vice Chair Godfrey recommended sending the letter to local real estate offices. Chair Barb said that the MLS web site allows for documents related to houses for sale to be downloaded. There was a discussion about the local and national historic districts in Berryville. Board members recommended forwarding the letter to real estate offices and requested that staff mail property owners the letter when time is available.

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 1:00pm.

Jim Barb, Chairman

Christy Dunkle, Recording Secretary

Glenn McIntire, Owner, is requesting a Certificate of Appropriateness in order to add an addition onto an accessory structure located at 114 East Main Street, identified as Tax Map Parcel number 14A2-((A))-79, zoned C General Commercial.

Mr. McIntire would like to add an addition to an existing garage on the property referenced above. The total area after the new addition is 595 square feet which conforms to zoning regulations.

He would like to use 5¹/₂" Dutch lap wood siding and stone for the exterior to match the principal structure. Windows specified for the structure are Marvin Ultimate Wood Double Hung and the door on the east side of the structure will be a Jeld-Wen wood Dutch Door 36" x 80". The existing tin roof will be extended to match the existing garage roof.

It is staff's understanding that he will face the exterior of the chimney with stone.

The following items are included for review:

- Site plan identifying the location of the existing structure and proposed addition;
- Building elevations;
- Floor plan;
- Photos of the existing garage, principal structure, and site;
- Cut sheet of proposed windows.

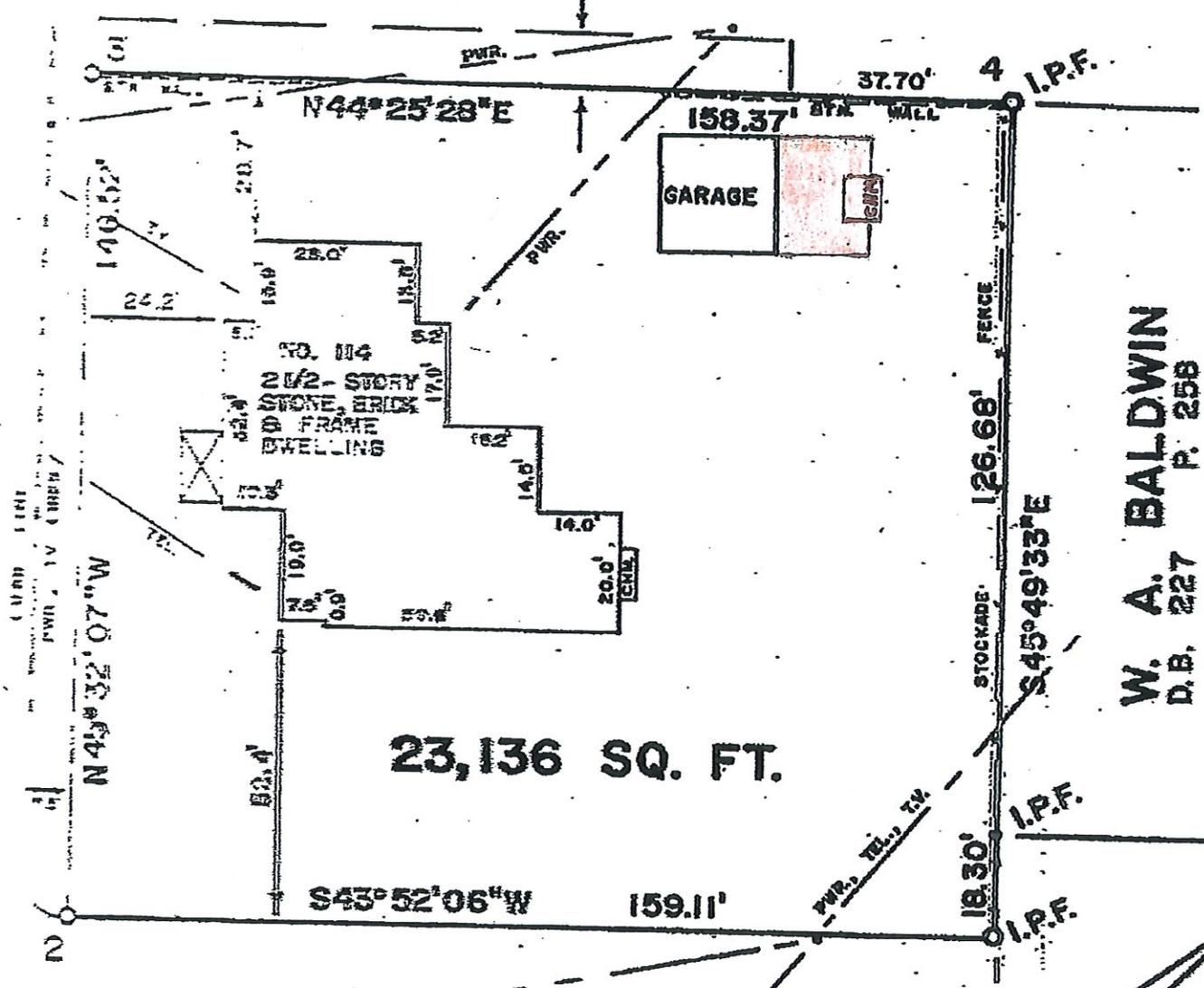
Recommendation

Approve as presented.

W. R. NEWITT
D.B. 191 P. 143

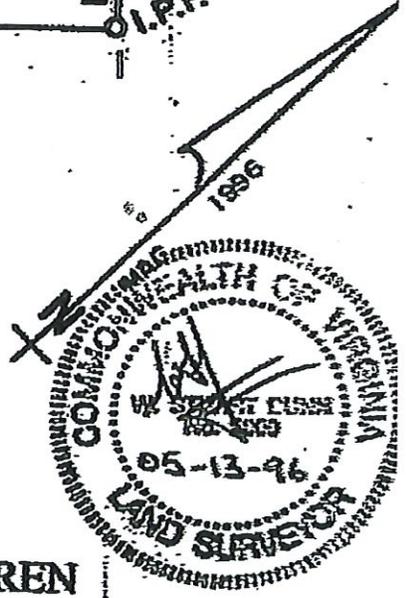
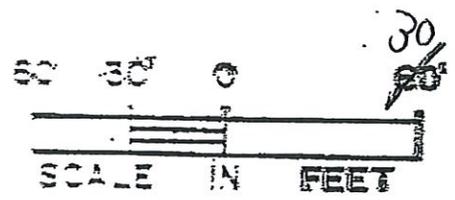
10' R/W
D.B. 14 P. 297

VA ROUTE NO. 7 (BUS.) E. MAIN STREET

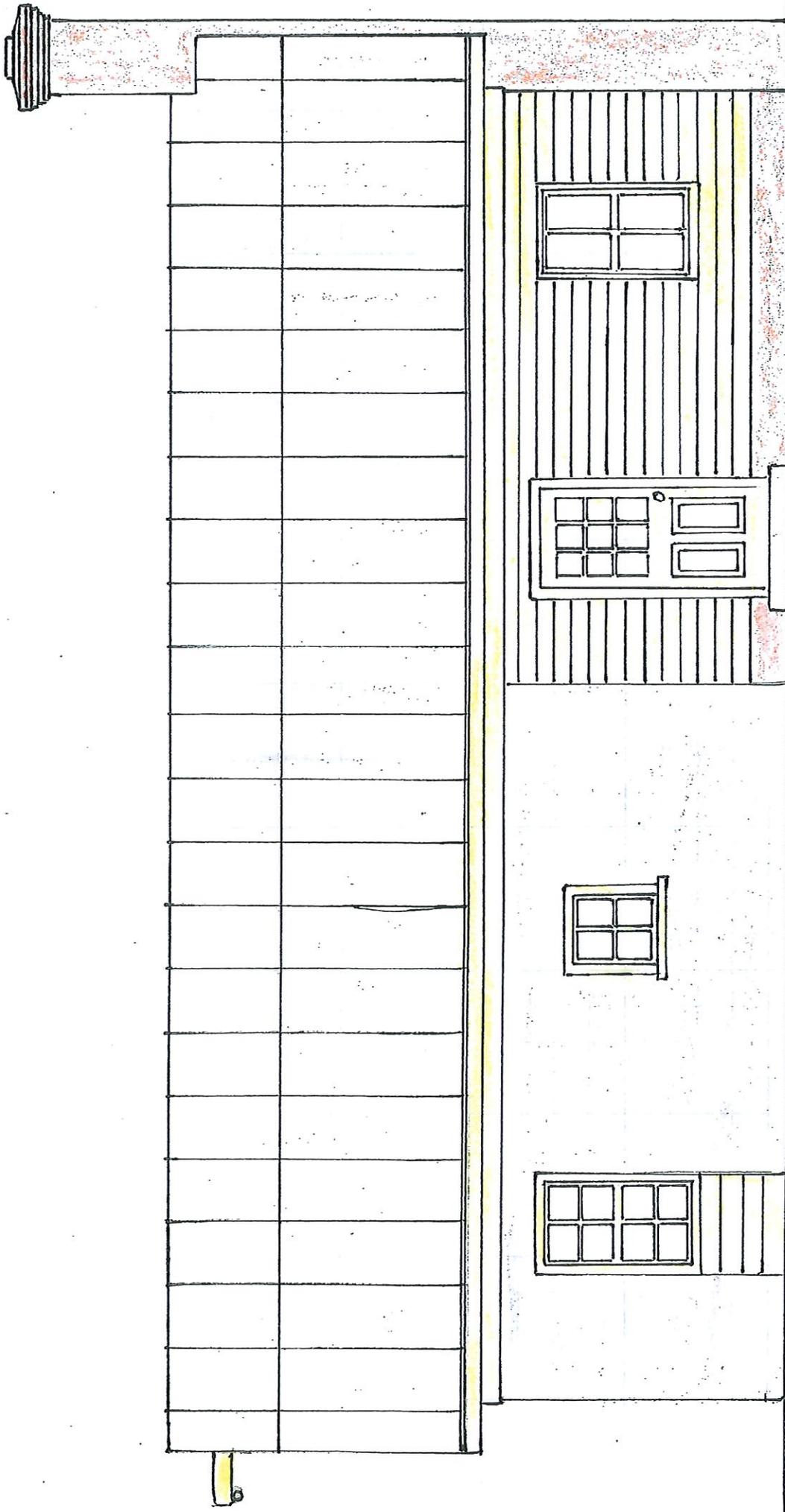


W. A. BALDWIN
D.B. 227 P. 258

PAGE STREET



HOUSE LOCATION SURVEY OF THE LAND OF
 WILLIAM H. LOREN AND HELENE H. LOREN
 EXECUTORS OF THE ESTATE OF HELENE D. KENT
 WILL BOOK 54, PAGE 263
 TRACT 79 ((A)), TAX MAP 14A2

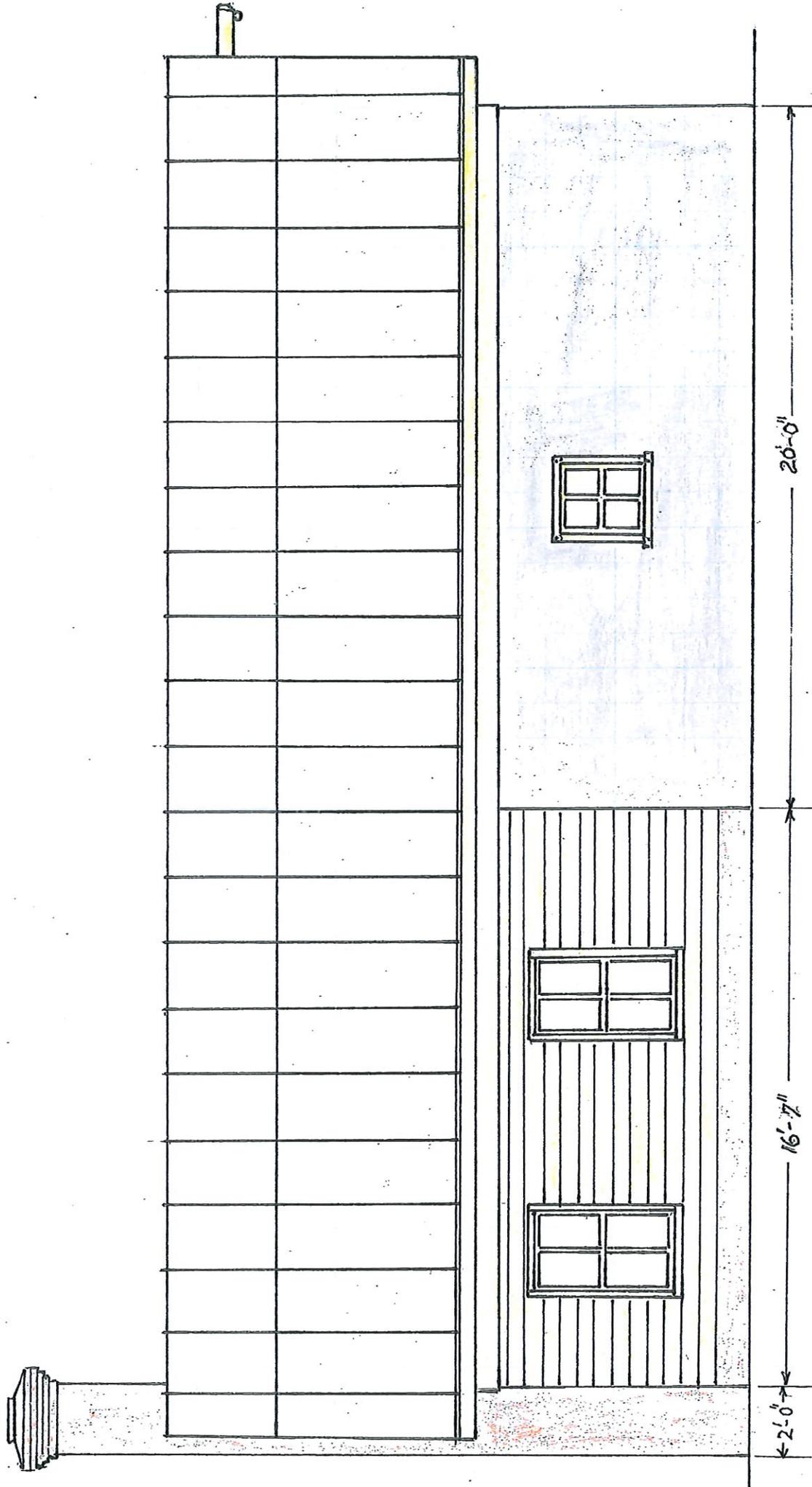


NEW ADDITION

EXISTING GARAGE

EAST SIDE

Glenn McIntyre



NEW ADDITION

16'-7"

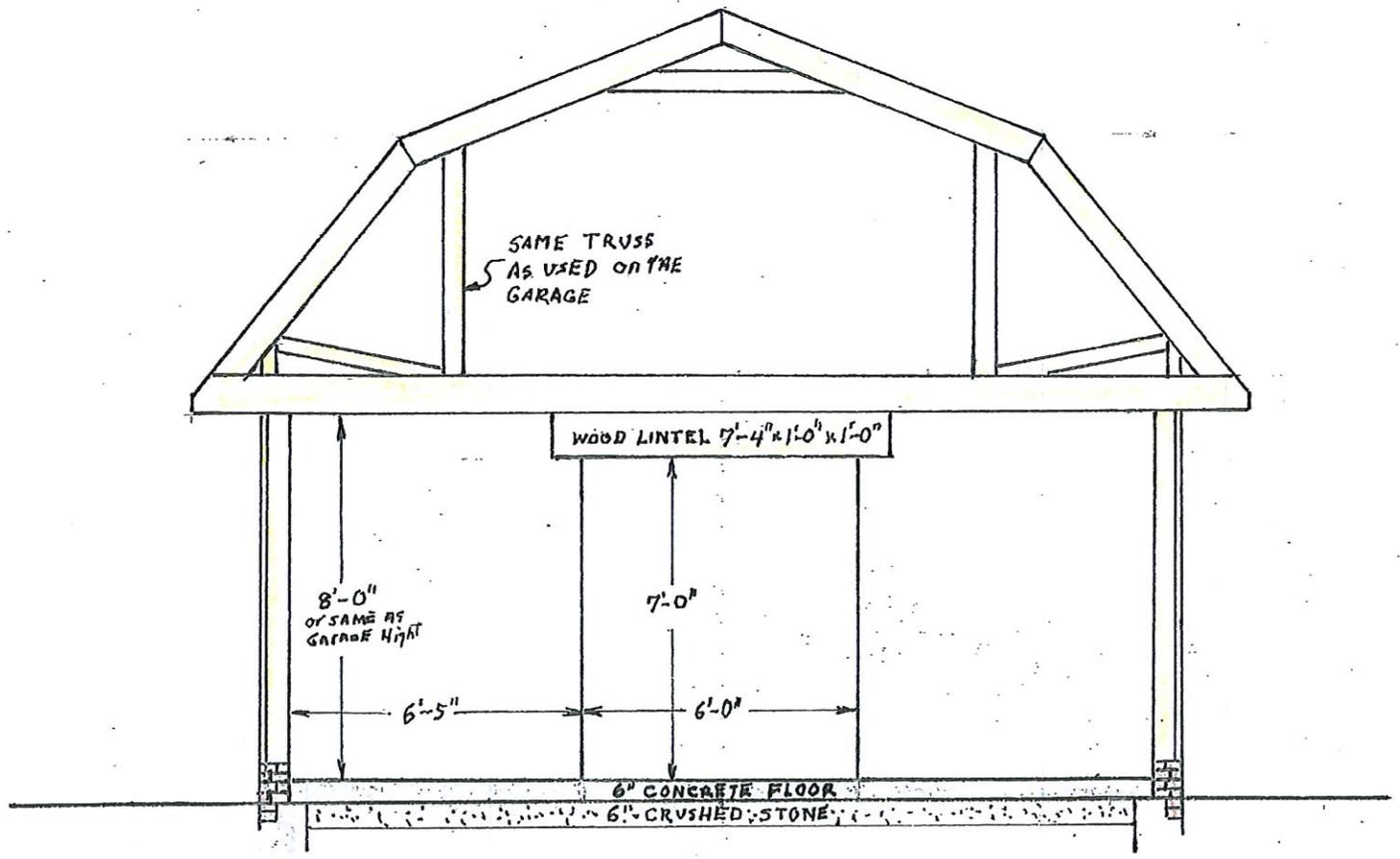
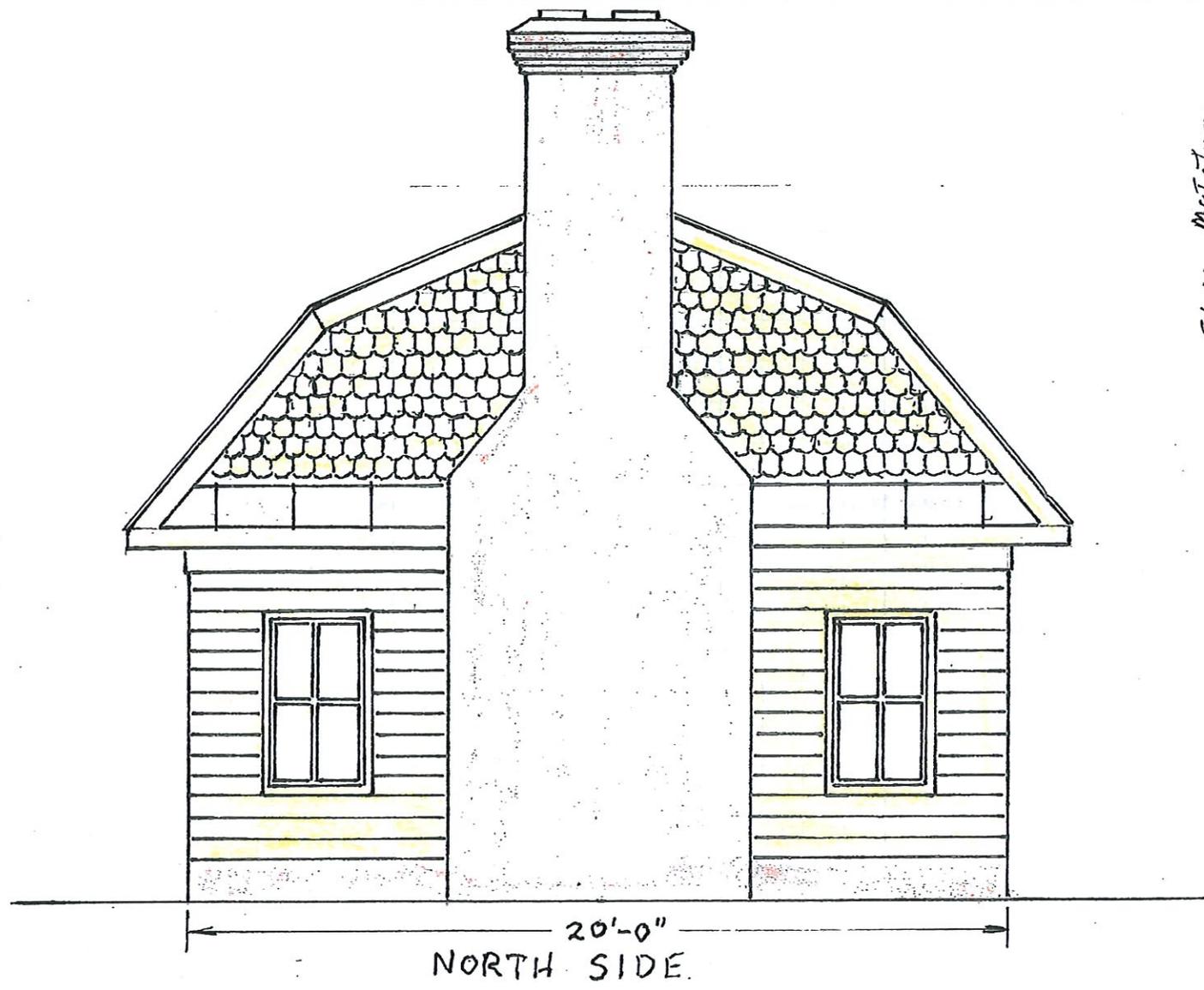
EXISTING GARAGE

20'-0"

WEST SIDE

Glenn McIntyre

Glenn McIntyre

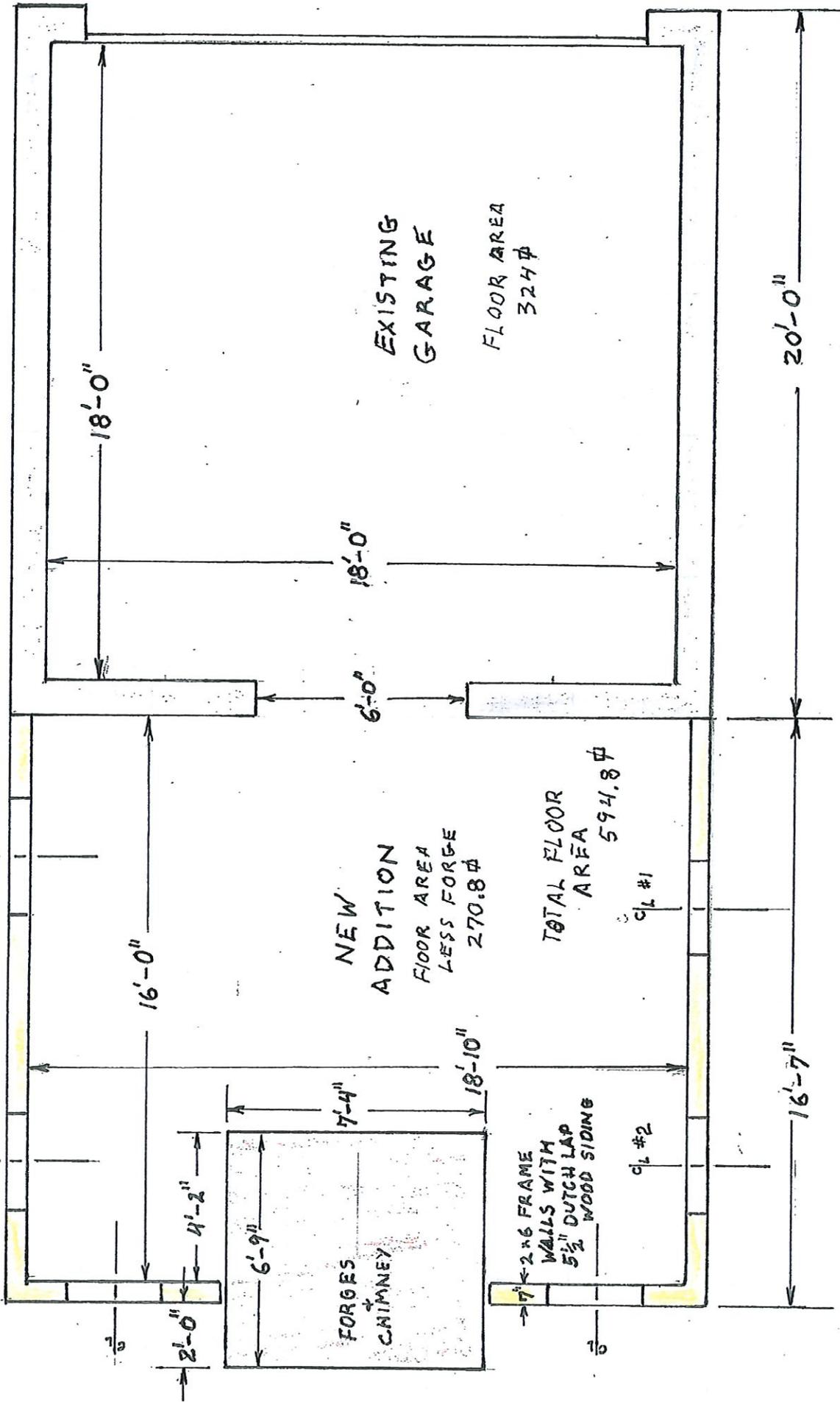


FLOOR PLAN

ALL 5 WINDOWS

MARVIN WOOD ULTIMATE
 DOUBLE HUNG WUDH 2622
 MUNTINS WOOD 7/8" WITH SPACER
 CL # 5
 BAR AS SHOWN

JELD-WEN
 WOOD
 36" WIDE X 80" HIGH
 DUTCH DOOR

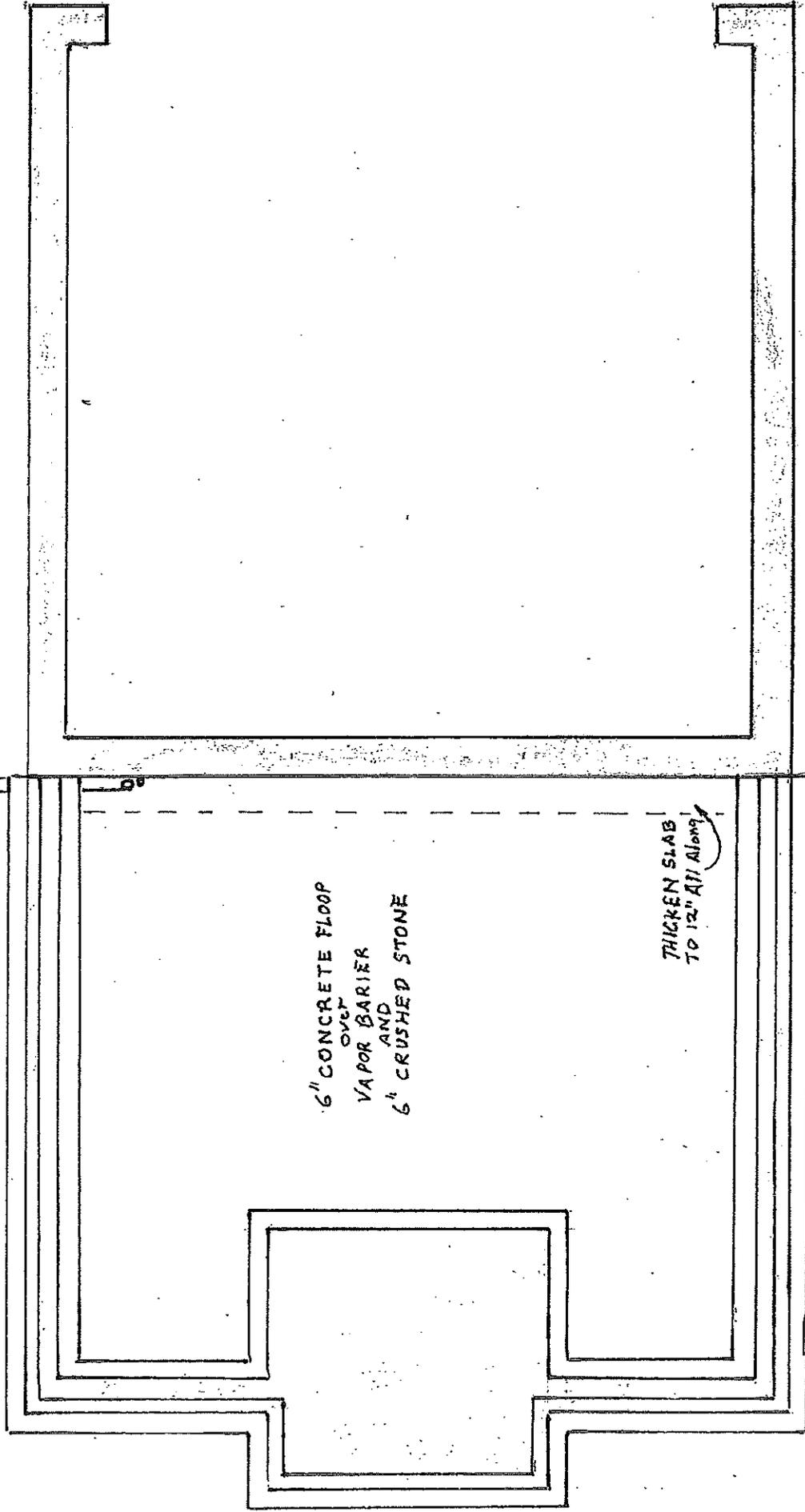
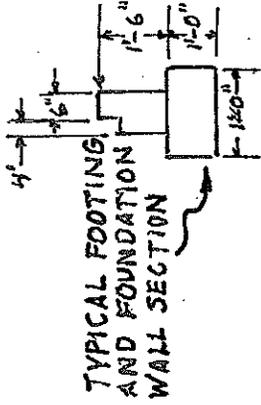


Glenn McIntyre

FOUNDATION PLAN

3" DIA. PVC ELECTRICAL CONDUIT
AND
1" PEX TUBING
TO BASEMENT
BURIED ATLEAST 20" DEEP

1/4" = 1'-0"



Glenn McIntyre



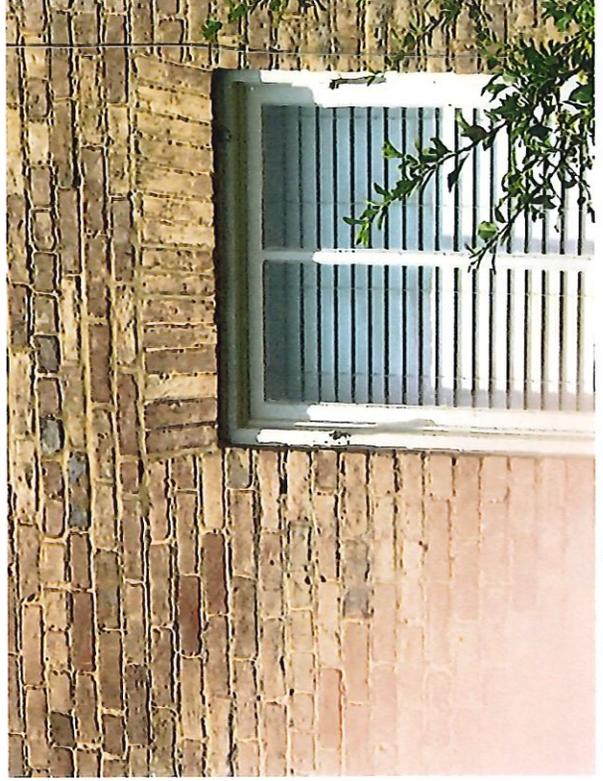
Existing Garage East side



North end of existing garage and New addition site



Window style in existing house



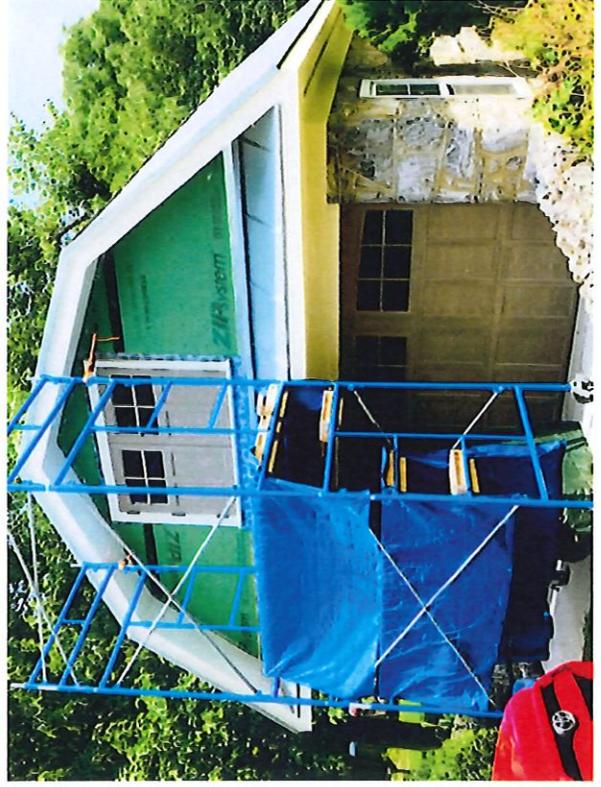
Brick detail above windows



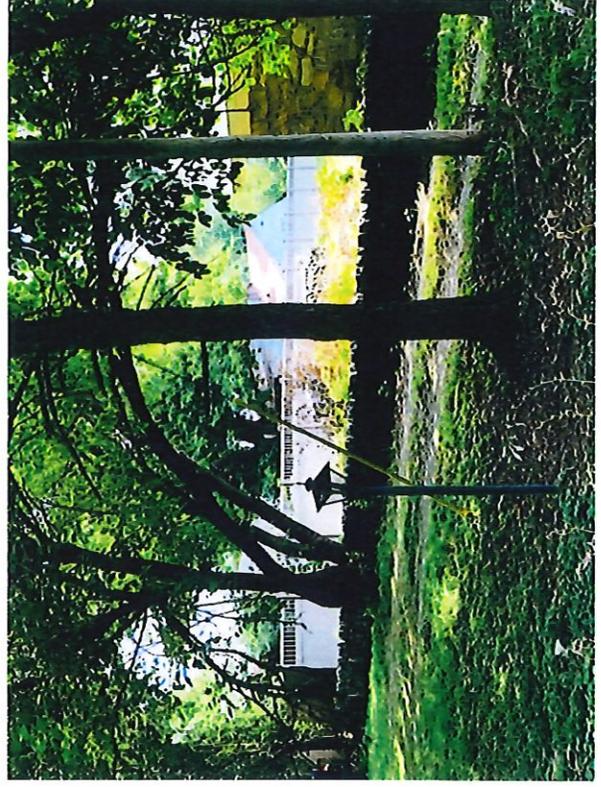
Stone wall on West property line



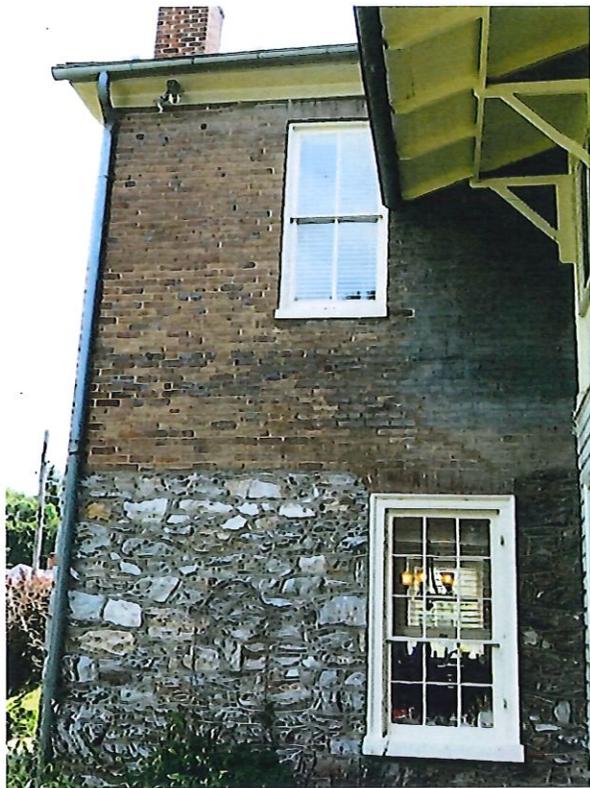
Existing Garage West side



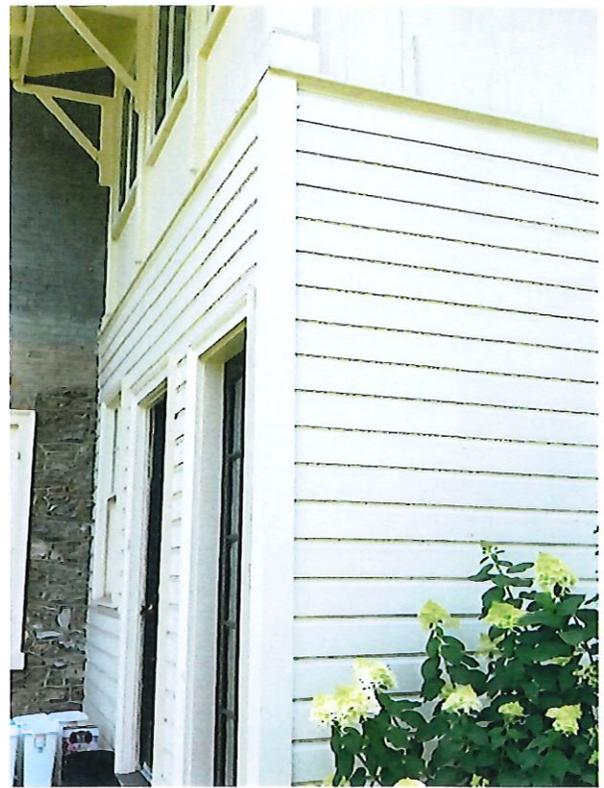
Existing Garage South side



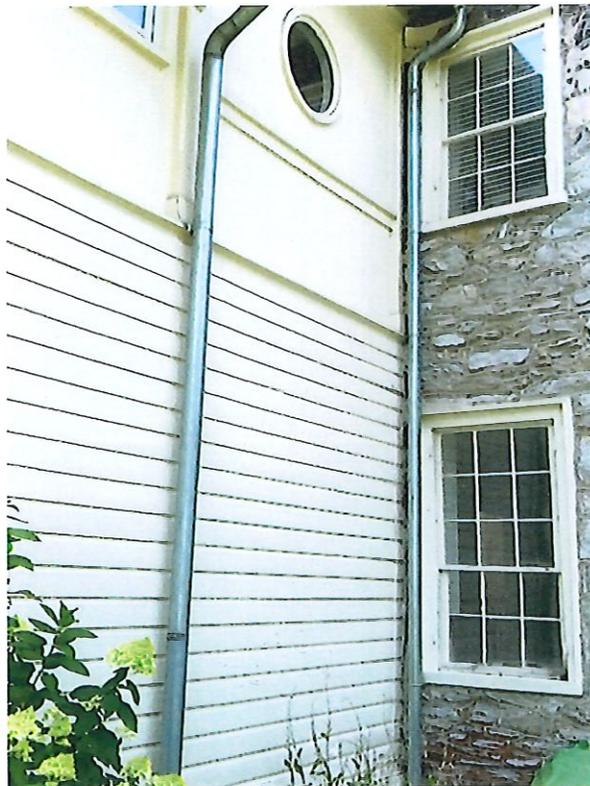
Stone Wall on West property line



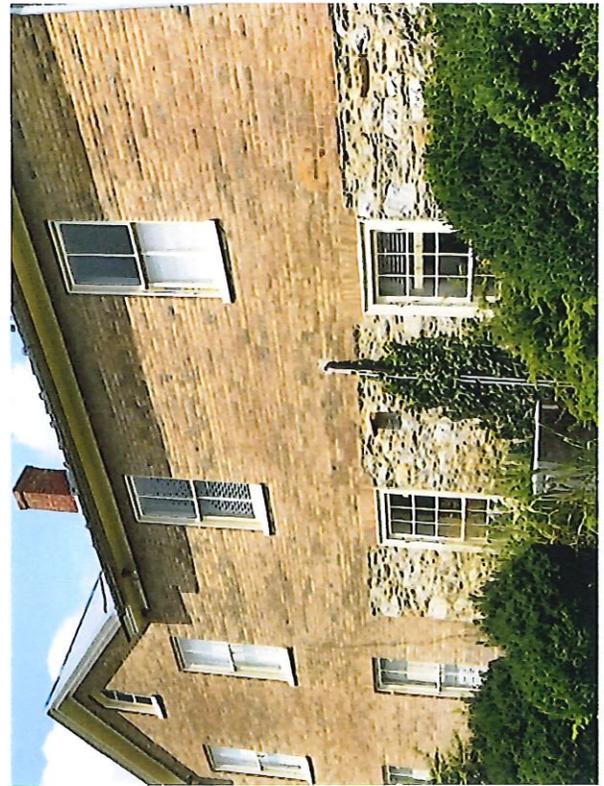
Existing house showing mid 19th century brick addition with period window above 1802 stone kitchen and its period window



Exist part of House with 5 1/2" Dutch or German lap siding



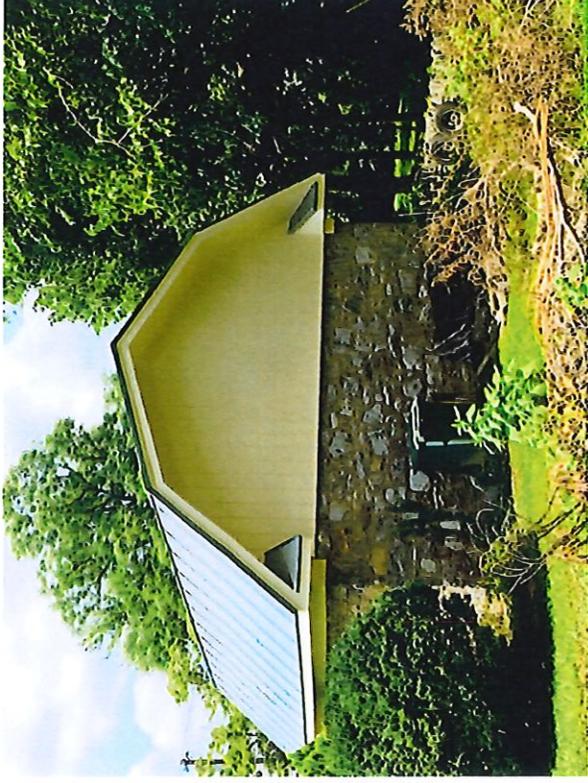
This probably was a two story porch enclosed in the 20th century



Existing house showing brick work next to older stone work



Rear of House showing all
Three building materials
Together, Stone, Brick and wood.



New addition building site.

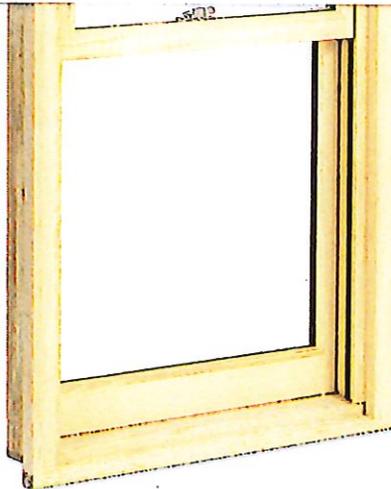


New addition building site

with [single hung](#) or stationary sash configurations assist with historical accuracy, while modern options like wash mode for easy cleaning and built in Lock Status Sensor options bring modern convenience.



MARVIN 



INTERIOR

EXTERIOR

Features of the Ultimate Wood Double Hung Window

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, [single hung](#), stationary transom or [picture window](#)

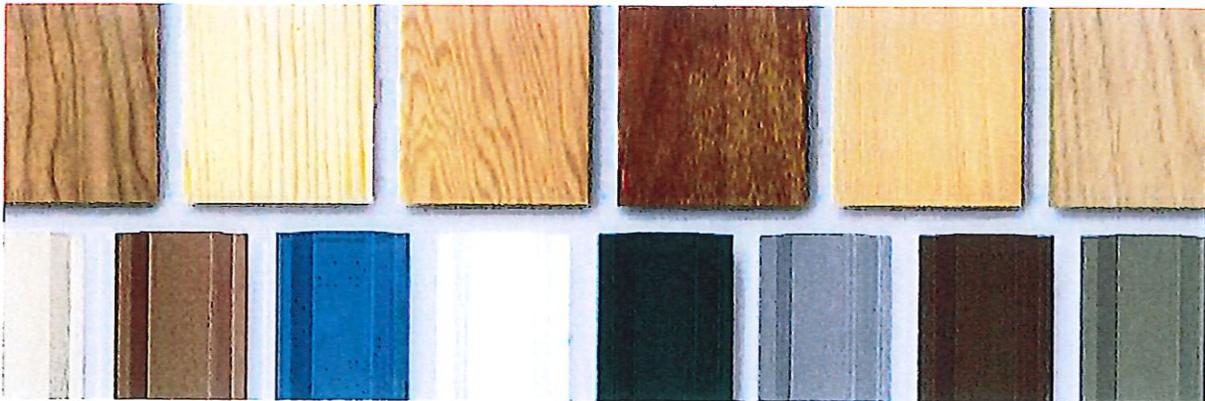
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- CE certified

SIGNATURE COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

[> LEARN ABOUT SIGNATURE ULTIMATE](#)



Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout

Cassandra Ludtke (Owner, Footloose Dance and Gymnastics), is requesting a Certificate of Appropriateness to install a projecting sign on the building located at 20A East Main Street, identified as Tax Map Parcel number 14A2-((A))-72, zoned C General Commercial.

Ms. Ludtke has opened Footloose Dance and Gymnastics on East Main Street. She is requesting a two-sided wooden projecting sign 11" high x 35" wide with a white background. The letters will be green and purple per the layout in the application submission. She will be using a metal scroll bracket to hang the sign. The Berryville Zoning Ordinance requires that projecting signs be at least 8'-6" over the sidewalk or right of way.

Recommendation

Approve as presented.

← 35 inches →

← 11 inches →

FOOTLOOSE

DANCE and GYMNASTICS



R2 Investment Properties, LLC (Allen Kitselman, Main Street Architecture, PLC, Agent) is requesting a Certificate of Appropriateness in order to build a new mixed use building located on the parcel located at 101 East Main Street, identified as Tax Map Parcel number 14A5-((A))-81, zoned C General Commercial.

Mr. Kitselman is requesting a Certificate of Appropriateness in order to construct a building at the rear of 101 East Main Street. The original approval of the site plan was in 2006. The proposed use of the building is medical office/retail with four apartments on the second floor. Fire access will be located around the perimeter of the building.

The building will feature the following architectural features:

- Storefront door and windows on the front of the building;
- Brick and HardiPlank on each elevation of the building;
- Marvin Integrity Wood Ultrex Clad Double hung windows; and
- Architectural shingles.

Mr. Kitselman will have samples of brick and mortar; windows; aluminum to be used on the storefront; and shingle samples at the meeting.

The following items are included for review:

- Plan view of the building and a portion of the site;
- Building elevations;
- Illustrations of each building elevations; and
- Photos of the existing site.

Recommendation

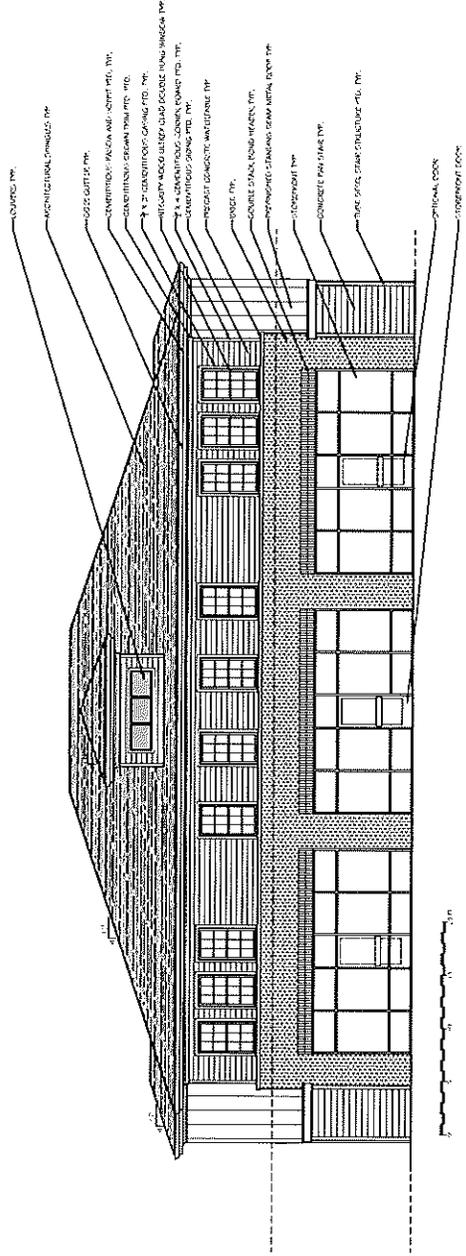
Discuss at the meeting.

REVISION	BY

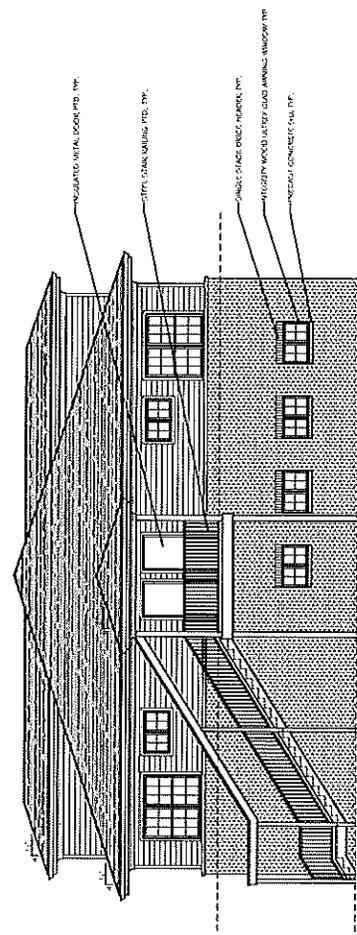
MAIN STREET ARCHITECTURE, P.C.
 111 N. 15TH STREET, SUITE 100, DENVER, CO 80202
 303.733.1111

MSA
 MAIN STREET ARCHITECTURE
 ARCHITECTS
 111 N. 15TH STREET, SUITE 100, DENVER, CO 80202
 303.733.1111

PROJECT:
 SHEET NO:
 DATE:
 DRAWN BY:
 CHECKED BY:
ARB.2



A NORTH ELEVATION
 1/8" = 1'-0"



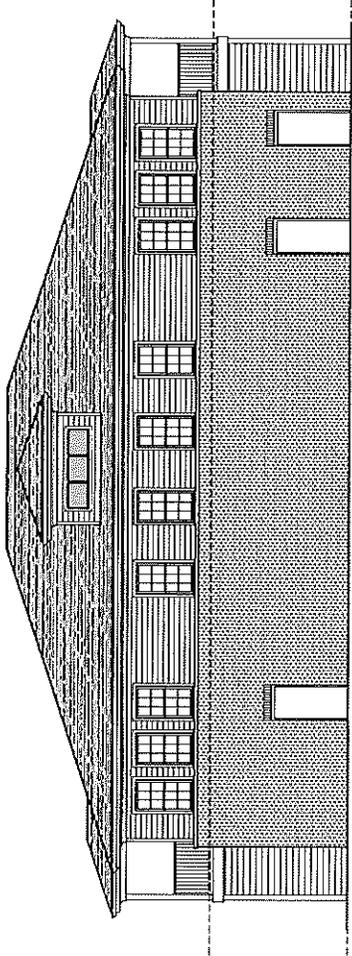
B WEST ELEVATION
 1/8" = 1'-0"

NO.	
DESCRIPTION	

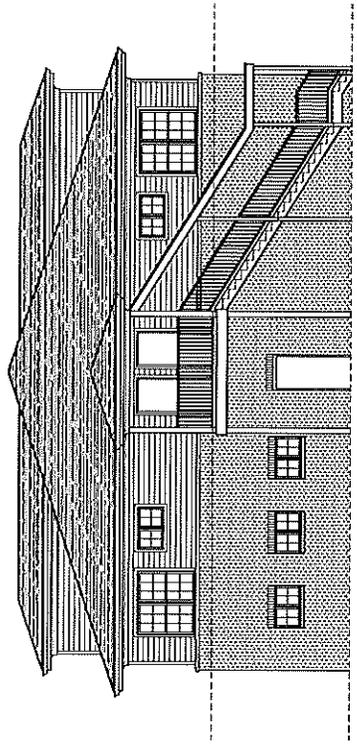
MAIN STREET ARCHITECTURE
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 FAX: 704.333.1101
 WWW: MAINSTREETARCHITECT.COM

MSA
 MAIN STREET ARCHITECTURE
 05/2019
 3/16/19
 HMK
 10015

ARB.3



A SOUTH ELEVATION
 3/16" = 1'-0"



B EAST ELEVATION
 3/16" = 1'-0"

Park Place

110 N. BROADWAY STREET, GREENVILLE, SOUTH CAROLINA 29601
3601 SHERWOOD DRIVE, SUITE 100, GREENVILLE, SOUTH CAROLINA 29615

REVISIONS	BY



1
ARB.5



1
ARB.5



1
ARB.5



1
ARB.5



1
ARB.5



1
ARB.5



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ARB.5



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1
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