

Town of Berryville
Berryville-Clarke County
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**Town of Berryville
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING**
Wednesday, November 6, 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** – October 2, 2019
4. **Architectural Review**
Kurt VanNostrand, Applicant (Valley Ventures I, LLC, Owner), is requesting a Certificate of Appropriateness in order to modify doors on the existing building located at 606 East Main Street, identified as Tax Map Parcel number 14A3-((A))-28, zoned C-1 Commercial.
5. **Other**
6. **Adjourn**

Patricia Dickinson
Mayor

Harry Lee Arnold, Jr.
Recorder

Council Members

Donna Marie McDonald
Ward 1

Diane Harrison
Ward 2

Brecka 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, October 2, 2019

A meeting of the Berryville Architectural Review Board was held on Wednesday October 2, 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: Glenn McIntyre; Allen Kitselman; Chuck Stern; Josh Jenkins

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

Vice Chair Godfrey made the motion to approve the minutes of the July 10, 2019 meeting, seconded by Ms. Mathur, the motion passed by voice vote.

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.

Ms. Dunkle explained that Mr. McIntire would like approval for an addition to his garage. She referenced a previous submission for the existing garage. Mr. McIntyre described the chimney on the principal structure from circa 1802 and said he would like to construct a brick chimney on the new structure. He said he will match the brick on the house as closely as possible. Chair Barb thanked Mr. McIntyre for the photographs that were included with his application. There was a discussion about the windows proposed for the structure. Mr. McIntyre said he would be using wooden double hung Marvin windows with a vertical center divider to match the house. He said there will also be a smaller windows installed per the elevation drawings.

Mr. McIntyre said the Dutch door will be a 9 lite standard door with panels below. He said the roof will be a continuation of the existing tin roof.

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.

Chair Barb recommended moving Mr. Kitselman's request to the next item.

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.

Mr. Kitselman introduced Chuck Stern and described the architectural features of the proposed medical office/retail space previously approved at 101 East Main Street. He presented building elevations and described the clear anodized storefront doors. He showed samples of the proposed brick and grey mortar; grey architectural asphalt shingles; and wooden Marvin Integrity windows on the second story. He said the windows feature a fiberglass outer shell and permanently applied mullions. He said double hung windows will be on the second floor with a 6/6 grill pattern adding that smaller windows for medical uses will be placed higher on the elevation for light.

Mr. Kitselman presented an illustrative rendering of the structure from all sides. He referenced the staircases on each side and presented material and color samples of the apartment doors and roof over the stairs. He said the front façade features a center bay within each of the three storefront windows which would allow the installation of a door into three separate suites. He said the gutter and trim would be white.

There was a discussion about the floodplain area and the previous submission. Mr. Kitselman said the dumpster location has been modified from the initial application and moved to the rear of the property as identified on the plan view.

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

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.

Ms. Dunkle said the applicant is requesting a Certificate of Appropriateness for a projecting sign on the Coiner Building. There was a discussion about the size of the sign and members recommended that the height of the sign (proposed for 11") be increased in order for the lettering to be legible. Ms. Dunkle said she would forward their comment to the applicant.

There was a discussion about ordinance requirements of up to 25% of the windows being covered and a sandwich board. Ms. Dunkle said she told the applicant that a sandwich board would need to be reviewed and approved by the Board. There was a discussion about the bracket which Board members agreed was fine.

There being no further discussion, Ms. Mathur made the motion to approve the sign with the recommendation that it be increased in height to allow for legibility, seconded by Vice Chair Godfrey, the motion passed.

Other

Ms. Dunkle said she had been contacted by Mr. Jenkins the previous day and that he was in attendance at the meeting to discuss a proposed window installation on his house located on Swan Avenue. Mr. Jenkins said he has received a cost estimate to install vinyl windows in his house in order to increase energy efficiency. He said the existing windows were rotting and needed to be replaced. Chair Barb asked what year the house was built and Mr. Jenkins responded that it was constructed in 1905.

There was a discussion about front and rear windows in place on the structure and storm windows that are installed on many of the windows. Mr. Jenkins showed photographs of the existing conditions and said the rear windows do not match each other. He said some windows were in good shape but some were rotting. He added that he was planning to replace 26 windows and more expensive wood or clad windows were cost prohibitive.

Ms. Dunkle said the three window treatments were to repair the existing windows; new wood windows; or aluminum clad windows. Chair Barb said vinyl windows would devalue an historic structure such as Mr. Jenkins'. He suggested getting additional quotes as there were other vendors who sell more affordable windows that would conform to historic district requirements.

Vice Chair Godfrey said they have approved aluminum clad in the past. Chair Barb asked if Mr. Jenkins was using a local contractor and he said he had contacted Window Nation. Vice Chair Godfrey suggested costing out aluminum clad windows.

Chair Barb asked Mr. Jenkins to submit specifications to staff for review if he is ready prior to the next meeting and they can review the submission with a consent agenda.

There was a discussion about the Berryville Main Street Parking Meter Contest.

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 1:28pm.

Jim Barb, Chairman

Christy Dunkle, Recording Secretary

Kurt VanNostrand, Applicant (Valley Ventures I, LLC, Owner), is requesting a Certificate of Appropriateness in order to modify doors on the existing building located at 606 East Main Street, identified as Tax Map Parcel number 14A3-((A))-28, zoned C-1 Commercial.

Mr. VanNostrand is requesting approval in order to replace existing wooden doors on the building at 606 East Main Street which is located behind the hardware store. He will be modifying 10 doors on the left (east) side of the building. The proposed doors are black powder-coated aluminum full-view doors will feature clear glass and a grid 9-lite grill pattern.

The use of the building will be storage. Any other uses identified for the structure must conform to C-1 Commercial Zoning District regulations as set forth in Section 607 of the Berryville Zoning Ordinance.

Recommendation

Discuss at the meeting.

CLOPAY COMMERCIAL – MODELS 902, 903 architectural series



Model 903 with Insulated Glass and Bottom Insulated Aluminum Panel, Powder-Coated Frame

ALUMINUM FULL-VIEW DOORS

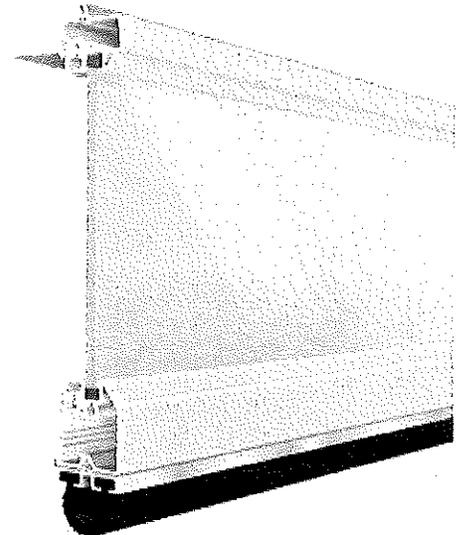
Clopay's Aluminum Full-View doors offer flexibility that allow varying degrees of light while complementing the surrounding structure. A wide selection of standard and custom glazing types make a bold statement in retail, service stations, restaurants and other environments requiring visibility or light.

MAXIMUM DURABILITY

- 2-1/8" (54 mm) thick construction, 6063-T5 extruded aluminum alloy with integral reinforcing fin
- Capped rail construction and tongue-and-groove rail helps seal out the elements

VERSATILITY AND DESIGN FLEXIBILITY

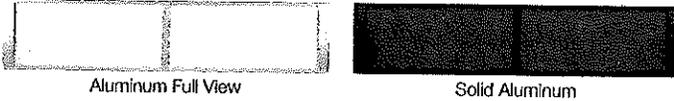
- Numerous glazing options include insulated glass, Low-E glass and polycarbonate panels in various colors
- Wide variety of powder-coated, painted and anodized finish colors



clopaycommercial.com

OPTIONS

GLASS/PANEL OPTIONS



Aluminum Full View

Solid Aluminum

GLASS/PANEL OPTIONS



Clear Glass

Gray Tinted Glass

Bronze Tinted Glass

Mirrored Glass

Obscure Glass



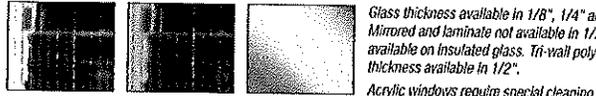
White Laminate Glass*

Frosted Glass or Acrylic

Clear Acrylic

Gray Acrylic

White Acrylic



Clear Polycarbonate

Bronze Polycarbonate

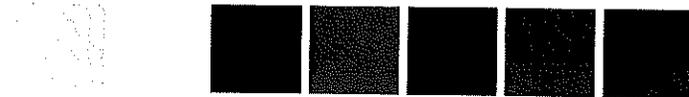
Aluminum Panel (Matched to frame)

Glass thickness available in 1/8", 1/4" and 1/2". Mirrored and laminate not available in 1/2". Low-E available on insulated glass. Tri-wall polycarbonate thickness available in 1/2".

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit clopaydoor.com/acrylic for complete details.

Aluminum panels available to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels. See your Clopay Dealer for details.

FRAME/SOLID PANEL COLOR OPTIONS



Clear Aluminum (Anodized)

Standard White (Painted)

Bronze (Painted)

Chocolate (Painted)

Bronze (Anodized)*

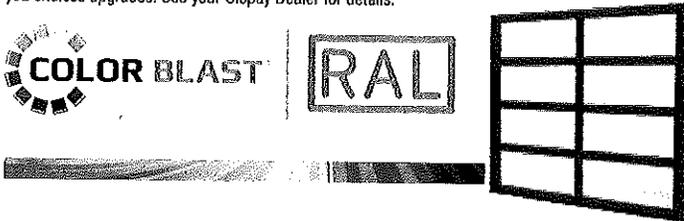
Black (Anodized)

Dark Bronze (Anodized)*

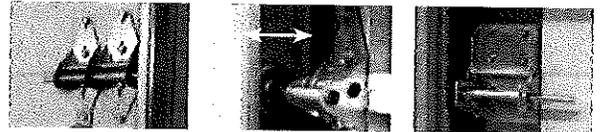
*Additional cost and lead time may apply. Due to the anodizing process, slight color variation may occur. The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color. See your Clopay Dealer for details.

CUSTOM PAINT OPTIONS

Custom colors make Architectural Series Aluminum Full-View doors personal. Use the Color Blast® paint system or RAL Powder Coating to create the perfect door. Thousands of color options give you endless upgrades. See your Clopay Dealer for details.



HEAVY-DUTY HARDWARE (where not standard)



Double-end hinge

3" Track

High performance hardware features 10 gauge end hinges, heavy-duty top bracket and 3" sealed roller with 5/8" stem.

FEATURES

STANDARD HARDWARE

- TPE astragal in aluminum retainer
- Commercial 10-ball steel rollers (nylon tires available)
- Steel step plate and lift handle
- Inside slide lock for increased security
- 2" (50.8 mm) or 3" (76.2 mm) track
- 10,000 cycle springs
- Galvanized aircraft cable with minimum 7:1 safety factor
- Variety of track configurations to meet building specifications

MATERIALS AND CONSTRUCTION

- Panel Thickness 2-1/8" (54 mm)
- Exterior Surface 6062-T5 extruded aluminum alloy with integral reinforcing fin
- Max Width 24'2" (7.4 m)
- Max Height 20' (6.1 m)
- Exterior Colors Standard White, Bronze and Chocolate Painted. Clear, Bronze, Black and Dark Bronze Anodized. Custom paint available.
- Limited Warranties* 5-year limited finish warranty
1-year hardware warranty

*For full warranty details see the 902, 903 official warranty document, posted on www.clopaydoor.com. For special sizes, applications and options, consult Commercial Information Assistance (CIA) at 1-800-526-4301.

HIGH CYCLE SPRINGS



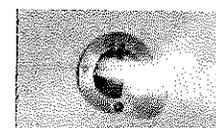
25,000, 50,000 or 100,000 cycle springs available.

MULLIONS



Carry-away, roll-away or swing-up mullions are available on select sizes.

EXHAUST PORT



Can be cut into any type of sectional door. Available in select sizes.



WindCode® reinforcement available up to W1 design pressure (DP) 14 PSF, depending on size. Doors tested 50% greater than DP.



Upgrade your standard door with industrial-grade components.



For more information on these and other Clopay products, call 1-800-526-4301 or visit clopaycommercial.com



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