



**TOWN OF PURCELLVILLE
BOARD OF ARCHITECTURAL REVIEW**

July 19, 2016
7:30 p.m.

- 1) **Call to Order** – Dan Piper, Vice Chairman
- 2) **Board Member Disclosures**
- 3) **Public Comments** – Citizens who are not representing an application before the Board will be given an opportunity to speak (3 minute limit per speaker)
- 4) **Action Items – Amendments:**
 - a) None
- 5) **Action Items – Additions, Alterations & Demolitions:**
 - a) None
- 6) **Action Items – New Construction:**
 - a) CDA16-15 7-Eleven Fuel Pump Canopy
 - b) CDA16-18 Purcellville Motorbikes Building
- 7) **Action Items – Other:**
 - a) None
- 8) **Discussion Items**
 - a) None
- 9) **Information Items**
 - a) None
- 10) **Approval of Minutes:**
 - a) June 23, 2016 Regular Meeting
- 11) **Adjournment**

If you require any type of reasonable accommodation as a result of physical, sensory or mental disability in order to participate in this meeting OR if you would like an expanded copy of this agenda, please contact the Department of Community Development at (540) 338-2304 at least twenty-four hours in advance of the meeting. Expanded copies of the agenda may not be available the night of the meeting, please request a copy in advance.

USE OF ELECTRONIC DEVICES DURING MEETINGS For the comfort and consideration of others, all cellular phones must be turned off and cannot be used in the Council Chambers. Pagers must be set on silent or vibrate mode. This is requested because of potential interference with our recording devices and the transmittal of our hearing impaired broadcast.

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STAFF REPORT

TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-15 7-Eleven Fuel Pump Canopy
DATE: July 15, 2016

Name:	<u>7-Eleven Fuel Pump Canopy</u>	Location:	<u>Southeast of E. Main and Maple intersection</u>
Code:	<u>CDA16-15</u>	Tax Map Number:	<u>/35A210/////B/ & /35A210/////C/</u>
Address:	<u>700 East Main Street</u>	Loudoun County PIN:	<u>488306213000 & 488305312000</u>
Located in the Historic District?	<u>No</u>	Contributing Structure?	<u>N/A</u>
Zoning District:	<u>MC/HC</u>	Conformity:	<u>N/A</u>
Comments:	<u>Construction of a new, larger fuel pump canopy.</u>		

The application is evaluated under the MC, Mixed Commercial District regulations (see Article 4, Section 7 in the Zoning Ordinance), Design Criteria of the Historic Corridor Overlay District (see Article 14A, Section 8.1 in the Zoning Ordinance) and the Design Guidelines for the Town of Purcellville, Virginia (Guidelines).

BACKGROUND

Jenny Gibbens of Core States Group has submitted an application for design approval of a new, larger fuel pump canopy proposed for construction at the 7-Eleven on the east side of town. As revised to address the BAR’s comments on the original design presented at the June 23, 2016 meeting, the proposed 1,440 sq. ft. fuel pump canopy, which would replace the existing canopy on the site, would be constructed of a sloped roof clad in brown metal matching the existing convenience store building, white aluminum fascia panels, and columns wrapped in brick colored to match the existing building. The fuel pumps beneath the canopy would be protected by hoop bollards painted “Seal Skin.”



ZONING ANALYSIS: MC

The proposed fuel pump canopy appears to meet all applicable standards for the zoning district’s lot size, height, yard and setback standards. This will be confirmed during review of a site plan to be submitted in the future; a special use permit application will also be required.

ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY

The proposed canopy and the additional fuel pumps it would cover represent expansion by an existing business in Purcellville thereby generating business activity and augmenting the Town’s tax base. The proposed structure uses harmonious materials, color, texture and treatment for all components.

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-15:

1. Does the canopy comply with the Guidelines’ repeated emphasis that new structures should: “reflect the traditional architecture and character of the Town” (pg. 4), be “compatible with the prevailing and recognized historic architectural character of the surrounding area” (pg. 6), and “incorporate those characteristics of the Town that exhibit a positive distinctive architectural style” (pg. 7)?

FINDINGS

1. The proposed design for the 7-Eleven Fuel Pump Canopy satisfies the requirements of the MC zoning district, and its land use will require a special use permit.
2. The proposed design satisfies the design criteria of the Historic Corridor Overlay zoning district.
3. The proposed design is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.

RECOMMENDATION

Upon the BAR’s determination that the proposed design satisfactorily addresses the design criteria of the Historic Corridor Overlay District and Design Guidelines for the Town of Purcellville, Virginia, staff recommends that the BAR approve CDA16-15 7-Eleven Fuel Pump Canopy.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-15 7-Eleven Fuel Pump Canopy as presented.

-Or-

I move that the BAR approve CDA16-15 7-Eleven Fuel Pump Canopy with the following required conditions:

- 1.
- 2.
- 3.

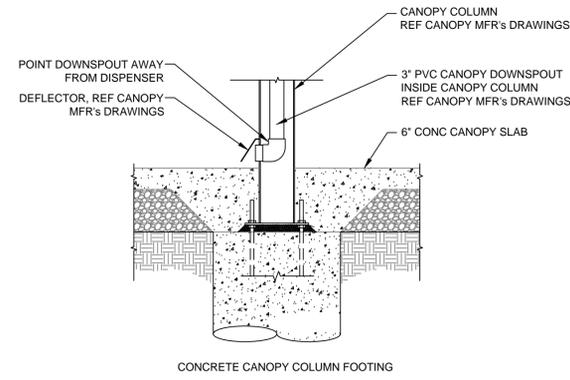
And/or the following recommendations:

- 1.
- 2.

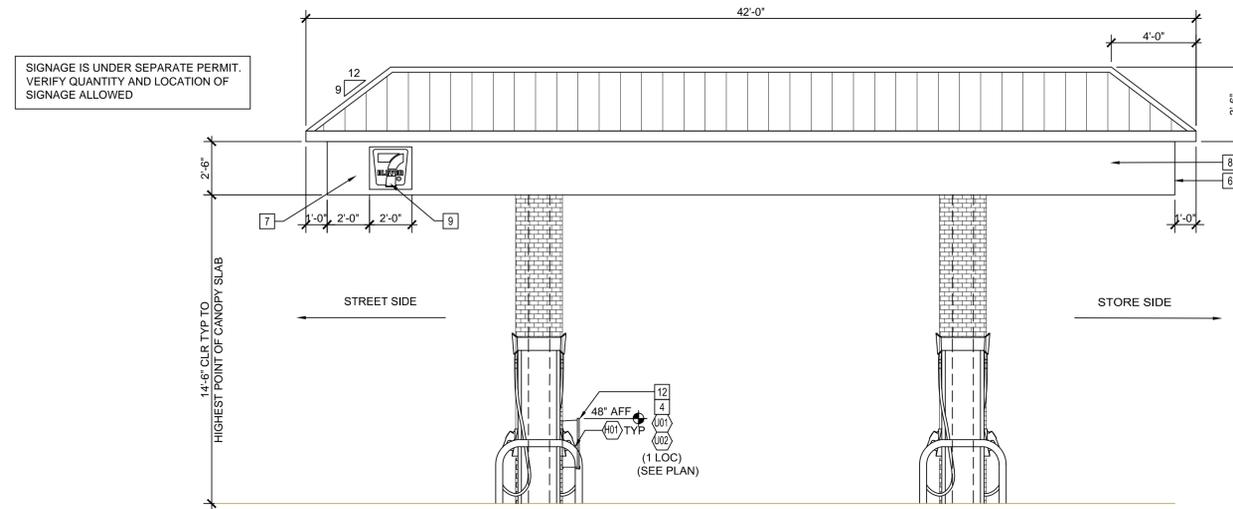
-Or-

I move that the BAR not approve CDA16-15 7-Eleven Fuel Pump Canopy for the following reasons:

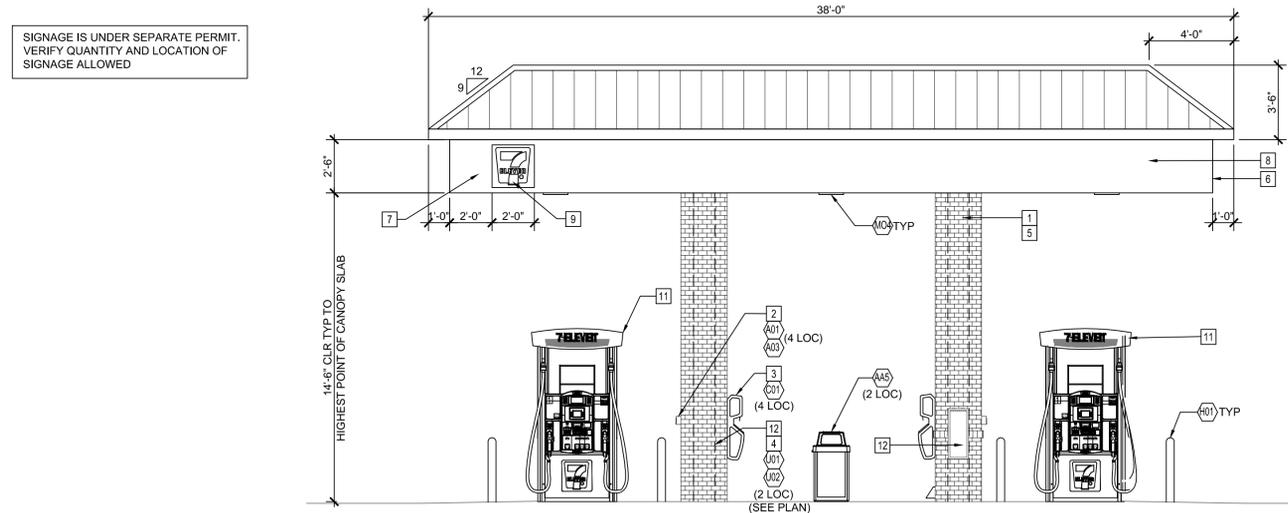
- 1.
- 2.
- 3.



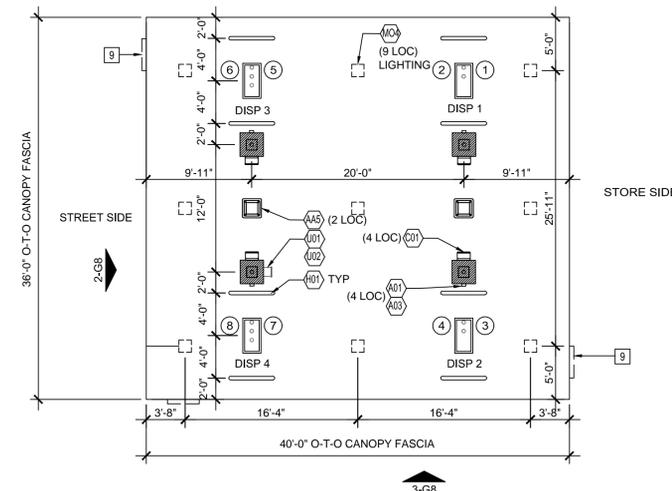
4 CANOPY DRAIN DETAIL
 1/2" = 1'-0"



3 CANOPY SIDE ELEVATION
 1/4" = 1'-0"



2 CANOPY END ELEVATION
 1/4" = 1'-0"



1 FUELING CANOPY PLAN
 1/8" = 1'-0"

GENERAL NOTES

- GRADES AROUND DISPENSERS AND CANOPY TO BE SHOT TO PREVENT PONDING AROUND THE DISPENSERS. CONTRACTOR TO REMOVE AND REPAIR PAVEMENT IF PONDING OCCURS.
- NO CONDUITS OR DOWNSPOUTS ON EXTERIOR OF CANOPY COLUMNS.
- REFER TO GRADING PLAN FOR FINAL ELEVATIONS.

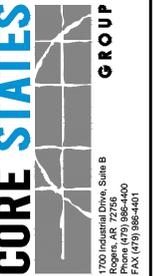
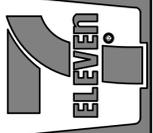
KEY NOTES

- CANOPY COLUMN - REF ARCH ELEVATION SHEETS.
- INTERCOM CALL BOX. MECHANICALLY FASTENED TO COLUMN. MOUNT AT 48" MAX. ABOVE SLAB TO BUTTON.
- WASH BUCKET - ADA MOUNTING HEIGHT TO BE MAX. 48" FROM GRADE TO PAPER TOWEL OPENING.
- FIRE EXTINGUISHER - ADA MOUNTING HEIGHT TO BE MAX. 48" FROM GRADE TO FIRE EXTINGUISHER.
- DOWNSPOUT FROM CANOPY (INSIDE THE COLUMN) TO TIE INTO STORM DRAIN WHEN AVAILABLE AND TO DRAIN OUT OF COLUMN PARALLEL TO AND AWAY FROM DISPENSER IN ALL OTHER CASES.
- OVERFLOW PROTECTION AS REQUIRED. SEE CANOPY DRAWINGS AND SPECIFICATIONS.
- GASOLINE CANOPY. SEE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS FOR DETAILS OF CONSTRUCTION.
- ACM CANOPY FASCIA.
- ILLUMINATED LOGO SIGNS UNDER SEPARATE PERMIT. VERIFY QUANTITY AND LOCATION OF SIGNS ALLOWED.
- FUELING POSITION NUMBER.
- REF 1-G5 FOR DISPENSER TYPE
- FIRE EXTINGUISHER CABINET MOUNTED ON SIDE OF COLUMN REF PLAN FOR LOCATION

Rev. #	Date	Description

Proto 2nd Qtr 04-03-15

7-ELEVEN, INC.
 ONE ARTS PLAZA, 1722 ROUTH STREET, DALLAS, TEXAS 75221
 7-11 #24539
 700 EAST MAIN STREET
 PURCELLVILLE, VA 20132
 FUELING CANOPY LAYOUT -
 6 STACKED



Job#: SEI-16380.082
 Scale: AS NOTED
 Date: 12/18/2015
 Drawn By: LAA
 Checked By: CPS

Documents prepared by Core States Group are to be used for the specific use for which they are intended. Any extension of use to other projects, by owner or otherwise, without the expressed, written consent of Core States Group is done at the user's risk. Core States Group does not warrant, represent or otherwise intend, user will hold Core States Group harmless from all claims and losses.

STAFF REPORT

TO: Chairman and Members of the Board of Architectural Review
FROM: Marley Green and Daniel Galindo, AICP
RE: CDA16-18 Purcellville Motorbikes Building
DATE: July 14, 2016

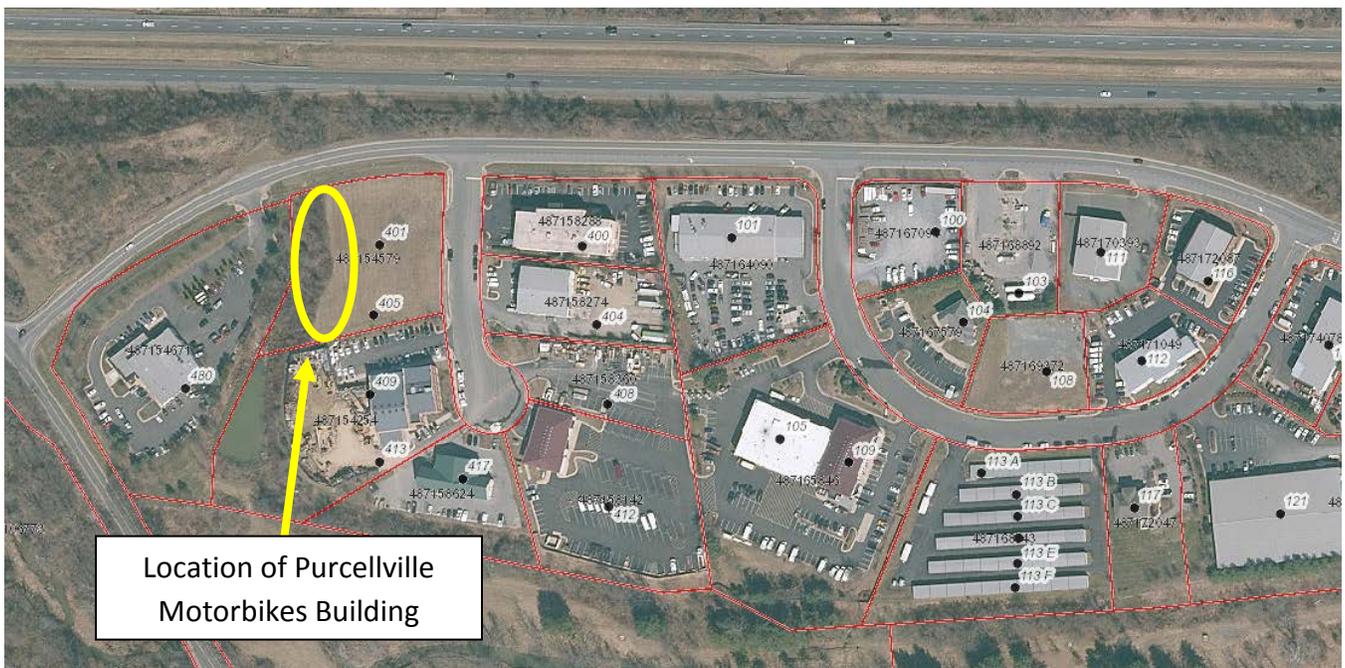
Name:	<u>Purcellville Motorbikes Building</u>	Location:	<u>Southwest of the Hirst and Browning intersection</u>
Code:	<u>CDA16-18</u>	Tax Map Number:	<u>/35//46/////2/</u>
Address:	<u>405 Browning Court</u>	Loudoun County PIN:	<u>487154579000</u>
Located in the Historic District?	<u>No</u>	Contributing Structure?	<u>N/A</u>
Zoning District:	<u>CM-1</u>	Conformity:	<u>N/A</u>

Comments: New construction of a building for vehicle sales and service.

The application is evaluated under the CM-1, Limited Industrial District regulations (see Article 4, Section 10 in the Zoning Ordinance) and the Design Guidelines for the Town of Purcellville, Virginia (Guidelines).

BACKGROUND

S.E. Wagner, Architect has submitted an application for a new building to be constructed at 405 Browning Court. The 50' x 184', two story building would be sited at the western edge of the property which is located in the CM-1 Local Service Industrial zoning district. The building would generally be clad in silver insulated metal panels, groundface block colored charcoal and sandstone, and a nearly flat standing seam metal roof colored “galvanized metal” surrounded on three sides by a parapet. The building’s front (east) façade would feature storefront windows and doors with blue aluminum framing, six grey overhead doors for access to the motorbike workbays inside, and two red steel canopys over the storefront windows and doors.



ZONING ANALYSIS: CM-1

The proposed building appears to meet all applicable standards for the zoning district's lot size, height, yard and setback standards. This will be confirmed during review of a site plan to be submitted in the future.

GUIDELINES ANALYSIS

The following issues should be considered by the BAR while evaluating CDA16-18:

1. The submitted application has the following deficiencies:
 - a. No material specification sheets have been provided;
 - b. The presence (or lack thereof) and placement of external light fixtures is not indicated;
 - c. The placement of most utility and mechanical equipment is not indicated; and
 - d. No design for the dumpster enclosure is provided.
2. Does the structure comply with the Guidelines' repeated emphasis that new structures should: "reflect the traditional architecture and character of the Town" (pg. 4), be "compatible with the prevailing and recognized historic architectural character of the surrounding area" (pg. 6), and "incorporate those characteristics of the Town that exhibit a positive distinctive architectural style" (pg. 7)?
3. The proposed red steel canopies over the building's storefront and the blue aluminum storefront framing may not be consistent with the Guidelines which call for "the use of light, subdued or neutral colors" (pg. 14) and also state that "primary colors on façade exteriors is inconsistent with the character encouraged by these design guidelines and should be considered with caution" (pg. 15). The applicant should submit specific color selections for clarification of the colors proposed.
4. It is unclear whether the doors are accentuated with "simply detailed, high quality hardware, kickplates, [and] authentically styled locks and hardware" as recommended by the Guidelines (pg.17).
5. Aluminum doors and storefront framing are proposed for the building, but the Guidelines state a preference for wood (pg.17).
6. The proposed "groundface block" is a concrete masonry unit (CMU) which is discouraged by the Guidelines (pg. 18).
7. Of the materials listed as encouraged or discouraged by the Guidelines, the proposed insulated metal panels are most similar to metal siding which is discouraged.
8. Although, HVAC screening is noted, the placement of any other utility and mechanical equipment is not indicated on the submitted materials and must be clarified. The Guidelines encourage the placement of utility and mechanical equipment so that they are not seen from any public street; however, screening must be used when locating out of view is impossible. In addition, the applicant must ensure that all equipment on the roof, side of the building or on the ground is fully screened with architecturally compatible screening (pg. 19).
9. Although a dumpster pad location is shown on the application, no design was submitted for its enclosure, and the applicant must provide drawings for review and approval. The Guidelines state that any enclosures should consist of quality materials compatible with the building design (pg. 19).
10. The Guidelines echo the requirements of the Zoning Ordinance that "wall mounted light fixtures must have full cutoff shielding," but no light fixtures are shown on the submitted drawings (pg. 28). The applicant must provide the location of and manufacturer cut-sheets for all exterior light fixtures or note specifically that none are proposed.

FINDINGS

1. The proposed design for the Purcellville Motorbikes Building satisfies the requirements of the CM-1 zoning district.
2. The proposed design is generally consistent with the Guidelines with the potential exceptions of the issues noted for BAR consideration.
3. The application has four deficiencies that must be corrected prior to approval.

RECOMMENDATION

Upon the correction of staff's identified deficiencies and the BAR's determination that the proposed design satisfactorily addresses the design criteria of the Design Guidelines for the Town of Purcellville, Virginia, staff recommends that the BAR approve CDA16-18 Purcellville Motorbikes Building.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-18 Purcellville Motorbikes Building as presented.

-Or-

I move that the BAR approve CDA16-18 Purcellville Motorbikes Building with the following required conditions:

- 1.
- 2.
- 3.

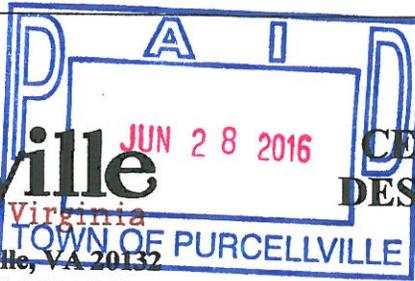
And/or the following recommendations:

- 1.
- 2.

-Or-

I move that the BAR not approve CDA16-18 Purcellville Motorbikes Building for the following reasons:

- 1.
- 2.
- 3.



CERTIFICATE OF DESIGN APPROVAL

221 S. Nursery Avenue Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

CDA # 16-18

Handwritten initials PB

Please fill out all information in order to ensure the scheduling of your agenda item

Street Address of Property: 401 BROWNING COURT Parcel #: 487154579000
Owner Name: VASILY MULYAR (BILLY)
Business Name: AUTO MEMBER - PURCELLVILLE MOTORSPORTS
Authorized Agent (if applicable):
Mailing Address: 911 EDWARDS FERRY ROAD N.E. STE 201
Daytime Telephone Number (s): (571) 246-5050

Project Description

- New construction
Addition
Alteration
Accessory Structure
Demolition
Repainting
Minor Landscaping Structure
CDA Amendment
Other

Contractor: NOT DETERMINED AT THIS TIME
Address: N/A Phone: N/A

Written Description

Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.). Attach additional sheet, if necessary:
NEW CONSTRUCTION OF A 2-STORY (WITH BASEMENT) BUILDING TO BE USED FOR THE SALE OF MOTORBIKES AND REPAIR OF BIKES/AUTOMOBILES. SITE IS VACANT LOT. SEE ATTACHED PLANS FOR DETAILS.

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: [Signature]
Printed name: Billy Mulyar

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Community Development 14 days prior to the BAR meeting or your application will be postponed until the following month's agenda. Include 12 copies of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

Application. *12 copies of this application form, filled out in its entirety.*

Fee. *All applicable fees must be paid to the Town before your agenda item is scheduled.*

Architectural Drawings – 12 full size copies and one 11"x17" copy. FOLDED:

All colors, materials and finishes shall be shown by notation or by use of accepted architectural symbols;
Minimum scale: 1/4" = 1'

Dimensioned outline of the building

Dimensioned elevation of new construction and adjacent existing elevations

Site Plan(s) (for new construction and additions)

Site Section(s) (when requested by BAR)

Photographs – Provide at least 3 views of building site and adjacent area.

Specifications of Exterior Materials – Please complete the attached Architectural Materials Checklist.
Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include color copies of manufacturer's specification sheets.)

Demolition – See Demolition section of Purcellville Design Guidelines for requirements.

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY: Date of Application: 6-28-16 **CDA#:** 16-18 **Fee:** 350.00 **Paid:** see first page

BAR Action: Approval Conditional Approval Denial **Date:** _____

BAR Comments/Conditions: _____

Application Approved: _____ **Date:** _____

BAR Chairman

If Appealed, Town Council Action: Approved Denied **Date:** _____

Town Council Conditions: _____

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE BAR.

FOR MINOR PROJECTS ONLY

Minor Project Exemption Approved: _____ **Date:** _____

Zoning Administrator

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT.

CDA APPLICATION FORM (page 3 of 3)

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material: (example: Brick, Stone, Concrete, etc.) GROUND FACE BLOCK (3) SIDES, PAINTED CONCRETE REAR OF BUILDING

Color: CHARCOAL, GREY PAINT

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) STANDING SEAM METAL ROOF

Color: (example: copper, prefinished, painted, etc.) GALVANIZED METAL

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.)

- HORIZONTAL INSULATED METAL PANELS (30" HEIGHT)
- VERTICAL INSULATED METAL PANELS (42" WIDE)
- GROUND FACE BLOCK

Color(s): SILVER
CHARCOAL CMU / SANDSTONE CMU

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.) ALUMINUM STOREFRONT (BLUE), OVERHEAD DOORS (ANODIZED/GREY)

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.) ALUMINUM STOREFRONT (BLUE)

Muntins (example: true divided, simulated divided, etc.) N/A

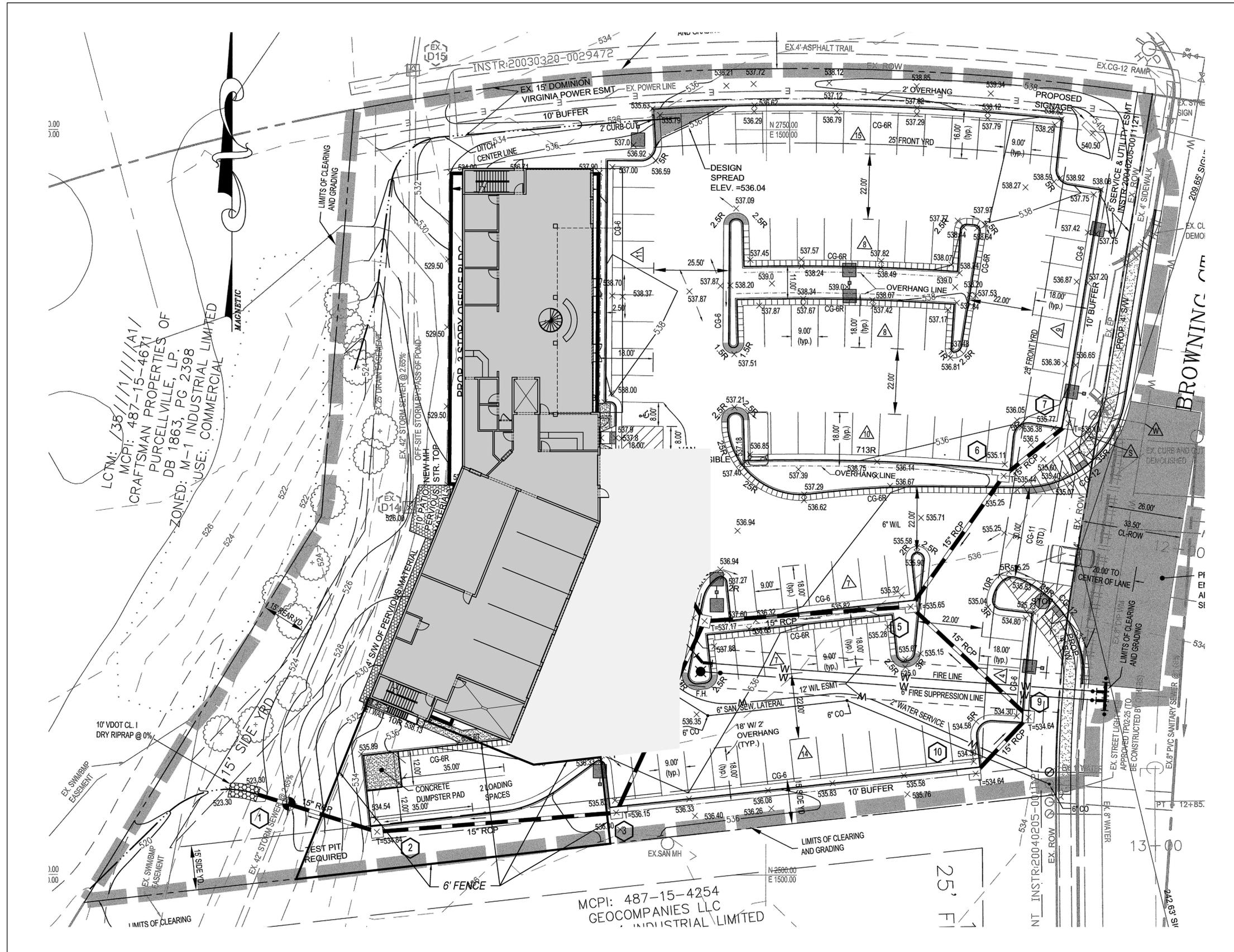
Other Materials: (to include but not be limited to shutters, trim, porches, chimneys, etc.)

Material(s): STEEL CANOPY (2)

Color(s): RED

For Alterations and Renovations – If any changes are proposed to an existing structure's materials and/or color scheme, please outline them below (attach a separate sheet, if needed):

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SITE DIAGRAM

SCALE: 1"=20'-0"

NOTE: THIS DRAWING IS FOR DIAGRAMMATIC PURPOSES ONLY
 INFORMATION TAKEN FROM 2008 PLAN DONE BY
 HUNTLEY, NYCE & ASSOCIATES, LTD.

SEAL

DATE	REVISIONS	REMARKS

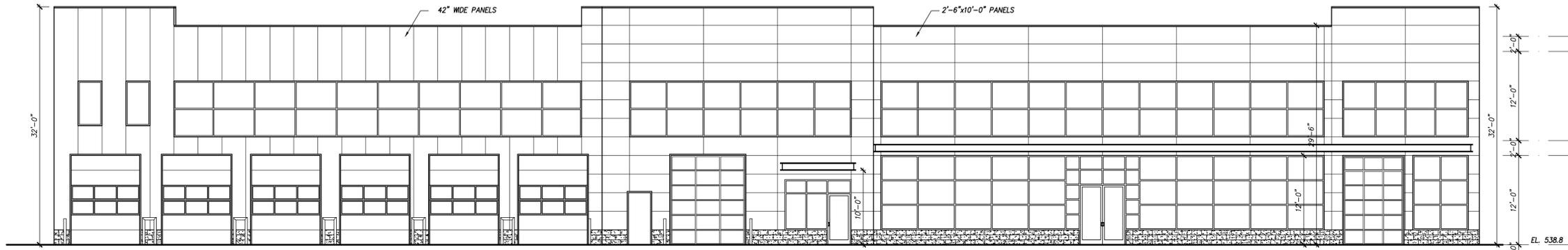
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6-24-16

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 F. 302.644.8885
 design@sewagner.com
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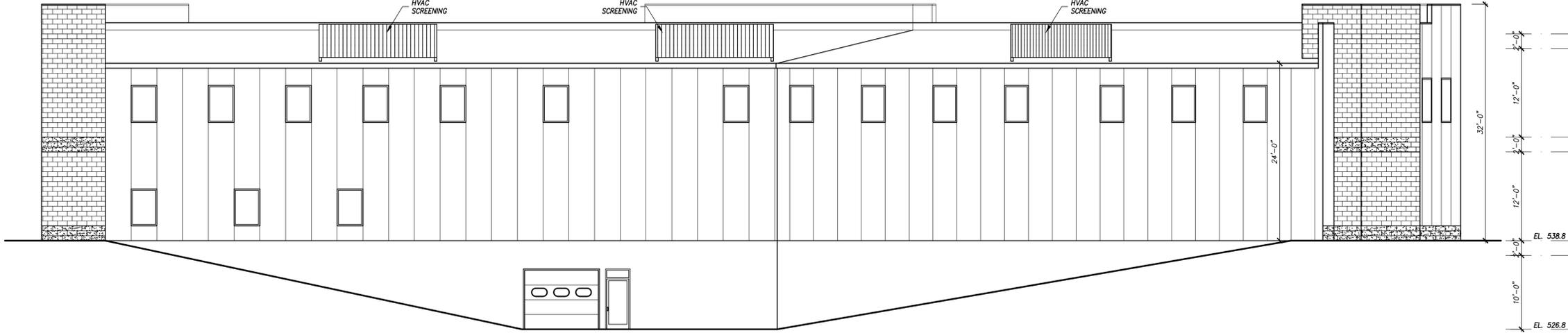
PURCELLVILLE MOTORBIKES
 PURCELLVILLE VIRGINIA
 SITE DIAGRAM

DATE	SHEET NO.
6-24-16	SP
FILE	

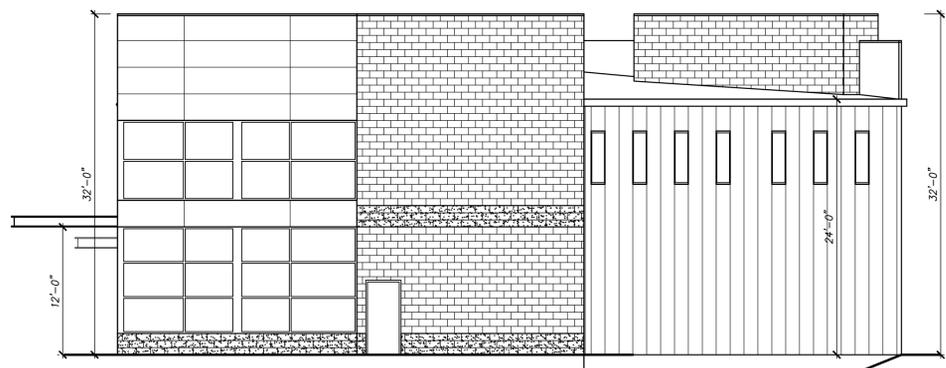
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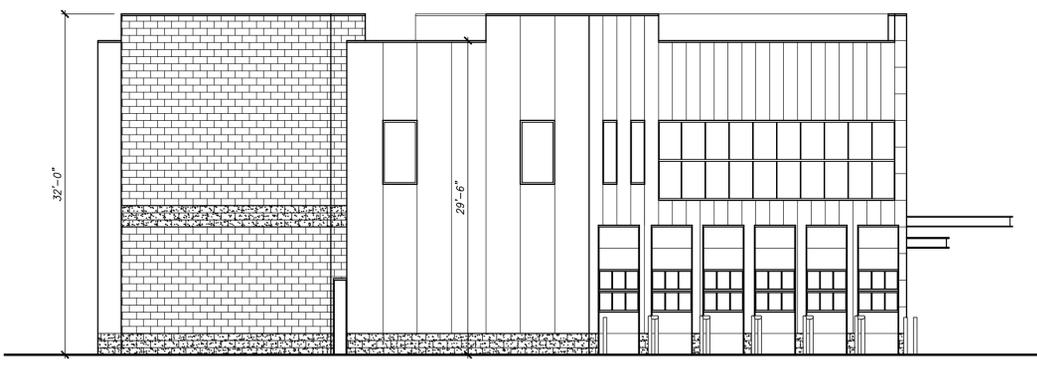
FRONT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

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REVISIONS	
DATE	REMARKS

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6-24-16

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PURCELLVILLE MOTORBIKES
PURCELLVILLE VIRGINIA
ELEVATIONS

DATE 6-24-16	SHEET NO. A1.0
FILE -	

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REVISIONS	
DATE	REMARKS

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6-24-16

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PURCELLVILLE MOTORBIKES
PURCELLVILLE VIRGINIA
RENDERINGS

DATE 6-24-16	SHEET NO. A1.1
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PURCELLVILLE MOTORBIKES
PURCELLVILLE VIRGINIA
PHOTOS OF ADJACENT BUILDINGS

DATE 6-24-16	SHEET NO. A1.2
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SQUARE FOOTAGE	
FIRST FLOOR:	8,962 SF
SECOND FLOOR:	8,267 SF
BASEMENT :	5,918 SF
TOTAL:	23,147 SF

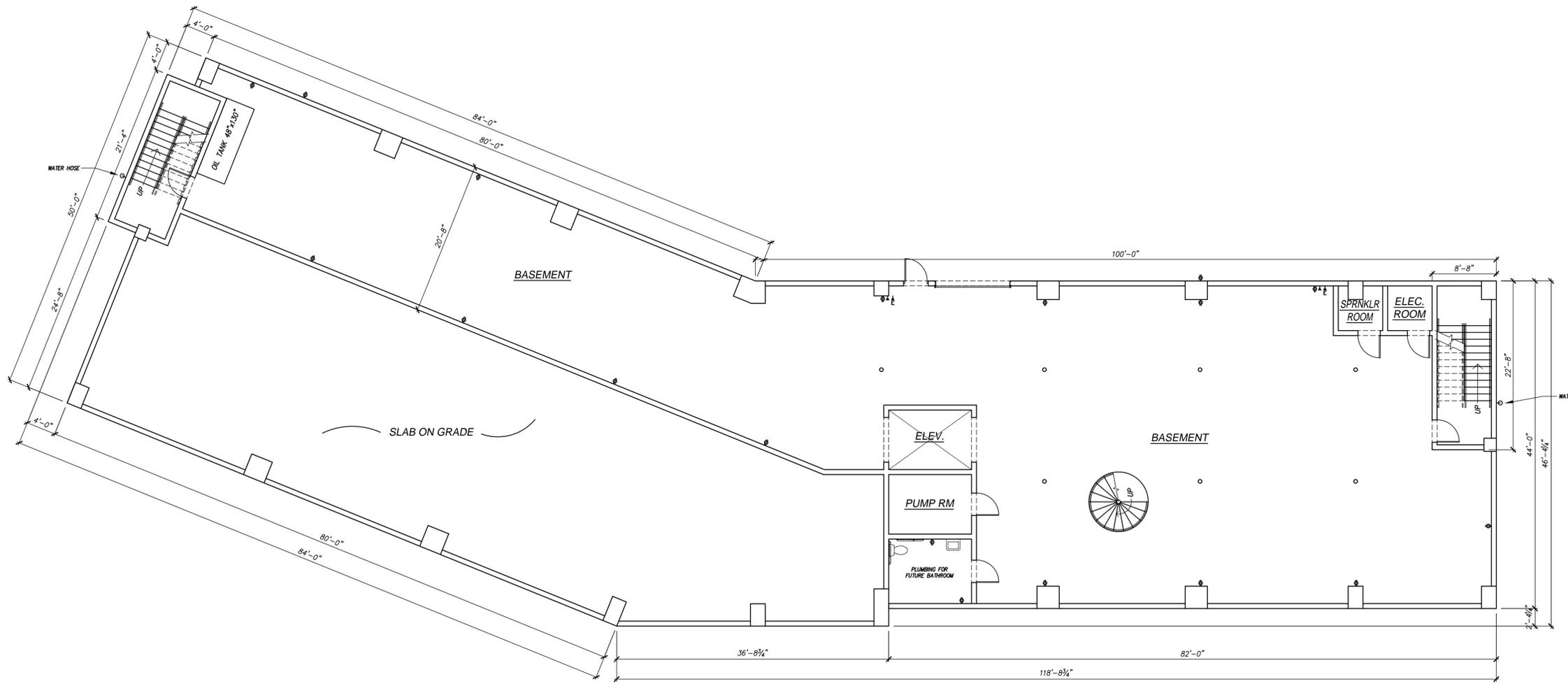
SEAL

REVISIONS	
DATE	REMARKS

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6-24-16

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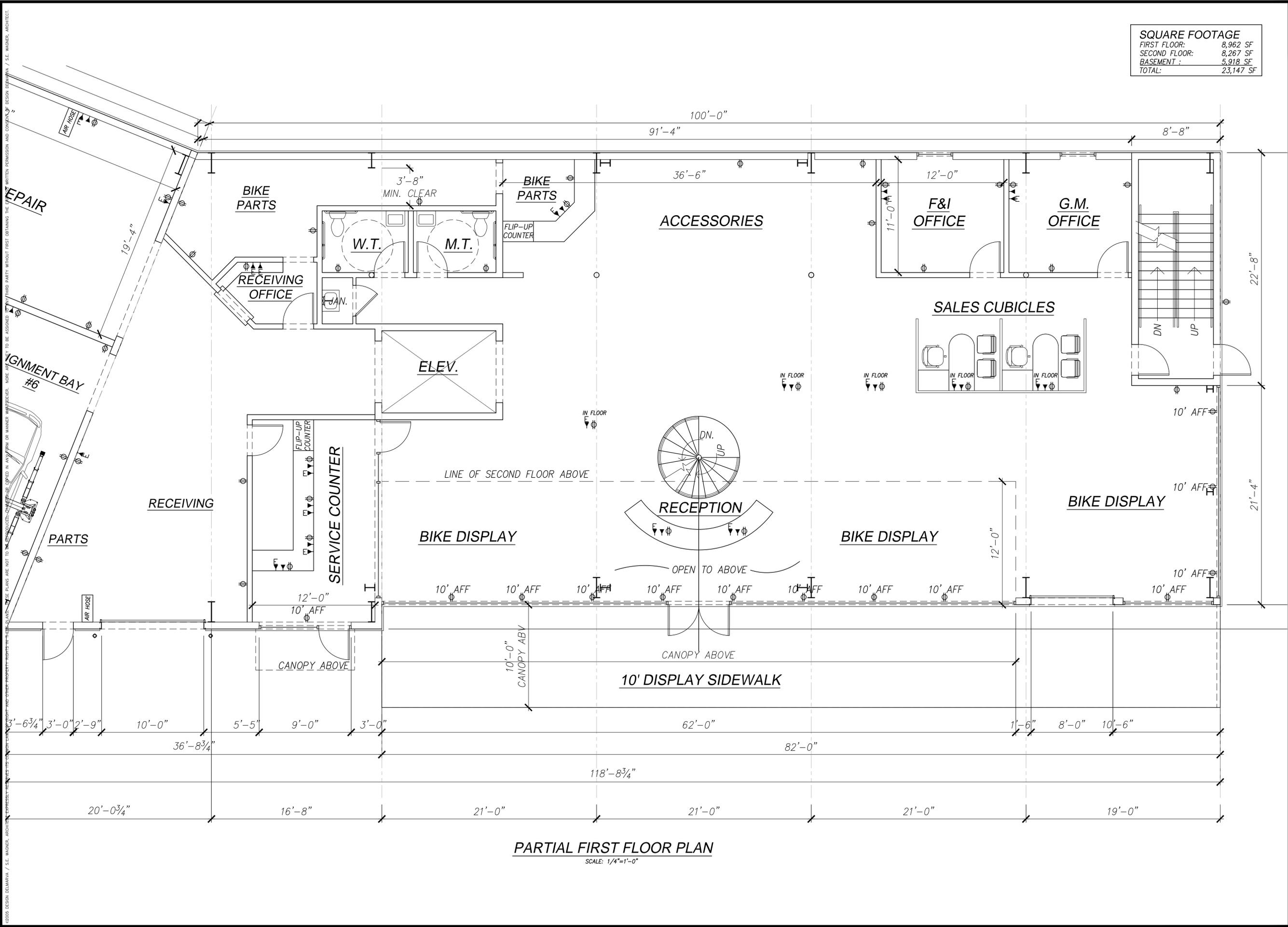
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BASEMENT PLAN
SCALE: 1/8"=1'-0"

PURCELLVILLE MOTORBIKES
PURCELLVILLE VIRGINIA
BASEMENT PLAN

DATE 6-24-16	SHEET NO. A2.1
FILE -	



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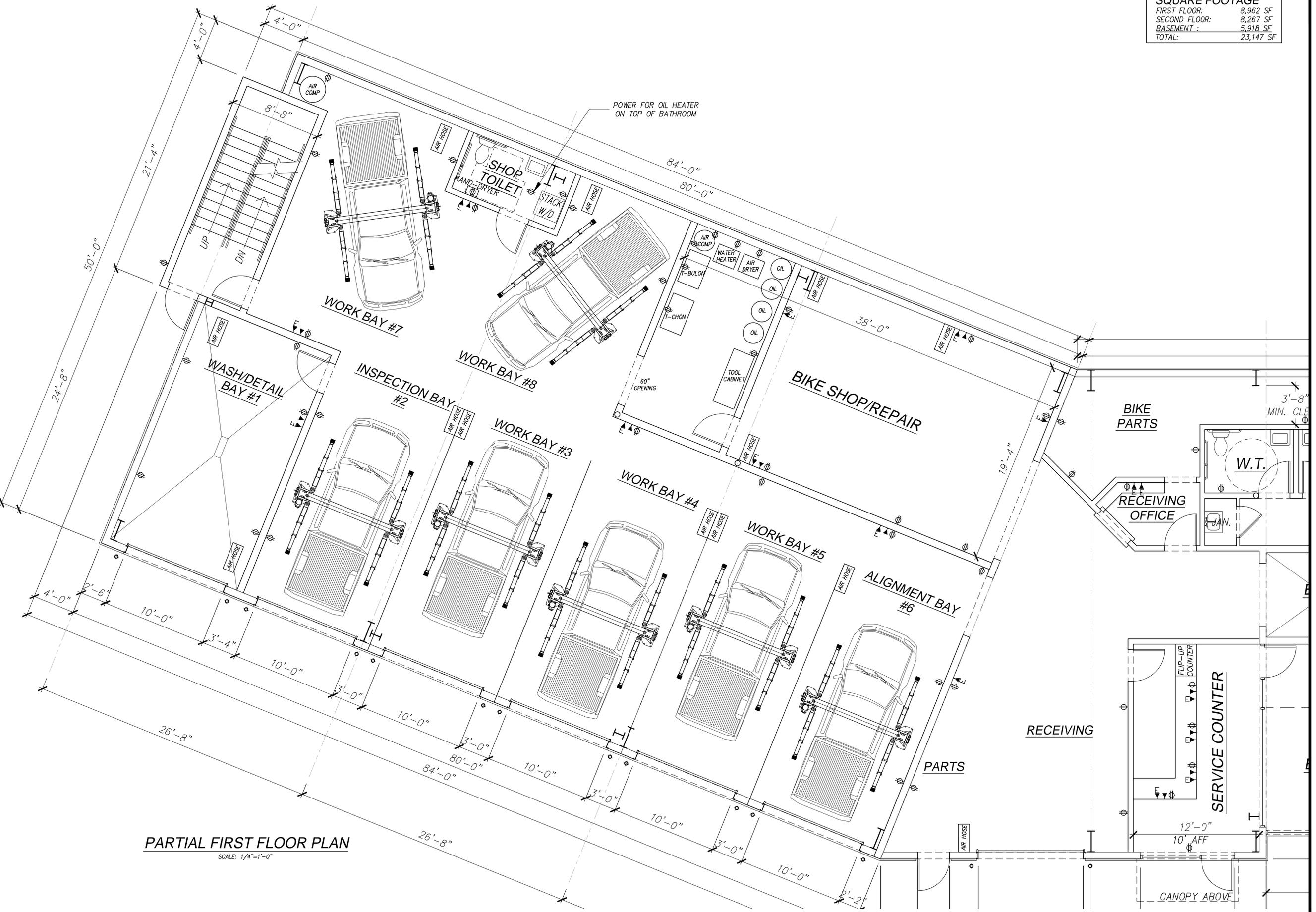
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PURCELLVILLE MOTORBIKES
 VIRGINIA
 PARTIAL FIRST FLOOR PLAN

DATE: 6-24-16
 SHEET NO.: A3

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SQUARE FOOTAGE	
FIRST FLOOR:	8,962 SF
SECOND FLOOR:	8,267 SF
BASEMENT :	5,918 SF
TOTAL:	23,147 SF



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SEAL

REVISIONS	
DATE	REMARKS

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6-24-16

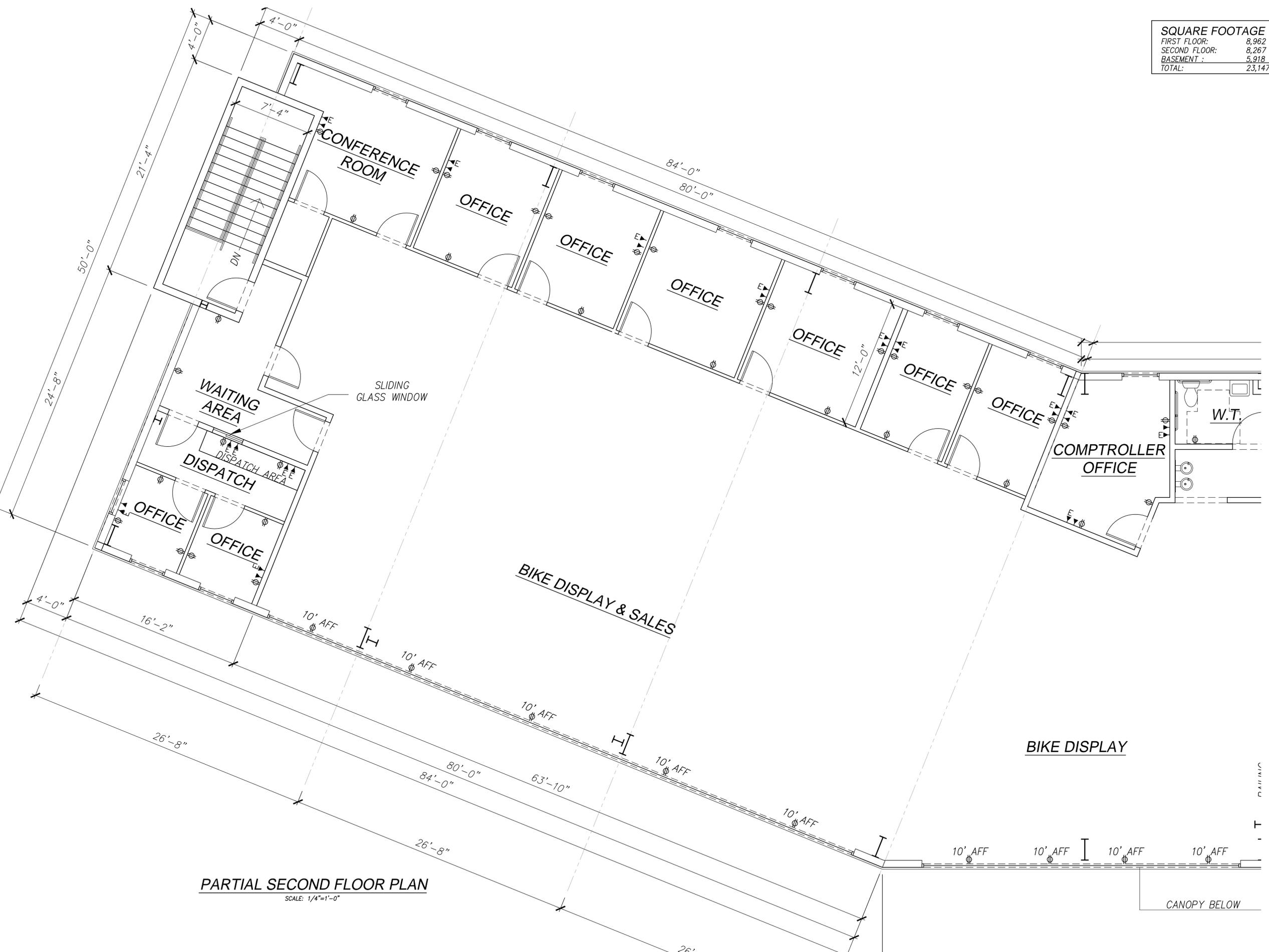
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PURCELLVILLE MOTORBIKES
PURCELLVILLE VIRGINIA
PARTIAL FIRST FLOOR PLAN

DATE 6-24-16	SHEET NO. A4
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SQUARE FOOTAGE	
FIRST FLOOR:	8,962 SF
SECOND FLOOR:	8,267 SF
BASEMENT :	5,918 SF
TOTAL:	23,147 SF



PARTIAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

SEAL

REVISIONS	
DATE	REMARKS

ISSUED FOR REVIEW
6-24-16

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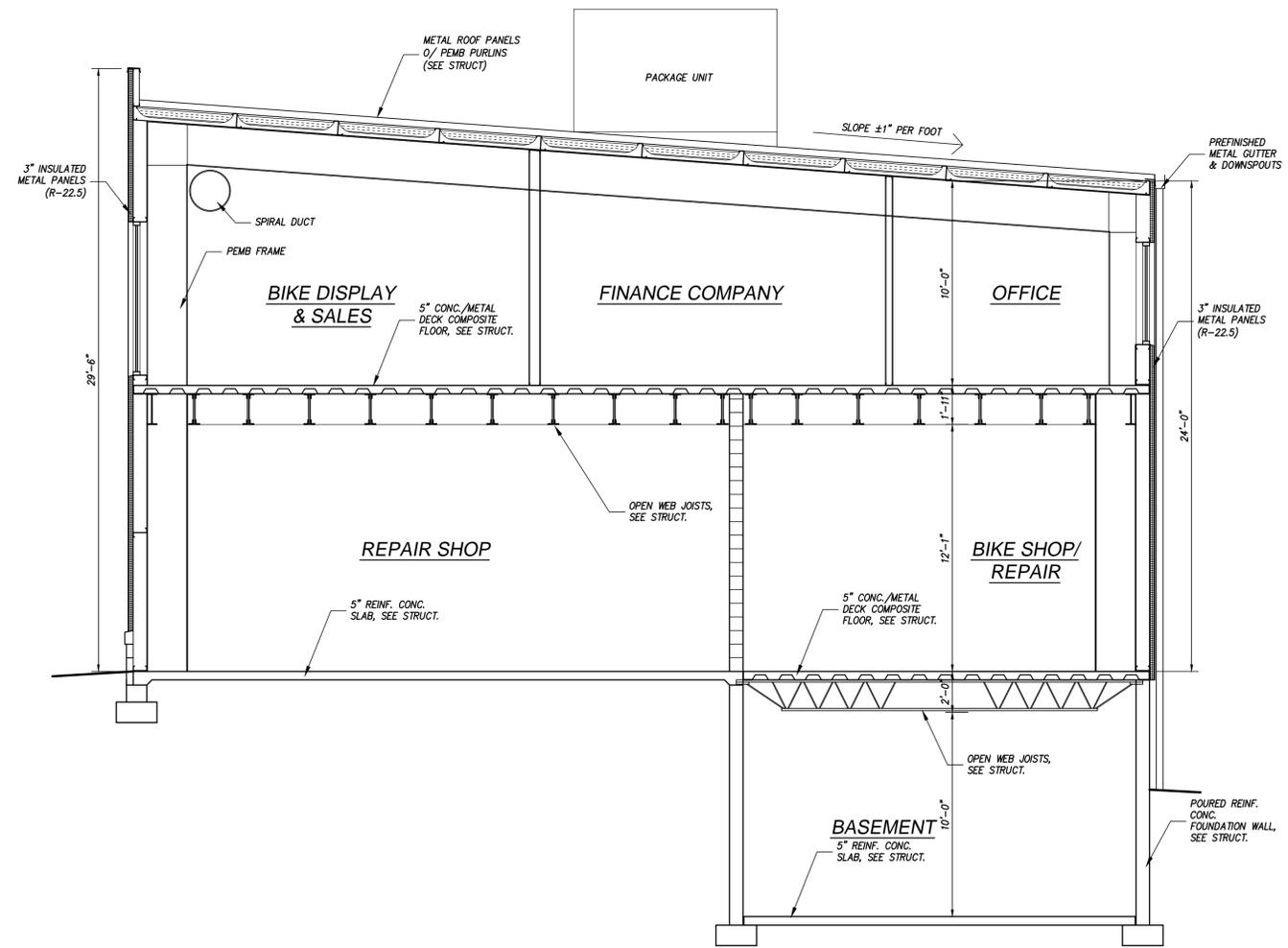
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PURCELLVILLE MOTORBIKES
 PURCELLVILLE VIRGINIA
 PARTIAL SECOND FLOOR PLAN

DATE 6-24-16	SHEET NO. A6
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1 CROSS SECTION
A9 SCALE: 1/4"=1'-0"

SEAL

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DATE	REMARKS

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PURCELLVILLE MOTORBIKES
 PURCELLVILLE VIRGINIA
 CROSS SECTIONS

DATE 6-24-16	SHEET NO. A7
FILE	

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MINUTES
BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING
JUNE 23, 2016, 7:30PM
TOWN HALL COUNCIL CHAMBERS

PRESENT: Pat Giglio, Chairman
Dan Piper, Vice Chairman
Mark Ippoliti, Board member

ABSENT: Jim Gloeckner, Board member

STAFF: Daniel Galindo, Senior Planner
Tucker Keller, Planning and Zoning Technician

CALL TO ORDER:

Chairman Giglio called the Regular Meeting of the Board of Architectural Review to order at 7:28 PM.

BOARD MEMBER DISCLOSURES:

None

PUBLIC COMMENTS:

None

ACTION ITEMS – AMENDMENTS:

- a) CDA16-16 Catoctin Corner Building 3-4 Revision

Don Crigler with DFC Architects, representing Holtzman Oil, talked about a proposed change to exterior of buildings 3 and 4 to include no color changes. Mr. Crigler noted the only change was added to an entrance feature on the south façade which was revised to match the west façade.

Chairman Giglio made a motion that the BAR approve CDA16-16 Catoctin Corner Building 3-4 Revisions as presented. The motion was seconded by Mark Ippoliti and approved unanimously with one absent.

ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITION:

a) CDA16-17 Loudoun Valley High School Exterior Renovations

Gavin Myers, partner with Hughes Group Architects, talked about proposed work to the existing auditorium panels which need replaced. Mr. Myers stated he worked with Loudoun County Public Schools to select metal panels which would go over the entrance to the auditorium and over the side doors facing N. Maple. Further discussion took place about the color of the panels.

Board member Piper made a motion that the BAR approve CDA16-17 as presented.

Mr. Myers talked about having a color option if the green panels are not available in time.

Board member Piper restated his motion that that the BAR approve the submittal as presented which includes the classic green panel as well as the clear aluminum panel with the option that, should the green not be available, the clear is acceptable to the BAR. The motion was seconded by Chairman Giglio and approved unanimously with one absent.

ACTION ITEMS - NEW CONSTRUCTION:

a) CDA16-15 – 7-Eleven Fuel Pump Canopy

Brett Davenport from EMG, representing 7-Eleven, talked about replacing the fuel pump canopy as it relates to the underground storage tanks and stated they are increasing the number of pumps. Chairman Giglio talked about the importance of the appearance of the canopy as it is in a prominent location in Town. Chairman Giglio offered to provide some guidelines and examples of what has been approved. More discussion took place on the coloration and striping. Chairman Giglio talked about a past approval consisting of a white fascia with a gray brown standing seam roof to match the existing building with room provided for signage and that the preferred roof is a wraparound mansard style roof. Mr. Davenport will review the examples and guidelines and will come back to the next meeting.

Chairman Giglio made a motion that the BAR defer action on CDA16-15 7-Eleven Fuel Pump Canopy until a resubmission from the applicant addressing the discussion regarding the design of the canopy which references the guidelines specified that the fascia be white, the roof be a gray brown standing seam roof to match the existing building with room provided for signage and that the canopy terminate in a mansard roof. The motion was seconded by Mark Ippoliti and approved unanimously with one absent.

ACTION ITEMS – OTHER:

None

DISCUSSION ITEMS:

None

INFORMATION ITEMS:

None

APPROVAL OF MINUTES:

a) May 25, 2016 Regular Meeting

Board member Ippoliti stated that under CDA16-14 item 1 state that the “bump out will project one foot in the area beneath the mansard similar to the east elevation”.

Board member Ippoliti added that under Discussion Item a. to change the second sentence to read “The applicant reviewed the proposed changes, and the Board noted that the design incorporates elements specified in the Design Guidelines.”

Chairman Giglio stated that he was notified that the Joint Architectural Review Board nominations are going on and that the BAR usually provides recommendations for projects that they feel are outstanding projects. Chairman Giglio added he feels that the Town’s good projects have already been nominated and asked the Board members for suggestions.

Chairman Giglio made a motion that the BAR approve the May 25, 2016 Regular Meeting Minutes as amended. Board member Piper seconded the motion and it passed unanimously with one absent.

ADJOURNMENT:

There being no further business, Chairman Giglio made a motion to adjourn the meeting at 8:06PM.

Pat Giglio, Chairman

Diana Hays, Clerk of Council