



**TOWN OF PURCELLVILLE  
BOARD OF ARCHITECTURAL REVIEW**

April 19, 2016  
7:30 p.m.

- 1) **Call to Order** – Pat Giglio, Chairman
- 2) **Public Comments** – Citizens who are not representing an application before the Board will be given an opportunity to speak (3 minute limit per speaker)
- 3) **Action Items – Additions, Alterations & Demolitions:**
  - a) CDA16-10 Total Pools Repainting (730 E. Main Street)
  - b) CDA16-11 Monk’s BBQ Deck (251 N. 21<sup>st</sup> Street)
  - c) CDA16-12 Petit Lou-Lou Exterior Alterations (713 E. Main Street)
- 4) **Action Items – Amendments:**
  - a) None
- 5) **Action Items – New Construction:**
  - a) CDA16-03 Southern States (261 N. 21<sup>st</sup> Street)
- 6) **Action Items – Other:**
  - a) None
- 7) **Discussion Items**
  - a) None
- 8) **Information Items**
  - a) None
- 9) **Approval of Minutes:**
  - a) March 15, 2016 Regular Meeting
- 10) **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.



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Daniel Galindo, AICP  
**RE:** CDA16-03 Southern States  
**DATE:** April 15, 2016

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Name: Southern States Location: West of N 21<sup>st</sup> just north of downtown  
Code: CDA16-03 Tax Map Number: /35A1/222///4/ & /35/////////69B  
Address: 261 North 21<sup>st</sup> Street Loudoun County PIN: 488-46-5723 & 488-46-4527  
Located in the Historic District? Yes Contributing Structure? No  
Zoning District: C-4/HC Conformity: N/A

Comments: Construction of 12,000 sf building to replace existing building constructed in the 1950s.  
Construction would be phased to allow the business to stay open during construction.

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The application is evaluated under the C-4, Central Commercial District regulations (see Article 4, Section 9 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**

The Southern States Purcellville Cooperative is planning to build a new 12,000 square foot retail and warehouse building at its existing location to replace the existing 1950s building which will be demolished. The proposed building would be 100' x 120' with a 10' x 100' entry porch. See the applicant's Written Description attached to the CDA application for further details about the proposed building design. Construction on the site will be phased, as shown on site plan TP14-01 currently under review by the Department of Community Development, to allow the business to stay open throughout construction. Because the existing building does not qualify as a historic structure under the definition contained within Article 14A, Section 2.4 of the Zoning Ordinance, BAR approval of its demolition is not required. An earlier building design was previously reviewed in April 2014 as CDA14-04, and the original version of this design was discussed at the BAR's February 2016 meeting.



When the BAR previously discussed CDA16-03 in February, it had numerous comments relating to the design of the shed style roof, reverse gable above the entrance, storefront windows, and porch columns on the north (front) elevation. The Board also commented on the decorative features of the west and east (side) elevations fencing proposed for the site. After the regular meeting, the applicants met with Chairman Giglio and Vice Chairman Piper on February 29<sup>th</sup> to further discuss the Board's feedback.

Since that time, the applicants have made the following changes to the proposed building design:

1. On the north (front) elevation:
  - a. The parapet wall has been removed.
  - b. "Sandstone" colored horizontal cementitious siding has been added in lieu of the raised batten pre-finished metal paneling previously proposed.
  - c. The stucco previously proposed for the reverse gable has also been replaced with "Sandstone" colored horizontal cementitious siding.
  - d. Black goose neck fixtures are now displayed in the reverse gable for signage.
  - e. The amount of windows on the storefront has been reduced, and applied muntins have been added to the storefront windows and doors.
  - f. A stone watertable has been added beneath the storefront windows.
  - g. The width of the stone bases around the porch columns have been increased.
  - h. Knee braces have been added.
  - i. The fascia material has been changed from standing seam metal panels to stained cedar boards.
  - j. The porch has been continued around the northeast corner to the eastern façade.
2. On the west (side) elevation:
  - a. "Sandstone" colored horizontal cementitious siding is now continued around the corner from the front elevation to the first column, and a faux barn door has been added.
  - b. The raised batten pre-finished metal panels used for the remaining bays (and throughout the rest of the building) have increased in width from 12" to 16" and changed in color from "Sandstone" to "Sierra Tan."
  - c. The recessed design elements containing horizontal cementitious siding and one over one windows have been removed.
  - d. A pair of white faux shutter-covered windows and a pair of white trim windows with divided lites surrounded by white faux shutter-covered windows now articulate the two central bays instead of the recessed design elements containing horizontal cementitious siding and one over one windows formerly proposed.
  - e. A transom window has been added over the service door while a white faux shutter-covered window has been added to its south.
  - f. A cedar and stone wrapped column has been added at the southern termination of the wall.
3. On the south (rear) elevation, the columns of the loading dock canopy are now proposed to be wrapped in cedar and stone to match other columns surrounding the building.
4. On the east (side) elevation:
  - a. "Sandstone" colored horizontal cementitious siding and the porch element are now continued around the corner from the front elevation to the first column.
  - b. Applied muntins have been added to the storefront doors.
  - c. The recessed design elements containing horizontal cementitious siding have been removed from the two central bays, and a pair of white faux shutter-covered windows has been added to the northern central bay.
5. The security fencing is now proposed as prefinished aluminum with vertical pickets instead of vinyl coated chain link.

**ZONING ANALYSIS: C-4**

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 the submitted site plan prior to approval.

**ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY**

The proposed building would be approximately 40% larger than Southern States’ existing building and represents a reinvestment in Purcellville by the company thereby generating business activity and augmenting the Town’s tax base. The proposed architectural design incorporates some elements which are generally consistent with Purcellville’s historic small town character. The proposed building uses harmonious materials, color, texture and treatment for all exterior walls.

**GUIDELINES ANALYSIS**

The following issues should be considered by the BAR while evaluating CDA16-03:

1. The submitted application has the following deficiency:
  - a. No manufacturer’s specification sheets have been 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), “incorporate those characteristics of the Town that exhibit a positive distinctive architectural style” (pg. 7), and “respect Purcellville’s historic architectural styles rather than be transplants of ubiquitous franchise architectural styles found across the country” (pg. 10)?

**FINDINGS**

1. The proposed design for Southern States satisfies the requirements of the C-4 zoning district.
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.
4. The application has one deficiency that must be corrected prior to approval.

**RECOMMENDATION**

Upon the correction of staff’s identified deficiency and 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 CDA16-03 Southern States.

**ACTION**

One of following sample motions should be used:

*I move that the BAR approve CDA16-03 Southern States as presented.*

*-Or-*

*I move that the BAR approve CDA16-03 Southern States with the following required conditions:*

- 1.
- 2.
- 3.

*And/or the following recommendations:*

- 1.
- 2.

*-Or-*

*I move that the BAR not approve CDA16-03 Southern States 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 # \_\_\_\_\_

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

Street Address of Property: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Authorized Agent (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Telephone Number (s): \_\_\_\_\_

### **Project Description**

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

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

### **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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **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:** \_\_\_\_\_

**Printed name:** \_\_\_\_\_

*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.

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**OFFICE USE ONLY: Date of Application:** \_\_\_\_\_ **CDA#:** \_\_\_\_\_ **Fee:** \_\_\_\_\_ **Paid:** \_\_\_\_\_

**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.**

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**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.) \_\_\_\_\_

Color: \_\_\_\_\_

**Roofing:**

Material: (example: standing seam metal, shingles, shakes, etc.) \_\_\_\_\_

Color: (example: copper, prefinished, painted, etc.) \_\_\_\_\_

**Exterior Wall Surfaces:**

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

Color(s): \_\_\_\_\_

**Windows and Doors:**

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)

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

Muntins (example: true divided, simulated divided, etc.)

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

Material(s): \_\_\_\_\_

Color(s): \_\_\_\_\_

**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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **WRITTEN DISCRPTION**

Southern State Purcellville Cooperative has plans to construct a new 12,000 square feet retail and warehouse building in order to replace the current 1950s building which shall be demolished. The construction of the new building and site work will be phased in order to allow the Cooperative to remain open throughout the construction.

The new building is 100 feet wide by 120 feet long with 10 feet by 100 feet entry porch. The entry porch and main building roofs will be standing metal seam.

North Elevation (Main Entrance): The entry porch (10' x 100') will have a standing seam shed roof with a reverse gable supported by steel columns. The steel columns will be wrapped with a 2'-6" high stone base with the rest of the column wrapped in cedar and stained.

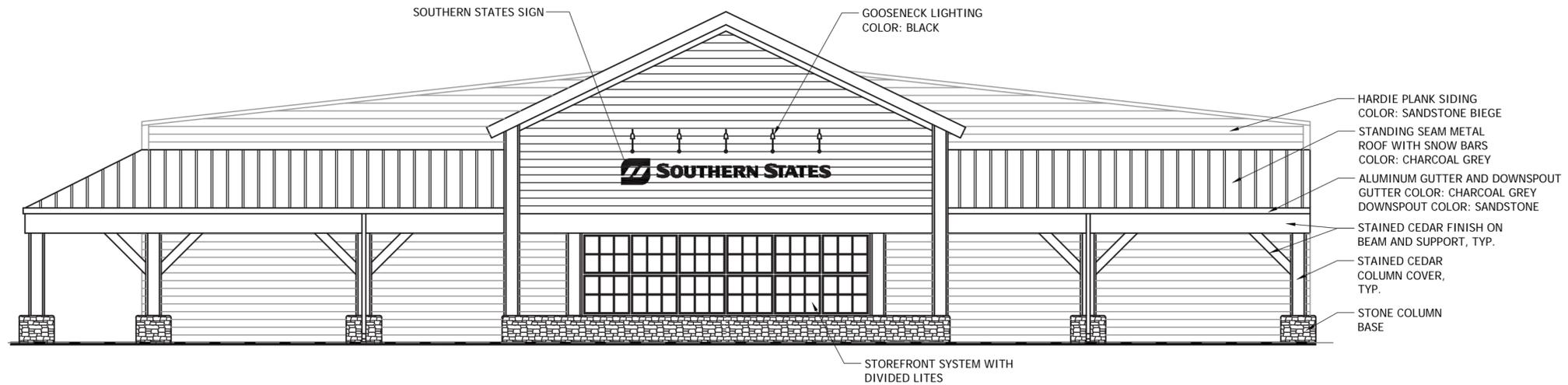
The siding material will be pre-finished Hardiplank. The reverse gable above the front entrance will also utilize Hardiplank siding. The entrance doors and windows will be a pre-finished aluminum storefront with applied divide lights. Downspouts will be pre-finished aluminum. The sign will be illuminated with goose neck fixtures.

West Elevation: The façade is articulated by a vertical definition of the structural bays using a stone base and stained cedar column cover. The Hardiplank will wrap around the first bay and stop at the first column line. The subsequent bays will utilize a raised batten pre-finished metal panel 16 inches wide. The first Bay will be accented with a barn style door. A pair of windows with shutters and shutters that appear closed will further articulate the two central bays. Downspouts will be pre-finished aluminum.

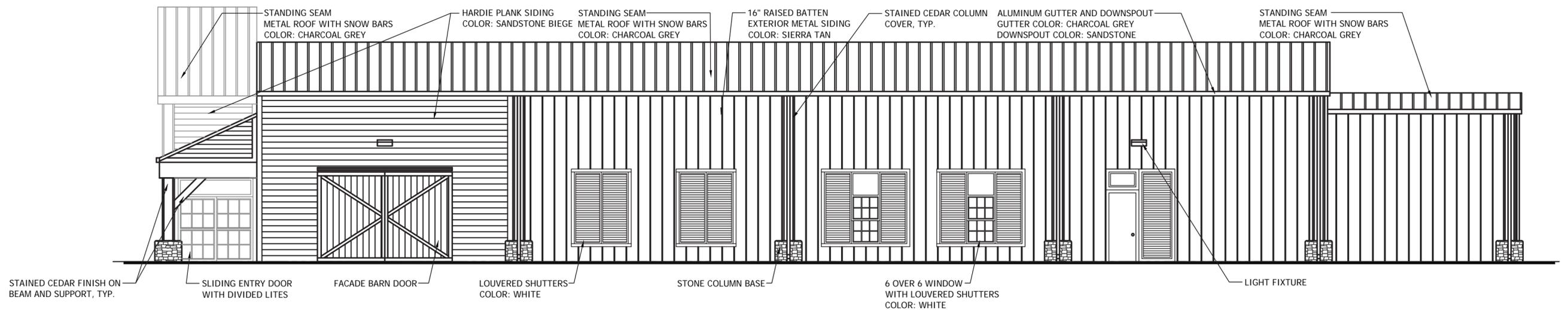
East Elevation: This elevation's dominant feature is the outdoor patio that will be used to highlight and display seasonal items. The shed roof of the entry porch will wrap around and terminate at the first column line. The façade will also be articulated by the vertical definition of the structural bays and the use of raised batten pre-finished metal panel 16 inches wide. The doors will be pre-finished aluminum storefront with applied divided lights. Downspouts will be pre-finished aluminum. The air handling equipment will be screened with a 6 feet high-pre-finished metal raised batten panels.

South Elevation (Loading Area): This façade will also utilize the raised batten look pre-finished metal panel 16 inches wide. The loading dock and access door will be pre-finished gray. The columns for the loading dock canopy will be wrapped in stained cedar.

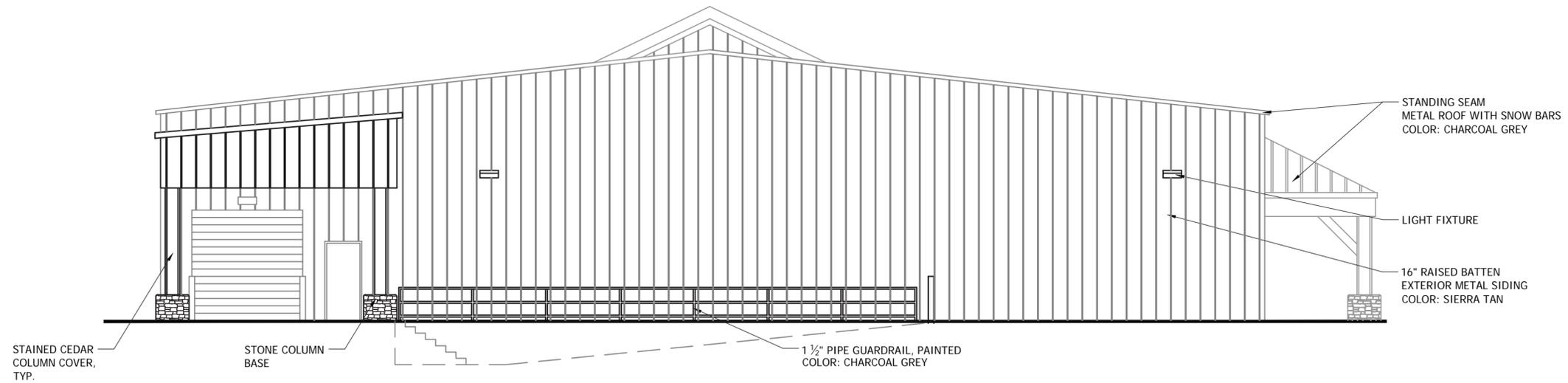




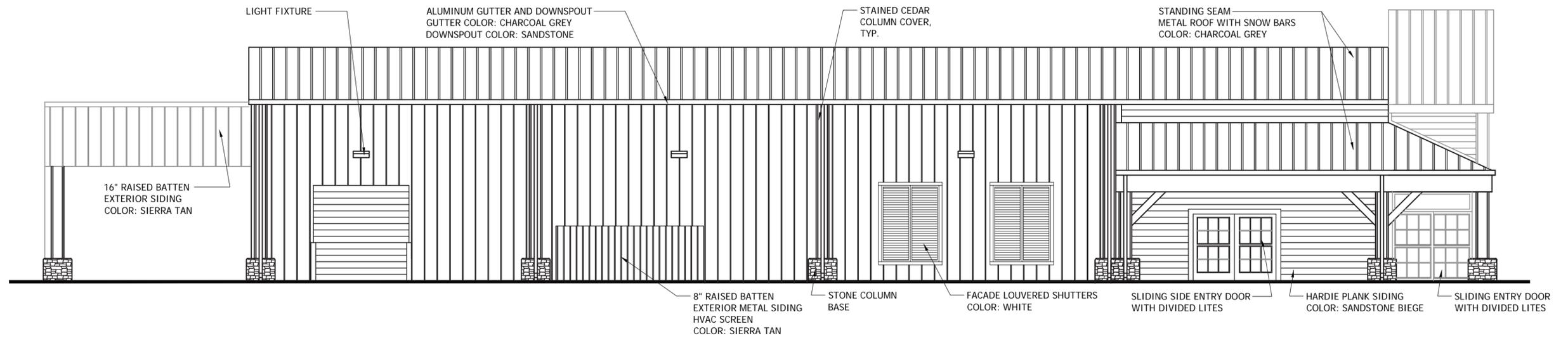
North Elevation



West Elevation



South Elevation



East Elevation



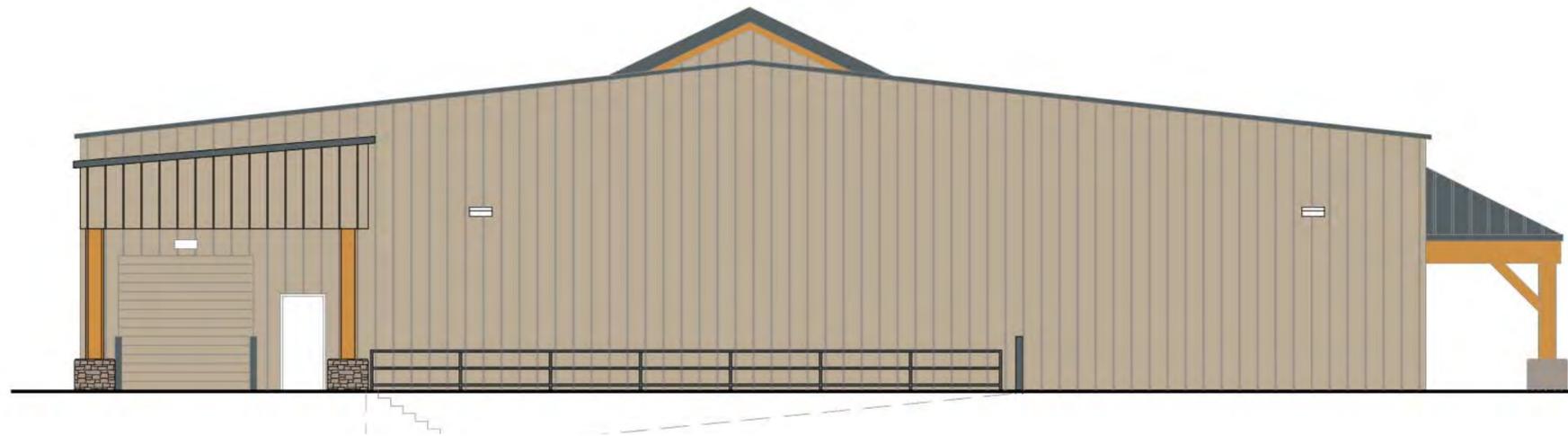
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North Elevation



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West Elevation

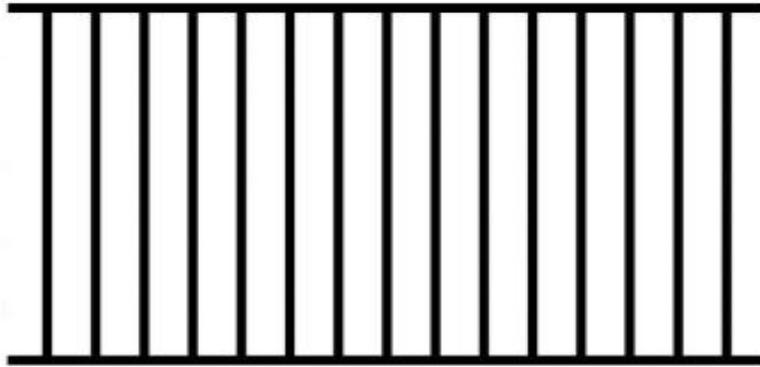


South Elevation



East Elevation

## Materials



### **PRE-FINISHED ALUMINUM PICKET FENCE**



### **GOOSE NECK LIGHT FIXTURE AT SIGN**



**RAISED BATTEN PER-FINISHED METAL PANEL**



**HARDIPLANK**



**COLUMN BASE -STONE SAMPLE**

## Color Samples



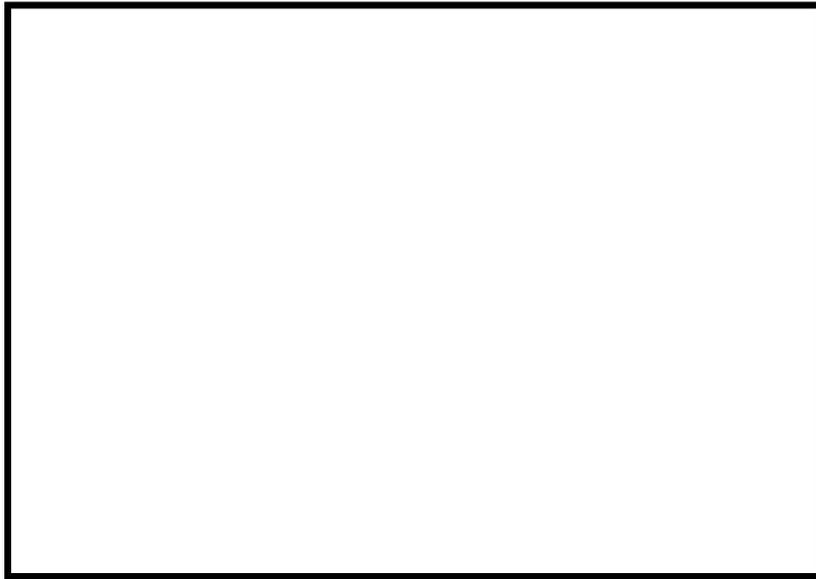
**CHARCOAL GREY**



**SANDSTONE**



**SW CEDAR STAIN**



**WHITE**



SIERRA TAN



## Photographs



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10

FIXTURE TYPE B

**7" SHALLOW MH SERIES REGRESSED/BAFFLE LENS SPLAY 100 W MAX (PAR-20/30 OR ED17)**

**7MH SPECTRUM SILVER SERIES™**

**FEATURES & SPECIFICATIONS**

- 7" HS Series
- Available in open, and baffle
- 20 gauge galvanized steel frame
- 12" dia ring expandable to 24" standard
- 2025 mm aluminum reflector
- Electronic ballast 120/277V standard
- Ballast serviceable from the ceiling opening
- Substitutable for use in damp locations, Lensed fixture from Wall Location catalog
- UL Listed to standards no. 1508

**1. SPECIFY FRAME**

FRAME	WATS	BALLAST	LAMP	OPTIONS
SP7MH	39	EX	ED17	

**2. SPECIFY TRIM**

OPEN LENSED

**3. FINISHED ORDER**

SP7MH70EX/7150 CL

**PROJECT:** \_\_\_\_\_ **TYPE:** \_\_\_\_\_

**CAT. NO.:** \_\_\_\_\_

902 Jefferson Street • Billings, MT 59102 • 406.676.2929 FAX 406.676.2200

FIXTURE TYPE C

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**DESCRIPTION:** - 12" dia ring expandable to 24" standard. 20 gauge galvanized steel frame. 2025 mm aluminum reflector. Electronic ballast 120/277V standard. Ballast serviceable from the ceiling opening. Substitutable for use in damp locations, Lensed fixture from Wall Location catalog. UL Listed to standards no. 1508.

**Decorative Wall-Mounted Lighting**

**WSR**

**COMPACT FLUORESCENT™**

**200-40W T8E**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	03/21/14	Initial Issue

**REVISIONS INFORMATION:** Example: WSR 4270T 80 15000 1P

NO.	DATE	DESCRIPTION	Watts	Ballast	Mounting	Options
1	03/21/14	Initial Issue	40	EX	ED17	

**FINISHED ORDER:** Example: WSR 4270T 80 15000 1P

**PROJECT:** \_\_\_\_\_ **TYPE:** \_\_\_\_\_

**CAT. NO.:** \_\_\_\_\_

FIXTURE TYPE D

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**DESCRIPTION:** - 12" dia ring expandable to 24" standard. 20 gauge galvanized steel frame. 2025 mm aluminum reflector. Electronic ballast 120/277V standard. Ballast serviceable from the ceiling opening. Substitutable for use in damp locations, Lensed fixture from Wall Location catalog. UL Listed to standards no. 1508.

**Cutoff Wall Pads**

**TWR1C**

**METAL HALIDE 70-175W**

**RECESSED SQUARE 70-150W**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	03/21/14	Initial Issue

**REVISIONS INFORMATION:** Example: TWR1C 10000 1P

NO.	DATE	DESCRIPTION	Watts	Ballast	Mounting	Options
1	03/21/14	Initial Issue	100	EX	ED17	

**FINISHED ORDER:** Example: TWR1C 10000 1P

**PROJECT:** \_\_\_\_\_ **TYPE:** \_\_\_\_\_

**CAT. NO.:** \_\_\_\_\_

FIXTURE TYPE G

**HUBBELL**

**NR174000 SERIES LUMASQUARE™ I**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	03/21/14	Initial Issue

**REVISIONS INFORMATION:** Example: NR174000 1P

NO.	DATE	DESCRIPTION	Watts	Ballast	Mounting	Options
1	03/21/14	Initial Issue	100	EX	ED17	

**FINISHED ORDER:** Example: NR174000 1P

**PROJECT:** \_\_\_\_\_ **TYPE:** \_\_\_\_\_

**CAT. NO.:** \_\_\_\_\_

FIXTURE TYPE Z

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**DESCRIPTION:** - 12" dia ring expandable to 24" standard. 20 gauge galvanized steel frame. 2025 mm aluminum reflector. Electronic ballast 120/277V standard. Ballast serviceable from the ceiling opening. Substitutable for use in damp locations, Lensed fixture from Wall Location catalog. UL Listed to standards no. 1508.

**Area Lighting**

**KSF1**

**METAL HALIDE 150-250W**

**HIGH PRESSURE SODIUM 70-200W**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	03/21/14	Initial Issue

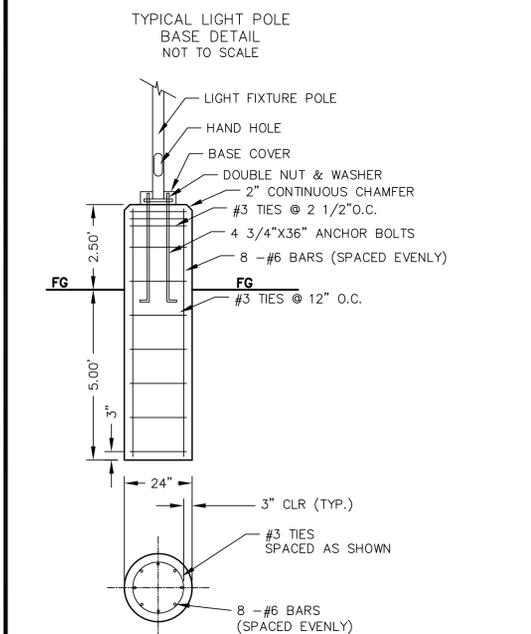
**REVISIONS INFORMATION:** Example: KSF1 1500 1P

NO.	DATE	DESCRIPTION	Watts	Ballast	Mounting	Options
1	03/21/14	Initial Issue	1500	EX	ED17	

**FINISHED ORDER:** Example: KSF1 1500 1P

**PROJECT:** \_\_\_\_\_ **TYPE:** \_\_\_\_\_

**CAT. NO.:** \_\_\_\_\_

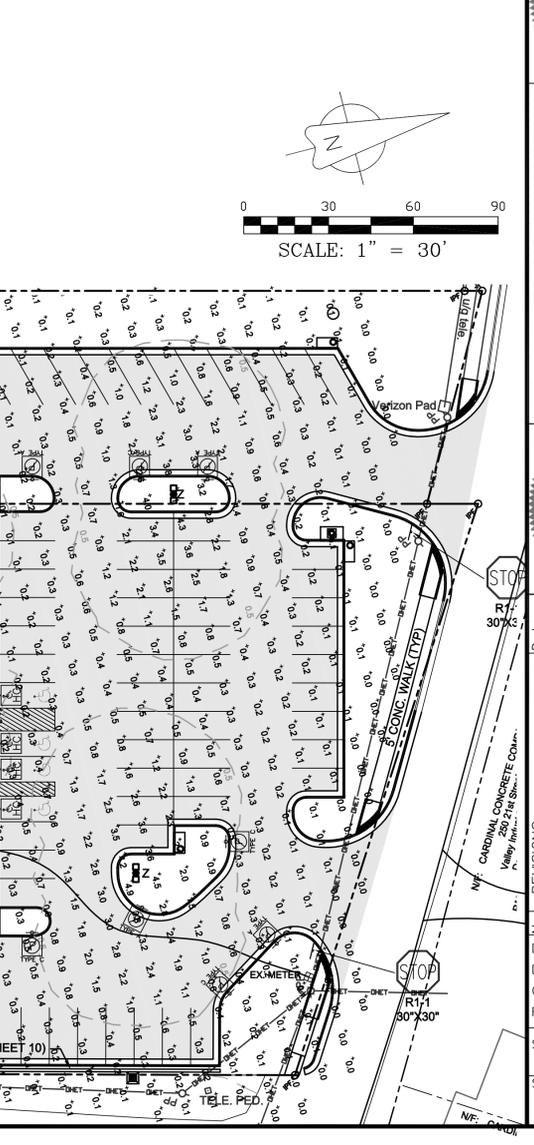
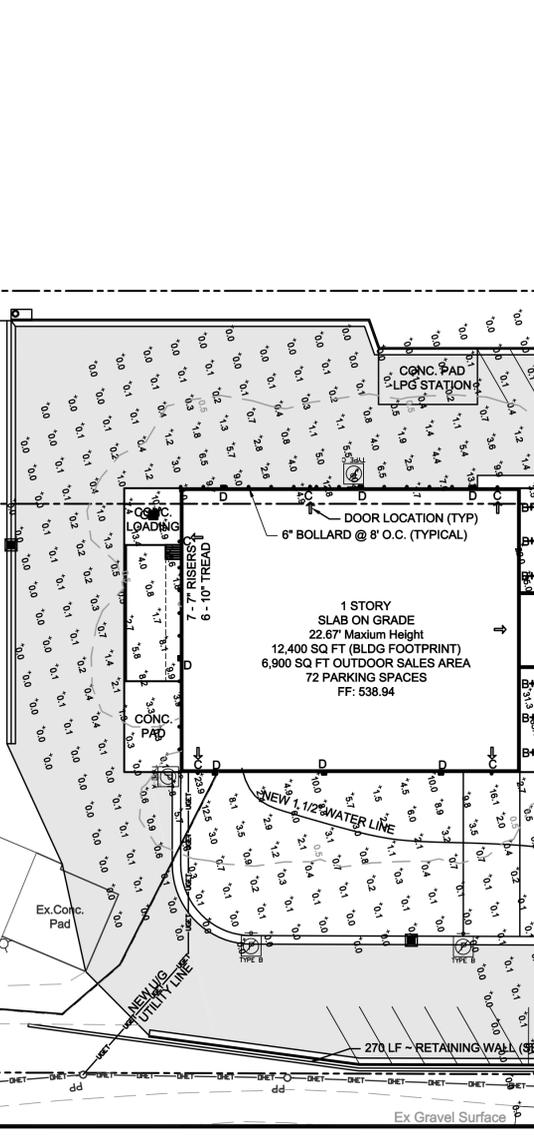
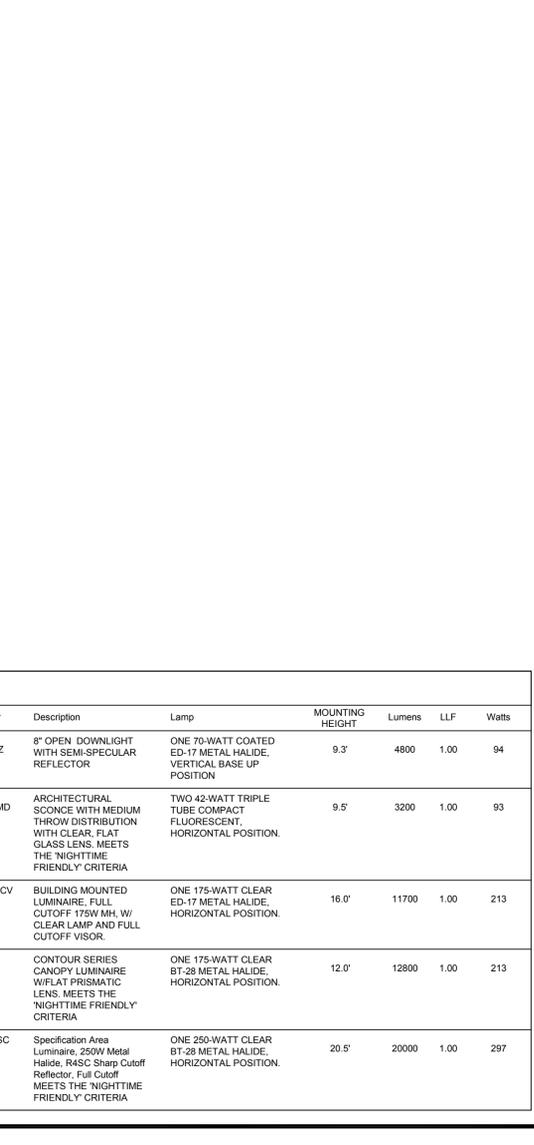


**NOTE:**

- ALL OUTDOOR FIXTURES ARE TO BE FULL-CUTOFF.
- SOFFIT AND CANOPY MOUNTED LIGHTING MUST BE APPROVED BY THE BOARD OR ARCHITECTURAL REVIEW.
- SOFFIT MOUNTED FIXTURES HAVE A MOUNTING HEIGHT OF 9.3' ±.
- LOADING AREA CANOPY MOUNTED FIXTURES HAVE A MOUNTING HEIGHT OF 12' ±.
- POLE MOUNTED FIXTURES ARE TO HAVE A MOUNTING HEIGHT OF 20.5'. REQUIRED POLE LENGTH IS 18'.

**LUMINAIRE SCHEDULE**

Symbol	Label	Qty	Catalog Number	Description	Lamp	MOUNTING HEIGHT	Lumens	LLF	Watts
⊙	B	6	8VH 70M 802AZ	8" OPEN DOWNLIGHT WITH SEMI-SPECULAR REFLECTOR	ONE 70-WATT COATED ED-17 METAL HALIDE VERTICAL BASE UP POSITION	9.3'	4800	1.00	94
☼	C	5	WSR 242TRT MD	ARCHITECTURAL SCONCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. MEETS THE NIGHTTIME FRIENDLY CRITERIA	TWO 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	9.5'	3200	1.00	93
☼	D	7	TWR1C 175M FCV (PROBE)	BUILDING MOUNTED LUMINAIRE. FULL CUTOFF. 175W MH. W/ CLEAR LAMP AND FULL CUTOFF VISOR.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	16.0'	11700	1.00	213
☼	G	1	KACM 175M FP (PROBE)	CONTOUR SERIES CANOPY LUMINAIRE. W/FLAT PRISMATIC LENS. MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 175-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	12.0'	12800	1.00	213
☼	Z	4	KSF1 250M R4SC (PROBE)	Specification Area Luminaire, 250W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff. MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	20.5'	20000	1.00	297



**FINAL SITE PLAN - TYP14**

**SOUTHERN STATES PURCELLVILLE LIGHTING PLAN**

**OWNER/DEVELOPER:** SOUTHERN STATES PURCELLVILLE COOPERATIVE, INC. c/o Dan Virts, Manager 261 North 21st Street Purcellville, Virginia 20132 (540) 338-7136 • Fax: (540) 338-4244 LCTM # 35A1222/141 • MCP# 488-46-5723 LCTM # 35/1111189B • MCP# 488-46-5627 ZONED C-4 Central Commercial

**DATE:** 03/21/14

**SCALE:** 1" = 30'

**PROJECT:** \_\_\_\_\_ **TYPE:** \_\_\_\_\_

**CAT. NO.:** \_\_\_\_\_

**NOT APPROVED FOR CONSTRUCTION**

**Zicht & Associates, PLLC**  
Professional Engineering, Planning & Land Surveying  
16940 Simpson Circle  
Paeonian Springs, Virginia 20129  
(540) 962-4266, Fax (540) 962-4267

**DATE:** 03/21/14

**SCALE:** 1" = 30'

**PROJECT:** \_\_\_\_\_ **TYPE:** \_\_\_\_\_

**CAT. NO.:** \_\_\_\_\_

**NOT APPROVED FOR CONSTRUCTION**

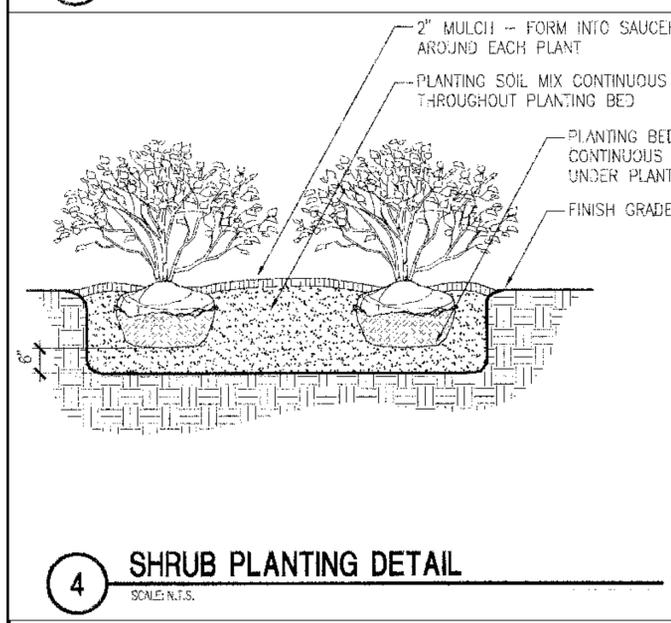
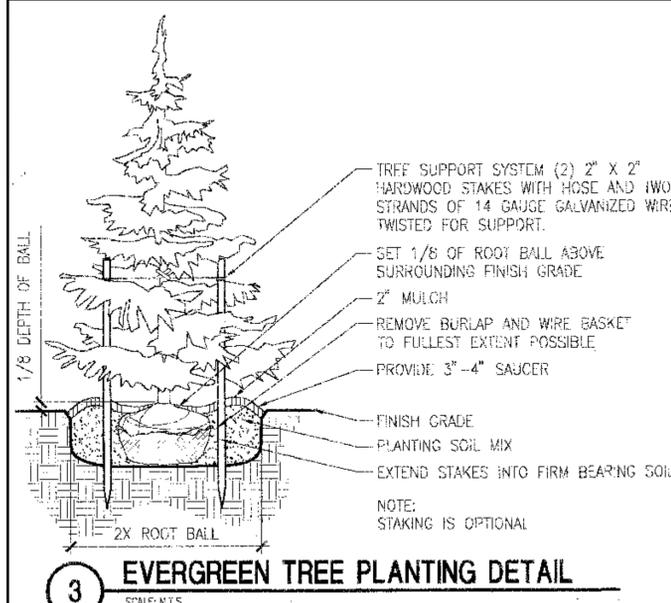
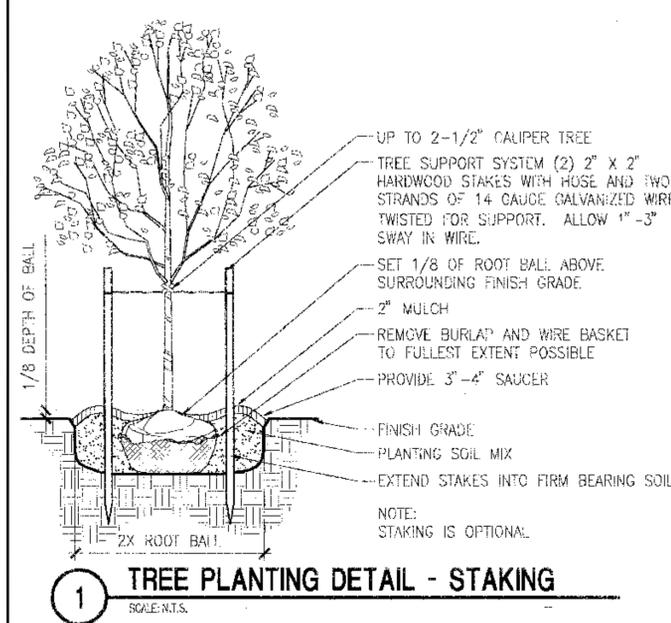
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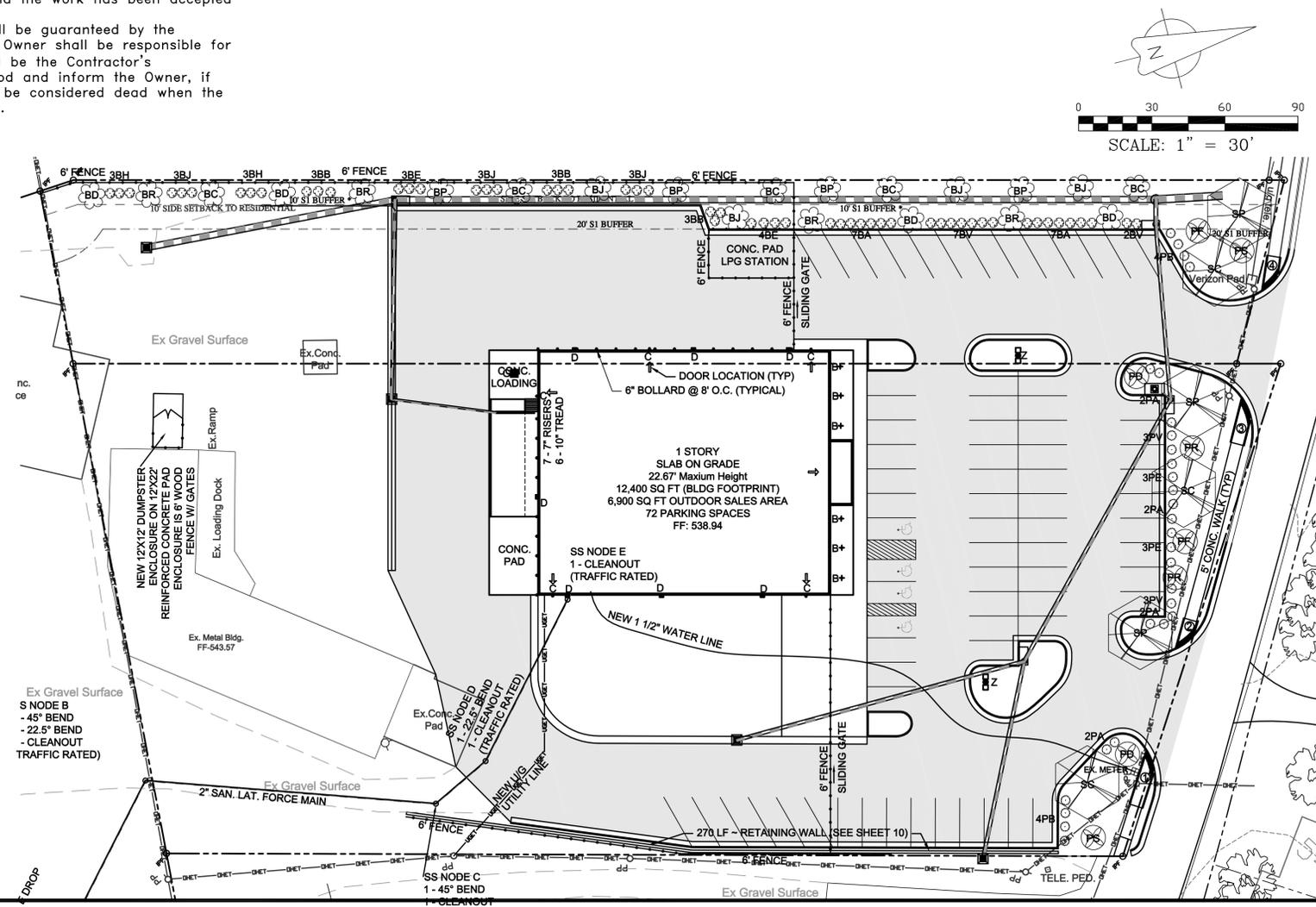


**Planting Notes**

- The contractor shall furnish and install all plants as shown on the planting plan, in accordance with the quantities, sizes and specifications listed on the plant material schedule.
- All plants shall be nursery grown.
- All plants material shall conform to the American Standard for Nursery Stock, latest edition, published by the American Association of Nurserymen. Balled and burlapped plants shall be dug with firm natural balls of earth. Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold all the soil together firmly.
- The landscape contractor shall notify Miss Utility 7 days prior to installation to locate utilities.
- All plants shall be hardy under climatic conditions in the locality of the project.
- All plants shall be typical of their species or variety and shall have a normal habit of growth. They shall be sound, healthy, vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae. Root systems shall be healthy and well developed.
- The Contractor may make a written request for substitutions when plants of a specified size or kind are not available within a reasonable distance. All substitutions shall be approved by the owner or his representative and the Town of Purcellville (unless substitution plantings are on the Town's list of pre-approved plant cultivars).
- Plants shall be protected at all times from sun, drying winds or frost. Trees in leaf when dug shall be treated thoroughly with an anti-desiccant such as Wilt-Pruf.
- The Contractor shall lay out, with identifiable stakes, the location of all trees and the outlines of planting beds as indicated on the drawing. The layout of planting shall be approved by the Owner's Representative prior to the excavation of plant pits or plant beds. The Contractor shall notify the Owner or Representative 48 hours prior to beginning installation of plant material.
- Plants shall be handled by the root ball, never by the stem or foliage. Balled plants shall not be dropped.
- Plants with broken root balls or substantial damage to any part shall be replaced prior to planting.
- All plants shall be installed in accordance with the planting details.
- Remove all plastic wraps, twine, tags, labels, strings, etc. from all plant material.
- Each tree and shrub shall be pruned as needed to remove all dead wood, suckers, or broken/damaged branches. Cuts over 1" in diameter shall be painted with an approved tree paint. All pruning shall be in accordance with accepted industry practice and shall preserve the natural habit and character of the plant.
- Planting soil mix shall consist of 25% topsoil, 25% peat moss, leaf mold or Compro, and 50% existing soil.
- Mulch shall be applied immediately after completion of planting operations. Mulch shall be shredded hardwood bark. Limits of mulching shall be those shown on the planting plan or, for individual plants, the area of the planting pit (see planting details).
- The Contractor shall notify the Owner in writing of all soil or drainage conditions which the Contractor considers detrimental to the growth of plants. He shall state the conditions and submit a proposal for correcting the conditions, including any change in cost, for review and acceptance by the Owner.
- The landscape contractor shall be responsible for maintenance of all plant material prior to planting and after completion until all work is complete and the work has been accepted by the owner.
- Following acceptance by the owner, all plant material shall be guaranteed by the Contractor for a full year from the date of installation. The Owner shall be responsible for maintenance unless otherwise agreed with Contractor. It shall be the Contractor's responsibility to monitor the project during the guarantee period and inform the Owner, if problems develop with the plant material. Any material shall be considered dead when the main leader has died or 25% or more of the crown has died.

SOUTHERN STATES PURCELLVILLE LANDSCAPING REQUIREMENTS														
LOCATION	# Required	# Provided	Symbol	Common Name	Botanical Name	Cultivar	Function	Mature Height (ft)	Mature Spread (ft)	20-YR Canopy (sq)	Type	CONDITION	Height (ft)	Caliper (in)
<b>ARTICLE 7 Section 3 - Streetscaping (220'+ Feet Frontage EXCLUDING ENTRANCES) @ 1 Canopy or Medium Tree per 40 feet = 6)</b>														
Canopy / Medium														
	5.50	6		<b>TOTAL CANOPY PROVIDED</b>										
		3	SP	Purpleleaf maple	Acer truncatum	Pacific Sunset	B,P,S	20-25	15-20	177	Deciduous	B & B	6 ft.	2"
		3	SC	Chinese Pistache	Pisacia chinensis		B,P,S	30-35	20-25	314	Deciduous	B & B	6 ft.	2"
<b>ARTICLE 7 Section 4 - Buffering</b>														
<b>WEST - Town House Development, C-4 to R-8, 20' type S1 "semi-opaque" buffer required. (520'-total length.) Modification requested to reduce to 10' with by providing a 6' opaque fence adjacent to storage area</b>														
Canopy														
<b>TOTAL CANOPY TREES PROVIDED</b>														
Not provided due to limited space due to the storm sewer location														
<b>Ornamental Provided at 4 per 100 feet lineal feet of property line</b>														
	20.8	21	<b>TOTAL ORNAMENTAL TREES PROVIDED</b>											
		5	BC	Carolina silverbell	Halesia tetraetra		B,S,F	30-40	20-35		Deciduous	B & B	6 ft.	na
		4	BD	Dogwood	Conus florida	Rutges	B,S	15-25	15-25	177	Deciduous	B & B	6 ft.	na
		4	BR	Redbud	Cecis canadensis	ForestPansy	B,P	20-25	20-25	201	Deciduous	B & B	6 ft.	na
		4	BJ	Japanese pagoda tree	Sophora japonica		B,S	60-75	50-75	254	Deciduous	B & B	6 ft.	na
		4	BP	Persian ironwood	Parotia persica		B	40	60		Deciduous	B & B	6 ft.	na
<b>Shrub Provided at 10 per 100 feet lineal feet of property line</b>														
	54	54	<b>TOTAL ORNAMENTAL TREES PROVIDED</b>											
		14	BA	Azalea	Rhododendron spp		B				Evergreen	Container	2"	na
		7	BE	English yew	Taxus baccata		B,P				Evergreen	Container	2"	na
		9	BV	Viburnum	Viburnum spp		B,P				Evergreen	Container	2"	na
		9	BB	Boxwood	Buxus Spp		B				Evergreen	Container	2"	na
		9	BJ	Juniper	Juniperus speciet		B,P				Evergreen	Container	2"	na
		6	B4	Japanese holly	Ilex crenata		B,P				Evergreen	Container	2"	na
<b>Fence 6' Opaque Fence (either board on board, or chain link with slats) provided along storage yard portion of west property line.</b>														
<b>NORTH - 21st Street Right-of-way / C-4 zoning. Same zoning, no buffer required. Adjacent streetscaping required.</b>														
<b>EAST - Purcellville Property Co. LLC Parcel 2 - C-4 zoning. Same zoning, no buffer required. Not adjacent to public street or residential properties - No screening or buffering required.</b>														
<b>SOUTH - Southern States lot 5 - C-4 zoning. Same zoning, no buffer required. Not adjacent to public street or residential properties - No screening or buffering required.</b>														
<b>ARTICLE 7 Section 5 - Parking Lot Landscaping &amp; Screening</b>														
Perimeter: In C-4 zoning district. Adjacent to public street: 5' continuous landscape area (9' for trees). Perimeter parking lot landscaping is only required adjacent to the public street in the C-4 district (ZO 7.5.4.3.a).														
<b>Ornamental (2 per 40 lf)</b>														
	8.0	8	<b>TOTAL ORNAMENTAL PROVIDED</b>											
		2	PF	Flowering Cherry	Prunus serrulata	Kwanzan	B,S,P	15-25	20-25		Deciduous	B & B	6 ft.	na
		2	PS	Senecioyary	Amelanc hier sp		B,P	15-25	15-25		Deciduous	B & B	6 ft.	na
		2	PR	Redbud	Cecis canadensis	ForestPansy	B,P	20-25	20-25		Deciduous	B & B	6 ft.	na
		2	PD	Dogwood	Conus florida	Rutges hybrids	B,S	15-25	15-25		Deciduous	B & B	6 ft.	na
<b>Shrub (7 per 40 lf)</b>														
	28.0	28	<b>TOTAL SHRUBS PROVIDED</b>											
		8	PA	Azalea	Rhododendron spp		B				Evergreen	Container	2"	na
		6	PE	English yew	Taxus baccata		B,P				Evergreen	Container	2"	na
		6	PV	Viburnum	Viburnum spp		B,P				Evergreen	Container	2"	na
		8	PB	Boxwood	Buxus Spp		B				Evergreen	Container	2"	na
<b>Interior: in C-4 zoning district, parking lots are exempt from interior parking lot landscaping requirements. (ZO 7.5.5.2)</b>														

NOTE: A REQUEST FOR A MODIFICATION TO THE BUFFER REQUIREMENTS WILL BE SUBMITTED SEPARATELY TO THE TOWN.



**FINAL SITE PLAN - IPI-14 - SOUTHERN STATES PURCELLVILLE LANDSCAPE PLAN**

OWNER/DEVELOPER: SOUTHERN STATES PURCELLVILLE COOPERATIVE, INC. c/o Dan Vins, Manager 261 North 21st Street Purcellville, Virginia 20132 (540) 338-7136 - Fax: (540) 338-4244 LCTM # 35A1222/41 - MCPH # 488-46-6273 ZONED: C-4 Central Commercial

Professional Engineer: JAMES M. KIRK Lic. No. 049965

NOT APPROVED FOR CONSTRUCTION

**Zicht & Associates, PLC** Professional Engineering, Planning & Land Surveying 16940 Simpson Circle Paeonian Springs, Virginia 20129 (940) 962-4266, Fax (940) 962-4267

Professional Engineer: ERIC E. ZICHT Lic. No. 1552

REVISIONS: ORIGINAL

Date: 03/27/14

Design: JK  
Drawn: JK  
Checked: EEZ  
File: Z:\12-JOBS\1223  
Scale: 1" = 30'  
Sheet: 12 of 19

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**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Daniel Galindo, AICP  
**RE:** CDA16-10 Total Pools Repainting  
**DATE:** April 15, 2016

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Name: Total Pools Repainting Location: East of Main and Maple intersection

Code: CDA16-10 Tax Map Number: /35A2/1/A//15/, /35A2/1/A//14/, /35A2/1/A//13/ & /35A2/1/A//12/

Address: 730 East Main Street Loudoun County PIN: 488307710, 488308010, 488308210 & 488308510

Located in the Historic District? No Contributing Structure? N/A

Zoning District: MC/HC Conformity: N/A

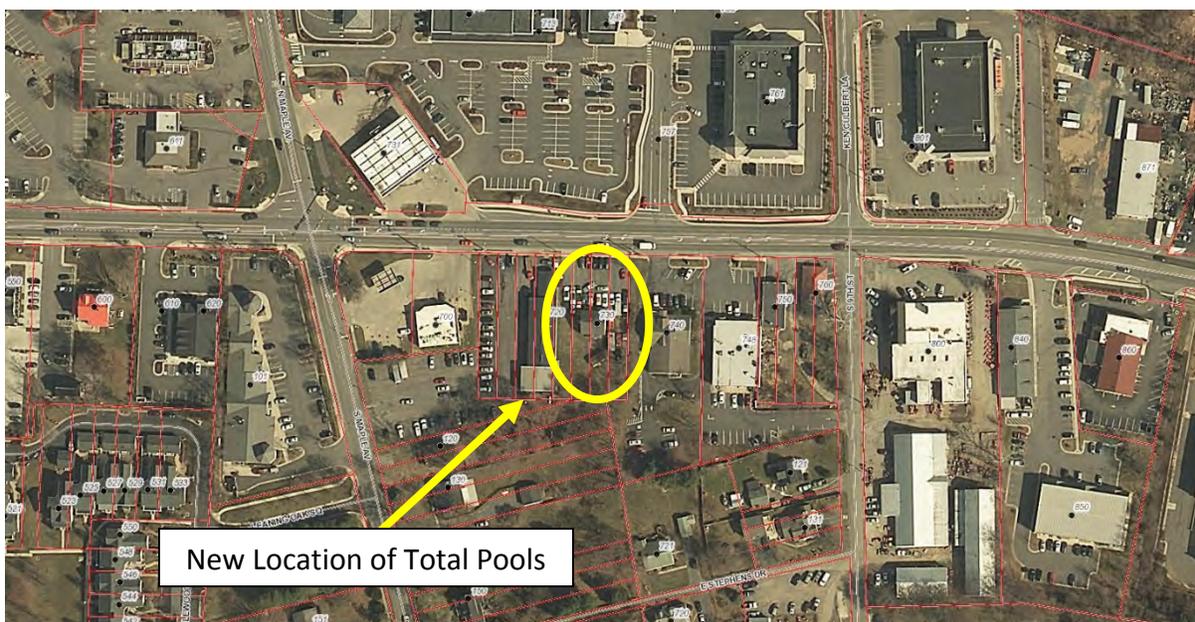
Comments: Repainting of the building to “Laborador Blue.”

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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**

Total Pools has moved to a new location at 730 East Main Street and applied to repaint the building to “Laborador Blue.” If the BAR does not like the applicant’s first choice of color, they have chosen an alternative color of “West Coast.” The building’s trim would be painted white.



**ZONING ANALYSIS: MC**

The proposed repainting of the building’s exterior would have no effect on the building’s ability to meet all applicable standards for the zoning district’s lot size, height, yard and setback standards.

**ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY**

The proposed repainting represents the relocation of a business that chose to remain within Purcellville when it had to move thereby maintaining business activity and augmenting the Town’s tax base. The proposed repainting would use a harmonious color for all exterior walls.

**GUIDELINES ANALYSIS**

The following issues should be considered by the BAR while evaluating CDA16-10:

1. Would the proposed repainting comply with the Guidelines’ repeated emphasis that 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)?
2. Is the proposed use of “Laborador Blue” or “West Coast” for the building consistent with the Guidelines which call for “the use of light, subdued or neutral colors” (pg. 14)?
3. Are either of the proposed color options complimentary to an adjacent property as encouraged by the Guidelines (pg. 15)?
4. The Guidelines state that the use of “primary colors on façade exteriors is inconsistent with the character encouraged” by the Guidelines (pg. 15). Are one or both of the proposed color options too blue?

**FINDINGS**

1. The proposed repainting for Total Pools satisfies the requirements of the MC zoning district.
2. The proposed repainting satisfies the design criteria of the Historic Corridor Overlay zoning district.
3. The proposed repainting 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 repainting 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 CDA16-10 Total Pools Repainting.

**ACTION**

One of following sample motions should be used:

*I move that the BAR approve CDA16-10 Total Pools Repainting as presented.*

*-Or-*

*I move that the BAR approve CDA16-10 Total Pools Repainting with the following required conditions:*

- 1.
- 2.
- 3.

*And/or the following recommendations:*

- 1.
- 2.

*-Or-*

*I move that the BAR not approve CDA16-10 Total Pools Repainting 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 # 16-10

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

Street Address of Property: 730 E Main Street Parcel #:
Owner Name: Justin Bell
Business Name: Total Pools and Service
Authorized Agent (if applicable):
Mailing Address:
Daytime Telephone Number (s): 540 338 4699

Project Description

- Project Description options: New construction, Addition, Alteration, Accessory Structure, Demolition, Repainting, Minor Landscaping Structure, CDA Amendment, Other.

Contractor: completed by Total Pools
Address: Phone:

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:

Handwritten description: paint exterior - samples already provided, leaving trim white as is

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: J. Bell

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. Samples provided*  
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: 4/1/16 CDA#: 16-10 Fee: 50<sup>00</sup> Paid: \_\_\_\_\_

**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

APR - 1 2016

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.) \_\_\_\_\_

Color: \_\_\_\_\_

**Roofing:**

Material: (example: standing seam metal, shingles, shakes, etc.) \_\_\_\_\_

Color: (example: copper, prefinished, painted, etc.) \_\_\_\_\_

**Exterior Wall Surfaces:**

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

Color(s): samples provided - light grey blue (labrador blue)  
white trim

**Windows and Doors:**

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.) \_\_\_\_\_

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.) \_\_\_\_\_

Muntins (example: true divided, simulated divided, etc.) \_\_\_\_\_

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

Material(s): \_\_\_\_\_

Color(s): \_\_\_\_\_

**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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

blue haze

1667

blue stream

1668

saratoga springs

1669

A

✓

labrador blue

1670

B

✓

west coast

1671

alfresco

1672

vermont slate

1673

BENJAMIN MOORE® 075





**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Daniel Galindo, AICP  
**RE:** CDA16-11 Monk's BBQ Deck  
**DATE:** April 15, 2016

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Name:	<u>Monk's BBQ Deck</u>	Location:	<u>West of N 21<sup>st</sup> just north of downtown</u>
Code:	<u>CDA16-11</u>	Tax Map Number:	<u>/35A1/222///1/ &amp; /35A1/222///1A</u>
Address:	<u>251 North 21<sup>st</sup> Street</u>	Loudoun County PIN:	<u>488-46-7116 &amp; 488-46-8622</u>
Located in the Historic District?	<u>Yes</u>	Contributing Structure?	<u>Yes</u>
Zoning District:	<u>C-4/HC</u>	Conformity:	<u>N/A</u>
Comments:	<u>Construction of a covered deck and roofed area for barbeque smokers in front of the restaurant.</u>		

The application is evaluated under the C-4, Central Commercial District regulations (see Article 4, Section 9 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**

Monk's BBQ has applied to construct a covered deck for outdoor seating, a covered arbor for firewood storage, and a roofed area to cover its barbeque smokers in front of the restaurant located within the building at 251 North 21<sup>st</sup> Street. This building is listed as a structure contributing to the Purcellville Historic District which is listed on the National Register of Historic Places. The building is described within the original National Register nomination form thusly:

**241-251 North 21<sup>st</sup> Street**

*Primary Resource Information:*

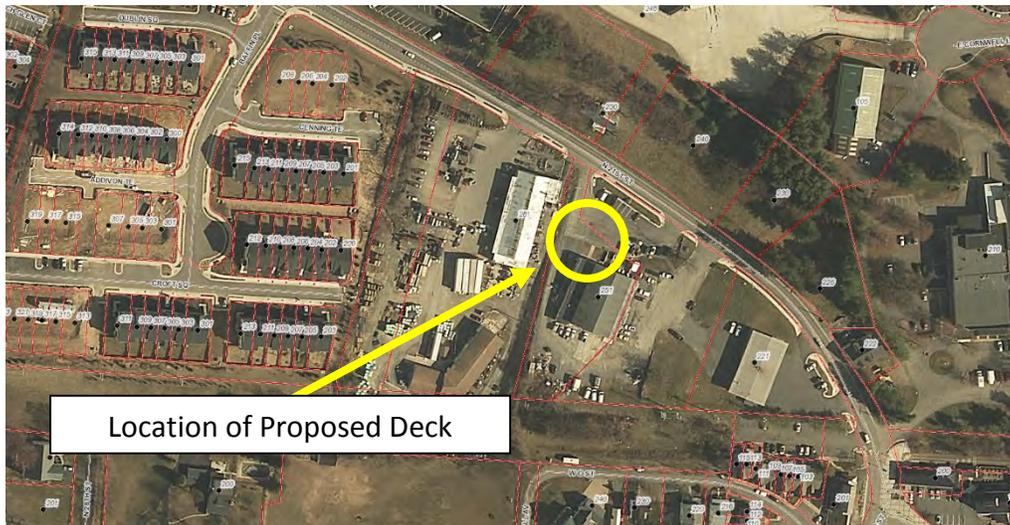
**Processing Plant, Stories 2.00, Style: No Style Listed, 1920**

March 2006: This 2-story, gable-roof, frame structure has flanking, 1-story, shed-roofed wings on the north and south sides. The main gable is covered in asphalt shingles and the lowered, shed-roofs are covered in standing seam metal. Bays along each side of the structure have been in-filled with new doors, but several of the original concrete pads for the elevated loading docks are still in place, including one on the north side of the building. The ground floor of the building, which is exposed on the north and east facades, is covered in stucco. Paired double hung windows appear on all levels of the east façade and on the ground floor of the north façade.

*Individual Resource Status:*

**Processing Plant - Contributing**

None of the proposed accessory structures would be connected to the historic main building. The proposed 37'x19' deck would be an elevated platform constructed of pressure-treated wood surrounded by a wood hand rail. The deck would be screened along its northern (front) elevation by a 3' deep covered arbor filled with stacked firewood and covered by a brown corrugated metal roof. Adjoining the deck, a 20'x19' lean-to structure with a brown corrugated metal roof would be constructed to cover the barbeque smokers.



### **ZONING ANALYSIS: C-4**

The proposed accessory structures appear to meet all applicable standards for the zoning district's lot size, height, yard and setback standards.

### **ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY**

The proposed accessory structures represent expansion by an existing business in Purcellville thereby generating business activity and augmenting the Town's tax base. The proposed structures use harmonious materials, color, texture and treatment for all components.

### **GUIDELINES ANALYSIS**

The following issues should be considered by the BAR while evaluating CDA16-11:

1. The submitted application has the following deficiency:
  - a. No manufacturer's specification sheets have been provided.
2. Do the proposed structures 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 structures would be constructed of different materials than the main building, and the Guidelines encourage accessory structures to "blend and be consistent with the design of the primary structure" (pg. 9).
4. The pitch of the proposed lean-to roof is shallow, and the Guidelines strongly discourage "low pitched exposed roofs with a slope of 5:12 or shallower [which are] not in keeping with the Town's vernacular" (pg. 17).
5. The structures would be primarily constructed of unfinished, pressure treated lumber which is included in the Guidelines' list of "discouraged" building materials (p. 18).

### **FINDINGS**

1. The accessory structures proposed for Monk's BBQ satisfy the requirements of the C-4 zoning district.

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.
4. The application has one deficiency that must be corrected prior to approval.

**RECOMMENDATION**

Upon the correction of staff’s identified deficiency and 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 CDA16-11 Monk’s BBQ Deck.

**ACTION**

One of following sample motions should be used:

*I move that the BAR approve CDA16-11 Monk’s BBQ Deck as presented.*

-Or-

*I move that the BAR approve CDA16-11 Monk’s BBQ Deck with the following required conditions:*

- 1.
- 2.
- 3.

*And/or the following recommendations:*

- 1.
- 2.

-Or-

*I move that the BAR not approve CDA16-11 Monk’s BBQ Deck for the following reasons:*

- 1.
- 2.

**Photos of the Site**







CERTIFICATE OF DESIGN APPROVAL

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

CDA # 16-11

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

Street Address of Property: 251 N. 21st St. Parcel #:
Owner Name: Purcellville Property Company LLC
Business Name: Monk's BBQ LLC
Authorized Agent (if applicable):
Mailing Address: 251 N. 21st St., Purcellville, VA 20132
Daytime Telephone Number (s): 703 628 4367

Project Description

- Project description options: New construction, Addition, Alteration, Accessory Structure, Demolition, Repainting, Minor Landscaping Structure, CDA Amendment, Other: Deck

Contractor: Peter Thomas
Address: 105 D DAVIS AVE. LEESBURG VA 20175 Phone: 571 888 1455

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:

- 1. NEW DECK CONSTRUCTION - 34' x 19' FREESTANDING. DECKED WITH PRESSURE-TREATED 5/4" x 6" Decking. HAND RAILS 4x4 pt. with 1x12" vertical slats. 3' cover off handrail to cover wood stacks
2. Shed style/lean-to roof to house smokers in parking lot. Pressure treated 6x6's posts 10" increments topped with Brown corrugated metal

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: James Fisher

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) *DECK BUILT BY LOUDOUN COUNTY TYPICAL REGULATIONS*
  - 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: \_\_\_\_\_ CDA#: \_\_\_\_\_ Fee: 50.00 Paid: \_\_\_\_\_

**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.) N/A (6x6 posts on 24" in ground on concrete footer)

Color: \_\_\_\_\_

**Roofing:**

Material: (example: standing seam metal, shingles, shakes, etc.) Brown Corrugated Metal

Color: (example: copper, prefinished, painted, etc.) Brown

**Exterior Wall Surfaces:**

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.) Stacked firewood against vertical (to match existing) see photos

Color(s): Natural wood

**Windows and Doors:**

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.) N/A

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.) N/A

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

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

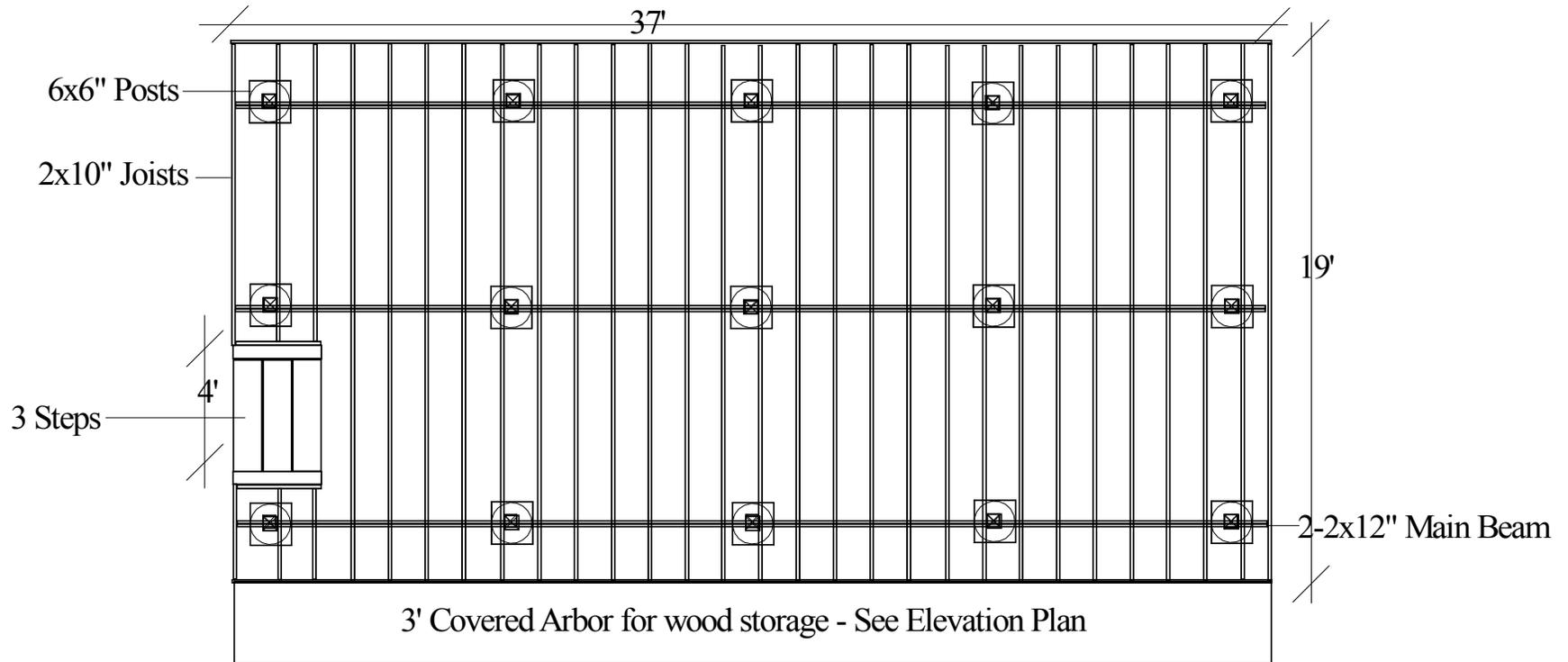
Material(s): pressure treated lumber

Color(s): Natural wood color

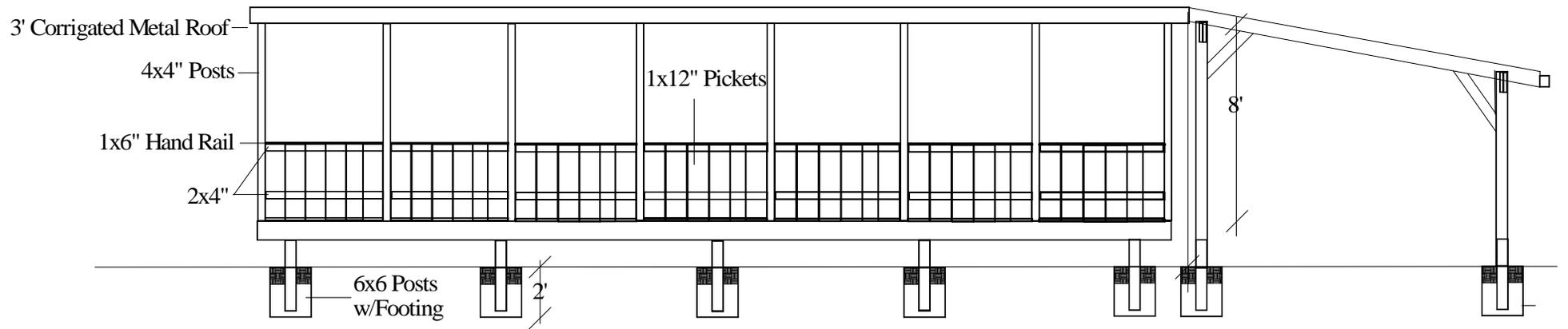
**For Alterations and Renovations** – If any changes are proposed to an existing structure’s materials and/or color scheme, please outline them below (attach a separate sheet, if needed):

N/A-

Diagonal Decking 5/4x6" x 16'



Revision #: Date: 4/4/2016	Scale: 1/4" = 1'	Landscape Plan: Deck Framing Plan <b>Monk's Barbecue</b>	Landscape Design by: S. Hillman <b>Earth Forms LLC</b>
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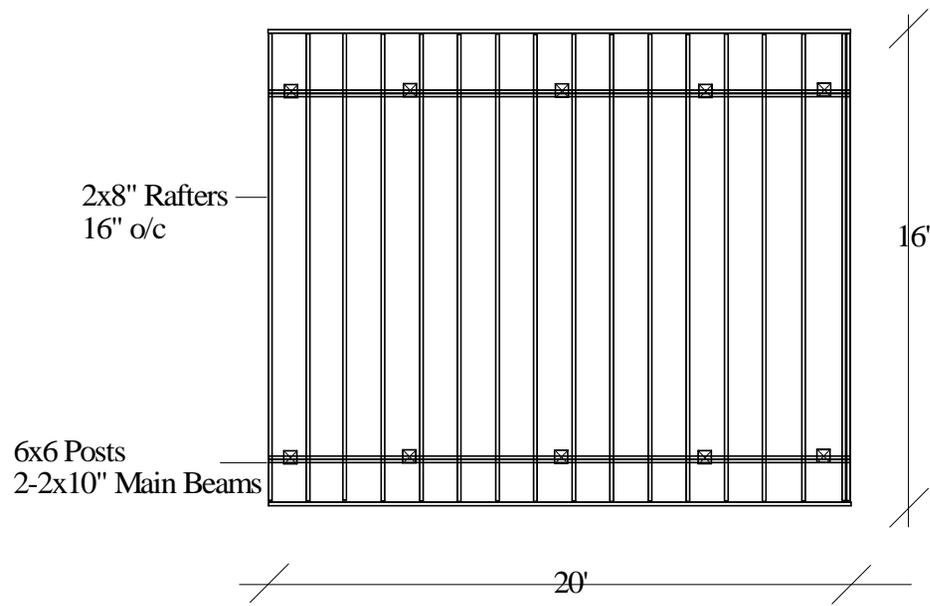


Revision #:  
Date: 4/4/2016

Scale:  
1/4" = 1'

Landscape Plan: Deck Front Elevation  
**Monk's Barbecue**

Landscape Design by: S. Hillman  
**Earth Forms LLC**



Revision #:

Date: 4/4/2016

Scale:

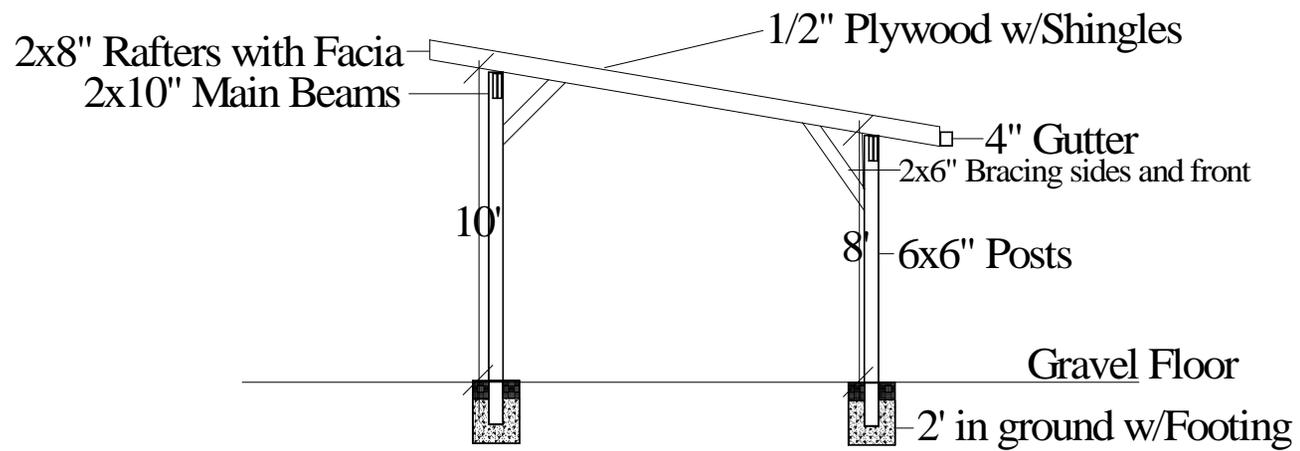
1/4" = 1'

Landscape Plan: Shed Roof Plan

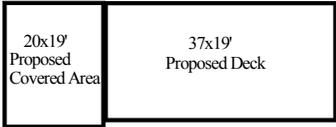
**Monk's Barbecue**

Landscape Design by: S. Hillman

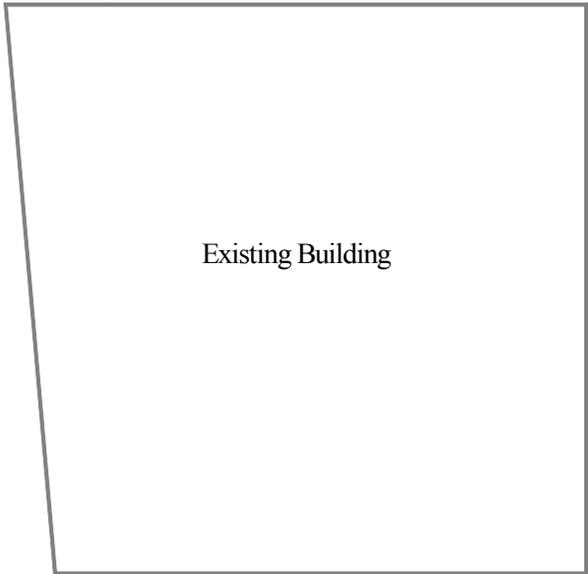
**Earth Forms LLC**



Revision #:	Scale:	Landscape Plan: Side View	Landscape Design by: S. Hillman
Date: 4/4/2016	1/4" = 1'	Monk's Barbecue	Earth Forms LLC



4' Existing Walk



Revision #:  
Date: 4/4/2016

Scale:  
1" = 20'

Landscape Plan: Plan View  
**Monk's Barbecue**

Landscape Design by: S. Hillman  
**Earth Forms LLC**



**STAFF REPORT**

**TO:** Chairman and Members of the Board of Architectural Review  
**FROM:** Daniel Galindo, AICP  
**RE:** CDA16-12 Petit Lou-Lou Exterior Alterations  
**DATE:** April 15, 2016

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Name:	<u>Petit Lou-Lou Exterior Alterations</u>	Location:	<u>The Shoppes at Main and Maple</u>
Code:	<u>CDA16-12</u>	Tax Map Number:	<u>/36////////23/</u>
Address:	<u>713 East Main Street</u>	Loudoun County PIN:	<u>488306864</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>

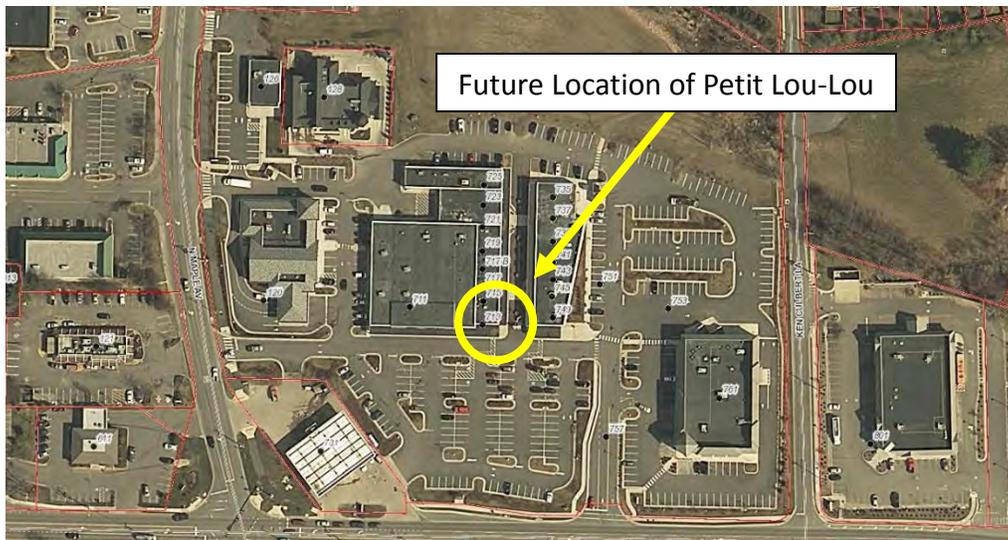
Comments: Modification of a storefront facing the breezeway at the Shoppes at Main and Maple shopping center to replace existing windows of various sizes with folding windows.

---

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**

Petit Lou-Lou is a new local restaurant that will be opening in the Shoppes at Main and Maple this summer across the breezeway from Coney Island Diner. Petit Lou-Lou will be a Parisian creperie, patisserie and café owned and operated by the Lockhart family of Purcellville, and the Lockharts hope to mimic that style of design and atmosphere for their business. They are applying to modify the storefront facing the breezeway to install two sets of aluminum-clad wood folding windows with white trim. This will require the demolition of a portion of brick wall containing three small window openings, the relocation of a downspout, and the removal of a large divided lite window. In addition, other design elements may be submitted for future approval by the BAR, and the Lockharts would like to informally discuss some of their ideas at the Board’s April meeting.



### **ZONING ANALYSIS: MC**

The proposed alterations to the building's exterior would have no effect on the building's ability to meet all applicable standards for the zoning district's lot size, height, yard and setback standards.

### **ZONING ANALYSIS: HISTORIC CORRIDOR OVERLAY**

The proposed use represents a new business for Purcellville thereby generating business activity and augmenting the Town's tax base. The proposed architectural design incorporates some elements which are generally consistent with Purcellville's historic small town character. After the proposed alterations, the building would continue to use harmonious materials, color, texture and treatment for all exterior walls.

### **GUIDELINES ANALYSIS**

The following issues should be considered by the BAR while evaluating CDA16-12:

1. The submitted application has the following deficiency:
  - a. No manufacturer's specification sheets have been provided.
2. Do the proposed alterations 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. Does the introduction of these windows "alter the architectural rhythm, alignment or character of the original building" which is discouraged (pg. 10 & 16)?
4. Is this new window fenestration "sympathetic and compatible with the facade theme of the whole [building]" as required by the Guidelines (pg. 14)?
5. The Guidelines state that "if existing windows must be replaced, the windows should be replaced with windows of the same type, style and material as the original" (pg. 16).
6. Are the proposed windows along the storefront "in keeping or consistent with the original style of the building" (pg. 16) as recommended by the Guidelines (pg. 16)?
7. The Guidelines call for windows in historic buildings to "be true divided lites and contain authentic muntins" (pg. 16).

### **FINDINGS**

1. The proposed alterations to Petit Lou-Lou's storefront at 713 East Main Street satisfy the requirements of the MC zoning district.
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.
4. The application has one deficiency that must be corrected prior to approval.

### **RECOMMENDATION**

Upon the correction of staff's identified deficiency and 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 CDA16-12 Petit Lou-Lou Exterior Alterations.

**ACTION**

One of following sample motions should be used:

*I move that the BAR approve CDA16-12 Petit Lou-Lou Exterior Alterations as presented.*

*-Or-*

*I move that the BAR approve CDA16-12 Petit Lou-Lou Exterior Alterations with the following required conditions:*

- 1.
- 2.
- 3.

*And/or the following recommendations:*

- 1.
- 2.

*-Or-*

*I move that the BAR not approve CDA16-12 Petit Lou-Lou Exterior Alterations 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 # 16-12

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

Street Address of Property: 550 E Main Street Parcel #:
Owner Name: Petit Lou-Lou, LLC
Business Name: Petit Loulou
Authorized Agent (if applicable):
Mailing Address: 430 E Main Street, Purcellville, VA 20132
Daytime Telephone Number (s): 202-664-9881

Project Description

- Project description options: New construction, Addition, Alteration, Accessory Structure, Demolition, Repainting, Minor Landscaping Structure, CDA Amendment, Other.

Contractor: Contractor not yet decided Text
Address: Phone:

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:

Petit Loulou is joining two separate units which currently have very different exterior window instillations. We are seeking to create a harmonious, congruent window instillation which matches the space and maximizes the breezeway location with optimal light and airiness. We are seeking to replace the three small windows on the first space, and large with two bi-fold window instillations. The first instillation measures 26'-2" and 5' - 9 1/2" and will be located 6' from the corner. Existing trim will be kept on the smaller wall, and trim which matches the latter will be added to the first wall.

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: Dusty M. Lockhart

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.*

APR 13 2016

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

**OFFICE USE ONLY:** Date of Application: 4/14/16 CDA#: 16-12 Fee: 250<sup>00</sup> Paid: 4/14/16

**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.) \_\_\_\_\_

Color: \_\_\_\_\_

**Roofing:**

Material: (example: standing seam metal, shingles, shakes, etc.) \_\_\_\_\_

Color: (example: copper, prefinished, painted, etc.) \_\_\_\_\_

**Exterior Wall Surfaces:**

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

Brick \_\_\_\_\_

Color(s): \_\_\_\_\_

**Windows and Doors:**

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)

Accordion/bi-fold windows. \_\_\_\_\_

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

Wood interior, extruded aluminum clad exterior, fluoropolymer exterior finish. \_\_\_\_\_

Muntins (example: true divided, simulated divided, etc.)

True divided \_\_\_\_\_

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

Material(s): Wood trim will be milled to match existing window trim. \_\_\_\_\_

Color(s): \_\_\_\_\_ Colors undecided \_\_\_\_\_

**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):

Trim colors and additional exterior alterations have not been decided upon at this time. Design will be developed and presented At a later BAR meeting. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Petit Lou Lou  
 430 EAST MAIN STREET  
 PURCELLVILLE, VA 20132

**DESIGN CASE**  
 1439 EUCLID STREET NW  
 SUITE 307  
 WASHINGTON, DC 20009  
 P: 973-768-7511  
 E: MICHELLE.BOVE@DESIGNCASELLC.COM

**NOT FOR  
 CONSTRUCTION**

**RELEASE**

DATE NO. DESCRIPTION

DATE	NO.	DESCRIPTION

**EXTERIOR  
 WINDOW  
 PROPOSAL**

SCALE: AS NOTED

DRAWN BY:

**A-4.1**

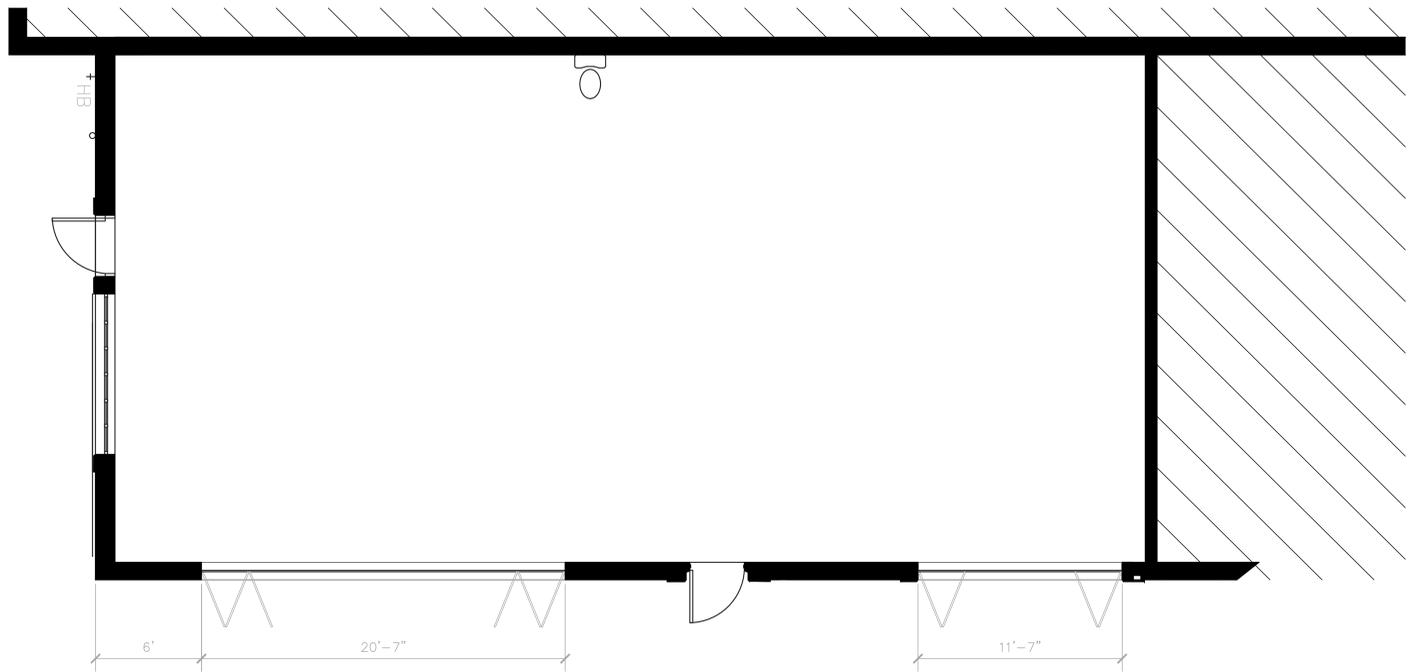


6 FACADE PHOTO  
 A-4.1 SCALE: NTS

AREA OF WORK



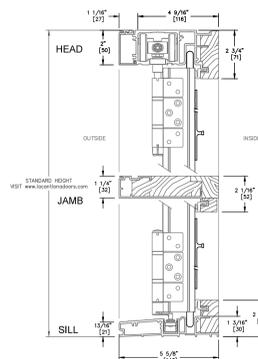
5 FACADE PHOTO  
 A-4.1 SCALE: NTS



3 PROPOSED PLAN  
 A-4.1 SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATION  
 A-4.1 SCALE: 1/4" = 1'-0"

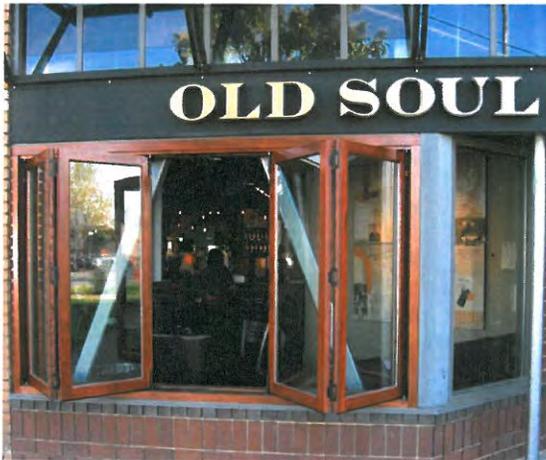


4 WINDOW DETAILS  
 A-4.1 SCALE: 3" = 1'-0"



1 EXISTING ELEVATION  
 A-4.1 SCALE: 1/4" = 1'-0"

## Accordion/Folding Window Examples



**MINUTES**  
**BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING**  
**MARCH 15, 2016, 7:30PM**  
**TOWN HALL HERITAGE ROOM**

**PRESENT:** Pat Giglio, Chairman  
Dan Piper, Vice Chairman  
Mark Ippoliti, Board member  
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 7:30PM.

**PUBLIC COMMENTS:**

None

**ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITIONS:**

- a) CDA16-06 – 121 East Main Street Repainting (and Additional Discussion)

The applicant, Hannah Janney, came forward and provided a description of the project to include painting back to the original green on the shutters, doors and possibly around the entry way. Ms. Janney added the roof is scheduled for April and will remain black and the trim will be a basic white. Ms. Janney stated she would like to widen the stairway area on the east side to include refurbishing the balusters and the railing. Ms. Janney referenced her drawing and the railings that she would like to remove on the front and side.

Chairman Giglio noted he visited the property and reviewed appropriate porch detail with the applicant.

Chairman Giglio made a motion that the BAR approve CDA16-06 121 East Main Street Repainting with the following required conditions:

1. the shutters, front door, storm door and rear door shall be painted chrome green or a color to match;
2. the skirt board and risers on the front stairs shall be painted white;
3. the porch floor and stair treads shall be painted gray;

4. the applicant shall be able to construct cast or wrought iron metal railing with shaped hand rail and vertical balusters on both the front and side entrances.

The motion was seconded by Vice Chairman Piper and approved unanimously.

**ACTION ITEMS – AMENDMENTS:**

None

**ACTION ITEMS – NEW CONSTRUCTION:**

**a) CDA16-05 McDonalds**

The applicant, Kevin Lorei of Alan Hamm Architects, came forward and stated this is a rebuild of the existing building adding that they came before the BAR a year and a half ago at which time the BAR made a couple of suggestions. Chairman Giglio noted that on the drawings there is a discrepancy between the drawings and the illustrative pertaining to part of the elevation being stone instead of brick. The applicant confirmed it would be brick within a stone frame. Chairman Giglio confirmed that the store front window near the eastern most drive-through window shall be removed.

Chairman Giglio made a motion that the BAR approve CDA16-05 McDonalds with the following required conditions for clarification:

1. the area under the windows on the norther non-drive-through side elevation shall be brick as depicted in the color renderings – not in stone as depicted on drawing sheet 2.0;
2. the eastern most drive through window shall be a single drive through window and the store front window will be removed, and the brick infill will match the size of the other drive through windows on this elevation.

The motion was seconded by Board member Ippoliti and approved unanimously.

**b) CDA16-02 Catoctin Corner Building 1A-1B-2**

Chairman Giglio made a motion that the BAR approve CDA16-02 Catoctin Corner Building 1A-1B-2 as submitted. The motion was seconded by Board member Gloeckner and approved unanimously.

**c) CDA16-07 Catoctin Corner Building 5**

Chairman Giglio made a motion that the BAR approve CDA16-07 Catoctin Corner Building 5 as presented. The motion was seconded by Vice Chairman Piper and approved unanimously.

**d) CDA16-08 Catoctin Corner Building 8**

Chairman Giglio made a motion that the BAR approve CDA16-08, Catoctin Corner Building 8 with the following required condition:

- 1) that the siding on the enclosed gable on the south front elevation shall be cobblestone to match the rest of the elevations.

The motion was seconded by Board member Ippoliti and passed unanimously.

**e) CDA16-09 Catoctin Corner Dumpster Enclosures**

Chairman Giglio made a motion that the BAR approve CDA16-09 Catoctin Corner Dumpster Enclosures as submitted with the following recommendations:

- 1) that the dumpster enclosure located in the southwest corner near the intersection of 287 and Route 7 be relocated;
- 2) all dumpsters be surrounded by additional landscaping to more adequately screen views of the dumpsters.

Chairman Giglio accepted a friendly amendment made by Vice Chairman Piper to recommend eliminating the dumpster enclosure located in the southwest corner near the intersection of 287 and Rt. 7. The motion was seconded by Board member Gloeckner and approved unanimously.

The applicant proposed changing the color of the siding on Buildings 6A and 6B from Autumn Tan to Sail Cloth, and offered to submit a formal application if the Board approves the change. Chairman Giglio approved the request.

The Board and applicant talked about the final building and Chairman Giglio offered to hold a pre-application meeting for initial discussion rather than have the applicant attend a regular meeting.

**ACTION ITEMS – OTHER:**

None

**DISCUSSION ITEMS:**

- a) Draft Bylaws

Chairman Giglio shared his marked up version of staff's proposed bylaws. Chairman Giglio talked about landscape architecture and suggested having a Civil Engineer since the BAR does not work much with landscaping. The Board members talked about the section referring to members not being able to be appointed to more than three terms. Daniel Galindo suggested removing that section, Article 3, and the Board agreed. Daniel

Galindo noted he would clean up the document so that it shows items the Board should be reviewing and present it again at a future meeting.

**INFORMATION ITEMS:**

None

**APPROVAL OF MINUTES:**

- a) February 16, 2016 Regular Meeting

Chairman Giglio made a motion to approve the minutes from the February 16, 2016 Regular Meeting as submitted. The motion was seconded by Board member Gloeckner and approved unanimously.

**ADJOURNMENT:**

There being no further business, Chairman Giglio made a motion to adjourn the meeting at 9:10PM. The motion was seconded by Board member Gloeckner and approved unanimously.

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Pat Giglio, Chairman

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Diana Hays, Clerk of Council