



**TOWN OF PURCELLVILLE
BOARD OF ARCHITECTURAL REVIEW**

May 25, 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) None
- 4) **Action Items – Amendments:**
 - a) None
- 5) **Action Items – New Construction:**
 - a) CDA16-13 Matuszko Farm LLC Building
 - b) CDA16-14 Catoctin Corner Building 7
- 6) **Action Items – Other:**
 - a) None
- 7) **Discussion Items**
 - a) None
- 8) **Information Items**
 - a) None
- 9) **Approval of Minutes:**
 - a) April 19, 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.

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STAFF REPORT

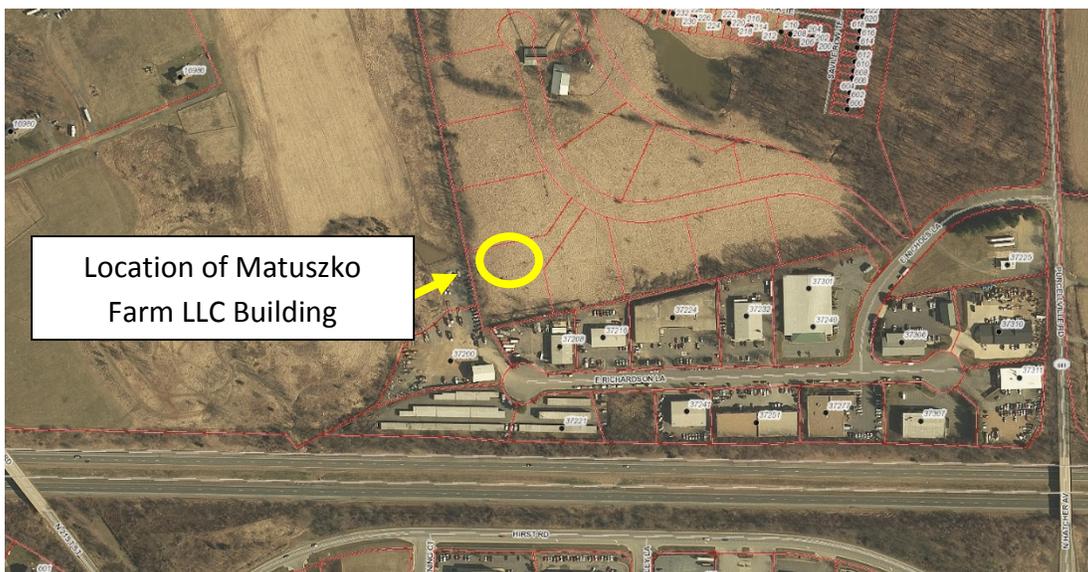
TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-13 Matuszko Farm LLC Building
DATE: May 20, 2016

Name:	<u>Matuszko Farm LLC Building</u>	Location:	<u>North of Richardson Lane</u>
Code:	<u>CDA16-13</u>	Tax Map Number:	<u>/35/L/1CM///4/</u>
Address:	<u>None (Shephardstown Court)</u>	Loudoun County PIN:	<u>487-26-1761</u>
Located in the Historic District?	<u>No</u>	Contributing Structure?	<u>N/A</u>
Zoning District:	<u>MC-1</u>	Conformity:	<u>N/A</u>
Comments:	<u>New construction of a building at the Mayfair Industrial Park.</u>		

The application is evaluated under the M-1, Limited Industrial District regulations (see Article 4, Section 11 in the Zoning Ordinance) and the Design Guidelines for the Town of Purcellville, Virginia (Guidelines).

BACKGROUND

Matuszko Farm LLC has submitted an application for a new 5,000 sq. ft. building to be constructed on the northern end of Lot 4 in the new Mayfair Industrial Park which is located in the M-1 Limited Industrial zoning district. The 50' x 100' building would be clad in "Almond" colored metal panels (no panel profile specified) with a 3 foot tall brown brick base on the front façade and a standing seam metal roof colored "Classic Green" in the "PBR" panel profile. A doorway and four tinted glass 3' x 4' double hung windows would be present on the building's eastern (front) façade, and a doorway, two tinted glass 3' x 4' double hung windows, and four 12' x 14' garage doors would be present on its southern façade.



ZONING ANALYSIS: M-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 CDA16-13:

1. The submitted application has the following deficiencies:
 - a. Photographs of the site were not provided;
 - b. Material specification sheets have not been provided for the doors, windows, or garage doors;
 - c. The colors proposed for the doors, windows, garage doors, gutters and downspouts have not been provided;
 - d. The presence (or lack thereof) and placement of any utility and mechanical equipment is not indicated; and
 - e. The presence of external light fixtures (or lack thereof) is not indicated.
2. The building's design is very simple, and it does not appear that the design has been tailored to specifically address the Town's Guidelines. 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 applicant did not provide the following information: the design, material, or color of the doors; the design, material, or color of the windows; the design, material, or color of the garage doors; the panel profile of the metal panels; a sample or example of the brown brick; or the design, material or color of the gutter and downspouts. The applicant must provide these details as part of the application.
4. The proposed green standing seam metal roof is the predominant use of color on the building and may not be consistent with the Guidelines which call for "the use of light, subdued or neutral colors" (pg. 14).
5. The placement of any 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).
6. No dumpster location or enclosure is shown on the application, but if one is being proposed, the applicant must provide drawings for review. The Guidelines state that any enclosures should consist of quality materials compatible with the building design (pg. 19).
7. 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 Matuszko Farm LLC Building satisfies the requirements of the M-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 five 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 CDA16-13 Matuszko Farm LLC Building.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-13 Matuszko Farm LLC Building as presented.

-Or-

I move that the BAR approve CDA16-13 Matuszko Farm LLC Building with the following required conditions:

- 1.
- 2.
- 3.

And/or the following recommendations:

- 1.
- 2.

-Or-

I move that the BAR not approve CDA16-13 Matuszko Farm LLC 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 # 16-13

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

Street Address of Property: SHEPHERDSTOWN COURT Parcel #: 4
Owner Name: WALT MCKIM
Business Name: MATUSZKO FARM LLC
Authorized Agent (if applicable):
Mailing Address: PO BOX 951 PURCELLVILLE, VA 20134
Daytime Telephone Number (s): 540 822 4600

Project Description

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

Contractor: MCKIM CONSTRUCTION CO.
Address: PO BOX 951 PURCELLVILLE, VA Phone: 540 822 4600

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:

50 X 100 FT BLDG (50 FT SHOP TO REPAIR EXC. MACHINES)
(30 X 50 FT FOR OFFICE) WITH 4 12 X 14' GARAGE DOORS &
2 ENTRANCE DOORS AND 6 OFFICE WINDOWS 3' X 4' of TINTED
GLASS. HT TO EAVE IS 18' WITH 3:12 PITCH ROOF CATHEDRAL

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: WALT MCKIM

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: 5/2/16 CDA#: 16-13 Fee: 350⁰⁰ Paid: 5/2/16

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.) FOOTERS & PIERES + FOUNDATION
T.C. BE. CONCRETE

Color: _____

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) ALUMINUM STANDING SEAM
GALVALUME PBR PANELS 26 GAUGE

Color: (example: copper, prefinished, painted, etc.) PREFINISHED GREEN

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.)
26 GAUGE KYNAA 500 PANELS
FRONT WALL FACING STREET WITH BROWN BRICK ON BOTTOM 3 FEET

Color(s): ALMOND

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)
6 OFFICE WINDOWS DOUBLE HUNG 3X4

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): 12" OVERHANG ON ALL 4 SIDES OF ROOF WITH
WHITE FACIA BOARD GUTTERS & DOWNSPOUTS

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):

*****Champion Buildings Inc.*****
(800) 942-6812

1200 Woodfield way #100
Fax (336) 667-8816
Wilkesboro, NC 28697

CONTACT <u>WALT MCKIM</u>	DATE <u>2/10/16</u>	GOOD THRU <u>15 DAYS</u>
PURCHASER _____	REPRESENTATIVE <u>MARTY GREENE</u>	
ADDRESS _____	PURCHASE DATE _____	
CITY <u>PURCELLVILLE</u>	TELEPHONE _____	
COUNTY <u>LOUDOUN</u>	FAX _____	
	STATE <u>VA</u>	ZIP _____

BUILDING SPECIFICATIONS

WIDTH	LENGTH	EAVE HEIGHT	ROOF PITCH	GAUGE
50	100	18'-11"	3:12	26

BAY SPACING	NO. OF BAYS	COLUMN	GIRT CONDITION	GABLE
3@15/1@25/2@15	6	STANDARD	STANDARD	SYM

WALL COLOR	ROOF COLOR	TRIM COLOR
COLOR: ALMOND	COLOR: CLASSIC GREEN	COLOR: T.B.D. - 26 GAUGE

SPECIAL SPECIFICATIONS *CLEARSPAN * / AISC & MBMA CERTIFIED*

LIVE LOAD 20 SNOW LOAD 30 WIND LOAD 90 BUILDING CODE IBC 2012

QUANTITY	BUILDING ACCESSORIES	PRICE
2	WALK IN DOOR SIZE: 3070 - COMPLETE - INSULATED - LEVER LOCK	INCLUDED
TOTAL	12" OVERHANG WITH SOFFIT - ALL WALLS - WHITE SOFFIT	INCLUDED
4	FRAMED OPENINGS: SIZE: 12 x 14 LOCATION: 3@ SIDEWALL	INCLUDED
6	FRAMED OPENINGS: SIZE: 3 x 4 3' SILL HEIGHT - WINDOWS BY OTHERS	INCLUDED
TOTAL	GUTTERS: YES DOWNSPOUTS: YES	INCLUDED
TOTAL	INSULATION: 6" VRR - ROOF AND WALLS (R-19)	INCLUDED
TOTAL	FASTENERS: SELF DRILLING - LONG LIFE	INCLUDED
3	PLANS: ANCHOR BOLT PLANS - ENGINEER SEALED	INCLUDED
3	DRAWINGS: FINAL DRAWINGS/BLEUPRINTS - ENGINEER SEALED	INCLUDED
TOTAL	WARRANTY: 20 YEAR GALVALUME CORROSION	INCLUDED
3	VA - SEALED - ENGINEERED FOUNDATION DRAWINGS - \$ 700.00	NOT INCLUDED
TOTAL	LABOR TO ERECT BUILDING - ALL TOOLS & EQUIPMENT - \$ 20,000.00	NOT INCLUDED

SITE WORK & PERMITS BY OTHERS

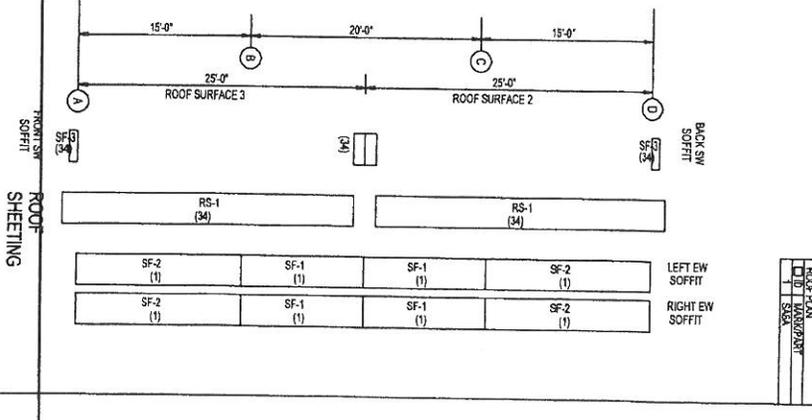
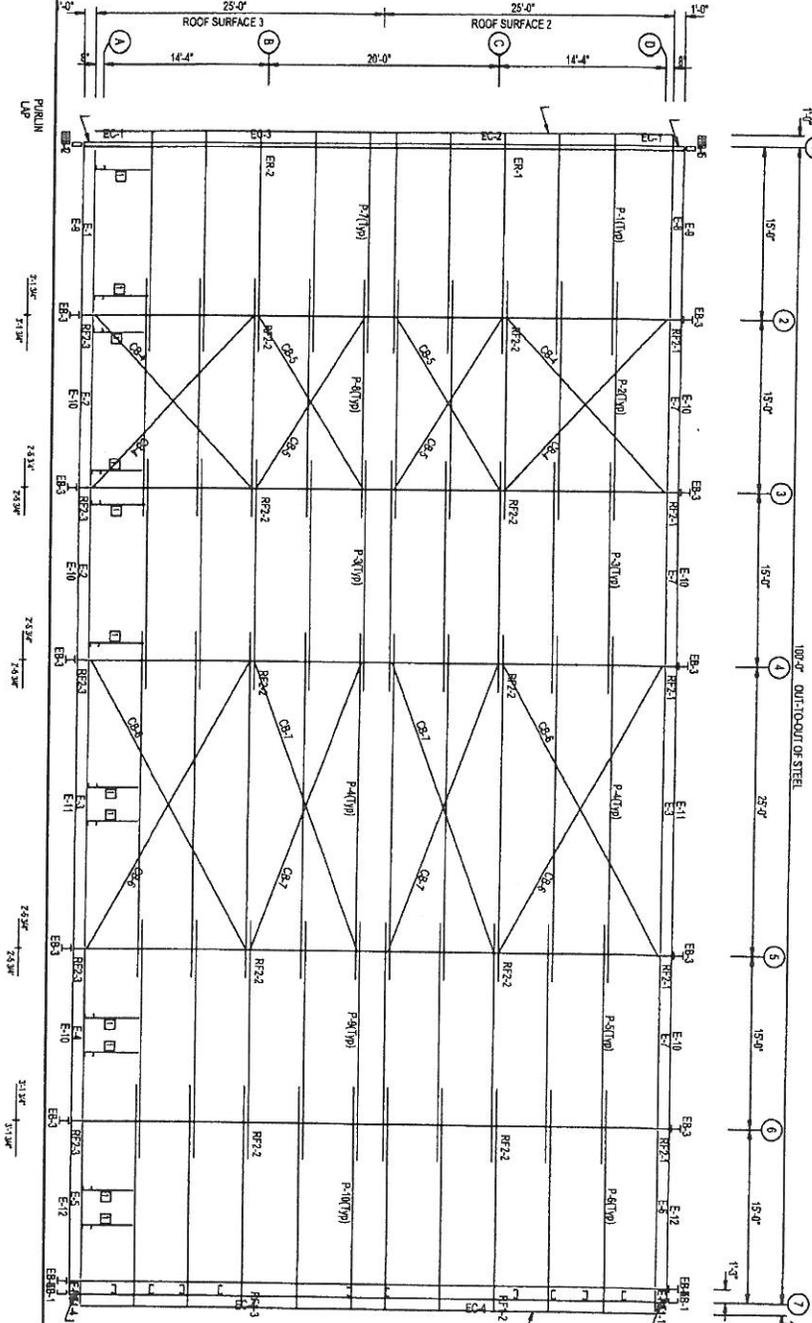
CONCRETE SLAB / PIERS BY OTHERS

" Build with the best"

CHAMPION BUILDINGS INC.

NOT FOR CONSTRUCTION

ROOF FRAMING PLAN



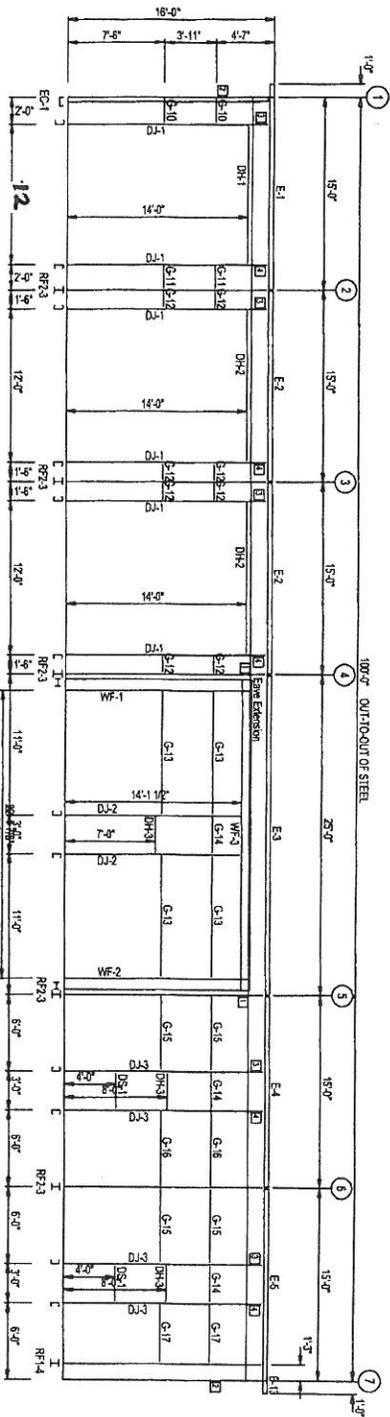
MARK	TYPE	QTY	LEN
RS-1	ASB	1/2"	110'
RS-2	ASB	1/2"	110'
RS-3	ASB	1/2"	110'
RS-4	ASB	1/2"	110'
RS-5	ASB	1/2"	110'

MARK	TYPE	QTY	LEN
SF-1	ASB	1/2"	110'
SF-2	ASB	1/2"	110'

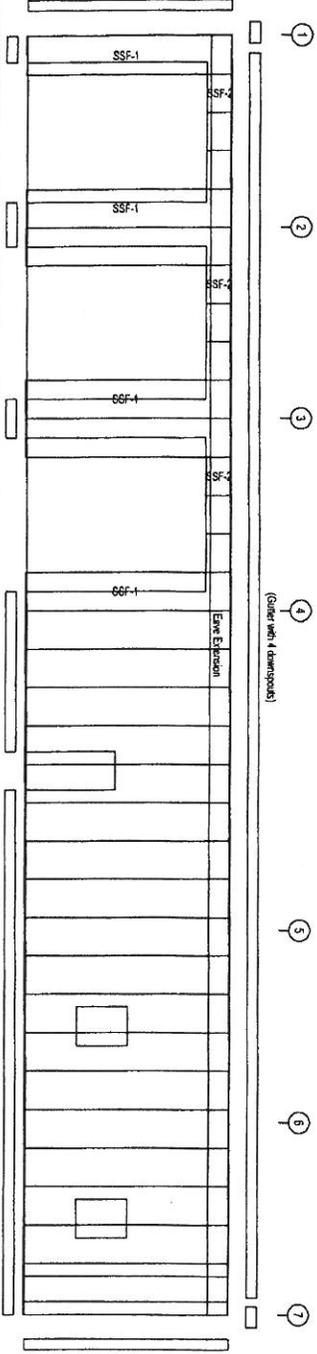
MARK	TYPE	QTY	LEN
RS-1	ASB	1/2"	110'

ITEM NO.	QUANTITY	TYPE	UNIT	LENGTH
1	8	AS2	3/4"	3/4"
2	8	AS2	3/4"	1/4"
3	8	AS2	3/4"	1/4"
4	8	AS2	3/4"	1/4"

FRAME LINE A	SCALE
1	1/8" = 1'-0"
2	1/8" = 1'-0"
3	1/8" = 1'-0"
4	1/8" = 1'-0"



SIDEWALL FRAMING: FRAME LINE A

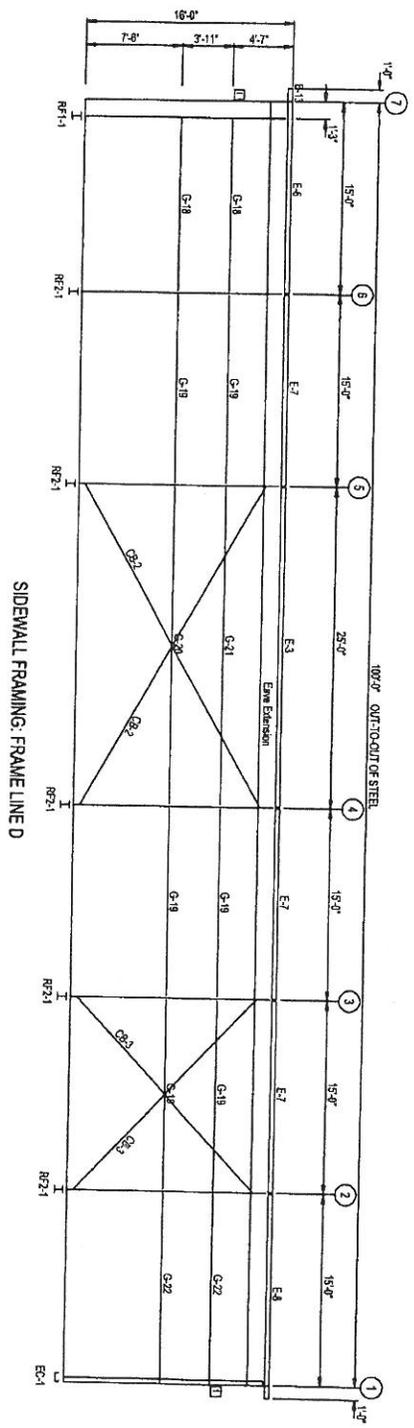


SIDEWALL SHEETING & TRIM: FRAME LINE A

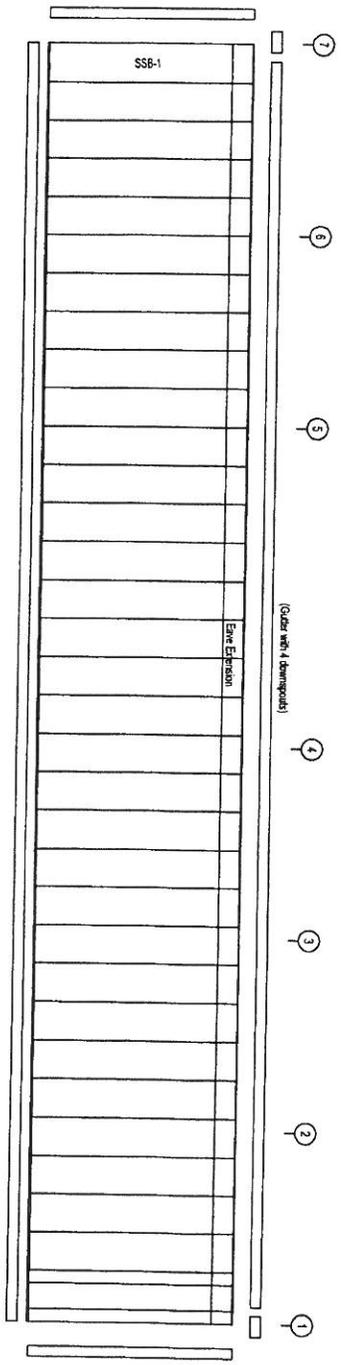
PANELS: 26 (See PR-Approved)

NOT FOR CONSTRUCTION

FRAMEWORK PLAN
FRAME LINE D
DATE: 10/10/2011
SCALE: 1/8" = 1'-0"



SIDEWALL FRAMING: FRAME LINE D



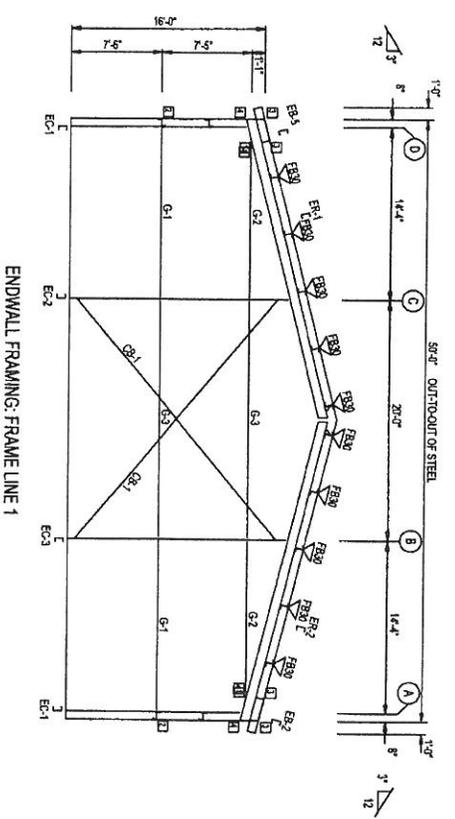
SIDEWALL SHEETING & TRIM: FRAME LINE D
PANELS: 26 Ga. 79" - Almond

NOT FOR CONSTRUCTION

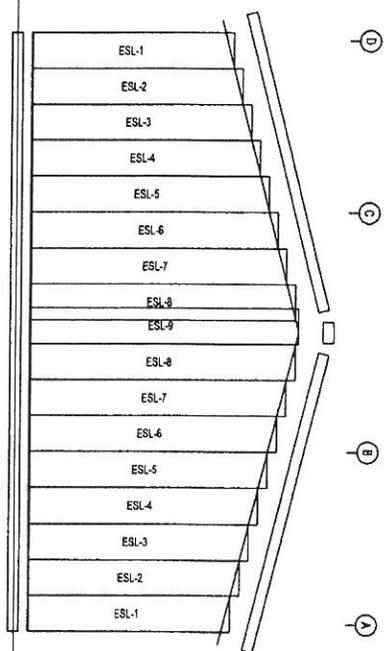
FRAME LINE #	QUANTITY	SIZE	LENGTH
FRAME LINE 1	4	4x8	17'-0"
FRAME LINE 2	4	4x8	17'-0"
FRAME LINE 3	4	4x8	17'-0"
FRAME LINE 4	4	4x8	17'-0"

FRAME LINE #	QUANTITY	SIZE	LENGTH
FRAME LINE 1	1	2x4	17'-0"
FRAME LINE 2	1	2x4	17'-0"
FRAME LINE 3	1	2x4	17'-0"
FRAME LINE 4	1	2x4	17'-0"

FRAME LINE #	QUANTITY	SIZE	LENGTH
FRAME LINE 1	1	2x4	17'-0"
FRAME LINE 2	1	2x4	17'-0"
FRAME LINE 3	1	2x4	17'-0"
FRAME LINE 4	1	2x4	17'-0"



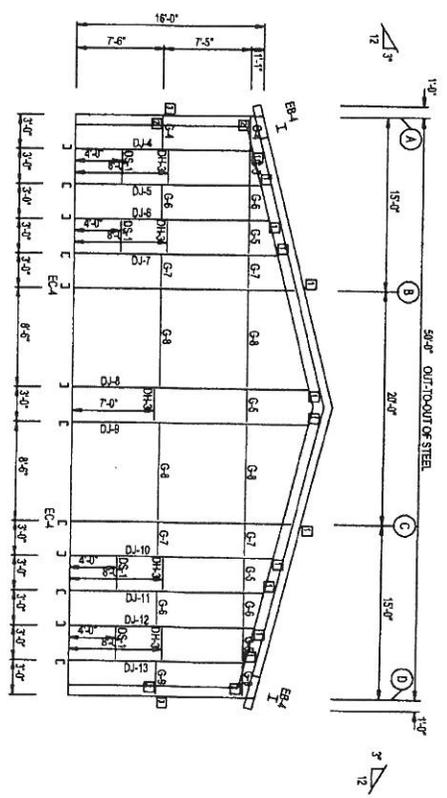
ENDWALL FRAMING: FRAME LINE 1



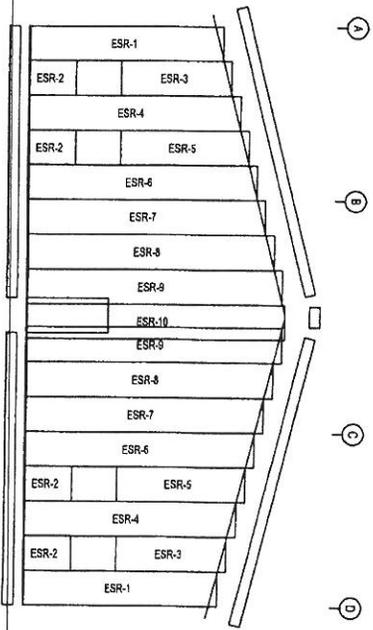
ENDWALL SHEETING & TRIM: FRAME LINE 1
 PANELS 26 IN. HIGH

NOT FOR CONSTRUCTION

EQUILIBRIUM			
FRAME LINE #	QUANTITY	TYPE	LENGTH
1	2	ASCS	5'-0"
2	2	ASCS	5'-0"
CONNECTOR PLATES			
1	1	SC310	1'-0"
2	2	PR321	1'-0"
3	3	SC3	1'-0"



ENDWALL FRAMING: FRAME LINE 7



ENDWALL SHEETING & TRIM: FRAME LINE 7
PANELS 20' (6x PR-A) (6x PR-B)

NOT FOR CONSTRUCTION

COMMERCIAL/INDUSTRIAL

- Final color selection should be made from actual color chips.
- For the most current information available, visit our website at www.mbc.com.
- See product selection chart for gauge and color availability.
- All products available in smooth or embossed finish.
- Trim available in all colors.
- A 40-year limited paint warranty is available upon written request for all colors except for Crimson Red, Polar White and Brite Red. Please review our sample warranty for complete performance attributes and terms and conditions.

SIGNATURE® 200

STANDARD COLORS
26-GAUGE MATERIAL

Siliconized Polyester
Polar White is a Straight Polyester.

* Also available in 29-gauge



HAWAIIAN BLUE*
SR .32 SRI 35



CRIMSON RED*
SR .33 SRI 34



FERN GREEN*
SR .28 SRI 29



BURNISHED SLATE*
SR .28 SRI 29

POLAR WHITE**
SR .58 SRI 69



ASH GRAY*
SR .48 SRI 56



SADDLE TAN*
SR .48 SRI 56



DESERT SAND*
SR .42 SRI 48



KOKO BROWN*
SR .28 SRI 30

SOLAR WHITE**
SR .74 SRI 91



CHARCOAL GRAY*
SR .28 SRI 30



GALLERY BLUE
SR .28 SRI 30



RUSTIC RED
SR .36 SRI 40



LIGHT STONE
SR .50 SRI 58

SIGNATURE® 300

STANDARD COLORS
26-GAUGE MATERIAL
PBR, PBU, PBA, PBC, PBD
PANELS ONLY

KYNAR 500®, HYLAR 5000®, Low Gloss

* Also available in 24-gauge



MEDIUM BRONZE*
SR .33 SRI 36



SNOW WHITE*
SR .65 SRI 79



SLATE GRAY*
SR .37 SRI 41



ALMOND*
SR .63 SRI 76

BONE WHITE**
SR .70 SRI 85



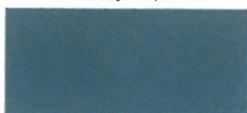
CLASSIC GREEN*
SR .28 SRI 30



BROWNSTONE*
SR .47 SRI 54



BRITE RED
SR .49 SRI 55



HARBOR BLUE*
SR .28 SRI 30

** Minimum quantities and/or extended lead times may be required. Please inquire.

Signature® is a registered trademark of NCI Group, Inc. KYNAR 500® is a registered trademark of Arkema, Inc. HYLAR 5000® is a registered trademark of Solvay Solexis.

COLOR CHART

Champion Bldg
P.O. Box 85 | Wilkesboro NC 28697
Phone: 336-838-5308 | Toll Free: (800) 942-6812
<http://champion-buildings.com/>



* ENERGY STAR Qualified

SOLAR REFLECTIVITY (SR)?

Solar reflectivity or reflectance (SR) is the ability of a material to reflect solar energy from its surface back into the atmosphere. The SR value is a number from 0 to 1.0. A value of 0 indicates that the material absorbs all solar energy and a value of 1.0 indicates it is all reflected. Energy Star requires SR testing of both new and aged roof products. New products must have an SR value of 0.25 or higher for steep slope (above 2:12) roofing and an SR value of 0.65 or higher for low slope (2:12 or less) roofing. Aged testing takes 3 years to complete, so not all products that meet the initial requirements are qualified. For more information, please go to www.energystar.gov.

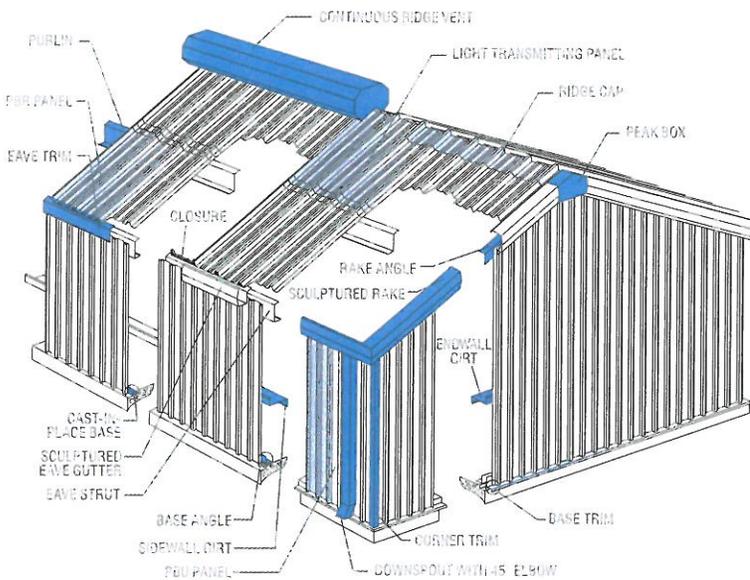


SOLAR REFLECTANCE INDEX (SRI)?

The SRI is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. Emissivity is a material's ability to release absorbed energy. To meet LEED requirements, a roofing material must have an SRI of 29 or higher for steep slope (above 2:12) roofing and an SRI value of 78 or higher for low slope (2:12 or less) roofing. For more information, please go to www.usgbc.org.

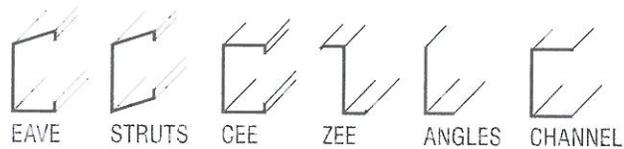
PANEL PROFILE	Panel	29 GAUGE		26 GAUGE		24 GAUGE		22 GAUGE	
		Galvalume Plus	Sig 200						
 "PBR" PANEL	PBR	●	■	●	■	●	■	●	■
 "PBU" PANEL	PBU	●	■	●	■	●	■	●	■
 "PBC" PANEL	PBC	●	■	●	■	●	■	●	■
 "PBD" PANEL	PBD	●	■	●	■	●	■	●	■
 7.2 PANEL	7.2	●	■	●	■	●	■	●	■
 "PBA" PANEL	PBA	●	■	●	■	●	■	●	■

● Available in any quantity ■ May require minimum quantity



AVAILABLE ACCESSORIES

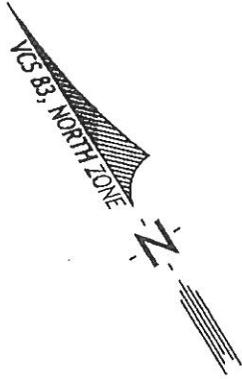
- Hat and Channel Sections
- Light Transmitting Panels
- Vents
- Roof Jacks
- Fasteners
- Ridge Caps
- Closures
- Doors
- Windows
- Sealants
- Insulation
- Bracing
- Bolts
- Louvers
- Sliding Door Hardware



For complete performance specifications, product limitations and disclaimers, please consult MBCI's Paint and Galvalume Plus® warranties. Upon receipt of payment in full, these warranties are available upon request for all painted or Galvalume Plus®, prime products. Sample copies can be found at www.mbc.com or contact your local MBCI Sales Representative.

EASEMENT LEGEND

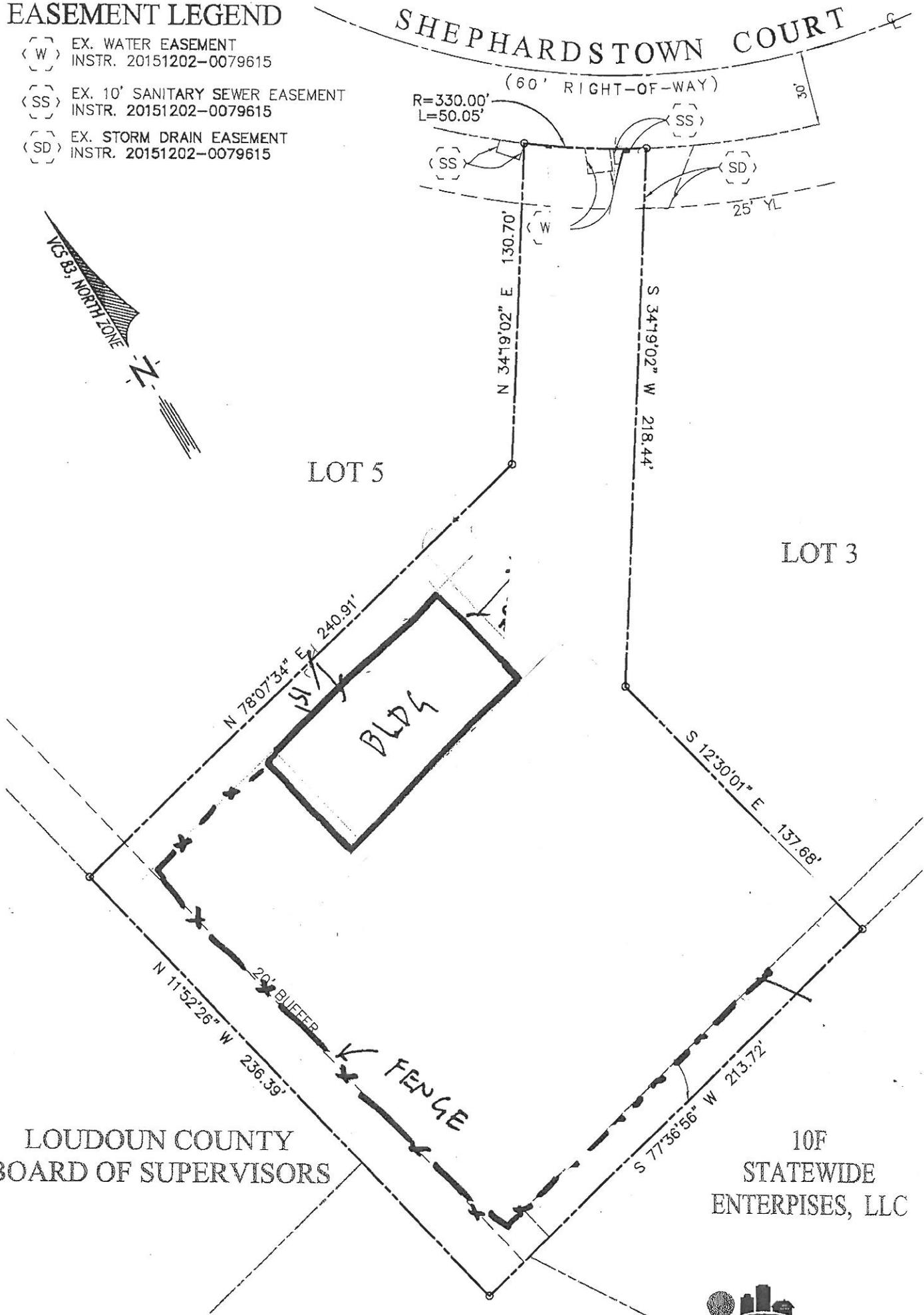
- { W } EX. WATER EASEMENT
INSTR. 20151202-0079615
- { SS } EX. 10' SANITARY SEWER EASEMENT
INSTR. 20151202-0079615
- { SD } EX. STORM DRAIN EASEMENT
INSTR. 20151202-0079615



SHEPARDSTOWN COURT

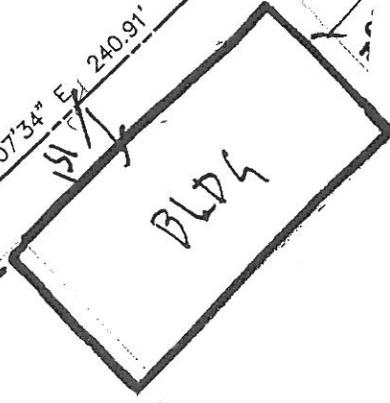
(60' RIGHT-OF-WAY)

R=330.00'
L=50.05'



LOT 5

LOT 3



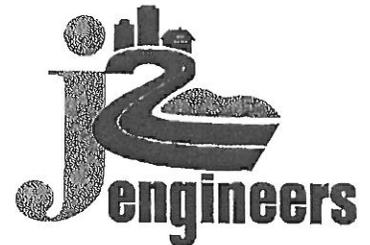
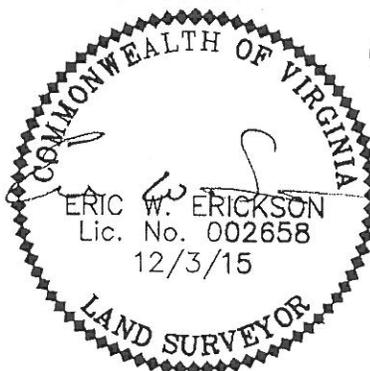
LOUDOUN COUNTY
BOARD OF SUPERVISORS

10F
STATEWIDE
ENTERPRISES, LLC

9F
MCKIM ENTERPRISES LLC

PLAT SHOWING
LOT 4
MAYFAIR INDUSTRIAL
INSTRUMENT 20151202-0079615
TOWN OF PURCELLVILLE
LOUDOUN COUNTY, VIRGINIA

SCALE: 1" = 50' 12/03/15



J2 Engineers, Inc.
602 South King Street
Suite 100
Leesburg, VA 20175
571.291.9167 (office)
571.291.9365 (fax)
www.j2engineers.com

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STAFF REPORT

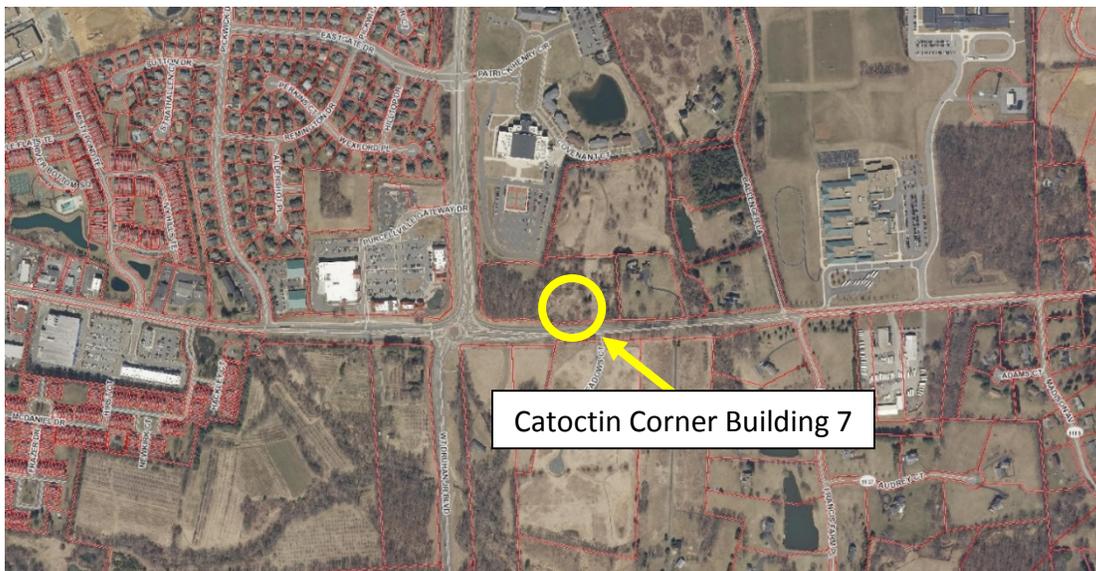
TO: Chairman and Members of the Board of Architectural Review
FROM: Daniel Galindo, AICP
RE: CDA16-14 Catoctin Corner Building 7
DATE: May 20, 2016

Name:	<u>Catoctin Corner Building 7</u>	Location:	<u>Northeast of E. Main and 287 intersection</u>
Code:	<u>CDA16-14</u>	Tax Map Number:	<u>/36/////18A2/</u>
Address:	<u>None</u>	Loudoun County PIN:	<u>452-18-7178</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>New construction of a building at the Catoctin Corner development.</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

DFC Architects, PC has submitted an application for a new building consisting of “Building 7” to be constructed as part of the Catoctin Corner development. The 2,700 sq. ft. building would be sited in the middle of the southern part of the 6.53 acre property which is located in the MC Mixed Commercial and HC Historic Corridor Overlay zoning districts. The building would be primarily clad in materials and colors noted in the “List of Exterior Finish Materials and Colors” provided by the applicant.



ZONING ANALYSIS: MC

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 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. 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 CDA16-14:

1. The submitted application has the following deficiencies:
 - a. No material specification sheets have been provided; and
 - b. The presence (or lack thereof) and placement of any utility and mechanical equipment other than the electric meter is not indicated.
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. Although being located closest to Colonial Highway on the southern edge of the property, the building's entryways are oriented toward the west and east, but the Guidelines encourage the orientation of storefronts and entryways toward the major street frontage (pg. 8 & 10). Where impossible to locate the primary building entrance on a main street, the Guidelines call for the inclusion of storefront-type areas along that street (pg. 14).
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). In addition, if aluminum is necessary, a "dark bronze finish is strongly discouraged" (pg. 17).
6. The placement of any utility and mechanical equipment (other than the electric meter) 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).

FINDINGS

1. The proposed design for Catoctin Corner Building 7 satisfies 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 two 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 Historic Corridor Overlay District and Design Guidelines for the Town of Purcellville, Virginia, staff recommends that the BAR approve CDA16-14 Catoclin Corner Building 7.

ACTION

One of following sample motions should be used:

I move that the BAR approve CDA16-14 Catoclin Corner Building 7 as presented.

-Or-

I move that the BAR approve CDA16-14 Catoclin Corner Building 7 with the following required conditions:

- 1.
- 2.
- 3.

And/or the following recommendations:

- 1.
- 2.

-Or-

I move that the BAR not approve CDA16-14 Catoclin Corner Building 7 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 # 16-14

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

Street Address of Property: Parcel #: 18A2
Owner Name: PURCELLVILLE DEVELOPMENT LLC - WILLIAM B. HOLTZMAN
Business Name: SAME AS ABOVE
Authorized Agent (if applicable): DFC ARCHITECTS, PC
Mailing Address: 29 E. BOSCAWEN ST. WINCHESTER, VA 22601
Daytime Telephone Number (s): (540) 678-0560

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:

FAST FOOD RESTAURANT BLDG. #7

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: DONALD F. CRIGLER

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.*

A
MAY - 2 2016
TOWN OF PURCELLVILLE

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

OFFICE USE ONLY: Date of Application: 5/2/16 CDA#: 16-14 Fee: 350.00 Paid: 5/2/16

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.

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.) STONE

Color: WILL MATCH PREVIOUSLY APPROVED STONE ON CONVENIENCE STORE BLDG. #9

Roofing:

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

Color: (example: copper, prefinished, painted, etc.) COLONIAL RED, ENGLERT

Exterior Wall Surfaces:

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

STONE & CEMENTITIOUS SIDING - HARDI-PLANK
(PAINTED)

Color(s): SHERWIN WILLIAMS VIVA GOLD - SW 4307

Windows and Doors:

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

ALUMINUM STOREFRONT "BRONZE"

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

ALUMINUM & HOLLOW METAL DOOR FRAMES

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

SIMULATED DIVIDED LIGHTS PBTNH. INSULATED GLASS

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

Material(s): ALL TRIM - CEMENTITIOUS TRIM PDS.

Color(s): ARCTIC WHITE (HARDI-PLANK 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):

Catoctin Corner Project – Building # 7

List of Exterior Finish Materials and Colors:

Bldg 7:

Stone – The thin stone (Actual stone cut to 2” thickness) will match the previously approved stone on the Service Station / Convenience Store, Building # 9.

Siding & Trim – Siding will be a cementitious 8” exposed lap siding, smooth. The cementitious siding will be field painted with a Sherwin Williams color SW 6367 Viva Gold. Trim will be as shown on the drawings and will be Arctic White color. Any trim that cannot be provided by the siding manufacturer will be a synthetic material to match the wood trim profile shown and painted to match the Arctic White.

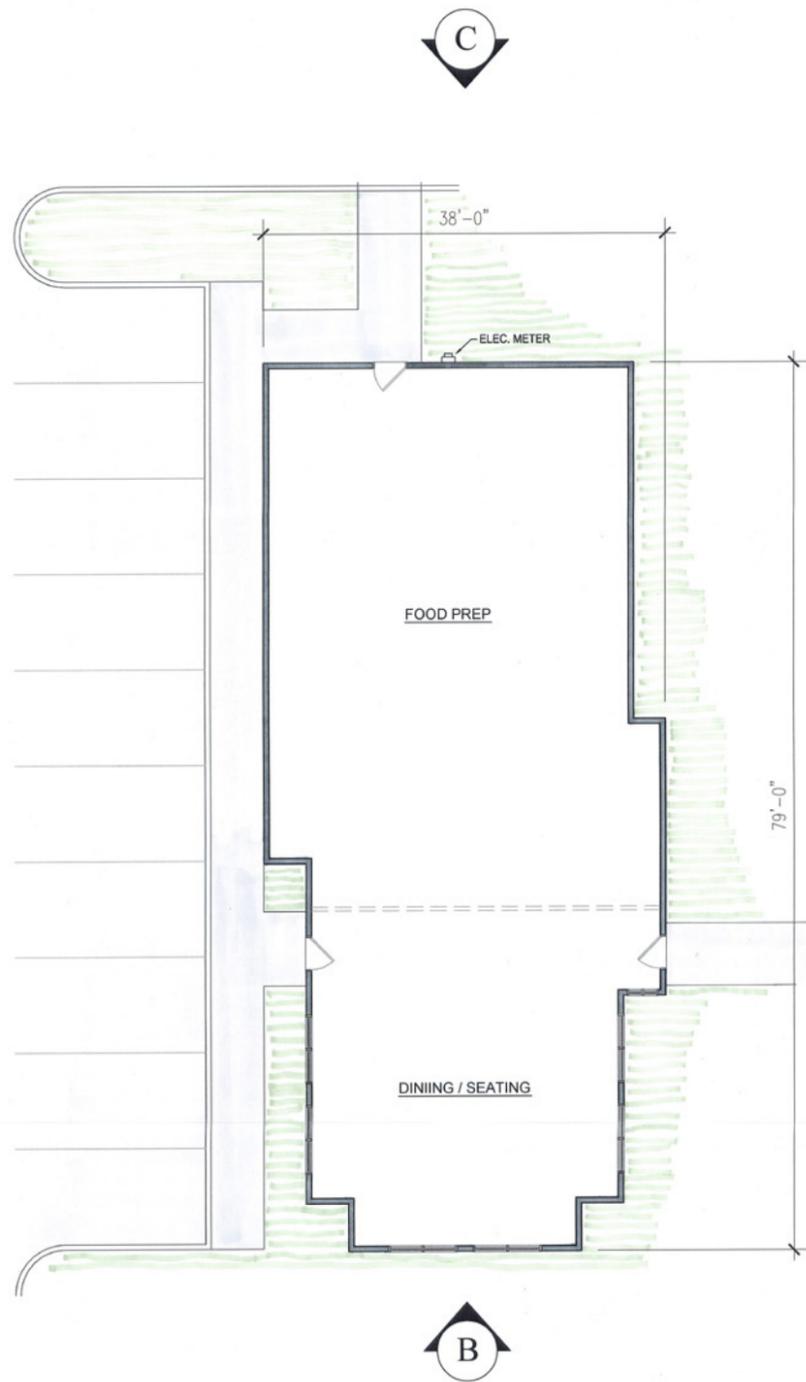
Doors – Two types of doors are proposed: Entry doors to all retail entrances will be Kawneer 350 medium stile, in anodized bronze as illustrated on the color drawings. Service entry doors will be metal insulated doors with panels as shown and painted in a Sherwin Williams SW 6087 “Trusty Tan”, with the door frames to be painted in Sherwin Williams SW 6158 Protege Bronze.

Windows – Windows will be fixed aluminum storefront similar to Kawneer 190 series frames in anodized bronze with internal mullions between the insulated glass.

Roofing – Roof material will be standing seam in a prefinished Kynar color. The system will be a 1 1/4” high snap lock standing seam panel in Colonial Red. Color sample will be provided.

Roof Access – The Roof Access will be painted shutters to match the other closed shutters. All shutters will be painted a Sherwin Williams color, Isle of Pines, SW 6461.

Signage and Exterior Lighting Fixtures – All signage and exterior lighting fixtures (if visually observable from a street view) will be submitted at a later date, prior to the start of construction of each building.



SCHEMATIC FLOOR PLAN - BLDG #7
SCALE: 1/8" = 1'-0"



ELEVATION VIEW - WEST
SCALE: 1/8" = 1'-0"



ELEVATION VIEW - SOUTH
SCALE: 1/8" = 1'-0"



ELEVATION VIEW - NORTH
SCALE: 1/8" = 1'-0"



ELEVATION VIEW - EAST
SCALE: 1/8" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER:
1511
DRAWN BY: TWN
CHECKED BY: DC
REVISIONS:
1)
2)

CONCEPTUAL PLAN & ELEVATIONS
PROJECT NAME:
**CATOCTIN CORNER
BUILDING #7**

CLIENT INFORMATION:
HOLTZMAN CORPORATION
ADDRESS:
2471 CAVE RIDGE ROAD
MOUNT JACKSON, VA 22842

04 . 21 . 2016
SHEET No.

A-6



SW 6367 Viva Gold

Interior / Exterior

Locator Number: 128-C3



Color Details

Color Family: Oranges

RGB Value: R-227 | G-172 | B-114

Hexadecimal Value: #E3AC72

LRV: 47

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

STORE NEAR YOU

940C EDWARDS FERRY RD NE
Leesburg, VA 20176-3324
(703) 779-8657

NOTES:

FAVORITE STORE

940C EDWARDS FERRY RD NE
Leesburg, VA 20176-3324
(703) 779-8657

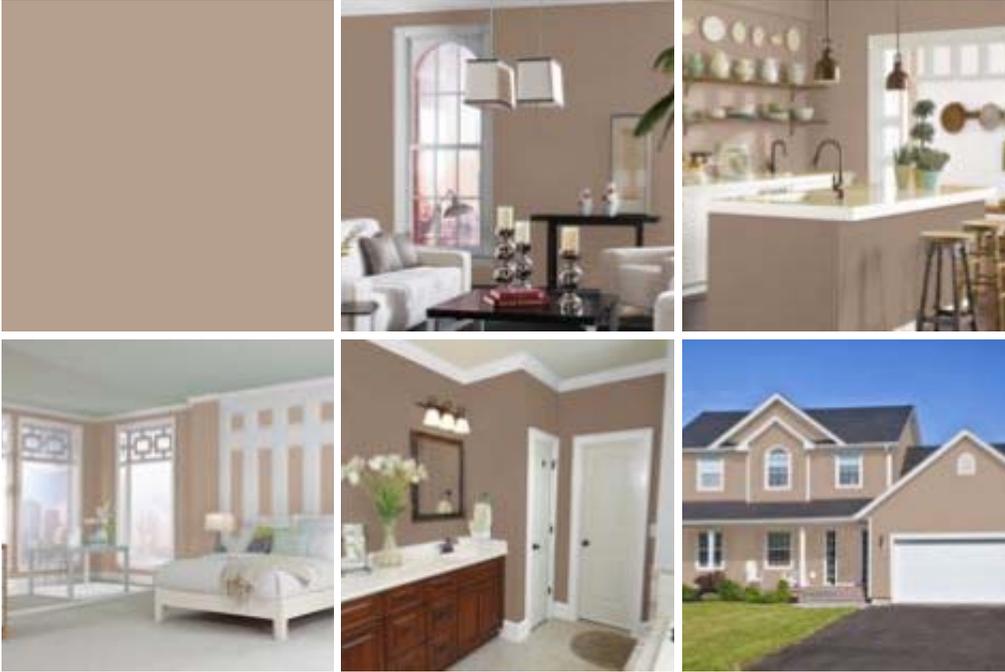
We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)



SW 6087 Trusty Tan

Interior / Exterior

Locator Number: 197-C3



Color Details

Color Family: Reds

RGB Value: R-181 | G-159 | B-143

Hexadecimal Value: #B59F8F

LRV: 37

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STORE NEAR YOU

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Leesburg, VA 20176-3324
(703) 779-8657

NOTES:

FAVORITE STORE

940C EDWARDS FERRY RD NE
Leesburg, VA 20176-3324
(703) 779-8657

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)



SW 6153 Protégé Bronze

Interior / Exterior

Locator Number: 207-C7



Color Details

Color Family: Yellows

RGB Value: R-102 | G-84 | B-62

Hexadecimal Value: #66543E

LRV: 9

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

STORE NEAR YOU

940C EDWARDS FERRY RD NE
Leesburg, VA 20176-3324
(703) 779-8657

NOTES:

FAVORITE STORE

940C EDWARDS FERRY RD NE
Leesburg, VA 20176-3324
(703) 779-8657

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)



SW 6461 Isle of Pines

Interior / Exterior

Locator Number: 159-C7



Color Details

Color Family: Greens

RGB Value: R-61 | G-85 | B-65

Hexadecimal Value: #3D5541

LRV: 8

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

STORE NEAR YOU

940C EDWARDS FERRY RD NE
Leesburg, VA 20176-3324
(703) 779-8657

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FAVORITE STORE

940C EDWARDS FERRY RD NE
Leesburg, VA 20176-3324
(703) 779-8657

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)





MINUTES
BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING
APRIL 19, 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 7:30PM.

PUBLIC COMMENTS:

None

ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITIONS:

a) CDA16-10 – Total Pools Repainting (730 E. Main Street)

The applicant came forward and talked about paint color options.

Chairman Pat Giglio made a motion that BAR approve CDA16-10 Total Pools Repainting as presented with the requirement that the paint color be Labrador Blue from Benjamin Moore and that the downspouts will also be painted the Labrador Blue to better blend as well as the guttering. The motion was seconded by Board member Ippoliti and approved unanimously with one absent.

b) CDA16-11 – Monk’s BBQ Deck (251 N. 21st Street)

The applicant, Brian Jenkins, came forward and reviewed pictures of the type of deck he is interested in as well as the area it would cover. Chairman Giglio talked about the history of when the shed was first installed and approved under a CDA at that time. Chairman Giglio added that part of the agreement was that the shed was to be painted to match the building, and noted that when the BAR looks at buildings, the view from the street is important.

Chairman Giglio made a motion that the BAR approve CDA16-11 Monk's BBQ Deck with the following required conditions:

1. The existing shed will be painted grey to match the existing building;
2. The roof structure covering the wood on the front elevation will be lowered to below the hand rail and existing corrugated roof will be painted black;
3. The railing and vertical wood elements will be painted to match the building;
4. The smoke pit area will terminate in a front facing gable roof with vertical board siding on the upper gable with a roof that will be V5, a metal roof to match the existing roof on the shed. The wood will also be painted grey to match the building and in keeping with the other.

The motion was seconded by Board member Piper and approved unanimously with one absent.

c) CDA16-12 Petit Lou-Lou Exterior Alterations (713 E. Main Street)

The applicant came forward and reviewed the proposed changes. Chairman Giglio asked about the relocation of the downspout. The applicant noted that issue was pending landlord approval, and if not approved, the downspout would be placed over one of the frames and have it match.

Chairman Giglio made a motion that the BAR approve CDA16-12 Petit Lou-Lou exterior alterations with the following three conditions for the window alterations:

1. That they have a concrete sill which is 4 to 5 inches to match the existing concrete sills in the Center;
2. The wood cornice and trim surrounding the windows be designed to match the existing with built-up lintels and a trim cap;
3. The windows be white with muntins and that the window panes will be similar in size to the others in the Center.

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

ACTION ITEMS – AMENDMENTS:

None

ACTION ITEMS - NEW CONSTRUCTION:

- a) CDA16-03 Southern States (261 N. 21st Street)

The applicant, Peter Juanpere with Southern States, reviewed the changes made since the February meeting. Mr. Juanpere added that all four facades have been modified based on recommendations and reviewed those modifications with the BAR.

Board member Piper made a motion that the BAR approve CDA16-03 Southern States with the following requirement:

1. That on the west elevation the person door (man door) on the very right-hand side sets the height for the remaining windows and faux shutters along that facade.

Board member Ippoliti made a friendly suggestion that this also includes the east elevation. The motion was seconded by Chairman Giglio and passed unanimously with one absent.

ACTION ITEMS – OTHER:

None

DISCUSSION ITEMS:

None

INFORMATION ITEMS:

None

APPROVAL OF MINUTES:

- a) March 15, 2016 Regular Meeting

Chairman Giglio noted a few items that needed to be cleaned up and submitted his notes to Tucker Keller.

Chairman Giglio made a motion to approve the minutes from the March 15, 2016 Regular Meeting as amended. The motion was seconded by Board member Piper and approved unanimously with one member absent.

ADJOURNMENT:

There being no further business, Chairman Giglio made a motion to adjourn the meeting at 8:37PM. The motion was seconded by Board member Ippoliti and approved unanimously with one absent.

Pat Giglio, Chairman

Diana Hays, Clerk of Council