

MINUTES
BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING
FEBRUARY 16, 2016, 7:30PM
TOWN HALL COUNCIL CHAMBERS

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) CDA16-01 – 130 South 20th Street Renovation

Gary Lofdahl with Clites Architects, 341 E. Main Street, talked about the proposed renovations to the old fire house located at 130 S. 20th Street. Mr. Lofdahl addressed the existing door on the north side of the building that has a non-code compliant step down which will be removed and replaced with a window replicating the steel windows around the side and back.

Mr. Lofdahl addressed the light fixture near the side door and noted all of the fixtures would be refinished to the original finish. Mr. Lofdahl noted that the signage issue would be addressed in a following submission.

Mr. Lofdahl talked about the roof and the idea of a standing seam metal roof which would be a darker medium bronze color as referenced on the chart. Further discussion took place about the new siding and enhancing the corner boards and the hardware for the doors.

Chairman Giglio made a motion that the Board of Architectural Review approve CDA16-01 130 South 20th Street Renovation as presented providing the applicant the option to clad the roof with either the weathered gray asphalt shingle or a true standing seam metal

roof with the color being medium bronze. The motion was seconded by Board member Piper and passed unanimously.

b) CDA15-08 Catoctin Corner Building 6A-6B

Don Crigler with DFC Architects came forward to show the revisions based on the last presentation to include the entrances, the location of the HVAC units in comparison to the roof, gutters and downspouts, electrical meters which would be visible on the exterior, changing siding on the gables from vertical to horizontal, roof access which now contains operable shutter-like doors instead of an opening, light fixtures, doors and gable ends. Mr. Crigler added that the owner would like to do a standing seam metal roof instead of shingles.

Chairman Giglio stated his concerns with the variety of roof colors throughout the project and recommended a darker color. Chairman Giglio reminded Mr. Crigler that it is a unified design. Mr. Crigler stated they are open to having all of the roof colors the same with similar siding colors.

Board member Piper asked for a sample of the autumn tan color for the siding which Mr. Crigler stated can be found online. Mr. Crigler added they would like to stay consistent with the stone for the windows.

Chairman Giglio made a motion that the Board of Architectural Review approve CDA15-08 Catoctin Corner Building 6A-6B with the following required conditions:

1. the roof be either gray shingle or standing seam metal which is slate gray in color;
2. the windows be white simulated divided lites and the door surrounds also be white with the option to have a stained wood door;
3. the gable ends above the doorway should be painted to match the autumn tan siding.

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

c. CDA15-09 Catoctin Corner Building 3-4

Mr. Crigler talked about the HVAC being hidden behind the roof line and added that the building is a dual tenant building with two meters. Mr. Crigler added that a foot has been added to the drive through on the revised site plan based on previous comments.

Chairman Giglio made a motion that the Board of Architecture Review approve CDA15-09 Catoctin Corner Building 3-4 with the following required condition: that the roof be slate gray standing seam metal with a crimped ridge cap. The motion was seconded by Board member Piper and approved unanimously.

d. CDA16-02 Catoctin Corner Building 1A-1B-2

The Board had a preliminary discussion on buildings 1A-1B-2 and noted no action would be taken. Chairman Giglio confirmed that the building has been made larger and added

that slate gray roof theme could be carried over as well as the window coloration used, and because the building is white that the bronze color would be appropriate. Chairman Giglio talked about the break up on the east elevation where the stone is and whether the stone should carry to the outside of the doors.

e. Catoctin Corner Building 8

Chairman Giglio noted that this would be a preliminary discussion as the information was just received today. Mr. Crigler noted this is a single tenant building. Further discussion took place about the building appearance and the top windows being dark at all times as well as the signage not being larger than thirty square feet.

f. Catoctin Corner Building 5

Chairman Giglio noted this item would also be for discussion only. Mr. Crigler noted this is a single tenant building with two entrances. Chairman Giglio noted that, considering the color of siding, a white window or the same bronze to match the stone would be acceptable. Chairman Giglio suggested breaking up the rear elevation with heavier shutters or trim board, and maybe a shed roof over the rear entrance to provide better visual interest.

g. CDA16-03 Southern States

Peter Juanpere, Architect, Principal at Development Solutions, came forward as the representative for Southern States. Mr. Juanpere talked about the existing site and building on 21st Street and showed a Powerpoint presentation that included various views of the site. Mr. Juanpere stated that the proposal includes taking down the existing building in phases so that it can remain operational while the new building and parking (72 spaces or possibly less due to canopy) is being constructed. The proposal includes landscaping along the townhouses, in the islands and across the front, site lighting which will consist of full cut off fixtures, standing seam metal roof charcoal in color, sandstone vertical board and batten metal siding, white aluminum window framing with clear glass, and base columns would include a stone base with steel columns wrapped in a stained cedar siding.

Mr. Juanpere stated that, based on comments from the last discussion, the side elevation proposal includes the same rhythm across to utilize the cedar column wrap stone base. Real windows have been added to the office space to balance the elevation and, to break the length of the façade, a band around the two center panels made of the stained cedar has been added. Mr. Juanpere talked about the north and east elevations and the outdoor patio to be used for seasonal items, and he added the south (rear) elevation is a loading depot and sits further back.

Mr. Juanpere added there is no rooftop mechanical equipment as split systems are being used and added the air handlers would be inside the building and the condensers would be placed on the patio with the proposed board and batten metal screen across the front.

Also proposed is a six feet black, vinyl coated chain link fence from the building to the property line with a rolling gate which allows access from the parking lot. Chairman Giglio stated he has seen a metal fence that is not as industrial looking as a chain link fence and offered to provide examples. He stated it was problematic because of the location and views from the street.

Chairman Giglio added that this location is the gateway into downtown and noted the guidelines state that new structures should be compatible with prevailing details in the historic district. The Board further discussed the thirty inch stone being higher to four or five feet and added that the full glass in front is not in keeping with the historic character. Chairman Giglio added he feels there are opportunities to improve the design in making it more traditional.

Board member Piper added concerns about the cedar warping over the long horizontal span and added that more details to the rails are needed. He noted the color changes where the boxed pediment and signage turns the corner without a corner element.

Chairman Giglio noted that the windows at the front entrance generally have smaller panes with divided lights with a more traditional design and added that the complete clear storefront glass needs to have a water table or a sort of separation.

The Board discussed the colors being acceptable as proposed.

Chairman Giglio made a motion that the Board of Architectural Review defer action on CDA16-03 Southern States in order to provide the applicant with an opportunity to address items as discussed. The motion was seconded by Board member Ippoliti and passed unanimously.

h. CDA16-04 Dragon Yong-In Dumpster Enclosure

Mr. John Brighthoff came forward as the representative for Dragon Yong-In Martial Arts and its owner and founder, Mr. Brian Jo, to discuss getting their dumpster pad approved. Mr. Brighthoff stated they would like to build a loop to make drop-off easier; however, building the loop would require relocation of the dumpster. Mr. Brighthoff stated the original plan for the enclosure was for it to be 12' deep x 14' wide x 6' from the ground. The four corners would be done with masonry and the gate would be filled in with a wooden tone picket; not wood but a polymer or something more weather resistant and cleaner looking. Brick was proposed on the drawing for the corner posts; however, they would like to use stone veneer similar to what is on the free standing sign out front. Mr. Brighthoff stated they would like to use a wooden cedar tone for the color of the enclosure but are flexible.

Chairman Giglio stated he agrees that the stone veneer is appropriate to blend with the other pieces as well as future pieces. The Board recommended a stone or concrete cap on the pier rather than a cement wash to give it a finished look. Chairman Giglio added that there are no issues with the concept of the dumpster enclosure; however, the posts could

have to get larger to be structurally capable of holding up the gates. As long as it is proportionate, there are no issues. Chairman Giglio stated concerns for the color, and the Board added they would prefer to see it in white to match what is up front whereas the cedar would draw attention.

Chairman Giglio made a motion that the Board of Architectural Review approve CDA16-04 Dragon Yong-In Dumpster Enclosure with the following required conditions:

1. the columns be stone veneer to match the sign with a cast stone cap with drip edge; and
2. the dumpster be enclosed by a white composite vertical siding.

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

DISCUSSION ITEMS:

- a) Draft Bylaws

Chairman Giglio expressed concerns with the limitation of only being able to serve three consecutive terms. After discussion, the BAR determined that each member will forward comments to Daniel Galindo who will then produce a red line version for review before being brought back at a future meeting. It was requested that Daniel Galindo email a word version of the bylaws out to the BAR for comments.

INFORMATION ITEMS:

- a) None

APPROVAL OF MINUTES:

- a) November 17, 2015 Regular Meeting

Board member Piper made a motion to approve the minutes for the November 17, 2015 Board of Architectural Review Meeting. The motion was seconded by Board member Gloeckner and approved. Chairman Giglio abstained from the vote as he was absent at that meeting.

- b) December 15, 2015 Regular Meeting

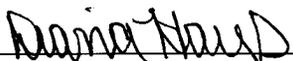
Board member Piper noted under the New Construction – Purcellville Library Storage Shed, the word “battens” is misspelled.

Chairman Giglio made a motion that the Board of Architectural Review approve the minutes from the December 15, 2015 Regular Meeting with the one correction. Board member Gloeckner added that the name of the architect is “DFC” on page 3 CDA15-08. 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 9:45 PM and the motion passed unanimously.


Pat Giglio, Chairman


Diana Hays, Clerk of Council