

Berryville – Clarke County
Government Center
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Berryville, VA 22611



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BERRYVILLE
EST. 1798 *Genuine* VIRGINIA

Town of Berryville
ARCHITECTURAL REVIEW BOARD
Regular Meeting
Wednesday, May 10, 2023 - 12:30 p.m.
101 Chalmers Court - Meeting Room AB – Second Floor

AGENDA

1. Call to Order – Susan Godfrey, chair
2. Approval of Agenda
3. Approval of Minutes – April 5, 2023
4. Architectural Review
Kevin Denison, Owner, is requesting a Certificate of Appropriateness in order to construct an accessory structure on his property located at 304 West Main Street, identified as Tax Map Parcel number 14A1-((3))-2A, zoned R-1 Residential.
5. Sign Review
Babs Olawuyi, Applicant, is requesting a Certificate of Appropriateness in order to install a sign for Hava Oaks Medical located at 1 West Main Street, identified as Tax Map Parcel number 14A5-((A))-10, zoned C General Commercial.
6. Hogan’s Alley Improvement Update
7. Other
8. Adjourn

Harry Lee Arnold, Jr.
Mayor

Erecka L. Gibson
Vice Mayor

Council Members

William Steinmetz
Ward 1

Diane Harrison
Ward 2

Grant Mazzarino
Ward 3

Ryan Tibbens
Ward 4

Keith R. Dalton
Town Manager

BERRYVILLE ARCHITECTURAL REVIEW BOARD
Berryville-Clarke County Government Center
MINUTES OF ORGANIZATIONAL MEETING
Wednesday, April 5, 2023

A meeting of the Berryville Architectural Review Board was held on Wednesday, April 5, 2023 at 12:30 p.m. in the Berryville – Clarke County Government Center located at 101 Chalmers Court in Berryville, Virginia.

Attendance

The following members of the Board were present: Susan Godfrey, chair, Robin McFillen, vice chair, Jon Burge, Satkuna Mathur, Mary Serock

Member absent: none

The following staff member was present: Christy Dunkle, Community Development Director

Call to Order

Chair Godfrey called the meeting to order at 12:30 p.m.

Approval of Agenda

Chair Godfrey asked for a motion to approve the agenda. Ms. Mathur made the motion, seconded by vice chair McFillen, to approve the agenda as presented. The motion passed by voice vote. Ms. Dunkle said she had one other item to review that can be discussed under "Other."

Approval of Minutes

Mr. Burge made the motion to approve the minutes of the March 1, 2023 meeting as presented, seconded by Ms. Mathur, the motion passed by voice vote.

Sign Review

Vincent Petti, Owner, Petti Pest Control, LLC, is requesting a Certificate of Appropriateness in order to install a 12 square foot wall sign on the building located at 310 N. Buckmarsh Street, identified as Tax Map Parcel number 14A2-((A))-4, zoned C-1 Commercial.

Ms. Dunkle said the applicant would like to install a wall sign on the building on North Buckmarsh. She said he had wanted to install a banner as a permanent sign but staff told him that would be permitted for 30 days. There was a discussion about the businesses in the building. Ms. Dunkle said she had not received information such as the linear footage of the front of the building or the size of the existing sign that may allow for additional square footage, adding that the ordinance permits up to 12 square feet per occupancy. There was a discussion about the location of the sign. Ms. Dunkle said that applicant had not indicated the location. ARB members asked staff to obtain that information to assure zoning conformance.

There being no further discussion, vice chair McFillen made the motion to approve the sign as presented, requesting that staff obtain information on the location of the sign. The motion passed by voice vote.

Other

Ms. Dunkle said that Michelle Jones is planning to re-side the eastern side of her building which faces Hogan's Alley. Ms. Dunkle distributed photographs of the existing siding. She said Ms. Jones would like to

replace the existing Masonite with vinyl siding. Ms. Dunkle said she would like to keep it the same color. She said the current condition of the siding indicates that water may remain on the building because of lack of sunlight in the alley. Mr. Burge suggested using a German lap vinyl siding which would mimic the siding currently on the structure.

There being no further discussion, Ms. Serock made the motion, seconded by vice chair McFillen, to approve the request as presented, recommending that the owner use German lap style siding.

Chair Godfrey referenced a banner that had been installed a number of months ago. Ms. Dunkle said she would contact the business owner.

Adjourn

There being no further discussion, vice chair McFillen made the motion to adjourn the meeting at 12:43 p.m.

Susan Godfrey, Chair

Christy Dunkle, Recording Secretary

Kevin Denison, Owner, is requesting a Certificate of Appropriateness in order to construct an accessory structure on his property located at 304 West Main Street, identified as Tax Map Parcel number 14A1-((3))-2A, zoned R-1 Residential.

Mr. Denison would like to construct an accessory structure on his property referenced above. The 11'x8'x24' Amish-style shed will be located at the end of his driveway. The siding color will match the principal structure and feature a white door rather than the brown shown in the photo. The structure will have an asphalt shingle roof.

Mr. Denison is required to obtain a zoning permit from the Town and building permit from the County due to its size.

Recommendation

Approve as presented.

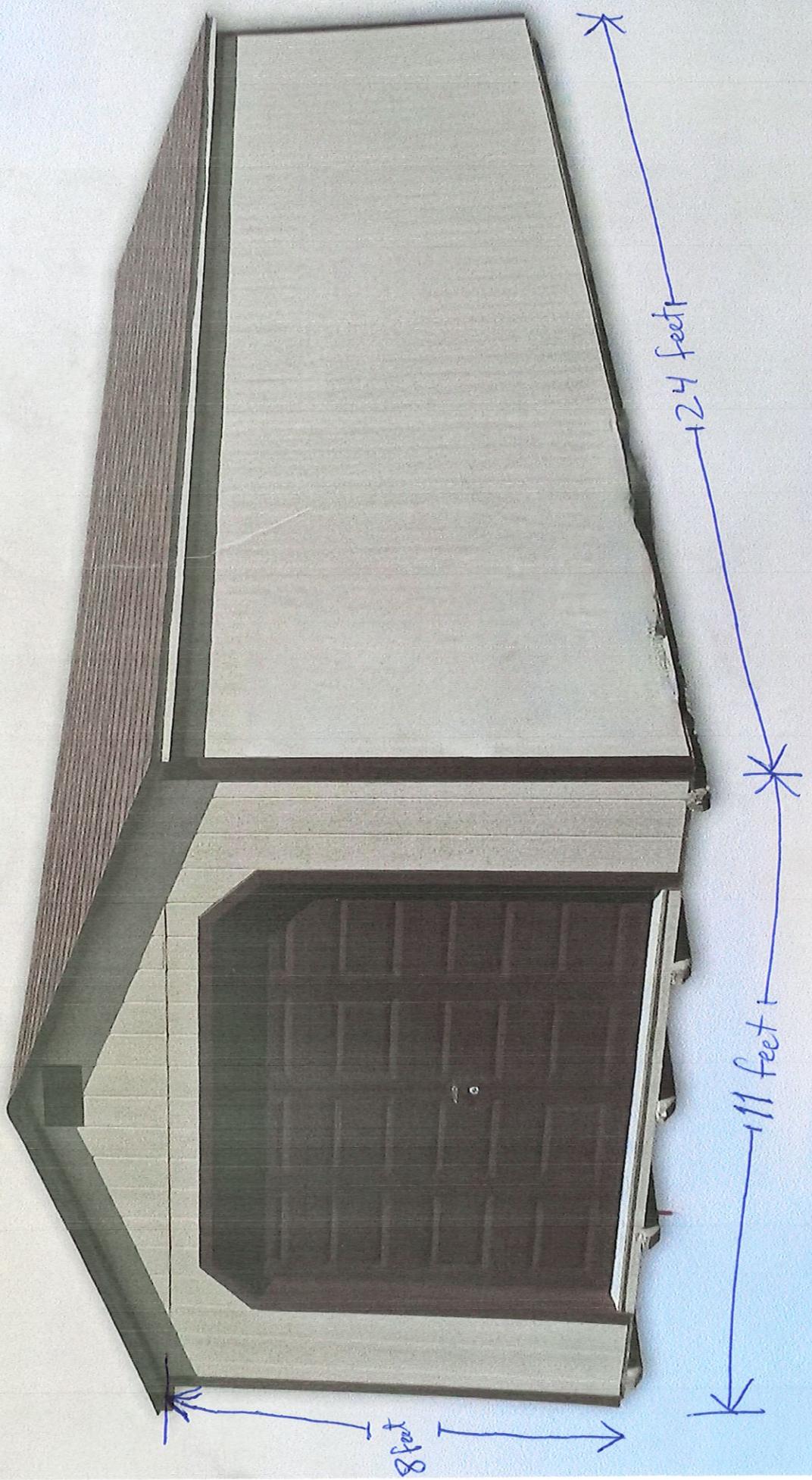
304 W. Main St
Berryville VA

Shed:

11 x 8 x 24 feet

Painted to match house color

* Door will be white to match house, NOT brown



SAN MH
 Top=99.60
 8" Inv. In=95.58
 8" Inv. Out=95.56

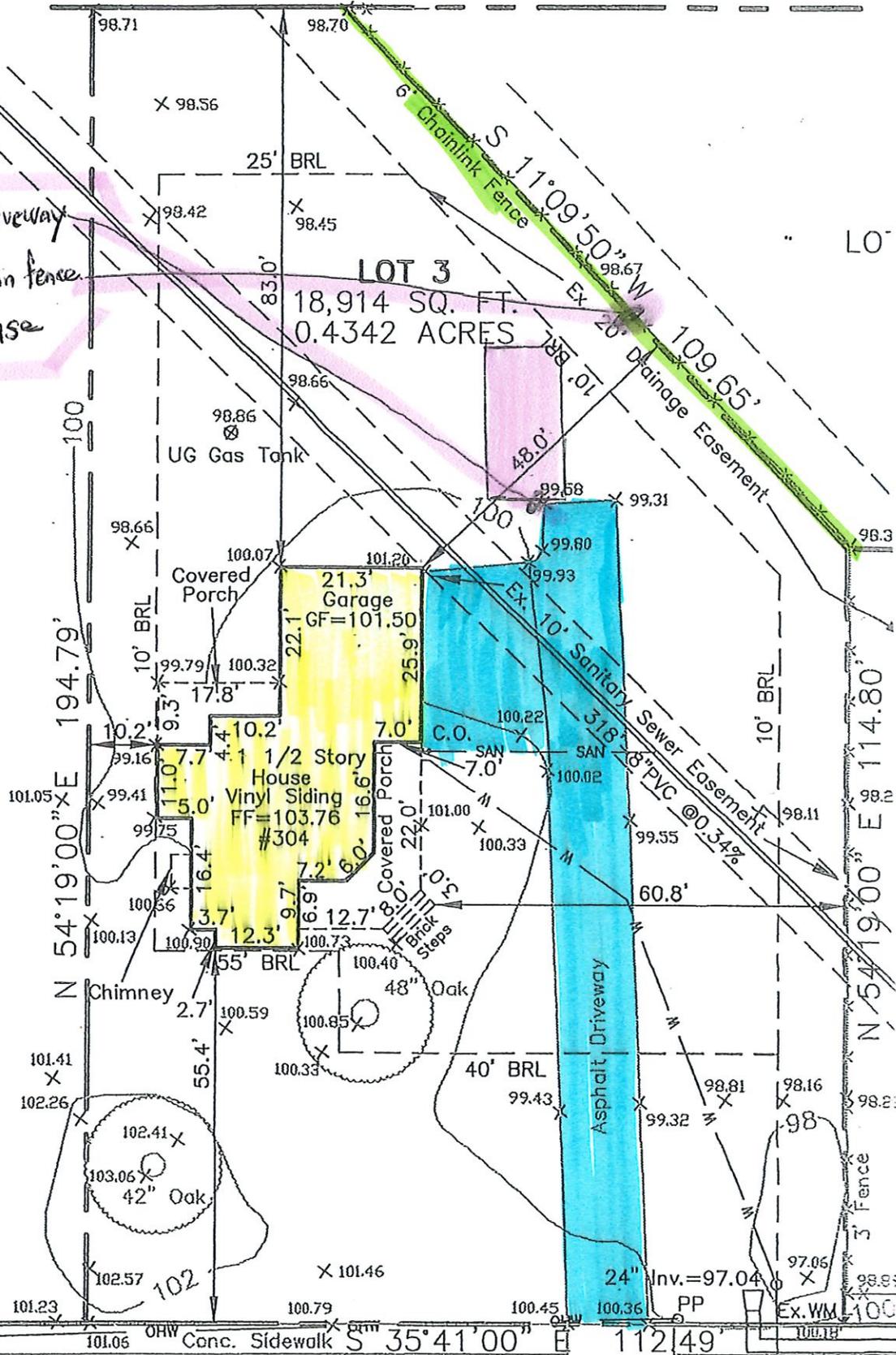
37.50'
 S 35°41'00" E

John F. Milleson, Jr.
 Charlotte Lake Milleson

Location - Back of driveway
 10⊕ feet from existing chain fence
 Placed on bed of gravel base

LOT 3
 18,914 SQ. FT.
 0.4342 ACRES

LOT 1



STM MH
 Top=99.56
 15" Inv. Out=96.49

WEST MAIN STREET

304 W Main St
Berryville VA

Shed location



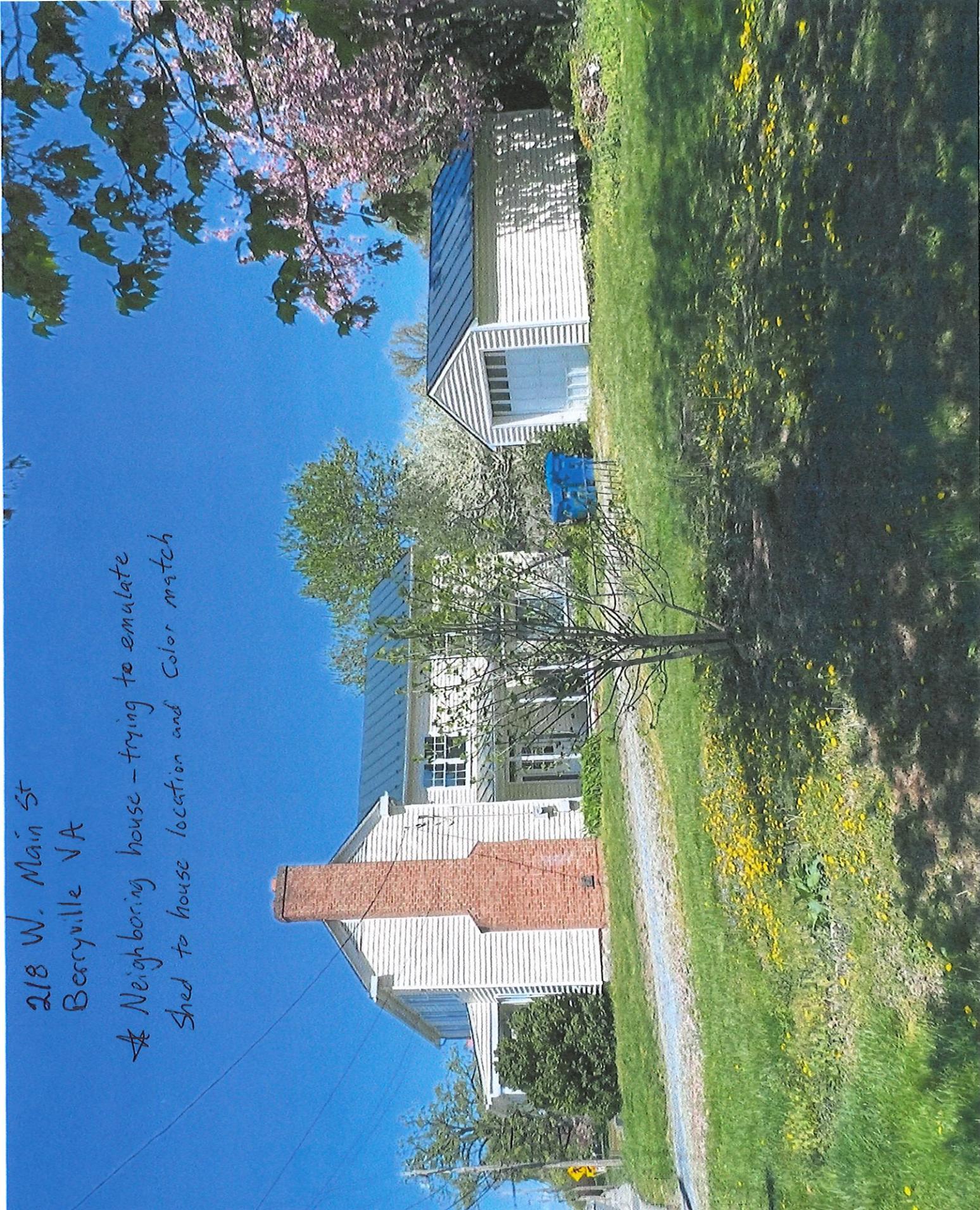
304 W Main St
Berryville VA

Proposed Shed
* Scale is ~ Close



218 W. Main St
Berryville VA

* Neighboring house - trying to emulate
Shed to house location and color match



200 W Main St
Berryville VA

* Neighboring house to
emulate shed location to
house and color match



Babs Olawuyl, Applicant, is requesting a Certificate of Appropriateness in order to install a sign for Hava Oaks Medical located at 1 West Main Street, identified as Tax Map Parcel number 14A5-((A))-10, zoned C General Commercial.

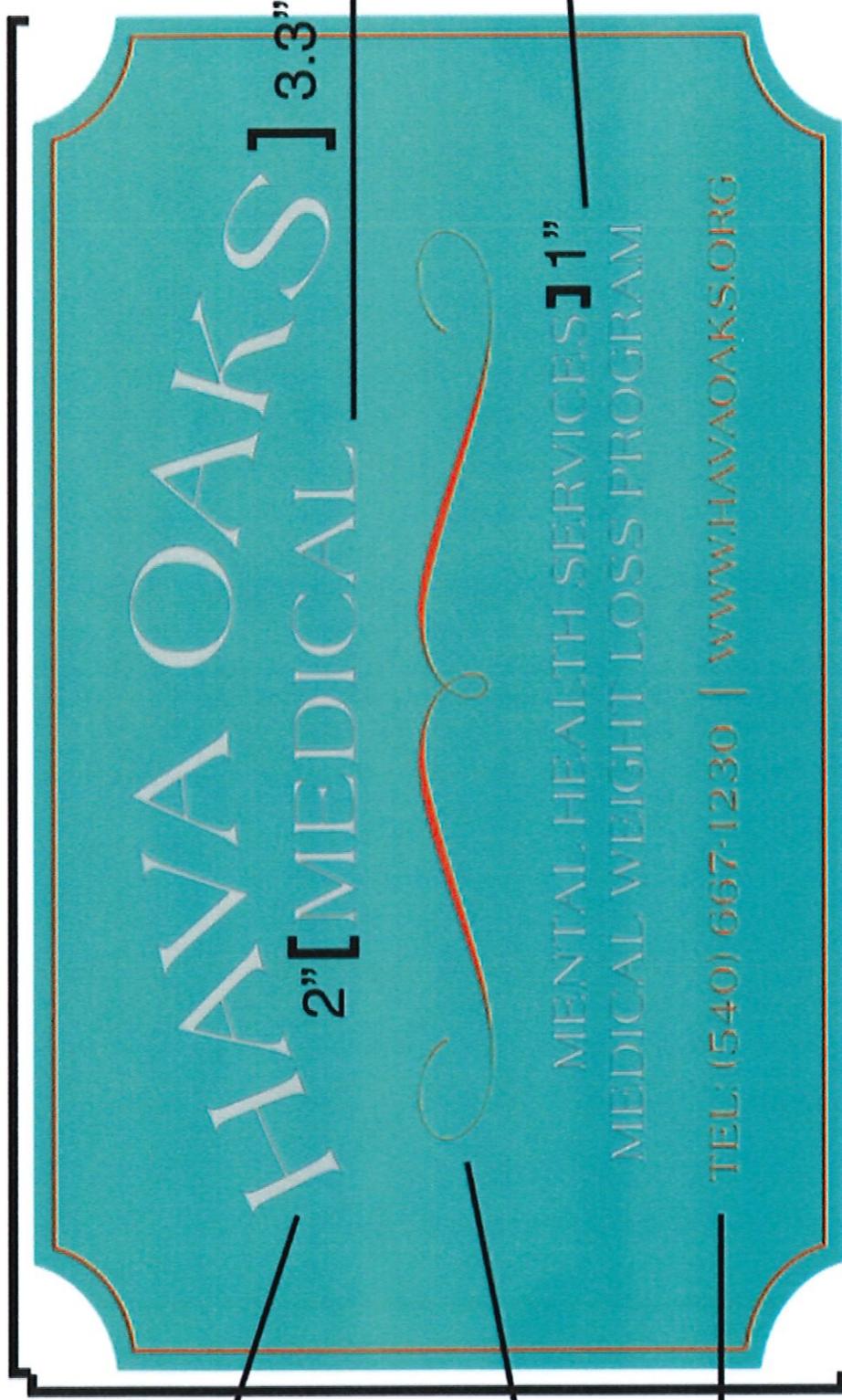
Ms. Olawuyl is requesting a Certificate of Occupancy for a sign that has been installed at the location referenced above. The projecting sign is 40" wide and 24" tall and was installed on an existing bracket. The background is turquoise with silver and orange lettering.

While it does meet zoning requirements, staff is concerned about the legibility of the sign.

Recommendation

Discuss at the meeting.

40"



Silver Paint

24"

Orange Paint

Orange Paint

HAWA OAKS] 3.3"
2" [MEDICAL

Silver Pa

1"

Silver Pai

MENTAL HEALTH SERVICES
MEDICAL WEIGHT LOSS PROGRAM

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HAVA OAKS MEDICAL

MENTAL HEALTH SERVICES
MEDICAL WEIGHT LOSS PROGRAM

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NO
TURN
ON
RED

BERRYVILLE ARCHITECTURAL REVIEW BOARD
Hogan's Alley Improvement Update
May 10, 2023

AGENDA ITEM 6

Berryville Main Street has submitted updated information to Town Council for discussion at their meeting on Tuesday, May 9. Deputy Town Manager Jean Petti has written a staff report for the Council meeting which is included in this agenda packet. She will be in attendance at the ARB meeting to discuss the project.

Recommendation

Discuss at the meeting.

Hogan's Alley Report
9 May 2023

Item Title:

Hogan's Alley Improvement Project Update

Prepared By:

Jean Petti

Background/History General Information

7 October 2022, a MOU between Department of Housing and Community Development (DHCD) and Berryville Main Street was entered into for the revitalization of "Hogan's Alley" with a Community Vitality Grant (CVG) in the amount of \$7000.00. Berryville Main Street pledged \$3500.00 in matching funds. This funding has encouraged a cooperative action between BMS and TOB to refurbish Hogan's Alley.

Findings/Current Activity

-BMS' sales tax exemption request has been submitted. Once approved, planters will be ordered

-Benches have been removed from the overall plan design at the request of a neighbor and upon recommendation of BPD and Community Development Committee

-The planters are not concrete, so decorative removable bollards that are purchased, installed, and maintained by TOB are consistent with BMS' vision. Estimate for two bollards is \$1190 plus \$400 freight shipping.

-The mural is proposed to be mounted on a backing instead of painted directly on adjacent property. Mural project design and expense will be borne by BMS. Town/ARB reserves right of review and approval.

-BMS endorses the idea of a sidewalk renovation that alerts pedestrians to the alley's entrance, but does not have funds dedicated to that project so it remains under the purview of TOB. A conversation with VDOT has been initiated (19 April).

-REC has offered to establish a new electric pole and abandon the existing pole. Berryville will be able to install an exterior outlet and meter on the old pole and REC will connect for service at no charge. This outlet will support the proposed string lights.

-Plaque purchase and installation should be undertaken by TOB. Estimates are \$1800 for a 14x20. Direction as to wording suggestions requested.

-Research re colored stamped asphalt resurfacing for the alley garnered one response and the estimate was \$12,500-\$15,000. Rubaroc topcoating estimates approximate \$25,000. Colored asphalt sealer was considered, but the product has been discontinued.

Applying a tinted acrylic sport/asphalt surface treatment is estimated at \$1000 plus equipment and labor. No special skill set is required, allowing BMS volunteers (under the direction of TOB staff) to provide in-kind labor to satisfy grant-match requirements. This option appears to be the most economical and is recommended

-Drainage at the Main St end of the Alley is a concern. PW staff can redirect downspouts to under-alley drain at the mouth of the alley to capture the downspout discharge. Footers for any freestanding signage or decorative accent will be established at same time. Following these projects, the asphalt will be patched and sealed in preparation for a color topcoating.

-BMS has committed to negotiating with adjacent property owners for permission to redirect downspouts and install anchors for string lights. TOB has requested written permission.

-BMS also is seeking to acquire ironwork and a planter that was salvaged from former Berryville depot to serve as additional decorative accents.

Financial Considerations

All project expenses aside from planters, alley colored top-coating, string lights, and mural are anticipated to be borne by Town.

Attachments

1. Plaque estimate
2. Removable bollard and cover estimate and design
3. Color swatches for alley topcoat

Schedule/Deadlines

Per BMS, grant deadline has been extended indefinitely, though DHCD requests expediency and open communication. Potentially, additional funding from Virginia Main Street may be available but project should be “shovel-ready” as funds would need to be expended by 30 June 2023. Town staff provided a letter of affirmation for the partnership between TOB and BMS to help acquire this additional funding.

Recommendation

Direct staff as to color of asphalt to recommend to ARB

Provide feedback on planters

Approve/deny prospective bollards

Either direct staff to draft text for plaque or provide direction

Home > Cast Bronze Plaques > Stone & Post Bronze Plaques

Post Mount Bronze Plaques

\$5.50 - \$8.00 / sq. in.

READ REVIEWS HERE



Post mounted plaques offer a permanent way of displaying a dedication or memorial. These plaques are meant to be installed in a small hole filled with concrete. The posts can be cut to the size you need.

Post mounted plaques have two options for mounting. You can either have the plaque mounted 90 degrees to the ground or at a 45 degree angle. The posts are square and come in different diameters based on the overall size of the plaque. These posts are specifically designed to mount the special bracket made for these plaques. We highly recommend purchasing both the mount and the post together.

Expert Help & Quote Request

Height (in)

Width (in)

Total Area (sq. in.) 280.000

Product Price \$1,540.00

Post Mount Option *
Please choose post option.

Post Mount - 6" Post (Plaques up to 450 sq/in) (+\$221.00)

Etched Inset *
Add an etched line drawing (for logos) or Etched Photo

No Inset Required

Background Color * Dark Oxide
Please choose a background color for your plaque. Black is the most common.

Black Dark Oxide Dark Bronze Brown

Texture * Stipple
Please choose a texture for your plaque. Stipple is the most common.

Stipple Leatherette Sand Pebble



5" Square Floor Sleeve



4" Schedule 40 Pipe

Galvanized, Raw, Primed, or Painted

Hinged Closure Plate





 0 Items In Cart
 TOTAL: \$0.00

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★★★★★ 1 review(s)
Rhino Top Epoxy-Acrylic Concrete/Asphalt Coating, TEXTURED TINTED, 5G
 RHINOTOP-TEXTURE-5G
 \$545.00 **SALE \$339.99**
 (Savings: \$175.01)



Order Options:

BROWNSTONE

Qty:

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A DSG Group Company

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PRODUCT:

Rhino Top Acrylic-Epoxy Concrete/Asphalt Coating, TEXTURED, Factory Tinted, 5-Gallon Bucket. Price/Bucket.

ORDERING NOTES:

- Specify color before adding to cart.
- Shipping leadtime: 1-2 business weeks.

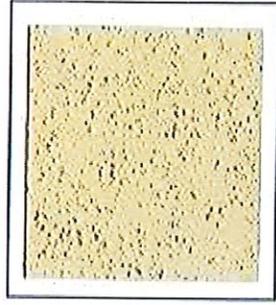
DESCRIPTION:

This is an outstanding and easy-to-use product for coating concrete or asphalt. Its provides a long wearing non-slip surface, suitable for areas exposed to water and foot traffic. It features a beautiful long lasting uniform texture low-skid surface which can be easily recoated (5-7 years is a good maintenance schedule). This is not a waterproofing grade product.

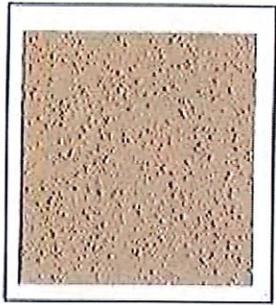
Rhino Top is a high quality water-based acrylic finish incorporating an epoxy additive and silica sand to increase the abrasion resistance properties of the film. The special spherical silica sand is suspended in the emulsion to provide a fine uniform texture. This silica can be eliminated for projects requiring a smooth finish (special order without silica).

LIMITATIONS: Not for waterproofing. Not for vehicular traffic areas.

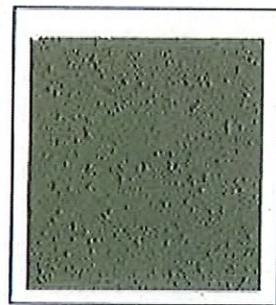
APPLICATIONS:



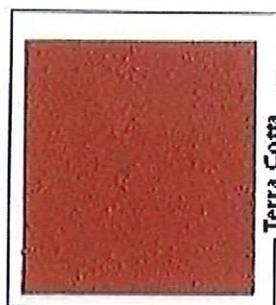
SANDSTONE



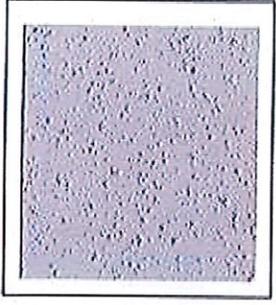
BROWNSTONE



TURF GREEN



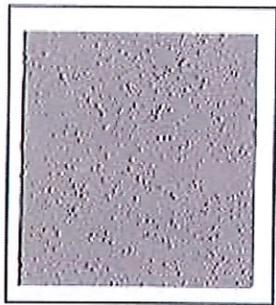
Terra Cotta



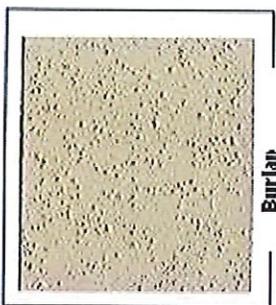
FLINT GRAY



CONCRETE GRAY



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Square Footed Planter 24" Square by 24" Tall

CODE: TCE-5

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Please click the "Request a Quote" button  when ordering 2 or more planters so we can provide you with the best possible shipping price.

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Starting Price: \$514.00
Sale Price: \$339.00

Availability: PEAK SEASON: SHIPS FULLY ASSEMBLED in 45 business days (Built to Order by Carpenter)
Product Code: PV.FV.22X22

Choose your options:

Drain Holes:

Large Self-Watering Reservoirs:

Color Wheel Option:

Qty:

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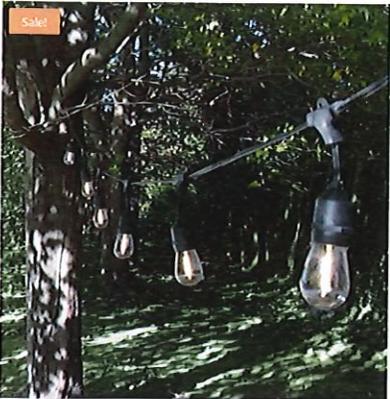
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22" Long x 22" High x 22" Wide Farmhouse PVC / Cedar Planter

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Our commercial led string lights with suspended S14 LED Filament Bulbs will give you peace of mind that you are saving energy while still providing a gorgeous lighting display!

\$64.95 - \$249.95

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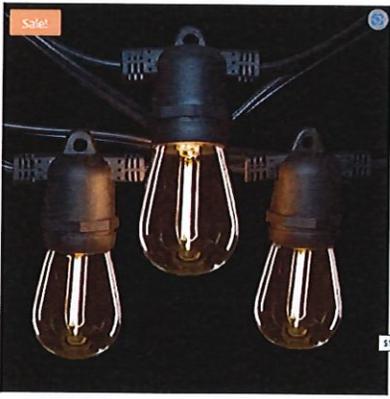
\$64.95

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E26 Commercial String Lights Set with S14 LED Filament Light Bulbs

Our commercial string LED lights with S14 LED Filament bulbs will give you peace of mind that you are saving energy while still providing a gorgeous lighting layout!

\$64.95 - \$239.95

LENGTH Choose an option

1 **ADD TO CART**

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 Tags 24 Foot, Clear, Commercial, E26, LED, Medium Base, S14