

Berryville – Clarke County
Government Center
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Berryville, VA 22611



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B E R R Y V I L L E
EST. 1798 *Genuine* VIRGINIA

AGENDA
Town of Berryville
ARCHITECTURAL REVIEW BOARD
Organizational Meeting
Wednesday, February 3, 2021 - 12:30 p.m.
101 Chalmers Court - Meeting Room AB – Second Floor

AGENDA

1. **Call to Order** – Christy Dunkle, Community Development Director
2. **Election of Officers** – Chairman, Vice Chairman
3. **Approval of Agenda**
4. **Approval of Minutes** – December 2, 2020
5. **Architectural Review**
Glenn Skillman, Owner, is requesting a Certificate of Appropriateness in order to construct an accessory structure located at 307 East Main Street, identified as Tax Map Parcel number 14A5-((A))-100, zoned C General Commercial.
6. **Other**
7. **Adjourn**

Harry Lee Arnold, Jr.
Mayor

Erecka L. Gibson
Recorder

Council Members

Donna Marie McDonald
Ward 1

Diane Harrison
Ward 2

Grant Mazzarino
Ward 3

Kara C. Rodriguez
Ward 4

Keith R. Dalton
Town Manager

BERRYVILLE ARCHITECTURAL REVIEW BOARD
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
Wednesday, December 2, 2020

The organizational meeting of the Berryville Architectural Review Board was held on Wednesday, December 2, 2020 at 12:30 p.m. at Modern Mercantile located at 23 East Main Street in Berryville.

Attendance

The following members of the Board were present: Chair Susan Godfrey, Satkuna Mathur, Vice Chair Robin McFillen, Mary Serock

Board member absent: Jon Burge

Press present: 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

Ms. Serock made the motion to approve the agenda, seconded by Vice Chair McFillen, the motion passed by voice vote.

Approval of Minutes

Ms. Mathur made the motion to approve the minutes of the November 4, 2020 meeting as presented, seconded by Vice Chair McFillen, the motion passed by voice vote.

Discussion - Parking Meter Contest Judging

Ms. Dunkle said there were 61 parking meter applications with approximately 57 that have been decorated. She distributed the checklist and asked if there were any questions.

Adjourn

There being no further discussion, Vice Chair McFillen made the motion to adjourn the meeting, seconded by Ms. Mathur, the meeting was adjourned at 12:35 p.m.

Susan Godfrey, Chair

Christy Dunkle, Recording Secretary

Glenn Skillman, Owner, is requesting a Certificate of Appropriateness in order to construct an accessory structure located at 307 East Main Street, identified as Tax Map Parcel number 14A5-((A))-100, zoned C General Commercial.

Mr. Skillman is requesting a Certificate of Appropriateness in order to build a garage on the property located at 307 East Main Street.

The structure conforms to Berryville zoning regulations including the size and setbacks. The property is located within the Special Flood Hazard Area and the structure must be built according to building code and zoning regulations established in this area. He will be issued a zoning permit for the structure once ARB has issued the Certificate of Appropriateness.

The following items are included in Mr. Skillman's packet:

- Building elevations
- Site plan identifying the location of the accessory structure
- Photos of his principal structure
- Details of the windows, doors, siding, and roofing materials.

Staff has included guidelines for the issuance of a Certificate of Appropriateness that is part of the ARB application packet for reference.

Mr. Skillman will be in attendance at the meeting to present materials samples and answer any questions ARB members have.

ARB members will be receiving a hard copy of the items referenced above which contain more detail than the scanned images.

Recommendation

Approve as presented.

BERRYVILLE HISTORIC DISTRICT

GUIDELINES FOR ISSUING A CERTIFICATE OF APPROPRIATENESS

Project plans must adequately address and respond to each of the 18 guidelines listed below in order to receive a Certificate of Appropriateness.

In instances where these guidelines discuss or imply compatibility with existing structures, such compatibility should be:

- primarily with contributing structures in National, State or local historic districts in Berryville; and
- secondarily with existing structures within 300 feet of the proposed site.

ARCHITECTURAL STYLE – No specific architectural style shall be imposed in the administration of the historic district ordinance.

Buildings should be designed as single entities, with the character and design of the primary façade continued on side and rear elevations. Architectural elements from widely different styles should not be mixed on a single building.

Design themes unrelated to the traditions of the Berryville area should be avoided. For example, buildings which attempt to look like a Bavarian cottage, Spanish mission, Asian pagoda, Polynesian village, Tudor mansion, waterfront shanty, etc., bear no relationship to the history or architecture of this area.

HEIGHT – It is important along street facades that the height of new buildings, especially those between two contributing structures, conform to the average height of other buildings in the block.

PROPORTION – New construction should relate to the dominant proportions of buildings in the immediate area. Overall proportion – the total ratio of height to width – is the most important consideration. Also important is the overall ratio of solid space to void – that is: the mass of the walls and the places where this mass has been broken up by openings for windows and doors.

SCALE – Scale is determined by several factors including cornice or eave height, the elevation of the first floor, floor-to-floor heights, and the proportions determined by the size and arrangement of door and window openings and porch column spacing. The scale and mass of a proposed project should relate to nearby buildings or open space surrounding it.

OPENINGS – New construction should take into account the ratio of solid to void. The pattern and overall proportion of openings should relate to other buildings in the district. Large expanses of blank walls facing a street are generally not compatible with the Berryville area.

ORIENTATION – The orientation and setback of the main facades of new construction should respect the precedent set by existing buildings in the surrounding district. Commercial and office structures should direct their primary orientation and entrance to the major adjacent public right-of-way from which traffic arrives to the structure.

ENTRANCES – The spacing and proportion of entrances and porches along the street help determine the rhythm of the streetscape. New construction of entrances should continue, not disrupt, this existing rhythm. Building entrances should be clearly defined, and pedestrian walkways clearly associated with the entrance.

RHYTHM – Rhythm is the repetition of architectural elements such as doors, windows, porches and cornice decorations. A building or project should continue, not disrupt, the architectural rhythm already established in the district.

SPACING – The spacing between buildings helps determine the rhythm of the streetscape. New construction should be spaced to continue the existing spacing pattern of the surrounding area.

MATERIALS – In order not to disrupt the visual quality of the neighborhood, an effort shall be made to use traditional materials that are predominantly used in the area. Use of inappropriate materials, including reflective glass, metal wall panels, plastic, fiberglass stone, or fiberglass brick, should be avoided.

TEXTURE – The texture of materials used in new construction should conform to existing texture patterns such as brick, stucco, horizontal or vertical wood siding, rough rock, or smooth sand. Introducing non-traditional textures is discouraged.

COLOR – The predominant colors of any unpainted materials proposed should resemble predominant tones in the district. Paint color shall not be considered as part of these guidelines, though the use of trim colors to accent architectural details is encouraged.

DETAILS – Architectural details are very important in maintaining the character of a district; new construction should employ some of the details typical of the district. These may include: cornice design, window trim, chimney shapes, shutters, door paneling, porches, railing and fence designs. Architectural details should be continued on any side or rear building façade which is visible from a public right-of-way. Any façade which presents a blank wall must be acceptably screened. Small attachments to buildings (such as meters, telephone and cable connections) should be placed so as not to detract from the overall project. Large attachments (such as air conditioning units, fuel tanks, antennas and satellite dishes) should either be screened or placed out of view from any public right-of-way.

ROOFS – Roof shape, pitch, and material on new projects should be similar to existing roofs in the district.

WALLS AND FENCES – These items can add visual cohesiveness to a project. Use of traditional materials such as wood, stone, brick, iron, or evergreens is encouraged. Chain link fences, including those with slats, are discouraged, particularly when visible from a public right-of-way.

SIGNS – The size and height of signs should reflect the slower automobile speeds and pedestrian scale of the district. Projecting and other wall-mounted signs are encouraged in the downtown commercial area. Monument signs are encouraged, rather than pole-mounted signs. Signs should reflect the buildings to which they refer, and be part of an overall landscape plan.

Internally lit signs are not appropriate where they would refer to or be placed on buildings on the National Historic Register list, except those described as noncontributing. (5/95)

Please refer to Section 307 Sign Regulations of the Town of Berryville Zoning Ordinance.

OFF-STREET PARKING – Large expanses of off-street parking should be avoided. Parking areas should be divided into smaller units through landscaping or building location. Walkways should be delineated by the use of special paving materials.

BUILDING ARRANGEMENT – When several structures are planned on a single site, structures should complement one another, and reflect an overall plan for the appearance of the property. Commercial and office development should cluster buildings into organized groups.

ORIGINALLY ADOPTED: JULY 1993

AMENDED: MAY 1995

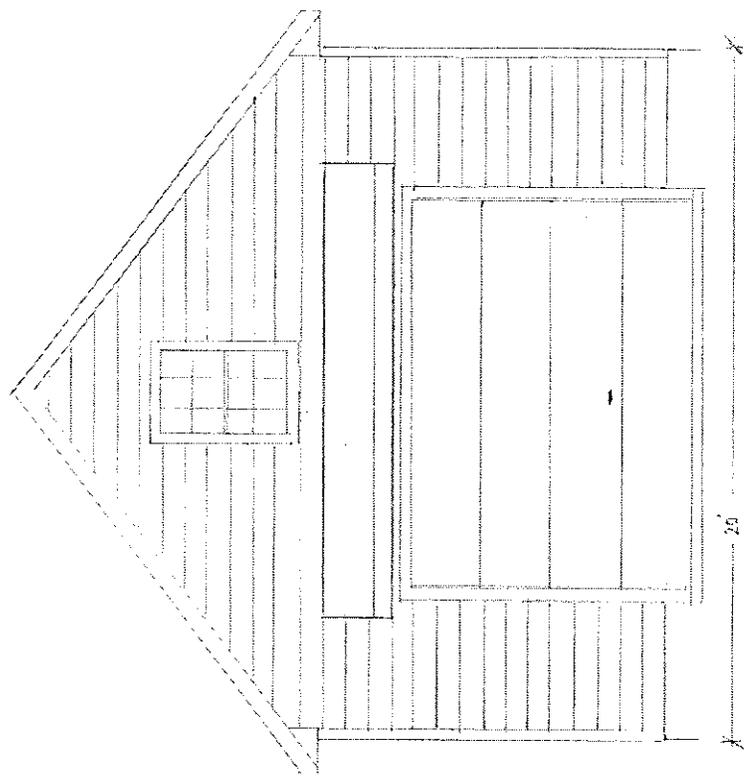
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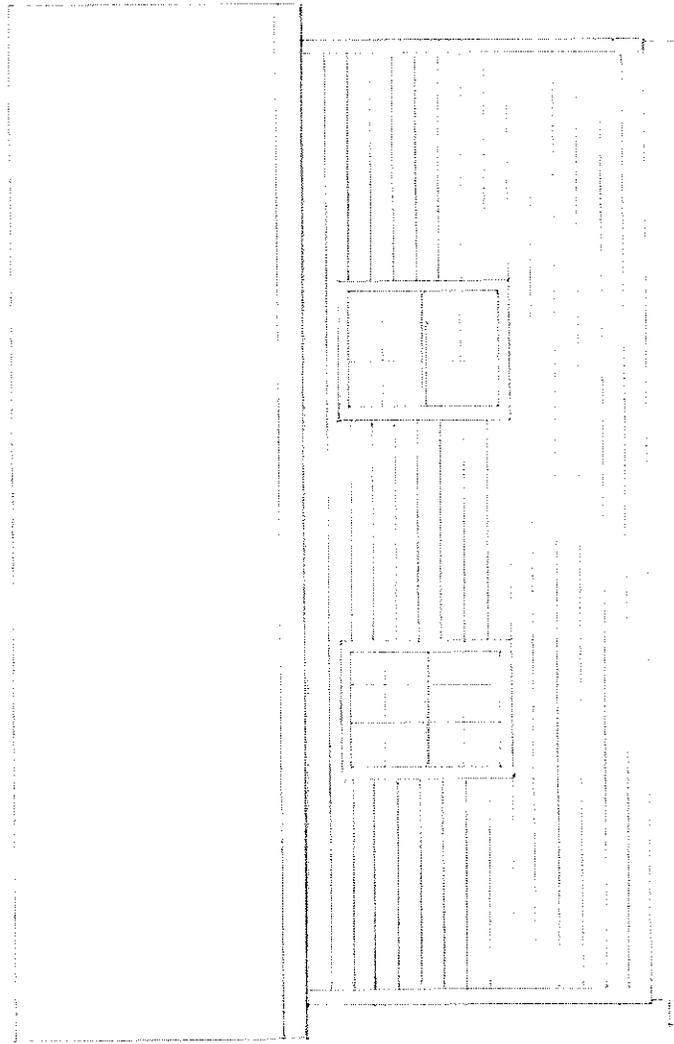
SKILLMAN GARAGE
 307 E MAIN ST
 BERRYVILLE VA.
 22611

Scale: 1/8" = 1'-0"
 1/4" = 2'-0"
 1/2" = 4'-0"



20'
 NORTH ELEVATION

SCALE 1/8" = 1'-0"

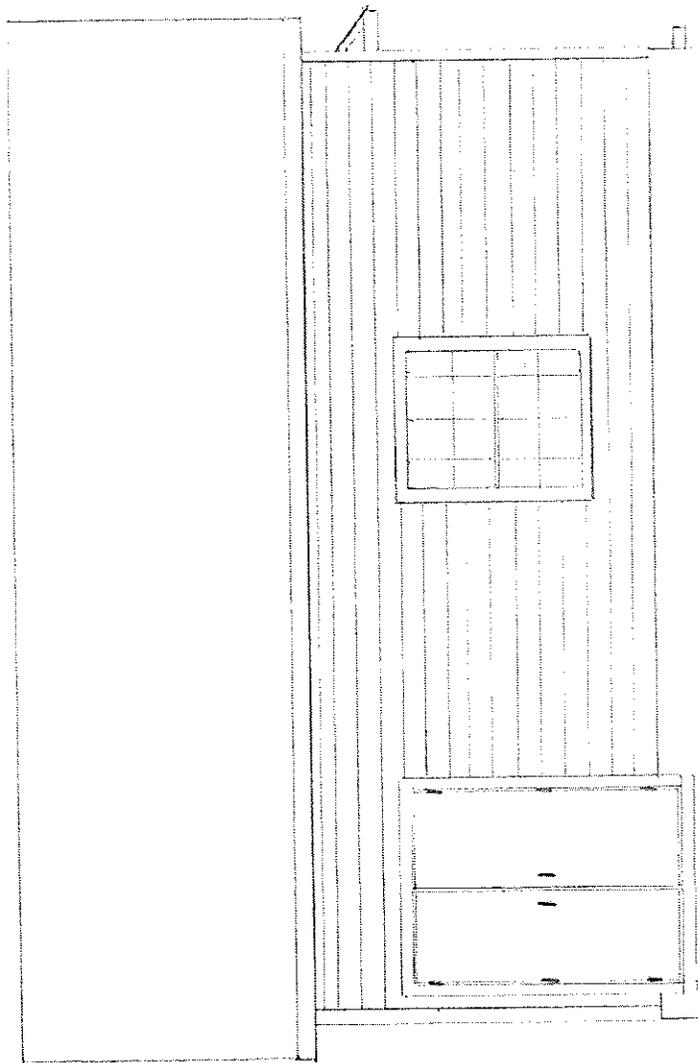


WEST SIDE ELEVATION

SCALE 3/8" = 1'-0"

DATE: 10/1/54
BY: [Signature]

Drawn by: BUD CHERRY
1955
PROJECT: 100-100



28.5'

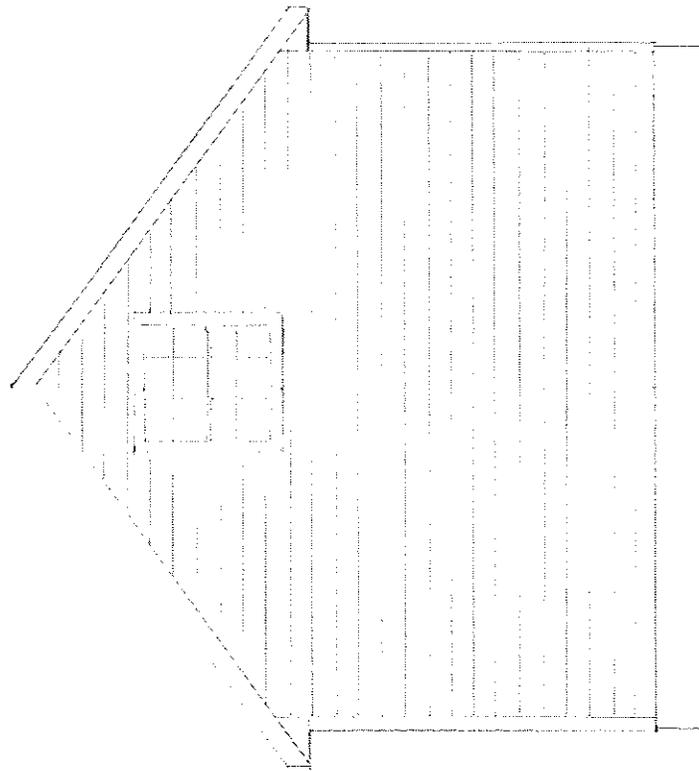
EAST ELEVATION

SCALE $\frac{3}{8}'' = 1'-0''$

C

C

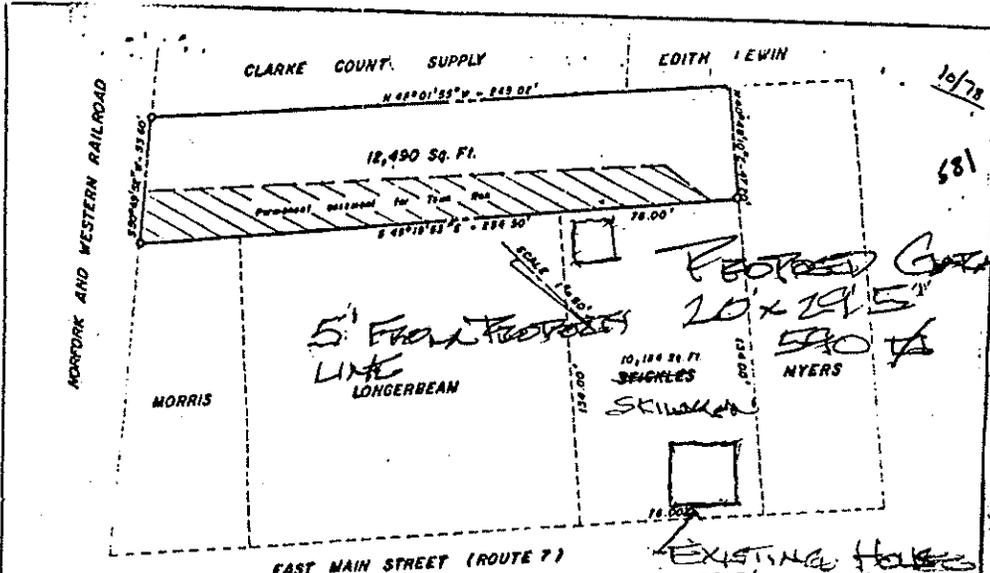
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DRAWING NO. 1000
 SHEET NO. 1000-17

SOUTH ELEVATION

SCALE 1/8" = 1'-0"



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE ABOVE PARCEL OF LAND WAS CONVEYED TO CHARLOTTE ANN STICKLES BY DEED DATED MAY 30, 1974 AND RECORDED IN THE CLARKE COUNTY COURT CLERK'S OFFICE IN DEED BOOK 108 AT PAGE 152.

BOUNDARY DESCRIPTION
 BEGINNING AT AN IRON PIN SET IN THE NORTH LINE OF THE LEWIN LAND AND CORNER TO MYERS LAND; THENCE WITH METERS N 60° 48' 10" E 47.80' TO AN IRON PIN SET; THENCE WITH A NEW DIVISION LINE OF STICKLES AND WITH THE SOUTH LINE OF LONGERBEAM AND MONROE E 49° 15' 55" E 854.30' TO AN IRON PIN SET IN THE WEST LINE OF THE NORFOLK AND WESTERN RAILROAD; THENCE WITH SAID NORFOLK AND WESTERN RAILROAD S 50° 49' 02" W - 89.80' TO AN IRON PIN SET; THENCE WITH THE NORTH LINE OF CLARKE COUNTY SUPPLY AND LEWIN LAND N 48° 01' 55" W - 248.00' TO THE BEGINNING.
 CONTAINING 12,490 SQ. FT.
 SURVEYED MARCH 30, 1974

OWNER'S CERTIFICATE
 THE ABOVE AND FOREGOING PARCEL OF LAND OF THE CHARLOTTE ANN STICKLES' PROPERTY AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNING OWNER.

THE ABOVE PARCEL OF LAND IS TO BE MERGED WITH AND BECOME ONE WITH THE EXISTING TRACT BELONGING TO SAMUEL W. MYERS AS DESCRIBED IN DEED BOOK 108, PAGE 1 AND NOT TO BE CONVEYED SEPARATELY THEREFROM.

Charlotte Ann Stickle acknowledged before me this 6th day of October, 1978.
 Judy A. Hight
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Jan. 7, 1980

307 E. MAIN ST
 BERRYVILLE, VA
 22611

12,490 SQ. FT.
 TRACT OF
 CHARLOTTE ANN STICKLES
 LOCATED IN BERRYVILLE
 CLARKE COUNTY, VIRGINIA
 SURVEYED MARCH 30, 1974
 REVISED SEPTEMBER 8, 1976

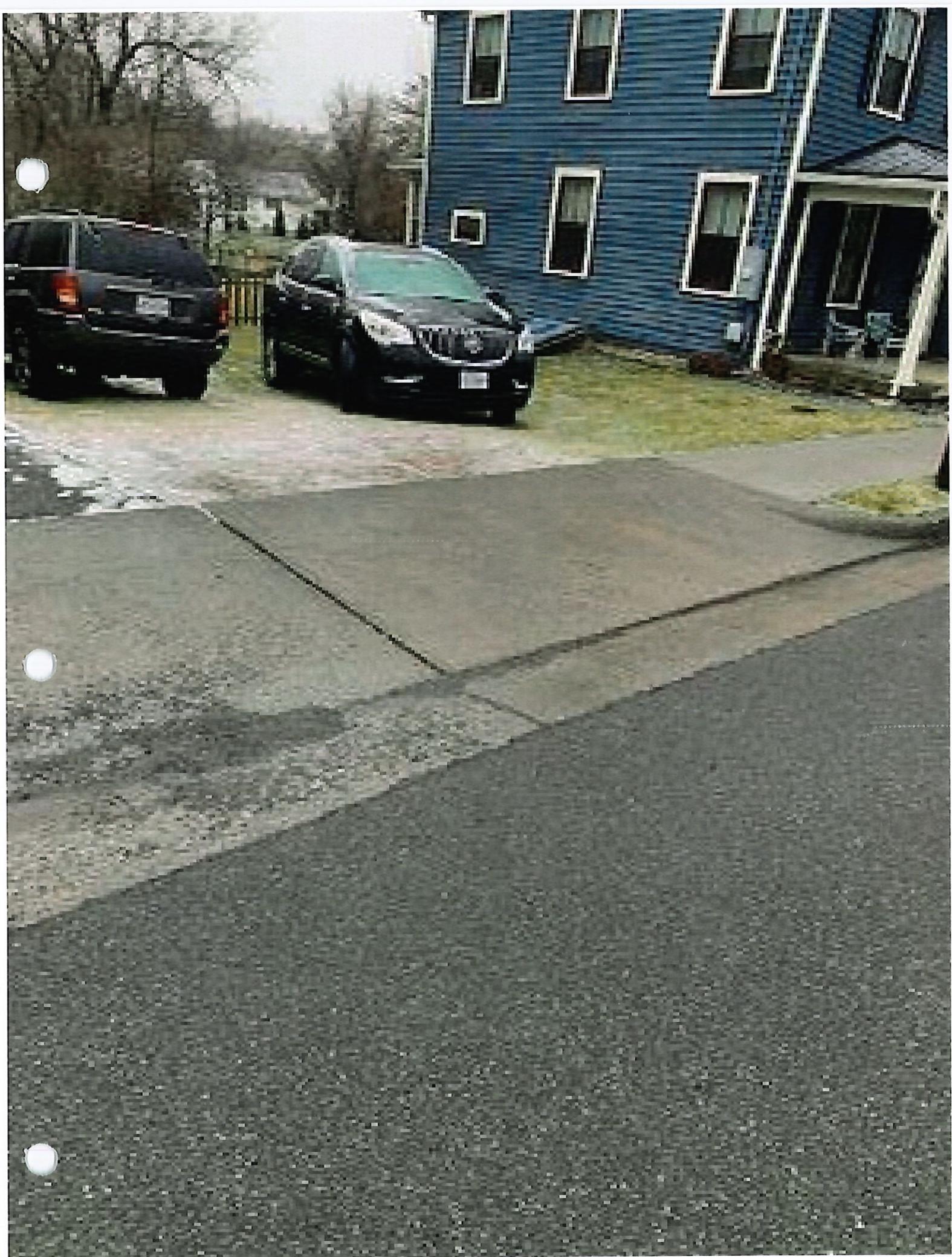
BERRYVILLE PLANNING
 COMMISSION
 APPROVED 8/7/78
 J. W. H. Hight
 CHAIRMAN



RECORDED in the Clerk's Office of Clarke County Court Clerk
 Nov. 1, 1979. This Deed was presented and with
 the required certificate of acknowledgment admitted to record at
 3:50 P.M. The taxes imposed by Section 88-64.1 to the
 amount of \$ 3.00 and by Section 88-84 of the Code
 of Virginia have been paid.

DATE: Jan 7 1980 CLERK





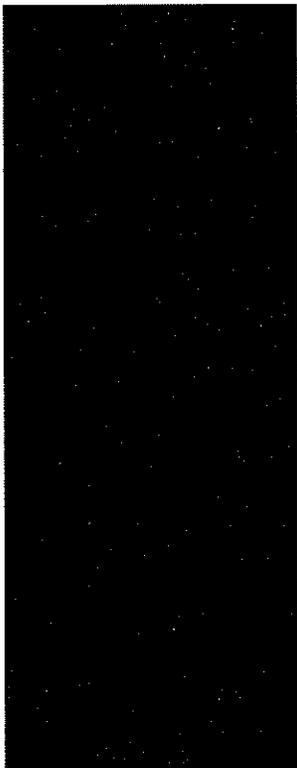
Weather Shield – Windows and Doors

SIGNATURE SERIES DOUBLE HUNG

Our Signature Series double hung windows boast innovative design and increased comfort in every state-of-the-art element. With two operating sash, these windows can be raised from the bottom and lowered from the top to maximize ventilation, in addition to tilting in for cleaning.

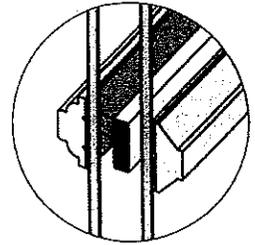




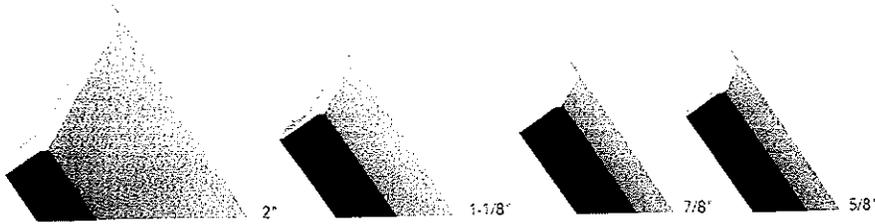


A Variety of Options

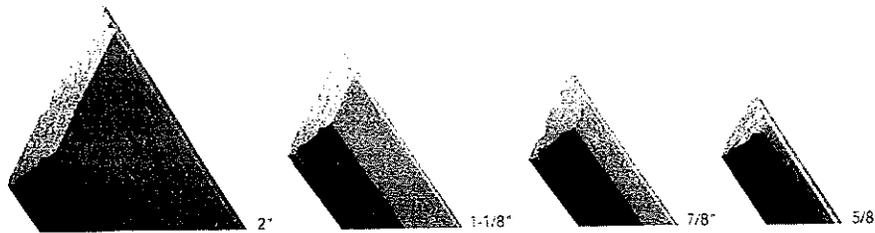
Choose from a selection of grille patterns and custom designs to achieve the perfect look from your home. We offer a **variety of bar widths and profiles**, and most grilles can be further personalized with Weather Shield's custom wood interiors.



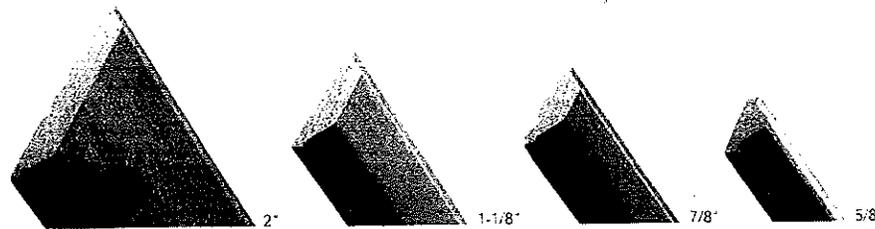
Putty Exterior Aluminum Profile



Colonial Interior Wood Profile



Putty Interior Wood Profile



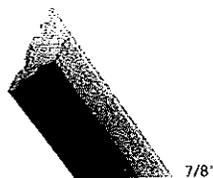
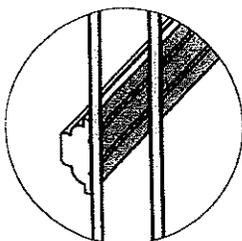
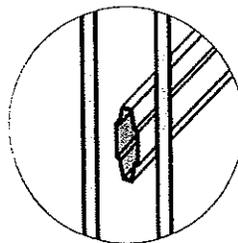
Powerful Design in a Look You Love Simulated Divided Lite (SDL) grilles blend cutting-edge modern efficiency with timeless aesthetics. These grilles replicate the appearance of classic single-pane windows, but pack powerful insulation in the form of exterior and interior grille bars, with or without an aluminum spacer bar for maximum efficiency.

Handwritten:
 7/8" SDL
 AS SHOWN
 TO MATCH
 THE EXISTING

Framed With You in Mind

Our concealed pin system allows the **perimeter grille frame** to snap securely in and out of place. As a result, the interior grille frame is effortlessly removed for easier cleaning.

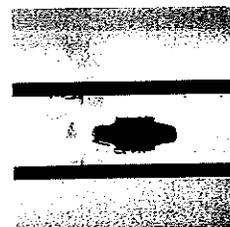
NIC



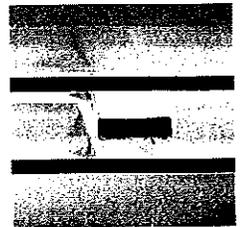
A Clear Perspective

Our **airspace grilles** seal sculptured or flat aluminum grille bars between two panes of glass so your windows are a breeze to clean and maintain — without compromising quality or aesthetics.

NIC

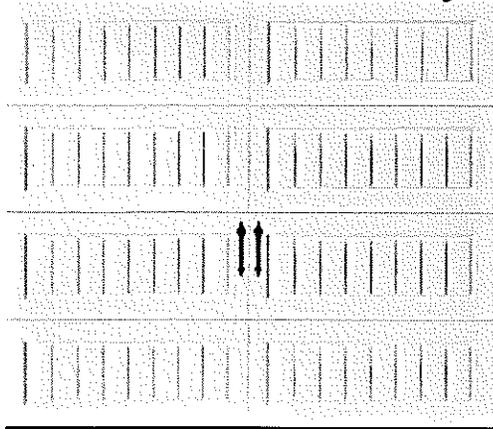


11/16" SCULPTURED



5/8" FLAT

Hillcrest 3138 by Amarr



12'x8' white finish

- ★ Standard Duty
- 3-Layer Insulated Door

FEATURES

OVERHEAD type door with carriage house designs

- 3-layer insulated door = **steel + insulation + steel**
- 27 gauge interior and exterior steel
- 1-3/8" polystyrene insulation core bonded to steel
- 6.48 R-value (thermal protection)
- Lifetime limited warranty on the paint and finish
- 3 year hardware warranty
- 7-8 week production + 2 week transit time estimate
- Production orders cannot be cancelled after 2 business days.

NEW OPTIONS by special request (call to order):

- R-value 9.05 upgrade for 6% fee, except Hunter Green and standard Gray color
- Charcoal Gray color is available at no cost
- Black Color (\$1.00 / Sq. Ft. extra cost)
- Frosted, tinted or obscure privacy glass (extra costs apply)
- Frosted or tinted INSULATED glass

Due to the impact of COVID-19, our vendors, carrier partners and distribution network are experiencing significant delays. It may take longer than usual for your order to arrive.