

1 **PURCELLVILLE BOARD OF ARCHITECTURAL REVIEW**
2 **TUESDAY, AUGUST 18, 2020, 7:00 P.M.**
3 **TOWN HALL COUNCIL CHAMBERS/VIRTUAL**
4

5 The meeting of the Purcellville Board of Architectural Review convened at 7:30 P.M. in Council
6 Chambers with the following in attendance:
7

8 **PRESENT VIA REMOTE PARTICIPATION:**
9

10 Pat Giglio, Chairman
11 Daniel Piper, Board member
12 Beth Goldsmith, Board member
13 Jim Gloeckner, Board member
14 Mark Ippoliti, Board member
15

16 **ABSENT:**

17 Ted Greenly, Council Liaison
18

19 **STAFF PRESENT:**
20

21 Andrew Conlon, Senior Planner
22 Dale Lehnig, Director of Capital Projects, Planning and Development
23 (remote)
24

25 **OTHERS PRESENT VIA REMOTE PARTICIPATION:**
26

27 Don Crigler, Architect
28 Dawn Haddock, Principal Emerick Elementary School (Via Telephonic)
29 Ms. Jenn Tribino, PTO President
30

31 **CALL TO ORDER:**
32

33 Chairman Giglio stated that we have a full complement of our BAR members, and that Andy
34 Conlon is the staff person.
35

36 Mr. Andrew Conlon, Senior Planner, stated that he doesn't believe that Council member Ted
37 Greenly is on the call, but that he is our new Council member liaison from the Council to the
38 BAR. Chairman Giglio stated that since we don't have any members of the public, we will move
39 on to our first action item.
40

41 **ACTION ITEMS – NEW CONSTRUCTION:**
42

43 **a. CDA20-05 Catoctin Corner Building #8 @ 1231 Wolf Rock Drive**
44

45 Chairman Giglio stated that the first action item is CDA20-05 Catoctin Corner Building #8 @
46 1231 Wolf Rock Drive. He inquired whether or not we have someone on the line representing
47 the Application.

1 Chairman Giglio stated that we are all very familiar with this site and asked the architect, Don
2 Crigler, to just give us a quick verbal description on what was done with this design.

3
4 Mr. Crigler stated that he would like to start with the fact that we are not changing any of the
5 exterior colors, and previously approved exterior color schemes there. He stated that what we did
6 is, originally this building was designed for a daycare center. The daycare center had multiple
7 entrances along sides and arrears. The classrooms needed to get to the exterior activity sites. The
8 daycare is no longer interested in the building, and Holtzman is now developing the building to
9 be three retail pad sites. We don't have any confirmation of exactly what's going in here, but do
10 know that there are going to be three tenants.

11
12 Mr. Crigler stated that what we have done is we have added two entrances on the front of the
13 building, the elevation view to the south is the one that faces Route 7. On the sides, we have
14 taken some windows out. On the west elevation we have kept the door basically in case that
15 Tenant A becomes two tenants instead of one tenant. The rear of the building backs up to the end
16 of the site, which you can't see from either road. We have our typical service entrances for
17 typical retail, for stockrooms and things like that. That's the essence of the Application. We tried
18 to keep it symmetrical, and in keeping with the balance of the projects on the site.

19
20 Chairman Giglio stated that he appreciates that, and in looking at the design, they are carrying
21 over a lot of those same elements that we see in some of the other buildings. The use of common
22 entrances unites the south elevation, breaking it up with those different types of roof forms in
23 there. Chairman Giglio had no comments on the Application, and turned it over to the other
24 members if they have any comments.

25
26 Board member Ippoliti inquired of Chairman Giglio whether or not we will be approving the
27 situation for two tenants or three tenants. It was just explained they are providing some flexibility
28 in case it goes one way or the other.

29
30 Chairman Giglio stated that he thinks we are looking at three tenants. He stated that if you look
31 at the south elevation, basically three in the front, and the potential when you look at that west
32 elevation, with that other door if it were to be subdivided into another tenant space. From a
33 technical standpoint, the entrances really help to break it up, and with the primary south and west
34 elevations are really what you see from the public right-of-way and also from the retail center
35 itself.

36
37 Board member Ippoliti thanked Chairman Giglio for that clarification.

38
39 Board member Dan Piper stated that he guessed based on the Application, the color looks the
40 same as the old version, and would suggest that what you are applying for is the three entries as
41 we just discussed. It's not like you're asking for two-thirds of these three entries, this will be the
42 look of the building.

43
44 Mr. Crigler agreed with Board member Piper.

45
46 Chairman Giglio stated and just for the record, it is the matching green roof, the matching stone
47 that is there. He stated overall using the same common architecture element. It appears that we

1 don't have any other comment, and would like to move forward and make a Motion. He inquired
2 whether or not there was any other comment from BAR members.

3
4 **Motion by Chairman Pat Giglio, Second by BAR member Mark Ippoliti that the Board of**
5 **Architectural Review Approve CDA20-05 Catoctin Corner Building #8 @ 1231 Wolf Rock**
6 **Drive as Submitted.**

7
8 **Voice Vote: All Ayes**

9 **Motion Carried: 5-0**

10
11 Chairman Giglio thanked Mr. Crigler for his presentation.

12
13 **b. CDA20-06 LCSB/Emerick Elementary Detached Pavilion & 440 S. Nursery**
14 **Avenue**

15
16 Chairman Giglio stated that our next Application on the Agenda is: CDA20-06 LCSB/Emerick
17 Elementary for an attached pavilion at 440 Nursery Avenue South. This is located to the rear of
18 the building and abuts some residential areas to the back. We will go ahead and just let the
19 Applicant do a quick run through then open it up to discussion.

20
21 Mr. Conlon inquired of Principal Haddock if she wanted to speak.

22
23 Ms. Jenn Tribino stated that she is the PTO President, and that Ms. Haddock text messaged her
24 that she was having difficulty with her audio and she is on her phone. Ms. Tribino offered to
25 provide the overview of the project and that she can text Ms. Haddock the information if she
26 needs to add some things or is having trouble. Chairman Giglio agreed.

27
28 Ms. Tribino stated that for several years they have been looking at trying to put a pavilion at the
29 school so we can have an option for an outdoor classroom. They have been raising funds for
30 several years and looking at several different companies. Initially, they had tried to keep
31 everything local, but with their budgetary restrictions they decided to go with the Amish Country
32 Gazebos who gave a great option for a pavilion at a very good price range. Ms. Tribino asked if
33 there were any particular questions on the application.

34
35 Principal Haddock stated that we are looking at putting in an outdoor classroom in the back of
36 our school located right behind the cottage. Some people might call it a trailer. We are hoping to
37 put our outdoor classroom out there where we will be able to setup for an outdoor classroom
38 where students will be able to come out. Our goal is to build on it, put gardens out there so our
39 students can learn the importance of the farm life back to your table with it. And just putting in a
40 place where we can move kids, even on a rainy day outside, to get outside and enjoy the fresh air
41 with it. We are working with an Amish Gazebo Company who has been very responsive. They
42 gave them really clear directions on how they are going to build it, and you will not be able to
43 see it from the street. It is definitely in the back of the school and is something that we want to do
44 to build instructional ideas and directions from the outdoor life for our children at Emerick.

45
46 Chairman Giglio stated that the open pavilion is something that we have approved in other
47 locations and some of the town pavilions that are over at Fireman's Field we have approved. It is

1 very similar to those. He asked about the selection of the roof color, which is a Riviera Red. He
2 inquired how that was selected, because again, a lot of times when we look at these buildings, we
3 are looking at other buildings around it for compatibility. He stated that a lot of the roofs here in
4 town are gray or black asphalt shingle. He stated that he has concerns about the color, and
5 particularly since it would be viewed from adjacent properties, and knows there is a tree line
6 there, but it is close to the residence on the other side. Chairman Giglio added he is just trying to
7 think about that and how it blends in a little better.

8
9 Board member Goldsmith stated that it also shows on the elevation that it appears to be gray
10 versus red, unless that is Riviera Red.

11
12 Chairman Giglio stated that the spec sheets are calling out Riviera Red/asphalt shingles. Board
13 member Goldsmith stated that it looks gray when she is looking at it. Principal Haddock stated
14 that we are totally fine to go with gray if you want to. She stated that our thoughts behind it, of
15 course, are we like color and brightness in life. But if you feel as a community that you want to
16 go with that gray, we most certainly can switch back if that is what you would like.

17
18 Chairman Giglio stated that we at BAR have consistently tried to do more traditional colors
19 when it comes to roofing and you will see it throughout Town. Even after the last Application we
20 talked about it at Catoctin Corner, where it's the traditional green standing seam roof and it
21 carries over to the asphalt shingles. He stated the darker gray or black will blend in much better,
22 particularly once that foliage is gone and it won't be as much of a visual impact. That would be
23 his recommendation moving forward, and turned it over for discussion.

24
25 Board member Piper stated that he sees in the Application it says, "Colors are TBD" and asked
26 what other colors are being considered.

27
28 Principal Haddock stated that we have a cedar as the wood is what it is going to be. It is a cedar
29 wood to build up the building. That's the only other color, only the cedar and the roof. The
30 Riviera Red matches the brick obviously at the school. It is only the cedar wood that is going to
31 be there and that's it.

32
33 Chairman Giglio stated that most likely with your cedar, you are just going to let that age
34 naturally, so that will develop kind of a grayish kind of red color as it ages. That will work out
35 well in terms of providing some color and then with that contrasting gray or black roof should
36 work out pretty well. Chairman Giglio stated to the Applicant that you are not planning on
37 painting it, is that the understanding. Principal Haddock stated they are not.

38
39 Chairman Giglio stated so what we will do, just for clarification, since it's not on the record right
40 now, as our condition, we will also include that the cedar will just be natural stained cedar, so
41 that the color scheme is clear, so that we don't end up with a pink or purple pavilion. Principal
42 Haddock agreed.

43
44 Principal Haddock stated definitely we can either go with the black or the slate color roof with it
45 if the BAR is happy with the design.

1 Board member Gloeckner stated looking at the PDF of the submission, he was wondering if the
2 brackets at each column, whether they were printed to scale or not. He wants to make sure that
3 they are large enough that they don't look like they are just there as decoration. They should take
4 up enough of the corner where the post meets the eave of the roof or the fascia. Then it looks like
5 a nice brace even if it's just a 4 x 4. If they are a little "T" thing he thinks you do a disservice to
6 how it looks, and it is just a thing of proportion. He is sure the company knows exactly what we
7 are talking about and that it might just be the PDF of the print they look more sales brochure like.
8 Ms. Haddock agreed. Board member Gloeckner stated if it just had a nice proportional corner
9 bracket at each column. He stated that when you look at it you will see in the business
10 application. He has no objection.

11

12 **Motion by Chairman Pat Giglio, Second by Board member Goldsmith to Approve CDA20-**
13 **06 LCSB/Emerick Elementary Detached Pavilion @ 440 Nursery Avenue South Subject to**
14 **the Following Condition(s) and/or the Following Recommendations:**

15

16 **1. That the Roof shall be Black or Dark Gray Asphalt; and that the Cedar**
17 **Framing will be a Natural Stain.**

18

19 **Voice Vote: All Ayes**

20 **Motion Carried: 5-0**

21

22 **ACTION ITEMS – OTHER:**

23

24 None

25

26 **DISCUSSION ITEMS:**

27

28 Chairman Giglio thanked everybody. He stated for the BAR members it does not appear that we
29 have any other items for discussion.

30

31 **INFORMATION ITEMS:**

32

33 Chairman Giglio inquired of Mr. Conlon whether or not he has had any discussions about any
34 upcoming Applications, or anything we should be aware of. Mr. Conlon stated that there is
35 another potential pavilion, very much like the one that was just approved that's been discussed.
36 The Application has not yet come in, and that is the only thing that he sees at this point. Board
37 member Goldsmith inquired where that one is. Mr. Conlon stated at the Tae-kwon-do School on
38 21st Street.

39

40 Chairman Giglio stated that we spoke to them probably about two years ago about that. That one
41 has been sitting on the backburner for a little while still. Board member Piper stated that when
42 they built that gazebo that we approved it wasn't very big. Chairman Giglio stated there is a
43 smaller one. So, down near the playing field they had a temporary tent at one point. They were
44 going to go with something more permanent down near those playing fields in the future. He
45 hasn't seen any plans for it but knows that was part of the discussion there. We did do kind of a
46 little smaller outdoor area much closer to the building itself. Mr. Conlon stated that he will add

1 that the slab for the pavilion has been in place for some time. Again, they haven't submitted the
2 Application to build the pavilion.

3
4 **APPROVAL OF MINUTES:**

5
6 None

7
8 Chairman Giglio stated that we don't have anything else on our Agenda, and asked for any
9 additional comments.

10
11 Chairman Giglio stated that he appreciates Mr. Conlon setting up the virtual meeting, and as we
12 move forward, if we can continue to have the ability to do this, he would prefer to take advantage
13 of it. He stated just doing our part not to have unnecessary exposure. He appreciates the town
14 doing the work and coordinating this. He knows that it is much harder doing these virtual
15 meetings and coordinating everyone speaking and everything else.

16
17 Board member Piper stated that if we have any elaborate submittals, we probably need the
18 opportunity for the screen to be shared so that we can all be looking at the same thing at the same
19 time. Board member Goldsmith stated that she agrees. Chairman Giglio requested that moving
20 forward to maybe put together some type of PowerPoint with the graphics and everything else.
21 That way, at least we can have it on the screen, and both the Applicant and the BAR will be able
22 to talk to those particular slides as we go through it. He agrees that with the ones we had this
23 evening it wasn't necessary. We will take it case-by-case and kind of figure that out on the fly
24 because we are all kind of learning through all these.

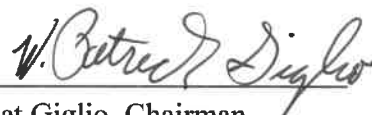
25
26 **ADJOURNMENT:**

27
28 **Motion by Board member Piper that the Board of Architectural Review close the Meeting**
29 **of August 18th, 2020 at 7:20 P.M.**

30
31 **Voice Vote: All Ayes**

32 **Motion Carried: 5-0**

33
34 Respectfully submitted by Faith Stine.
35

36
37
38 
39 Pat Giglio, Chairman

40
41 
42 Diana Hays, Town Clerk
43