

MINUTES
BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING
MARCH 21, 2017, 7:30PM
TOWN HALL COUNCIL CHAMBERS

PRESENT: Pat Giglio, Chairman
Mark Ippoliti, Board member
Beth Goldsmith, Board member
Nedim Ogelman, Council Liaison

ABSENT: Dan Piper, Vice Chairman
Jim Gloeckner, Board member

STAFF: Daniel Galindo, AICP, 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 7:30 PM.

AGENDA AMENDMENTS:

None

BOARD MEMBER DISCLOSURES:

None

PUBLIC COMMENTS:

None

ACTION ITEMS – AMENDMENTS:

a) CDA17-03 Catoctin Corner Building 3 & 4 Amendment #2

Daniel Galindo clarified that this item relates to awnings for a Dunkin' Donuts. The applicant was not present, so no action was taken.

b) CDA17-05 – Catoctin Corner Building 1A/1B/2 Amendment #1

The applicant presented the proposed changes to the building designated as “Building 1A/1B/2” in the Catoctin Corner development.

Chairman Giglio stated that the minor changes maintain the original rhythm that was presented and are in line with the design guidelines.

Chairman Giglio made a motion that the BAR approve CDA17-05 Catocin Corner Building 1A/1B/2 Amendment #1 as presented. The motion was seconded by Board member Ippoliti and carried with two absent.

c) CDA17-06 – Catocin Corner Building 3 & 4 Amendment #3

The applicant presented the proposed changes to the building designated as “Building 3 & 4” in the Catocin Corner development.

Council member Ogelman asked about the context and compatibility of the design guidelines and how compatibility is factored in. Chairman Giglio stated that they are looking for a vernacular architectural form that falls in line with other items.

Board member Ippoliti made a motion to approve CDA17-06 – Catocin Corner Building 3 & 4 Amendment #3 for removing the window in favor of the areas for signage with all other elements remaining the same. Chairman Giglio seconded the motion and it carried with two absent.

d) CDA17-07 – Catocin Corner Building 6A/6B Amendment #1

The applicant presented the proposed changes to the building designated as “Building 6A/6B” in the Catocin Corner development.

Chairman Giglio referenced the south elevation and asked if the applicant had considered shifting the window over to accommodate the signage. The applicant stated that they could look into it.

Chairman Giglio made a motion that the BAR defer action on CDA17-07 – Catocin Corner Building 6A/6B Amendment #1 in order to provide the applicant the opportunity to consider adding an additional window on the south elevation as presented. The motion was seconded by Board member Goldsmith and carried with two absent.

ACTION ITEMS - NEW CONSTRUCTION:

a) CDA17-04 – Catocin Corner Building 7

Chairman Giglio moved this item up on the agenda since it is part of the same development as the previous applications.

The applicant noted that the BAR had previously approved a different design for a new building at this location; however, the design has changed since the use of the building has changed. The applicant then presented the proposed design for the new building.

Daniel Galindo asked the applicant to confirm that the mechanical equipment for this building would be located on the roof as it is for other buildings in the development. The applicant confirmed that they would be located on the roof. Daniel Galindo then asked about the color of the proposed shake siding noting that it appeared to be the same color as the other siding on the building. The applicant confirmed that the color of the shake siding would be the same as the other siding.

Chairman Giglio made a motion that the BAR approve CDA17-04 Catocin Corner Building 7 as presented. The motion was seconded by Board member Ippoliti and carried with two absent.

ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITION:

a) CDA17-08 – Anthony’s Restaurant Addition

Tony Keya, owner of Anthony’s, came forward and stated he would like to cover the walkway. Mr. Keya stated a second and third phase would be presented at a later date.

Chairman Giglio stated that the guidelines do not support the use of Dryvit; however, he feels it is appropriate in this situation since it blends with the masonry work. Chairman Giglio referenced the proposed tower and the door size in proportion to the tower; he stated that he feels it is undersized and suggested increasing the width of it to create the corner element.

Chairman Giglio noted a projection that was missing from the phase one drawings. Chairman Giglio stated that the roofing materials should match the standing seam metal roof, and he noted concerns with the green on the roof as compared to the color palette being used and general compatibility around Town.

Chairman Giglio made a motion to defer CDA17-08 – Anthony’s Restaurant Addition to a future meeting in order to incorporate recommendations discussed at the March 21, 2017 meeting.

Board member Ippoliti asked if there would be any additional detail from a design perspective for what phase one would actually look like. Chairman Giglio stated that would be provided as well as cut sheets with materials.

Chairman Giglio referenced the window surrounds and stated that if there is an opportunity to add detail or coloration to break them up to do so.

The applicant asked about submitting electronic drawings rather than having the expense of paper drawings for updates. Chairman Giglio agreed and added that 8 1/2” x 11” could be included in the packet.

The motion was seconded by Board member Goldsmith and carried with two absent.

ACTION ITEMS - NEW CONSTRUCTION:

b) CDA17-09 – Valley Self Storage

Chairman Giglio disclosed that he spoke with the architect and owner prior to submission of the materials but that there are issues in conforming with the design guidelines. Chairman Giglio added that the design appears to be a blend of multiple boxes that do not work together and recommended that the applicant try to develop some type of corner detail to anchor it to the street then talked about breaking up the blank façade. Chairman Giglio noted that a tinted glass is being proposed and that the design guidelines preclude that. Chairman Giglio stated that there are too many dissimilar materials and the materials conflict and do not provide a unified design.

Chairman Giglio recommended that the applicant orient the buildings toward the roadway and provide four sided architecture, simplify the number of materials, provide more window openings or faux opening details similar to Southern States to break up the mass of the wall, utilize windows and doors with traditional dividing lights, do not use tinted glass, review the awning as it is not in proportion to the building, show loading bays with overhead doors, divide building elements into bottom, middle and top, provide a substantial cornice, and consider the use of split-face block with earth tone materials.

Chairman Giglio stated that, in his discussion with the applicant, he said that it would be appropriate to have a pre-application discussion about these issues and provide some guidance.

Since the applicant was not present, no action was taken.

Daniel Galindo stated he would provide the comments to the applicant.

ACTION ITEMS – OTHER:

None

DISCUSSION ITEMS:

None

INFORMATION ITEMS:

- a) **CDA17-02 – Wells Fargo Exterior Modifications – Notice of Minor Project Exemption**

Daniel Galindo stated that the issue the bank has is that the driveway that connects the Shop-n-Save parking lot to the bank slopes down, and when there are heavy rains it infiltrates the building through the door. The proposal is to close that off and to replace the door with a window and matching brick infill.

Chairman Giglio added that the proposed window matches the existing and is not a substantial alteration.

Board member Goldsmith asked about the single brick window and instead to use the existing opening and fill in brick at the bottom, and feels it would be nearly impossible to match the brick.

APPROVAL OF MINUTES:

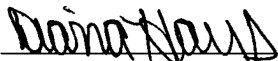
a) January 17, 2017 Regular Meeting

Chairman Giglio made a motion to approve the minutes of the January 17, 2017 Regular Meeting as submitted. The motion was seconded by Board member Ippoliti and carried with two absent.

ADJOURNMENT:

There being no further business, Chairman Giglio made a motion to adjourn the meeting at 8:21PM. The motion was seconded by Board member Ippoliti and carried with two absent.


Pat Giglio, Chairman


Diana Hays, Clerk of Council