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March 19, 2014

Mark Nelis, Member/Manager
Chapman Group, L.C. & Martinsburg Plaza, L.C.
196 N. 21st Street
Purcellville, VA 20132

RE: CDA13-11 Vineyard Square

Dear Mr. Nelis:

This letter is to inform you that the Board of Architectural Review (BAR) at their December 18, 2013 meeting approved CDA13-11, an application for design approval for a mixed use building to be located at the southeast corner of North 21st Street and East O Street, with the following conditions:

1) For height, the tallest portion of the building forming the corner of North 21st Street and O Street shall be no taller than two to three stories, measured from the existing grade on 21st Street, to maintain a gradual transition between the proposed buildings and the existing buildings for the building to be in conformance with the Design Guidelines (5d.iii, p.7) and the Zoning Ordinance (Criteria 1).

2) The tallest portions of the buildings comprising the rear (east) elevation shall be no taller than four stories, as measured from the existing grade on 21st Street, to maintain a gradual transition between the proposed building and the existing building streetscape in conformance with the Design Guidelines (5d.iii, p.7) and the Zoning Ordinance (Criteria 1). Decreasing the height of the proposed building will allow the building to better blend with neighboring buildings and complement the existing historic streetscape in conformance with the Design Guidelines (5a, p6) and the Zoning Ordinance (Criteria 2).

3) The use of the classical columns on the 21st Street elevation to form an arcade and support a pediment entry, which the applicant has referenced in discussions as a Jeffersonian expression, is not in keeping with the historic architectural style of Purcellville's downtown. The applicant shall eliminate the classical columns and

provide an alternative design which is compatible with the prevailing and recognized historic architecture character of Purcellville in conformance with the Design Guidelines (C1b, p10 & 9a, p17) and the Zoning Ordinance criteria (Criteria 1).

4) The turned baluster railing detail for the roof deck on 21st Street elevation is not in keeping with the historic architectural styles or the traditional building forms of Purcellville's downtown (DG 5b, p6). The applicant shall eliminate the baluster railing and incorporate a parapet wall with step cornice to better blend with the buildings in downtown in conformance with the Design Guidelines (C1b, p10 & 9a, p17) and Zoning Ordinance (Criteria1).

5) The pergola detail and freight depot expression located on the roof deck on the 21st Street elevation are not in keeping with the Historic Architectural styles or the traditional building forms of Purcellville's downtown and should be eliminated in keeping with the Design Guidelines (5b, p6) and Zoning Ordinance (Criteria 1). These elements are visible from the street and detract from the architecture of the building. The design guidelines call for the use of decorative parapets in meaningful cornices to terminate rooflines (9a, p17).

6) The final condition is the design of the rear elevation, which the applicant has referenced as the Agrarian Expression, introduces exaggerated design elements such as craftsman-inspired exposed rafters, stylized barn door shutters, a wall of aluminum and glass windows, and a corner element terminating in a silo-like roof which are not in keeping with the traditional architecture of Purcellville's downtown (DG 2, p10). The applicant shall eliminate the incompatible elements identified above and redesign the rear elevation with architectural features and elements similar to the North 21st Street and O Street elevations to provide design continuity around the entire building in conformance with the Design Guidelines (5b, p6) and Zoning Ordinance (Criteria 4).

On December 26, 2013, the BAR's decision regarding CDA13-11 Vineyard Square was appealed to the Town Council. The Town Council on January 14, 2014 affirmed the BAR's approval and conditions of CDA 13-11 including drawings submitted through December 18, 2013 subject to the following:

1) Modify Condition 1 – The portions of the building forming the corner of 21st and O Street shall be no greater than four stories, as viewed from the street level on 21st Street to maintain a gradual transition between existing buildings on 21st and 23rd Streets and the proposed building. Further, the proposed building elevations shall not exceed 47 feet six inches as identified on the plans dated December 18, 2013 submitted as part of CDA 13-11.

2) Modify Condition 2 – The portions of the building comprising the rear (east) elevation shall be no greater than five stories, as viewed from the street level on 21st Street, to maintain a gradual transition between existing buildings on 21st and 23rd Streets and the proposed building. Further, the building elevation shall not exceed 59 feet six inches as identified on the plans dated December 18, 2013 submitted as part of CDA 13-11.

3) As the Design Guidelines encourage the provision of traditional Tuscan or Doric round columns, and the BAR has previously determined that their use was compatible on other projects with the prevailing and recognized historic architectural character of the surrounding area, condition 3 shall be eliminated.

4) As the Design Guidelines identify only that the project should give attention to the incorporation of decorative parapets and meaningful cornice lines, rather than require their incorporation, condition 4 shall be eliminated.

5) Modify Condition 5 –

   a. Item 1 Pergola Detail – Retain this aspect of the condition.

   b. Item 2 Freight Depot Expression – As other buildings on 21st and 23rd Streets including the parking lot gazebo, the Train Station, Dillon Mill, Magnolia's Mill and the former livery stable provide similar elements, the expression is compatible with the recognized historic architectural character of the surrounding area, and this aspect of this condition shall be eliminated.

6) Modify Condition 6 –

   a. Item 1 Agrarian Expression – As other buildings on 21st and 23rd Streets including the parking lot gazebo, the Train Station, Dillon Mill, Magnolia's Mill, former livery stable and the former creamery evoke an Agrarian expression, the use of those elements is compatible with the recognized historic architectural character of the surrounding area, and this aspect of the condition shall be eliminated.

   b. Item 2 Silo-like Roof – Retain this aspect of the condition.

Please submit revised drawings reflecting the conditions of approval to this office for the file. Any future permits and applications associated with this development cannot be approved until these drawings are received and staff has determined they are in compliance with the conditions of approval.

Be advised that, unless appealed, the Certificate of Design Approval must be followed at all times, or a revised application must be submitted for review.

In accordance with Chapter 54, Section 54-78(f) of the Code of the Town of Purcellville, a Certificate of Design Approval is valid for one year from the date of issuance; accordingly, ***CDA13-11 shall expire January 14, 2015.*** If the project is not commenced prior to the expiration of your Certificate of Design Approval and thereafter diligently pursued in accordance with the approved certificate, a new certificate shall be required.

I am enclosing a copy of your Certificate of Design Approval for your records.

If you have any questions please do not hesitate to contact my office at (540) 338-2304.

Sincerely,

Daniel Galindo

Daniel Galindo, AICP
Senior Planner

Enclosure