

**MINUTES  
BOARD OF ARCHITECTURAL REVIEW  
REGULAR MEETING**

**DECEMBER 18, 2013  
7:30PM**

The Regular Meeting of the Purcellville Board of Architectural Review convened at 7:30p.m. and the following attended:

**PRESENT:** Pat Giglio, Chairman  
Dan Piper, Vice-Chairman  
Jim Gloecker, Board Member  
Greg Wagner, Board Member  
Mark Ippoliti, Board Member  
Keith Melton, Town Council Representative

**STAFF:** Patrick Sullivan, Director of Community Development  
Daniel Galindo, Planner II  
Tucker Keller, Planning Technician/Recorder

**CALL TO ORDER:**

The Regular Meeting of the Board of Architectural Review was called to order at 7:30PM.

**PUBLIC COMMENT:**

**Beth Mock**, owner of A Bane Solutions came forward to speak. Ms. Mock stated that she and her husband have lived in the Town for over 12 years, and each has a business in Town. She is wanting more for the kids to be able to do; an area that is safe that she can take her family to and let them walk in the streets. Kind of like a Reston Town Center Area where she feels safe and there are activities going on in the downtown area. She stated that just this past Sunday she took her elderly mother to downtown Purcellville, the 21<sup>st</sup> Street area, and they could not find parking. She had to drop her off, and then try to walk into the stores. So it would be nice to have some development down there, and some parking that is safe. She stated that even if you do want to spend money you can't because you can't find a place to park, and if it's raining or snowing or something like that, it's hard to get there. You can park behind Nichols, but then you're walking through the snow and slush and everything. Ms. Mock stated that she wanted to speak about Mr. Chapman. She stated that he is part of the Purcellville Business Association and has done a lot of work in the Town. He has built quality buildings. Their kids Pediatrician is in his building on Hirst Road, so she believes he is a person that can be trusted with developing the area and doing the right thing for the Town of Purcellville. He would be

one of our own someone who is vested in the Town. Ms. Mock stated that no one just hands you money. It takes a lot for a person to want to invest from a business owners stand point because you are not guaranteed to get that return. They are putting a lot up front hoping they can rent those spaces and get people in there and the tax revenue generated for the Town would be wonderful. Ms. Mock stated that this would be a great thing for the Town and for the younger families in Town.

**Drew Bab** came forward to speak. Mr. Bab stated that he has been talking before Boards of Architectural Reviews since the 70's going back to Alexandria where he renovated a number of houses, and he is not used to talking about moderation. He is used to advocating what he tries to do, but tonight he would like to strike a balance. Mr. Bab stated that what he thinks is great about this project is his admiration of Mark Nelis and John Chapman. He believes they are fine developers. He thinks that the idea of mixed use in Purcellville is great—bringing “livers not just buyers” into the Town, but the most important thing that he can say is that he saw online the 12 greatest developments that never worked this week. There was a word that struck out to him that said overreach for a number of these developments. He stated that the idea was good, but the density, the dimension and the size were too far up, out and back. He admires this development, and he hopes that the BAR can use this idea and bring it back to something that works with Purcellville and the context because that's what we are all about is context. Mr. Bab asked that the BAR urge the developer to compromise and bring it down and bring it back into a reasonable development.

**Don Nichols** came forward to speak. Mr. Nichols stated that he is the son of Ken Nichols who owns Nichols Hardware which is across the street from the proposed development, and last month he called the project a monstrosity and still believes it is. He stated that it is way too big, it's huge, it's tall, and asked that the BAR think about when you are coming around from Rt. 7 and look down onto 21<sup>st</sup> Street. You see, on both sides of the road, businesses that are one to two stories high and then suddenly there is going to be a six story thing that will tower above everything and will stick out and not blend in with the architecture that is there now. Mr. Nichols stated that a Historical District was set up and then everything gets changed, and he doesn't quite understand that. If things are going to be changed, then he believes it should be made to look like the stuff around it.

**Mike Jarvis** came forward to speak. Mr. Jarvis stated that today his son and he saw a historic picture of 21<sup>st</sup> Street in one of the restaurants, and his son said “well this looks exactly the same today.” He likes that aspect of the Town. He stated that it's the reason he moved to this Town and bought a house here. He stated that he commutes quite a distance to work because he doesn't want to live in a modern urban environment. He stated that he likes the history here and the rural nature of it. Mr. Jarvis stated that there have been a lot of things thrown out one way or another about preserving this, but he believes that as long as the historic cultural and natural feel of this area can be preserved then development is fine. He knows there are people with CAVE which is Citizens Against Virtually Everything, but that is not him. He has looked at different pieces of

this, and the proposed architectural design may not be the best match for the historic district. It seems like it is leaning a little more east like Reston, and as he said, he is not opposed to growth but the question is the growth for whom. This proposal is going to permanently alter the town. He doesn't know if it is compatible with the existing structures and believes it will canonize a small downtown so there are high vistas. If approved as proposed, he believes it will take away the small town character in terms of the external architectural features just on the mass and dimension alone of what he has seen. The BAR has a tough job, and he appreciates that. Mr. Jarvis stated that it seems to him the question is whether this will make the Town a more attractive and desirable place to live? Is it architecturally harmonious with its surroundings? Are architectural elements in the scale and proportion are they proportional? Does the height conform to accepted architectural principals for design? Mr. Jarvis stated that those were questions they were going to have to answer. He requested that the current proposal be redesigned, reduced in scale, and more consideration be given to surrounding neighbors. People that live in the Town. Mr. Jarvis stated that he does appreciate the fact that people are putting money and interest in this.

Chairman Giglio stated that there are no more public comments. He also stated that this meeting tonight was a continuation of the November meeting where the item was tabled and the applicant was asked to make some changes based on some of the BAR's recommendations where were based on the design guidelines.

Chairman Giglio asked the applicant to point out some of the changes that have been made in response to some of the BAR's recommendations.

Mr. James O'Brien representing O'Brien and Keene came forward to give a brief presentation to the BAR.

Chairman Giglio stated that, at this point, it appears that some of the recommendations that were made by the BAR at the last meeting where not incorporated in these changes, and at this point, he believes there is still a lot of room, based on the Design Guidelines, that could be improved on. One of the big ones is the larger issue of height and scale which has not been addressed in any of the drawings throughout the process and have continued to be a major discussion issue and something that is a concern for both the BAR and also in compliance with the Design Guidelines. He stated that there are opportunities to continue to work with this building to make it fit better with downtown Purcellville and address some of the design issues that they have talked about in the other meeting. At this point, he would like to ask the applicant whether they are willing to continue to work with the BAR to address some of those issues in follow up meetings or where everyone is at this point.

Mr. Nelis stated that the staff report outlined 14 issues to address and to the best of their ability they addressed six or seven of them. He stated that several Board members are design professionals who probably understand the hazards of compromising a design. Sometimes you get to a point where you are better off not moving forward than continue

to compromise. Mr. Nelis stated that he takes exception to the Chairman's comments about the building not being designed on all four sides. He stated that if you stand behind Magnolia's or his building it does not look like the front of the building. Mr. Nelis stated that they need to be able to build a 65 foot building for this project to be successful. He stated that on any other issues they would be happy to continue working with the BAR.

**ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITIONS:**

None Scheduled

**ACTION ITEMS - AMENDMENTS:**

None Scheduled

**ACTION ITEMS – NEW CONSTRUCTION:**

- a) CDA13-11 Vineyard Square (N 21<sup>st</sup> Street at E "O" Street)

Chairman Giglio stated that he has a motion prepared for this item which he will distribute and read so they can work together to get something that is agreeable and useable. He stated that he has tried to capture all conversations.

Chairman Giglio stated that there was an appeal of the BAR's decision for the retention of several of the brick buildings that were part of 21<sup>st</sup> Street and the Town Council overturned the BAR's decision so those will not be considered as part of the current design before the BAR.

Chairman Giglio made the following motion:

"I move that the BAR approve CDA 13-11 130 Vineyard Square with the following findings based on the Town's Design Guidelines as well as Town Code Section 54-96 Design Criteria for Architectural Control Overlay Districts and Zoning Ordinance Article 14A, Section 8 Design Criteria for Historic Corridor Overlay District.

The first finding is that the height of the proposed building is significantly taller than the adjoining buildings and the majority of buildings within the Historic District and as proposed does not blend with the neighboring buildings or streetscape as called for in the Design Guidelines (5a, p6) or the Zoning Ordinance (Criteria 1 & 2) and with that I have referenced the appropriate criteria.

The proposed design adopts architectural elements and features which are not compatible with the prevailing and recognized historic architectural character of the surrounding area. These elements should be eliminated or modified to provide a

design that is more in character with the traditional architectural style of downtown Purcellville in conformance with the Design Guidelines (5d(i) p.7 & C1(b)p.10) and the Zoning Ordinance (Criteria 1 & 4).

The following conditions shall apply to the proposed design based on the Town's Design Guidelines, Town Code and Zoning Ordinance criteria for Historic Overlay District.

For height, the tallest portion of the building forming the corner of North 21<sup>st</sup> Street and O Street shall be no taller than two to three stories, measured from the existing grade on 21<sup>st</sup> 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).

The second item is that 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 21<sup>st</sup> 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).

The use of the classical columns on 21<sup>st</sup> 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).

The turned baluster railing detail for the roof deck on 21<sup>st</sup> 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 (Criteria 1).

The pergola detail and freight depot expression located on the roof deck on the 21<sup>st</sup> 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).

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 21<sup>st</sup> 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)."

Motion: Chairman Giglio  
Second: Board member Piper  
Carried: 4-1 with Wagner voting Nay

**DISCUSSION ITEMS:**

a) None

**INFORMATION ITEMS:**

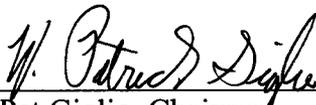
None Scheduled

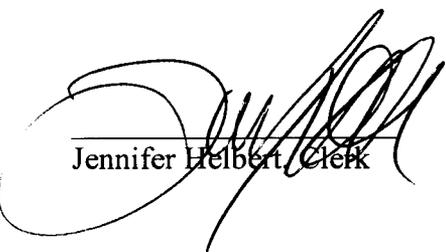
**APPROVAL OF MINUTES**

Chairman Giglio requested that the November 19, 2013 be revised to include a summary of the BAR's discussion.

**ADJOURNMENT:**

There being no further business the meeting adjourned at 8:59PM.

  
Pat Giglio, Chairman

  
Jennifer Helbert, Clerk