

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

The meeting of the Purcellville Board of Architectural Review convened at 7:00 P.M. in Council Chambers with the following in attendance:

**PRESENT VIA REMOTE PARTICIPATION:**

Pat Giglio, Chairman of BAR  
Daniel Piper, BAR member  
Beth Goldsmith, BAR member  
Jim Gloeckner, BAR member  
Mark Ippoliti, BAR member

**STAFF PRESENT:**

Andrew Conlon, Senior Planner

**OTHERS PRESENT VIA REMOTE PARTICIPATION:**

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

**CALL TO ORDER:**

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

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

**ACTION ITEMS – NEW CONSTRUCTION:**

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

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

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

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

8  
9 Mr. Crigler stated that what we have done is we have added two entrances on the front of the  
10 building, the elevation view to the south is the one that faces Route 7. On the sides, we have  
11 taken some windows out. On the west elevation we have kept the door basically in case that  
12 Tenant A becomes two tenants instead of one tenant. oThe rear of the building backs up to the  
13 end of the site, which you can't see from either road. We have our typical service entrances for  
14 typical retail, for stockrooms and things like that. That's the essence of the Application. We tried  
15 to keep it symmetrical, and in keeping with the balance of the projects on the site.

16  
17 Chairman Giglio stated that he appreciates that, and in looking at the design, they are carrying  
18 over a lot of those same elements that we see in some of the other buildings, so it kind of unites  
19 those, and too, in terms about along south elevation, breaking it up with those different types of  
20 roof forms in there. Chairman Giglio had no comments on the Application, and turned it over to  
21 the other members if they have any comments.

22  
23 Board member Ippoliti inquired of Chairman Giglio whether or not we will be approving the  
24 situation for two tenants or three tenants. It was just explained they are providing some flexibility  
25 in case it goes one way or the other.

26  
27 Chairman Giglio stated that he thinks we are looking at three tenants. He stated that if you look  
28 at the south elevation, basically three in the front, and the potential when you look at that west  
29 elevation, with that other door if it were to be subdivided into another tenant space. He thinks  
30 from a technical standpoint, the entrances really help to break it up, and with those primary south  
31 and west elevations are really what you see from the public right-of-way and also from the center  
32 itself.

33  
34 Board member Ippoliti thanked Chairman Giglio for that clarification.

35  
36 Board member Dan Piper stated that he guessed based on the Application, the color tile looks the  
37 same as the old version, and would suggest that what you are applying for is the three entries as  
38 we just discussed. It's not like you're asking for two-thirds of these three entries, this will be the  
39 look of the building.

40  
41 Mr. Crigler agreed with Board member Piper.

42  
43 Chairman Giglio stated and just for the record, it is the matching green, the matching stone that  
44 is there. He stated overall using the same common architecture element. It appears that we don't  
45 have any other comment, and would like to move forward and make a Motion. He inquired  
46 whether or not there was any other comment.

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

4  
5 **Voice Vote: All Ayes**

6 **Motion Carried: 5-0**  
7

8 Chairman Giglio thanked Mr. Crigler for his presentation.  
9

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

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

18 Mr. Conlon inquired of Principal Haddock if she wanted to speak.  
19

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

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

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

43 Chairman Giglio stated that one of the questions that he had in terms of design, the open pavilion  
44 is something that we have approved in other locations and some of the town pavilions that are  
45 over at Fireman's Field we have approved. It is very similar to those. The one thing that he was  
46 going to ask you about was the selection of the roof color, which is a Riviera Red. He inquired  
47 how that was selected, because again, a lot of times when we look at these buildings, we are

1 looking at other buildings around it for compatibility. He stated that a lot of the roofs here in  
2 town are gray or black asphalt shingle. He stated that he has a little bit of concern about that  
3 color, and particularly would be used from the adjacent properties, and knows there is a tree line  
4 there, but it is close to the residence on the other side. Chairman Giglio added he is just trying to  
5 think about that and how it blends in a little better.

6  
7 Board member Goldsmith stated that it also shows on the elevation that it appears to be gray  
8 versus red, unless that is Riviera Red.

9  
10 Chairman Giglio stated that the spec sheets are calling out Riviera Red/asphalt shingles. Board  
11 member Goldsmith stated that it looks gray when she is looking at it. Principal Haddock stated  
12 that we are totally fine to go with gray if you want to. She stated that our thoughts behind it, of  
13 course, are we like color and brightness in life. But if you feel as a community that you want to  
14 go with that gray, we most certainly can switch back if that is what you would like.

15  
16 Chairman Giglio stated that we at BAR have consistently tried to do more traditional colors  
17 when it comes to roofing and you will see it throughout. Even after the last Application we  
18 talked about it at Catocin Corner, where it's the traditional green blocks and it carries over to the  
19 asphalt shingles. He just believes with the proximity to those other residents nearby, that that  
20 darker gray or black will blend in much better, particularly once that foliage is gone and it won't  
21 be as much of a visual impact. That would be his recommendation moving forward, and turned  
22 turn it over for any other discussion.

23  
24 Board member Piper stated that he sees in the Application it says, "Colors are TBD" and asked  
25 what other colors are being considered.

26  
27 Principal Haddock stated that we have a cedar as the wood is what it is going to be. It is a cedar  
28 wood to build up the building. That's the only other color, only the cedar and the roof. The  
29 Riviera Red matches the brick obviously at the school. It is only the cedar wood that is going to  
30 be there and that's it.

31  
32 Chairman Giglio stated that most likely with your cedar, you are just going to let that age  
33 naturally, so that will develop kind of a grayish kind of red color as it kind of ages. That will  
34 work out well in terms of providing some color there and then with that contrasting gray or black  
35 roof with that and that should work out pretty well. Chairman Giglio stated to applicant that you  
36 are not planning on painting it, is that the understanding. Principal Haddock stated they are not.

37  
38 Chairman Giglio stated so what we will do, just for clarification, since it's not on the record right  
39 now, as our condition, we will also include that the cedar will just be natural stained cedar, so  
40 that coloration so that is clear, so that we don't end up with a pink or purple pavilion. Principal  
41 Haddock agreed.

42  
43 Principal Haddock stated definitely we can either go with the black or the slate color roof with it  
44 if the BAR is happy with the design.

45  
46 Board member Gloeckner stated looking at the PDF of the submission, he was wondering if the  
47 brackets at each column, whether they were printed to scale or not. He wants to make sure that

1 they are large enough that they don't look like they are just there as decoration. They should take  
2 up enough of the corner where the post meets the eave of the roof or the fascia. Then it looks like  
3 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  
4 how it looks, and it is just a thing of proportion. He is sure the company knows exactly what we  
5 are talking about and that it might just be the PDF of the print they look more sales brochure like.  
6 Ms. Haddock agreed. Board member Gloeckner stated if it just had a nice proportional corner  
7 bracket at each column. He stated that when you look at it you will see in the business  
8 application. He has no objection.  
9

10 **Motion by Chairman Pat Giglio, Second by Board member Goldsmith to Approve CDA20-**  
11 **06 LCSB/Emerick Elementary Detached Pavilion @ 440 Nursery Avenue South Subject to**  
12 **the Following Condition(s) and/or the Following Recommendations:**  
13

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

17 **Voice Vote: All Ayes**

18 **Motion Carried: 5-0**  
19

20 **ACTION ITEMS – OTHER:**  
21

22 None  
23

24 **DISCUSSION ITEMS:**  
25

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

29 **INFORMATION ITEMS:**  
30

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

38 Chairman Giglio stated that we spoke to them probably about two years ago about that. That one  
39 has been sitting on the backburner for a little while still. Board member Piper stated that when  
40 they built that gazebo that we approved it wasn't very big. Chairman Giglio stated there is a  
41 smaller one. So, down near the playing field they had a temporary tent at one point. They were  
42 going to go with something more permanent down near those playing fields is what was for the  
43 future. He hasn't seen any plans for it but knows that was part of the discussion there. We did do  
44 kind of a little smaller outdoor area much closer to the building itself. Mr. Conlon stated that he  
45 will add that the slab for the pavilion has been in place for some time. Again, they haven't  
46 submitted the Application to build the pavilion.  
47

1 **APPROVAL OF MINUTES:**

2  
3 None

4  
5 Chairman Giglio stated that we don't have anything else on our Agenda, and asked for any  
6 additional comments.

7  
8 Chairman Giglio stated that he appreciates Mr. Conlon setting up the virtual meeting, and as we  
9 move forward, if we can continue to have the ability to do this, he would prefer to take advantage  
10 of it. He stated just doing our part in not to have unnecessary exposure. He appreciates the town  
11 doing the work and coordinating this. He knows that it is much harder doing these virtual  
12 meetings and controlling everyone speaking and everything else.

13  
14 Board member Piper stated that if we have any elaborate submittals, we probably need the  
15 opportunity for the screen to be shared so that we can all be looking at the same thing at the same  
16 time. Board member Goldsmith stated that she agrees. Chairman Giglio requested that moving  
17 forward to maybe put together some type of PowerPoint with the graphics and everything else.  
18 That way, at least we can have it on the screen, and both the Applicant and us will be able to talk  
19 to those particular slides as we go through it. He agrees that with the ones we had this evening it  
20 wasn't necessary. We will take it case-by-case and kind of figure that out on the fly because we  
21 are all kind of learning through all these.

22  
23 **ADJOURNMENT:**

24  
25 **Motion by Board member Piper that the Board of Architectural Review close the Meeting**  
26 **of August 18<sup>th</sup>, 2020 at 7:20 P.M.**

27  
28 **Voice Vote: All Ayes**

29 **Motion Carried: 5-0**

30  
31 Respectfully submitted by Faith Stine.

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34 \_\_\_\_\_  
Pat Giglio, Chair

35  
36  
37 \_\_\_\_\_  
Kimberly Bandy, Deputy Town Clerk