

Clarke County

HISTORIC PRESERVATION COMMISSION

AGENDA

Wednesday - 2022 July 20 - 4:00 p.m.

Town/County Government Center

101 Chalmers Court

Berryville, VA 22611



1. Call to Order
2. Approval of Agenda
3. Approval of minutes for May18, 2022 [attachment 1]
4. New Business
 - PUBLIC HEARING: Certificate of Appropriateness – 214 White Post Road [attachment 2]
5. Public Comments
6. Report Executive Committee
7. Staff Reports
 - BZA Update
 - Bears Den Historic Marker Application Update
 - Other
8. Historic Consultant's Report
9. Battle of Berryville Grant
10. CLG/other Grant projects
 - Discussion of future projects/applications
11. Old Business
 - Demolition Criteria Ordinance
12. Commissioner Comments
13. Adjournment

**Town/County Government Center
101 Chalmers Court
Berryville, VA 22611**

**www.clarkecounty.gov
540-955-5132**

**Clarke County
Historic Preservation Commission (HPC)
Meeting Minutes – May 18, 2022**

A special meeting of the Historic Preservation Commission was held at NIKS Berryville (Neighborhood Italian Kitchen) restaurant located at 15 Crow Street, Berryville, Virginia on May 18, 2022 at 11:30am.

Present: Betsy Arnett (Chair), Page Carter, Billy Thompson, Robin York, Katherine Berger, Terri Catlett (Board Of Supervisors Liaison)
Phone In: None
Absent: Bob Glover (Planning Commission Liaison), Maral Kalbian (County Architectural Historian)
Staff: Jeremy Camp (Sr Planner / Zoning Administrator), Kristina Maddox (Office Manager / Zoning Officer)
Other: None

Call to Order: Chair Arnett called The Historic Preservation Commission to order at 11:34AM.

Approval of Agenda:

Chair Arnett entertained the motion to approve the HPC agenda for May 18, 2022. Mr. York moved to approve the motion, seconded by Ms. Berger.

Public Comments: None

Report of the Executive Committee: None

Staff Reports

BZA Update: Mr. Camp provided an update on the White Post garage case noting the County won the trial. He said the judge ordered the defendant to come into full compliance by January 13, 2023, but that he has an intermediary date of August 17, 2022 to submit plan intentions. Chair Arnett asked if the applicant would have to demolish the garage. Mr. Camp responded that he has various options to consider such as relocating, modifying, or demolishing the building. He stated that if the plans are to modify the building that it would require HPC review and approval. Mr. Camp said he would keep the HPC posted.

Historic Consultant's Report: None.

CLG/other Grant projects

Chair Arnett asked Mr. Camp to research when grant applications open and to confirm their annual deadlines. Mr. Camp said he would do so and distribute the details to the HPC. Mr. Camp added that the grant at Blandy that we were pursuing was no longer an option due to the availability of funding. Ms. Carter asked if there was a grant list. Chair Arnett said projects that have been discussed include updating some of the older historic register nominations and doing a survey of African-American cemeteries.

It was noted there are a few chapters remaining in Ms. Kalbian's book with an August deadline. Mr. Camp said he believed it should be completed by July's HPC meeting.

Old Business

Demolition Criteria Ordinance – Chair Arnett asked if a date has been scheduled for the Planning Commission to review the revised demolition criteria. Mr. Camp said that the information was presented to the Commission and that the details are first being reviewed by the Ordinance Committee. He said the

Planning Commission should be able to review the revisions at their next meeting and will then set a public hearing date possibly as early as July. Chair Arnett noted she would like to speak at the public hearing.

Battle of Berryville Grant – Mr. Camp said the HPC comments were finalized at the last meeting and were distributed to the consultant and that they would be able to address each comment by the end of May. Mr. Camp suggested an Executive Committee meeting to discuss the revision results and noted the July HPC meeting is the last one before the close out of the grant at the end of August. He also said that the consultants have yet to be paid until everything is brought to an acceptable level and confirmed they would return for a public presentation. Mr. Camp stated the focus is to obtain the best report possible and address the nomination later due to the significant public concerns. Chair Arnett commented that if we were to pursue a nomination that another grant would be needed and she doesn't see that there is enough public support to justify it unless the overall reaction is different at the next public meeting. She added that the research was done, information was gained, and that the consultants can still do a PIF (Preliminary Information Form) as it is part of the grant but does not obligate us to do a full nomination.

Historic Markers – Mr. Camp said he has yet to hear the decision from the state on the Bear's Den historic marker despite the fact the application was submitted early.

New Business

Chair Arnett had a discussion with Mr. Stavley of the Clarke County Historical Association who would like to create a walking tour app. As the HPC created a driving/walking tour app in the past, they would like to partner with us. Chair Arnett mentioned that she wanted to reach out to Adam Foster to discuss how he or his foundation might be able to be of assistance. Ms. Carter asked if Mr. Stavley had any ideas on what software to use to which Chair Arnett said they are still in the exploratory phase. Chair Arnett said the problem with Clarke County's driving tours is that so many of the properties are difficult to see from the right of way but with a virtual tour, we would be able to show historic and present photos. Chair Arnett would like to explore CLG grant possibilities but is concerned about the potential monthly costs of the app. Mr. Camp suggested exploring any type of regional app that we could possibly sync to. Mr. Thompson asked if users would pay a subscription fee to which Chair Arnett said it would be of no cost to users. Chair Arnett said Leesburg has both an app and a website which is helpful to those who prefer not to download apps.

Adjournment

There being no further items to discuss, the Historic Preservation Commission adjourned unanimously at 11:50AM. Mr. York moved to approve the motion, seconded by Ms. Berger.

Betsy Arnett, Chair

Kristina Maddox, Clerk



Clarke County Planning Department

101 Chalmers Court, Suite B

Berryville, Virginia 22611

(540) 955-5132

www.clarkecounty.gov

TO: Historic Preservation Commission

FROM: Jeremy Camp, Senior Planner / Zoning Administrator

RE: Certificate of Appropriateness Application
40 Berrys Ferry Road White Post, VA 22663 (TM#28A-A-57)

DATE: July 15, 2022

A public hearing is scheduled for July 20, 2022 to consider a new Certificate of Appropriateness application. The application was submitted by Seth and Sarah Mackay-Smith for re-roofing work at 40 Berrys Ferry Road. The application is attached with this memorandum.

The subject property is located within the Historic Overlay District. 40 Berrys Ferry Road is classified as a contributing structure within the White Post Historic District. Below is the write-up of the property from the historic district nomination form that is filed with the state and national registers.

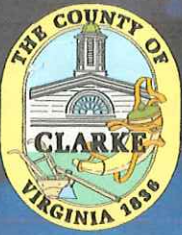
STEPHENS CITY ROAD

21-66-23 Lot 57: wood frame (weatherboard); 2½ stories; hipped with gables roof (standing seam metal); 2 bays; 1-story, 3-bay porch with turned posts, turned balusters, extends around to side. Detached house. Queen Anne. 1890s. Bracketed cornice, tower at s.w. corner is 3 stories with bracketed eaves and bell-shaped roof. Several frame farm buildings are east of the house. The most prominent residence in the community, this structure is a good example of Queen Anne-style architecture.

Pursuant to 6.2.5 of the Clarke County Zoning Ordinance, the HPC has the responsibility of reviewing major alterations within the Historic Overlay District and issuing approval of Certificates of Appropriateness when the proposed work satisfactorily meets the ordinances criteria. 6.2.5B-2 further specifies that repair or replacement of roofs qualifies as a major alteration.

A public hearing is required for major alterations. A public hearing was advertised for the subject application. The advertisement was run in the local newspaper on July 6, 2022 and July 13, 2022. Prior to action on this application the HPC should consider input from the public that may be received during the public hearing.

The County's Historic Consultant reviewed the application. A copy of the review checklist and recommendation is attached. The Historic Consultant has recommended approval of the application. Staff has no objections with this application.



Zoning Permit Application

General Information

Date: 8th July 2022

Tax Map ID#: 28A-A-57

Zoning District: RR

Lot Size: 1.98ac

Site Address: 40 Berrys Ferry Rd, White Post 22663

Property Owner's Name: Seth and Sarah Mackay-Smith

Property Owner's Mailing Address: same

Applicant's Name: same

Applicant's Mailing Address: same

Phone: 837-2529

Email: perchepon@msn.com

Proposal Description

Describe the proposed use and structures, then select the appropriate categories listed below.

<input type="checkbox"/>	New Single Family Dwelling	<input type="checkbox"/>	Change of Use	<input type="checkbox"/>	Electric
<input type="checkbox"/>	Garage, Attached	<input type="checkbox"/>	Remodel	<input type="checkbox"/>	Plumbing
<input type="checkbox"/>	Garage, Detached	<input type="checkbox"/>	Deck with Roof	<input type="checkbox"/>	Bathroom
<input type="checkbox"/>	Addition, Heated	<input type="checkbox"/>	Deck without Roof	<input type="checkbox"/>	Kitchen
<input type="checkbox"/>	Addition, Unheated	<input type="checkbox"/>	Agricultural (add form)	<input type="checkbox"/>	Bedroom(s)
<input type="checkbox"/>	Storage Shed	<input type="checkbox"/>	Pool, above-ground	<input type="checkbox"/>	
<input type="checkbox"/>	Other: re-roof ^{downer} from asphalt shingles to copper	<input type="checkbox"/>	Pool, in-ground	<input type="checkbox"/>	

Proposed Setbacks & Height

Complete all applicable blocks for proposed project. Write N/A if not applicable.

Measured to the closest point	Provided (Actual) (Distance in Feet)	Required (Ordinance) (Distance in Feet)
Front Property Line	N/A	
Side (Right) Property Line		
Side (Left) Property Line		
Rear		
Edge of Private Access Easement		
Springs/Sinkholes/Perennial Streams		100 Feet
Intermittent Streams or Wetlands		Depends on District ()
Maximum Height		
Maximum Impervious Surface		
Well Setback (See Clarke County Code Ch. 184)	✓	50 Feet - All Structures 100 Feet - Termite Treated



Zoning Permit Application (continued)

Additional Property Information

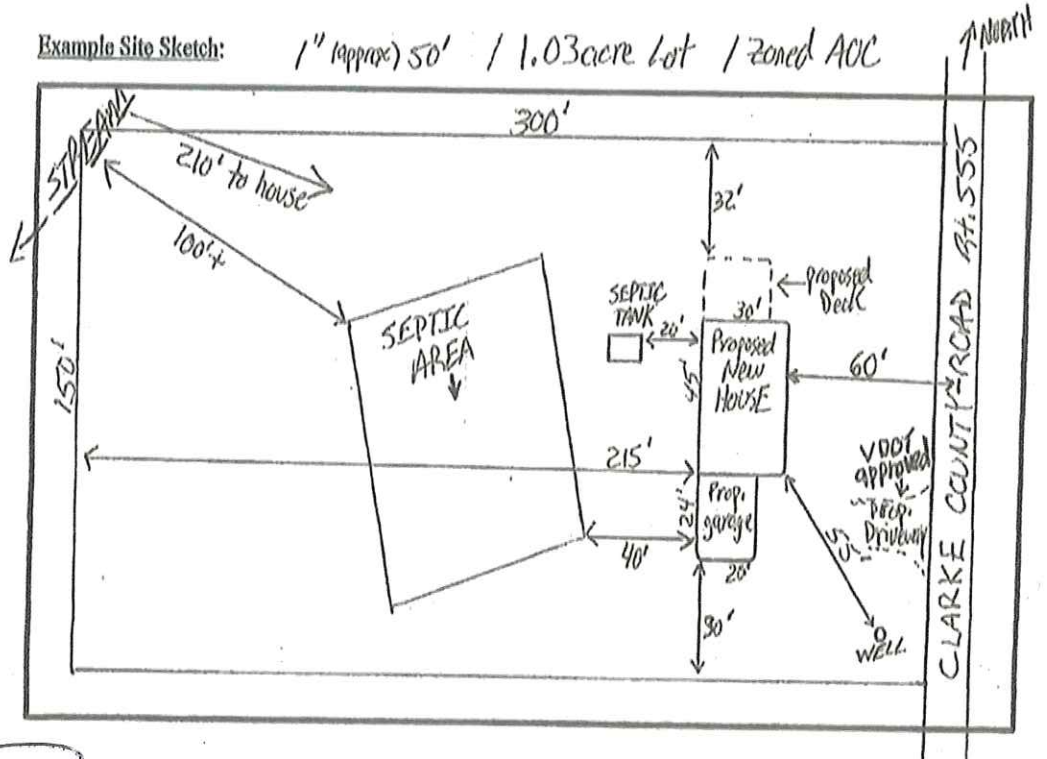
Flood Plain District	Yes	No
Historic District	Yes	No
	Yes	No
Conservation Easement (if Yes, provide documentation of approval)	Yes	No
Conservation Easement Holder Name:		
Public Water	Yes	No
Public Sewer	Yes	No
Private Well (Contact utility for Information)	Yes	No
Onsite Septic System (Contact Health Dept. for Information)	Yes	No

Site Sketch

A site sketch is required. The required site sketch must accurately show all existing lot features as well as the proposed structure(s) and/or use(s) with measurements provided to the closest points of ALL applicable items noted on Page 1 of this permit application. In addition to those items, measurements must also be provided to the septic tank, septic system, and any utility, drainage, or other easements. All required setbacks and information must be shown prior to approval. Survey plats may be found at the Clarke County Circuit Court. County GIS maps can be found at <https://mapsonline.net/clarkecounty>.

Example Site Sketch:

1" (approx) 50' / 1.03 acre lot / Zoned AOC



[Handwritten Signature]

Signature of Applicant

6/8/22

Date

Office Use Only

ACTION TAKEN: _____ FEE: _____ DURs USED: _____

COMMENTS: _____

Zoning Administrator

Date

5873
GIS Acct #

CHECK LIST FOR CERTIFICATE OF APPROPRIATENESS

White Post and Millwood Historic Overlay Districts
Clarke County Historic Preservation Commission

Replace roof on tower at front of 'Gunston' 40 B.F. Rd
White Post

- ___ 1. HEIGHT, PROPORTION AND SCALE:
 same height
 New-replaced finial/spire height:
- ___ 2. BUILDING ORIENTATION AND SPACING: pre-existing
- ___ 3. OPENINGS AND ENTRANCES: N/A
- ___ 4. MATERIALS AND TEXTURE:
 16 unpainted copper roofing with a finial/spire replaced.
- ___ 5. COLOR: unpainted copper
 (Example: same as Berryville Baptist Church)
- ___ 6. BUILDING DETAILS: Queen Anne Victorian
 40 Benys Ferry Rd, White Post
 Finial/Spire detail:
- ___ 7. ROOFS: currently, degraded dark asphalt shingles.
 Replacing existing asphalt with copper.
- ___ 8. SITE DESIGN AND LANDSCAPE ELEMENTS:
 N/A



PUBLIC HEARING NOTICE

The Clarke County Historic Preservation Commission will hold a public hearing on **July 20, 2022 at 4:00 p.m.**, located in the A/B Conference Room, Government Center, 101 Chalmers Ct., Berryville Virginia, or as soon thereafter as the matters may be heard to consider the following requests:

0A-22-01

COA2-22-01 (ZPNP-5873). Seth W. and Sarah G. Mackay-Smith, owners of Tax Map #28A-A-57, request a Certificate of Appropriateness for re-roofing the tower roof structure on the house addressed as 40 Berrys Ferry Road White Post, VA 22663. The property is located within the Historic Overlay District (H), White Post Historic District, Rural Residential (RR) Zoning District, and is part of the White Post Election District. The proposed re-roofing will include replacing the asphalt shingles with copper roofing material.

Pertinent information in connection with the above matter is available to the public at the Clarke County Planning Offices during regular working hours.

Any person desiring to be heard regarding the above matters should appear at the appointed time and place. Written copies of statements at public hearings are requested but not required.

Clarke County does not discriminate on the basis of handicapped status in admission to its programs and activities. Accommodations will be made for handicapped persons upon prior request.

Jeremy Camp
Senior Planner & Zoning Administrator

**ADVERTISE: WINCHESTER STAR: July 6, 2022
July 13, 2022**

CHARGE: CLARKE COUNTY PLANNING

**INVOICE: Clarke County Accounts Payable
317 West Main Street, Suite B
Berryville, VA 22611**

Contact:

Reference Number:

Account Number:

WHITE POST

HISTORIC DISTRICT

CONTRIBUTING STRUCTURES

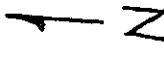
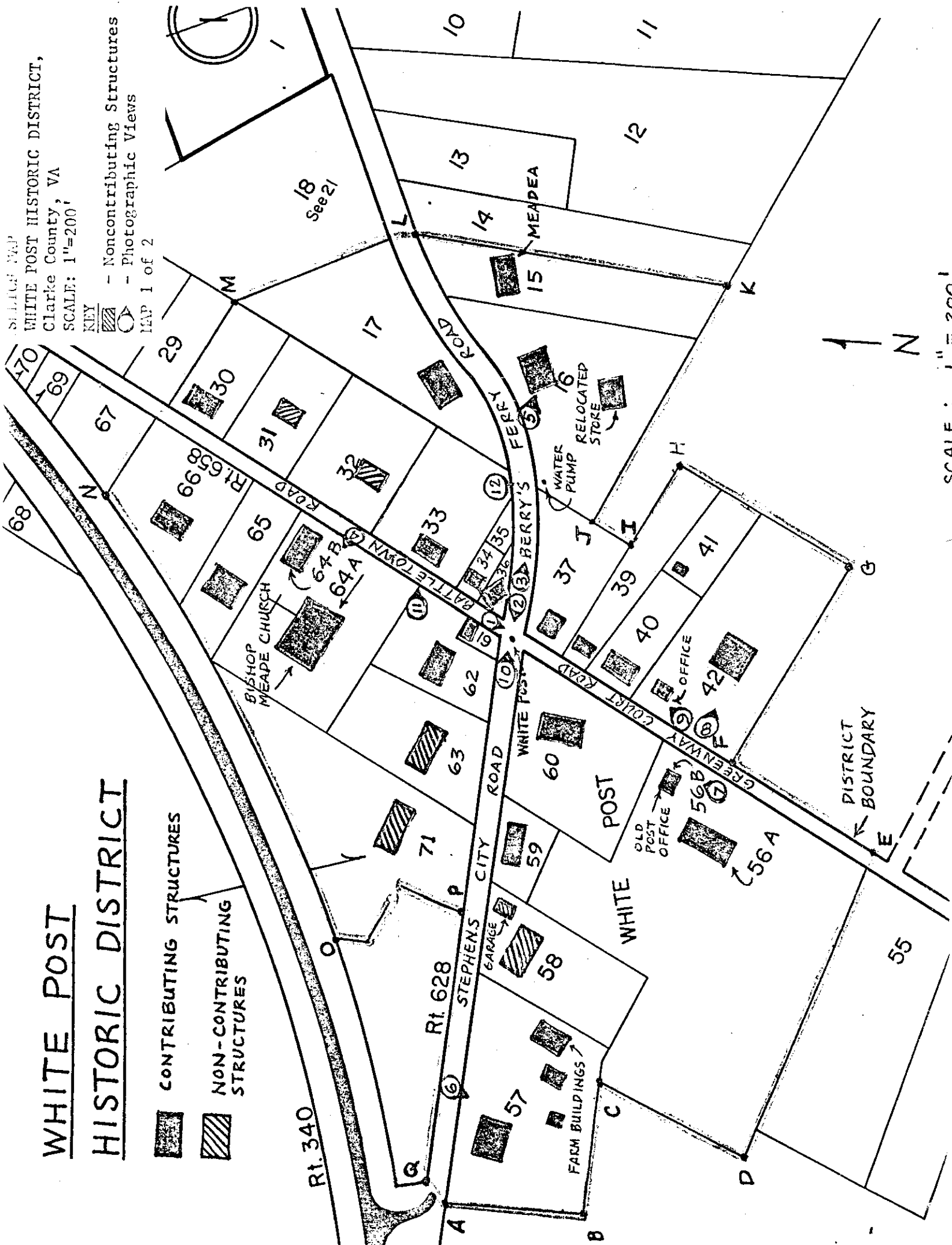
NON-CONTRIBUTING STRUCTURES



KEY
- Noncontributing Structures
- Photographic Views
MAP 1 of 2

SELECTED MAP

WHITE POST HISTORIC DISTRICT,
Clarke County, VA
SCALE: 1"=200'



SCALE: 1" = 200'

CHECK LIST FOR CERTIFICATE OF APPROPRIATENESS

White Post and Millwood Historic Overlay Districts- Clarke County Historic Preservation Commission
Deck on Workshop
Seth and Sarah Mackay-Smith
40 Berrys Ferry Road White Post, VA
June 14, 2022

1. HEIGHT, PROPORTION AND SCALE:

The proposed re-roofing of the tower and replacement of the finial will not change the existing height.

4. MATERIALS AND TEXTURE:

The roof is currently covered in asphalt shingle. According to the NR nomination inventory, in 1983 it was covered in standing-seam metal. The proposed use of unpainted copper for the bell-shaped tower is an appropriate treatment that is more in keeping than with the current roofing material.

5. COLOR:

The roof will be unpainted copper that will naturally turn a dark color and be in keeping with other roof colors in the district.

6. BUILDING DETAILS:

A finial that was originally on the tower will be reinstalled. The specifics of this finial were not given, but wood or metal would be appropriate.

7. ROOFS:

The roof shape will be maintained. The current non-historic material on the bell-shaped tower will be replaced with unpainted copper.

I recommend approval of the Certificate of Appropriateness since this design meets 5 of the 5 applicable Criteria.

Respectfully submitted,



Maral S. Kalbian, Architectural Historian