



Community Development / Streets and Utilities

MEETING AGENDA

Berryville-Clarke County Government Center
101 Chalmers Court, Second Floor
Main Meeting Room
Regular Session

July 9, 2024

5:30 PM

Item

Page

1. **Call to Order- Diane Harrison, Chair**

2. **Approval of Agenda**

3. **Unfinished Business**

Discussion - Town Properties

Discussion- Berryville Code Section 13-32 Removal of weeds and other foreign growth and
Berryville Code Section 13-31.1 When action to be taken pursuant to section 13-32

Update - Utility Projects

4. **New Business**

5. **Other**

6. **Closed Session**

7. **Adjourn**

**Community Development Committee Meeting
9 July 2024**

Item Title: Town Properties- Livery, Rose Hill Park, Rixey Moore Parking Lot

Prepared By: Jean Petti

Background/History General Information

Discussion continued re:

- Livery stable- stabilization and future use
- Bathroom to serve park
- Lighting for Rixey Moore Lot
- Security
- Paths
- Plantings

Attachments

1. Livery condition report highlights
2. Livery sketch
3. Park Map
4. Lighting option for Rixey Moore



Town of Berryville
 TM 1445-A-77
 D.B. 23, P. 516

West Main Street
 Va Route no. 7 (Business)

Reginald King Shirley, Jr.
 TM 1445-A-79
 D.B. 231, P. 100

- e) NDS, "National Design Specification for Wood Construction," 2001 Edition

Materials

- a) Cast-in-place Concrete, NLWT, $F'_c = 4000$ psi
- b) Timber, Mixed Oak, NELMA No. 1, $F_b = 825$ psi

Loads

- a) Dead Load: self-weight +superimposed = actual+10 psf
- b) Floor Live Load: light storage = 50 psf
- c) Snow Load: ground snow load = 30 psf
- d) Wind Load: basic wind speed = 110 mph

Repair Recommendations

Typically, we place repairs in three categories, immediate, near term, and far term. Immediate repairs are those required to maintain structural stability and protect human life. Near term repairs can be categorized as routine maintenance items required to maintain the functional aspects of the facility. Far term repairs are those that would be required to change the occupancy or improve the visual aesthetics of the facility. Based on our observations we consider the Stable to be in stable condition and repairs required fall into the near or far term category as described in this section.

Near Term Repairs

Roof System

The primary concern with the roof system is to replace elements that have been in service beyond their useful life and to provide closure to the system. To accomplish this we recommend replacing the roof panels and providing new flashing and guttering to match the system. This will ensure protection from the elements and improve the prevention of pests from entering the building.

The replacement will involve removing the existing metal panels, flashing, and trim pieces and replacing them with a new standing seam roof system. Additionally, the eaves and end overhangs will be enhanced with soffit that matches the period. The existing gutters are assumed to be in usable condition, they will be removed and re-installed with hangers below the roof panels. While this study found no evidence of damaged roof purlins, the cost estimate and documents provide for an allowance of replacing 5% of the purlins.

Floor System

In order to carry minimum design loads required by code for the second floor we recommend replacing the flat 2-inch by 8-inch boards and columns with a traditional beam system. These beams would utilize rough sawn timbers, 8-inch by 12-in at the floor transition and 6-inch by 10-inch offset from the east wall. Each beam would be supported by solid sawn 6-inch square columns. The beams would be joined to the columns by mortice joints and be equipped with knee braces for lateral support. We propose that the columns be offset from each end to allow for economy of member sizing while maintaining as much open space as possible within the

room. The columns would bear on spread footings cast such that the top of footing would be flush with the top of the existing gravel floor.

For the beam with a section removed, we recommend attaching a member of similar size to the existing for support. This attached member would but cut so it extends 16-inches beyond each side of the section removed. It would be attached with twelve 16d nails, six on each face.

Walls Systems

The most challenging repairs required for the Stable involve the brick restoration of the east wall. This will require complete replacement of the interior wythe in some locations and reparging the entire interior surface once the repairs are completed. To accomplish the repairs it will be necessary to support the roof and floor gravity loads as well as providing lateral bracing of the exterior wythe to prevent out of plumb movement of the brick during repairs. We anticipate the contractor using scaffolding for the full height of the wall to accomplish this. Once the elements are shored, the contractor will remove bricks as necessary and replace loose bricks to the floor level. We do not anticipate removal of any brick above the floor level. Once this is completed the contractor will remove the parging on the upper level and any remaining on the at-grade level and provide a new ½" thick coating to the entire exposed surface of brick. It should be noted that for this repair the existing fuel tank will have to be relocated temporarily in order to complete the repairs.

Timber repairs to the south and west walls include the following. Replace the existing wood siding below the false roof line of the south gable end. Additionally, for the area on the west wall that is not covered by metal panels, we recommend the existing timbers be removed and replaced closing any gaps that would allow for pests to enter the building. Finally, along the west wall below the column supporting the second interior bent, the wood sill will be replaced in kind with like material. The column and girts will have to be shored to accomplish this task.

Foundations

Prior to repairing the interior wythe of brick on the east wall, and after the wall has been shored, we recommend the foundation stones be cleaned of any debris from the brick wall, loose stones be repositioned and secured with mortar. While this is going on, any burrow holes found should be filled with soil and terminated.

We recommend the condensate drain on the west side of the building be extended to drain into the drain pipes carrying rainwater from the gutters away from the site.

Far Term Restorations

There is currently no plan for the future use of the Stable. Once a program has been established there are repairs to consider that bring the building more in line with its historic character. As these are more substantial restoration efforts, construction details have not been provided, but are reflected for budget purposes. First would be to remove the metal panel siding on the south and west walls and replace it with a more traditional board and batten system that would be typical of the period. At this point you would also restore the west and south wall framing to its original condition. This would entail removal of all the miscellaneous



bracing members and splice the existing members so that they function as originally intended without the need for multiple members.

As the occupancy is determined, in order to meet performance requirements, the concrete stem wall on the west elevation will have to bear below frost. In order to do this, we would recommend installing helical piers on the inside of the Stable attached to the bottom of the stem wall to provide the support needed. Once this has been completed we recommend evaluating grade around the Stable and regrade as necessary to provide positive drainage away from the foundations to prevent water intrusion issues.

Cost Estimate Data

All of the repairs recommended above would be categorized as near term restorations or items that repair damage and maintain structural stability. Based on the repairs recommended it is logical to break the cost data up into three categories: masonry restoration, roof restoration, and timber restoration. The cost for each category are summarized below.

Category	Cost
Masonry Restoration	\$71,311.11
Roof Restoration	\$58,034.42
Timber Restoration	\$20,981.77

Far term repairs would take on the duties of bringing the structure entirely back to a specific time period condition with items such as removing the metal panel siding and replacing it with traditional board and baton siding. At this time, you would undertake a complete restoration of the west and south gable walls removing members not in kind and rebuilding. The next item could be to demolish the finished space on the second floor and reconstruct Bent 2 and the north gable end to their original condition. The far term items would require substantial design effort and would be estimated at \$304,692 including design and administration fees.

Conclusion

Damron Engineering and Consulting llc has performed a comprehensive survey of the existing Livery Stable behind 23 East Main Street in Berryville, Virginia. Based on our observations we consider the Stable overall to be in stable condition with a few areas of concern. We have identified near term repairs required to maintain the integrity of the facility. Once these near term repairs have been completed we are confident that the facility can accommodate any program requirements the Town may assign to it.

Quotation Details

Job Name:	Decorative Pole Assembly	Date Created:	8/29/23
Quote #:	988424	Exp. Date:	9/27/23

Contact Information

Prepared By:	Donovan Schreifels	Contact Name:	Jean Petti Petti
Phone #:	(866) 308-9455	Phone #:	5409551099
E-Mail:	customer.quotes@willbrands.com	Email:	deputytownmanager@berryvilleva.gov
Fax:	920-921-0781	Fax:	

Address Information

Bill To Name:	Jean Petti (1444019)	Ship To Name:	
Bill To:		Ship To:	

Standard Products

Qty	Product	Sale Price	Ext. Price
1	[PART#] NP-RSAA-14-4040-C-LAB-CB-FP [DESCRIPTION] 14' Tall x 4.0" OD x 0.125" Thick, Round Straight Aluminum, Anchor Base Light Pole, Custom Base Plate & Base Cover, Wiring Hand Hole & Cover, Standard Fixture Mounting & Finish Color, USA Engineered & Manufactured (Less 5/8" Anchor Bolts)	\$1,253.00	\$1,253.00
1	[PART#] NP-BK [DESCRIPTION] Rugged Architectural Grade, Black Painted Finish	\$0.00	\$0.00
1	[PART#] NP-PD-4R [DESCRIPTION] Light Fixture Mounting, 3" OD X 3" Long, Tenon Top	\$0.00	\$0.00
2	[PART#] WD-GVX [DESCRIPTION] Willstudio™ GVX Architectural Pendant Lighting [COMMENTS] 80W, Willstudio GVX Architectural Pendant LED Light Fixture, 12000 Lumens - 4000K	\$1,075.00	\$2,150.00
1	[PART#] WD-BKT [DESCRIPTION] Willstudio™ Custom Bracket/Arm [COMMENTS] SH3 - Dual Offset Pendant Bracket	\$685.00	\$685.00

- **Pricing includes delivery within the contiguous USA unless otherwise noted and is based on an order release within 30 days.**
- **Preshipped anchor bolts at CUSTOMER'S expense.**
- **Sales tax calculation (if applicable) will be finalized at order entry (OE).**
- If order quantity & quote quantity are different, pricing is subject to change.
- Quote is subject to Wisconsin Lighting Lab's standard terms and conditions. See website for complete details.

Grand Total: \$4,088.00
Estimated Lead Time: 6-8 Weeks

Important Notes

- Light Poles & Brackets: [6] to [8] weeks estimated production lead time.
- LED Fixtures: [6] to [8] weeks estimated production lead time.
- Lightning strikes and voltage surges can cause LED fixture damage; additional surge protection available upon request.
- Non-Standard specifications may add to the production lead time.
- Customer responsible for unloading at time of delivery; line items may ship at different times during production cycle.
- Commercial shipping location with receiving dock can be provided to void limited access delivery charges.
- Quoted Lead time is an estimate and is subject to change as business conditions change.

IMPORTANT: Do you require vibration dampeners? We recommend vibration dampeners be used when (1) light poles are being installed on a parking ramp, deck, bridge, pier, airport, train or subway hub/terminal or known problem area (2) a load of 0.75 EPA or smaller is going on the light poles and (3) light poles are being used as camera supports and/or will have non-standard appendages attached to them.

IMPORTANT: Wisconsin Lighting Lab and its vendors are not responsible for the structural adequacy of new and/or existing light pole footing designs and anchor bolts. Estimated loading capacity values and wind zone ratings are based on standard commercial design and engineering criteria, and they do not account for additional loadings from objects such as (but not limited to) signs, banners, cameras, solar panels and flags. Our light pole warranty does not cover vibration induced fatigue failure.

IMPORTANT: Wisconsin Lighting Lab and its vendors consider these quoted products as produced and supplied according to the customer's dimensional, material and/or electrical specifications. To ensure proper selection of the light pole, luminaire, accessories and/or foundation, we recommend the customer consult a qualified local engineer to analyze the loading, design and project criteria for the specific application.

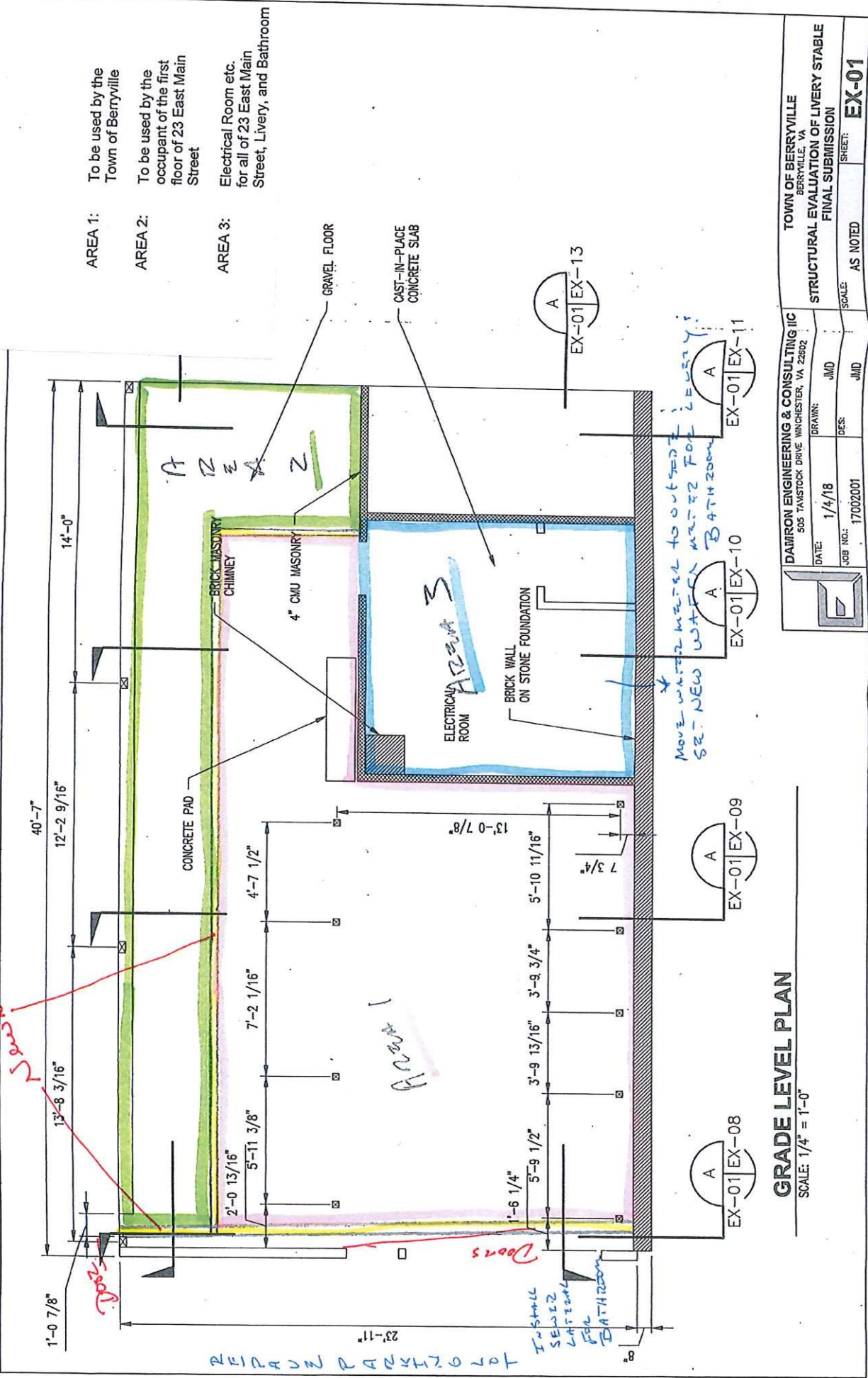


P: 866-308-9455
customer.quotes@willbrands.com

308 North Brooke Street
Fond du Lac, WI 54935
US



OPTION 1



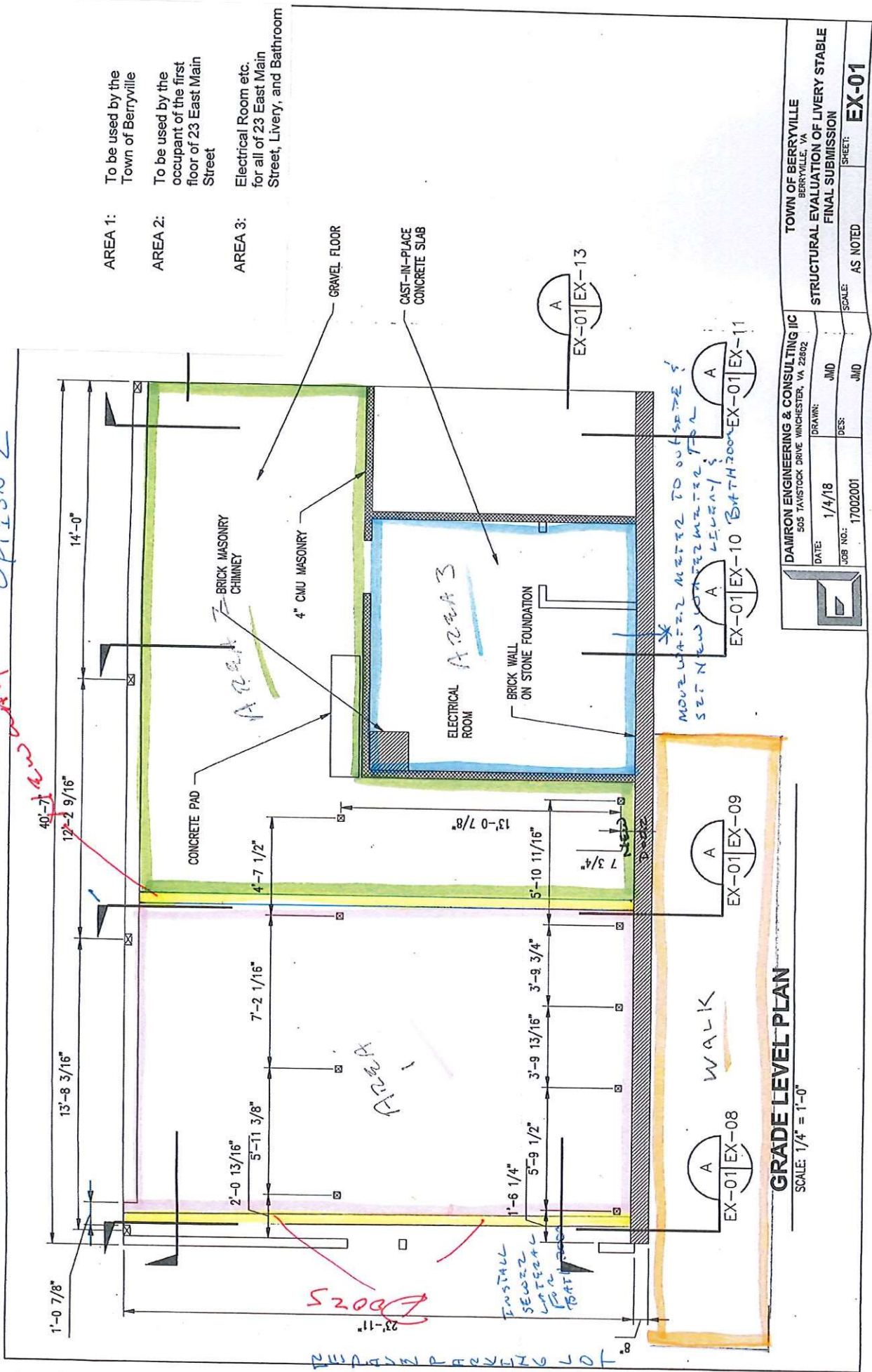
- AREA 1: To be used by the Town of Berryville
- AREA 2: To be used by the occupant of the first floor of 23 East Main Street
- AREA 3: Electrical Room etc. for all of 23 East Main Street, Livery, and Bathroom

GRADE LEVEL PLAN

SCALE: 1/4" = 1'-0"

DAMRON ENGINEERING & CONSULTING INC 505 TAVISTOCK DRIVE WINCHESTER, VA 22602		TOWN OF BERRYVILLE BERRYVILLE, VA	
DATE: 1/4/18	DRAWN: JMD	STRUCTURAL EVALUATION OF LIVERY STABLE	
JOB NO: 17002001	DES: JMD	SCALE: AS NOTED	SHEET: EX-01
		FINAL SUBMISSION	

OPTION 2



- AREA 1: To be used by the Town of Berryville
- AREA 2: To be used by the occupant of the first floor of 23 East Main Street
- AREA 3: Electrical Room etc. for all of 23 East Main Street, Livery, and Bathroom

DAMRON ENGINEERING & CONSULTING LLC 505 FAIRVIEW DRIVE, WINCHESTER, VA 22602		TOWN OF BERRYVILLE BERRYVILLE, VA	
DATE: 1/4/18	DRAWN: JMD	STRUCTURAL EVALUATION OF LIVERY STABLE	
JOB NO.: 17002001	DES: JMD	SCALE: AS NOTED	SHEET: EX-01
		FINAL SUBMISSION	

GRADE LEVEL PLAN
SCALE 1/4" = 1'-0"

**Community Development Committee Meeting
9 July 2024**

Item Title: Property Maintenance code

Prepared By: Jean Petti

Background/History General Information

The ordinance presented at last Committee Meeting has been submitted for legal review

Attachments

none