

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com for a limited time.

A regular meeting of the Board of Architectural Review of the Town of Front Royal, Virginia was held on August 8, 2023, in the Town Hall East Conference Room.

CALL TO ORDER

Chairman Waters called the Board of Architectural Review meeting to order at 7:00 p.m..

ROLL CALL

Present: Collin Waters, Chairman
Holly Rhodenhizer, Vice Chairman
Angela Toler
Gary Vaughan

Absent: Katherine Snyder

Staff Present: John Ware, Deputy Zoning Administrator

NEW BUSINESS

- **Application #2300421 – Jim Weber.** A Certificate of Appropriateness application to replace a metal roof with shingles at 207 Cloud Street and identified on tax map 20A7-4-146. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

Mr. Ware provided an overview of the application stating that the request was to reroof a contributing structure located at 207 Cloud Street from metal to shingle. Removal of the existing metal roof was completed, and installation of the plywood decking started prior to obtaining any permits from the Town and the Warren County Building department. The plywood decking is now complete on the entire roof system including the installation of a roof underlayment. Existing and historical photographs of the structure were included in the staff report.

Chairman Waters mentioned that the roof over the bay window was shingles and prior to that it looks like it was a tar or metal roof.

Mr. Weber stated the porch roof was previously shingles.

Chairman Waters confirmed that the main roof and the front porch roof were standing seam metal roofing.

Mr. Weber said the soffits had rotted and were replaced with wood.

Chairman Waters explained that the metal roof needed to go back on the structure as like for like because it was located in the historic district.

Mr. Weber shared his opinion that the Town would like this area to become “nicer” and for him to put on a metal roof it would be about \$35,000. There are many people moving into this area that do not have money and cannot pay \$35,000 to replace a metal roof. Mr. Weber expressed that if the Town wants Cloud Street to shape up people can’t afford to put \$35,000 roofs on. He said he would like to reside both houses he owns on Cloud Street but is hesitant to do so. Mr. Weber believes that if Cloud Street is improved a “better” type of people will move there. He explained he owns 48 apartments in the area and all of those he could live in because he keeps them maintained.

Chairman Waters explained that the Board has an obligation to the historic district to maintain the integrity of the old houses. This house originally had a standing seam metal roof which lasted a very long time.

Mr. Weber said that if he had known the metal roof was required he would have just put tar on it and asked if that is what the Town wanted to see.

Vice Chairman Rhodenhizer reiterated that it is the Boards responsibility to maintain the integrity of structures located in the historic district. She noted that she owns a home in the historic district and knows that it is her responsibility to maintain the historic integrity of her home.

Mr. Weber said that the Town will see Cloud Street going downhill because first time homebuyers cannot afford to do what the Board wants them to do.

Chairman Waters explained that the Board needs to push homeowners in the direction of historic preservation.

Ms. Toler said the Board has clear guidelines they have to follow.

Mr. Weber responded that the guidelines are wrong, and he can afford to keep going to fight the requirements.

Mr. Weber stated that maybe they need to change the “system” and asked how that can be done.

Chairman Waters explained that the BAR has to adhere to the standards that the state sets. In addition, the reason Main Street is looking better is because the Town has been maintaining a standard with the renovations that have been occurring and their hope is that standard will expand out to Cloud Street, Blue Ridge Avenue, and all the other areas of the historic district. If the state looks at shingle roofs being installed it affects the Town's progress.

Mr. Weber said the Town should subsidize 2/3 of the cost.

Board members explained that was not an option though they wish it could be.

Mr. Weber said he would take it to the next level and if it needed to go to the state, he would take it to the state. People have bought these places in the historic district and cannot afford to maintain them. If I don't take it to the state to look at making changes then it's going to keep happening to people who want to renovate. Currently he has paper on the roof, and it is not leaking but he doesn't know how long that will last.

Ms. Toler noted that the Historic Preservation Guidelines come from the state.

Mr. Weber said the state is "wrong".

Chairman Waters commented that the Historic Preservation Guidelines are not necessarily wrong. The state is trying to preserve the historic fabric and the character of the Town. He explained there have been a lot of years without protection for buildings in the historic district. In moving forward, the best way to preserve properties in the historic district is to abide by the standards and save what we can.

Mr. Weber said he feels the best thing to do is keep the paper on his roof and go to the next level. He asked the BAR to tell him where to go to the next level and he would talk to the state.

Mr. Ware explained that if Mr. Weber disagrees with the BARs decision his next step is to appeal that decision.

Mr. Weber asked that the BAR/Staff send him all the information he needs to appeal. He stated that because he pays a lot of taxes here he wants staff to explain step by step how he appeals.

Mr. Ware explained that if Mr. Weber did not agree with the Board's decision his next step would be to appeal to the Town Council.

Chairman Waters noted that if Mr. Weber wishes to talk to the state he should contact the State Historic Preservation office.

Vice Chairman Rhodenhizer moved, seconded by Chairman Waters to deny the application to replace the existing metal roof with an asphalt shingle roof to a contributing structure at 207 Cloud Street.

Vote: Yes - Vaughan, Waters, Toler, Rhodenhizer

No – N/A

Abstain – N/A

Absent - Snyder

Mr. Weber stated, “it’s not going to be pretty for any of us”.

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- **Application #2300418 – Grover Nogales.** A Certificate of Appropriateness application to add a second story addition and remove a chimney at 237 Church Street and identified on tax map 20A7-4-119. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

Mr. Ware reviewed the application request for a contributing structure at 237 Church Street. The application is for the removal of the existing roof components to include the metal roof, rafters, roof deck, purlins, etc. at the rear of the structure and add a 2nd story to increase the residential floor area but not increase the overall footprint of the building. Included in the staff report were front, side, and rear layout drawings furnished by the applicant. According to the preservation historic survey conducted in 1996 (*incorrectly stated 1993*) dated construction of the building circa 1910. The architecture is described as “Typical early 20th century dwelling in this neighborhood. The form and scale of this house add to the neighborhood’s historical architectural character”. Mr. Ware gave a visual presentation of the existing structure and the proposed renovations. The applicant would also like to remove the existing non-functional chimney that is located at the rear of the structure. The applicant has confirmed in an email that the new addition will match the existing structure with like for like materials and a metal roof will be installed on the new second story addition.

Upon a request from Chairman Waters, Mr. Ware explained the layout of the proposed floorplan.

After some additional discussion Board members agreed they would like to table the application to allow the applicant to attend the meeting and answer their many questions and provide samples of the proposed materials. Mr. Ware noted that the applicant had been requested to attend this meeting.

Vice Chairman Rhodenhizer moved, seconded by Mr. Vaughan to table the application to add a second story addition to the rear of the home and remove the existing chimney to a contributing structure at 237 Church Street.

VOTE: Yes – Waters, Rhodenhizer, Toler, Vaughan
No – N/A
Abstain – N/A
Absent – Snyder

VOICE VOTE

OTHER

Chairman Waters shared that Katie Snyder reached out to Jamie Chichester who works with the Catholic Diocese of Arlington who runs a type of work camp. At the last BAR work session, Board members discussed possible street cleanup. Chairman Waters said he is going to set up a call with Ms. Snyder and Ms. Chichester to discuss how the program works and how they could possibly get involved with a work camp/street cleanup here in Front Royal.

Vice Chairman Rhodenhizer noted that there are street cleanup programs in Front Royal.

ADJOURNMENT

Ms. Toler moved, seconded by Vice Chairman Rhodenhizer to adjourn the meeting.

VOTE: Yes – Toler, Waters, Rhodenhizer, Vaughan
No – N/A
Abstain – N/A
Absent – Snyder

VOICE VOTE

The meeting was adjourned at 7:44 p.m.

Approved by Board of Architectural Review
Date: 9/12/2023