

**BOARD OF ARCHITECTURAL REVIEW
TOWN OF FRONT ROYAL, VIRGINIA**

May 9, 2017

**Regular Meeting
Town Hall**

Present: Angela Toler, Chairman
Joan Harding, Vice Chairman
Gary Vaughan
Nancy LeHew
Michael Whitlow

Staff: Jeremy F. Camp, Planning Director/Zoning Administrator
Connie L. Potter, Sr. Administrative Assistant

CALL TO ORDER

The May 9, 2017 meeting of the Front Royal Board of Architectural Review was called to order by Chairman Toler at 7:00 p.m.

Chairman Toler explained there was a request from Robert MacDougall to add a discussion item to the agenda for a future project.

Mr. MacDougall's request for discussion was added to the agenda.

APPROVAL OF MINUTES from January 10, 2017

Vice Chairman Harding moved to approve the meeting minutes as written, seconded by Mr. Vaughan.

VOTE: Yes – Toler, Harding, Vaughan, LeHew, Whitlow

NEW BUSINESS

Chairman Toler noted that the BAR had previously held an informal meeting to discuss the Barnhart Building and Weaver Building renovations. The final applications have been submitted for review.

- **FRCOA289-2017**, Application for a Certificate of Appropriateness, submitted by Vibe Properties LLC, for interior and exterior renovations at 120-124 E. Main Street, referred to as the ***Barnhart Building***.

Mr. Camp stated for the record that it was 120-124 E. Main Street and the owners are Vibe Properties LLC. The property is zoned commercial in the historic district. The structure is a non-contributing structure circa 1965 and the proposed design is a radical transformation.

A large colored illustration of the proposed buildings was presented to the BAR. There will be three store fronts with different facades. Included in the Staff Report are the fonts for signage. Composition of the materials is a variety of wood and masonry. Staff recommends approval of the proposed application.

Ms. Barnhart noted that the font on the building had changed since the work session. Ms. Barnhart provided samples of the proposed colors and fonts for signage. On the "Mountain Trails" building will be Charleston Green and Tricorn Black SW6258 in addition to a burned wood treatment on the exterior facade. The "Vine and Leaf" will be Sherwin Williams Dried Thyme and Alpaca for the trim SW7022. The bakery will consist of Rookwood Red SW2802, Rookwood Amber SW2817 and Brittany Blue D321-60, all from a historic pallet. The bakery will keep the same logo and be adding a blue and white awning.

A brief discussion was held regarding the need for an encroachment license, an easement or for the Town to sell a small portion of the property to Mr. and Mrs. Barnhart for a loading dock area, including steps and a roof. The loading dock would be used by the brewpub.

Vice Chairman Harding moved to approve the project as presented, seconded by Ms. LeHew.

VOTE: Yes – LeHew, Vaughan, Harding, Toler, Whitlow

- **FRCOA287-2017**, Application for a Certificate of Appropriateness, submitted by Vibe Properties LLC, for interior and exterior renovations at 205 E. Main Street, referred to as the ***Weaver Building***.

Mr. Camp stated that this application was also submitted by Vice Properties LLC. The building is located at 205 E. Main Street and is commonly referred to as the "Weaver Building". This building is a contributing structure with quite a bit of history of the architecture of the building and the use of it over the years. The overall proposed changes are helping to restore the building back to its original intent and is keeping with the guidelines. At the front of the building will be major changes in putting in three entrances instead of a single entrance in the middle of the building, removing the stonework in the front, and keeping the lower level glass façade intact. The rest of the

building is not going to be affected, other than some windows being removed in the rear of the building.

Mrs. Barnhart noted that on the front of the building, above where the windows are located was previously glass and is currently tile. The tile will be replaced with something similar to what was there before. Mr. and Mrs. Barnhart did not have a rendering of the proposed change to this area but would provide one to Mr. Camp once that was obtained.

If the BAR agreed, Mr. Camp stated that Staff could verify and approve the glass replacement once it was submitted.

Mr. Vaughan moved to approve the application as presented with the stipulation that Staff administratively approve the final finishes unless there are significant changes from the original intent, seconded by Ms. LeHew.

VOTE: Yes – Harding, LeHew, Toler, Whitlow, Vaughan

Chairman Toler thanked the applicants for their consideration of longevity and material selections for renovations to the structures.

Mr. Camp explained that the quickest and easiest route to go regarding the encroachment area behind the brewery would be an encroachment license. This would mean that the property would remain owned by the Town and every five years the license would be renewed. State code prohibits the Town from issuing the encroachment license for more than a five-year period. The Town has a couple dozen of these licenses that perpetually recycle. Cost for an encroachment license is nominal. Other routes to pursue would be the Town giving an easement, with the other option being a property line exchange which would be the most complicated because an appraisal would need to be done. Typically, the applicant would pay the appraised value for the small amount of land and consolidate it into their property.

OLD BUSINESS

There were no items for old business.

OTHER

Robert MacDougall presented a rendering of the building at 118 E. Main Street. Frazier and Associates who are working with the CDBG grant provided the initial rendering. If the grant money is received, Frazier and Associates will provide a more established rendering. Mr. MacDougall provided the window plan for the structure. They would like to adopt 90% of the initial rendering. In addition, they would like to replace all the windows and doors, place an awning on the building and create better signage. The

windows will have an appearance of wood and they would like to use a gray color scheme for the brick façade.

Mr. Camp asked Mr. MacDougall to provide pictures of the proposed windows with the final application submission.

- CDBG – Downtown Revitalization Project Update

Mr. Camp said that the CDBG application has been submitted. The Project Management Team is still meeting, however on a more sporadic basis to tie up loose ends. Staff expects to hear something in early September about the grant application. The team is looking at exploring ways to enhance the logo that has been done with the branding.

ADJOURNMENT

Vice Chairman Harding moved to adjourn the meeting, seconded by Ms. LeHew.

VOTE: Yes – Harding, LeHew, Vaughan, Whitlow, Toler

The meeting adjourned at 8:30 p.m.

Connie L. Potter
Sr. Administrative Assistant