

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

January 8, 2019

**Regular Meeting
Town Hall**

Present: Angela Toler, Chairman
Michael Whitlow, Vice Chairman
Gary Vaughan
Nancy Lehew
Andrea White

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

CALL TO ORDER

Chairman Toler called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES FROM NOVEMBER 14, 2018

Ms. White moved, seconded by Mr. Whitlow to approve the meeting minutes as written.

VOTE: Yes – White, Lehew, Vaughan, Toler, Whitlow

NEW BUSINESS:

- **FRCOA-1180-2019.** Preliminary Application Review for renovation of 20 Water Street for a brewery and tavern.

Mr. Camp stated that the applicant Sebastien Jansen wanted to discuss his project with the BAR and review the conceptual drawings so that he can receive preliminary feedback from the BAR and move forward with more confidence in the project and come back to the BAR with something more solid. The building is located behind the “Mill” and illustrations were provided in the staff report. The building is Circa 1930 and was formally Browns Transfer and Storage in recent years. Mr. Jansen would like to renovate 20 Water Street into a brewery and tavern and is contemplating some major improvements to the building. He has been addressing the floodplain requirements which is probably the biggest cost in the project.

Mr. Jansen would like to use a type of synthetic stucco material which is potentially something that is allowed in the historic district. The other major aspect of the project is the addition to both buildings. Various conceptual plans were included in the meeting packet showing different roof lines to include raising the roof of the addition which was added to the historic structure a couple of decades ago. There is also a small addition off the garage.

Mr. Jansen explained the interior of the structure is post and beam which attracted him to the building. There was a fire in the 1930s. He would like to gut the inside of the structure and create an open floor plan and showcase the original wood. The beams are in good shape and carry the load except for a couple beams. Mr. Jansen said he is looking to purchase the building from Mr. Lockhart and add the additions and replace the stucco. He would like to have a good faith approval so he could move forward with confidence. He plans to keep the existing stucco as it is, put a layer of insulation and on top of that put a finished stucco which would enable him to gut the inside and preserve it the way it was as part of the atmosphere for the brewery.

Mr. Camp asked Mr. Jansen if he had consulted with his engineer regarding the synthetic stucco to determine if it will meet the flood proofing requirements.

Mr. Jansen said that all the stucco for the portion being talked about would be above the floodplain level. The lower sections are a concrete foundation wall and is currently exposed and he would not need to alter that. Regarding the new area, he will need to discuss that with Mr. Camp for some guidance before talking to his engineer. Mr. Jansen said he would like the building and any additions to fit into the Town.

For clarification, Mr. Camp asked if the proposed stucco was for the entire building.

Mr. Jansen explained that the stucco is for the entire building and the additions. He provided a drawing to staff and BAR members. There are essentially two levels. On the mill side part of the existing foundation is showing. About two feet off that point is the "traditional" stucco on the building. The idea is to encase the whole current addition to the main structure plus the one he plans to add to it so it would have the same look and feel throughout the entire building. The original building meets the standards of flood proofing, however the additions on the side sit down lower and will need to meet flood proofing requirements.

BAR members and Mr. Jansen discussed the various proposed elevations. Mr. Jansen said that his preference was to go with an A-frame style structure.

Mr. Whitlow asked if Mr. Jansen was going to do block on the bottom to mimic the original structure or will it be the stucco material from the foundation up.

Mr. Jansen explained that in terms of structure it would be block and then map it to look the same and flow together.

BAR members and Mr. Jansen discussed the extent of the proposed addition on section “B”. Mr. Jansen said his preference for the structure was the A-frame style because it continues the shape of the existing building.

Mr. Whitlow referred to proposal “5” with the more traditional roof line and asked if there would be windows and signage or would it look like a garage.

Mr. Jansen said he was open to that and wanted an industrial look since the building was historically industrial. He was inclined to put in garage doors and windows.

Mr. Whitlow said he was not a fan of the “shed” type roof because it will look like an addition was thrown on the existing structure.

Mr. Jansen confirmed with the BAR that they would prefer the “A-frame” style roof line on the proposed addition and the current addition.

Mr. Whitlow said that since he was doing stucco all the way to the top of the structure, he did not think it would be noticed.

Regarding covering the existing stucco, Mr. Jansen showed a sample of the color pallet for the stucco and types of stucco that could be used.

Mr. Vaughan and Mr. Whitlow stated they liked a product called “quartzputz” and “sand pebble” for the stucco product.

Mr. Whitlow asked what was being proposed for the roofing materials. Mr. Vaughan said he believed the old part of the roof was tin and that Mr. Jansen might want to match that. Ms. White noted that if it was a gable roof then Mr. Jansen should match it.

Ms. White said she liked option 2 or 3 and that with the “flatter” roof it would make the historic structure pop.

Mr. Whitlow asked what the proposed setback was for the front of the existing structure to the addition.

Mr. Jansen said that with the loading dock he thought it was about 3 ½ to 4 feet.

BAR members asked how “B” and “C” correlate to the size of the existing structure.

Mr. Jansen said that it may be on the north end of 50%. The existing width of the building is 50 feet wide and the existing addition is about 14 feet wide. However, it is narrower in the back. The new construction he is proposing is another 10 feet. B and C would be 25 feet and A is 50 feet.

Ms. White asked what Mr. Jansen’s preference was with the proposed options that were presented.

Mr. Jansen said ideally, he would like “B” and “C” because of the required space for brewing and storage.

Ms. White asked if Mr. Jansen had considered taking the existing addition off and building an entirely new addition.

Mr. Jansen said he was very early on in the design process and there are probably several phases he will go through when all is said and done. In the design where he would create a new addition, he would make that look like one building rather than an addition and another addition. The A-frame would allow him to get higher ceilings at points and join B and C into the frame. Likewise, with the slanted roof it would all be continuous.

Mr. Whitlow said he likes proposal 5 and 3 and 4 in a pinch. He noted it would be nice to see elevation drawings and proposed materials.

BAR members agreed they would like a contrasting exterior on the additions so that the historic structure will stand out. Something like the Afton Inn where the applicant went with more modern on the addition and using something like hardie board/cement board.

BAR members agreed with Mr. Jansen that they would like to see something that compliments the historic structure and BAR members said they would like to see something other than stucco on the additions. BAR members also mentioned they were not in favor of proposal “E”.

Mr. Jansen said he would like to extend the existing loading dock allowing for a space to have bands. He noted that the diamond shape window will stay in the structure and the existing windows will remain.

Mr. Whitlow asked if the parking lot would be gravel.

Mr. Jansen said that in order to keep his costs down he would like to keep it gravel and work with the Electric Department about burying lines. Paving would occur in Phase 2. His intension is to close off the parking connection to the “Mill” parking lot so there is not through traffic customers parking at each other’s parking lots.

BAR members agreed they liked the A-frame style of the structure.

Mr. Jansen stated he would submit design options for the BAR to review and think of it more as an independent structure than as a continuous structure. He had not realized that was a possibility.

BAR members noted that the existing stucco should be covered with new stucco but other areas not currently stucco could be an alternate material to give interest to the building. Keep the existing structure as is as far as windows, stucco, etc. The new structures can complement the existing structure, but do not need to be the same as the existing structure.

OLD BUSINESS

- Historic District Guidelines Review

BAR members agreed they would like to have another meeting/work session to discuss revising the Historic District Guidelines.

BAR Members agreed they would like to have the ability to impose fines on properties within the Historic District that have violations.

Mr. Camp said he is researching what some jurisdictions have implemented that when a building is in neglect the Town could require them to improve the buildings historically to save the structure. Currently the Town does not have this ability. He met with property code officials in Leesburg who made him aware of this possibility.

OTHER:

There were no additional comments.

ADJOURNMENT:

Ms. White moved, seconded by Mr. Whitlow to adjourn the meeting.

VOTE: Yes – Whitlow, White, Lehew, Vaughan, Toler

The meeting adjourned at 8:22 p.m.

Connie L. Potter
Sr. Administrative Assistant