

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

May 14, 2019

**Regular Meeting
Town Hall**

Present: Angela Toler, Chairman
Gary Vaughan
Nancy Lehew

Absent: Michael Whitlow, Vice Chairman
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 7:06 p.m.

APPROVAL OF MINUTES FROM JANUARY 8, 2019 AND MARCH 21, 2019:

Mr. Vaughan moved, seconded by Ms. Lehew to approve the meeting minutes as written.

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

NEW BUSINESS:

- **FRCOA1340-2019.** An application to change the facade of 212 E. Main Street (the former Vintage Swank Store), submitted by Christopher McMahon on behalf of the owner, Lawrence Uργο.

Mr. Camp explained this was the “Vintage Swank” building as it has come to be known. The applicant is proposing a new façade treatment to the building. This is a noncontributing structure and the goal with those are to make sure it will blend in with the other historic buildings in the Town. Currently on the building now are modern materials with nothing being historic. The applicant is putting on a façade that is more traditional and, in his opinion, more compatible with the downtown. A set of plans was included in the meeting packets. Mr. Camp reviewed the plans with BAR members.

They are planning on having a salon on the first level. The applicant is removing the false stone covering on the façade and then filling that in with brick to match the existing brick and then all the brick will be whitewashed. In addition, they will be installing a parapet wall, treatments around the windows and some enhancements on the first floor around the existing windows. Information about colors was lacking in the application submission and staff would like some clarification of colors. Some of the notes included in the plans were that “per the owner’s specifications” and those specifications were not included. This could be relevant in the review by the BAR as color on new work is regulated and could be particularly important with the color of the window molding and sign. Staff recommends approval of the application.

Mr. McMahon, the contractor for the project, explained that the cornice at the top of the building and the top of the first floor would be white and he believes that coincides with the building to the left that was just redone. Panels below the windows on the first floor and below and above the windows on the second floor will also be white. Two products will be used on the trim. One is fiberglass which comes prefinished and the other is a white PVC which is maintenance and rot free. This is what they would like to use on the panels below the first-floor windows and below and above the second-floor windows.

Mr. Camp asked who designed the plans.

Mr. Urgo, the property owner, said a woman named Laura Halfacre who owns Bluebird Design in Fredericksburg designed the plans.

Ms. Lehew asked how long the project would take to complete.

Mr. McMahon explained that the first thing to be done would be to demo the architectural stone, erect scaffolding and acquire a Right-of-Way permit from Public Works to block the sidewalk. They are giving themselves a week to do that. Depending on weather, he believes it will take 5-6 weeks to complete the project.

Chairman Toler asked why they came to the decision to eliminate the awnings and noted that many businesses in the downtown are bringing their awnings back and repairing existing awnings. Chairman Toler noted that the store fronts get extremely hot and that is why many business owners are repairing and installing awnings.

Mr. Urgo said that the awning is currently there and is retractable and explained that the designer was aware of the heat coming in the front windows and designed the plans accordingly. He stated he was not opposed to keeping or getting rid of the awning.

Mr. McMahon asked if they could leave the option open to have the awning.

Chairman Toler mentioned that if an awning was added later it would disrupt the signboard area.

Mr. McMahon said that if the awning is installed in the future it would go above the signboard area above the cornice work and would have a pitch away from the building. The signage and cornice work would not be as visible if the awning were there. If the awning is needed due to heat issues, they would have the option of installing one.

Mr. Urgo said he would like to proceed with the design created by Ms. Halfacre with the option of installing the awning later if needed or desired.

Mr. McMahon noted that because the building was masonry it would not be a problem to install the awning in the future. The existing door well will remain and will have a new door with black detail on the side.

Chairman Toler stated that the review was to approve or deny the application as presented that is in front of them.

Ms. Lehew asked what the size and color of the sign would be.

Mr. Urgo said the sign will probably be painted a light pinkish color.

Mr. Camp asked what the use would be in the upstairs of the building.

Mr. Urgo said it would be used for offices.

BAR members agreed they liked the proposed changes for the building.

Mr. Vaughan moved, seconded by Ms. Lehew to approve the application as presented.

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

Mr. McMahon said he wanted to speak about the repairs done at the Afton Inn by his company Cornerstone Construction of Front Royal, Inc. Another organization was formed with the Cornerstone name in it, but was not part of Cornerstone Construction of Front Royal, Inc. He noted that there has been quite a bit of confusion of company ownership. Cornerstone Construction of Front Royal, Inc. is a small company that was hired by Jim Burton to do the brick repairs at the Afton Inn. Cornerstone Construction of Front Royal, Inc. did the brick repairs and were paid and have no interest in the Afton Inn. Because there are so many things floating around and being said about the work that was done, he wanted to clarify that Cornerstone Construction of Front Royal, Inc. was paid for the work that was completed by them.

OTHER:

- **Discussion of BAR Guidelines.**

BAR members agreed they wanted to discuss the BAR Guidelines when all the BAR members were present.

Mr. Camp mentioned that Andrea White will be stepping down after the June meeting because of taking a new job.

Ms. Lehew asked if the Afton Inn would be finished.

Mr. Camp said at this time he didn't know. A lot of discussion is going on in closed meetings for legal reasons. He believes the EDA needs to step up and find a way to get it done. The EDA had a contract with Mr. Burton where they were giving him the loan and acting as "sort" of his bank. He did not receive the loan to do the work. Mr. Burton had enough funds to do the brick repair but there is no money currently to do anything else. Town Council and the EDA are both meeting with Mr. Burton in closed session. Ed Daily, who is on the Façade Board said they were going to start talking about it in May. Completion of the project is definitely a concern.

Chairman Toler asked if the downtown amphitheater would be coming to the BAR for approval.

Mr. Camp said yes. He noted that Frazier is the architect and they are just getting started on the scope of work. The plan is to use prefabricated bathroom modules and build the structure around those. The goal is to have it designed by the end of the winter and completed in July 2020.

ADJOURNMENT:

Mr. Vaughan moved, seconded by Ms. Lehew to adjourn the meeting.

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

The meeting adjourned at 7:53 PM.

Connie L. Potter
Sr. Administrative Assistant