

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

October 8, 2019

**Regular Meeting
Town Hall**

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

Absent: Michael Whitlow, Vice Chairman

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 PM.

APPROVAL OF MINUTES

- September 10, 2019

Ms. White moved, seconded by Chairman Toler to approve the meeting minutes as written.

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

Mr. Vaughan arrived after the vote.

NEW BUSINESS

- FRCOA1617-2019. Certificate of Appropriateness Application for replacement of rotten wood façade trim above windows, consisting of both wood and vinyl, at 304 E Main Street, submitted by Ralph Waller.

Mr. Camp explained that the application was submitted by Ralph Waller who is the owner/operator of the pawn shop on Main Street and he also owns the building connected to the pawn shop, where Soul Mountain is located. Mr. Waller was doing some repair work on the building and there was some rotten wood on the front trim of the building which is shown on page 2 of the staff report. Staff approached Mr. Waller and told him he needed a permit to replace the trim. Most of the replacement is wood with a small area of trim which was previously metal. That piece was replaced with a composite wood wrapped in vinyl. Mr. Waller explained to Mr. Camp that the main reason he went with the composite wood wrapped in vinyl was because water pours down the front façade from the second floor and rolls onto the trim which is causing the wood to rot. He is wanting a weather-proof strip in between the wood.

The building is a contributing structure in a very prominent location in the Town. Staff is recommending approval based on the fact that it is an incidental piece and has a legitimate purpose because of the weather. The remainder of the replacement trim will be wood, which is a like for like replacement.

BAR members did not express any concerns for the proposed application.

Ms. Lehew moved, seconded by Ms. White to accept the application as presented.

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

- FRCOA1643-2019. Certificate of Appropriateness Application for a new door to the front elevation of 227 Church Street and a rear addition, submitted by Nina Hike.

Mr. Camp noted that the applicant Nina Hike was present to answer any questions BAR members may have. This is a residential building on Church Street that the applicant had purchased recently and is doing some renovations. A door has been added to the front of the structure which is shown on illustrations submitted by the applicant. This work has already been completed. Ms. Hike would also like to do an addition to the rear of the building, which is the area outlined in yellow on the floorplan shown in the applicant's submission. The building is a contributing structure, circa 1900. Staff's only concern was related to the roof, because not a lot of information was provided on the materials to be used. Staff feels it would be appropriate to approve the application conditional that particularly the roof and siding will be consistent with the house.

Ms. White asked was the purpose was for the addition of the door on the front façade.

Ms. Hike explained that she wanted another entrance for the staircase that goes upstairs because this is a four (4) unit apartment building. She noted she is moving in downstairs to the lower apartment and needed more space.

Aaron Hike who is doing some of the renovation work, said the door was also added for fire separation. Now you have a separate dedicated entrance for the upstairs units instead of a shared entrance.

Ms. White asked if the applicant was going to try and match the siding on the addition to the existing house siding. She also asked what the existing roof material was.

Mr. Hike answered yes and noted it was a small area to match. The existing material is like a wood clapboard and they will be able to match it pretty close. They purchased the house six (6) months ago and the roof material had already been changed from metal to shingle by previous owners. The applicant will match the same shingles that are currently on the structure.

Ms. White asked if the structure still had the original windows.

Ms. Hike said they are currently vinyl windows.

Mr. Hike noted that it is almost time for them to be replaced.

Mr. Camp questioned if they were creating an extra apartment with the addition.

Ms. Hike said no and that she wanted an extra bedroom. She would like to remove a door on the side of the porch and replace it with a floor to ceiling “period” window. Ms. Hike noted that it was not a historic door and showed BAR members where the door was located on the renderings.

Chairman Toler stated she would like the applicant to make it look intentional with the new siding and roof matching the existing structure.

Ms. White moved, seconded by Mr. Vaughan to recommend approval of the application with the staff recommendations.

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

OTHER

Mr. Camp said there was still no information on the Afton going forward.

Chairman Toler asked if the EDA was looking for an investor.

Mr. Camp said they had a contract with the developer Mr. Burton, and they have legal issues with that contract. They are in the process of drafting a new contract. Town staff has talked to them about boarding up the windows for the winter.

Chairman Toler asked when the pavilion structure would move to the BAR for review.

Mr. Camp stated there will probably be some plans to review at the next meeting. They are currently at the 50% plans.

ADJOURNMENT

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

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

The meeting adjourned at 7:30 PM

Connie L. Potter
Sr. Administrative Assistant