

TOWN OF FRONT ROYAL BOARD OF ARCHITECTURAL REVIEW



7:00 PM, Tuesday September 20, 2022
TOWN HALL, 102 E. Main Street Front Royal, VA
2nd Floor Town Council Room
Regular Meeting

AGENDA

I. CALL TO ORDER.

II. APPROVAL OF MINUTES.

- May 10, 2022, Regular Meeting.

III. NEW BUSINESS.

- **Application # 2200303** – A Certificate of Appropriateness application submitted by Shelly Cook to replace the existing fiberglass single front door to a fiberglass double front door at 201 S. Royal Avenue. Work is complete.
- **Application # 2200296** – A Certificate of Appropriateness application submitted by Buracker Construction on behalf of Arnold & Nancie Williams to remove existing 8' x 28' rear porch and construct a new 10' x 28' porch using the same foundation footprint and to add a 12' x 16' rear deck located at 118 Luray Avenue.
- **Application # 2200327** – A Certificate of Appropriateness application submitted by Arnold Williams to replace the existing wood decking on the front porch with "Trex" decking at 118 Luray Avenue. Work is complete.

IV. OLD BUSINESS.

- None

V. OTHER.

VI. ADJOURNMENT.

**BOARD OF ARCHITECTURAL REVIEW
Town Hall Council Chambers
Regular Meeting**

A regular meeting of the Board of Architectural Review of the Town of Front Royal, Virginia was held on May 10, 2022, in the Town Hall Council Chambers.

Present: Angela Toler, Chairman
Holly Rhodenhizer
Collin Waters
Katherine Snyder

Absent: Gary Vaughan, Vice Chairman

Staff: Lauren Kopishke, Planning Director
Connie L. Potter, Clerk for the Board of Architectural Review

CALL TO ORDER:

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

APPROVAL OF MINUTES:

- January 11, 2021

Ms. Rhodenhizer moved, seconded by Mr. Waters to approve the meeting minutes as written.

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

VOICE VOTE

NEW BUSINESS:

- **FRCOA-3066-2022**, A Certificate of Appropriateness Application submitted by Quality Title, LLC to erect a ground mounted double post sign at 109 Chester Street. The proposed sign will be illuminated.

Ms. Kopishke reviewed the application stating the proposed ground mounted sign is to be illuminated. The applicant provided a graphic of the signage. Staff finds no issue with the proposed sign which meets Town Code requirements for signage.

The applicant, Will Carroll explained the sign will be illuminated from the ground either by electricity or solar.

Ms. Rhodenhizer moved, seconded by Mr. Waters to approve the double post 4 x 4 sign with landscape lighting to illuminate the sign.

VOTE: Yes – Toler, Rhodenhizer, Waters, Snyder

No – N/A

Abstain – N/A

Absent – Vaughan

VOICE VOTE

- **FRCOA-3080-2022**, A Certificate of Appropriateness Application has been submitted by Pablo Gutierrez and Scott Shutt for exterior renovations to the contributing structure at 233 Blue Ridge Avenue. The proposed renovations include the replacement of existing windows.

Ms. Kopishke explained that the replacement of the existing windows would be with Pella Aluminum Clad wood windows. The windows will be white and have 2/2 or 4/4 grid pattern which is currently there. No other structural changes are proposed.

The applicant, Mr. Shutt explained that the inside and outside trim will remain wood. The existing windows are single pain and are painted shut. In addition, some of the ropes have rotted.

There was some discussion with the applicant about restoring the windows vs. replacing them. The applicant said that was no possible. Mr. Gutierrez said some of the windows are original and some are not. The windows are not rotted but are painted shut with lead paint. The applicants would like all the windows to be new. The applicants explained they either wanted to replace all 25 windows with the Pella Aluminum Clad wood windows or not replace any windows.

Commission members agreed they would like to see the windows restored or replaced with wood windows.

Ms. Rhodenhizer moved, seconded by Mr. Waters to deny the application for Aluminum Clad windows.

VOTE: Yes – Toler, Rhodenhizer, Snyder, Waters

No – N/A

Absent – Vaughan

Abstain – N/A

VOICE VOTE

OLD BUSINESS:

There were no items for old business.

OTHER:

Ms. Kopishke said the Property Maintenance division would be starting July 1, 2022. There will be an online complaint-based system for tenants that will allow them to remain anonymous.

The gathering information stage of the Comprehensive Plan is complete. There will be three (3) public input sessions that are scheduled for Friday, May 20th from 12:00 p.m. to 2:00 p.m., Saturday, May 21st from 10:00 am to 12:p.m. and from 2:00 p.m. to 4:00 p.m.. She asked that the BAR members try to attend one of the sessions. The session will be a charette style gathering with all 15 Land Use Maps displayed and available to make comments on. Representatives from the Virginia Regional Transit will be present to discuss transportation, bike, and pedestrian planning. Summit will also be present. Some discussion topics to consider are if the Town wants to extend the Historic District to Riverton, expand the Historic District to South Street and/or extend to more addresses on N. Royal Avenue.

The Short-Term Rental Ordinance passed, and the Planning & Zoning Department has currently received four (4) applications.

ADJOURNMENT:

Ms. Rhodenhizer moved, seconded by Mr. Waters to adjourn the meeting.

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

VOICE VOTE

The meeting adjourned at 7:43 p.m.

Approved by Board of Architectural Review
Date:



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 20, 2022**

APPLICATION #:

COA-2200303 / Zoning Permit 2200302

APPLICANT:

Shelly Cook

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted for exterior renovations to the contributing structure at 201 S. Royal Avenue. The proposed renovations include removing the existing fiberglass single front door and replacing it with a double fiberglass front door. Work is complete.

GENERAL INFORMATION:

<i>Site Addresses</i>	201 S. Royal Avenue
<i>Owner(s)</i>	Shelly Cook
<i>Zoning District</i>	C-1, Community Business District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A7-4-108
<i>Location</i>	The building for review is located on S. Royal Avenue at the corner of W. Stonewall Drive and S. Royal Avenue.

Photo 1 – view of front building elevation – historic district survey



SUPPLEMENTAL INFORMATION:

<i>Legal Authority</i>	The Board of Architectural Review (BAR) is established by the legal authority of Virginia Code §15.2-2306 and Sections 175-82 through 175-98 of the Town Code. The Town Code gives review authority to the BAR for major projects within the Historic Overlay District. The Historic Overlay District consists of the areas and structures identified within the Front Royal Historic District. Town Code, Section 175-82, states that the purposes of establishing the historic resource overlay areas include the following: 1. To preserve and improve the quality of life for residents of the Town of Front Royal by protecting familiar and treasured visual elements in the area. 2. To promote tourism by protecting historical and cultural resources attractive to visitors and thereby supporting local business and industry. 3. To stabilize and improve property values by providing incentive for the upkeep and rehabilitation of older structures and by encouraging desirable uses and forms of economic development. 4. To educate residents on the local cultural and historic heritage as embodied in the Historic District Overlay Areas and to foster a sense of pride in this heritage. 5. To promote local historic preservation efforts and to encourage the identification and nomination of qualified historic properties to the National Register of Historic Places and the Virginia Landmarks Register. 6. To prevent the encroachment of additions or new buildings and structures that are architecturally incongruous with their environs within areas of architectural harmony and historic character. Except where administrative review authority is granted under Section 175-89.1, and where review is exempt under Section 175-90, the BAR is responsible for reviewing major projects in the Historic Overlay District in accordance with the guidelines found under Section 175-91 of the Town Code. These guidelines are listed at the end of this report.
<i>Historic Information</i>	The building circa 1880-1900 is a contributing building to the Front Royal Historic District. Below are notes about the structure, as found within the Historic District records. A full copy of the report is attached (Attachment B). Brief Architectural Description of Primary Resource: A late-19th-century/turn-of-century Vernacular Italianate house with an L-shaped footprint created by 2, 2.5-story intersecting gable-roofed sections. The house has a fairly high degree of elaboration, with a boxed cornice with returns, wide frieze boards, corner boards; window and door moldings with vertical members defined by chamfered profiles, and a pointed-arched window in the front-facing gable; and a 3-sided, 1-story bay in the front gable, decorated with a dentilated cornice. The front porch is in the angle created by the L-shaped configuration of the house, and has a hipped roof on Doric columns, a dentillated cornice matching that of the adjoining bay window, and below the cornice, a frieze band containing turned spindles. There is a rear porch of similar design that post-dates 1919.

	Brief Architectural Description of Additions and Alterations The house began with a T-shaped plan created by the 2, 2.5-story intersecting sections; between 1907 and 1912 an ell was added, taking away the original rear porch and adding one along the south side of the ell. Between 1919 and 1927 that porch was apparently enclosed and became part of the ell, and the present back porch was added.	
<i>Incentives for Rehabilitation</i>	• Partial Real Estate Tax Exemption. Pursuant to Section 75-75 of the Town Code, the exemption shall commence on January 1 of the year following completion of the rehabilitation and shall run with the real estate for a period of ten (10) years. • State Tax Income Credit. The Virginia Rehabilitation Tax Credit Program allows property owners who complete a certified rehabilitation project to receive an income tax credit on 25% of their eligible expenses and an additional 20% credit through the Federal Rehabilitation Tax Credit Program.	
<i>Historic Overlay District Guidelines</i>	GUIDELINES WORKSHEET FOR BAR EVALUATION	
	1	The historic archaeological or architectural value and significance of a structure and its relationship to the historic value of the surrounding area
	2	The age and character of the historic structure, its condition, and its probable life expectancy and the appropriateness of the proposed changes to the period or periods during which the structure was built
	3	The general compatibility of the site plan and the exterior design arrangement, texture and materials proposed to be used
	4	The view of the structure or area from a public street or road, present or future
	5	The present character of the setting of the structure or area and its surroundings
	6	The probable effect of proposed construction on trees, wooded areas, or historic sites
	7	Any other factors, including aesthetic factors, which the reviewing bodies deem to be pertinent
	Additional Guidelines: • The reviewing bodies shall not adopt or impose any specific architectural style in the administration of this Article. • The reviewing bodies shall also be guided by the purposes for which landmarks, landmark sites and historic districts are designated and by the standards and considerations contained in the Secretary of the Interior's Standards for Rehabilitation. • See Demolition Review Guidelines Addendum for demolition of structures.	

381 Feet

The applicant installed a double door in place of an existing single door. The door is farmhouse style and fits the character of the home. The applicant stated termite damage had undermined the existing door frame necessitating the expansion of the opening. A termite report is included.

- Attachment A: Certificate of Appropriateness Application
- Attachment B: Historic Reconnaissance Survey

TOWN OF FRONT ROYAL ZONING PERMIT APPLICATION

2200302

Page 3 – Application Form

APPLICANTS ARE REQUIRED TO PROVIDE ALL INFORMATION ON THIS PAGE

1

STEP 1 – THE APPLICANT'S PART

APPLICANT STARTS HERE

WHAT IS THE STREET ADDRESS?

201 South Royal

WHAT SUBDIVISION OR DEVELOPMENT IS THE PROJECT IN?

Historical Dist.

PROJECT DESCRIPTION:

Alteration of Front Door
from single to double
Due to termite infestation
and unstable wood

PROVIDE A DETAILED DESCRIPTION OF WHAT YOU WANT TO DO ABOVE

MAILING ADDRESS:

65 Lee Burke Rd. Front Royal, VA 22630

PHONE NUMBER:

540-550-0334

EMAIL:

Shellycook103@gmail.com

APPLICANT'S NAME:

Shelly Cook

PRINT NAME HERE

APPLICANT'S SIGNATURE:

[Signature]

SIGN & DATE HERE

PROPERTY OWNER'S NAME:

Shelly Cook

PRINT NAME HERE

PROPERTY OWNER'S SIGNATURE:

[Signature]

SIGN & DATE HERE

COMPLETE THIS BOX ONLY IF THE PROPERTY OWNER IS DIFFERENT THAN THE APPLICANT

AUG 9 2022

TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

CATEGORY OF PROJECT: (SELECT ONE)

☐ NEW RESIDENTIAL DWELLING

TYPE OF DWELLING UNIT: (SELECT ONE)

☐ SINGLE-FAMILY DETACHED

☐ SINGLE-FAMILY ATTACHED

☐ MULTI-FAMILY

 FOR NONRESIDENTIAL

CATEGORY OF PROJECT: (SELECT ONE)

☐ NEW NON-RESIDENTIAL BUSINESS

☐ NON-RESIDENTIAL ADDITION

☐ NON-RESIDENTIAL ACCESSORY BUILDING

☐ OTHER: _____

NUMBER OF EMPLOYEES: _____

HOURS OF OPERATION: _____

SITE PLAN #: _____

ZONING PERMIT NUMBER:

(FOR TOWN STAFF ONLY)

TOWN OF FRONT ROYAL ZONING PERMIT APPLICATION

Page 4 – Application Form *continued*

ZONING INFORMATION

TAX IDENTIFICATION NUMBER: 20A74108

PROPOSED BUILDING HEIGHT: N/A

EXISTING SQUARE FEET OF BUILDING (IF ANY): N/A

PROPOSED SQUARE FEET OF BUILDING: N/A

LOT SIZE: .313 (N/A) LOT FRONTAGE: N/A

ZONING DISTRICT: HISTORICAL C-1

IS THE PROPERTY IN ANY OF THE FOLLOWING SPECIAL ZONES? CHECK ALL THAT APPLY

☐ ENTRANCE CORRIDOR; ☐ FLOODPLAIN ; ☒ HISTORIC DISTRICT

PROVIDE THE DISTANCES OF THE PROPOSED STRUCTURE TO THE FRONT, RIGHT, LEFT & REAR PROPERTY LINES

PROPOSED SETBACKS: FRONT: , RIGHT: , LEFT: , REAR:

PROVIDE THE MINIMUM DISTANCES REQUIRED BY CODE FOR THE PROPOSED STRUCTURE TO THE FRONT, RIGHT, LEFT & REAR PROPERTY LINES

REQUIRED SETBACKS: FRONT: , RIGHT: , LEFT: , REAR:

ELECTRIC SERVICE INFORMATION

WHAT TYPE OF ELECTRIC SERVICE IS REQUESTED? ☒ SINGLE-PHASE ☐ THREE-PHASE

☒ OVERHEAD POWER LINES ☐ UNDERGROUND POWER LINES

CHECK ONE

HOW MUCH VOLTAGE AND AMPS ARE NEEDED? N/A

VOLTAGE? AMPS?

WATER OR SEWER SERVICES INFORMATION

HOW MANY OF THE FOLLOWING ARE PROPOSED: N/A

Toilets ; Urinals ; Sinks ; Tubs/Showers

ESTIMATED WATER USAGE: N/A gallons per day

SIZE OF METER (MUST MATCH WATER SERVICE SIZE):

IS FIRE SUPPRESSION REQUIRED? ☐ YES ☒ NO; If yes, the line size is

APPLICANT STOPS HERE

TOWN OF FRONT ROYAL ZONING PERMIT APPLICATION

Page 5 –DEPARTMENT REVIEW WORKSHEET

(NOT FOR DISTRIBUTION TO APPLICANT)

2



STEP 2 – TRANSMITTALS

☐ Planning & Zoning

☐ Energy Services

☐ Public Works

2a



STEP 2a – DEPT. OF PLANNING & ZONING (THE SECTION IS COMPLETED BY TOWN STAFF)

Initial if approval is documented separately (example: email) _____

ASSIGNED ADDRESS (if new): _____

Comments:

PRELIMINARY APPROVAL OF ZONING PERMIT

DATE

THE ZONING PERMIT MAY NOT BE ISSUED UNTIL THE FOLLOWING DEPARTMENT APPROVALS ARE ISSUED:



2



STEP 2b – DEPT. OF ENERGY SERVICES (FOR STAFF ONLY)

Initial if approval is documented separately (example: email) _____

Comments:

ENERGY RESOURCES CONSENT FOR ZONING PERMIT
PERMIT

DATE



2c



STEP 2c – DEPT. OF PUBLIC WORKS (FOR STAFF ONLY)

Initial if approval is documented separately (example: email) _____

Comments:

PUBLIC WORKS CONSENT FOR ZONING PERMIT

DATE

CONTINUE TO PERMIT ISSUANCE WORKSHEET

ZONING PERMIT NUMBER: _____

(FOR TOWN STAFF ONLY)

TOWN OF FRONT ROYAL ZONING PERMIT APPLICATION

Page 6 –PERMIT ISSUANCE WORKSHEET *continued*

(NOT FOR DISTRIBUTION TO APPLICANT)

3



STEP 3 – DEPT. OF PLANNING & ZONING (THE SECTION IS COMPLETED BY TOWN STAFF)

Have all departments issued approval pending fee payment? ☐ YES ☐ NO INITIALS: _____

Required Application Fees		
Type of Fee	Unit Price (if applicable)	Fee Amount
Application Fee (DUE AT SUBMISSION)		100' x (2)
Proffer		
SUBTOTAL		
Electric Connection Fee		
Underground Inspection Fee		
Services over 125'		
Poles	\$375.00 per pole	
Conductor	\$1.50 per foot	
Transformer Cost		
SUBTOTAL		
Water Connection Fee		
Water Additional Fee		
Fire Suppression Fee		
Sewer Connection Fee		
Sewer Additional Fee		
SUBTOTAL		
TOTAL		200

TRANSMIT INFORMATION REGARDING REQUIRED FEES AND DEPARTMENT APPROVALS TO FINANCE FOR PERMIT ISSUANCE AFTER PAYMENT



4

\$ STEP 4 – DEPT. OF FINANCE (FOR STAFF ONLY)

Have all taxes been paid in full? ☐ YES ☐ NO INITIALS: _____

Have all application fees been paid in full? ☒ YES ☐ NO INITIALS: 100' x (2) work done w/out zoning permit
check # 1750
\$ 200.00

Comments:

FINANCE CONSENT FOR ZONING PERMIT

DATE





August 9, 2022

Re: 201 S Royal Ave.

Front Royal, VA 22630

To Whom It May Concern:

I am writing in reference to the project we completed at 201 South Royal Avenue. As we got into this renovation project, we determined that the wooden frame of the single front door and the framing on that entire wall was in dire need of attention. We had to reframe almost that entire wall due to previous termite damage. The lumber was almost non-existent in some places due to the damage the termites caused. Because of the extreme damage, when framing that wall and door opening back, we felt it best to use a double door in that area, along with LVL's, to make it more structurally sound.

The other factor in opting for the double door was the issue of the existing frame (which had to be removed anyway due to damage) being extremely small and not big enough to bring appliances in. I'm sure you may be aware that in older homes, the door spans were much smaller than they are now and did not allow one to easily bring in appliances or oversized furniture. The owner also has a family member who is handicapped and the double door allows her the ability to get a wheelchair in the structure much easier should she come by for a visit.

The owner and myself discussed the front door on multiple occasions and due to the factors that I listed above, it was decided that a double door would be more efficient for her needs, as well as adding a proportional architectural element to the beautiful historic elements already in place. We did not realize, that by making this change, that we needed a zoning exemption to proceed with the installation of the double door versus a single door.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Marshall', written over a horizontal line.

Matt Marshall

Owner – MNW Construction

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 112-0055-171

Property Name:
Address 201 South Royal Avenue

NR Property Category: Building
Wuzit: Antiques Store

Tax Code: Section Parcel
7-4 109

County/City: Warren
USGS Map: USGS Quad: Front Royal

ADDRESS/LOCATION INFORMATION

Address: 201 South Royal Avenue Street
State and U.S. Routes 55 & 340 Town Street
Vicinity of: Municipality: Town of Front Royal ZIP: 22630

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	
1	Building	Contributing	TOTAL: 1
			Contrib: 1
			Non-Contrib: 0

WUZIT COUNT -

#	Wuzit	Contributing?	
1	Antiques Store	Contributing	TOTAL: 1
			Contrib: 1
			Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
Estimated Construction Date: 1880-1900
Source of Date: site visit/map
Physical Status: Existing
Condition: Good
Threat: None Known
Degree of Historic Integrity:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Vernacular Italianate
of Stories: 2.5 # of Bays Wide: 5 # of Bays Deep: 2

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior End	Brick	Corbelled Caps
Chimneys		Interior	Brick	Corbelled cap
Foundation		masonry	Stone	rough-faced blocks
Porch		Front	Wood	1-story, 2-bay
Roof		Intersect. gables	Metal	Standing seam
Walls		frame	Wood	German siding
Windows		double-hung sash	Wood	2-over-2

Brief Architectural Description of Primary Resource:

A late-19th-century/turn-of-century Vernacular Italianate house with an L-shaped footprint created by 2, 2.5-story intersecting gable-roofed sections. The house has a fairly high degree of elaboration, with a boxed cornice with returns, wide frieze boards, corner boards; window and door moldings with vertical members defined by chamfered profiles, and a pointed-arched window in the front-facing gable; and a 3-sided, 1-story bay in the front gable, decorated with a dentilated cornice. The front porch is in the angle created by the L-shaped configuration of the house, and has a hipped roof on Doric columns, a dentillated cornice matching that of the adjoining bay window, and below the cornice, a frieze band containing turned spindles. There is a rear porch of similar design that post-dates 1919.

Brief Architectural Description of Additions and Alterations

The house began with a T-shaped plan created by the 2, 2.5-story intersecting sections; between 1907 and 1912 an ell was added, taking away the original rear porch and adding one along the south side of the ell. Between 1919 and 1927 that porch was apparently enclosed and became part of the ell, and the present back porch was added.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

N/A

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

This resource is significant for its architectural character, which is well-preserved, and has been retained in the building's successful adaptation to commercial purposes. The house has an important location at the intersection of S. Royal Avenue and Stonewall Drive, and terminates a row of 3 houses of similar age and form; among these, this property is the most architecturally significant and appears best-preserved. It is a good example of the late-19th-century/turn-of-century vernacular L-shaped house found in Front Royal.

BIBLIOGRAPHY

Type of Record	Citation
Map	Sanborn Map Company

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

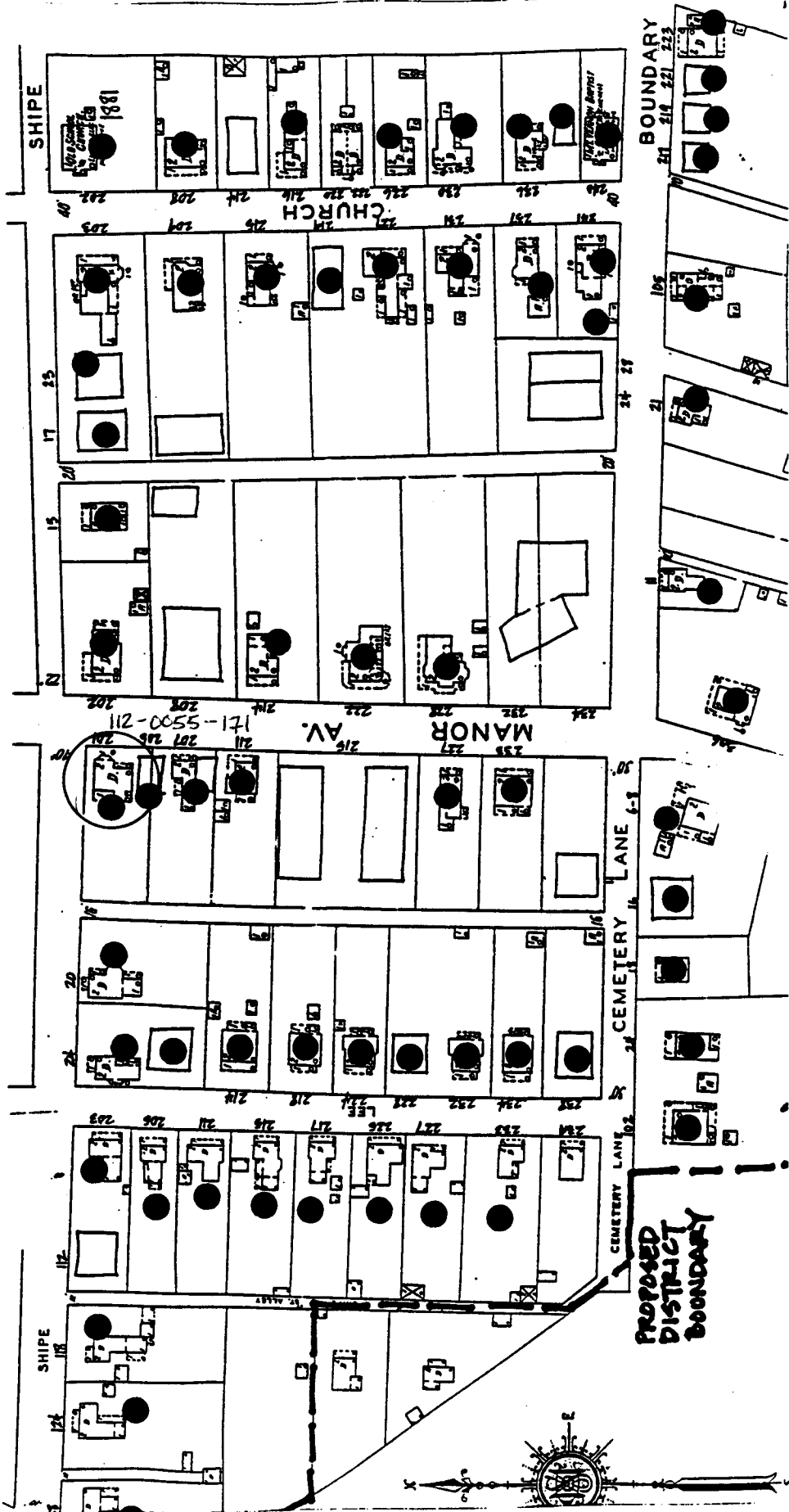
Media	VDHR Neg #	Frames	Date
B&W 35mm photos	12587	34 - 0	2/ 2/1993

CRM MANAGEMENT EVENTS

CRM Event	Agency/Organization	Date
Reconnaissance Survey	Pres. Assoc. of VA/Smead	2/ 3/1993

TOWN OF FRONT ROYAL

CONTRIBUTING STRUCTURES SHOWN WITH ●



PRESERVATION ASSOCIATES

1993-94
A.T.S.





**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 20, 2022**

APPLICATION #:

COA-2200296 / Zoning Permit 2200286

APPLICANT:

Buracker Construction on behalf of
Arnold & Nancie Williams

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted for exterior renovations to the contributing structure at 118 Luray Avenue. The proposed renovations include removing the existing 8' x 28' rear enclosed porch and construct a new 10' x 28' enclosed porch and add a 12' x 16' rear deck.

GENERAL INFORMATION:

<i>Site Addresses</i>	118 Luray Avenue
<i>Owner(s)</i>	Arnold and Nancie Williams
<i>Zoning District</i>	R-3, Residential District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A7 4 73
<i>Location</i>	The building for review is located on Luray Avenue between Kilby Drive and East Jackson Street.

Photo 1 – view of front building elevation – historic district survey



SUPPLEMENTAL INFORMATION:

<i>Legal Authority</i>	The Board of Architectural Review (BAR) is established by the legal authority of Virginia Code §15.2-2306 and Sections 175-82 through 175-98 of the Town Code. The Town Code gives review authority to the BAR for major projects within the Historic Overlay District. The Historic Overlay District consists of the areas and structures identified within the Front Royal Historic District. Town Code, Section 175-82, states that the purposes of establishing the historic resource overlay areas include the following: 1. To preserve and improve the quality of life for residents of the Town of Front Royal by protecting familiar and treasured visual elements in the area. 2. To promote tourism by protecting historical and cultural resources attractive to visitors and thereby supporting local business and industry. 3. To stabilize and improve property values by providing incentive for the upkeep and rehabilitation of older structures and by encouraging desirable uses and forms of economic development. 4. To educate residents on the local cultural and historic heritage as embodied in the Historic District Overlay Areas and to foster a sense of pride in this heritage. 5. To promote local historic preservation efforts and to encourage the identification and nomination of qualified historic properties to the National Register of Historic Places and the Virginia Landmarks Register. 6. To prevent the encroachment of additions or new buildings and structures that are architecturally incongruous with their environs within areas of architectural harmony and historic character. Except where administrative review authority is granted under Section 175-89.1, and where review is exempt under Section 175-90, the BAR is responsible for reviewing major projects in the Historic Overlay District in accordance with the guidelines found under Section 175-91 of the Town Code. These guidelines are listed at the end of this report.
<i>Historic Information</i>	The building (circa 1905 is a contributing building to the Front Royal Historic District. Below are notes about the structure, as found within the Historic District records. A full copy of the report is attached (see historic reconnaissance survey – attachment B) Brief Architectural Description of Primary Resource: This 3-bay, central-passage side gable, house is a descendant of the I-house. The rectangular front block has an unusual cross gable extending into the rear ell. The ell's roof ridge is actually taller (#112 has same unusual configuration). The front porch has Doric column porch supports. Stucco may have been a later fireproofing consideration. Brief Architectural Description of Additions and Alterations Porch modified in the 1920s-30s, stucco may be later.

<i>Incentives for Rehabilitation</i>	● Partial Real Estate Tax Exemption. Pursuant to Section 75-75 of the Town Code, the exemption shall commence on January 1 of the year following completion of the rehabilitation and shall run with the real estate for a period of ten (10) years. ● State Tax Income Credit. The Virginia Rehabilitation Tax Credit Program allows property owners who complete a certified rehabilitation project to receive an income tax credit on 25% of their eligible expenses and an additional 20% credit through the Federal Rehabilitation Tax Credit Program.		
<i>Historic Overlay District Guidelines</i>	GUIDELINES WORKSHEET FOR BAR EVALUATION		
	1	The historic archaeological or architectural value and significance of a structure and its relationship to the historic value of the surrounding area	
	2	The age and character of the historic structure, its condition, and its probable life expectancy and the appropriateness of the proposed changes to the period or periods during which the structure was built	
	3	The general compatibility of the site plan and the exterior design arrangement, texture and materials proposed to be used	
	4	The view of the structure or area from a public street or road, present or future	
	5	The present character of the setting of the structure or area and its surroundings	
	6	The probable effect of proposed construction on trees, wooded areas, or historic sites	
	7	Any other factors, including aesthetic factors, which the reviewing bodies deem to be pertinent	
	8	The appropriateness of the exterior architectural features of such building or structure to the compatibility with the exterior architectural features of landmarks, buildings, or structures in the district, taking into consideration the following: a. General design b. Character and appropriateness of design c. Form d. Proportion and scale e. Mass f. Configuration	

Additional Guidelines:

- The reviewing bodies shall not adopt or impose any specific architectural style in the administration of this Article.
- The reviewing bodies shall also be guided by the purposes for which landmarks, landmark sites and historic districts are designated and by the standards and considerations contained in the Secretary of the Interior's Standards for Rehabilitation.
- See Demolition Review Guidelines Addendum for demolition of structures.

Vicinity - Aerial (Warren County GIS)



SUMMARY OF APPLICATION:

The new porch and deck are in compliance with town code. The structure is nonconforming however this renovation does not increase the level of non-conformity.

Attachments:

- Attachment A: Certificate of Appropriateness Application
- Attachment B: Historic Reconnaissance Survey

COA ~~BAR~~ 2200 296

CERTIFICATE OF APPROPRIATENESS
APPLICATION
TOWN OF FRONT ROYAL

☒ New Construction ☐ Rehabilitation ☒ Demolition* ☐ Sign
☐ Other _____

Application is hereby made for a Certificate of Appropriateness and is made subject to the local Historic District Ordinance, other local ordinances, and State laws which are presently in force or that may hereafter be enacted affecting or regulating thereto. The undersigned applicant agrees to these requirements which are a necessary condition for approval of this certificate.

This application for a Certificate of Appropriateness may be approved administratively in accordance with Section 175-89.1 of the Town Code.

Name of Applicant: Arnold & Nanere Williams

Address of Applicant: 118 Luray Ave
Front Royal, VA 22630

Phone Number: 540-305-6867 E-Mail: amw155@yahoo.com

Property in Question:

Street Address: 118 Luray Ave, Front Royal, VA 22630

Business Name (if applicable) _____

Tax Map Number: 20A7 4 73

Historic District: ☒ Downtown Residential Area

☐ Downtown Business Area

Are there any other applications relevant to this property or the proposed modifications being considered by any other regulatory or administrative agency?

☒ Yes ☐ No If Yes, please describe:

Warren Co. Building Inspections
Front Royal - (ZONING) - 2200286

Description of Proposal, including materials and colors used with each modification (List for foundation, walls, doors, windows, trim gutters/downspouts, roofing, sign, lighting, sidewalk, fencing and gutters as applicable) (attach separate sheets if necessary):

Demolition of Back Porch

Retain porch foundation

Rebuild back to same footprint but cantilever over foundation 2' see plans & plat

Anderson 400 Series windows - white

Deck specs

Anderson French Doors - white

pressure treated framing

LP SmartSide Siding - gray to match house

composite decking - to match front porch

Standing Seam Metal Roof - Black

vinyl railing - white

**Please submit seven (7) complete application packages. If color photos are submitted, please submit seven (7) complete sets of colored photographs.*

**One (1) set of material samples shall be provided together with the application.*

Also include the following as applicable:

- ☒ Attached map with property under consideration marked
- ☐ Site Plan - not required
- ☒ Sketch, drawing, elevations
- ☒ Photographs or slides showing property in question

*** NOTE: A public hearing is required for demolition work. The names and addresses of property owners immediately adjacent and opposite the property must be submitted.**

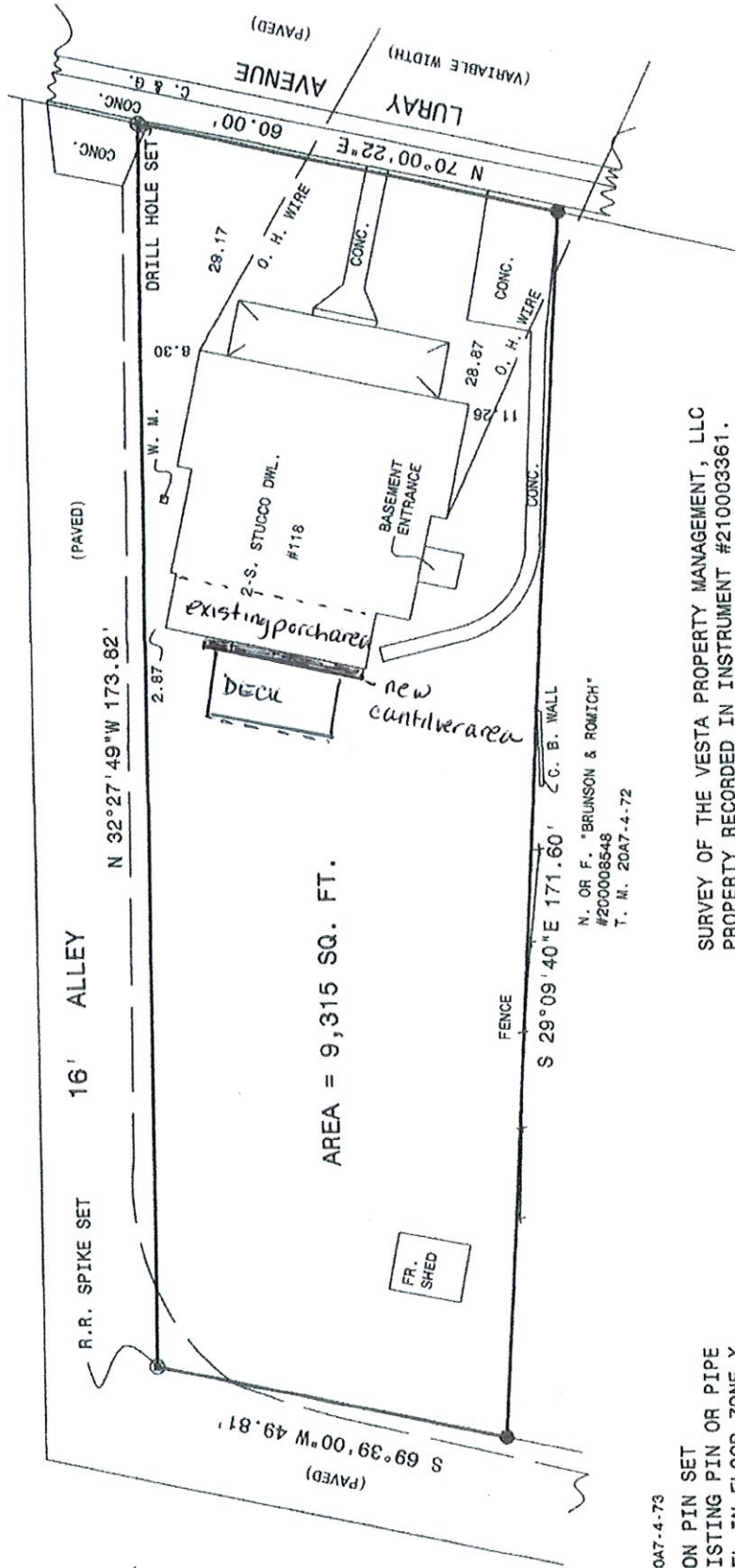
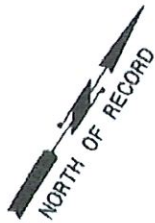
Signature of Applicant: ^{Authentication} Arnold Williams Date 08/22/22
Signature of Representative (if applicable): Marta Buraden
\$100.00 Fee Receipt Number 093841 Date 8/22/22
CK# 18383

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

OFFICE USE ONLY

Date Received 8/25/2022 BAR Meeting Date: 9/20/2022
Action Taken: _____

Zoning Administrator



T. M. 20A7-4-73

- DENOTES IRON PIN SET
- DENOTES EXISTING PIN OR PIPE
- NOTE - PARCEL IN FLOOD ZONE X PER HUD MAPS.

SURVEY OF THE VESTA PROPERTY MANAGEMENT, LLC
PROPERTY RECORDED IN INSTRUMENT #210003361.

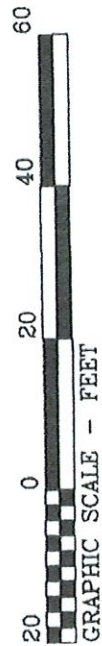
FORK MAGISTERIAL DISTRICT

WARREN COUNTY

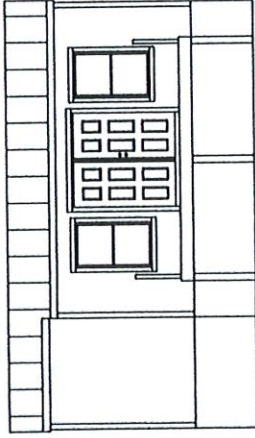
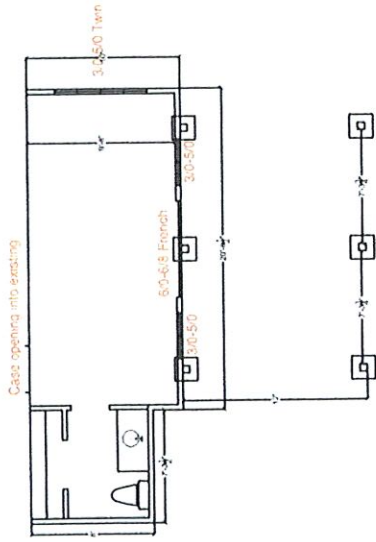
TOWN OF FRONT ROYAL, VIRGINIA

PREPARED BY
HIMELRIGHT & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
694 RED BUD ROAD, STRASBURG, VA.
PHONE (540) 465-8767

JUNE 7, 2021



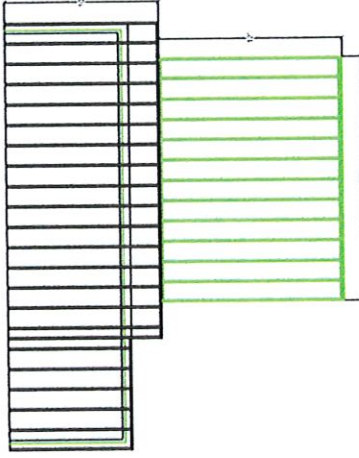
Page 1



1. General Information:
Addition SQ-Ft 280
Back Deck SQ-FT-192

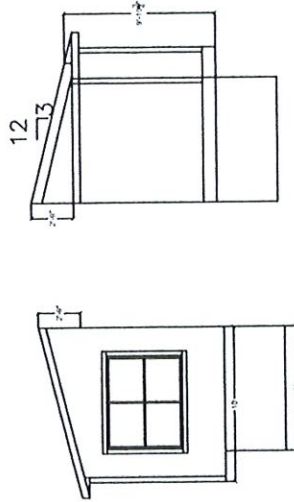
2. Foundation & Concrete Details:
Existing 8" block crawl space
Deck piers 18"x18"x8"

Frost Footing Depth: 24"
Wall Anchors 6' O.C.



5. Insulation Detail:
R-49 In Ceiling
R-15 In Exterior Walls
R-19 In floor
R-19 in band boards

2x10 treated joist 16" O.C.
Vinyl rails and decking boards to match front Deck



4. Roof Finishes Detail:

- Ice & Water Shield on Eaves, Rakes & Valleys
 - Synthetic Roof Underlayment
 - Drip Edge
 - Metal roof
3. Framing Details:
2x8 rafters 2' O.C.
2x6 ceiling joist
2x10 floor joist 16" O.C.
2x4 exterior walls 8'
2-ply 2x10 headers
7/16" plywood on Roof, and Walls

2018 Virginia State Building Code

Roof Dead Load 20 PSF
Ground Snow Load 35 PSF
Floor Dead Load 10 PSF
Floor Dead Load @ Deck 10 PSF
Wind Design Load 115 MPH. (3 second gust)









VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

=====

Property Name: _____
Address 118 Luray Avenue

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
=====

7-4 73

County/City: Warren
USGS Map: USGS Quad: Front Royal

ADDRESS/LOCATION INFORMATION

=====

Address: 118 Luray Avenue Street
Vicinity of: Municipality: Town of Front Royal ZIP: 22630

PROPERTY CLASSIFICATION INFORMATION

=====

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	

1	Building	Contributing	TOTAL: 2
1	Building	Contributing	
			Contrib: 2
			Non-Contrib: 0

WUZIT COUNT -

#	Wuzit	Contributing?	

1	House	Contributing	TOTAL: 2
1	Shed	Contributing	
			Contrib: 2
			Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

=====

Resource Level:
Estimated Construction Date: 1905 ca
Source of Date: site visit/map
Physical Status: Existing
Condition: Good
Threat: None Known
Degree of Historic Integrity:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

=====

Architectural Style/Derivative: Vernacular Early 20th Century
of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 2

Component	#	Form/Treatment	Material	Matr'l Treatment
Flues		Interior Side	Brick	
Foundation		Low	brick?	Stuccoed
Porch		Front	Wood	1-story, 3-bay
Roof		Side gable	Asphlt Shing	
Walls		frame	Wood	Stuccoed
Windows		Double hung	Wood/glass	1-over-1

Brief Architectural Description of Primary Resource:
 This 3-bay, central-passage side gable, house is a descendant of the I-house.The rectangular front block has an unusual cross gable extending into the rear ell. The ells roof ridge is actually taller (#112 has same unusual configuration). The front porch has Doric column porch supports. Stucco may have been a later fireproofing consideration.

Brief Architectural Description of Additions and Alterations
 Porch modified in the 1920s-30s, stucco may be later.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

N/A

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:
 A simple, moderately large, vernacular house from the early 20th century that contributes to surroundings by virtue of scale, form, and materials.

BIBLIOGRAPHY

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Map	1907 Sanborn Map Company
Map	1912 Sanborn Map Company
Map	1919 Sanborn Map Company
Map	1927 Sanborn Map Company

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	12589	15 - 0	2/ 4/1993
B&W 35mm photos	12589	20 - 0	2/ 4/1993

CRM MANAGEMENT EVENTS

CRM Event	Agency/Organization	Date
Reconnaissance Survey IPS Entry 3/7/94	Pres. Assoc. of VA/Wagner	2/ 4/1993





**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 20, 2022**

APPLICATION #:

COA-2200327 / Zoning Permit 2200326

APPLICANT:

Arnold Williams

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted to replace the existing wood decking on the front porch with "Trex" decking at 118 Luray Avenue. Work is complete.

GENERAL INFORMATION:

<i>Site Addresses</i>	118 Luray Avenue
<i>Owner(s)</i>	Arnold and Nancie Williams
<i>Zoning District</i>	R-3, Residential District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A7 4 73
<i>Location</i>	The building for review is located on Luray Avenue between Kilby Drive and East Jackson Street.

Photo 1 – view of front building elevation – historic district survey



SUPPLEMENTAL INFORMATION:

<i>Legal Authority</i>	The Board of Architectural Review (BAR) is established by the legal authority of Virginia Code §15.2-2306 and Sections 175-82 through 175-98 of the Town Code. The Town Code gives review authority to the BAR for major projects within the Historic Overlay District. The Historic Overlay District consists of the areas and structures identified within the Front Royal Historic District. Town Code, Section 175-82, states that the purposes of establishing the historic resource overlay areas include the following: 1. To preserve and improve the quality of life for residents of the Town of Front Royal by protecting familiar and treasured visual elements in the area. 2. To promote tourism by protecting historical and cultural resources attractive to visitors and thereby supporting local business and industry. 3. To stabilize and improve property values by providing incentive for the upkeep and rehabilitation of older structures and by encouraging desirable uses and forms of economic development. 4. To educate residents on the local cultural and historic heritage as embodied in the Historic District Overlay Areas and to foster a sense of pride in this heritage. 5. To promote local historic preservation efforts and to encourage the identification and nomination of qualified historic properties to the National Register of Historic Places and the Virginia Landmarks Register. 6. To prevent the encroachment of additions or new buildings and structures that are architecturally incongruous with their environs within areas of architectural harmony and historic character. Except where administrative review authority is granted under Section 175-89.1, and where review is exempt under Section 175-90, the BAR is responsible for reviewing major projects in the Historic Overlay District in accordance with the guidelines found under Section 175-91 of the Town Code. These guidelines are listed at the end of this report.
<i>Historic Information</i>	The building (circa 1905 is a contributing building to the Front Royal Historic District. Below are notes about the structure, as found within the Historic District records. A full copy of the report is attached (see historic reconnaissance survey – attachment B) Brief Architectural Description of Primary Resource: This 3-bay, central-passage side gable, house is a descendant of the I-house. The rectangular front block has an unusual cross gable extending into the rear ell. The ell's roof ridge is actually taller (#112 has same unusual configuration). The front porch has Doric column porch supports. Stucco may have been a later fireproofing consideration. Brief Architectural Description of Additions and Alterations Porch modified in the 1920s-30s, stucco may be later.

<i>Incentives for Rehabilitation</i>	● Partial Real Estate Tax Exemption. Pursuant to Section 75-75 of the Town Code, the exemption shall commence on January 1 of the year following completion of the rehabilitation and shall run with the real estate for a period of ten (10) years. ● State Tax Income Credit. The Virginia Rehabilitation Tax Credit Program allows property owners who complete a certified rehabilitation project to receive an income tax credit on 25% of their eligible expenses and an additional 20% credit through the Federal Rehabilitation Tax Credit Program.		
<i>Historic Overlay District Guidelines</i>	GUIDELINES WORKSHEET FOR BAR EVALUATION		
	1	The historic archaeological or architectural value and significance of a structure and its relationship to the historic value of the surrounding area	
	2	The age and character of the historic structure, its condition, and its probable life expectancy and the appropriateness of the proposed changes to the period or periods during which the structure was built	
	3	The general compatibility of the site plan and the exterior design arrangement, texture and materials proposed to be used	
	4	The view of the structure or area from a public street or road, present or future	
	5	The present character of the setting of the structure or area and its surroundings	
	6	The probable effect of proposed construction on trees, wooded areas, or historic sites	
	7	Any other factors, including aesthetic factors, which the reviewing bodies deem to be pertinent	
	8	The appropriateness of the exterior architectural features of such building or structure to the compatibility with the exterior architectural features of landmarks, buildings, or structures in the district, taking into consideration the following: a. General design b. Character and appropriateness of design c. Form d. Proportion and scale e. Mass f. Configuration	

Additional Guidelines:

- The reviewing bodies shall not adopt or impose any specific architectural style in the administration of this Article.
- The reviewing bodies shall also be guided by the purposes for which landmarks, landmark sites and historic districts are designated and by the standards and considerations contained in the Secretary of the Interior's Standards for Rehabilitation.
- See Demolition Review Guidelines Addendum for demolition of structures.

Vicinity - Aerial (Warren County GIS)



SUMMARY OF APPLICATION:

The new porch is in compliance with town code. The structure is nonconforming however this renovation does not increase the level of non-conformity. The COA is necessary because the applicant changed materials of the existing porch from wood to trex.

Attachments:

- Attachment A: Certificate of Appropriateness Application
- Attachment B: Historic Reconnaissance Survey

CERTIFICATE OF APPROPRIATENESS APPLICATION TOWN OF FRONT ROYAL

☐ New Construction ☒ Rehabilitation ☐ Demolition* ☐ Sign
☐ Other _____

Application is hereby made for a Certificate of Appropriateness and is made subject to the local Historic District Ordinance, other local ordinances, and State laws which are presently in force or that may hereafter be enacted affecting or regulating thereto. The undersigned applicant agrees to these requirements which are a necessary condition for approval of this certificate.

This application for a Certificate of Appropriateness may be approved administratively in accordance with Section 175-89.1 of the Town Code.

Name of Applicant: Arnold Williams

Address of Applicant: 118 Luray AVE

Phone Number: 540-305-6847 E-Mail: ARNWISSEVAL@com

Property in Question:

Street Address: 118 Luray AVE

Business Name (if applicable) _____

Tax Map Number: 20A7 4 73

Historic District: ☒ Downtown Residential Area

☐ Downtown Business Area

Are there any other applications relevant to this property or the proposed modifications being considered by any other regulatory or administrative agency?

☒ Yes ☐ No

If Yes, please describe:

Rebuild back Porch

Description of Proposal, including materials and colors used with each modification (List for foundation, walls, doors, windows, trim gutters/downspouts, roofing, sign, lighting, sidewalk, fencing and gutters as applicable) (attach separate sheets if necessary):

Re Face deck with gray composite decking
Paint to match house and replace
porch post with same existing post

**Please submit seven (7) complete application packages. If color photos are submitted, please submit seven (7) complete sets of colored photographs.*

**One (1) set of material samples shall be provided together with the application.*

Also include the following as applicable:

- _____ Attached map with property under consideration marked
- _____ Site Plan
- _____ Sketch, drawing, elevations
- _____ Photographs or slides showing property in question

*** NOTE: A public hearing is required for demolition work. The names and addresses of property owners immediately adjacent and opposite the property must be submitted.**

Signature of Applicant: _____ Date 3-22-22

Signature of Representative (if applicable): _____

\$100.00 Fee ☒ **BAR Review** Receipt # 093839 Date 8/22/2022

\$200.00 Fee **Demolition of Historically Significant Structure** Check # 1079

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

OFFICE USE ONLY

Date Received _____ BAR Meeting Date: _____

Action Taken: _____

Zoning Administrator

2200326

TOWN OF FRONT ROYAL ZONING PERMIT APPLICATION

Page 2 – Application Form

APPLICANTS ARE REQUIRED TO PROVIDE ALL INFORMATION ON THIS PAGE

1

STEP 1 – THE APPLICANT'S PART

APPLICANT STARTS HERE

WHAT IS THE STREET ADDRESS?

118 Luray AVE

WHAT SUBDIVISION OR DEVELOPMENT IS THE PROJECT IN?

N/A Per GIS

CATEGORY OF PROJECT: (SELECT ONE)

- ☐ ADDITION
- ☐ ACCESSORY STRUCTURE
- ☐ RENOVATION
- ☐ FENCE
- ☒ OTHER

PROJECT DESCRIPTION:

REFACE EXISTING PORCH

Replaced wood Decking w/
Trex 7 1/2 x 2 1/2

PROVIDE A DETAILED DESCRIPTION OF WHAT YOU WANT TO DO ABOVE

APPLICANT'S NAME:

Arnold Williams

PRINT NAME HERE

APPLICANT'S SIGNATURE:

[Signature]

SIGN & DATE HERE

MAILING ADDRESS:

118 Luray AVE

PHONE NUMBER:

540-305-6867

EMAIL:

ARW155CV@HOT.COM

PROPERTY OWNER'S NAME:

Arnold Williams

PRINT NAME HERE

PROPERTY OWNER'S SIGNATURE:

[Signature]

SIGN & DATE HERE

COMPLETE THIS BOX ONLY IF THE PROPERTY OWNER IS DIFFERENT THAN THE APPLICANT

CONTINUE TO THE BACK OF THIS PAGE

ZONING PERMIT NUMBER:

(FOR TOWN STAFF ONLY)

TOWN OF FRONT ROYAL ZONING PERMIT APPLICATION

Page 3 – Application Form *continued*

TOWN STAFF CAN ASSIST APPLICANTS COMPLETING THE FOLLOWING SECTION

ZONING INFORMATION

TAX IDENTIFICATION NUMBER: 20A7 4 73

PROPOSED BUILDING HEIGHT: Porch will MATCH existing

EXISTING SQUARE FEET OF BUILDING (IF ANY): 24095^{sq} Porch size and height

PROPOSED SQUARE FEET OF BUILDING: 24059 FT

LOT SIZE: .2479 Acres LOT FRONTAGE: _____

ZONING DISTRICT: R-3

IS THE PROPERTY IN ANY OF THE FOLLOWING SPECIAL ZONES? CHECK ALL THAT APPLY

☐ ENTRANCE CORRIDOR; ☐ FLOODPLAIN _____; ☒ HISTORIC DISTRICT

PROVIDE THE DISTANCES OF THE PROPOSED STRUCTURE TO THE FRONT, RIGHT, LEFT & REAR PROPERTY LINES

PROPOSED SETBACKS: FRONT: See Attached Plot, RIGHT: _____, LEFT: _____, REAR: _____

PROVIDE THE MINIMUM DISTANCES REQUIRED BY CODE FOR THE PROPOSED STRUCTURE TO THE FRONT, RIGHT, LEFT & REAR PROPERTY LINES

REQUIRED SETBACKS: FRONT: _____, RIGHT: _____, LEFT: _____, REAR: _____

----- APPLICANT STOPS HERE -----

2



STEP 2 – DEPT. OF PLANNING & ZONING (FOR STAFF ONLY)

Have all taxes been paid in full?

☐ YES ☐ NO

INITIALS: _____

Have all application fees been paid in full?

☒ YES ☐ NO

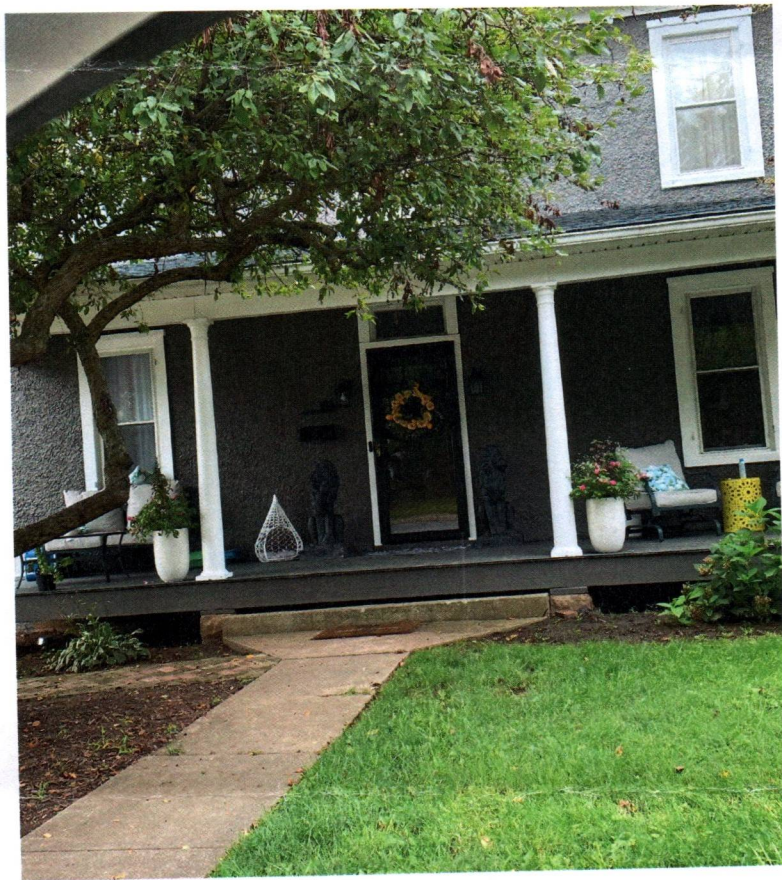
INITIALS: _____

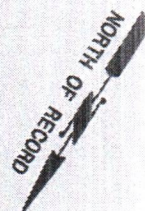
Comments:

pd 50- 25x(2)
work done w/out zoning permit
check #1079

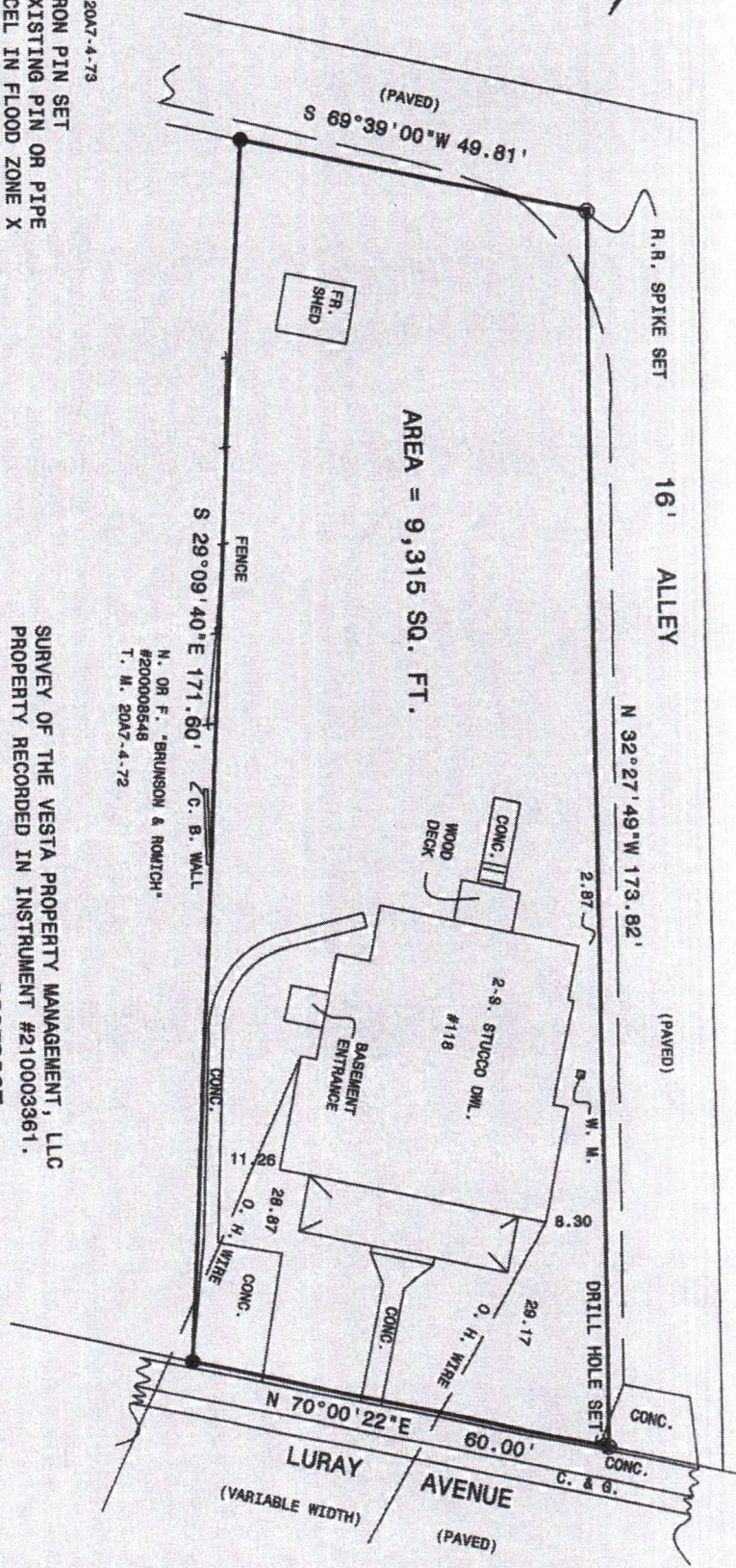
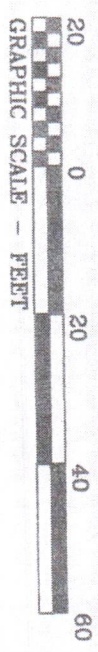
APPROVAL OF ZONING PERMIT _____

DATE _____





- DENOTES IRON PIN SET
- DENOTES EXISTING PIN OR PIPE
- NOTE - PARCEL IN FLOOD ZONE X PER HUD MAPS.



N. OR F. "BRUNSON & ROACH"
#200006548
T. M. 20A7-4-72

SURVEY OF THE VESTA PROPERTY MANAGEMENT, LLC
PROPERTY RECORDED IN INSTRUMENT #210003361.
FORK MAGISTERIAL DISTRICT
WARREN COUNTY

TOWN OF FRONT ROYAL, VIRGINIA
PREPARED BY
HIMELRIGHT & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
694 RED BUD ROAD, STRASBURG, VA.
PHONE (540) 465-8767
JUNE 7, 2021

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

=====

Property Name: _____
Address 118 Luray Avenue

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
=====

7-4 73

County/City: Warren
USGS Map: USGS Quad: Front Royal

ADDRESS/LOCATION INFORMATION

=====

Address: 118 Luray Avenue Street
Vicinity of: Municipality: Town of Front Royal ZIP: 22630

PROPERTY CLASSIFICATION INFORMATION

=====

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	

1	Building	Contributing	TOTAL: 2
1	Building	Contributing	
			Contrib: 2
			Non-Contrib: 0

WUZIT COUNT -

#	Wuzit	Contributing?	

1	House	Contributing	TOTAL: 2
1	Shed	Contributing	
			Contrib: 2
			Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

=====

Resource Level:
Estimated Construction Date: 1905 ca
Source of Date: site visit/map
Physical Status: Existing
Condition: Good
Threat: None Known
Degree of Historic Integrity:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

=====

Architectural Style/Derivative: Vernacular Early 20th Century
of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 2

Component	#	Form/Treatment	Material	Matr'l Treatment
Flues		Interior Side	Brick	
Foundation		Low	brick?	Stuccoed
Porch		Front	Wood	1-story, 3-bay
Roof		Side gable	Asphlt Shing	
Walls		frame	Wood	Stuccoed
Windows		Double hung	Wood/glass	1-over-1

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 This 3-bay, central-passage side gable, house is a descendant of the I-house.The rectangular front block has an unusual cross gable extending into the rear ell. The ells roof ridge is actually taller (#112 has same unusual configuration). The front porch has Doric column porch supports. Stucco may have been a later fireproofing consideration.

Brief Architectural Description of Additions and Alterations
 Porch modified in the 1920s-30s, stucco may be later.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

N/A

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:
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