

TOWN OF FRONT ROYAL BOARD OF ARCHITECTURAL REVIEW



7:00 PM, Tuesday, December 13, 2022
TOWN HALL, 102 E. Main Street Front Royal, VA
2nd Floor, East Conference Room
Regular Meeting

AGENDA

I. CALL TO ORDER.

II. APPROVAL OF MINUTES.

- November 8, 2022, Regular Meeting.

III. PUBLIC HEARING.

- **Application # 2200483 – SEESUU, LLC.** This is an application for a Certificate of Appropriateness to demolish and remove a portion of a contributing structure on a property within the Town of Front Royal Historic District located at 131 E. Main Street. The property is zoned C-2, Downtown Business District, and is identified as Tax Map 20A7, Section 4, Parcel 37.

IV. NEW BUSINESS.

- None.

V. OLD BUSINESS.

- None

VI. OTHER.

VII. 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 November 8, 2022, in the Town Hall East Conference Room.

Present: Holly Rhodenhizer
Katherine Snyder
Collin Waters

Absent: Angela Toler, Chairman
Gary Vaughan, Vice Chairman

Staff: John Ware, Deputy Zoning Administrator
Connie L. Potter, Clerk for the Board of Architectural Review

CALL TO ORDER

As the Chairman and Vice Chairman were not in attendance of the meeting, Ms. Potter opened the meeting at 7 p.m. and asked for nominations for Chairman and Vice Chairman.

ELECTION OF OFFICERS

- Chairman

Ms. Rhodenhizer moved, seconded by Ms. Snyder to nominate Collin Waters as Chairman.

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

VOICE VOTE

- Vice Chairman

Chairman Waters moved, seconded by Ms. Snyder to nominate Holly Rhodenhizer as Vice Chairman.

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

VOICE VOTE

APPROVAL OF MINUTES

- September 20, 2022, Regular Meeting.

Vice Chairman Rhodenhizer moved, seconded by Ms. Snyder to approve the minutes as written.

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

VOICE VOTE

NEW BUSINESS

- **Application # 2200380** - A Certificate of Appropriateness (COA) Application submitted by Buracker Construction on behalf of David and Rhonda McDaniel for exterior renovations to remove and replace the existing black iron staircase with pressure treated wood stairs, partially remove vinyl siding around staircase to locate and repair the leak area and install new vinyl siding to match as close as possible due to age at 301 E . Main Street.

Mr. Ware explained that water is leaking into the building. The applicant is making a request to remove a portion of the siding, find and repair the leak and then install new siding to match the existing siding. The applicant is also requesting to replace the existing metal stairs with wood because the metal stairs are deteriorating.

After a brief discussion Board members agreed the stairs needed to be replaced and that the leak needed to be found and fixed.

Vice Chairman Rhodenhizer moved, seconded by Ms. Snyder to approve replacing the metal stairs with wood stairs, pulling back the siding and fixing the leak and replace the siding.

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

VOICE VOTE

OLD BUSINESS

- None

OTHER

Vice Chairman Rhodenhizer expressed concern about educating homeowners when they move into the Historic District and what their responsibilities are when they own a Historic District property.

Various options were discussed as possibilities to inform property owners when they are located in the Historic District. The following suggestions were made as possible ways to communicate to existing and new property owners: Letters to area realtors, something in the closing papers, a mass mailing to property owners or possibly something in the Town Newsletter that is included in utility bills. This concern will be looked into further.

ADJOURNMENT

Ms. Snyder moved, seconded by Vice Chairman Rhodenhizer to adjourn the meeting.

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

VOICE VOTE

The meeting adjourned at 7:31 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
DECEMBER 13, 2022**

APPLICATION #:

Certificate of Appropriateness
Application #2200483

APPLICANT:

SEESUU, LLC

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application for partial demolition of a contributing structure in the Historic District. (See **Attachment A** – Application).

GENERAL INFORMATION:

<i>Site Addresses</i>	131 E Main Street
<i>Owner(s)</i>	SEESUU, LLC
<i>Zoning District</i>	C-2 (Downtown Business) District & Historic District
<i>Historic District</i>	Front Royal Historic District
<i>Tax Identification</i>	20A7-4-37
<i>Location</i>	The subject building is located on E. Main Street. It is at the Southwest corner of the intersection of East Main Street and Church Street.

Vicinity - Aerial (Warren County GIS)

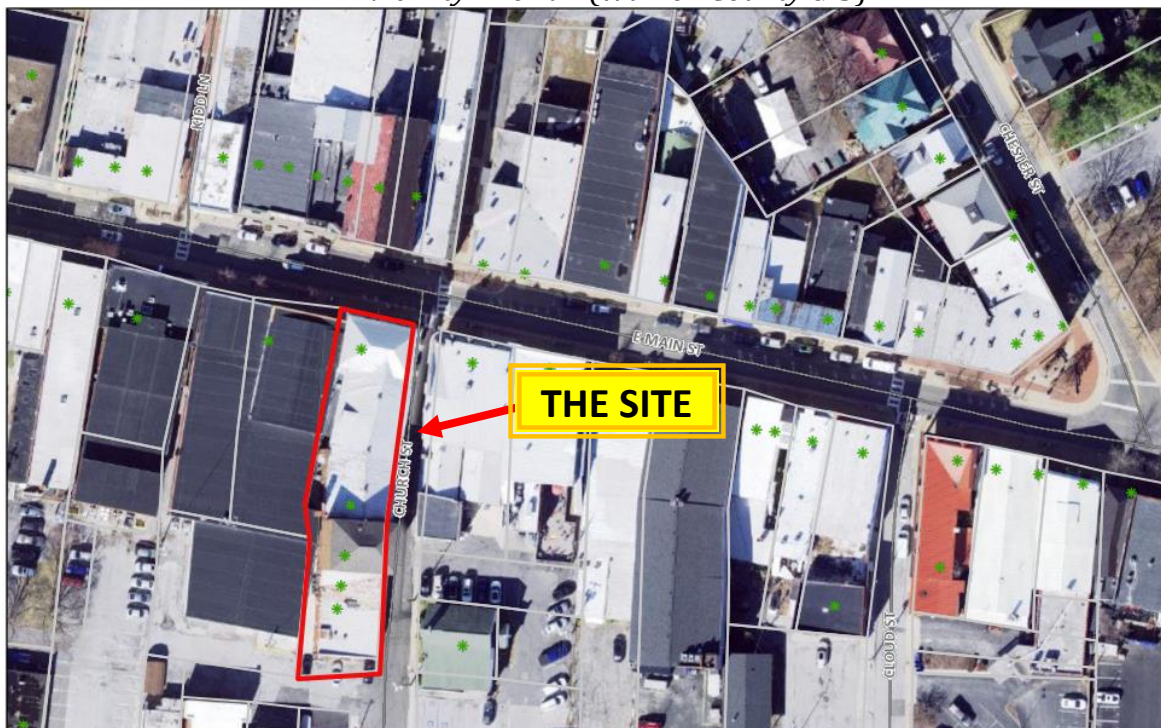


Photo 1 – Front Elevation



Photo 2 – Front Left Side Elevation



Photo 3 – Rear Side Elevation



Photo 4 – Front Left Side Elevation



Photo 5 – Left Side Elevation



Photo 6 – Left Rear Side Elevation



SUPPLEMENTAL INFORMATION:

Legal Authority	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.
Historic Information	The building (circa 1879) 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 D). Architectural Description ----- 131 East Main Street started out as the 1879 Front Royal Methodist Church, 5 arched opening bays on the Church Street side define this originally Italianate building. The retail building at the front features a commercial eclectic style incorporating Second Empire features such as the mansard roof; Classical Revival dormers and roof edge molding. The brick work on this section is sophisticated with recessed bays, projecting pilasters, corbeling. The arched-top sash at the front of the building were salvaged from the church section. The mansard roof is two level with a hipped top. The hollow-tile theatre addition was probably intended to be fire proof, and is obviously of utilitarian design. The projectionist's booth is still in the upper story, with an escape hatch on the roof. The balcony area of the theater still has its early twentieth century seating. The rear brick addition features some brick patterns, rectangles in the upper wall, parapet area.

	Additions and Alterations Description ----- The 1879 church core has been added to at front and back. The front, 2.5 story brick retail section was added after 1908-09; the church space was converted into a theatre at this time; the terra cotta stage super structure, at the rear was added sometime before World War II. The brick addition at the very rear is probably the most recent, perhaps as early as the 1940s-1950s. Spaces behind the Main Street retail area are vacant. A retail space was built into the large church/theatre, but this area was vacant at the time of survey (1993).
<i>Incentives for Rehabilitation</i>	• Partial Real Estate Tax Exemption. Pursuant to Section 175-97 of the Town Code, owners that engage in approved rehabilitation projects have the ability to seek a 10-year tax exemption equal to the increase in assessed value resulting from the rehabilitation. • 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.

GUIDELINES WORKSHEET FOR BAR EVALUATION		
<i>Historic Overlay District Guidelines</i>	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.	

STAFF COMMENTS:

In addition to the application, the applicant has provided the Existing Conditions – Demolition Exhibit plan.

Town Staff has provided the following attachment for additional information purposes:

- Addendum to Historic Overlay District Guidelines, Demolition Review Guidelines. (Attachment C)

Although the applicant has submitted conceptual concepts of a future building, the applicant has only applied for demolition of the existing building. If the BAR determines that demolition is appropriate, **Town Staff recommends that such approval be conditional on the following: That a development surety be in-place before demolition and approved in form by the Town Attorney to guarantee that the demolition is completed once started.**

Attachments: A) Certificate of Appropriateness Application
B) Addendum to Historic Overlay District Guidelines
C) Demolition Exhibit Plan
D) Historic Reconnaissance Survey

ADDENDUM

DEMOLITION REVIEW GUIDELINES

- 1) **Contribution to Historic District.** Is the building identified as a contributing structure? This is typically determined from the Front Royal Historic District records.

☐ **YES.** Continue.

☐ **NO.** The building is a candidate for demo. 

- 2) **Structural Integrity.** Does the building retain structural integrity? The following may be used to evaluate and determine if a building retains its structural integrity?

- A site visit by the BAR members to more closely inspect and evaluate the building.
- An unbiased report from a licensed structural engineer or licensed architect that addresses structural integrity.
- A report from the local building official.
- Testimony of expert witnesses at the public hearing at which the demolition request is being considered.

☐ **YES.** Continue.

☐ **NO.** The building is a candidate for demo. 

- 3) **Feasibility.** Upon review of the facts of the application, public testimony, and Town records, what factors limit renovation of the building instead of demolition, as determined by the BAR.

- ☐ Significantly higher costs than new construction.
- ☐ Poor Marketability, due to location or lack of usable space.
- ☐ Environmental Factors.
- ☐ Local, State, or Federal Regulations.
- ☐ The building is recognized as blighted.

☐ **1-2 box checked.**  The building is NOT a candidate for demo.

☐ **3 or more boxes checked.** Continue.

- 4) **Due Diligence.** Has the applicant given due diligence? Due diligence includes seeking renovation of the property for an extended period of time; allowing the relocation of the building (if offered by a 3rd party); and salvaging portions of the building.

☐ **YES.** The building is a candidate for demo. 

☐ **NO.**  The building is NOT a candidate for demo.

The Town of Front Royal Board of Architectural Review (BAR) shall give consideration of the following review factors when considering an application to demolish a building or structure. Each factor shall be considered in the order they are listed as outlined in the left hand column of this page.

- 1) Contribution to the Historic District
- 2) Structural Integrity
- 3) Feasibility
- 4) Due Diligence

REVIEW FACTORS

If the applicant successfully demonstrates that the building is a candidate for demolition, the Board of Architectural Review MAY consider the following:

- The BAR may require that the applicant conduct a reconnaissance or intensive-level survey in accordance with the Virginia Department of Historic Resource's Guidelines for Conducting Cultural Resource Surveys in Virginia.
- The applicant must conduct a Phase 1 archaeological study to document historic information that is important to the Town of Front Royal.
- The BAR may require that demolition application be reviewed concurrently with plans for new construction.
- Assurance that the demolition will be completed once started. A surety, such as a performance bond, from the contractor is a suitable method for assuring completion.
- Assurance that the completion of the demolition will occur in a reasonable amount of time.

DISCLAIMER: All required local, state, and federal permits or approvals are required separate from, and in addition to, the BAR's consideration of a Certificate of Appropriateness for demolition.

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: SEESUU, LLC

Address of Applicant: PO Box 1317

FRONT ROYAL, VA. 22630

Phone Number: 540 622-4711 E-Mail: WETNOSEFARM@GMAIL.COM

Property in Question:

Street Address: 131 E. MAIN ST

Business Name (if applicable) _____

Tax Map Number: DB 370, PG 65 DB 423 Pg 109 DB 426 PG 669

Historic District: ☐ Downtown Residential Area

☒ Downtown Business Area

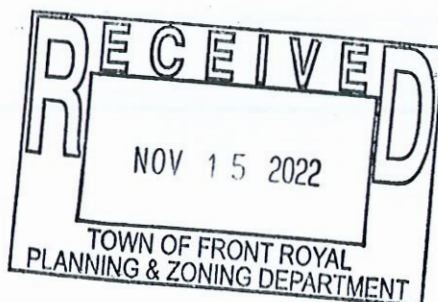
Are there any other applications relevant to this property or the proposed modifications being considered by any other regulatory or administrative agency?

☐ Yes ☒ No

If Yes, please describe:

Revised 6-25-12

PLEASE COMPLETE REVERSE SIDE



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 A Portion of
the Building

**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: Seesun, LLC Date 11/2/22

Signature of Representative (if applicable): By [Signature]

\$100.00 Fee **BAR Review** Receipt # _____ Date 11-15-2022

\$200.00 Fee **Demolition of Historically Significant Structure**

pd check # 1216 \$200.-

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 11-15-2022 BAR Meeting Date: 12-13-2022

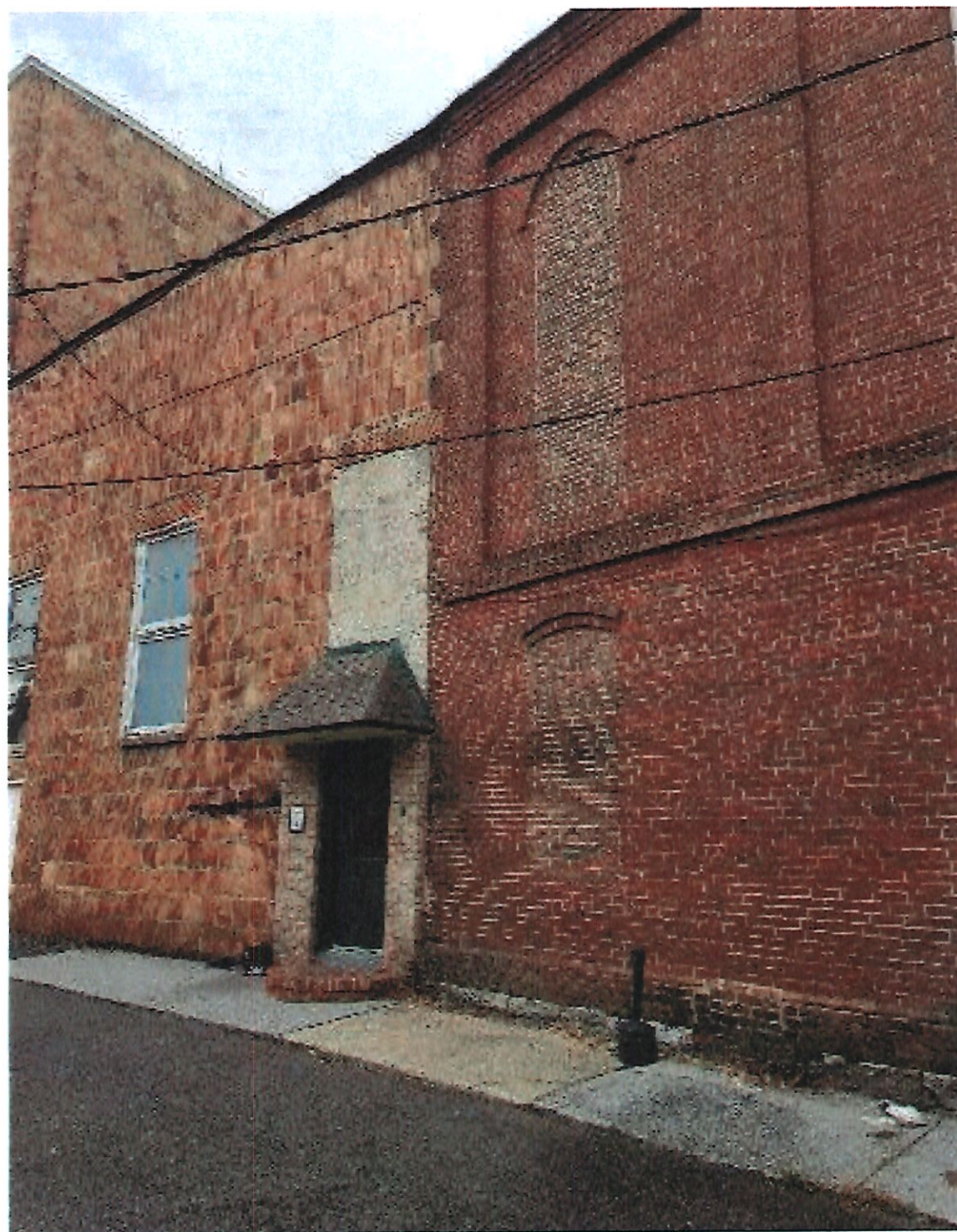
Action Taken: _____

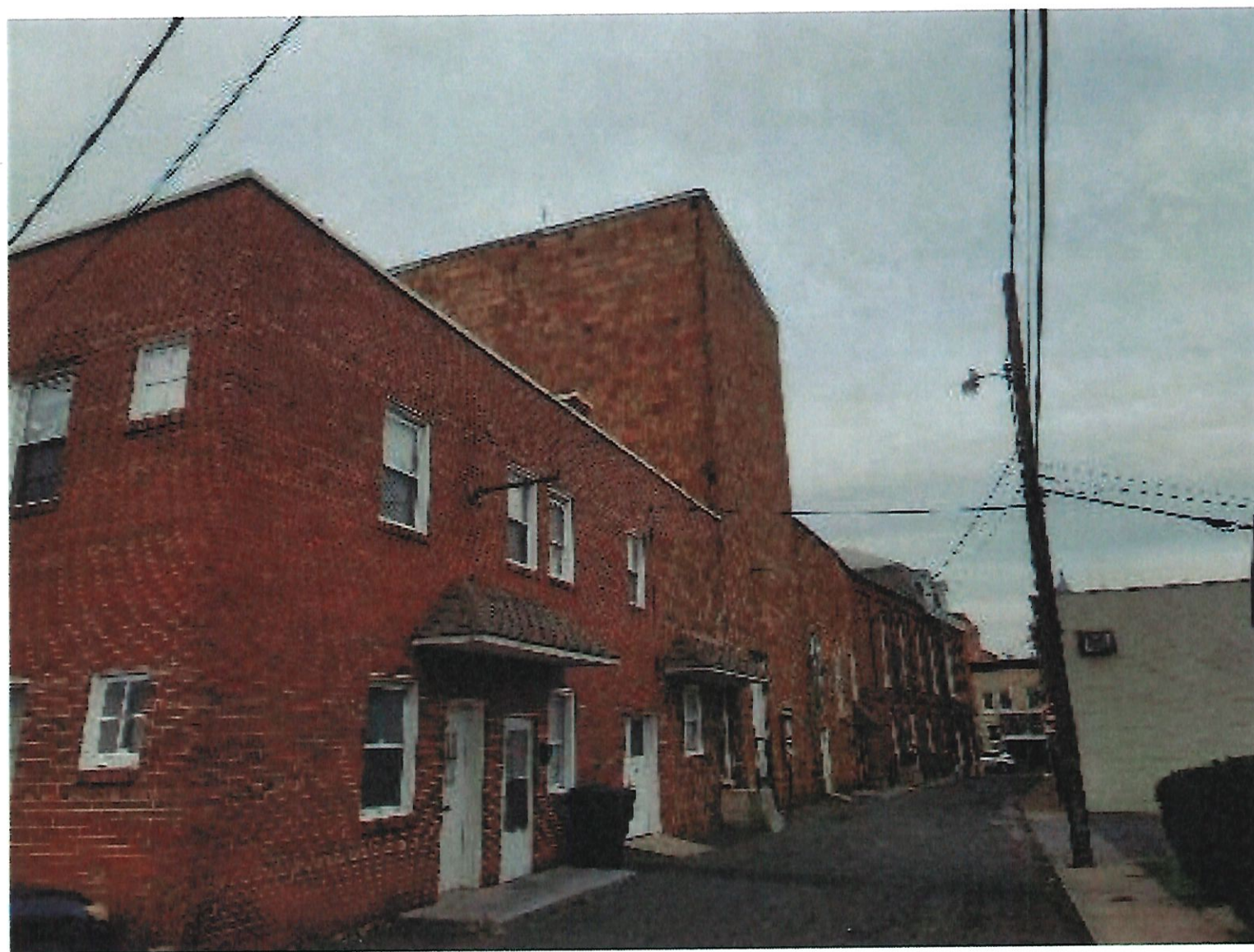
Zoning Administrator

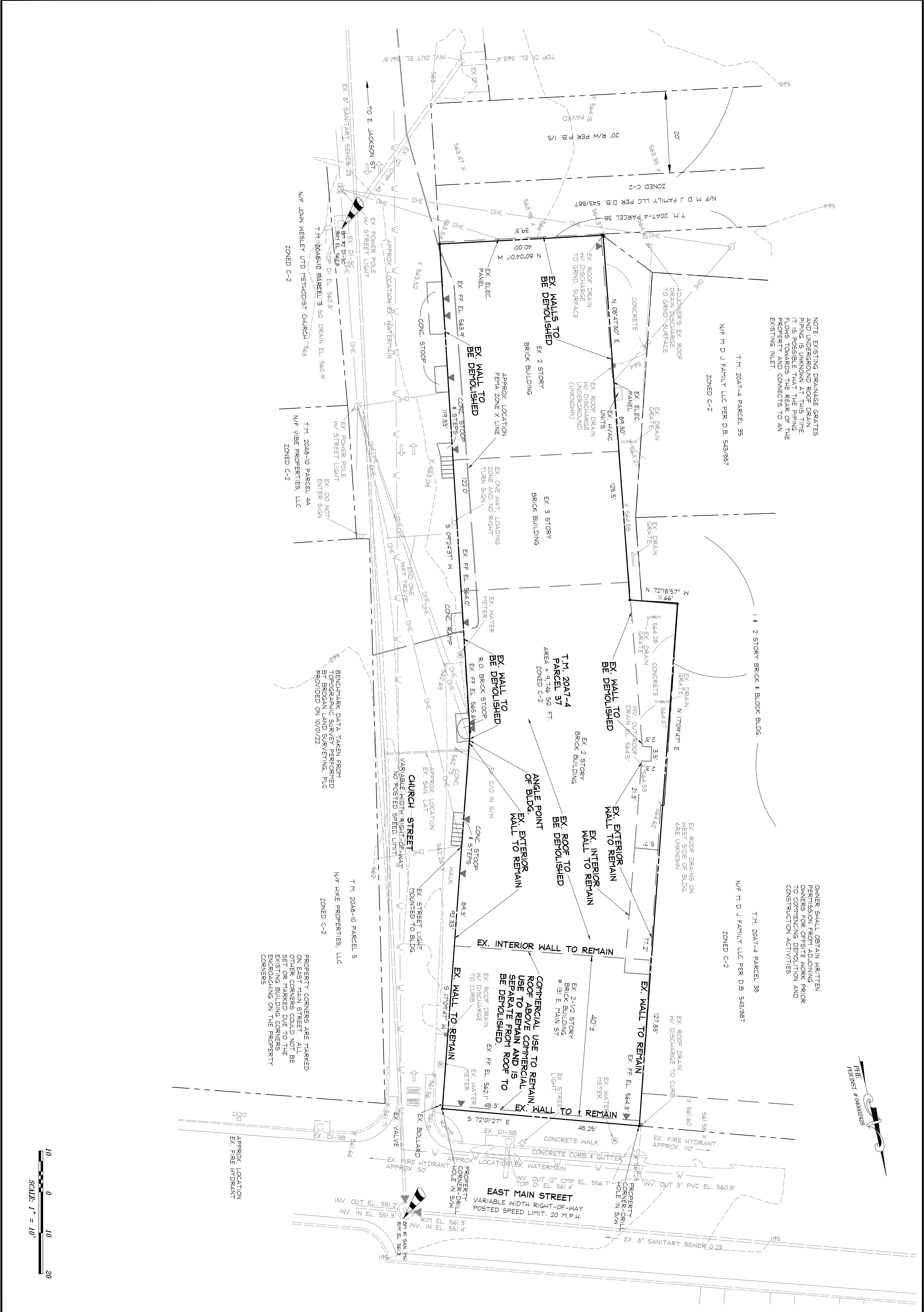




WYK ASSOCIATES, INC.
ARCHITECTURE • PLANNING

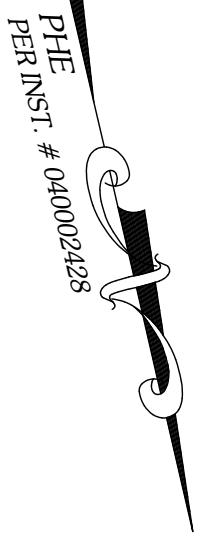






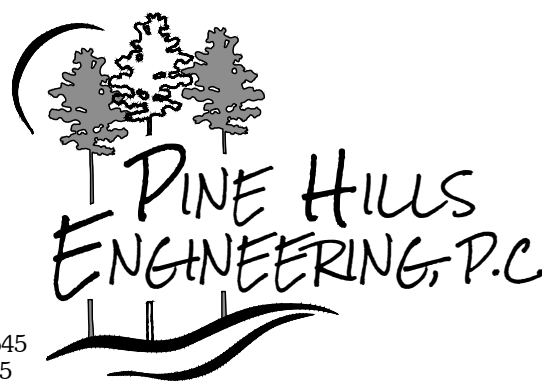
NOTE: EXISTING DRAINAGE GRATES AND UNDERGROUND ROOF DRAIN PIPING IS UNKNOWN AT THIS TIME. IT IS POSSIBLE THAT THE PIPING FLOWS TOWARDS THE REAR OF THE PROPERTY AND CONNECTS TO AN EXISTING INLET.

OWNER SHALL OBTAIN WRITTEN PERMISSION FROM ADJOINING OWNERS FOR OFFSITE WORK PRIOR TO COMMENCING DEMOLITION AND CONSTRUCTION ACTIVITIES.



PHE
PER INST. # 000002428

321 THOMAS DRIVE
MIDDLETOWN, VA 22645
MOBILE: (540) 622-3405



REVISION

DATE

SURVEY
BROGAN LAND
SURVEYING, PLC

DESIGN
MSS

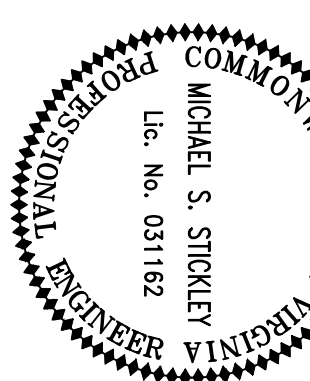
DRAWN
MSS

CHECKED
MSS

DATE
NOV. 14, 2022

SCALE/HORZ: 1" = 10'
VERT: N/A

SEAL



EXISTING CONDITIONS — DEMOLITION EXHIBIT

MURPHY THEATRE BUILDING DEVELOPMENT

SOUTH RIVER MAGISTERIAL DISTRICT
TOWN OF FRONT ROYAL
WARREN COUNTY, VIRGINIA

PROJECT
NO. 1113-22

CADD
FILE 1113BAR

SHEET 1 OF 1

INTENSIVE SURVEY FORM

IDENTIFICATION

=====

VDHR IDENTIFICATION #: 112-0033-000

Property Names

131 East Main Street	Address
Royal Oak Computer Shop	Current
Royal Quality Shop	Historic
Front Royal Methodist Church	Historic
Murphy's Theater	Historic

NR Resource Type: Building
VDHR Historic Context: Commerce/Trade

ADDRESS/LOCATION

=====

Addresses

131	East Main Street	Current
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Vicinity of: Municipality: Front Royal
County/Independent City: Warren
State: VA ZIPCode 22630-
Magisterial District: South River District
USGS Quad Name: FRONT ROYAL

Local Tax Code:	Section	Parcel
	20A7	4-37

Location: The south west corner of the intersection of East Main and Church Streets.

Name of Historic District:
Name of Potential Historic District: Front Royal Historic District

SITE DESCRIPTION

=====

Site plan on file at VDHR? Yes

Square Footage of Lot: 0

Physical Character of General Surroundings: Town
Physical Character of Immediate Setting: Commercial

Site Description Notes/Notable Landscape Features

The building fills out an urban lot comprised of a row of commercial buildings. The building is at the end of the row, with church street on its east side.

PROPERTY BOUNDARIES
=====

Verbal Boundary Description:

Acreage: 0.0

Verbal Boundary Justifaction:

CLASSIFICATION AND COUNT
=====

NR Resource Type: Building Ownership Categories: P

NR Resource Count		C/NC/NE		
#of Resource Types				
1	Building	Contributing	TOTAL:	1
			Contrib:	1
			Non-Contrib:	0

Wuzits Type Count		C/NC/NE		
#of Wuzits Type				
1	Commercial Building	Contributing	TOTAL:	1
			Contrib:	1
			Non-Contrib:	0

INDIVIDUAL RESOURCES DATA
=====

WUZIT: COMMERCIAL BUILDING C/NC: Contributing

Name: Royal Computer Shop

Location: Front Royal, Va.

131 East Main Street Current

Estimated Date of Construction: 1879 Source: Site Visit

Physical Status: Existing
Condition: Fair Threat: None

FUNCTIONS:

Dates	Function	Explanation
1879	Religious Facility	Historic
1912	ca Commerce/Trade	Historic/Current
1912	ca Post Office	Historic
1915	Theater	Historic

EXTERIOR COMPONENT DESCRIPTION:

Component	#	Type or Form	Materials	Treatment
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Chimney	1	Exterior side	Concrete	Concrete Block
Door	1	Double	Wood	Panelled/Glazed
Dormer	5	Gable	Wood	Pedimented
Roof	0	Mansard	Slate	Scalloped Shingle
Roof	0	Gable	Metal	Standing Seam
Roof	0	Hipped	Metal	Standing Seam
Roof	0	Flat		Not Visible
Walls	0	Masonry	Brick	5-course Amer.Bond
Walls	0	Masonry	Terra Cotta	Glazed
Walls	0	Masonry	Brick	Random
Walls	0	Parapet	Brick	Capped
Windows	0	Double hung	Glass	6/6
Windows	0	Casement	Glass	4-light
Windows	0	Double hung	Glass	1/1
Windows	0	Fixed	Glass	Plate
Windows	0	Double hung	Glass	2/2

Materials/Treatment Notes

The building is comprised of three sections representing three periods of construction.

Architectural Style/Derivation: Mixed (more than 3 styles from different periods)

		Dimensions:	
# of Stories:	2.5	Height=	0.00
# of Bays Wide:	3	Length=	0.00
# of Bays Deep:	14	Width=	0.00

Footprint: Rectangle w/ additions

Additions and Alterations Description

The 1879 church core has been added to at front and back. The front, 2.5 story brick retail section was added after 1908-09; the church space was converted into a theatre at this time; the terra cotta stage super structure, at the rear was added sometime before World War II. The brick addition at the very rear is probably the most recent, perhaps as early as the 1940s-1950s. Spaces behind the Main Street retail area are vacant. A retail space was built into the large church/theatre, but this area was vacant at the time of survey (1993).

Interior Description

Interior Plan Type: Undivided Space (non-domestic)
 Accessed? Yes If not, why not?:

Interior Description: The front section, built sometime shortly after 1908 has the most architectural integrity. The first floor is an open retail area, updated for modern use. The upper floors include apartment spaces and meeting rooms, details include: four panel doors, beaded trim w/boss center corner blocks, door transoms, high beaded base boards, some half-glass doors, picture molding, pressed tin ceilings. The theater space has been gutted,

but the stage is in place, there are some pilasters with caps on the side walls, the former theater entrance at the west side of the primary elevation was originally open with light bulbs mounted in the semi-circular archway, this is now framed in, but all the fixtures are in place. The rear addition contains apartment spaces.

STRUCTURAL SYSTEMS AND MATERIALS:

System Element	System Type	System Material
Masonry, Brick		Original Block
Masonry, Hollow Tile		Addition

Structural System Notes

The building includes at least two, possibly three types of masonry construction methods - the rear addition may be brick veneer over concrete block.

Architectural Description

131 East Main Street started out as the 1879 Front Royal Methodist Church, 5 arched opening bays on the Church Street side define this originally Italianate building. The retail building at the front features a commercial eclectic style incorporating Second Empire features such as the mansard roof; Classical Revival dormers and roof edge molding. The brick work on this section is sophisticated with recessed bays, projecting pilasters, corbeling. The arched-top sash at the front of the building were salvaged from the church section. The mansard roof is two level with a hipped top. The hollow-tile theatre addition was probably intended to be fire proof, and is obviously of utilitarian design. The projectionist's booth is still in the upper story, with an escape hatch on the roof. The balcony area of the theater still has its early twentieth century seating. The rear brick addition features some brick patterns, rectangles in the upper wall, parapet area.

SECONDARY RESOURCES RELATIONSHIP

HISTORICAL EVENTS

Original Construction

Date (Start to Completion): / /1879 to
Source of Information: Written Data
Associated Cost: 0

Brief Remarks:

First section of building constructed as the Front Royal Methodist Church. It replaced a late eighteenth or early nineteenth century building on the same site.

Names of Associated Individuals	Association/Function

Major Addition

Date (Start to Completion): / /1908 to
Source of Information: Written Data
Associated Cost: 0

Brief Remarks:

Front Royal Methodist Church moves and building is sold to become a commercial establishment. Stores, post office, and theater are all combined into the church and front addition.

Names of Associated Individuals	Association/Function

Date (Start to Completion): / /1910 ca to / /1950 ca
Source of Information: Written Data
Associated Cost: 0

Brief Remarks:

The theater is used for live performance and film.

Names of Associated Individuals	Association/Function

Addition

Date (Start to Completion): / /1915 -20 to
Source of Information: Site Visit
Associated Cost: 0

Brief Remarks:

Theater space enlarged with hollow tile addition.

Names of Associated Individuals	Association/Function

Addition

Date (Start to Completion): / /1940s to
Source of Information: Site Visit
Associated Cost: 0

Brief Remarks:

Rear brick residential/commercial addition.

Names of Associated Individuals	Association/Function

Historical Event

Date (Start to Completion): / /1950s to
Source of Information: Written Data
Associated Cost: 0

Brief Remarks:

The theater space is used for movies only and eventually goes out of business.

Names of Associated Individuals	Association/Function

SIGNIFICANCE
=====

Year Built: 1879 Source of Year Built: Written Data

VDHR Historic Context: Commerce/Trade
VDHR Period Context: Reconstruction and Growth (1865 to 1914)

Potential for Meeting National Register Criteria:
C Architecture/Engineering

Association with Multiple Property Submission:

Potential Association with National Register Multiple Property:

Potential NR Criteria Considerations:

Property Retains Integrity of: (Yes or No)	1) Association	Yes
	2) Design	Yes
	3) Feeling	Yes
	4) Location	Yes
	5) Material	Yes
	6) Setting	Yes
	7) Workmanship	Yes

Significant Person (Criteria B):
Areas of Significance: Commerce
 Religion

Cultural Affiliation:
Periods of Significance: 1879
 1908

Significant Year and Explanation:

Year	C Reason why significant	Description of significant date
-----	-----	-----
1879	Original Construction	Original Construction Began
1908	X Addition	Front block constructed
1960	X	Theater/Movie space closes

ARCHITECTURAL AND HISTORICAL STATEMENT
=====

131 Main Street is an example of the evolution of building use. From church to commercial/residential/entertainment space. The building is sited next ot Newberry's where Davis Hall, the main nineteenth century opera house was located. Murphy's theater probably competed with this space and also with the Park Theater. The Front Royal Methodists built the large Romanesque style building at the corner of Royal Avenue and Main Street. The front addition is one of the most substantial and sophisticated downtown commercial designs. Along with the fine facade of Trout Drugs, to the east, this area of Main Street is a visual focus point of fine architecture.

BIBLIOGRAPHIC DATA
=====

Oral History

Interview
Jim Gibbs, realtor for Vaughn, Gibbs, and Bennett takes PAV for full tour of building with Craig Laird, owner of Royal Oak Computer. Both relate stories about the building. Date: 2/25/93.

Views/Historic

Warren Heritage Society Archives
Photographs and files on religion consulted.

VDHR File data
Pearson, John V., Jr.
Architectural Survey Form
Minimal information, exterior photography, date: 24 December 1970.

GRAPHIC DOCUMENTATION
=====

Medium	Media ID#	Frame(s)	Date
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B&W 35mm Photos	12596	29- 36A	2/25/1993
B&W 35mm Photos	12595	1- 6	2/25/1993
B&W 35mm Photos	12596	17- 26	2/25/1993

CURRENT OWNERSHIP INFORMATION
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SURVEYOR'S NOTES

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CULTURAL RESOURCE MANAGEMENT
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Date	CRM Event	Agency/Individual	Assoc ID#

2/25/1993	Intensive Survey	Pres. Assoc. of Va.	

1 RECORD IN THIS REPORT

MAR. 1927
FRONT ROYAL
VA.

ROYAL OAK COMPUTERS

[illegible]

*REFER TO MAPS
13-15 FOR
MAIN STREET PROPERTY

APPROX.
ADDITION

A hand-drawn sketch map of a property, likely a residential lot. The map is oriented vertically. At the top, there is a dashed line labeled "Drugs" and "1/2". Below this, there is a rectangular area labeled "WOOD POSTS 18' x 16'". To the right of this area, there is a label "V.P. 100-2" and "HOSE 64'". Below the "WOOD POSTS" area, there is a label "1/2" and "16'". At the bottom of the map, there is a rectangular area labeled "JOHN MANN M. C. WINCH" and "HEAT STON. MANN, C. B. C.". To the right of this area, there is a label "1/2" and "16'". At the very bottom, there is a label "PARKING LOT" and a north arrow pointing upwards.

JACKSON

19

WARREN CO. SHERIFF

29

36

ANTIQUE STORE

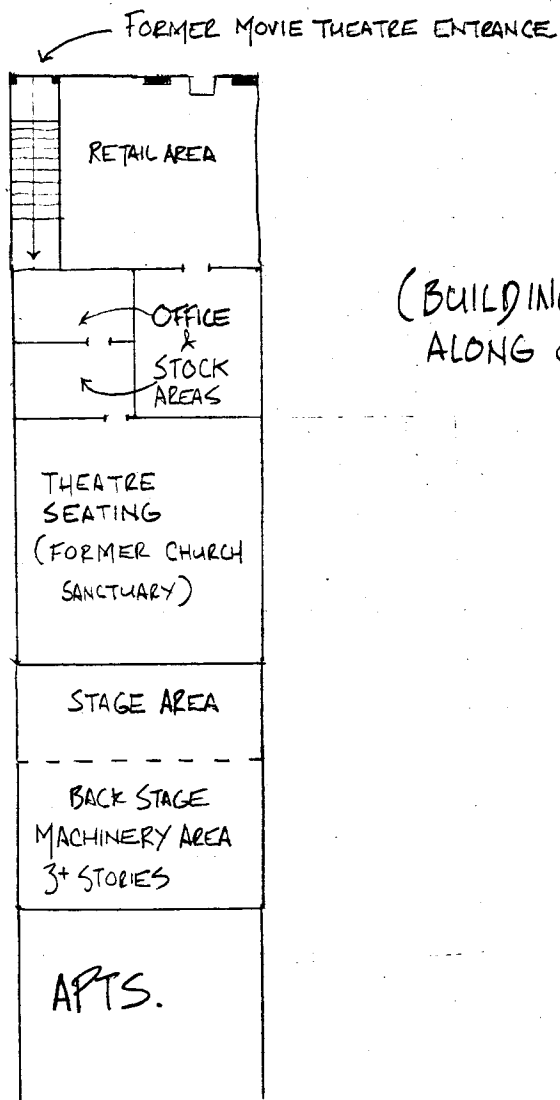
PRESERVATION ASSOCIATES OF
VIRGINIA

1973-74 N.T.S.

URES SHOWN WITH

131 EAST MAIN STREET / ROYAL OAK COMPUTERS

TOWN OF FRONT ROYAL



(BUILDING CURVES SLIGHTLY TO SOUTHEAST
ALONG CHURCH STREET)

PRESERVATION ASSOCIATES OF VIRGINIA / M.C. WAGNER
3/23/95

N.T.S.

ARCHITECTURAL SURVEY FORM

VIRGINIA HISTORIC LANDMARKS COMMISSION
Room 1116, Ninth Street Office Building
Richmond, Virginia 23219

1. County Warren
Town Front Royal
Street No. E. Main St.

USGS Quad Name Front Royal
Quad Date 1967
Scale 7.5"

Original Owner
Original Use
Present Owner
Present Owner Address

Present Use Store

2. Historic Name
Present Name Royal Quality Shop
Date or Period
Architect
Builder, craftsman, etc.

Source of Date

3. No. stories (dormers count as $\frac{1}{2}$ story):

2 $\frac{1}{2}$

Wall construction: brick
Acreage

4. Historical Significance (Chain of Title, Families and Events, etc., connected with the property):

5. Architectural Significance (Note interesting interior and exterior details, etc. cite significant alterations and additions).

Front left door arch; 2nd story windows; added dormer.
Also note buildings on left: Trout Rexall Drugs, & Weaver's Store

6. Condition of structure (check one):

(a) sound X (b) in need of minor repairs _____ (c) in need of major repairs _____
(d) unsound _____

7. State potential threats to preservation of structure:

none

8. List Number of Photographs 3 Exterior Interior Outbuildings

9. Sources and Bibliography:

A. Published Sources (author, title, date, page number, etc.)

B. Primary Sources (original or later drawings, old photographs, pictures, manuscripts and their location)

C. Names and Addresses of People Interviewed.

10. Name, Address and Title of Recorder:

John V. Pearson, Jr., Area Rep., Luray, Va.

Date of Record 24 Dec 70

11. First Floor Plan (Rough Plan indicating arrangement of rooms, doorways, window on ground floor)

12. Site Plan (Locate and identify outbuildings, dependencies, and significant farm structures).

