

TOWN OF FRONT ROYAL BOARD OF ARCHITECTURAL REVIEW



7:00 PM, Tuesday, January 10, 2023
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.

- December 13, 2022, Regular Meeting.

III. PUBLIC HEARING.

- **Application # 2200544 – Mark Poe.** This is an application for a Certificate of Appropriateness to demolish and remove a portion of a contributing structure within the Town of Front Royal's Historic District located at 415 E. Main Street. The property is zoned C-2, Downtown Business District, and is identified as Tax Map 20A8, Section 8, Parcel 6.

IV. NEW BUSINESS.

- None.

V. OLD BUSINESS.

- None

VI. OTHER.

VII. ADJOURNMENT.

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

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com.

A regular meeting of the Board of Architectural Review of the Town of Front Royal, Virginia was held on December 13, 2022, in the Town Hall East Conference Room.

CALL TO ORDER

Chairman Waters called the Board of Architectural Review meeting to order at 7:02 p.m..

ROLL CALL

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

Staff Present: Lauren Kopishke, Director of Planning & Zoning
John Ware, Deputy Zoning Administrator
Connie L. Potter, Clerk for the Board of Architectural Review

APPROVAL OF MINUTES

- November 8, 2022, Regular Meeting.

Vice Chairman Rhodenhizer moved, seconded by Mr. Vaughan to approve the minutes of November 8, 2022.

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

VOICE VOTE

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.

Mr. Ware reviewed the application request to demolish and remove a portion of a contributing structure within the Town of Front Royal Historic District located at 131 E. Main Street. The estimated date of construction of this building occurred in 1879 with the building being used as the Front Royal Methodist Church. The building includes three (3) types of masonry construction methods with the rear addition being brick veneer over concrete block. In 1908-1909 additions were added to the core unit of the church in the front and the rear. At this time the church space was converted into a commercial establishment offering stores, post office and a theater. As noted in the Historic Reconnaissance Survey the front addition is one of the most substantial and sophisticated downtown commercial designs. Prior to 1920 the terracotta hollow tile super structure was completed and was probably intended to be fireproof. The ribbing on the sides of the hollow clay tiles provided a gripping surface that aided both in bonding structural clay tile courses and also in bonding plaster or stucco used to cover the tiles on the building interior or exterior. These hollow clay tiles are not hard-fired and do not usually have a glazed, weather-resistant surface. Being exposed to rain and water the tiles will chip, scale, and deteriorate rapidly. The use of hollow clay tiles for construction projects began in the 1850's and began disappearing from common use as architectural components of construction as early as 1930. The tiles were light weight, went up quickly and cost less than other building materials. The tiles were used for their fire resistance, sound, and heat-loss properties. (*Encyclopedia of Building & Environmental Construction, Diagnosis, Maintenance & Repair.*)

Around 1950 the rear brick addition which may be brick veneer over concrete block was added to the structure which was used as apartments.

Mr. Ware presented pictures in a power point presentation showing portions of the clay tile having water intrusion and cracks in the seam on a portion of the building on the side as well as the front of the building.

The application also requests part of the roof to be removed in the center section and replace with like materials. The application request for demolition is for the terracotta block and the brick veneer in the very rear of the building. The demolition does not include the portion of the building where the church was located.

Staff finds the terracotta hollow tiles do not add any significant historical element to the main structure.

The applicant Gary Wayland explained the process he has gone through to get to this point and noted he has been working on this process for 3-4 years. Mr. Wayland said he has met with staff and various Boards on what he might be able to do with the building. He and those he has spoken

with have always expressed concern for parking if the building is made into apartments. When he first obtained the building he fixed the front part of the building where water was leaking in and destroying the inside of the building. His original intent was to have his business located in the building but has moved the business to Luray. Mr. Wayland stated he wants to do the best for the Town and the merchants; however, he needs to know what he can do with the structure.

Chairman Waters asked Mr. Wayland to explain his overall idea of what his vision was for the building and what maintenance has he done to the terracotta portion of the building.

Mr. Wayland said that until he knows what he can do he cannot move decide and move forward. He explained he could install 600 square foot dwelling units with the idea of catering to young professionals and people over 55 that want less maintenance. Have a concierge service to benefit the people living there and the community. If he is able to take the building up to 60' here could have a rooftop viewing area for the public to utilize. Mr. Wayland explained he has not done any maintenance to the terracotta portion of the building.

Chairman Waters asked if Mr. Wayland had brought in a structural engineer.

Mr. Wayland explained he does not want to bring in a structural engineer until he knows what he has the possibility of doing. He noted he is trying to preserve the most important part of the building.

Chairman Waters noted that he believes the terracotta has its own value and that as a Board they have to make sure all efforts have been exhausted to provide restoration vs. demolition to a historically significant structure. He would like to see a structural engineer report or any kind of a cost analysis between restoration vs. demolition.

Mr. Wayland expressed that from his perception the Board is to look at the application and say if it is historically significant and need to make sure it will be standing for the next thirty (30) years. He has to decide how much money he is going to put into the building or sell the building.

Chairman Waters opened the public hearing.

Keith Menefee, Downhome Comfort Bakery owner at 128 E. Main Street said he has family ties to the area and loves the history of Front Royal and Main Street. He wants the structure in the front to be maintained and feels it is still a structurally sound building. Mr. Menefee questioned what material would be used when reconstructing the portion of the building to be demolished. He expressed concern of parking availability if the building is made into apartments and if those apartments are constructed from shipping containers as he has heard was going to be done.

John Vander Wijst, Schewels store manager located at 125 E. Main Street. He expressed concern for the safety and maintenance of the building because their building is located next to the building in question. Mr. Vander Wijst also expressed concern for parking availability and their access to the back lot of his building.

Bill Barnett, 1115 Buck Mountain Road, Bentonville, VA. Mr. Barnett shared he had been working with Mr. Wayland on this project for the past 3-1/2 years and they have gotten nowhere. They have been through a number of town managers, planners, and directors. The building in question is a terracotta building and is empty all the way to the top and is functionally obsolete. He believes there could be something really nice at this location.

Suzanne Silek, 295 W. Main Street stated she was the former owner of 131 E. Main Street in the 1970s and 80s. Ms. Silek mentioned there was a grave still under a portion of the building, specifically “Mrs. Sumption” and possibly other graves. She spoke about the various uses in the building.

Ellen Aders, lives on E. Prospect Street and owns and works at 23 Church Street. The Murphy Theater building has been bringing people in the community together since the 1800s. People have worshiped there, watched a theater show, picked up mail, obtained news, and had lunch and coffee there. Over 100 years later we are still talking about the Murphy Theater building. Stories and history bring communities together and builds civic pride. She does not think that tearing down a portion of the building is the only option. From a website called Livingplaces.com which is a company that has done some historic research made the statement that “the most prominent example of historic adaptive reuse is the former Front Royal Methodist Church at 131 E. Main Street”. Someone outside our community recognizes all the different pieces of the building and the historical significance.

Barbara Samuels, 400 E. Jackson Street. Ms. Samuels expressed that if the door is opened for “train cars” how many other landlords and property owners on Main Street will be allowed to put “train cars” on their property. She is concerned this will set precedence.

Phil Foster, 130 E. Main Street has long family and personal ties to the downtown area. He does not want to see the structure overly changed. He is concerned of the number of units, parking, and aesthetic appeal. Mr. Foster said that Mr. Wayland had a whole lot of vision but no answers to the questions asked at the meeting. He does not want to see something torn down without a guarantee that something will be built back. If making a decision tonight he would like to see the Board either table the application for more information to be provided or vote no.

Lewis Moten, 1132 Kesler Road. Mr. Moten questioned how long it will take to have something built back once a portion of the structure is taken down. He noted he did not want to see “shipping containers” towering over Main Street but would like to see store fronts on the side of the building.

Millie Andrews rents 201 A&B E. Jackson Street where she runs an alteration shop. Ms. Andrews expressed that if the terracotta façade is the problem then why not renovate it if it is failing. As a business owner she expressed concern for the lack of parking.

Nina Thayer, co-owner of C&C Frozen Treats at 409 E. Main Street. As a business owner and owner on Main Street she is concerned on whether or not studies have been done to construct a sixty (60) dwelling unit apartment and can the existing pipes handle that much water and the

electric handle the usage. At 409 E. Main Street they have outages and if the usage on Main Street is going to be increased she is concerned about more outages.

William Huck, 409 E. Main Street and co-owner of C&C Frozen Treats. When renting his building he saw what needed to be done and started fixing it. They were then able to purchase the building and put their hard-earned money back into the building to provide a future for those that come after them. Without a structural engineer saying it needs to come down then it should not come down. At times though he feels a property owner should be able to do what they want to do with their own property. However, what an owner does to the property has to better themselves and the community.

David Silek, 165 Hickerson Hollow Road, Front Royal, VA, beneficiary of 217 E. Main Street. Mr. Silek said they sold the property at 131 E. Main Street in approximately 1992 when it then went into a state of deterioration. While attending this meeting he was made aware that the terracotta tile portion of the building was not supposed to be an exterior element or feature of the building. Terracotta does last a while but when exposed to the elements it does deteriorate as seen with water lines and pipes. The exterior walls are not designed to carry any weight in the middle of the building. Mr. Silek noted that if the building is unearthed the Town has a responsibility to have an archeological survey conducted to determine if there are bodies there. He expressed concern that there is no clear plan of what is going there if a portion of the building is demolished. Mr. Silek said a performance bond should be required of the owner/builder to assure compliance with the proffered conditions of what they want to do at the location. He expressed concern of the availability of parking and noted that it should also be addressed in the proffers.

Kerry Barnhart, owner of 122 and 205 E. Main Street, developer, President of Vibrissa Beer, and the Chair of the tourism committee Discover Front Royal. Ms. Barnhart explained that their buildings are historic, and they were required to submit a detailed site plan when wanting to do renovations and bring new life to the buildings. She does not understand why this applicant has not been required to submit a detailed site plan with what they propose doing with the building. Ms. Barnhart explained they went through the process the right way and noted they have won a Northern Virginia and DC American Institute of Architecture Award for urban catalyst and for restoration. When they presented their application and plans to the Board of Architectural Review they submitted an entire plan and did exactly what they said they were going to do. She would like to see this from any developer proposing changes to a historic structure and see a whole plan and make the changes in the context of the whole plan.

Brian Conley, 370 Wesley Lane, Bentonville, VA, owner of Turning Leaf Realty Group located at 28 E. Jackson Street. Mr. Conley expressed concern that the applicant is proposing a demolition without having a plan in place moving forward. He recommended that the Board of Architectural Review deny the application if there is no plan in place other than demolition.

Chairman Waters closed the public hearing.

Mr. Ware reiterated that the application is only for demolition of the rear section of the building from the terracotta block to the rear of the building. The building encompasses 90 some percent

of the lot. The building on Church Street all the way to the back is the property line. Going forward where it comes up to the terracotta next to Schewels it deviates off the building and runs with the Schewels property. There would be no encroachment on parking in the back. Properties on E. Main Street from S. Royal Avenue to the bridge at Happy Creek are exempt from meeting the parking requirements. Properties on E. Jackson Street from S. Royal to Church Street are exempt from the parking requirements. Mr. Ware mentioned again that the only application before the Board is for demolition. New construction or conversion of the existing structure, which is allowed by matter of right, would be brought back to the Board for approval with a separate application. In addition, it would require approval by the Planning Commission. He noted the Board can put conditions with the vote or table the decision.

Both Chairman Waters and Board members agreed they would like to see a structural engineer report submitted. Mr. Wayland said he was not willing to provide such a report because of the cost it would take without knowing what he is allowed to do moving forward and confirmed he had done zero maintenance to that portion of the building.

Board members went through a portion of the demolition review guidelines. Mr. Wayland was asked if he had done any stabilization to the building, and he answered he had not done any stabilization to the area of the building where the terracotta is located.

Mr. Barnett added that he had the building at 131 E. Main Street for sale for a time. Several people brought structural engineers in however he had not seen any reports. Every proposal they had to keep that section of the building would require them to cover the outside of the building with 1 or 2 inches of cementitious material, drill holes and pump it inside the terracotta.

Chairman Waters moved, seconded by Ms. Snyder to deny the application because they do not have enough information to justify demolition.

Ms. Kopishke explained the process if the Board wanted to table the application they could ask the applicant for additional information.

Chairman Waters asked Mr. Wayland if they tabled the application would he be willing to provide a structural engineer report and what was his justification for demolishing a portion of the building.

Mr. Wayland said it was for the benefit of the Town and working with the Town to put the best thing there that they possibly can.

Mr. Barnett expressed that they were following the process that was given to them by staff and were not trying to take shortcuts.

Mr. Wayland said he has no problem working with the Town management to do what is best for this space and that it is totally unutilized at this point.

Ms. Kopishke said that staff had tried to steer them in a way that gets the ball rolling. She explained the different options of moving forward and that staff felt the best first step was the demolition.

Mr. Wayland mentioned that he would not spend the money to demolish the building if something wasn't determined on how to move forward.

Board members and staff continued some discussion on the process moving forward with either denying, approving with conditions, or tabling the application. They also discussed stabilization of the front portion of the building if taking down the other portion of the building. Mr. Wayland said at that point he would bring in a structural engineer if granted demolition approval. He noted that if the application is denied for demolition he will sell the building.

Chairman Waters expressed they are not seeing any effort from the applicant to determine if the building needs demolition or that it can be preserved.

Chairman Waters reiterated his motion to deny the application, seconded by Ms. Snyder.

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

ROLL CALL

NEW BUSINESS

There were no items for new business.

OLD BUSINESS

There were no items for old business.

OTHER

There were no additional comments.

ADJOURNMENT

Chairman Waters moved, seconded by Mr. Vaughan to adjourn the meeting.

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

VOICE VOTE

The meeting adjourned at 8:37 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
JANUARY 10, 2023**

APPLICATION #:

Certificate of Appropriateness
Application #2200544

APPLICANT:

Mark Poe

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>	415 E Main Street
<i>Owner(s)</i>	Mark & Yuliya Poe
<i>Zoning District</i>	C-2 (Downtown Business) District
<i>Historic District</i>	Front Royal Historic District
<i>Tax Identification</i>	20A8-8-6
<i>Location</i>	The subject building is located on E. Main Street. It is at the Southeast corner of the intersection of East Main Street and Blue Ridge Avenue.

Vicinity - Aerial (Warren County GIS)



Photo 1 – Front Elevation



Photo 2 – Front & Left Side Elevation



Photo 3 – Right Side-Rear Elevation



Photo 4 – Rear Elevation



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 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). Brief Architectural Description of Primary Resource: This is an urban commercial block-shaped building at the end of a row, on a corner. The facade design is continuous with #413 & #409, on the west side. The cornice and stucco texture tie three late nineteenth century vernacular buildings together. This building is defined by the eastern six bays, and a slightly higher height. Italianate features include a very fine cornice, bracketed fascia board-two types of brackets small and large; very fine arch top windows featuring: chamfered trim boards and projecting molded window hoods. The bracketed upper cornice is echoed in a lower braced trim board that projects, in a hood manner, over the lower retail facade. The retail facade has expansive plate glass windows and a recessed center entry. The plate glass section includes larger low panels topped by transoms-this is one of the most intact facades on Main Street, probably very little change to details since 1900-1910. The facade is completely symmetrical. Warrants an intensive level survey. The building is potentially eligible for the national Register as one of Front Royal's most intact late 19th century commercial buildings.

	Architectural and Historical Summary: Probably built during the 1870s or 1880s, this building is part of a three building Italianate facade. The 3-bay section on the corner appears on the 1885 Sanborn map first with an open space next to #413. By 1891 the space was infilled, the whole facade of # 415 was complete, a total of 6 bays. While these buildings are unified in design there is still clear definition of the three separate units due to sash spacing and size as well as building heights. This section of Main Street architecture is important in understanding the visual character of late 19th century Front Royal commercial design. This is one of the most intact late 19th century facades on Main Street. Uses (from Sanborn Maps): 1885-"Gen'l. M'd'se" (General Merchandise) 1891-General Store 1897-General Store 1902-"D.G."1907-"D.G." 1912-"D.G." 1919-Department Store
<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: - General design - Character and appropriateness of design - Form - Proportion and scale - Mass - 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:

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 & Addition Plan
D) Historic Reconnaissance Survey
E) Renderings of the Proposed Changes
F) Renderings of Window and Siding Samples

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: Mark Poe

Address of Applicant: 424 Poe Hill Rd
Front Royal 22630

Phone Number: 540-683-1736 E-Mail: mpoe@gmail.com

Property in Question:

Street Address: 415 E. Main St.

Business Name (if applicable) _____

Tax Map Number: 208 A8 86

Historic District: ☐ Downtown Residential Area
☒ Downtown Business Area Zoned C-2

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

Friday 1/6 @ 3:00
on site tour

BAR mtg 1/10

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):

Rehab, of structure. Demo of one corner that is beyond repair and adding two story addition in its place. New extension to be wood siding painted yellow with black trim (see pictures)

**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: [Signature] Date 12/7/2022

Signature of Representative (if applicable): _____

\$100.00 Fee BAR Review Receipt # 140838 Date 12/13

\$200.00 Fee Demolition of Historically Significant Structure Check # 1048

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

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.

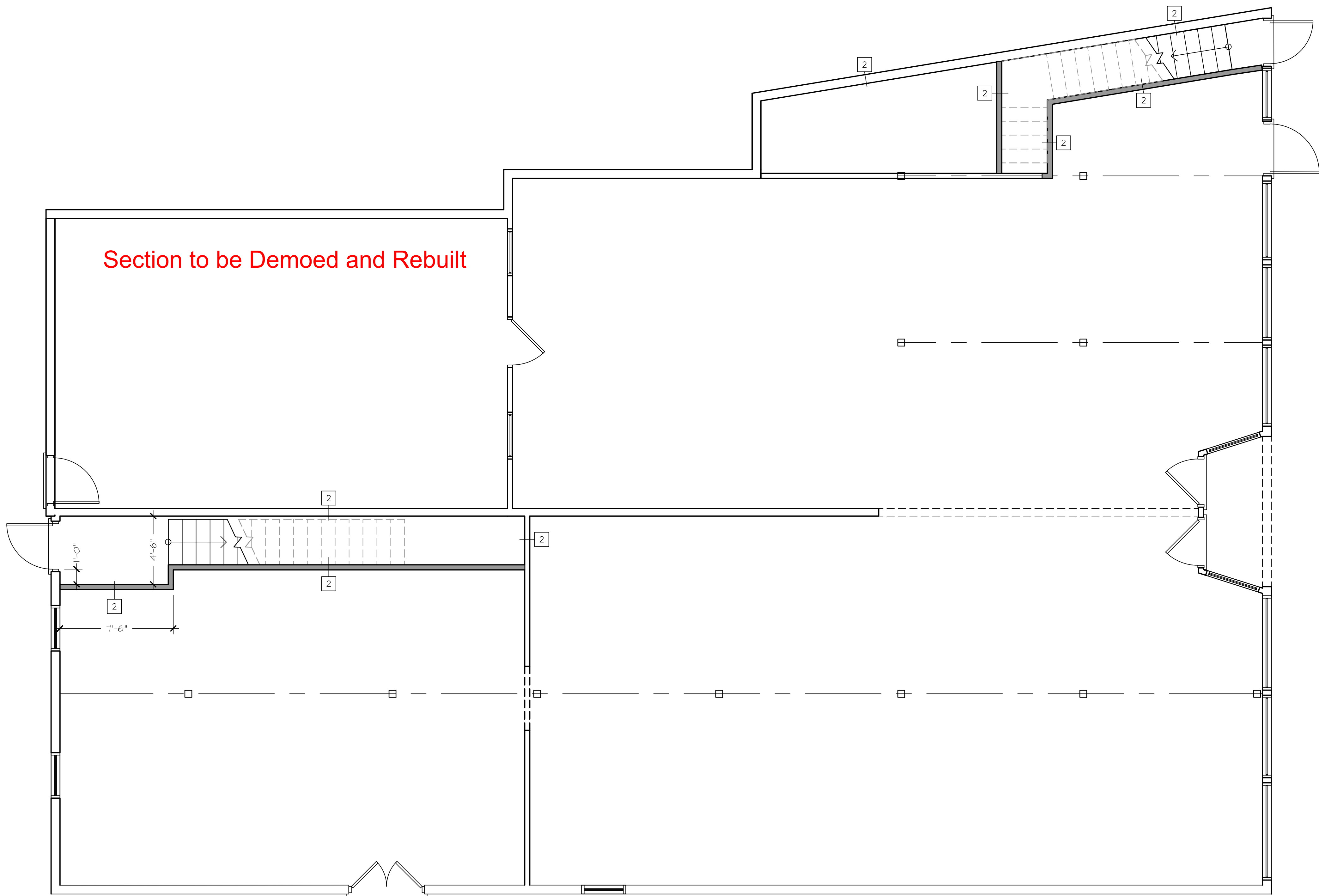
- 1) Contribution to the Historic District
- 2) Structural Integrity
- 3) Feasibility
- 4) Due Diligence

REVIEW FACTORS

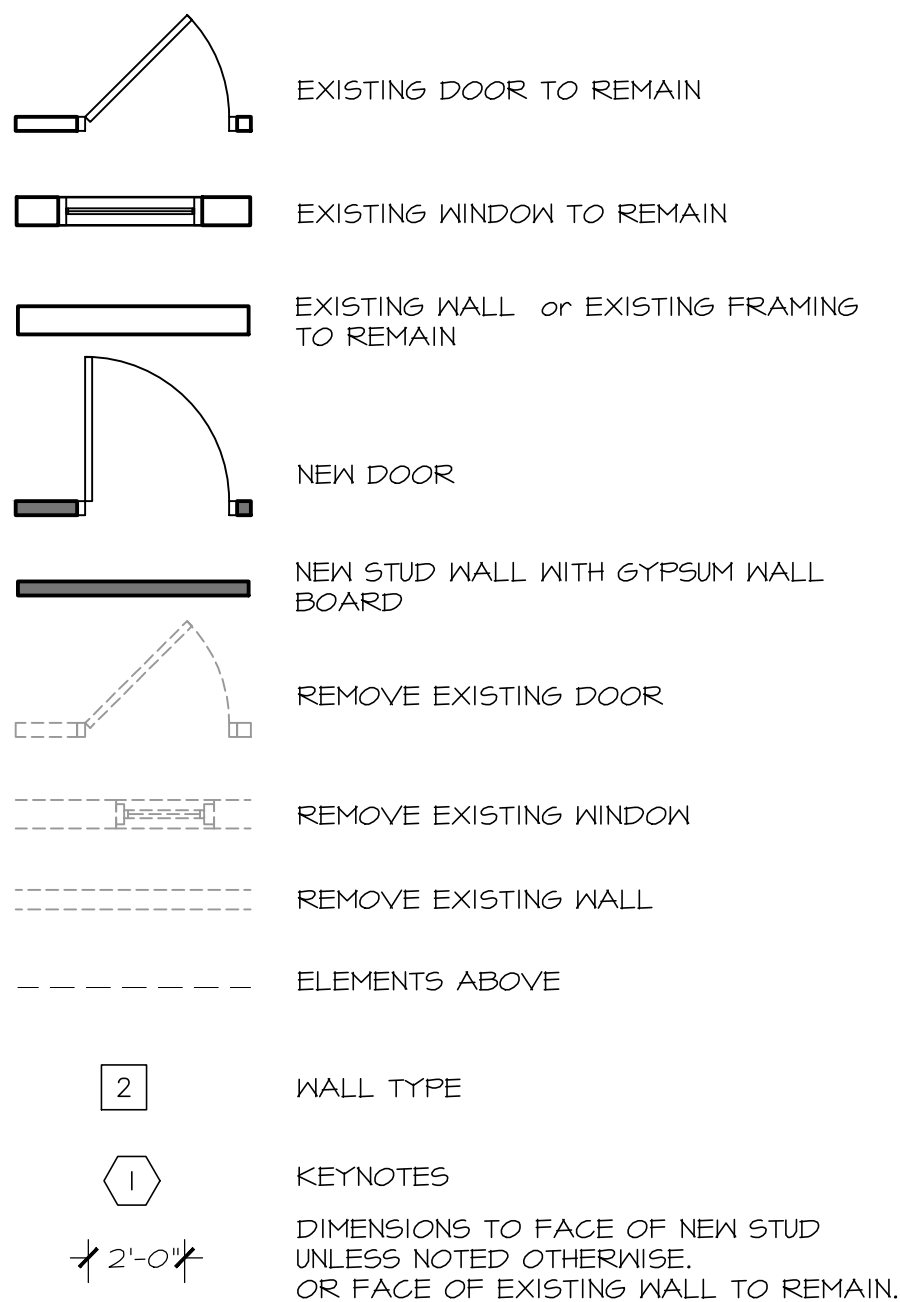
If the applicant successfully demonstrates that the building is a candidate for demolition, the Board of Architectural Review MAY consider the following:

- 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.



SYMBOLS LEGEND:

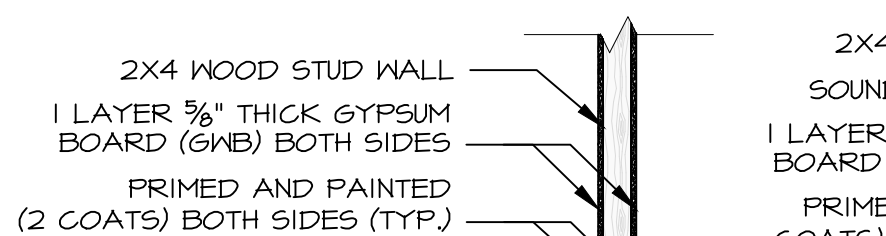


GENERAL NOTES

1. CONTRACTOR IS TO OBTAIN ALL PERMITS, INSPECTIONS AND CERTIFICATES NECESSARY FOR OCCUPANCY BY TENANT U.N.O. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE CODES, LAWS, RULES, AND REGULATIONS OF ALL CONSTITUTED AUTHORITIES HAVING JURISDICTION.
2. DRAWINGS MAY NOT REPRESENT ALL EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS PRIOR TO ORDERING ANY MATERIALS OR PROCEEDING WITH THE WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR WITH QUESTIONS AND OBTAIN REQUIRED CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
3. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE ALL ITEMS INDICATED ON THESE DRAWINGS.
4. ALL SUBSTRATE SURFACES ARE TO BE PROPERLY PREPARED TO RECEIVE FINISH MATERIALS. SUBCONTRACTOR IS NOT TO APPLY FINISHES UNTIL SUBSTRATE SURFACE IS SMOOTH, DRY, AND READY TO RECEIVE MATERIALS AS SPECIFIED IN MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION OR APPLICATION. ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
5. DO NOT SCALE THESE DRAWINGS.
6. CONTRACTOR SHALL FURNISH OWN TRASH DISPOSAL AND RECYCLE MATERIALS WHENEVER POSSIBLE.
7. CONTRACTOR SHALL PROVIDE FINAL CLEANING OF ALL SPACES UPON COMPLETION OF WORK INCLUDING, REMOVING DUST, DEBRIS, OILS, STAINS, GLASS, FINGERPRINTS, AND LABELS FROM EXPOSED SURFACES & CEILING. CLEAN PER MANUFACTURER SPECIFICATIONS.
8. PROVIDE (1) ONE YEAR WARRANTY OF ALL WORKMANSHIP FROM DATE OF SUBSTANTIAL COMPLETION.
9. ALL INTERIOR FINISHES TO MEET ALL LOCAL & STATE GOVERNING CODES AS REQUIRED.
10. PROVIDE BLOCKING IN ALL PARTITIONS TO RECEIVE MILLWORK/ FIXTURES.

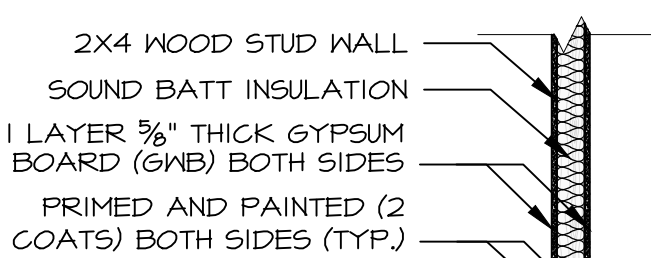
KEYNOTE LEGEND:

- (1) PROVIDE 1HR. FIRE RATED DOOR & FRAME WITH CLOSER



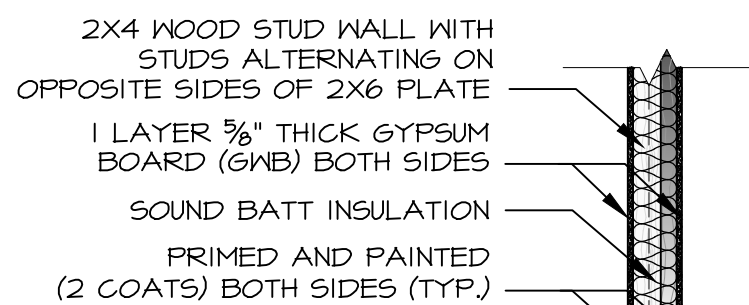
STANDARD STUD INTERIOR PARTITION

WALL TYPE 1



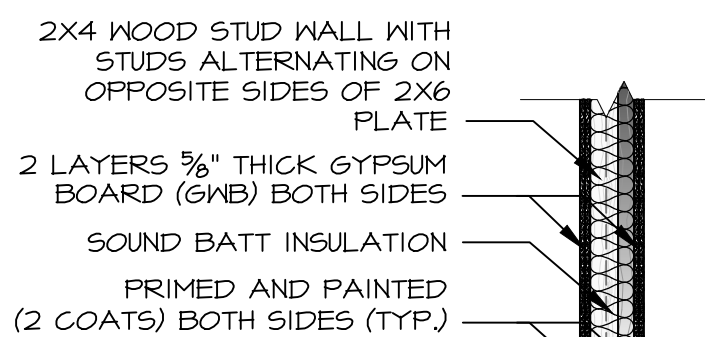
STUD INTERIOR PARTITION W/ SOUND BATTS
DESIGN NO. U305
WALL RATING - 1HR.

WALL TYPE 2



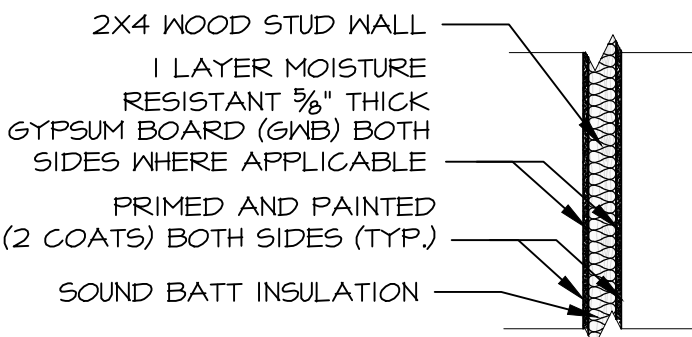
STAGGERED-STUD INTERIOR WALL
DESIGN NO. U340
WALL RATING - 1HR.

WALL TYPE 3



STAGGERED-STUD INTERIOR WALL
DESIGN NO. U301
WALL RATING - 2HR.

WALL TYPE 4



STANDARD STUD MOISTURE RESISTANT
INTERIOR PARTITION

WALL TYPE 5

1 FIRST FLOOR PLAN
A-1.1 SCALE: 1/4" = 1'-0"

2 WALL TYPES
A-1.1 SCALE: 1/2" = 1'-0"

415 E. MAIN
RENOVATIONS
415 E. MAIN STREET
FRONT ROYAL, VIRGINIA

DESIGN CONCEPTS
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architect@designconcepts.com

JOB # 2214

August 12, 2022

Progress Drawings

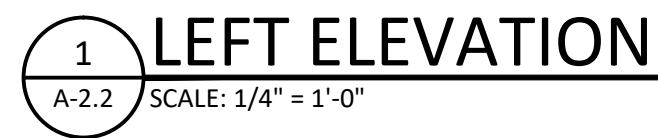
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REVISIONS:

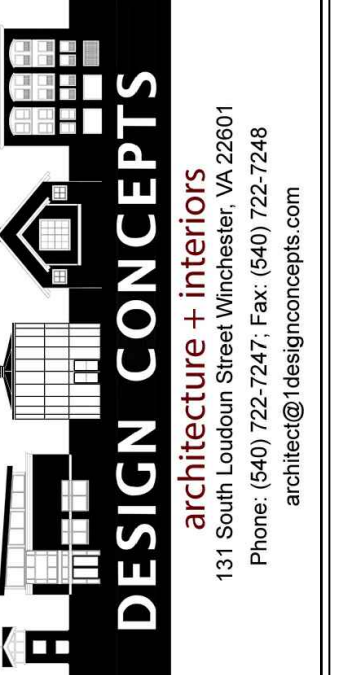
COMMONWEALTH OF VIRGINIA
TIMOTHY J. MACHADO
Lic. No. 12059
8.12.22
ARCHITECT

FIRST
FLOOR PLAN

A-1.1



415 E. MAIN
RENOVATIONS
415 E. MAIN STREET
FRONT ROYAL, VIRGINIA



OB # 2214

August 12, 2022

Progress Drawings

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VISIONS:

LEFT & REAR ELEVATIONS

A-2.2

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

=====

Property Name: _____

Address: 415 East Main Street

Current: Warren Paint & Supply Company

NR Property Category: Building

Wuzit: Store

Tax Code: Section Parcel

=====

8-8 6

County/City: Warren

USGS Map: USGS Quad: Front Royal

ADDRESS/LOCATION INFORMATION

=====

Address: 415 East Main Street 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	Store	Contributing	TOTAL: 1
			Contrib: 1
			Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

=====

Resource Level:

Estimated Construction Date: 1880 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: Italianate

of Stories: 2.0 # of Bays Wide: 6 # of Bays Deep: 4

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	brick?	
Foundation		masonry?	?	
Roof		Shed	Metal?	Standing seam?
Walls		frame	wood/stucco	Rough Texture
Windows		Double hung	Wood/glass	2/2
Windows		Plate glass	Wood/glass	Retail

Brief Architectural Description of Primary Resource:
 This is an urban commercial block-shaped building at the end of a row, on a corner. The facade design is continuous with #413 & #409, on the west side. The cornice and stucco texture tie three late nineteenth century vernacular buildings together. This building is defined by the eastern six bays, and a slightly higher height. Italianate features include a very fine cornice, bracketed fascia board-two types of brackets small and large; very fine arch top windows featuring: chamfered trim boards and projecting molded window hoods. The bracketed upper cornice is echoed in a lower braced trim board that projects, in a hood manner, over the lower retail facade. The retail facade has expansive plate glass windows and a recessed center entry. The plate glass section includes larger low panels topped by transoms-this is one of the most intact facades on Main Street, probably very little change to details since 1900-1910. The facade is completely symmetrical.Warrants an intensive level survey. The building is potentially eligible for the national Register as one of Front Royal's most intact late 19th century commercial buildings.

Brief Architectural Description of Additions and Alterations
 Very few changes in the last 80 years.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:
 N/A
Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:
 Probably built during the 1870s or 1880s, this building is part of a three building Italianate facade. The 3-bay section on the corner appears on the 1885 Sanborn map first with an open space next to #413. By 1891 the space was infilled, the whole facade of # 415 was complete, a total of 6 bays. While these buildings are unified in design there is still clear definition of the three separate units due to sash spacing and size as well as building heights. This section of Main Street architecture is important in understanding the visual character of late 19th century Front Royal commercial design. This is one of the most intact late 19th century facades on Main Street.
 Uses (from Sanborn Maps):
 1885-"Gen'l. M'd'se" (General Merchandise)
 1891-General Store
 1897-General Store
 1902-"D.G."1907-"D.G."
 1912-"D.G."
 1919-Department Store

This building warrants further investigation, an

intensive survey may substantiate eligibility for the National Register as one of Front Royal's most intact late 19th century commercial buildings.

BIBLIOGRAPHY

Type of Record	Citation
Map	1885 Sanborn Map Company
Map	1891 Sanborn Map Company
Map	1897 Sanborn Map Company
Map	1902 Sanborn Map Company
Map	1907 Sanborn Map Company
Map	1912 Sanborn Map Company
Map	1919 Sanborn Map Company
Map	1927 Sanborn Map Company

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

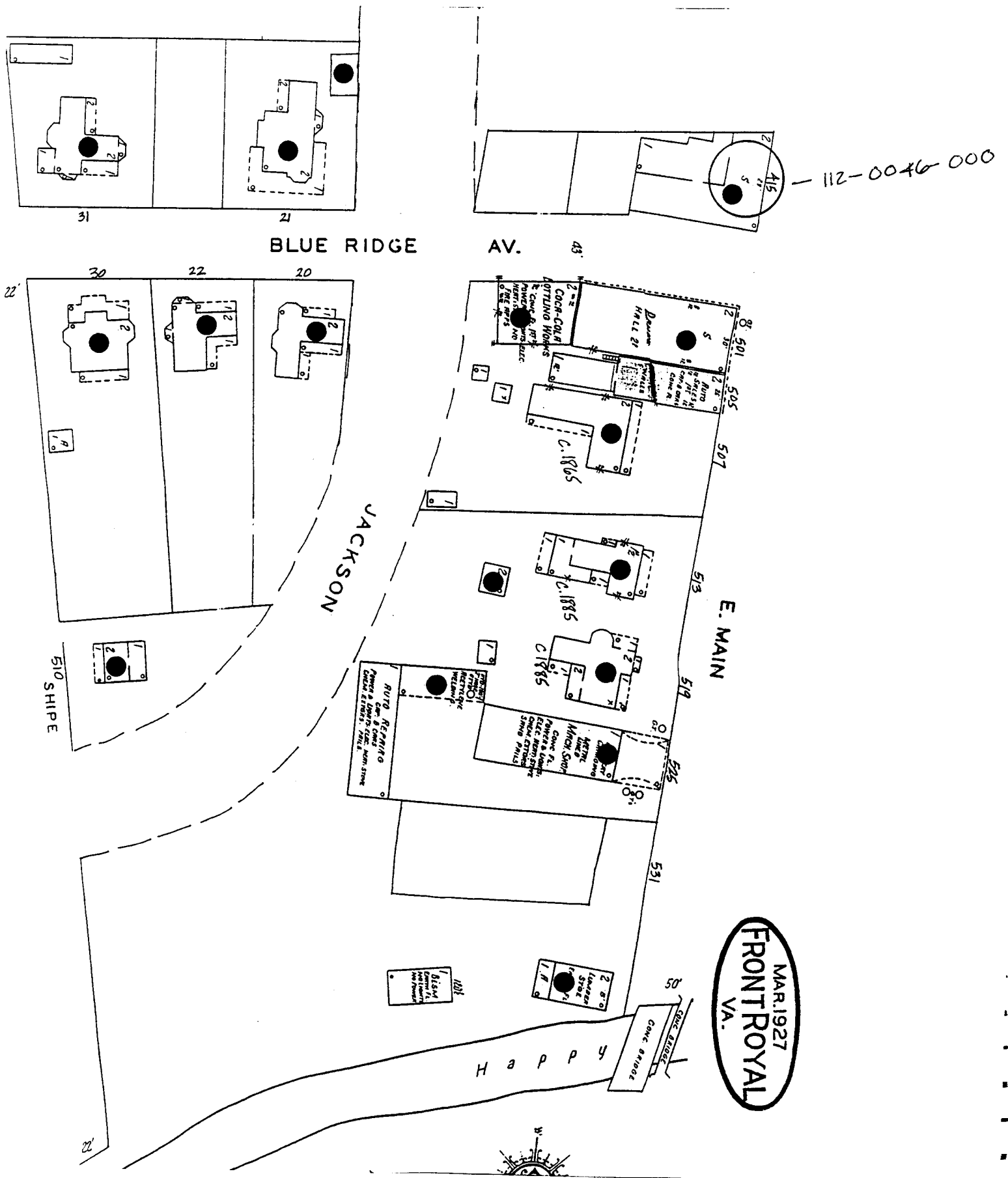
Media	VDHR Neg #	Frames	Date
B&W 35mm photos	12585	7 - 0	1/28/1993

CRM MANAGEMENT EVENTS

CRM Event	Agency/Organization	Date
Reconnaissance Survey IPS Entry 3/19/94	Pres. Assoc. of VA/Wagner	1/28/1993



TOWN OF FRONT ROYAL



REFURBISH AND PAINT EXTERIOR

Remove existing
siding to expose existing
door and windows and repair.

415 E. MAIN STREET
FRONT ELEVATION
NOVEMBER 2, 2022



NEW ADDITION



REFURBISH AND PAINT EXTERIOR

NEW METAL DOOR

Similar to existing side door on Blue Ridge Avenue

415 E. MAIN STREET

LEFT ELEVATION

NOVEMBER 2, 2022



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New Addition



- 1) Prefer Wood Stairs
- 2) Will do Metal Stairs if preferred by BAR

415 E. MAIN STREET
 REAR ELEVATION
 NOVEMBER 2, 2022



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WOOD SIDING SAMPLE



WOOD WINDOW SAMPLE

