

TOWN OF FRONT ROYAL BOARD OF ARCHITECTURAL REVIEW



7:00 PM, Tuesday, February 14, 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.

- January 10, 2023, Regular Meeting.

III. PUBLIC HEARING.

- **Application # 2300043 – Mark Poe.** This is an application for a Certificate of Appropriateness to replace, doors, and windows in the contributing structure at 415 E. Main Street located in the Historic Overlay District. A new 2-story addition will be added to the left side of the building with wood siding, and a stair and landing built from wood to access the second floor.
- **Application #2300007 – Ryan McGuire on behalf of Samantha Morrison.** This is an application for a Certificate of Appropriateness to remove and replace the existing metal roof with a New Erie Roof System, fiberglass shingles in Atlantic Blue color at 301 E. Prospect Street on a contributing structure in the Historic Overlay District. Work is complete.

IV. NEW BUSINESS.

- None.

V. OLD BUSINESS.

- None

VI. OTHER.

VII. ADJOURNMENT.

**BOARD OF ARCHITECTURAL REVIEW
Town Hall East Conference Room
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 January 10, 2023, in the Town Hall East Conference Room.

CALL TO ORDER

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

ROLL CALL

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

- December 13, 2022, Regular Meeting.

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

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

VOICE VOTE

Mr. Vaughan arrived after the vote.

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.

Mr. Ware reviewed the application and stated this was a Certificate of Appropriateness to demolish a portion of a contributing structure within the Town of Front Royal's Historic District located 415 E. Main Street. Included in the staff report were Demolition Guidelines, Certificate of Appropriateness Application, and the Preservation Associates of Virginia Report from 1994. This is probably the most intact late 19th century façade on Main Street. The estimated date of construction occurred between 1870-1880 for the portion along Blue Ridge Avenue. Mr. Ware gave a virtual presentation showing the portion of the building to be demolished. While the buildings are unified in design, there is still a clear definition of three (3) separate building units due to spacing, size, and the building height. This building was primarily used as a general merchandise and general store. The area in the back has no evidence of time when it was completed. The exterior of the walls is wood frame with stucco applied over the wood frame and the stucco is ruffed in exterior. The building has a standing seam metal roof and the rear section of the building that is being considered for demolition has signs of fire and water damage. Staff findings show that the building interior has suffered at least three (3) fires during its time that has compromised the integrity of the rafters, the wall studs, and the floor joists. This building is located within the FEMA Special Flood Hazard Area, Zone A-E and is subjected to the 1% annual flooding. Mr. Ware explained the exterior renovations and addition to the building that are being proposed. He noted that the Board of Architectural Review members held an on-site tour on January 6, 2023

Mr. Waters opened the public hearing.

William Huck, 409 E. Main Street, Front Royal. Mr. Huck thanked the applicant for proposing the renovations. He is in favor of approving the partial demolition.

Nina Huck, 409 E. Main Street, Front Royal. Ms. Huck is in favor of the partial demolition and wanted to make sure they have access to the sump pump, so they do not get water in their building next door.

Joe Gillette, 146 Cabin Run Lane. Mr. Gillette explained he was the general contractor for the property. The single story additions that there is no record of, have to be rebuilt so it makes sense to demolish them. Grading is better in the rear, and they will address this when he does the foundation work so there will not be any issues. He explained there will be a foundation wall on the building with a drain tile around that so any water will not continue but be diverted. There will be a French drain on the back of the building and tie in towards the sidewalk that have outlets underneath the sidewalks for the gutters.

David Rushton, 761 Harmony orchard Road, Front Royal. Mr. Rushton is in favor of the partial demolition because it is not contributing to the aesthetic function of the building or the Historic District.

There were no additional speakers. Mr. Waters closed the public hearing.

After a brief discussion the Board of Architectural Review members agreed that the application meets the requirements for demolition.

Chairman Waters moved, seconded by Mr. Vaughan to approve demolition of a portion of the building indicated on the plans.

VOTE: Yes – Rhodenhizer, Toler, Snyder, Waters, Vaughan

No – N/A

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 Vice Chairman Rhodenhizer 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 7:27 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
FEBRUARY 14, 2023**

APPLICATION #:

Certificate of Appropriateness
Application #2300043

APPLICANT:

Mark and Yuliya Poe

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application to replace doors and windows on an existing structure at 415 E. Main Street. A new 2-story addition will be added to the left side of the building with wood siding and a stair and landing built from wood to access the second floor. This is 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 , Floodway
<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 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:

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). 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:

The window samples provided are not wood, the Bar needs to determine if the aluminum windows are appropriate for a prominent property on Main St.

The proposed standing seam metal roof color is black.

Material samples will be provided at the meeting.

Attachments: A) Certificate of Appropriateness Application
C) 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.

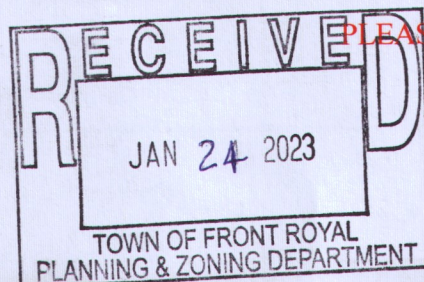
Name of Applicant: Mark & Yuliya Poe
Address of Applicant: 424 Poe Hill Rd
Front Royal VA 22630
Phone Number: 540-683-1736 E-Mail: mpoe08@gmail.com
Property in Question:
Street Address: 415 E, Main Street
Business Name (if applicable) _____
Tax Map Number: 28A8-8-6
Historic District: ☐ Downtown Residential 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):

See Attached List

****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 1/24/2023

Signature of Representative (if applicable): _____

\$100.00 Fee **BAR Review** Receipt # ptw/cc Date 1-24-23

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

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

2200 043
23

Connie Potter

From: Mark Poe <mpoe08@gmail.com>
Sent: Tuesday, January 24, 2023 1:42 PM
To: Connie Potter

Hi Connie,

In regards to the restoration and addition to 415 E Main street.

The front of the building (main street) will be repaired and painted (paint color sample provided) the siding removed from the right side of the building and put back to the original doors and windows as shown in the architectural rendering provided. The current windows will remain if possible, or replaced with windows two over two made of wood as per our sample. The Blueridge Ave side stucco will be repaired and painted the same color as the front. windows will be repaired or replaced with wood two over two windows per sample. The rear of the building's existing stucco to be repaired and one window and two doors added on the ground level. Doors will be two hour fire rated per code and will match the existing metal door with two lites on the Blue ridge ave side. (also shown on architectural rendering. New window will be wood two over two per sample.

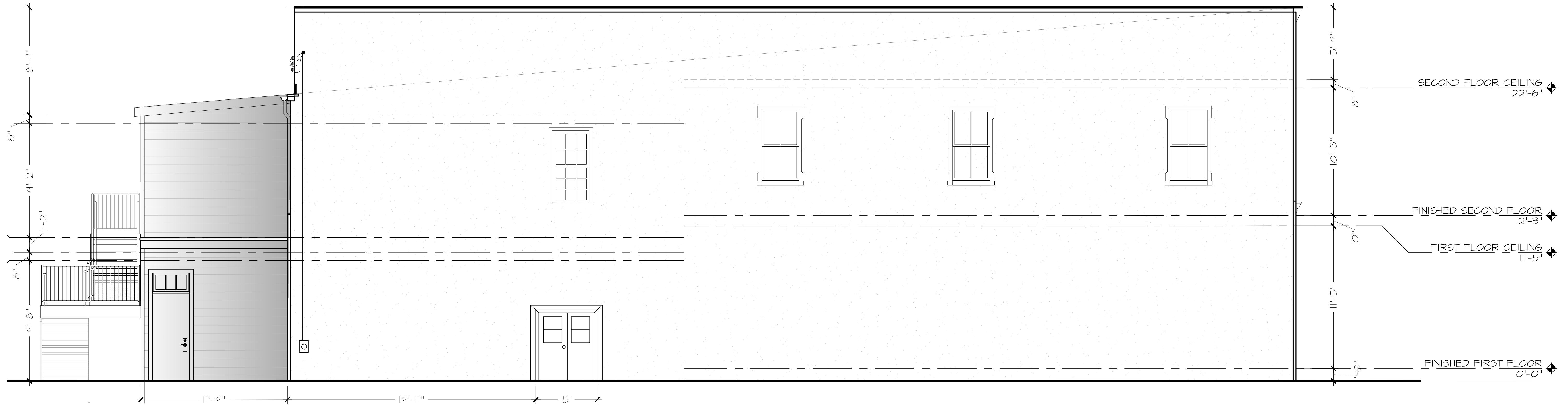
A new two story addition will be added to the left side of the building with a door on the ground level and a door on the second level that will match the other doors on the back and Blueridge Ave side. The addition will be sided with wood siding painted as the rest of the building. there will be a stair and landing built from wood to access the second floor door.

The existing roof will be repaired and painted black. The new addition roof will be of metal standing seam painted black to match the existing roof.

Let me know if I missed anything. Thank you!

--

Mark Poe
Poe Orthopedic Fabrication
(540) 683-1736



1 LEFT ELEVATION
A-2.2 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A-2.2 SCALE: 1/4" = 1'-0"

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

DESIGN CONCEPTS
architecture + interiors
131 South Loudoun Street Winchester, VA 22601
Phone: (540) 722-7247 Fax: (540) 722-7248
architect@designconcepts.com

JOB # 2214

August 12, 2022

Progress Drawings

These Documents - Schematic Drawings, Preliminary Drawings, or Working Drawings, and Specifications are the Property of Architecture Design Concepts, P.C. and may not be used, reproduced, or utilized without the express written consent of Architecture Design Concepts, P.C.

REVISIONS:

LEFT & REAR
ELEVATIONS

A-2.2

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



architecture + interiors
131 South Loudoun Street Winchester, VA 22601
Phone: (540) 722-7247; Fax: (540) 722-7248
architect@1designconcepts.com



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

415 E. MAIN STREET
 REAR ELEVATION
 NOVEMBER 2, 2022

DESIGN CONCEPTS
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 architect@designconcepts.com

WOOD SIDING SAMPLE



WOOD WINDOW SAMPLE



VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 112-0046-000

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



Н а р р у

[illegible]



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
FEBRUARY 14, 2023**

APPLICATION #:

Certificate of Appropriateness
Application # 2300008

APPLICANT:

Ryan McGuire on behalf of Samantha
Morrison

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted to reroof from metal to Atlantic Blue fiberglass shingles to the contributing structure at 301 E. Prospect Street. **Work was completed 10/20/2022.**

GENERAL INFORMATION:

<i>Site Addresses</i>	301 E. Prospect Street
<i>Owner(s)</i>	Samantha Morrison
<i>Zoning District</i>	R-3, Residential District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A8-13-7
<i>Location</i>	The building for review is located at the southeast corner of East Prospect Street and Cloud Street.

View of Front Building Elevation – Historic District Survey



Warren County GIS Photo 2006



Current Front Elevation 2023



Right Side Elevation 2023



Left Side Elevation 2023



Vicinity – Aerial Map (Warren County GIS)



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 1910 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. Architectural Description ----- 2/2 light double-hung sash windows. 1-story 1 - by 2 - bay porch w/ turned posts inset into corner of house.	
Incentives for Rehabilitation	● 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.	
Historic Overlay District Guidelines	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.

Staff Comments:

The work was completed on 10/20/2022. Staff engaged the County Building Inspections department to inform them of work being completed without a permit. By the time Town and County staff were able to get to the site, the old metal roofing had been removed. A stop work order was not issued since it could expose the interior of the home to the elements for an unspecified period of time. Staff does not support the replacement of the original metal roof with an asphalt shingle roof.

Attachments:

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

#2300008

FRCOA _____

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: Samantha Morrison

Address of Applicant: 301 E. Prospect Street
Front Royal, VA 22630

Phone Number: 640-467-6631 E-Mail: @capricornz1201@gmail.com

Property in Question:

Street Address: 301 E. Prospect Street

Business Name (if applicable) _____

Tax Map Number: 20A8137

Historic District: ☒ Downtown Residential Area

☐ Downtown Business Area

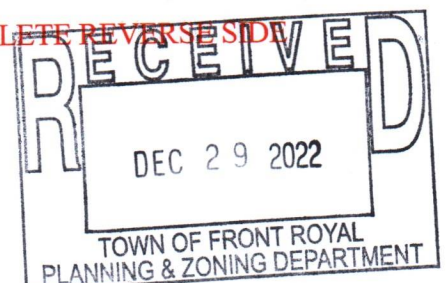
Are there any other applications relevant to this property or the proposed modifications being considered by any other regulatory or administrative agency?

☐ 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):

Removing metal roofing + replacing w/
Erie Fiberglass roofing system
Atlantic Blue

****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 12-29-22

Signature of Representative (if applicable): _____

\$100.00 Fee X **BAR Review** Receipt # 140850 Date 12/29/22

\$200.00 Fee \$200 **Demolition of Historically Significant Structure** pd. cash

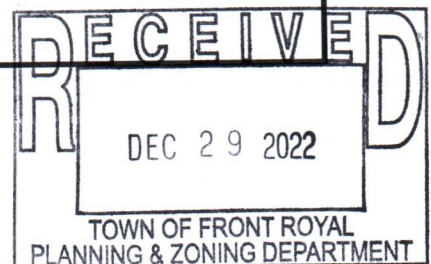
By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

OFFICE USE ONLY

Date Received _____ BAR Meeting Date: _____

Action Taken: _____

Zoning Administrator



RECONNAISSANCE SURVEY FORM

IDENTIFICATION
=====

VDHR IDENTIFICATION #: 112-0055-258

Property Names

House, 301 East Prospect StCommon

NR Resource Type: Building
VDHR Historic Context: Domestic

ADDRESS/LOCATION
=====

Addresses

301East Prospect StreetCurrent

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
20A8 13-7

Location: southeast corner of the intersection of E. Prospect Street
and Cloud Street

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

SITE DESCRIPTION
=====

Site plan on file at VDHR? Yes

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

Site Description Notes/Notable Landscape Features

The house sits at the front of a flat lot.

CLASSIFICATION AND COUNT
=====

NR Resource Type: BuildingOwnership Categories: P

NR Resource Count
#of Resource TypesC/NC/NE

Wuzits Type Count			
#of Wuzits	Type	C/NC/NE	
1	Single Dwelling	Contributing	TOTAL: 2
1	Shed	Contributing	
			Contrib: 2
			Non-Contrib: 0

Architectural Description

2/2 light double-hung sash windows. 1-story 1- by 2-bay porch w/turned posts inset into corner of house.

SECONDARY RESOURCES DESCRIPTION
=====

A simple, 1-story, weatherboard-clad, frame shed stands to the southeast of the house. It appears to staddle the property line with #305.

SIGNIFICANCE
=====

Year Built: 1910 Source of Year Built: Site Visit

ARCHITECTURAL AND HISTORICAL STATEMENT
=====

One of the larger vernacular-type dwellings in the area. It is virtually identical to #305 next door--both were probably built in one campaign.

BIBLIOGRAPHIC DATA
=====

GRAPHIC DOCUMENTATION
=====

Medium	Media	ID#	Frame(s)	
-----	-----	-----	-----	-----
B&W 35mm Photos	12820		8 9	2/ /1993

CURRENT OWNERSHIP INFORMATION
=====

SURVEYOR'S NOTES
=====

CULTURAL RESOURCE MANAGEMENT
=====

Date	CRM Event	Agency/Individual	Assoc ID#
-----	-----	-----	-----
2/ /1993	Reconnaissance Survey	Preservation Assoc.- Neville Neville	

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CURRENT PHOTOGRAPH TAKEN 2/3/2023



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