

TOWN OF FRONT ROYAL BOARD OF ARCHITECTURAL REVIEW



7:00 PM, Tuesday, March 14, 2023

TOWN HALL, 102 E. Main Street Front Royal, VA

2nd Floor, East Conference Room

Regular Meeting

AGENDA

I. CALL TO ORDER.

II. NEW BUSINESS.

- None.

III. OLD BUSINESS.

- **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. OTHER.

V. ADJOURNMENT.



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
MARCH 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.** Review is continued from the February 14, 2023 BAR meeting.

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.

Warren County Building Inspections contacted the Contractor and the Applicant in November 2022 requesting additional information on the plan. Neither the Contractor nor the Applicant has provided the information nor contacted Warren County Building Inspections.

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: 649 467-6631 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

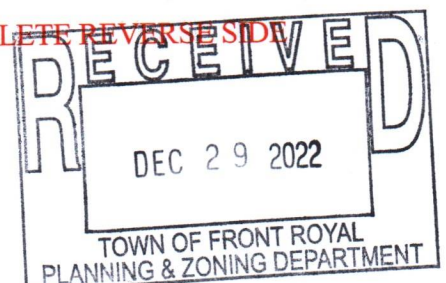
Are there any other applications relevant to this property or the proposed modifications being considered by any other regulatory or administrative agency?

☐ 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

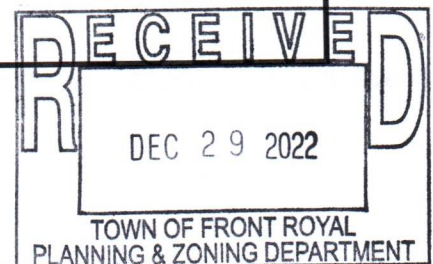
By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

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

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CURRENT PHOTOGRAPH TAKEN 2/3/2023



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