



BOARD OF ARCHITECTURAL REVIEW
7:00 PM, Tuesday, August 8, 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.

- May 9, 2023, Regular Meeting.

III. NEW BUSINESS.

- **Application #2300418 – Grover Nogales.** A Certificate of Appropriateness application to add a second story addition and remove a chimney at 237 Church Street and identified on tax map 20A7-4-119. The property is zoned R-3, Residential District and is located in the Historic Overlay District.
- **Application #2300421 – Jim Weber.** A Certificate of Appropriateness application to replace a metal roof with shingles at 207 Cloud Street and identified on tax map 20A7-4-146. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

IV. OTHER.

V. ADJOURNMENT.

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 for a limited time.

A regular meeting of the Board of Architectural Review of the Town of Front Royal, Virginia was held on May 9, 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
Connie L. Potter, Clerk for the Board of Architectural Review

APPROVAL OF MINUTES

- February 14, 2023, Regular Meeting
- March 14, 2023, Regular Meeting
- April 11, 2023, Regular Meeting

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

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

VOICE VOTE

NEW BUSINESS

- **Application #2300188 – Michelle Matthiae.** A Certificate of Appropriateness application for exterior renovations at 20 Blue Ridge Avenue identified on tax map 20A8-7-6. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

Ms. Kopishke explained this was an application for exterior renovations for the following items:

- Install a partial privacy wall on the rear deck to block Jackson Street.
- Replace railings and balusters on rear deck.
- Extend rear porch.
- Continue concrete sidewalk from the garage over a pea gravel driveway. (Administrative Review)
- Repair a concrete walkway. (Administrative Review)
- Chimney repair and repoint as needed.
- Add support to the left side of the front porch and level it out.
- Replace railings and balusters on the front porch.
- Paint front porch ceiling. (Administrative Review)
- Repaint the trellis. (Administrative Review)

Chairman Waters stated he had met on site with the property owners and said that the changes were reasonable to him.

1) Back porch renovations:

The railings will be wood. The existing columns have to be replaced and will match the front porch.

Mr. Vaughan moved, seconded by Ms. Snyder to approve the back porch modifications as outlined in the staff report.

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

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

2) Chimney:

Ms. Toler moved, seconded by Chairman Toler to approve the repairs for the chimney as needed.

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

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

3) Front Porch:

Ms. Toler moved, seconded by Mr. Vaughan to approve the structural support on the front porch and replace the wood railing for repairs as needed with like materials.

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

VOICE VOTE

-
- **Application #2300271 – Robert MacDougall.** A Certificate of Appropriateness application to install and paint a mural on Hardie Panel at 118 E. Main Street identified by tax map 20A8-4-28. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

Ms. Kopishke stated that the application request was for a forty-foot (40') mural on the back-alley wall portion of 118 E. Main Street that faces the outdoor seating area of Vibrissa Brewery. A rendering of the mural was included in the Staff Report.

The applicant Mr. MacDougall explained that the Hardie board will be attached to a frame which will be attached to the structure.

Vice Chairman Rhodenhizer moved, seconded by Ms. Toler to approve the mural and Hardie panel for 118 E. Main Street.

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

VOICE VOTE

-
- **Application #2300241 – Sebastian Jansen.** A Certificate of Appropriateness application for exterior renovations at 20 Water Street identified on tax map 20A8-6-B-22. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

Ms. Kopishke explained there were five (5) items requested on this application submitted by Sebastian Jansen for 20 Water Street.

The application is for the following requests:

1. Install a 6' to 8' wood or brick privacy fence around the exterior of the property.

Mr. Jansen described the location of the proposed fencing. He would like to install a brick fence and provided pictures of what he would like to install, however with his current budget he is leaning towards a wood privacy fence.

Staff explained that the fence would need to be raised off the ground due to being located in the floodplain.

Vice Chairman Rhodenhizer moved, seconded by Mr. Vaughan to approve a wood or brick fence in compliance with the floodplain regulations.

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

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

2. And 3. Install pane doors on the exterior of the building. Install wooden doors on the exterior of the building.

Mr. Jansen explained the location of the doors. He would like to install wood pane doors with metal accents and the original wood barn doors on the outside as sliding doors.

Vice Chairman Rhodenhizer moved, seconded by Ms. Snyder to install the original existing wood barn doors on the exterior and wood doors on the inside with metal features.

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

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

4. Install Veneer on the front walls with stone or concrete “stone”.

Mr. Jansen explained that he currently has approval for a stucco finish on the retaining walls and he would like to install a precut stone veneer and possibly use slate for the stairs.

Ms. Toler moved, seconded by Chairman Waters to approve the 4th item to install stone veneer on the existing retaining wall and approve the stone material for the stairs.

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

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

5. Replace sections of the existing metal roof with like for like materials.

This item can be approved administratively by staff.

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.

This application has been ongoing since the February 14, 2023 BAR meeting.

Ms. Kopishke expressed that in her opinion the Board should deny this application because the company installing the roof wants proof that a metal roof is required on the site. If the BAR denies the application then the applicant is still in violation and the company would have to install the metal roof.

Board members expressed concern that they did not want the applicant to be in the liability crosshairs since the contractor misled the applicant regarding installation of the roof. After a brief discussion the following motion was made.

Chairman Waters moved, seconded by Ms. Snyder to deny the Certificate of Appropriateness for 301 E. Prospect Street to replace the existing metal roof with fiberglass shingles.

VOTE: Yes – Vaughan, Waters, Snyder, Toler

No – N/A

Abstain – Rhodenhizer

Absent – N/A

VOICE VOTE

OTHER

Mr. Vaughan asked for an update regarding the house on Cloud Street reroof that has already started removing metal to replace it with shingles.

Ms. Kopishke said that staff is waiting on the property owner to submit their application. Currently the property owner is stating that the metal roof costs are triple the cost of the asphalt shingles and that they are not interested in putting a metal roof back on the house. She told the applicant to make the roof waterproof until they can come before the board for review.

ADJOURNMENT

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

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

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

The meeting was adjourned at 8:00 p.m.

Approved by Board of Architectural Review

Date: _____

COA APPLICATION # 2300418
GROVER NOGALES
237 CHURCH STREET



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
AUGUST 8, 2023**

APPLICATION #:

COA-2300418, Zoning Permit # 2300417

APPLICANT:

Grover Nogales

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted to add a 2nd story addition to the rear of the home and remove the existing chimney to a contributing structure at 237 Church Street.

GENERAL INFORMATION:

<i>Site Addresses</i>	237 Church Street
<i>Owner(s)</i>	Vidal Javier N. Nogales / Medrano Grover Nogales
<i>Zoning District</i>	R-3, Residential District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A7-4-119
<i>Location</i>	The building for review is located at 237 Church near the intersection of Church Street and East Prospect Street.

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



Photo 2 – view of rear building elevation – current view July 2023



Vicinity - Aerial (Warren County GIS)



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 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 (see historic reconnaissance survey – attachment B) Architectural Description ----- 1/1 double-hung sash windows. 1-story 3-bay front porch w/turned posts and wide board balusters. ARCHITECTURAL AND HISTORICAL STATEMENT ===== Typical early 20th century dwelling in this neighborhood. The form and scale of this house add to the neighborhood's historical architectural character.

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

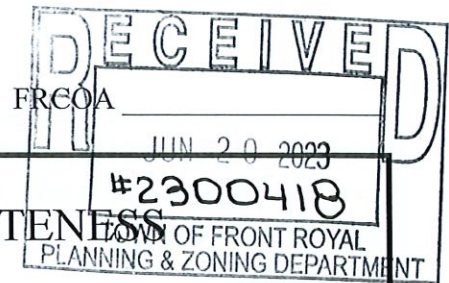
Additional Guidelines:

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

SUMMARY OF APPLICATION: The application is for the removal of the existing roof components (metal roof, rafters, roof deck, purlins, etc.) at the rear of the structure. Then add a second story to increase the residential floor area but not increasing the overall footprint of the building. A metal roof would be installed on the new second story addition. Also, as part of the construction process would be the removal of the existing non-functional chimney that is located at the rear of the structure.

ATTACHMENTS:

- Attachment A: Certificate of Appropriateness Application and Supporting Documents
- Attachment B: Historic Reconnaissance Survey
- Attachment C: Front Elevation sketch
- Attachment D: Back (Rear) Elevation sketch
- Attachment E: Left Side Layout sketch
- Attachment F: Right Side Elevation sketch
- Attachment G: Left Side Proposed Layout Sketch (new addition in green)
- Attachment H: Right Side Proposed Layout Sketch (new addition in green)
- Attachment I: Overall Floor Plan



CERTIFICATE OF APPROPRIATENESS
APPLICATION
TOWN OF FRONT ROYAL

☐ New Construction ☐ Rehabilitation ☐ Demolition* ☐ Sign
☒ Other addition and removal of chimney

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: Grover Nogales

Address of Applicant: 237 Church St, Front Royal VA, 22630

Phone Number: 240-399-4587 E-Mail: grovernogales124@gmail.com

Property in Question:

Street Address: 237 Church St, Front Royal, Va 22630

Business Name (if applicable) _____

Tax Map Number: 20A7 4 119

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:

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):

**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 06/20/23

Signature of Representative (if applicable): _____

\$100.00 Fee **CLC BAR Review** Receipt # 01001924253 Date 6-20-23

\$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

TOWN OF FRONT ROYAL ZONING PERMIT APPLICATION

Page 2 – Application Form

APPLICANTS ARE REQUIRED TO PROVIDE ALL INFORMATION ON THIS PAGE

1

STEP 1 – THE APPLICANT'S PART

APPLICANT STARTS HERE

WHAT IS THE STREET ADDRESS? 237 church st, front royal, VA

WHAT SUBDIVISION OR DEVELOPMENT IS THE PROJECT IN? _____

CATEGORY OF PROJECT: (SELECT ONE)

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

PROJECT DESCRIPTION:

Adding Addition
Removing chimney

PROVIDE A DETAILED DESCRIPTION OF WHAT YOU WANT TO DO ABOVE

APPLICANT'S NAME: Grover Nogales

PRINT NAME HERE

APPLICANT'S SIGNATURE: [Signature]

SIGN & DATE HERE

MAILING ADDRESS: 237 church st front royal VA 22636

PHONE NUMBER: 240-899-4584

EMAIL: grovernogales124@gmail.com

PROPERTY OWNER'S NAME: Javier Nogales

PRINT NAME HERE

PROPERTY OWNER'S SIGNATURE: Javier Nogales

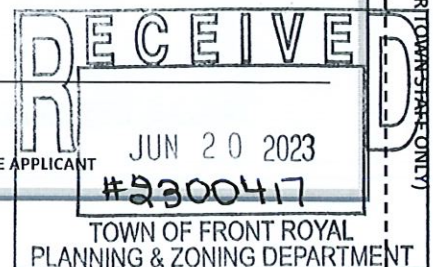
SIGN & DATE HERE

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

CONTINUE TO THE BACK OF THIS PAGE

ZONING PERMIT NUMBER: _____

(FOR TOWN STAFF ONLY)



TOWN OF FRONT ROYAL ZONING PERMIT APPLICATION

Page 3 – Application Form *continued*

TOWN STAFF CAN ASSIST APPLICANTS COMPLETING THE FOLLOWING SECTION

ZONING INFORMATION

TAX IDENTIFICATION NUMBER: 20A7 4 119

PROPOSED BUILDING HEIGHT: -

EXISTING SQUARE FEET OF BUILDING (IF ANY): _____

PROPOSED SQUARE FEET OF BUILDING: _____

LOT SIZE: .193 LOT FRONTAGE: -

ZONING DISTRICT: R-3

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

☐ ENTRANCE CORRIDOR; ☐ FLOODPLAIN; ☒ HISTORIC DISTRICT

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

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

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

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

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

2



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

Have all taxes been paid in full?

☒ YES ☐ NO

INITIALS: CJB

Have all application fees been paid in full?

☒ YES ☐ NO

INITIALS: CJB

Comments:

Pd \$25.00 by clc
6-20-23

APPROVAL OF ZONING PERMIT

DATE

Carol Buffa

From: Cesar Nogales <cesara.nogales@gmail.com>
Sent: Tuesday, June 20, 2023 8:52 AM
To: Carol Buffa
Subject: Re: Pictures (237 church st)

Also, my dad forgot to mention that we will be using the same material for the addition of the house. Windows, etc.

Thanks !

Sent from my iPhone

> On Jun 20, 2023, at 8:14 AM, Cesar Nogales <cesara.nogales@gmail.com> wrote:

>

>

> <image0.png>

> <image1.jpeg>

>





RECONNAISSANCE SURVEY FORM

IDENTIFICATION
=====

VDHR IDENTIFICATION #: 112-0055-202

Property Names

House, 237 Church StCommon

NR Resource Type: Building
VDHR Historic Context: Domestic

ADDRESS/LOCATION
=====

Addresses

237Church 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
20A74-119 A2

Location: west side of 200 block of Church 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 Lot

Site Description Notes/Notable Landscape Features

Flat lot with recent wide-board slat fence. House sits at front of 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		Non-contributing	
				Contrib: 1
				Non-Contrib: 1

WUZIT: SINGLE DWELLING C/NC: Contributing

Name:

Estimated Date of Construction: 1910 ca Source: Site Visit

Physical Status: Existing

Condition: Good Threat: None

Component	#	Type or Form	Materials	Treatment
Door	0	Single		
Foundation	0	Solid		plastered
Porch	0	1-story, 3-bay	Wood	open
Roof	0	Gable	Metal	Standing Seam
Walls	0	Frame	Wood	stucco
Windows	0	Sash, double-hung	Wood	1/1
# of Stories:	2.0			
# of Bays Wide:	3			

Additions and Alterations	Description
	Second-floor window shortened. Shutters added.

Interior Plan Type:
Accessed? If not, why not?:

Interior Description:

Architectural Description

1/1 double-hung sash windows. 1-story 3-bay front porch
w/turned posts and wide board balusters.

SECONDARY RESOURCES DESCRIPTION
=====

A one-story, frame, recently constructed, shed/shop building stands to the south west of the house.

SIGNIFICANCE
=====

Year Built: 1910 Source of Year Built: Site Visit

ARCHITECTURAL AND HISTORICAL STATEMENT
=====

Typical early 20th century dwelling in this neighborhood. The form and scale of this house add to the neighborhood's historical architectural character.

BIBLIOGRAPHIC DATA
=====

GRAPHIC DOCUMENTATION
=====

Medium	Media	ID#	Frame(s)	
B&W 35mm Photos	12823		27 0	3/ /1993

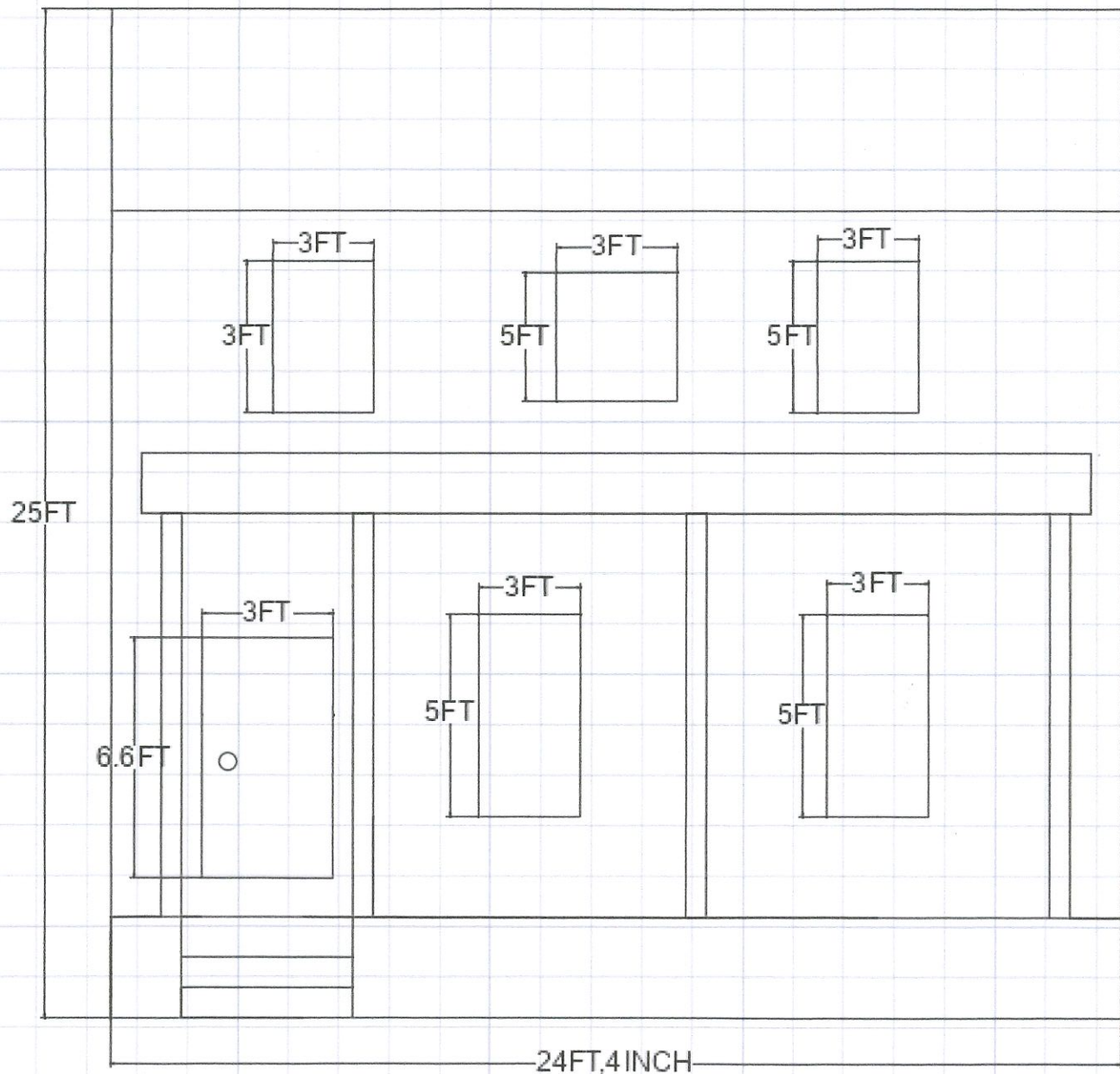
CURRENT OWNERSHIP INFORMATION
=====

SURVEYOR'S NOTES
=====

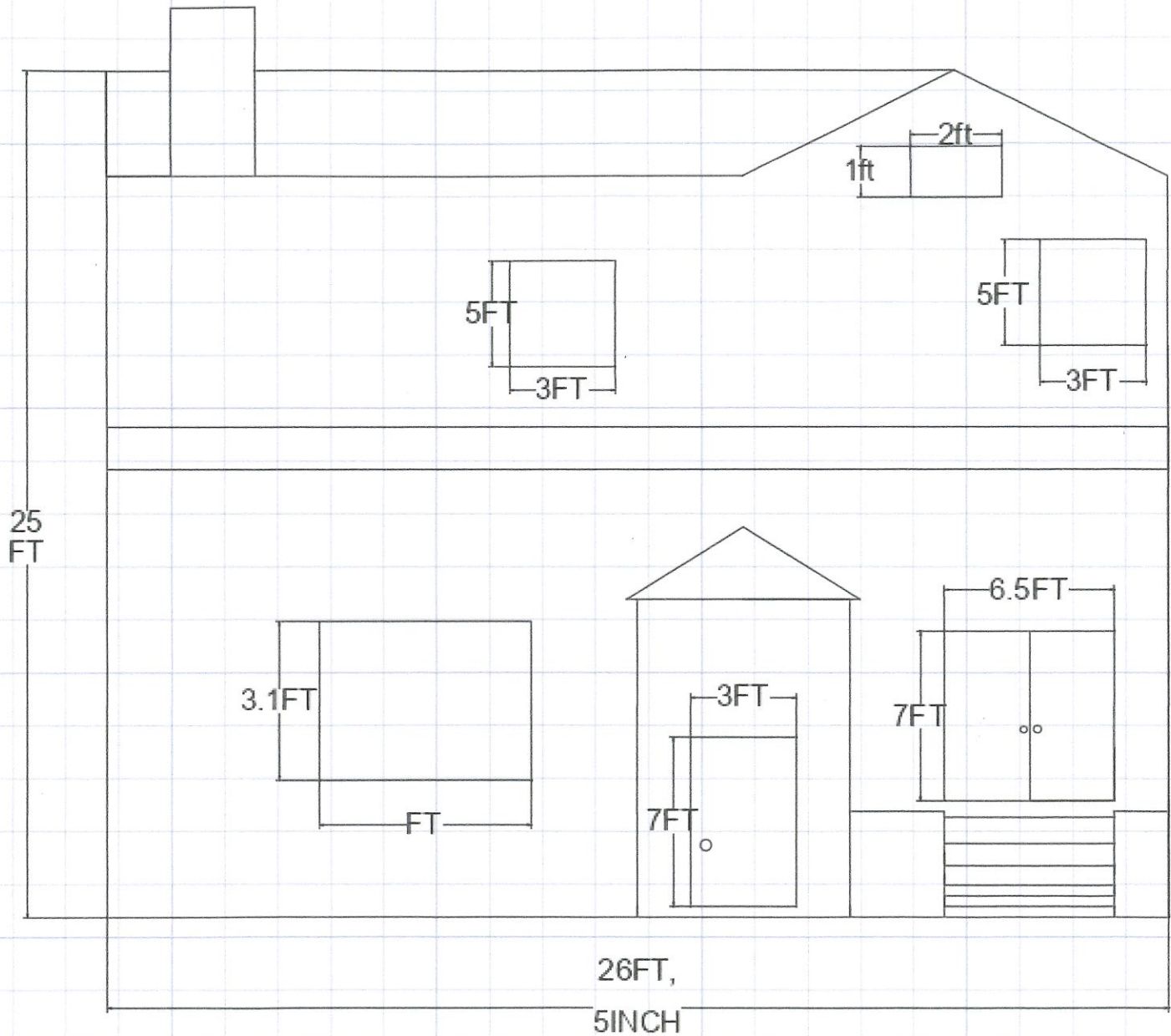
CULTURAL RESOURCE MANAGEMENT
=====

Date	CRM Event	Agency/Individual	Assoc ID#
3/ /1993	Reconnaissance Survey	Preservation Assoc.- Neville Neville	

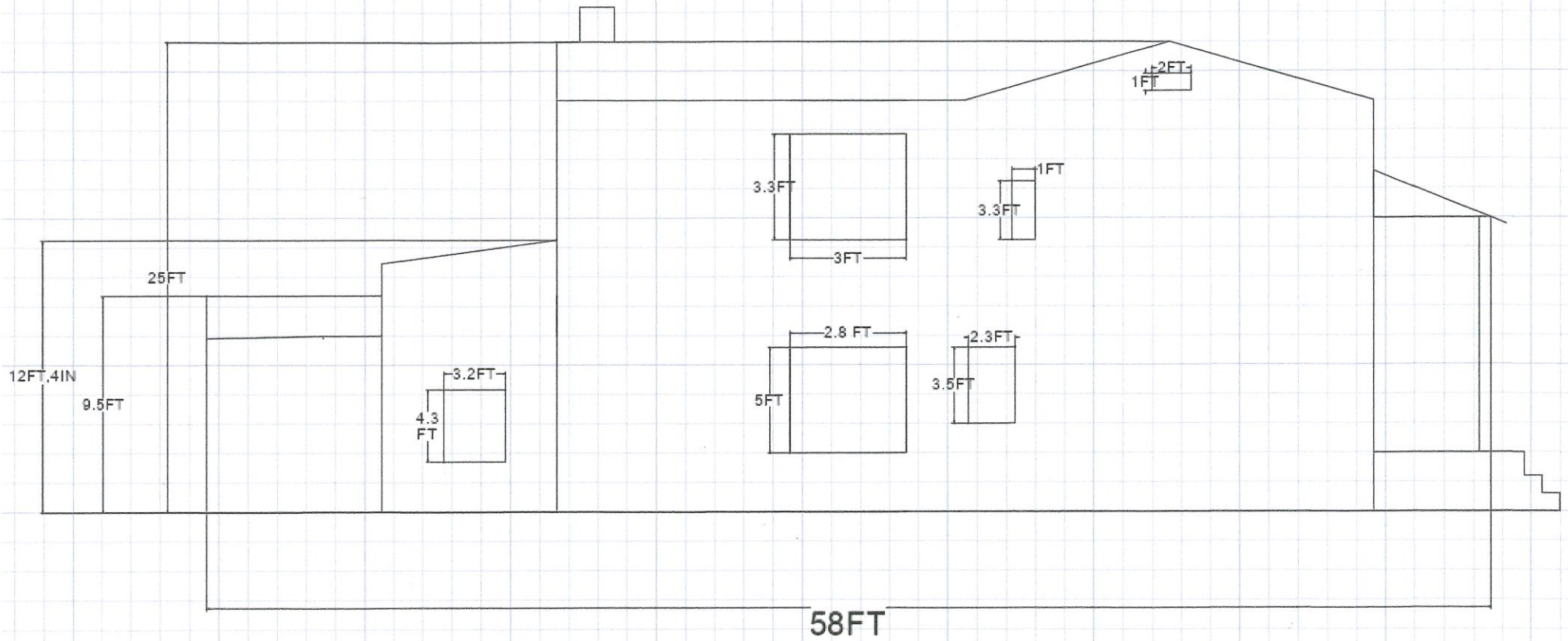
front elevation



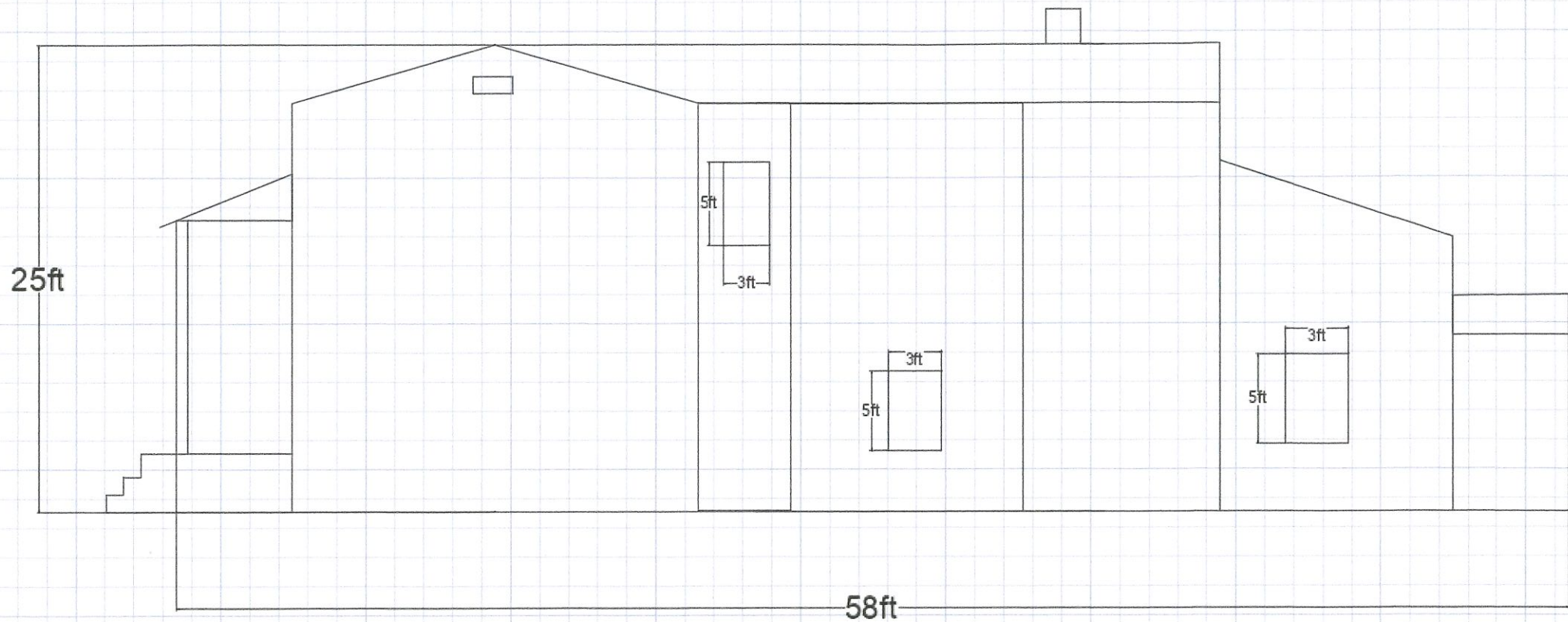
Back elevation



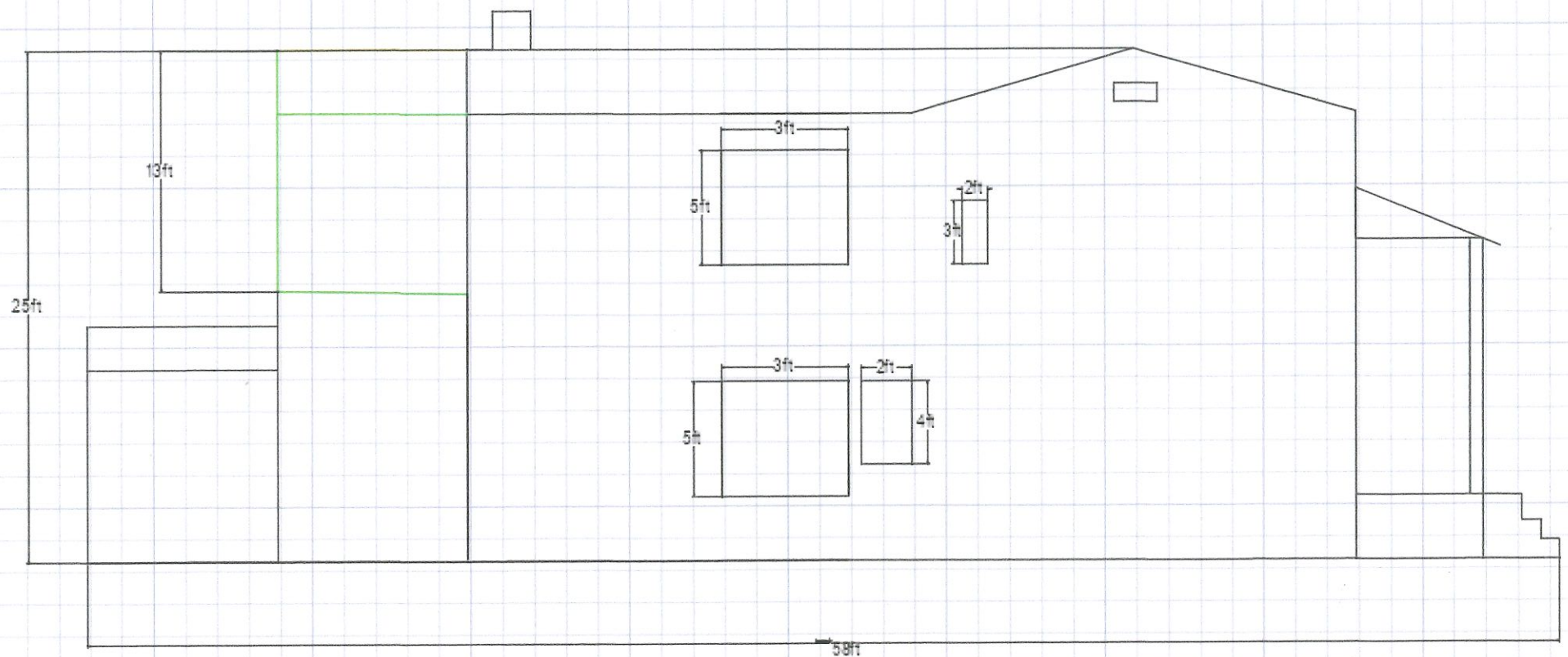
LEFT SIDE LAYOUT



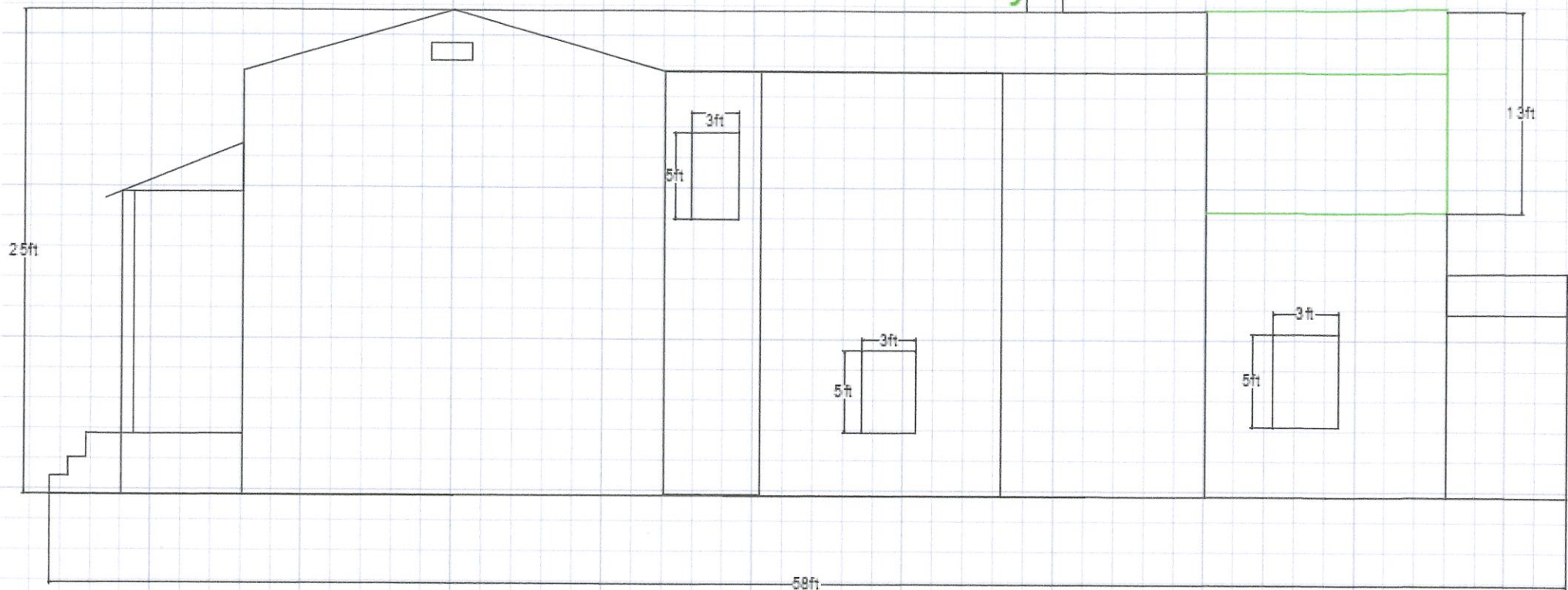
Right side elavation



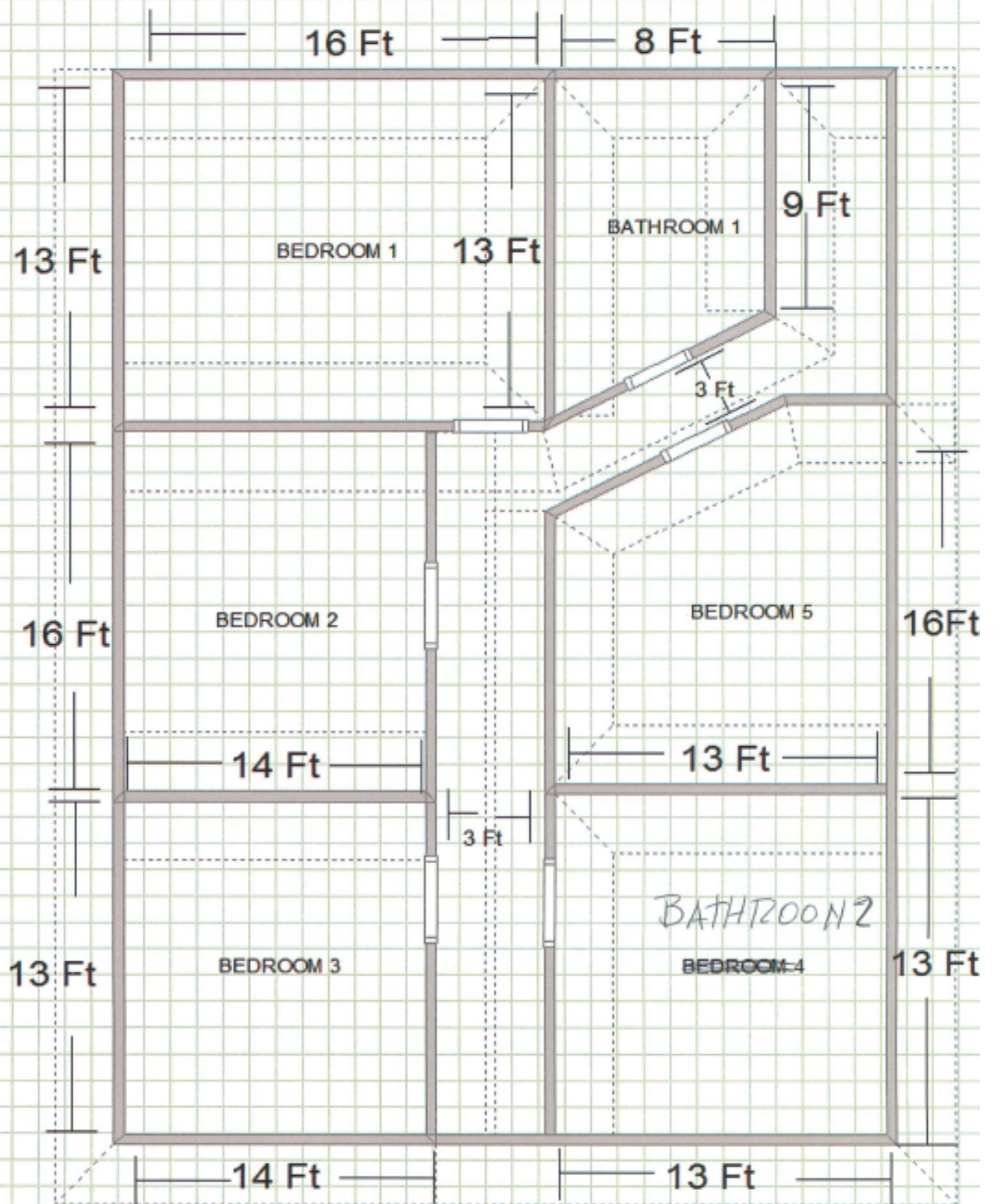
Left side Proposed Layout



Right side proposed layout



Ceiling Height 8 ft



COA APPLICATION # 2300421
JIM WEBER
207 CLOUD STREET



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
AUGUST 8, 2023**

APPLICATION #:

COA-2300421, Zoning Permit # 2300420

APPLICANT:

Jim Weber

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted to replace the existing metal roof with an asphalt shingle roof to the contributing structure at 207 Cloud Street. Work has already begun (photos attached).

GENERAL INFORMATION:

<i>Site Addresses</i>	207 Cloud Street
<i>Owner(s)</i>	Cloud 207 LLC
<i>Zoning District</i>	R-3, Residential District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A7-4-146
<i>Location</i>	The building for review is located at 207 Cloud Street near the intersection of Cloud Street and East Stonewall Drive.

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



Photo 2 – view of front building elevation – Warren County GIS 2006



Photo 3 – view of front building elevation – after removal of metal roof



Photo 4 – view of front building elevation – current view July 2023



Photo 5 – view of right rear building elevation – current view July 2023



Photo 6 – view of rear, left corner building elevation – current view July 2023



Photo 7 – view of rear, right corner building elevation – current view July 2023





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 1900) is a contributing building to the Front Royal Historic District. Below are notes about the structure, as found within the Historic District records. A full copy of the report is attached (see historic reconnaissance survey – attachment B) Architectural Description ----- 2/2 double-hung sash windows. 1-story front bay window. 1-story 2-bay front porch. ARCHITECTURAL AND HISTORICAL STATEMENT ===== Dwelling exhibits typical form and cladding of houses in this area. The house contributes to the historical architectural character of the neighborhood.	
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	
	8	The appropriateness of the exterior architectural features of such building or structure to the compatibility with the exterior architectural features of landmarks, buildings, or structures in the district, taking into consideration the following: a. General design b. Character and appropriateness of design c. Form d. Proportion and scale e. Mass f. Configuration	
	Additional Guidelines: • The reviewing bodies shall not adopt or impose any specific architectural style in the administration of this Article. • The reviewing bodies shall also be guided by the purposes for which landmarks, landmark sites and historic districts are designated and by the standards and considerations contained in the Secretary of the Interior's Standards for Rehabilitation. • See Demolition Review Guidelines Addendum for demolition of structures.		

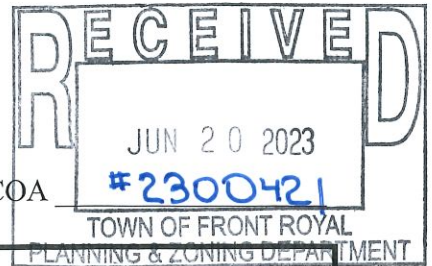
SUMMARY OF APPLICATION:

The removal of the existing metal roof was completed, and the installation of plywood decking had started prior to obtaining any permits from the Town and the Warren County Building Department. The plywood decking work is now completed on the entire roof system including the installation of a roof underlayment.

Town Staff does not support the replacement of the original metal roof with an asphalt shingle roof.

ATTACHMENTS:

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



FRCOA

**ADMINISTRATIVE
CERTIFICATE OF APPROPRIATENESS
APPLICATION
TOWN OF FRONT ROYAL**

☐ New Construction ☒ Rehabilitation ☐ 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: Jim Weber
Address of Applicant: 4641 Sudley Rd
Catonsville VA 20143
Phone Number: 703 906-9572 E-Mail: Weber Properties LLC, com

Property in Question:
Street Address: 207 Cloud St.

Tax Map Number: _____

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:

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):

Replace Roof with shingles

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
- ☐ Materials samples

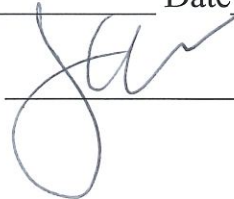
Signature of Applicant:



Date

6-20-2023

Signature of Representative (if applicable):



Date

6-20-2023

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

Action Taken

Zoning Administrator

Date

Application Fee \$50.00





RECONNAISSANCE SURVEY FORM

IDENTIFICATION
=====

VDHR IDENTIFICATION #: 112-0055-219

Property Names

House, 207 Cloud St

Common

NR Resource Type: Building
VDHR Historic Context: Domestic

ADDRESS/LOCATION
=====

Addresses

207Cloud Street

Current

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

Local Tax Code: Section Parcel
20A7 4-146

Location: west side of the 200 block of 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 Lot

Site Description Notes/Notable Landscape Features

Several small bushes and trees surround the house, which sits at the front of a flat lot

CLASSIFICATION AND COUNT
=====

NR Resource Type: Building

Ownership Categories: P

NR Resource Count

#of Resource TypesC/NC/NE

```
Wuzits Type Count
#of Wuzits Type
```

=====

Architectural Description

2/2 double-hung sash windows. 1-story front bay window.
1-story 2-bay front porch.

SECONDARY RESOURCES DESCRIPTION
=====

SIGNIFICANCE
=====

Year Built: 1900 Source of Year Built: Site Visit

ARCHITECTURAL AND HISTORICAL STATEMENT
=====

Dwelling exhibits typical form and cladding of houses in this area. The house contributes to the historical architectural character of the neighborhood.

BIBLIOGRAPHIC DATA
=====

GRAPHIC DOCUMENTATION
=====

Medium	Media	ID#	Frame(s)	

B&W 35mm Photos	12821		32 0	3/ /1993

CURRENT OWNERSHIP INFORMATION
=====

SURVEYOR'S NOTES
=====

CULTURAL RESOURCE MANAGEMENT
=====

Date	CRM Event	Agency/Individual	Assoc ID#

3/ /1993	Reconnaissance Survey	Preservation Assoc.- Neville Neville	