



BOARD OF ARCHITECTURAL REVIEW
7:00 PM, Tuesday, September 12, 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 16, 2023, Work Session
- August 8, 2023, Regular Meeting.

III. OLD 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. (Continued from August 8, 2023 BAR Meeting.)

IV. OTHER.

V. ADJOURNMENT.

BOARD OF ARCHITECTURAL REVIEW WORK SESSION

Tuesday, May 16, 2023
Town Hall – 2nd Floor 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
Angela Toler
Katherine Snyder

Absent: Holly Rhodenhizer, Vice Chairman
Gary Vaughan

Staff Present: Lauren Kopishke, Planning Director / Zoning Administrator
John Ware, Deputy Zoning Administrator

DISCUSSION

- Certified Local Government

Approach, scope, and strategy were discussed with becoming a Certified Local Government (CLG).

Highlights from the website for becoming a Certified Local Government were:

- Who is on the Board of Architectural?
- What are their Qualifications?
- Do you have an Architect, Architectural Historian, or an Archaeologist (they want someone with a degree).

Chairman Waters clarified the Board does not have an architect, an architectural historian nor an archaeologist. He noted that he does have an extensive background in historic restoration and preservation from a business perspective.

A “loophole” is provided in their language in that if the Town can provide a valid reason one of those professions are not represented on the Board the Town can still move forward in applying to become a Certified Local Government.

Chairman Waters mentioned a local person who has a degree in history, worked for the National Park Service, extensive knowledge of the Civil War in this area and grew up in Front Royal. He would be a good fit for the Board and would have that “piece of paper” they want to see.

Ms. Kopishke shared that she and Lizi Lewis, Community Development & Tourism Manager had met with an Aubrey Von Lindern from the State Historic Preservation Office. One of the benefits of becoming a Certified Local Government is the ability to receive grant funding to obtain a new historical survey. Ms. Von Lindern is going to send staff training information. The Town Ordinance requires each BAR member to receive annual training. Additional benefits of becoming certified is assistance can be provided in updating the Historical District Guidelines, guidance on whether or not the historic district should be expanded and may allow citizens to be afforded tax credits that they may not be allowed to use currently. Currently staff are working with Summit Design and Engineering services to rewrite the Zoning Ordinance. Staff needs to make sure the ordinance is in line with the “checklist” of requirements to become certified. Ms. Von Lindern shared with Ms. Kopishke that Arlington, Alexandria, Staunton and Danville where her “favorite” with how they crafted their zoning ordinances. Ms. Kopishke noted that she will take from those ordinances when rewriting the Town Zoning Ordinance. Lizi Lewis will be going through the checklist to confirm what the Town currently has and what is needed. Ms. Kopishke reminded Board members that they need to submit their resumes to staff as this is one of the requirements to become certified.

Additional items required for certification:

- Keeping meeting minutes.
- Conducting or causing to be conducted a survey of cultural resources in the community and maintaining an inventory. (This has not been done since the 1990s)

Ms. Kopishke said the first thing needed is to obtain the CLG designation and then determine the main goal for the historic district.

Board members agreed that the Historic District needed to be expanded.

Ms. Kopishke noted that Town Councils approval is required on this endeavor as they receive complaints from citizens and business owners on how hard it is to do renovations in the historic district because it is costly and that makes it not business friendly. However on the flip side of that during the Comprehensive Plan input sessions, maintaining the character of the historic district was a high priority.

Chairman Waters said he could create postcards to be mailed out to property owners within the historic district.

Ms. Kopishke mentioned that in Danville the Historic Preservation Board was working with their Economic Development Authority and used grant money from the state to buy some of the rundown properties, restored them, and then sold them. She believes this may be something that the Town Council would like to see. She would also like to look into the BAR reviewing site plans in the entrance corridor for aesthetics vs. the Planning Commission who currently reviews this.

Ms. Kopishke noted that the U.S. Department of the Interior National Park Service Technical Preservation Services issues the final approval.

Chairman Waters shared that the following jurisdictions are Certified Local Governments:

- Culpeper - 1987
- Staunton - 2007
- Martinsville - 2022
- Middleburg - 1998
- Stephens City - 2012
- Warrenton - 1996
- Winchester - 1995

Mr. Ware said he has contacts in Staunton that may be able to provide some direction in moving forward.

Staff and Board members discussed several “blighted” properties located in the historic district.

There was a brief discussion about the previous CDBG program.

Action Items:

- Talk to Holly Rhodenhizer about working with Downtown Front Royal, Inc.
- Evaluate the bylaws.
- Move forward with community outreach.
- Mailing postcards to property owners located in the historic district.
- Suggestions for revamping the BAR page on the Town website.
- List of historic district property owners. (Connie Potter)
- BAR member resumes.

ADJOURNMENT

Chairman Waters moved, seconded by Ms. Toler to adjourn the work session.

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

VOICE VOTE

The meeting was adjourned at 7:58 p.m.

Approved by Board of Architectural Review
Date: _____

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 August 8, 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

Absent: Katherine Snyder

Staff Present: John Ware, Deputy Zoning Administrator

NEW BUSINESS

- **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.

Mr. Ware provided an overview of the application stating that the request was to reroof a contributing structure located at 207 Cloud Street from metal to shingle. Removal of the existing metal roof was completed, and installation of the plywood decking started prior to obtaining any permits from the Town and the Warren County Building department. The plywood decking is now complete on the entire roof system including the installation of a roof underlayment. Existing and historical photographs of the structure were included in the staff report.

Chairman Waters mentioned that the roof over the bay window was shingles and prior to that it looks like it was a tar or metal roof.

Mr. Weber stated the porch roof was previously shingles.

Chairman Waters confirmed that the main roof and the front porch roof were standing seam metal roofing.

Mr. Weber said the soffits had rotted and were replaced with wood.

Chairman Waters explained that the metal roof needed to go back on the structure as like for like because it was located in the historic district.

Mr. Weber shared his opinion that the Town would like this area to become “nicer” and for him to put on a metal roof it would be about \$35,000. There are many people moving into this area that do not have money and cannot pay \$35,000 to replace a metal roof. Mr. Weber expressed that if the Town wants Cloud Street to shape up people can’t afford to put \$35,000 roofs on. He said he would like to reside both houses he owns on Cloud Street but is hesitant to do so. Mr. Weber believes that if Cloud Street is improved a “better” type of people will move there. He explained he owns 48 apartments in the area and all of those he could live in because he keeps them maintained.

Chairman Waters explained that the Board has an obligation to the historic district to maintain the integrity of the old houses. This house originally had a standing seam metal roof which lasted a very long time.

Mr. Weber said that if he had known the metal roof was required he would have just put tar on it and asked if that is what the Town wanted to see.

Vice Chairman Rhodenhizer reiterated that it is the Boards responsibility to maintain the integrity of structures located in the historic district. She noted that she owns a home in the historic district and knows that it is her responsibility to maintain the historic integrity of her home.

Mr. Weber said that the Town will see Cloud Street going downhill because first time homebuyers cannot afford to do what the Board wants them to do.

Chairman Waters explained that the Board needs to push homeowners in the direction of historic preservation.

Ms. Toler said the Board has clear guidelines they have to follow.

Mr. Weber responded that the guidelines are wrong, and he can afford to keep going to fight the requirements.

Mr. Weber stated that maybe they need to change the “system” and asked how that can be done.

Chairman Waters explained that the BAR has to adhere to the standards that the state sets. In addition, the reason Main Street is looking better is because the Town has been maintaining a standard with the renovations that have been occurring and their hope is that standard will expand out to Cloud Street, Blue Ridge Avenue, and all the other areas of the historic district. If the state looks at shingle roofs being installed it affects the Town's progress.

Mr. Weber said the Town should subsidize 2/3 of the cost.

Board members explained that was not an option though they wish it could be.

Mr. Weber said he would take it to the next level and if it needed to go to the state, he would take it to the state. People have bought these places in the historic district and cannot afford to maintain them. If I don't take it to the state to look at making changes then it's going to keep happening to people who want to renovate. Currently he has paper on the roof, and it is not leaking but he doesn't know how long that will last.

Ms. Toler noted that the Historic Preservation Guidelines come from the state.

Mr. Weber said the state is "wrong".

Chairman Waters commented that the Historic Preservation Guidelines are not necessarily wrong. The state is trying to preserve the historic fabric and the character of the Town. He explained there have been a lot of years without protection for buildings in the historic district. In moving forward, the best way to preserve properties in the historic district is to abide by the standards and save what we can.

Mr. Weber said he feels the best thing to do is keep the paper on his roof and go to the next level. He asked the BAR to tell him where to go to the next level and he would talk to the state.

Mr. Ware explained that if Mr. Weber disagrees with the BARs decision his next step is to appeal that decision.

Mr. Weber asked that the BAR/Staff send him all the information he needs to appeal. He stated that because he pays a lot of taxes here he wants staff to explain step by step how he appeals.

Mr. Ware explained that if Mr. Weber did not agree with the Board's decision his next step would be to appeal to the Town Council.

Chairman Waters noted that if Mr. Weber wishes to talk to the state he should contact the State Historic Preservation office.

Vice Chairman Rhodenhizer moved, seconded by Chairman Waters to deny the application to replace the existing metal roof with an asphalt shingle roof to a contributing structure at 207 Cloud Street.

Vote: Yes - Vaughan, Waters, Toler, Rhodenhizer

No – N/A

Abstain – N/A

Absent - Snyder

Mr. Weber stated, “it’s not going to be pretty for any of us”.

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- **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.

Mr. Ware reviewed the application request for a contributing structure at 237 Church Street. The application is for the removal of the existing roof components to include the metal roof, rafters, roof deck, purlins, etc. at the rear of the structure and add a 2nd story to increase the residential floor area but not increase the overall footprint of the building. Included in the staff report were front, side, and rear layout drawings furnished by the applicant. According to the preservation historic survey conducted in 1996 (*incorrectly stated 1993*) dated construction of the building circa 1910. The architecture is described as “Typical early 20th century dwelling in this neighborhood. The form and scale of this house add to the neighborhood’s historical architectural character”. Mr. Ware gave a visual presentation of the existing structure and the proposed renovations. The applicant would also like to remove the existing non-functional chimney that is located at the rear of the structure. The applicant has confirmed in an email that the new addition will match the existing structure with like for like materials and a metal roof will be installed on the new second story addition.

Upon a request from Chairman Waters, Mr. Ware explained the layout of the proposed floorplan.

After some additional discussion Board members agreed they would like to table the application to allow the applicant to attend the meeting and answer their many questions and provide samples of the proposed materials. Mr. Ware noted that the applicant had been requested to attend this meeting.

Vice Chairman Rhodenhizer moved, seconded by Mr. Vaughan to table the application to add a second story addition to the rear of the home and remove the existing chimney to a contributing structure at 237 Church Street.

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

VOICE VOTE

OTHER

Chairman Waters shared that Katie Snyder reached out to Jamie Chichester who works with the Catholic Diocese of Arlington who runs a type of work camp. At the last BAR work session, Board members discussed possible street cleanup. Chairman Waters said he is going to set up a call with Ms. Snyder and Ms. Chichester to discuss how the program works and how they could possibly get involved with a work camp/street cleanup here in Front Royal.

Vice Chairman Rhodenhizer noted that there are street cleanup programs in Front Royal.

ADJOURNMENT

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

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

VOICE VOTE

The meeting was adjourned at 7:44 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
SEPTEMBER 12, 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. This application is continued from the August 8, 2023 BAR meeting.

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	

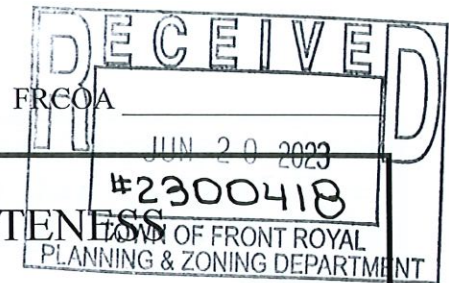
Additional Guidelines:

- 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

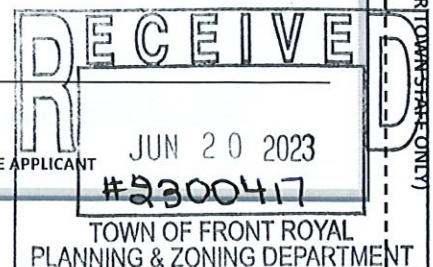
SIGN & DATE HERE

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: CBB

Have all application fees been paid in full?

☒ YES ☐ NO

INITIALS: CBB

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
20A7 4-119 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: Building

Ownership Categories: P

NR Resource Count

#of Resource TypesC/NC/NE

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

INDIVIDUAL RESOURCES DATA
=====

Name :

Physical Status: Existing
Condition: Good Threat: None

PRIMARY COMPONENTS AND MATERIALS

```
# of Stories:    2.0
# of Bays Wide:  3
```

Architectural Style/Derivation: Other

[illegible]

Second-floor window shortened. Shutters added.

Interior Description

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

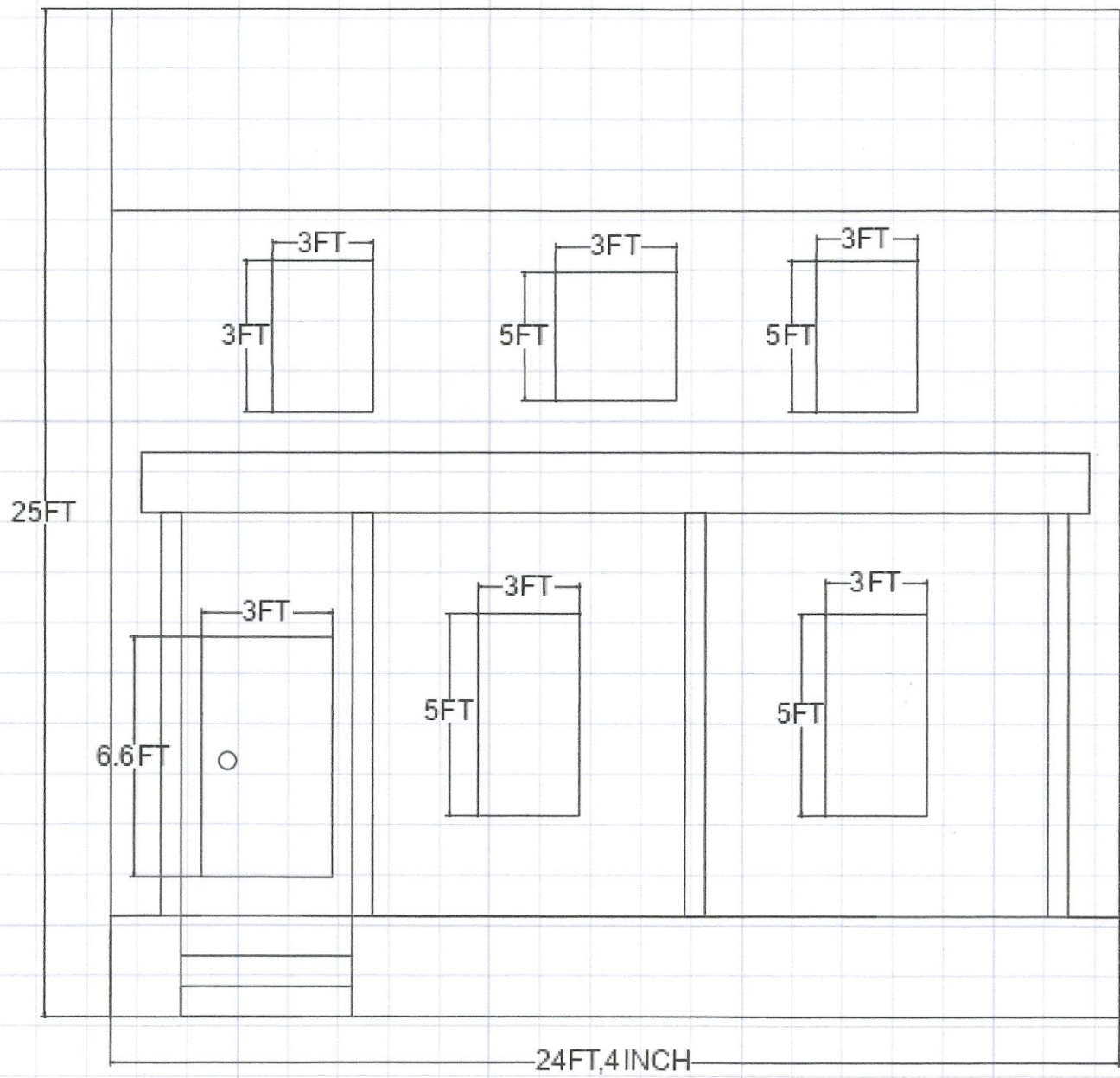
CURRENT OWNERSHIP INFORMATION
=====

SURVEYOR'S NOTES
=====

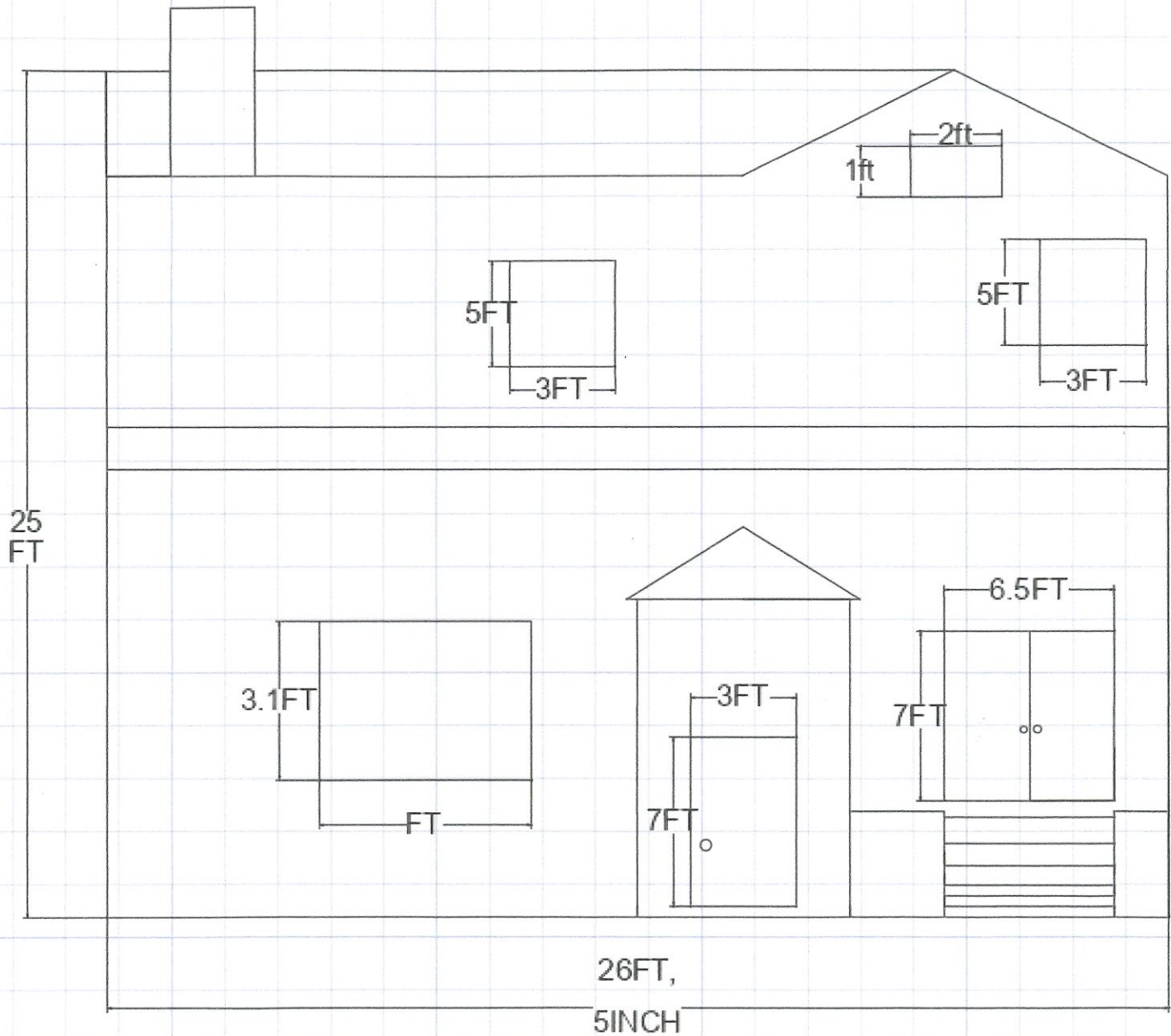
CULTURAL RESOURCE MANAGEMENT
=====

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

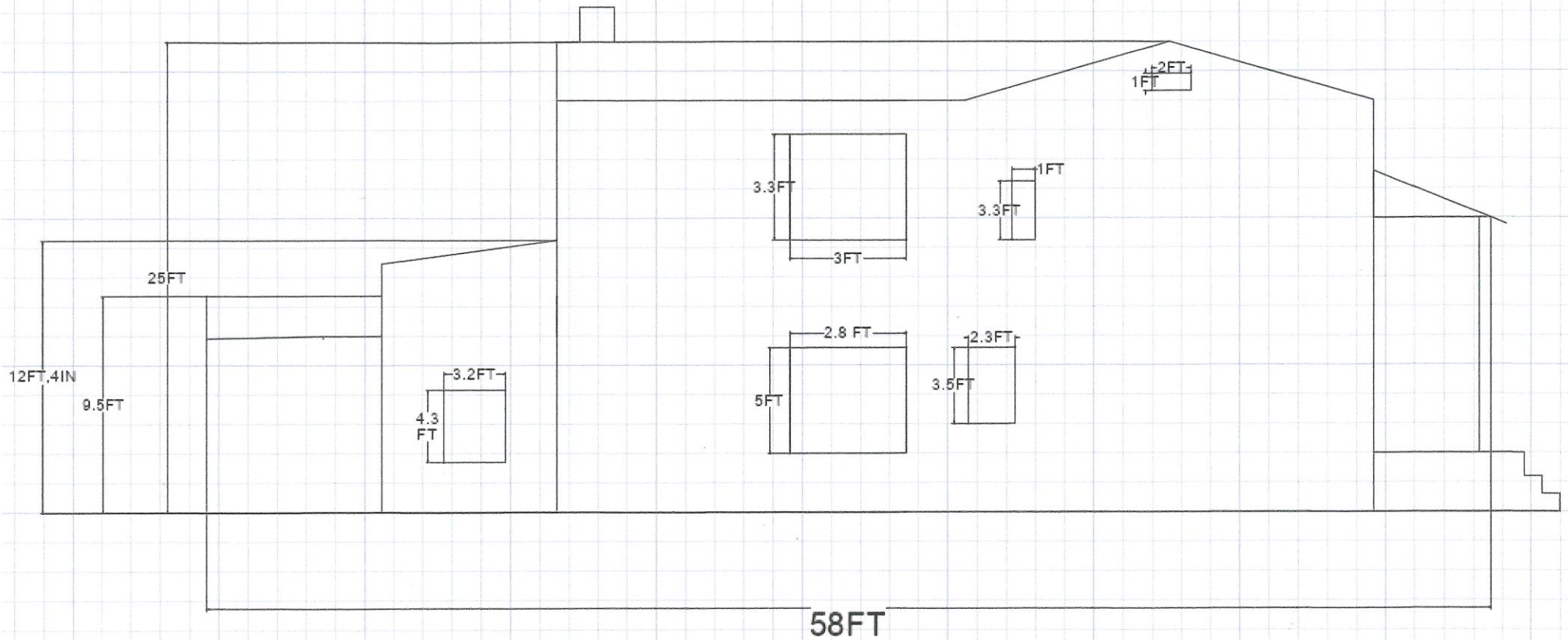
front elevation



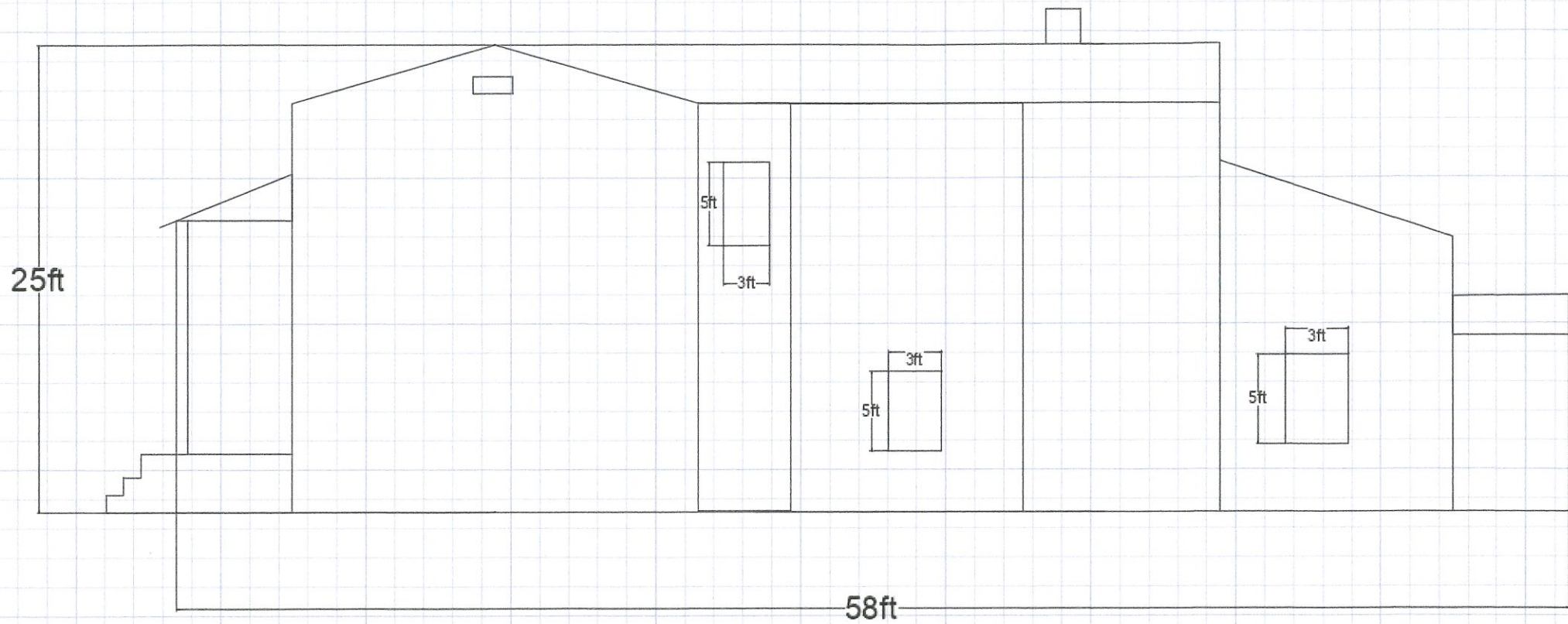
Back elevation



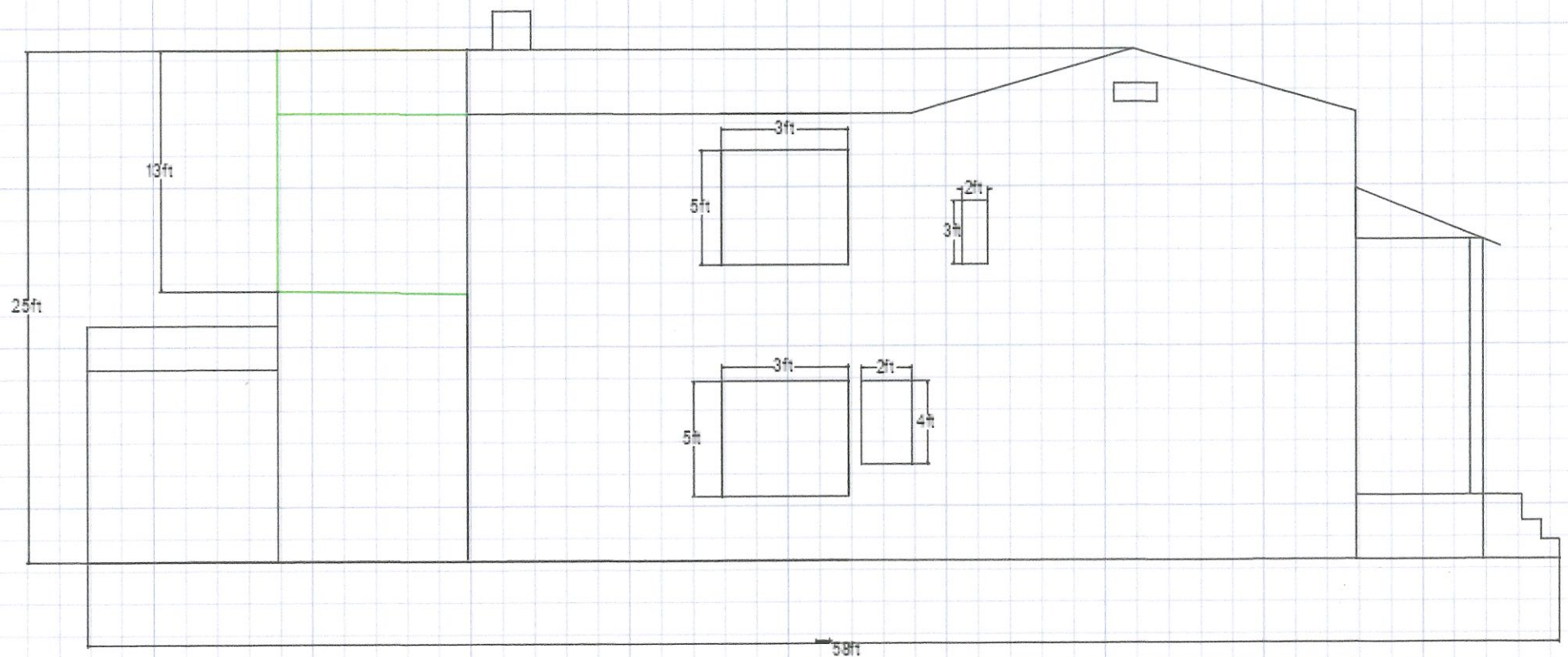
LEFT SIDE LAYOUT



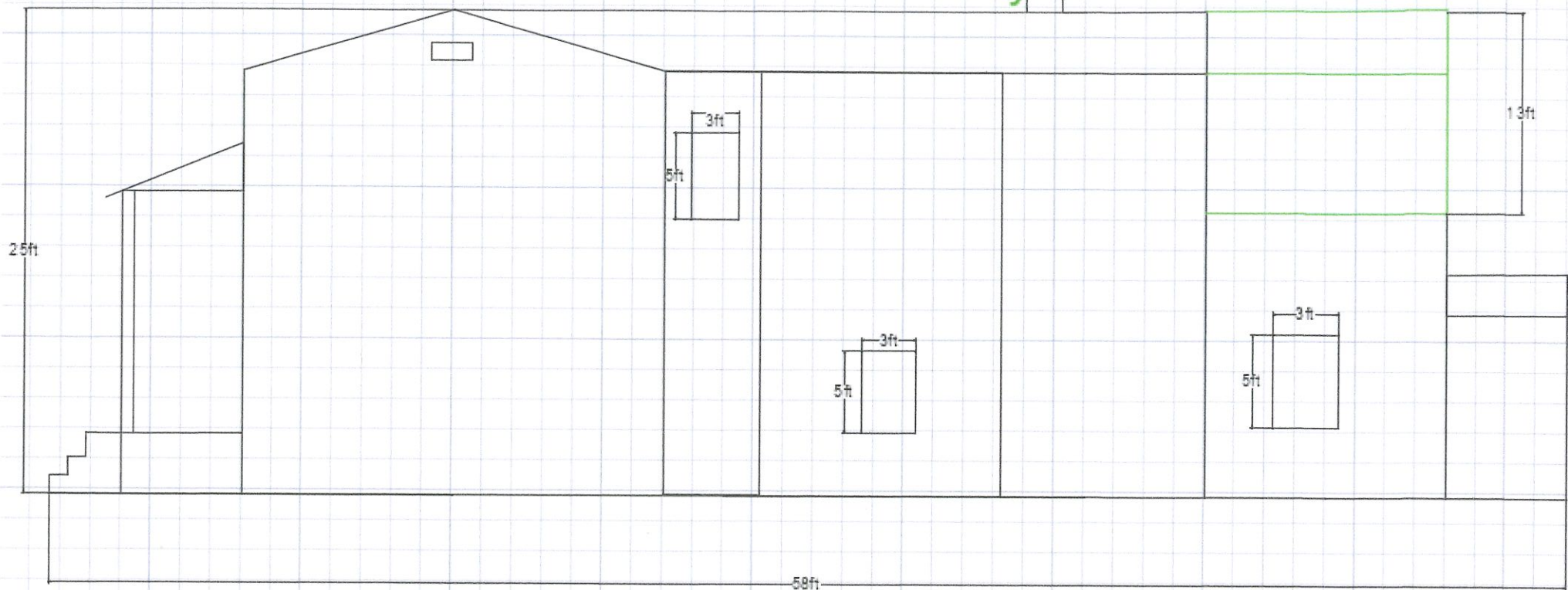
Right side elavation



Left side Proposed Layout



Right side proposed layout



Ceiling Height 8 ft

