



BOARD OF ARCHITECTURAL REVIEW

7:00 PM, Tuesday, January 9, 2024

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

2nd Floor, East Conference Room

Regular Meeting

AGENDA

I. CALL TO ORDER.

II. APPROVAL OF MINUTES.

- December 12, 2023 – Regular Meeting

III. NEW BUSINESS.

- **COA Application #2300789** – A Certificate of Appropriateness Application submitted by Warren County Planning Director Matt Wendling to place a granite memorial bench, two monuments, an access walkway to the bench and landscaping for the site for the Revolutionary War Soldiers Memorial Project to be located at the Warren County Courthouse, 1 E. Main Street, identified by tax map 20A7-4-25. The property is zoned C-2, Downtown Business 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 December 12, 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
Katherine Snyder
Holly Rhodenhizer, Vice Chairman
Gary Vaughan

Absent: Ellen Aders

Staff Present: Lauren Kopishke, Planning Director / Zoning Administrator
John Ware, Deputy Zoning Administrator
Connie L. Potter, Executive Assistant

APPROVAL OF MINUTES

- September 12, 2023, Regular Meeting

Mr. Vaughan moved, seconded by Ms. Snyder to approve the minutes as written.

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

VOICE VOTE

**NEW BUSINESS**

Ms. Snyder moved, seconded by Mr. Vaughan to move the application for Joe Gillette as the first item on the agenda.

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

VOICE VOTE

- **COA Application #2300749** – A Certificate of Appropriateness Application submitted by Joseph D. Gillette for exterior renovations at 415 E. Main Street and identified by tax map 20A8-8-6. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

Mr. Ware explained that the application was for exterior renovations at 415 E. Main Street. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District. He noted that the Board of Architectural Review has previously approved work on this building. The applicant's request is to remove the stucco on the existing building wall on the Blue Ridge Avenue side of the structure and replace it with hardiplank siding. Mr. Ware gave a brief history of prior uses of the building. Currently the applicant has permits for interior renovations, renovations to the three (3) 2nd floor dwelling units and a previously approved rear addition. The applicant was present to answer questions.

Mr. Gillette said the deteriorating stucco is overtop wood siding with metal lathe behind it. Because the new rear addition is covered in hardiplank, and it looked good they wanted to replace the stucco with hardiplank on the Blue Ridge Avenue side of the building to match the addition.

Some Board members expressed concern about setting a trend by removing and replacing the stucco with a different product. But because the replacement is not in the front of the building they believed it to be appropriate.

Chairman Waters moved, seconded by Mr. Vaughan to approve the removal of the stucco on the Blue Ridge Avenue side of 415 E. Main Street with hardiplank to match the rear addition.

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

VOICE VOTE



- **COA Application #2300717** – A Certificate of Appropriateness Application submitted by Rob MacDougall for exterior renovations at 131 E. Main Street and identified by tax map 20A7-4-37. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

Mr. Ware explained the application request was for numerous exterior renovations at 131 E. Main Street and gave a brief review of the history of the building known as the “Murphy Theater”. He then gave a visual presentation of the proposed plans for the building.

East and Rear Par of Building

1. Stucco will be placed over the existing terra-cotta tiles and the color will match.

Architect for the project, Lisa Dall’Olio explained that the terra-cotta block was never meant to be exposed as they have been. They will be applying the stucco directly to the blocks.

2. New exterior insulated steel doors on the east side of the building. Replace mismatched doors.
3. Replacement of the awning roofs. The awning roofs will change to a shed style roof design and use metal roofing materials. This is a change to the type of roof and material.
4. New wood and glass doors to be located at the theater entrance.
5. New 6 panel door to match adjacent door.
6. New concrete stoop and railing. The door will be reduced to grade.
7. Replace three (3) existing picture windows with double hung windows.

West Side of Building

8. New stucco applied to the terra-cotta tiles on the west elevation.
9. Restore three (3) existing windows.
10. Removal of existing small window and infill with brick to stabilize the arch window above.
11. Install three (3) new insulated steel doors to include expanding one of the doors opening size.



12. Remove existing door and replace with picture window and infill with stucco.

13. Remove the existing chimney.

Board members had questions regarding the roof.

Ms. Dall'Olio answered those questions stating they will be coating the roof and do any repairs that may be required. They believe the roof can be salvaged, reused, and recoated. She explained that the existing asphalt shingles will be replaced with asphalt shingles with a single line of snowbirds. For safety reasons they did not want a metal roof at the highest part of the structure. Snow and ice sliding from a metal roof at that height would be very dangerous for pedestrians below.

Two additional items below were added to the application after discussion at the meeting.

14. Adding 6" half round gutters at the roof edge and round downspouts.

15. Match seam height, drip edge, and pan width to replace some of the metal roof. Will replace in kind if needed.

It was noted that signage for the theater and signs for the front of the building will come to the Board at a later date for review.

Board members agreed the proposed plans were a good package and felt the proposed materials were appropriate.

Vice Chairman Rhodenhizer moved, seconded by Ms. Snyder to approve as submitted for 131 E. Main Street.

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

VOICE VOTE

- **COA Application #2300760** – A Certificate of Appropriateness Application submitted by KEE Construction Services Inc. on behalf of the property owner the First Baptist Church for exterior renovations at 32 N. Royal Avenue and identified by tax map 20A5-11-16. The property is zoned C-2, Downtown Business District and is a contributing structure in the Historic Overlay District.

Mr. Ware explained this was a Certificate of Appropriateness application for numerous exterior renovations of a contributing structure located in the Downtown Business District at 32 N. Royal Avenue and gave a brief history of the building. Mr. Ware noted that because very few



alterations had been made to the building it has left it with a high degree of integrity. The Board of Architectural Review will need to determine if the following renovations are appropriate.

1. Single Window Replacements.
 - a. Replace all single hung windows on the rear and side of the church with new windows of some type of composite material.
2. Chimney Demolition.
 - a. The chimney is proposed to be demolished to a lower position to remove existing damaged area and will be capped off. The chimney is non-operable and currently has no heating source to function.
3. Bell Tower Louvers.
 - a. Restoration and repainting of existing louvers.
4. Exterior Trim.
 - a. Restoration and repainting of existing trim.
5. Exterior Masonry.
 - a. Repair and repoint masonry.
6. Stained Glass Windows (Phase 1).
 - a. Repair and maintenance of existing stained-glass windows #7 through #16 and #31 through #36.
7. Stained Glass Window (Phase 2).
 - a. Repair and maintenance of existing stained-glass windows #1 through #6, #17 through #30, #37 and #38.

Project 1 – Single Window Replacements.

Mark McKee from KEE Construction stated that all the windows would be Anderson wood windows. Because the windows are located in the alleyway the applicant would like to install vinyl windows if the Board felt it would be appropriate.

Mr. Hensley stated the windows would have a thermal value being energy efficient double pane windows. The existing windows are single pane. Many of the existing windows do not close well and the new windows will make the space more energy efficient and more presentable to the Town.

Board members asked if the new windows would be four over four as they are now. Mr. Hensley stated they were open to doing that or could install clip in mullions or mullions that are between the panes.

**Project 2 – Chimney.**

The applicant is proposing to lower the chimney due to damage at the top of the chimney and then cap it off. Currently the chimney has no heating source in order to function. The Board needs to determine if the chimney is significant to the appearance of the structure.

Mr. Hensley explained they will keep the chimney above the roofline. There are large fissures that are forming that freeze and thaw and have made the chimney unstable. He confirmed that the boiler had been decommissioned and drained and they had switched to electric heat. Mr. Hensley noted that water had come into the chimney and caused some damage to the foundation.

Project #3 – Existing Bell Tower Louvers.

Mr. Hensley said the louvers may have to be removed one at a time and taken to the shop for repair. They will scale off the peeling paint, fix the individual slats that have been damaged, and repaint them.

Project #4 – Fixing the Exterior Trim.

They will be scraping and repainting the existing trim.

Project #5 – Exterior Masonry.

Mr. Ware stated this was for exterior masonry repair and repointing. The new mortar will match the existing mortar.

Mr. Hensley said they will clean the concrete caps and match it the best they can. The brick will all be cleaned and repointed.

Project #6 and 7 – Window Repair of the Stained Glass Windows (38 Windows).

Mr. Ware explained the stained-glass window repair would occur in two (2) phases. A diagram was provided to the Board labeling all the windows. He noted again which windows would be addressed in each phase.

Mr. Hensley spoke about the company they would be using to repair the windows and the process in doing so.

After some additional discussion the Board made the following motion.

Mr. Vaughan moved, seconded by Chairman Waters to replace the windows with composite windows on Union Street and that closely matches the existing windows and everything else as submitted with a follow-up by staff after installation.



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

VOICE VOTE

OTHER

There was no other business for discussion.

ADJOURNMENT

Mr. Vaughan moved, seconded by Ms. Snyder to adjourn the meeting.

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

VOICE VOTE

The meeting was adjourned at 8:05 p.m.

Approved by Board of Architectural Review
Date: _____

COA APPLICATION 2300789

1 E. MAIN STREET



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

**STAFF REPORT
BOARD OF ARCHITECTURAL REVIEW
JANUARY 9, 2024**

APPLICATION #:

Certificate of Appropriateness
Application #2300789

APPLICANT:

Matt Wendling, Warren County Planning
Director

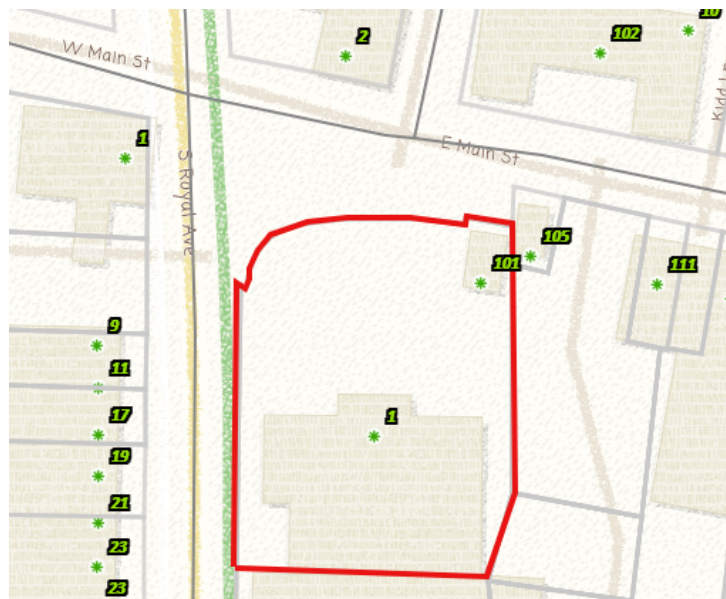
APPLICATION SUMMARY:

A Certificate of Appropriateness Application submitted by the Warren County Planning Director Matt Wendling to place a granite memorial bench, two monuments, an access walkway to the bench and landscaping for the site for the Revolutionary War Soldiers Memorial Project to be located at the Warren County Courthouse, 1 E. Main Street, identified by tax map 20A7-4-25. The property is zoned C-2, Downtown Business District and is within the Historic Overlay District. **Attachment A** – Application and supporting documents.

GENERAL INFORMATION:

<i>Site Addresses</i>	1 E Main Street
<i>Owner(s)</i>	County of Warren
<i>Zoning District</i>	C-2, Downtown Business District
<i>Historic District</i>	Front Royal Historic District
<i>Tax Identification</i>	20A7-4-25
<i>Location</i>	The subject building is located at the southeast corner of East Main Street and South Royal Avenue.

Vicinity Map - (Warren County GIS)



Aerial Map – Warren County GIS



Front Elevation – 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 1935) 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 B**).

ARCHITECTURAL AND HISTORICAL STATEMENT
=====

The Warren County Courthouse is reflective of local building traditions, as it employs stone, while its design incorporates a first-floor arcaded porch, characteristic of Virginia courthouses (the eighteenth century Hanover Courthouse is the model). The courthouse has high integrity with many original interior features intact, and is important for its association with Front Royal and Warren County governance. Designed by Allen J Saville of Richmond Virginia, this was one of several important buildings funded by the federal Public Works Administration during the 1930s. The Front Royal Town Hall (1935/1936) was designed in a matching style by the same designers, and several school buildings, E. Wilson Morrison Elementary (1935), Warren County High School (1940), and the Rhodes School at Riverton (1930s) were added to the local governmental infrastructure. The 1935 courthouse replaced a rectangular brick building that sat on the same site. Early photographs show that the first courthouse, reputedly dating to the 1830s had been updated during the late nineteenth century. In her courthouse research (1994), Margaret Peters found an early proposal to position the building towards South Royal Avenue. The idea was defeated and the new buildings' central rectangular block with front gable refers to the position of the earlier building.

Architectural Description

The Warren County Courthouse is a 2-story random rubble stone structure consisting of a central block clad with a standing seam metal gable roof and flanking flat-roofed wings of slightly lower height. The central block's facade is marked by a pediment with dentils below, supported by Doric pilasters which are paired at the ends, and front the building's second level with large 8/12 double-hung wood sash windows with eight-light transoms above. A 1-story recessed portico with 3 arched stone bays forms the base for the buildings central section. A belfry with a small domed roof and a clock tops the courthouse, and "WARREN COUNTY COURT HOUSE" is visible in the frieze of the central section. Plaster panels below the second-floor windows rest on a belt course of concrete extending across the central block and continues to the wings, separating the first and second floors. The windows have brick jack arches and wooden sills.

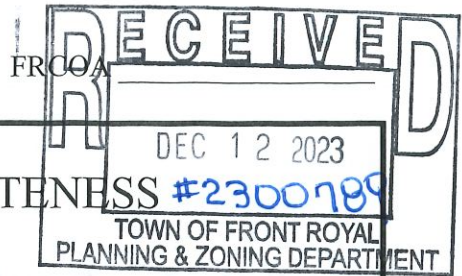
**Incentives for
Rehabilitation**

- 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		
Historic Overlay District Guidelines	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.	

STAFF COMMENTS:

The applicants request to install a brick walkway behind the granite bench which will be a Memorial to Revolutionary War Soldiers will also provide handicap access. There will be two small monuments located next to the bench.



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: MATT Wendling - WC PLANNING DIRECTOR

Address of Applicant: 220 N. COMMERCE AVE., SUITE 400
FRONT ROYAL, VA

Phone Number: 540-636-3354 E-Mail: mwendling@warrencountynva.gov

Property in Question:

Street Address: 1 EAST MAIN ST., FRONT ROYAL

Business Name (if applicable) WARREN COUNTY COURTHOUSE

Tax Map Number: 20A7-4---25

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):

1 GRANITE Bench
2 EXISTING MONUMENT PEDASTALS WITH PLAQUES
1 BRICK PAVEMENT WALKWAY THAT'S ADA COMPLIANT
FOOTERS FOR BENCH & PEDASTALS - CONCRETE; GRAVEL
PAVERS FOR BRICK WALKWAY WILL BE THE SAME AS SIDEWALK
IN FRONT OF COURTHOUSE ON MAIN ST.

**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: Matt Wendling Date 11/15/2023

Signature of Representative (if applicable): _____

\$100.00 Fee BAR Review Receipt # _____ Date _____

\$200.00 Fee Demolition of Historically Significant Structure

Requesting Fees to be waived

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.

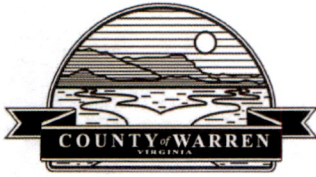
OFFICE USE ONLY

Date Received _____ BAR Meeting Date: _____

Action Taken: _____

Zoning Administrator

COUNTY OF WARREN



Department of Planning and Zoning
Warren County Government Center
220 North Commerce Avenue, Suite 400
Front Royal, Virginia 22630
Phone: (540) 636-3354
Facsimile: (540) 636-4698
Email: mwendling@warrencountyva.gov

Matthew P. Wendling, CFM
Planning Director
County Floodplain Manager

December 13th, 2023

Town of Front Royal – Town Council and BAR
Attn: Joe Waltz – Town Manager and John Ware – Deputy Zoning Administrator
102 E. Main St., Front Royal

RE: Town of Front Royal Board of Architectural Review and Request for Letter of Support for Warren County VA250 Revolutionary War Commemoration Committee Revolutionary War Soldiers Memorial Project at Warren County Courthouse

Dear Mr. Waltz and Mr. Ware,

I'm submitting our application on behalf of the committee to review our proposed project to place a granite memorial bench, two monuments, an access walkway to the bench and landscaping for the site located on the Warren County Courthouse grounds. Since this is a community project, we would like to involve the Town as a stakeholder in the project which benefits us for a Virginia Tourism Corporation – Virginia American Revolution 250 Commission grant and allows for the Town to provide in-kind contributions to the project. Our committee is requesting a waiver of the \$100 fee for the Board of Architectural Review and the zoning permit fee of \$100 as required by the Town Planning and Zoning office since this is a public project within the Town's Historic Overlay District on County property, this would be considered as a contribution to the project.

In addition to this request, we hope that the Town Council will be open to passing a resolution of support and providing our committee with a letter stating that affirmation of support. Since we do have separate tourism offices serving the Town and County, we are applying for the grant through our tourism department. We welcome you to form a local committee to partner with us in the efforts to host and commemorate events in the next few years. The information on forming your own committee can be found on Virginia 250 – A Revolution of Ideas 1776-2026 website; [Virginia American Revolution 250 Commemoration - Committees \(va250.org\)](http://Virginia American Revolution 250 Commemoration - Committees (va250.org)) A primary goal of the Commission is to convene and facilitate a multi-year series of robust events, including three national signature events annually through 2026 and dozens of Virginia-specific signature events that mark key anniversaries and events across every corner of the state.

Thank you for your time and consideration of this request and I look forward with working with the Town Planning staff on this matter.

Sincerely,

Matt Wendling, County Planning Director

Cc: Leslie Bowery, County Tourism Manager

CHAIR, Vicky L. Cook
Fork District

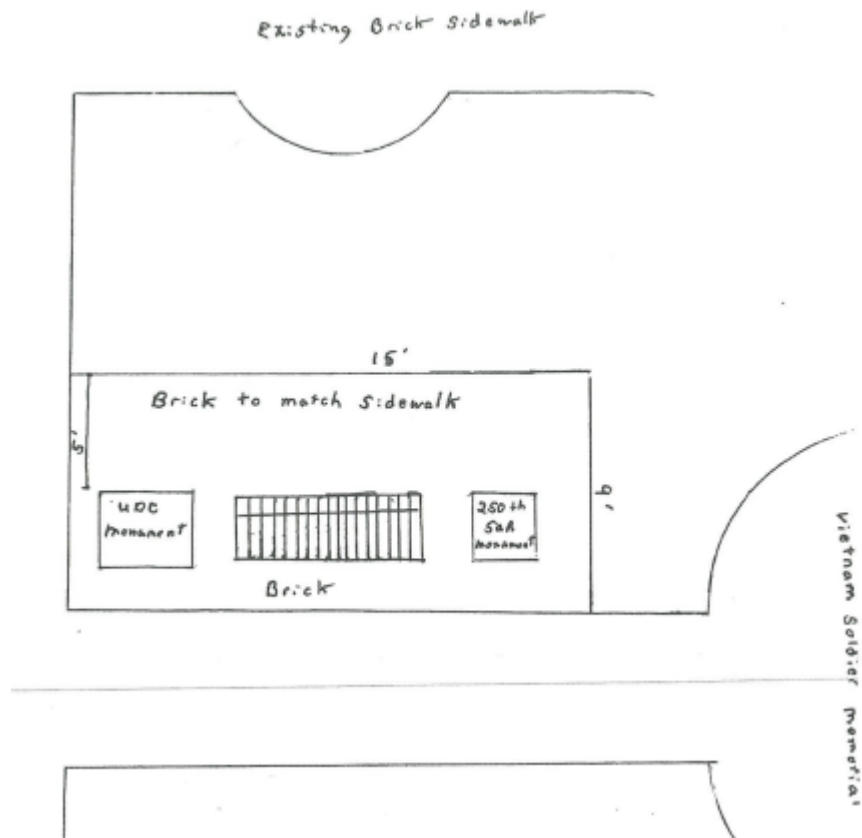
VICE CHAIR, Cheryl L. Cullers
South River District

Jerome K. Butler
Happy Creek District

Walter J. Mabe
Shenandoah District

Delores R. Oates
North River District

Dr. Edwin C. Daley
County Administrator

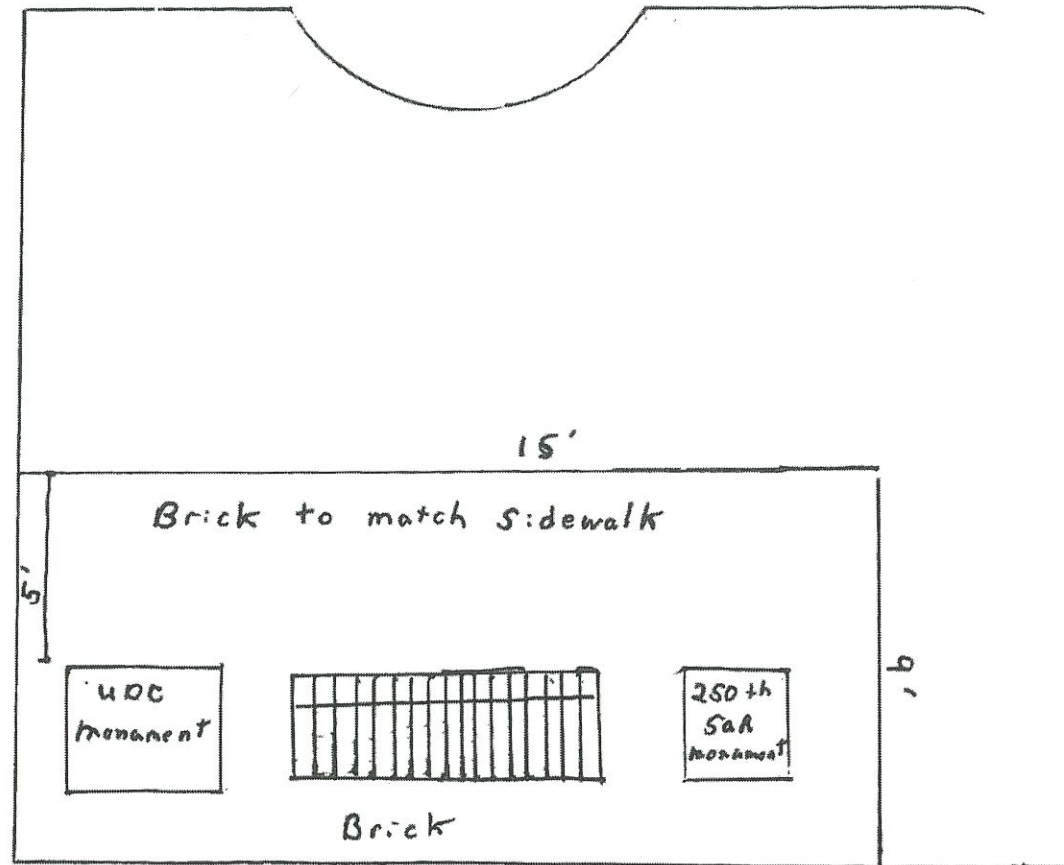


The BAR needs to determine the appropriateness of these new monuments on the Courthouse grounds. The proposed materials match the existing ones. Staff supports this Certificate of Appropriateness.

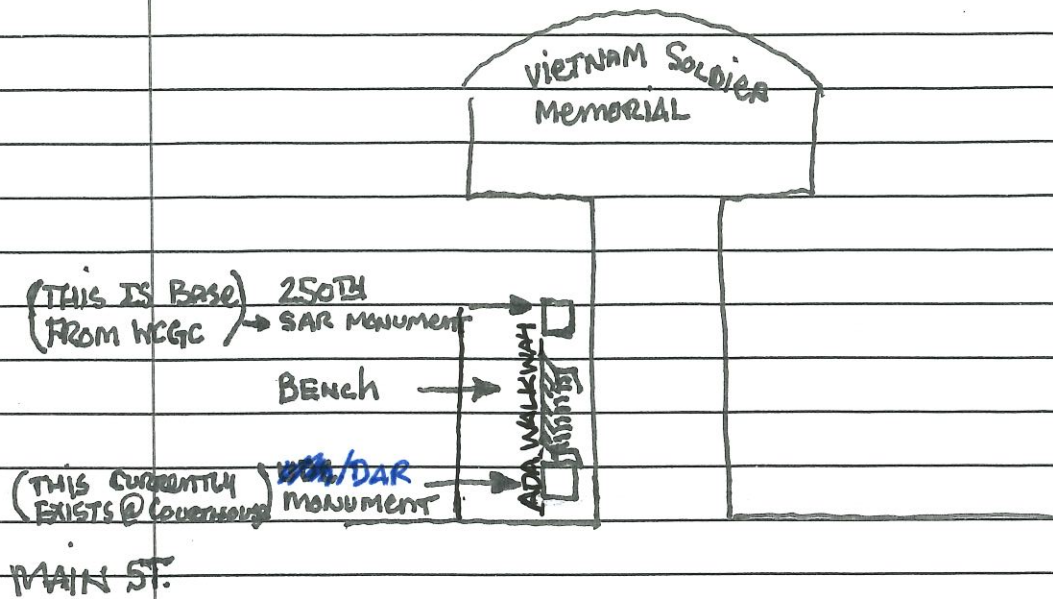
Attachments:

- A. Certificate of Appropriateness Application and supporting documents.
- B. Virginia Department of Historic Resources Property Reconnaissance Survey

Existing Brick Sidewalk



Vietnam Soldier Memorial



- ALL UNITS WILL NEED A CONCRETE BASE/PAD
- COLOR AND DESIGN LIKE CIVIL WAR TRAILS SIGN AT LINDEN VDOT PARK & RIDE

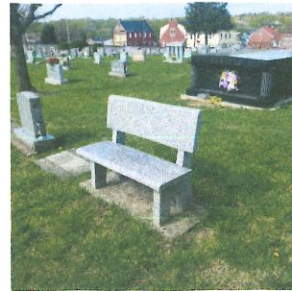
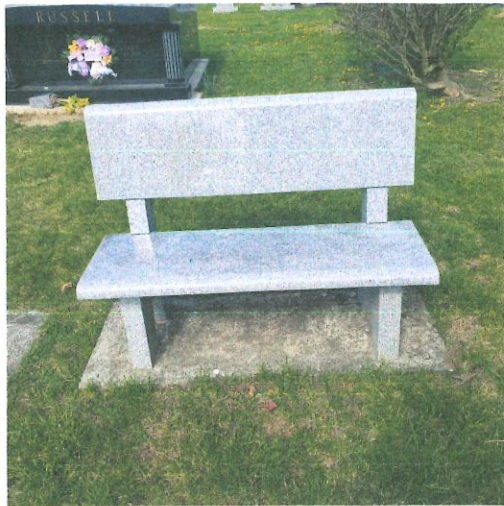








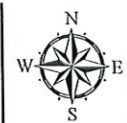






Warren County VA

Location Map



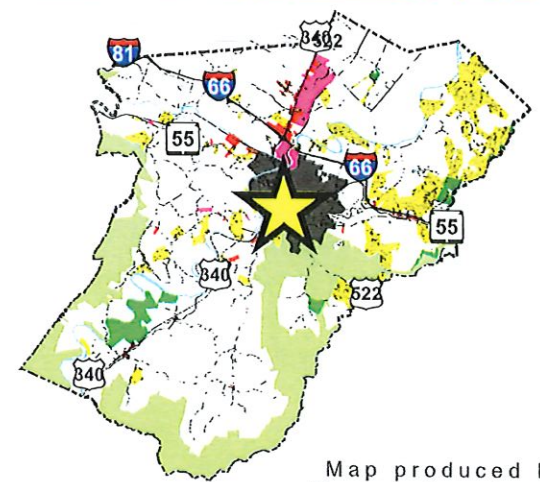
TM #: 20A7-4----25
1 E. Main St #124

Town of Front Royal
Board of Architectural Review

- Address
- Roads
- ▭ Parcel of Interest
- ▭ Parcels



C-2 Downtown Business District



Map produced by
Warren County GIS
2023 ©

ARCHITECTURAL SURVEY FORM

VIRGINIA HISTORIC LANDMARKS COMMISSION
Room 1116, Ninth Street Office Building
Richmond, Virginia 23219

1. County Warren
Town Front Royal
Street No. E. Main & S. Royal Sts.

USGS Quad Name Front Royal
Quad Date 1967
Scale 7.5'
Original Owner Warren Co.
Original Use Courthouse
Present Owner Warren Co.
Present Owner Address
E. Main & S. Royal Sts.
Present Use Courthouse

2. Historic Name Warren Co. Courthouse
Present Name " " "
Date or Period 1936
Architect
Builder, craftsman, etc.

Source of Date
Miss Rebecca Poe

3. No. stories (dormers count as $\frac{1}{2}$ story):
2
Wall construction: Stone
Acreage .5

4. Historical Significance (Chain of Title, Families and Events, etc., connected with the property):

Built in county centennial year to replace a 100-year old courthouse.

Outbuilding: Old treasurer's office built in 1870's, because extra space wasn't available in the courthouse.

Old courthouse built in 1836.

5. Architectural Significance (Note interesting interior and exterior details, etc. cite significant alterations and additions).

Built of native stone. Old Treasurer's office may be torn down; decision as to its fate not yet made.

6. Condition of structure (check one):

(a) sound X (b) in need of minor repairs _____ (c) in need of major repairs _____
(d) unsound _____

7. State potential threats to preservation of structure:

none to courthouse. Old Treasurer's Office may be razed.

8. List Number of Photographs 3 Exterior Interior 4 Outbuildings

9. Sources and Bibliography:

A. Published Sources (author, title, date, page number, etc.)

B. Primary Sources (original or later drawings, old photographs, pictures, manuscripts and their location)

Photograph of old courthouse, Sheriff Keyser's home

C. Names and Addresses of People Interviewed.

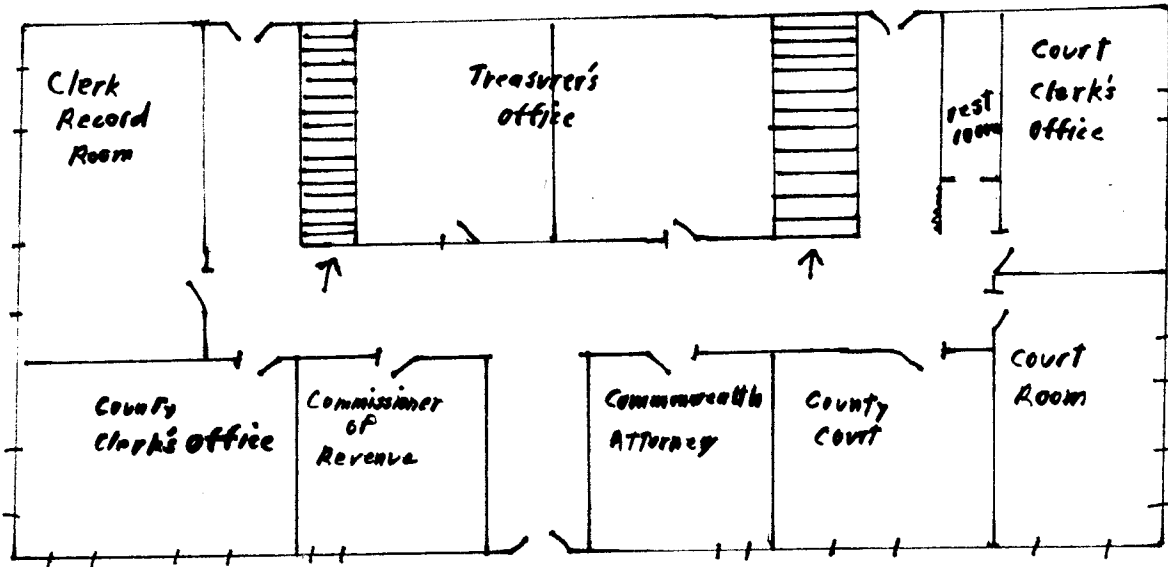
Miss Rebecca Poe, Northern Virginia Daily
Sheriff Gary Keyser, S. Royal St.

10. Name, Address and Title of Recorder:

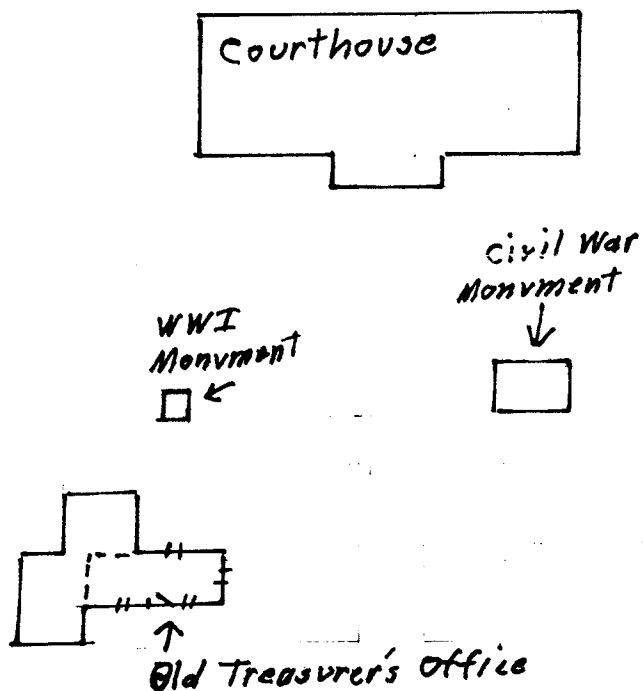
John V. Pearson, Jr., Area Rep., Luray, Va.

Date of Record 23 Nov. 1970

11. First Floor Plan (Rough Plan indicating arrangement of rooms, doorways, window on ground floor)



12. Site Plan (Locate and identify outbuildings, dependencies, and significant farm structures).



INTENSIVE SURVEY FORM

IDENTIFICATION
=====

VDHR IDENTIFICATION #: 112-0005-000

Property Names

Warren County Court House
5 East Main Street

Historic/Current
Address-current

NR Resource Type: Building
VDHR Historic Context: Government/Law/Political

ADDRESS/LOCATION
=====

Addresses

5 East Main 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
4 20A7
25 20A7

Location: On the southeast corner of the intersection of the Royal
Avenue and Main Street.

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

SITE DESCRIPTION
=====

Site plan on file at VDHR? Yes

Square Footage of Lot: 0

Physical Character of General Surroundings: Town
Physical Character of Immediate Setting: Court House Square

Site Description Notes/Notable Landscape Features

Flat, grassy lawn in front of building, 2 flagpoles, and 1
Confederate monument, a World War I, a World War II, and a
Vietnam veterans memorial.

PROPERTY BOUNDARIES

=====

Verbal Boundary Description:

Acreage: 0.5

Verbal Boundary Justifaction:

CLASSIFICATION AND COUNT

=====

NR Resource Type: Building

Ownership Categories: L

NR Resource Count

#of Resource Types	C/NC/NE
1 Building	Contributing
3 Object	Contributing

TOTAL: 4
Contrib: 4
Non-Contrib: 0

Wuzits Type Count

#of Wuzits Type	C/NC/NE
1 Courthouse	Contributing
3 Monument/Marker	Contributing

TOTAL: 4
Contrib: 4
Non-Contrib: 0

INDIVIDUAL RESOURCES DATA

=====

WUZIT: COURTHOUSE C/NC: Contributing

Name: Warren County Court House

Location: Front Royal, Va.

5 East Main Street Current

Estimated Date of Construction: 1935 Source: Site Visit/Written

Physical Status: Existing
Condition: Excellent Threat: None

FUNCTIONS:

Dates	Function	Explanation
1935-1993	Courthouse	Historic/Current

EXTERIOR COMPONENT DESCRIPTION:

Component	#	Type or Form	Materials	Treatment
Bell Tower	0	3 stage	Wood	Colonial Revival
Chimney	1	Interior	Brick	

Names of Associated Individuals	Association/Function
Rowlett, Bascom J.	Architect
Saville, Allen J.	Designer

Addition

Date (Start to Completion): / /1970 to / /1970
Source of Information: Site Visit
Associated Cost: 0

Brief Remarks:

2-story brick addition for Warren County Sheriff's
Department. Architect was not identified during this study
(1993)

Names of Associated Individuals	Association/Function
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SIGNIFICANCE
=====

Year Built: 1935 Source of Year Built: Site Visit/Written

VDHR Historic Context: Government/Law/Political
VDHR Period Context: World War I to Present (1914 to present)

Potential for Meeting National Register Criteria:
C Architecture/Engineering

Association with Multiple Property Submission:

Potential Association with National Register Multiple Property:
Courthouses

Potential NR Criteria Considerations:

Property Retains Integrity of:	1) Association	Yes
(Yes or No)	2) Design	Yes
	3) Feeling	Yes
	4) Location	Yes
	5) Material	Yes
	6) Setting	Yes
	7) Workmanship	Yes

Significant Person (Criteria B): Saville, Allen J.
Areas of Significance: Politics/Government
Cultural Affiliation:
Periods of Significance: 1935
 1970

Significant Year and Explanation:

Year	C	Reason why significant	Description of significant date
1935		Original Construction	
1970	X	Addition	

ARCHITECTURAL AND HISTORICAL STATEMENT

=====

The Warren County Courthouse is reflective of local building traditions, as it employs stone, while its design incorporates a first-floor arcaded porch, characteristic of Virginia courthouses (the eighteenth century Hanover Courthouse is the model). The courthouse has high integrity with many original interior features intact, and is important for its association with Front Royal and Warren County governance. Designed by Allen J Saville of Richmond Virginia, this was one of several important buildings funded by the federal Public Works Administration during the 1930s. The Front Royal Town Hall (1935/1936) was designed in a matching style by the same designers, and several school buildings, E. Wilson Morrison Elementary (1935), Warren County High School (1940), and the Rhodes School at Riverton (1930s) were added to the local governmental infrastructure. The 1935 courthouse replaced a rectangular brick building that sat on the same site. Early photographs show that the first courthouse, reputedly dating to the 1830s had been updated during the late nineteenth century. In her courthouse research (1994), Margaret Peters found an early proposal to position the building towards South Royal Avenue. The idea was defeated and the new buildings' central rectangular block with front gable refers to the position of the earlier building.

BIBLIOGRAPHIC DATA

=====

Court Papers

Research by Margaret Peters, VDHR
 Warren County Courthouse will be featured in an
 upcoming publication on historic Virginia courthouses.

GRAPHIC DOCUMENTATION

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Medium	Media ID#	Frame(s)	Date
B&W 35mm Photos	12594	18 30	2/24/1993

CURRENT OWNERSHIP INFORMATION

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Owner Category:

Honorific:
 Name: Warren County
 Suffix:
 Title: Warren County
 Company:

Bearing Wall	Stone	Original Block
Bearing Wall	Brick	Addition

Structural System Notes

The stone might be a veneer over concrete block, a popular treatment during the period.

Architectural Description

The Warren County Courthouse is a 2-story random rubble stone structure consisting of a central block clad with a standing seam metal gable roof and flanking flat-roofed wings of slightly lower height. The central block's facade is marked by a pediment with dentils below, supported by Doric pilasters which are paired at the ends, and front the building's second level with large 8/12 double-hung wood sash windows with eight-light transoms above. A 1-story recessed portico with 3 arched stone bays forms the base for the buildings central section. A belfry with a small domed roof and a clock tops the courthouse, and "WARREN COUNTY COURT HOUSE" is visible in the frieze of the central section. Plaster panels below the second-floor windows rest on a belt course of concrete extending across the central block and continues to the wings, separating the first and second floors. The windows have brick jack arches and wooden sills.

SECONDARY RESOURCES RELATIONSHIP

A large monument to Warren County Confederate soldiers is dated July 4, 1911, an obelisk bearing tribute to World War I and World War II soldiers, and a brick memorial to Vietnam veterans are all nearby.

HISTORICAL EVENTS

Original Construction

Date (Start to Completion): / /1935 to / /1935
Source of Information: Site Visit/Written
Associated Cost: 0

Brief Remarks:

Designed by an Allen J. Saville, architect from Richmond, Virginia. Saville was trained as a mechanical engineer and made significant design contributions to urban areas. He was responsible for the Lee Bridge at Route 1 in Richmond in the 1930s, and participated in the laying out of Windsor Farms, an upper class planned community, in west Richmond. He may have received some design collaboration or assistance from Bascom J. Rowlett, also a well-known Richmond architect.

Chimney	0		Not Visible
Door	0	Single	Wood
Porch	0	1-story, 3-bay	Stone
Roof	0	Gable w/Wings	Metal
Walls	0	Bearing Masonry	Stone
Windows	0	Sash, double-hung	Glass
Windows	0	Sash, double-hung	Glass
Windows	0	Transom	Glass
			8-light

Materials/Treatment Notes

The stone may be a veneer over concrete block or some other masonry material.

Architectural Style/Derivation: Colonial Revival

Dimensions:			
# of Stories:	2.0	Height=	0.00
# of Bays Wide:	9	Length=	0.00
# of Bays Deep:	6	Width=	0.00

Footprint: Rectangle with wings

Additions and Alterations Description

Early stone rear extension added; rear brick addition added circa 1970s; interior lower half of corridor walls stuccoed; dropped ceiling and acoustic tiles added on the second floor.

Interior Description

Interior Plan Type: Transverse Passage
Accessed? Yes If not, why not?:

Interior Description: The Warren County Courthouse opens from a shallow entrance hall into a transverse corridor with offices along its length and open stair wells with shallow-arched openings at the ends of the hall. Across from the entrance and to the east end are transomed windows and doors which view into offices which have numbers and names painted on them in gold. Notable interior features include: wide oak trim (sometimes painted brown), paneled newel posts with round knobs at the stairs, chair rail and crown molding, contrasting stucco textures in the transverse corridor; insignia-inscribed benches line the corridor, with "WC" in shield motifs; and the courtroom entrance is marked with an impressive frontispiece with a large pediment with a plain paneled frieze below. Public service areas have wood counters, and there is an ornate vault in the treasurer's office lavelled Hall's Safe & Lock Company, Cincinnati & Louisville, which has a Renaissance Revival entrance (the vault was probably removed from the 1836 courthouse).

STRUCTURAL SYSTEMS AND MATERIALS:		
System Element	System Type	System Material

Mailing Address: 5 East Main Street
City: Front Royal State: VA ZIPCode:
Country: USA
Phone(s)/Extension(s):

Notes:

SURVEYOR'S NOTES
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Susan Smead and Marc Wagner

CULTURAL RESOURCE MANAGEMENT
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Date	CRM Event	Agency/Individual	Assoc ID#
9/26/1994	Intensive Survey	Orrock, John	Data Evaluation and Entry
9/22/1994	Evaluation	VDHR	NR Evaluation Team
2/24/1993	Intensive Survey	Pres. Asssoc. of Virginia	Susan Smead and Marc Wagner