



BOARD OF ARCHITECTURAL REVIEW
7:00 PM, Tuesday, February 13, 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
- January 9, 2024 – Regular Meeting

III. ELECTION OF OFFICERS

- Chairman *(to begin serving at the next regular BAR meeting)*
- Vice Chairman *(to begin serving at the next regular BAR meeting)*

IV. NEW BUSINESS

- **COA Application #2400032** – A Certificate of Appropriateness Application submitted by Rev. FR. Leonard Chukwujioke-Mbiha for exterior renovations to the contributing structure at 303 Blue Ridge Avenue, identified by Tax Map 20A8-13-1A. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

V. OTHER.

- Town Emails

VI. ADJOURNMENT

APPROVAL OF MEETING MINUTES

DECEMBER 12, 2023



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: _____

APPROVAL OF MEETING MINUTES

JANUARY 9, 2024



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 January 9, 2024, 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
Ellen Aders
Gary Vaughan

Absent: Holly Rhodenhizer, Vice Chairman
Katherine Snyder

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

APPROVAL OF MINUTES

- December 12, 2023, Regular Meeting

There was not a quorum of members who attended the December 12, 2023 meeting to vote on the minutes. The minutes will be voted on at the next regular meeting.

Chairman Waters moved, seconded by Mr. Vaughan to postpone approval of the December 12, 2023 minutes until the next meeting.

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

VOICE VOTE



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.

Mr. Ware explained that the application was for the placement of a granite memorial bench, two monuments with plaques, an ADA accessible brick walkway to the bench and landscaping for the site of the Revolutionary War Soldiers Memorial Project to be located at the Warren County Court House, 1 E. Main Street. The contributing structure is located in the Downtown Business District at the southeast corner of East Main Street and South Royal Avenue. Mr. Ware gave a brief history of the building located at 1 E. Main Street. He gave a virtual presentation of where the monuments, bench, and walkway will be located. Mr. Ware noted that the existing monuments at this location hold significant value to the property according to the Preservation Association.

Leslie Bowery, Warren County Tourism Manager who represented the applicant described each proposed monument and provided information about the Virginia American Revolution 250 Commemoration.

Ms. Aders moved, seconded by Mr. Vaughan to approve the placement of a granite memorial bench, two (2) monuments with plaques, an ADA accessible brick walkway to the bench, and landscaping for the site of the Revolutionary War Soldiers Memorial project as submitted.

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

VOICE VOTE

OTHER

There was no other business for discussion.



ADJOURNMENT

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

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

VOICE VOTE

The meeting was adjourned at 7:17 p.m.

Approved by Board of Architectural Review
Date: _____

COA APPLICATION – 303 BLUE RIDGE AVENUE



TOWN OF FRONT ROYAL DEPARTMENT OF PLANNING & ZONING

STAFF REPORT FOR THE BOARD OF ARCHITECTURAL REVIEW FEBRUARY 13, 2024

APPLICATION #:

COA 2400032

APPLICANT:

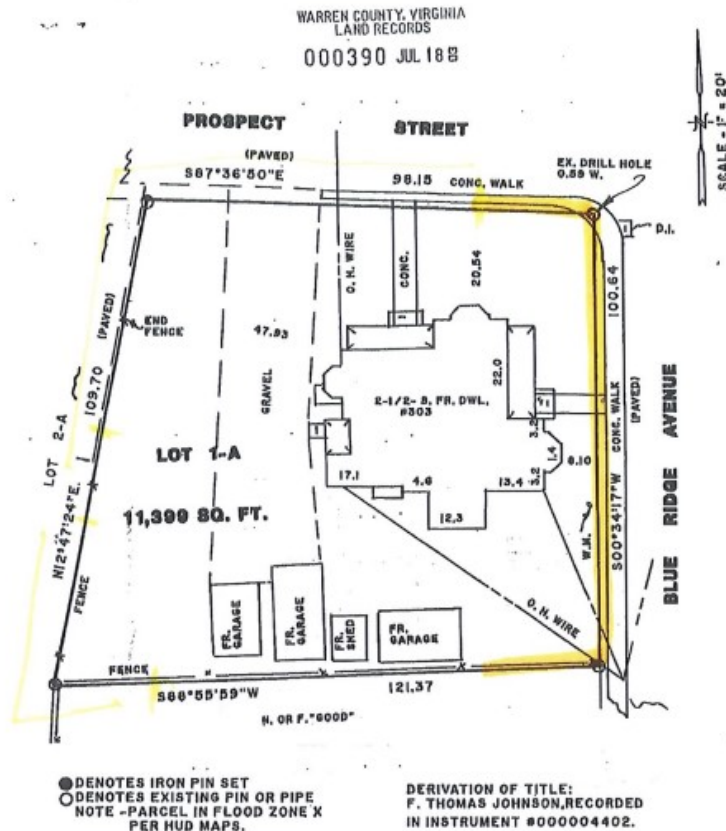
Rev. FR. Leonard Chukwujioké-Mbiha

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted for exterior renovations to the contributing structure at 303 Blue Ridge Avenue. (Attachment A)

GENERAL INFORMATION:

<i>Site Addresses</i>	303 Blue Ridge Avenue
<i>Owner(s)</i>	Mamusu Chukwujioké
<i>Zoning District</i>	R-3, Residential District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A8-13-1A
<i>Location</i>	The building for review is located at the corner of Blue Ridge Avenue and East Prospect Street.



Vicinity - Aerial (Warren County GIS)

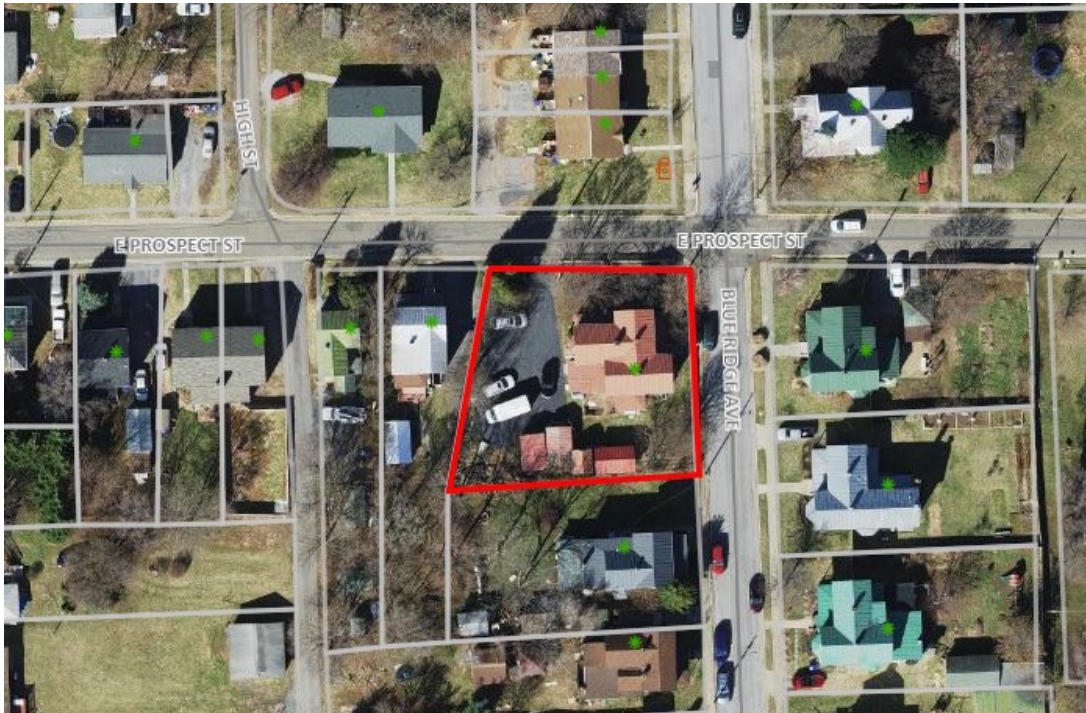


Photo 1 – View of Front Building Elevation – Google Maps – September 2023



Photo 2 – View of Right Building Elevation (from E. Prospect Street) - Google Maps September 2023



Photo 3 – View of Front Left Building Elevation – Google Maps – September 2023



Photo 4 – View of Front Right Building Elevation – Historic District Survey



Photo 5 – View of Front Left Building Elevation – Historic District Survey



Photo 6 – View of Front Right Building Elevation – Historic District Survey



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 1880 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 ----- The house at 303 Blue Ridge Avenue is a 2-story frame and novelty siding-clad dwelling with 2/2 double-hung sash windows and 3 interior brick chimneys with corbelled tops. The roof consists of intersecting gables clad with standing seam metal, and is bordered by a molded box cornice with returns. There are frieze boards below the cornice, and corner boards with caps. The facade features a 1-story, 3-bay porch with turned wooden balusters, and turned wooden posts with sawn brackets that support a delicate spindle frieze. Other decorative elements include some original blinds (they are closed over a full-height window on the front porch), an elaborately carved front door topped by a 1-light transom, and window and door trim with chamfered profiles. There are 3, 3-sided, 1-story, bays on the front, side and rear. Attic vents have pointed tops and eared sides. There are five entries to the house. The rear section in the southwest corner of the house was probably added sometime after initial construction. This addition added two entries. SECONDARY RESOURCES DESCRIPTION ===== Three outbuildings lie to the rear of the central structure: Two frame and weatherboard garages, each with a tin gable roof; and a frame and weatherboard poultry house with a tin shed roof. Most of the outbuildings probably date from the 1920s to the 1940s. ARCHITECTURAL AND HISTORICAL STATEMENT ===== This structure is a finely preserved example of a vernacular dwelling. One of the best examples of a large Italianate house, it would be worth documenting the interior. It is one of few properties with 3 surviving outbuildings.
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.

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.	

SUMMARY OF APPLICATION:

The applicant has requested several items for the BAR's consideration. Their statement of justification included 11 items, however not all the items require a COA. The letter establishes the intent to complete some exterior renovations of the yard and primary structure. The changes to the primary structure appear to be interior or not regulated by the BAR (10, repainting the house).

1. Installation of Driveway off Prospect St
2. Installation of Driveway off Blue Ridge
3. Addition of Paved Walkway from Prospect Street to Blue Ridge Avenue
4. Prospect Street Entrance – Handrail for stairs to porch
5. Blue Ridge Avenue Entrance- Handrail for stairs to porch

ATTACHMENTS:

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

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: Rev. FR. LEONARD CHUKWUJIOKE-MBIAHA

Address of Applicant: 303 Blue Ridge Ave
Front Royal VA Virginia 22630

Phone Number: 703 814 6748 E-Mail: Leombiha@gmail.com

Property in Question:

Street Address: 303 Blue Ridge Ave, Front Royal VA

Business Name (if applicable) _____

Tax Map Number: 20A813 1A

Historic District: ☒ Downtown Residential Area

☐ Downtown Business Area

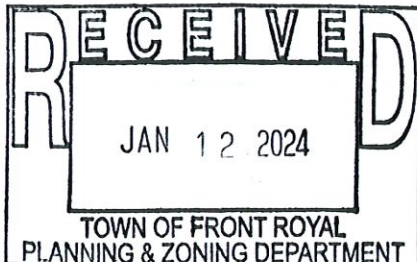
Are there any other applications relevant to this property or the proposed modifications being considered by any other regulatory or administrative agency?

☒ Yes ☐ No

If Yes, please describe:

Revised 6-25-12

PLEASE COMPLETE REVERSE SIDE



Description of Proposal, including materials and colors used with each modification (List for foundation, walls, doors, windows, trim gutters/downspouts, roofing, sign, lighting, sidewalk, fencing and gutters as applicable) (attach separate sheets if necessary):

Creating remediation of the back of the house environment by prospect street - Make paving and parking. From Prospect Street to Blue Ridge - Create a Walk Way. In the intersection of Prospect and Blue Ridge to have the Religious Sign of Our Lady of Guadalupe (Statue of Virgin Mary). At the end of it the Statues of Our Lady of Fatima from Portugal. Blue Ridge Ave Drive way to have paving. Closing underneath of the building with beautiful stones. Then put Rail on entrance Door.

*Please submit seven (7) complete application packages. If color photos are submitted, please submit seven (7) complete sets of colored photographs.

*One (1) set of material samples shall be provided together with the application.

Also include the following as applicable:

- ☒ Attached map with property under consideration marked
- ☒ Site Plan
- ☒ Sketch, drawing, elevations
- ☒ Photographs or slides showing property in question

* NOTE: A public hearing is required for demolition work. The names and addresses of property owners immediately adjacent and opposite the property must be submitted.

Signature of Applicant: *[Signature]* Date 1/12/2024

Signature of Representative (if applicable): _____

\$100.00 Fee pd BAR Review Receipt # 01001972352 Date 1-12-24

\$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 _____

JESOLITES MISSIONARIES

CASA DEL DIVINA AMORE

Tell: +1(540)252-4794 Cell: +17038146748

(JESOLITES HOUSE), 303 BLUE RIDGE AVE, FRONT ROYAL VA 22630



UNDER: CATHOLIC DIOCESE OF

ARLINGTON VIRGINIA

Motto: *Ministrare Non Ministrari*

DEPARTMENT OF PLANNING & ZONING

TOWN OF FRONT ROYAL TOWN HALL

102 E MAIN STR

FRONT ROYAL VA 22630

January 11, 2024

Dear Sir/Madam,

**SUBJECT: LETTER OF DESCRIPTION OF PROPOSAL AT 303 BLUE RIDGE AVE,
FRONT ROYAL, VA 22630**

1. Creating remodification of the back of the house environment by Prospect Street driveway, Making the inside Driveway Tarmac
2. Prospect street to Blue Ridge Ave, make it walkway Paving to beautify the old Lake Victoria House.
3. By the Interception to have the Religious Signs and Symbols of the Status of Our Lady of Guadalupe from Mexico
4. By Blue Ridge Ave to have a Religious Sign of Our Lady of Fatima
5. By the Blue Ridge Ave driveway to make inside it, Tarmac.
6. To have by Prospect Street White rail for a walk-in.
7. To have a White rail by the Blue Ridge Ave
8. To close underneath the House with Stones and Bricks to beautify the House with good attractions and Flowers.
9. Remove the oil boiler for heat and replace it with 3 tons inside and 3 tons outside for the heat pump, with the new construction of duck work for heating channels.
10. Repainting the house and installing cameras for security protocols.
11. Changing the windows places that have split Cooling Air conditioning by the window. Removing it due to installing the New heating pump and refrigerator inverter.

Yours Sincerely,


Rev Fr Leonard Chukwujioke-Mbiha
Superior General / Canonical Affairs

Website: www.mojsc.org Email: info@mojsc.org / jtunakujali@gmail.com

LAISON OFFICE: 2 Pidgeon Hill dr, Ste 410, Sterling VA 20165

ST. JOSEPHINE BHAKITA PROVINCIALATE



JESOLITES MISSIONARIES

CASA DEL DIVINA AMORE

Tell: +1(540)252-4794 Cell: +17038146748

(JESOLITES HOUSE), 303 BLUE RIDGE AVE, FRONT ROYAL VA 22630

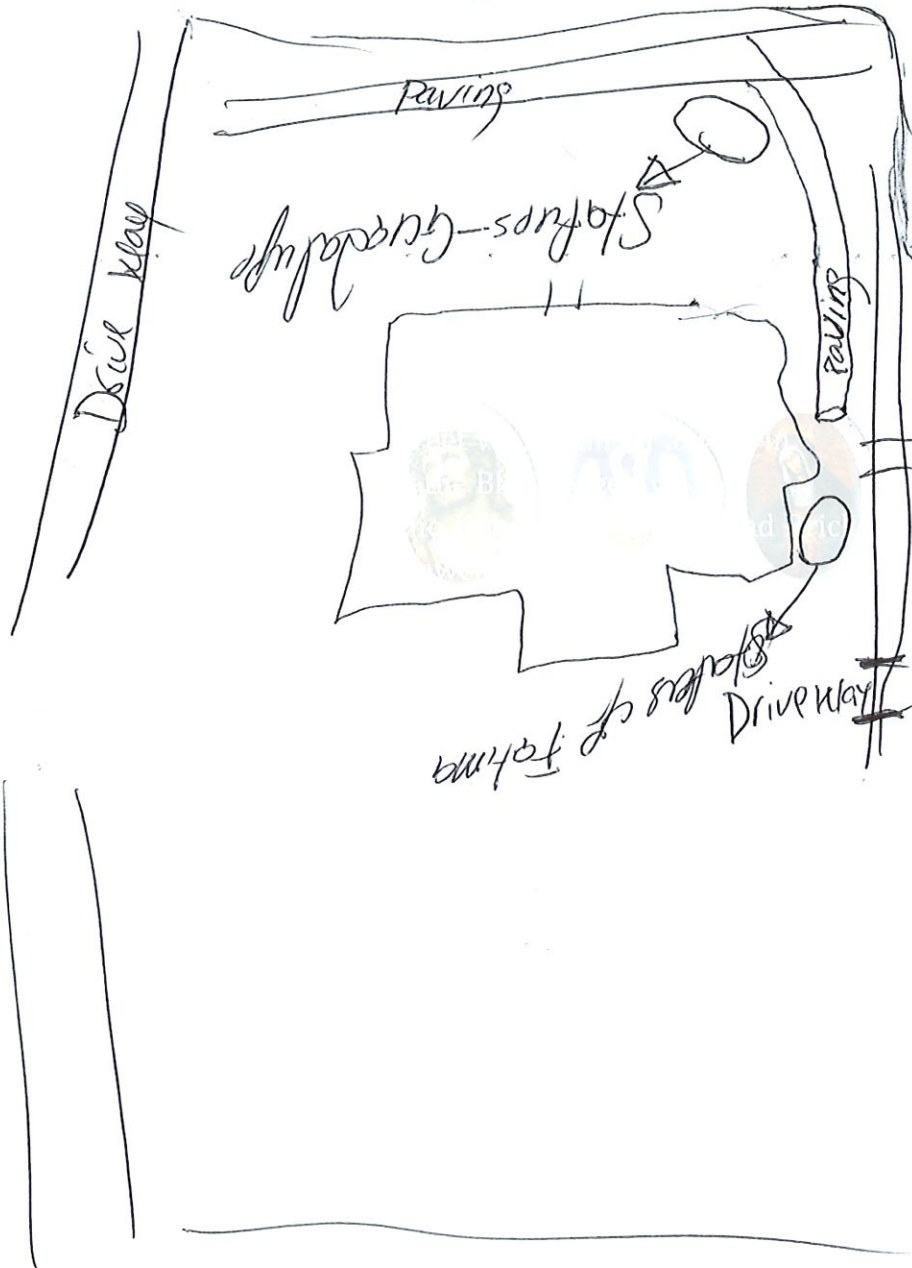


UNDER: CATHOLIC DIOCESE OF

ARLINGTON VIRGINIA

Motto: *Ministrare Non Ministrari*

Prospect Street



Blue Ridge Ave

www.mojsc.org

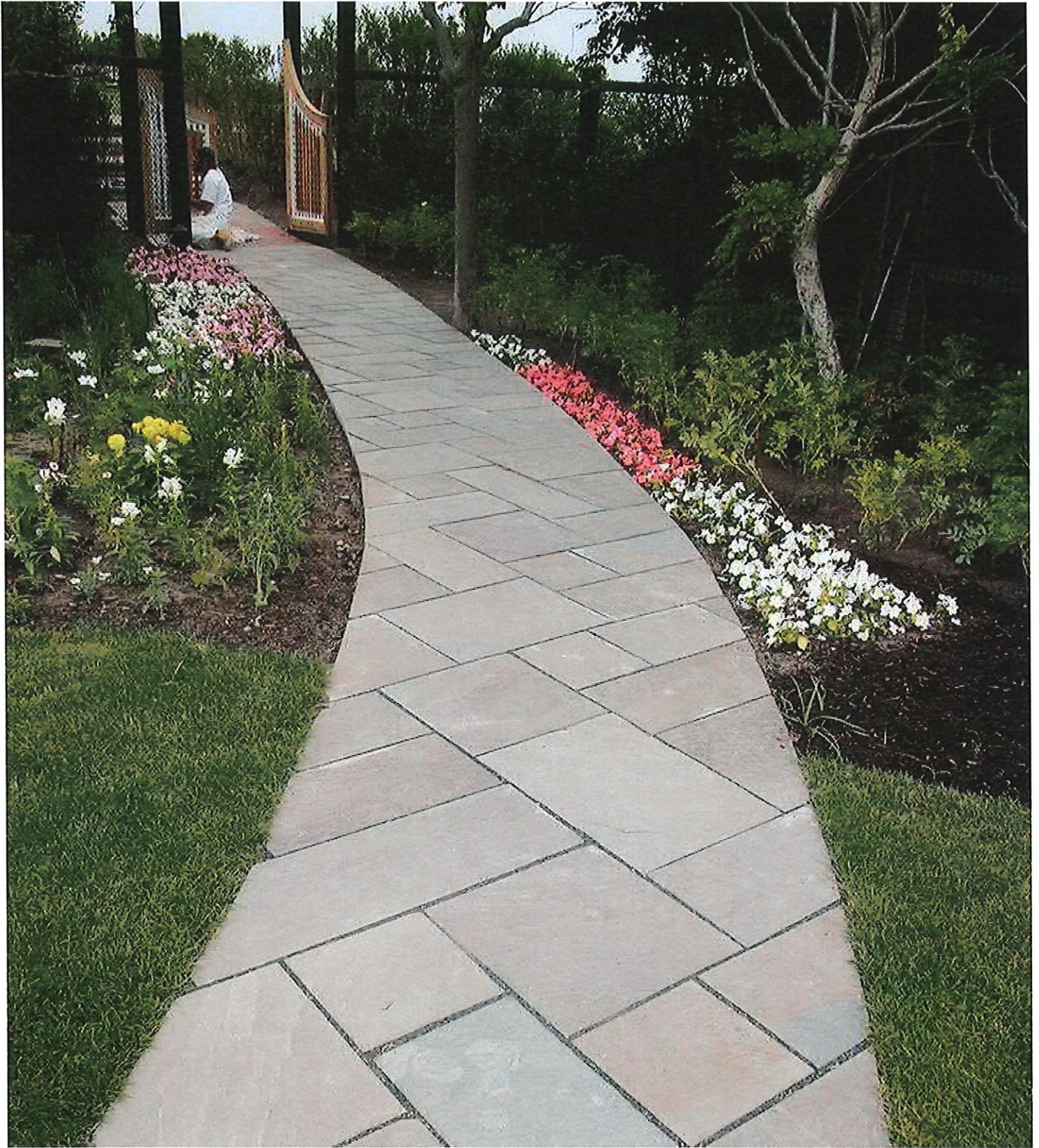
info@mojsc.org

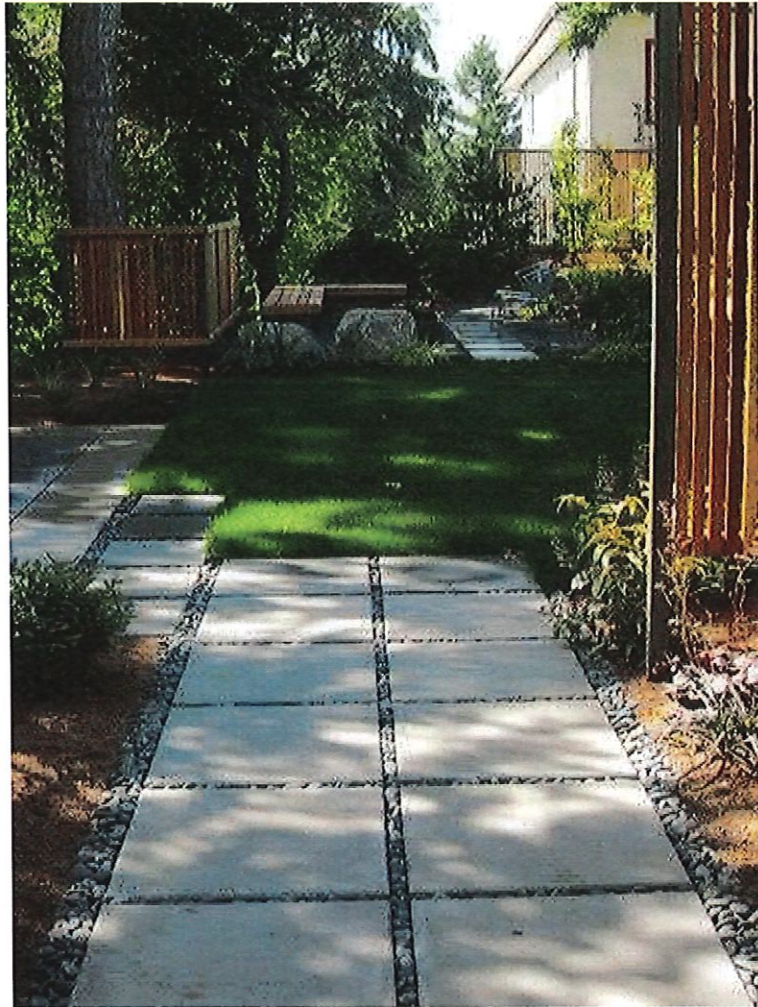
itunakujali@gmail.com

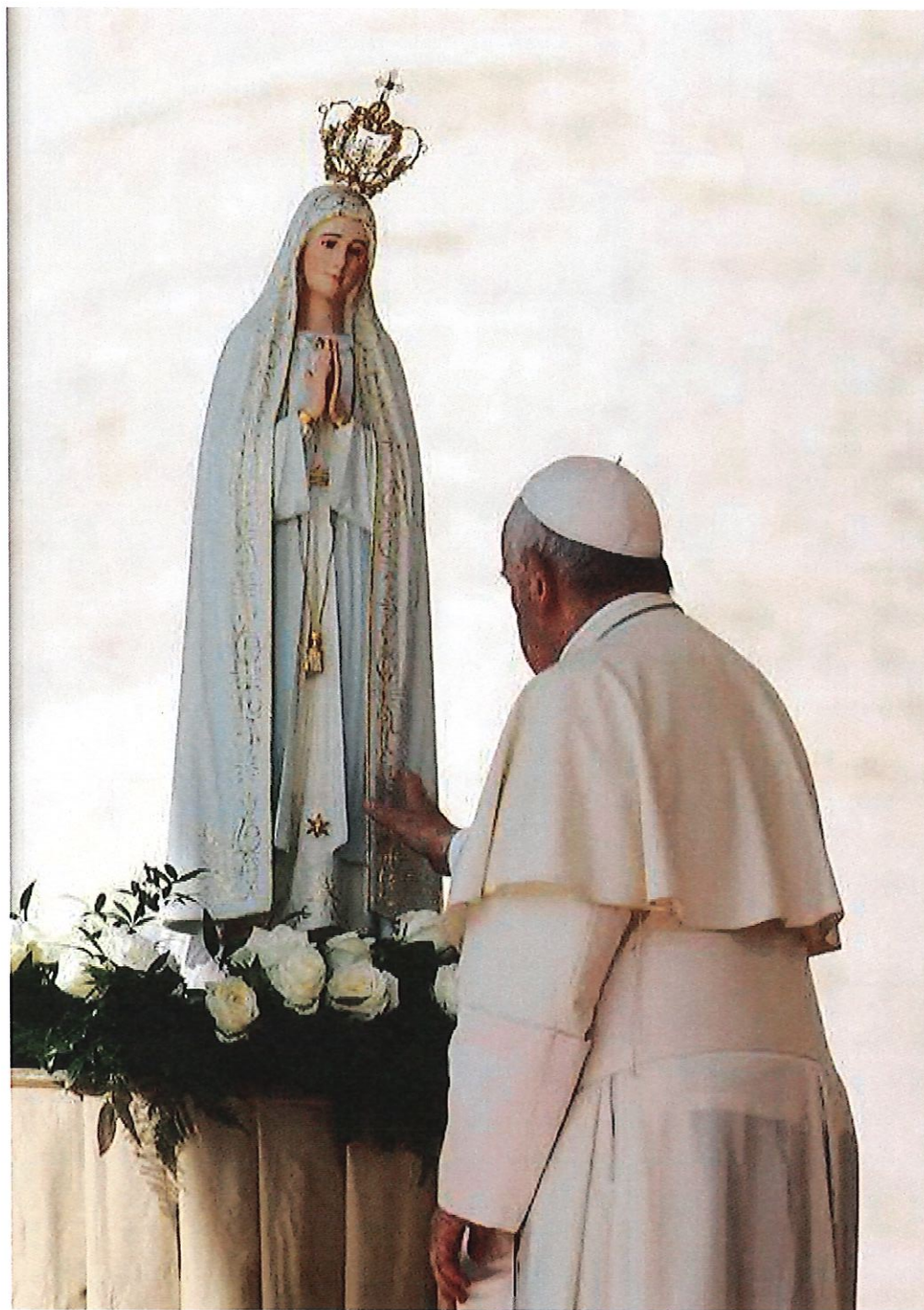
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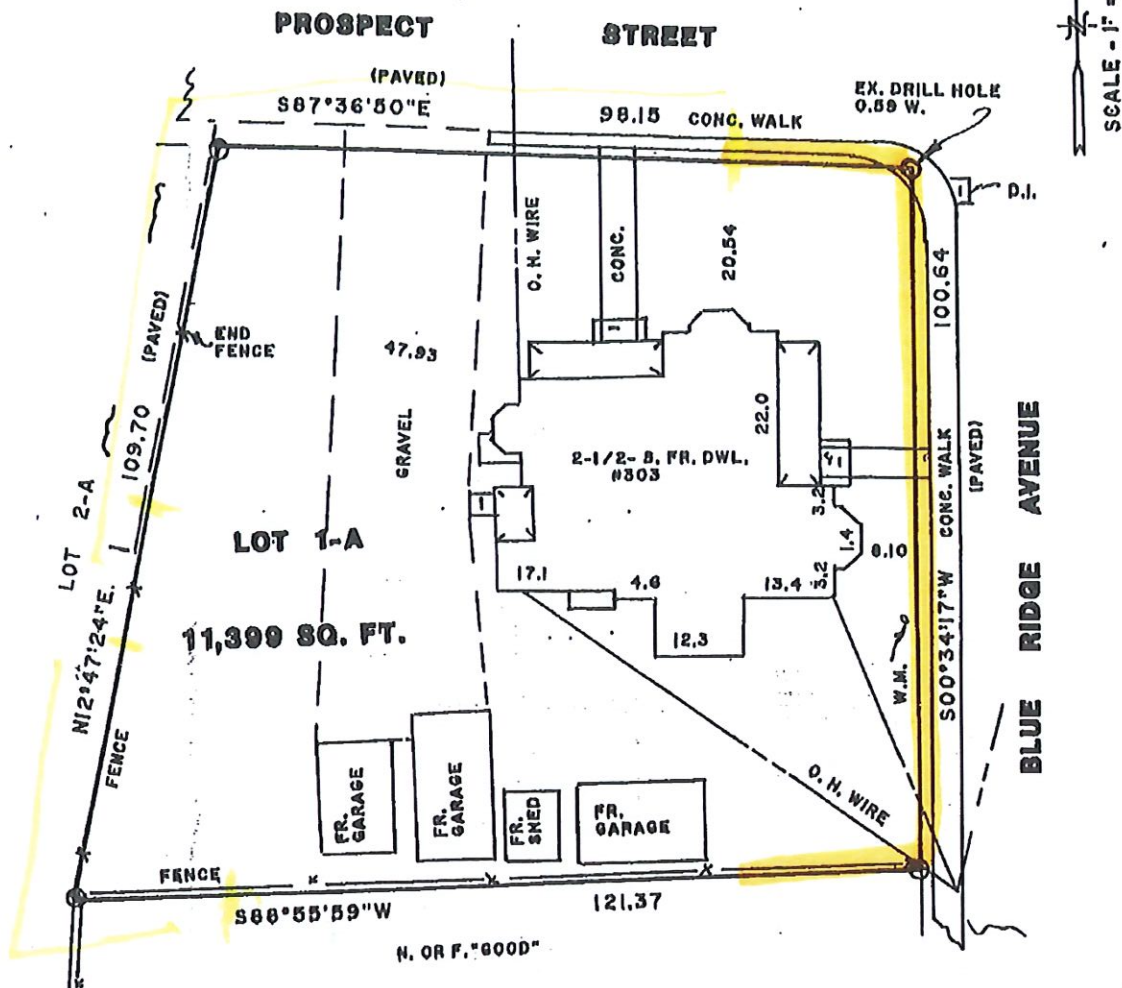
AUSTIN WEISHEL
Honorable Sculptures Inc.





WARREN COUNTY, VIRGINIA
LAND RECORDS

000390 JUL 18 2003



● DENOTES IRON PIN SET
○ DENOTES EXISTING PIN OR PIPE
NOTE - PARCEL IN FLOOD ZONE 'X'
PER HUD MAPS.

DERIVATION OF TITLE:
F. THOMAS JOHNSON, RECORDED
IN INSTRUMENT #000004402.

SURVEY OF LOT 1-A OF THE A. F. CORRON PROPERTY
RECORDED IN INSTRUMENT #990006164.

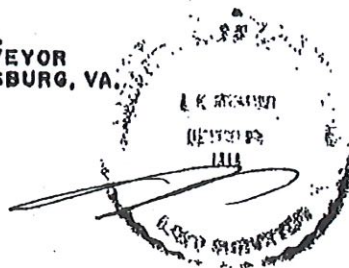
HAPPY CREEK MAGISTERIAL DISTRICT
WARREN COUNTY

TOWN OF FRONT ROYAL, VIRGINIA

PREPARED BY

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JULY 14, 2003



RECONNAISSANCE SURVEY FORM

IDENTIFICATION
=====

VDHR IDENTIFICATION #: 112-0055-251

Property Names

303 Blue Ridge Avenue

Address-current

NR Resource Type: Building

VDHR Historic Context: Domestic

ADDRESS/LOCATION
=====

Addresses

303Blue Ridge Avenue

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
131 20A8

Location: On the southwest corner of the intersection of Prospect
Street and Blue Ridge Avenue.

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

SITE DESCRIPTION
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Site plan on file at VDHR? Yes

Physical Character of General Surroundings: Town
Physical Character of Immediate Setting: Corner Lot

Site Description Notes/Notable Landscape Features

On level corner lot with mature deciduous trees.

CLASSIFICATION AND COUNT
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NR Resource Type: Building

Ownership Categories: P

NR Resource Count

#of Resource TypesC/NC/NE

Architectural Description

The house at 303 Blue Ridge Avenue is a 2-story frame and novelty siding-clad dwelling with 2/2 double-hung sash windows and 3 interior brick chimneys with corbelled tops. The roof consists of intersecting gables clad with standing seam metal, and is bordered by a molded box cornice with returns. There are frieze boards below the cornice, and corner boards with caps. The facade features a 1-story, 3-bay porch with turned wooden balusters, and turned wooden posts with sawn brackets that support a delicate spindle frieze. Other decorative elements include some original blinds (they are closed over a full-height window on the front porch), an elaborately carved front door topped by a 1-light transom, and window and door trim with chamfered profiles. There are 3, 3-sided, 1-story, bays on the front, side and rear. Attic vents have pointed tops and eared sides. There are five entries to the house. The rear section in the southwest corner of the house was probably added sometime after initial construction. This addition added two entries.

SECONDARY RESOURCES DESCRIPTION

Three outbuildings lie to the rear of the central structure: Two frame and weatherboard garages, each with a tin gable roof; and a frame and weatherboard poultry house with a tin shed roof. Most of the outbuildings probably date from the 1920s to the 1940s.

SIGNIFICANCE

Year Built: 1880 Source of Year Built: Site Visit

ARCHITECTURAL AND HISTORICAL STATEMENT

This structure is a finely preserved example of a vernacular dwelling. One of the best examples of a large Italianate house, it would be worth documenting the interior. It is one of few properties with 3 surviving outbuildings.

BIBLIOGRAPHIC DATA

GRAPHIC DOCUMENTATION

Medium	Media	ID#	Frame(s)
B&W 35mm Photos		13784	3/15/1993

CURRENT OWNERSHIP INFORMATION
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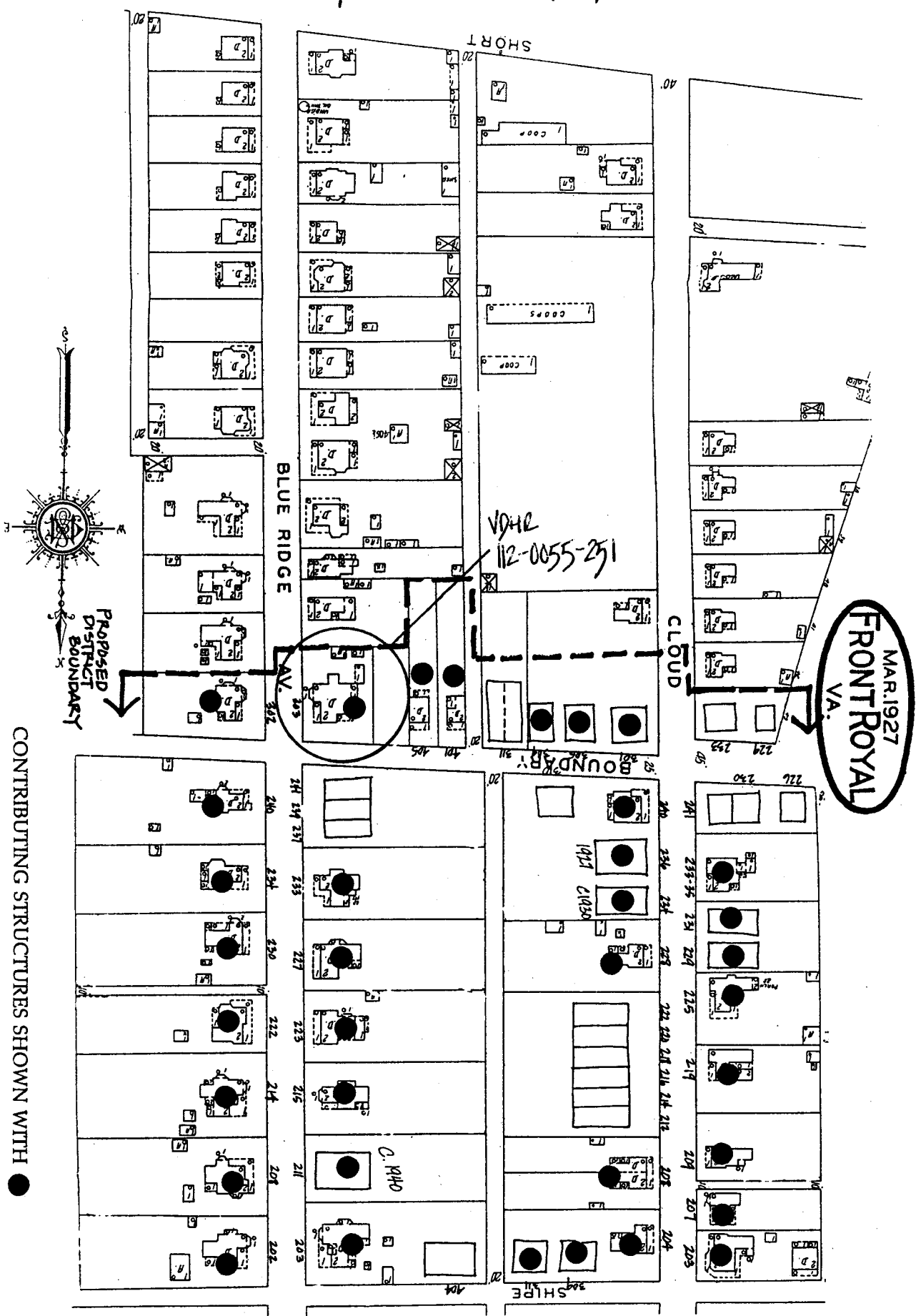
SURVEYOR'S NOTES
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Like other substantial houses on Blue Ridge Avenue, this property warrants interior documentation.

CULTURAL RESOURCE MANAGEMENT
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Date	CRM Event	Agency/Individual	Assoc ID#
8/18/1994	Reconnaissance Survey	Orrock, John	Data Evaluation
3/15/1993	Reconnaissance Survey	Pres. Asssoc. of Virginia	Susan Smead and Marc Wagner

TOWN OF FRONT ROYAL



PRESERVATION ASSOCIATES
OF
VIRGINIA

1993-94
N.T.S.

BAR MEMBER TOWN EMAILS

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