



BOARD OF ARCHITECTURAL REVIEW

7:00 PM, Tuesday, March 12, 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

- January 9, 2024 – Regular Meeting
- February 13, 2024 – Regular Meeting

III. NEW BUSINESS

- **COA Application #2400122** – A Certificate of Appropriateness Application submitted by EverGro FS, c/o Wesley Harmon to install a 122 square foot static cling window sign to a noncontributing structure at 50 Water Street, identified by Tax Map 20A8-6-B-8. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.
- **COA Application #2400126** – A Certificate of Appropriateness Application submitted by The Minick Group, LLC to replace the wood siding on all sides of the building with vinyl siding (work is complete) and replace the existing mix of vinyl and wood windows with vinyl windows to the contributing structure at 24A W. Stonewall Drive, identified by Tax Map 20A7-4-91. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

IV. OLD BUSINESS

- **COA Application #2400032** – A Certificate of Appropriateness Application submitted by Rev. FR. Leonard Chukwujioko-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. ADJOURNMENT

For additional information, please contact Planning & Community Development Staff at (540)635-4236.

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: _____

MINUTES – FEBRUARY 13, 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 February 13, 2024, in the Town Hall East Conference Room.

CALL TO ORDER

Vice Chairman Rhodenhizer called the Board of Architectural Review meeting to order at 7:00 p.m.

ROLL CALL

Present: Holly Rhodenhizer, Vice Chairman
Ellen Aders
Katherine Snyder
Gary Vaughan

Absent: Collin Waters, Chairman

Staff Present: Lauren Kopishke, Planning Director / Zoning Administrator
John Ware, Deputy Zoning Administrator
Connie Potter, Executive Assistant/Clerk for the Board of Architectural Review

APPROVAL OF MINUTES

- December 12, 2023, Regular Meeting

Vice Chairman Rhodenhizer moved, seconded by Mr. Vaughan to approve the meetings minutes as written.

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

ROLL CALL



- January 9, 2024, Regular Meeting

There was not a quorum of members who attended the January 9, 2024 meeting to vote on the minutes. The minutes will be voted on at the next regular meeting.

ELECTION OF OFFICERS

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

Vice Chairman Rhodenhizer moved, seconded by Mr. Vaughan to nominate Collin Waters as Chairman.

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

ROLL CALL

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

Ms. Snyder moved, seconded by Vice Chairman Rhodenhizer to nominate Gary (Dewey) Vaughan as Vice Chairman.

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

ROLL VOTE

NEW BUSINESS

- **COA Application #2400032** – A Certificate of Appropriateness Application submitted by Rev. FR. Leonard Chukwujiokwe-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.

Mr. Ware explained this was a request for 303 Blue Ridge Avenue to install a driveway off of Prospect Street, installation of a driveway off of Blue Ridge Avenue, addition of a walkway from Prospect Street to Blue Ridge Avenue, and handrails to the stairs on the porches on both the Prospect Street side and the Blue Ridge Avenue side of the building.

The estimated date of construction of this dwelling is 1880. Historic and current photographs were displayed on a virtual presentation. The applicant was sent a violation letter when Code



Enforcement discovered the installation of porch railings without a Zoning Permit or approval from the Board of Architectural Review.

After some discussion board members agreed they had many questions for the applicant regarding the application. Neither the applicant nor a representative for the applicant were present to answer questions. Board members agreed they would like to hear from the applicant or a representative before moving forward with a decision.

Mr. Vaughan moved, seconded by Ms. Snyder to postpone a decision until a representative could be present to answer questions.

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

VOICE VOTE

OTHER

- Town Emails

Ms. Kopishke explained the use of Town emails for each board member and how they are used on the Town's website for the public to communicate with them by clicking on a tab that says "Board of Architectural Review" which will then be emailed to each board member, herself, and Ms. Potter.

Staff mentioned there would be two (2) applications coming to the Board of Architectural Review for the March regular meeting in addition to the application that was postponed at this meeting.

Ms. Aders asked for an update on the Blude Ridge Avenue property where the house had recently burned down. She contacted Warren County Fire and Rescue and was told they had not closed the investigation and that an insurance company was involved.

Mr. Ware said that staff would reach out to Fire and Rescue for an update.

Ms. Snyder mentioned that the applicant for 303 Blue Ridge Avenue is not a Priest under the Catholic Diocese of Arlington as stated on his letterhead that was submitted with the application. The applicant has asked to be under the Diocese but has been denied multiple times. She noted that the Diocese has been unable to confirm that he is in fact a Priest as stated on the letterhead and application.



ADJOURNMENT

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

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

VOICE VOTE

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

Approved by Board of Architectural Review
Date: _____

COA APPLICATION 2400122

50 Water Street



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
MARCH 12, 2024**

APPLICATION #:

COA 2400122

APPLICANT:

EverGro FS c/o Wesley Harmon

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted for a “static cling” window sign at 50 Water Street. (Attachment A) The signage has already been installed.

GENERAL INFORMATION:

<i>Site Addresses</i>	50 Water Street
<i>Owner(s)</i>	EverGro Cooperative
<i>Zoning District</i>	C-2, Downtown Business District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A8-6-B-8
<i>Location</i>	The building for review is located at the corner of Water Street and Laura Virginia Hale Place.

Vicinity - Aerial (Warren County GIS)



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



Photo 2 – View of Front Building Elevation - Google Maps July 2017



Photo 3 – View of Front Windows/Door - Google Maps July 2017



Photo 4 & 56 – Front Elevation of Existing Signage Already Installed at 50 Water Street

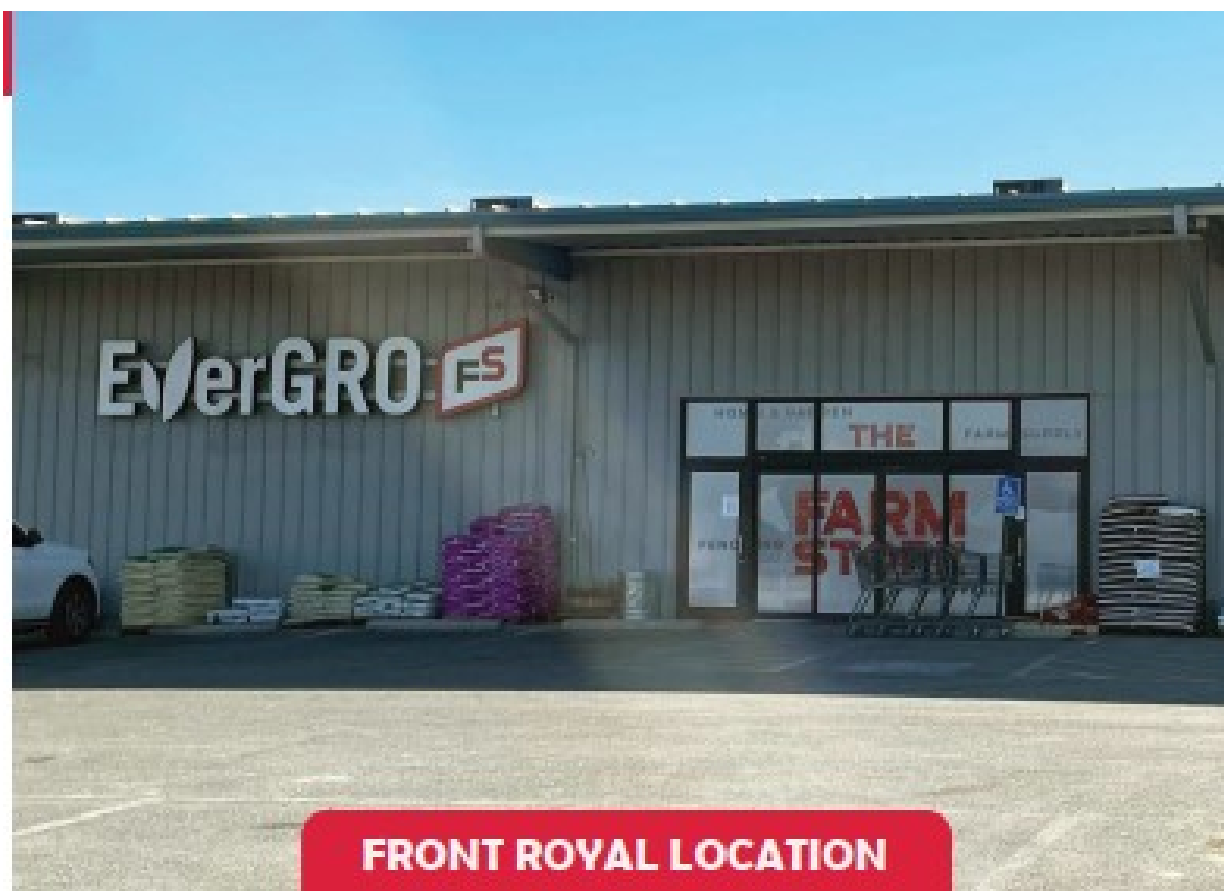


Photo 6 – Images from Other EverGro FS Locations – Supplied by the Applicant



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 was constructed in 1999. A Zoning Permit was issued in 1999 for construction of the “Southern States CO-OP” located at 50 Water Street. In addition, a Special Use Permit was issued to Southern States CO-OP, Inc. to construct a showroom/warehouse within the Floodplain at 50 Water Street.	
Incentives for Rehabilitation	● Partial Real Estate Tax Exemption. Pursuant to Section 75-75 of the Town Code, the exemption shall commence on January 1 of the year following completion of the rehabilitation and shall run with the real estate for a period of ten (10) years. ● State Tax Income Credit. The Virginia Rehabilitation Tax Credit Program allows property owners who complete a certified rehabilitation project to receive an income tax credit on 25% of their eligible expenses and an additional 20% credit through the Federal Rehabilitation Tax Credit Program.	
Historic Overlay District Guidelines	GUIDELINES WORKSHEET FOR BAR EVALUATION	
	1	The historic archaeological or architectural value and significance of a structure and its relationship to the historic value of the surrounding area
	2	The age and character of the historic structure, its condition, and its probable life expectancy and the appropriateness of the proposed changes to the period or periods during which the structure was built
	3	The general compatibility of the site plan and the exterior design arrangement, texture and materials proposed to be used
	4	The view of the structure or area from a public street or road, present or future
	5	The present character of the setting of the structure or area and its surroundings
	6	The probable effect of proposed construction on trees, wooded areas, or historic sites

	7	Any other factors, including aesthetic factors, which the reviewing bodies deem to be pertinent	
	8	The appropriateness of the exterior architectural features of such building or structure to the compatibility with the exterior architectural features of landmarks, buildings, or structures in the district, taking into consideration the following: - General design - Character and appropriateness of design - Form - Proportion and scale - Mass - 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 COA is needed to bring the applicant into compliance with the Town Code. The applicant installed the sign without prior approval. This is not a contributing structure to the historic district.

Town Code 175-106-A.4 Special Definitions:

SIGN - Any device employing letters, words, symbols, etc., used or intended to attract the attention of the public from streets, sidewalks, or other outside public rights-of-ways. For the purposes of this Article, the term "sign" shall include all structural members.

SIGN AREA - The surface area encompassed within any regular geometric figure (square, rectangle, circle, triangle, etc.) which would enclose all parts of the sign, excluding structural supports.

WINDOW SIGN - All signs attached to or applied directly onto the internal or external surface or set back less than one (1) foot from the interior surface, of any window in view of the general public from outside the structure.

The Boards authority is derived from Town Code 175-106-B.3

3. Signs in the Historic Overlay District:

- a. Certificate of Appropriateness Required: Signs within the Historic Overlay District require the approval of a Certificate of Appropriateness by the Board of Architectural Review prior to the issuance of a sign permit by the Zoning Administrator.
- b. Area, Height, and Location of Signs: The area, height and location standards for the underlying zoning district shall be applicable to signs erected in the Historic Overlay District.
- c. Sign Requirements May Be Waived: The Zoning Administrator may authorize the waiver of the sign requirements for setback, spacing, number, frontage, height, area, and type of signs within the Historic Overlay District if the Board of Architectural Review approves a specific sign proposal consistent with the character of the building to which it relates and other surrounding properties. In no case, however, may a sign exceed a maximum of sixty (60) square feet.

Town Code 175-106-A.9.c.4

- [4] Permanent Window Signs: Additional Restrictions. Permanent window signs shall be limited in area to twenty-five percent (25%) of the window area or twenty-five (25) square feet, whichever is less, and shall be included in the sign area calculations.

ATTACHMENTS:

- Attachment A: Certificate of Appropriateness Application and Supporting Documents

**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: EVERGROFS c/o WESLEY HARMON

Address of Applicant: PO BOX 590

ORANGE, VA 22960

Phone Number: 540-672-2977 E-Mail: wesley.harmon@evergrofs.com

Property in Question:

Street Address: 50 WATER STREET

Business Name (if applicable) EVERGROFS - THE FARM STORE

Tax Map Number: 20AB-6-B-8

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):

STATIC CLING GRAPHICS THAT INCLUDE THE STORE NAME AND COMPANY BRANDING. THE STORE NAME (THE FARM STORE) IS IN RED WITH THE BACKGROUND IN SEVERAL TONES OF GRAY. THE CLING MATERIAL IS TO BE PERMANENT AND TRANSPARENT FROM INSIDE THE STORE.

**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: Wesley Harmon Date 2/13/2024

Signature of Representative (if applicable): _____

\$100.00 Fee x2 ☒ BAR Review Receipt # 01001979945 Date 2-13-24

☒ \$200.00 Fee Demolition of Historically Significant Structure by C/C

Taxes Pd.

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: _____

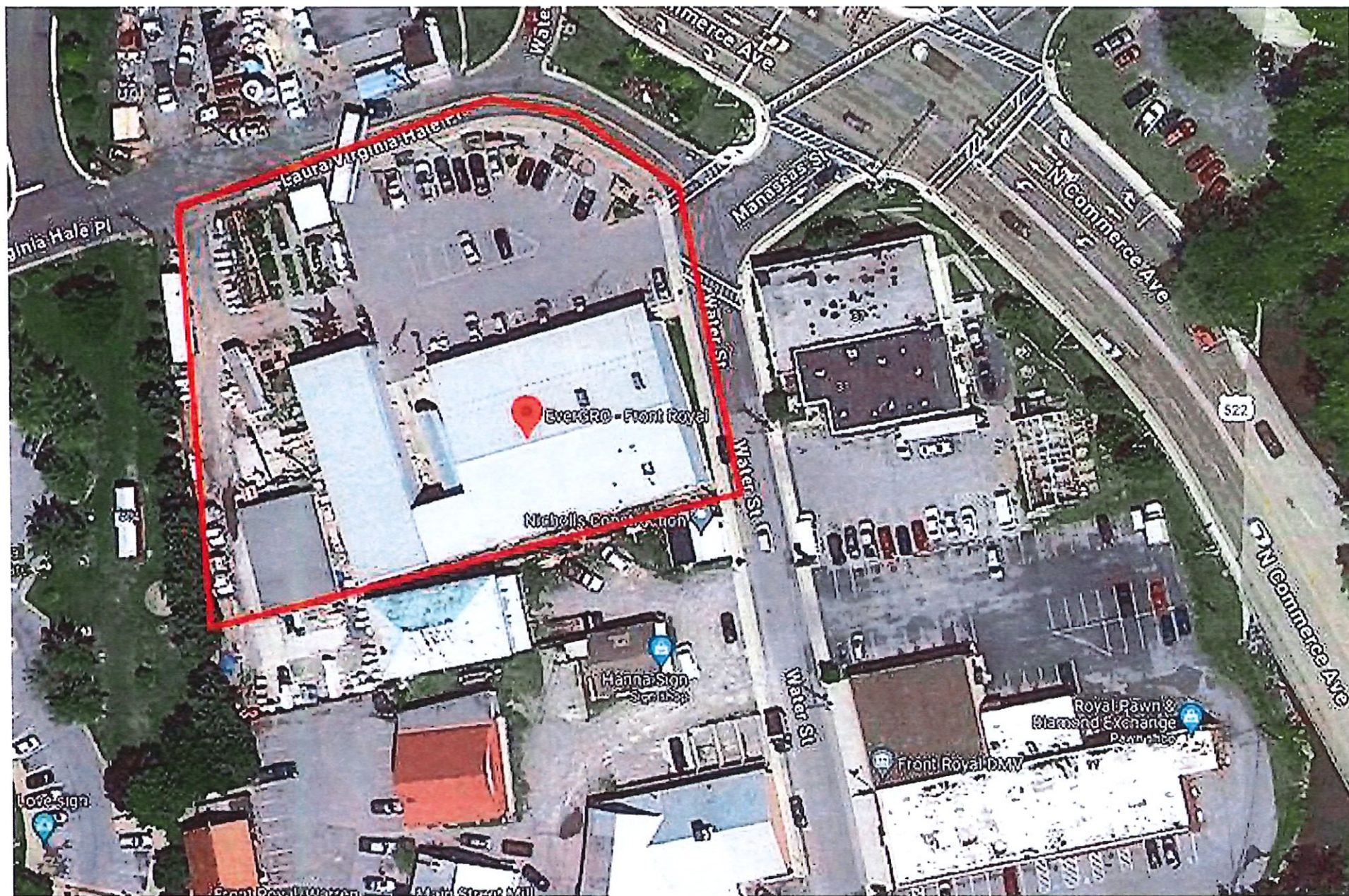
Action Taken: _____

Zoning Administrator









EVERGRO FARM STORES BRANDING ACROSS LOCATIONS



FRONT ROYAL LOCATION



ORANGE LOCATION



LOUISA LOCATION



MADISON LOCATION

COA APPLICATION 2400126

24A W. STONEWALL DRIVE



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
MARCH 12, 2024**

APPLICATION #:

COA-2400126

APPLICANT:

The Minick Group, LLC

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted to replace the wood siding with vinyl siding, install vinyl fascia and soffit board over existing material. This work has been completed. In addition, the applicant would like to replace a mixture of wood and vinyl windows with double hung vinyl windows throughout the house.

GENERAL INFORMATION:

<i>Site Addresses</i>	24A W. Stonewall Drive
<i>Owner(s)</i>	The Minick Group, LLC
<i>Zoning District</i>	R-3, Residential District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A7-4-91
<i>Location</i>	The building for review is located at the corner of W. Stonewall Drive and Lee Street.

Vicinity - Aerial (Warren County GIS)



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



Photo 2 – existing view of front right building elevation – 2024



Photo 3 – view of front left building elevation – Google Maps - 2019

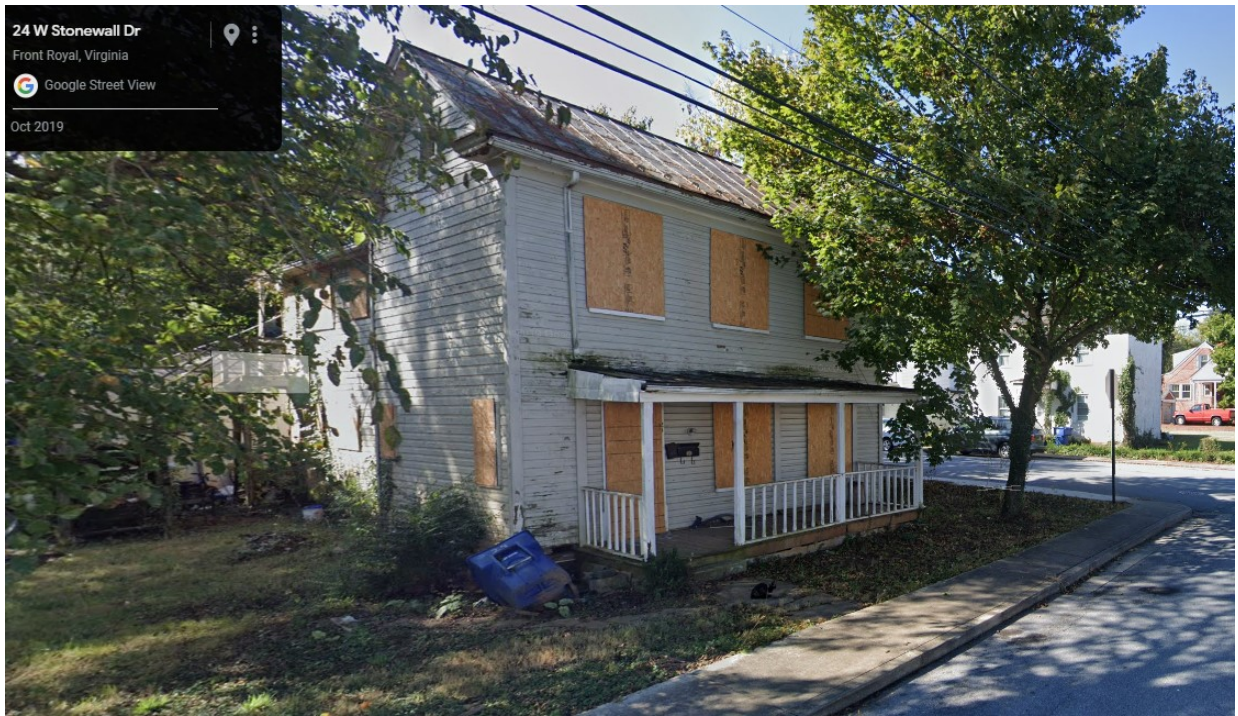


Photo 4 – view of front right building elevation – Google Maps - 2019



*Photo 5 & 6 – view of blue painted wood siding before being replaced with a cream color vinyl siding
(both done by applicant)*



Photo 7 – existing view of front left building elevation – 2024



Photo 8 – existing view of front building elevation – 2024



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 1890-1900) is a contributing building to the Front Royal Historic District. Below are notes about the structure, as found within the Historic District records. A full copy of the report is attached (see historic reconnaissance survey – attachment B) Brief Architectural Description of Primary Resource: Vernacular, side passage plan with some elaboration; corner boards with caps; boxed cornice with returns and entablature board (frieze or fascia); chamfered profile on window trim; one-story, three sided bay on rear ell. Architectural and Historical Summary: The house contributes to the predominant late 19th century character of the potential district. It is one of three contributing houses on the section of Stonewall Drive between South Royal Avenue and Lee Street.

<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 applicant is requesting a COA to come into compliance with the Town Code. Vinyl siding was installed over the original wood siding prior to obtaining the necessary permits. The applicant did not remove any original materials.

The applicant is also requesting to replace the remaining wood windows with vinyl windows. At some point, wood windows were removed, and vinyl windows were installed without obtaining approval. The installation of the existing vinyl windows predates the current applicants' ownership of this dwelling.

ATTACHMENTS:

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

2400126

**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: The Minick Group, LLC

Address of Applicant: 24 A West Stonewall Dr
Front Royal, VA 22630

Phone Number: 703-594-9427 E-Mail: minickproperty@yahoo.com

Property in Question:
Street Address: 24 A W Stonewall Dr

Business Name (if applicable) The Minick Group LLC

Tax Map Number: 20A7 4 91

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: _____ Date 2/13/24

Signature of Representative (if applicable): _____

\$100.00 Fee Receipt Number _____ Date _____

x2

Pd. \$200.00 on 2-13-24 CK# 194

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

Proposal:

#1: Due to the age of the property and the condition of the wood siding, water was entering the property behind the wood and entering the interior of the property causing damage to the walls and floors. The wood siding was mix matched material, with some pieces not original to the house (some T1-11 and 1x material).

To preserve the integrity of the structure, cream colored vinyl siding was placed over the existing wood siding on all sides of the building.

#2: Vinyl fascia and soffit board were installed over the existing material to preserve the integrity of the structure.

#3: Many of the windows over the years prior to the LLC's ownership were replaced. Some windows in the property are vinyl and some are wood with different grid designs. The glass windows are not uniform throughout the house.

The LLC would like to make the property uniform and replace all windows with double hung vinyl windows.

Property Identification Card

Record Number: 11846

COUNTY OF WARREN

Property Information (Map: 20A7 4 91)

Owner: THE MINICK GROUP LLC	Legal Description(s): L91 LEE & SHIPE STS MINOR SUBDIV RESIDUAL LR22-3613
Owner Address: 830 SAWGRASS DR CHARLES TOWN, WV 25414	Zoned: R3
Total Land Area: .1147 Acres	Prior Assessment: \$85,400
Property Address: 24 STONEWALL DR FRONT ROYAL, VA 22630	Magisterial District: FORK - TOWN
	Instrument: 19 0005817
	Remarks: 9101-20 INT ALT;9102-20 DEMO SHED 22-3613 INT ALT COMPL 22/GR

Assessment Values (Map: 20A7 4 91)

Building 1:	\$56,000
Land Value:	\$57,500
Other Improvements:	\$0.00
Total Value:	\$113,500

Acreage Description (Map: 20A7 4 91)

Size In Acres:	.1147
Description:	Homesite
Lump Sum or Per Acre:	Lump Sum
Unit Value:	
Adjustment Percentage:	0.00
Utility Value:	57,500
Acreage Value:	\$57,500

Total Value:	\$57,500
---------------------	-----------------

Other Improvements (Map: 20A7 4 91)

TOTAL VALUE:

Sales Information (Map: 20A7 4 91)

Sales Date:	11/5/2019
Sales Price:	\$93,000
Instrument:	Instrument: 19 0005817
Grantor:	STOVER ERIC P

Transaction History (Map: 20A7 4 91)

Sales Date:	10/01/1989
Sales Price:	\$90,000
Instrument:	D 414 / 26
Grantee:	STOVER ERIC P

Building Information (Map: 20A7 4 91)

Building 1:

EXTERIOR INFORMATION

Year Built:	0
Occupancy Type:	DWELLING
Condition:	POOR
Foundation:	CINDERBLOCK
Exterior Walls:	FRAME
Roofing:	METAL
Roof Type:	GABLE
Garage:	NONE
Number of Cars:	None
Built-In No. Cars:	None
Carpport:	NONE

INTERIOR INFORMATION

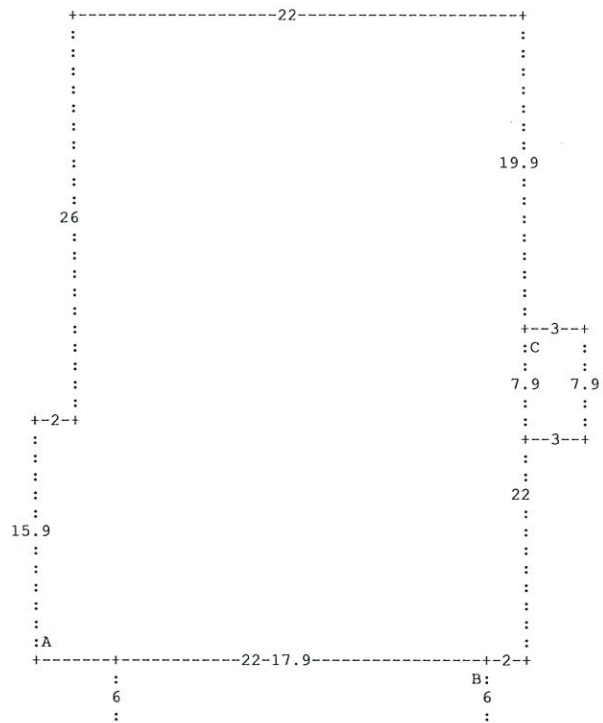
Story Height:	2.00
Number or Rooms:	8
Number or Bedrooms:	4
Number or Full Baths:	2
Number or Half Baths:	1
Building Sq. Feet:	1936
Basement Sq. Feet:	None
Fin. Basement Sq. Feet:	None
Interior Walls:	PLASTER
Floors:	WOOD
Heating:	FORCED AIR
A/C:	NO

SITE INFORMATION

Zoning Type:	R3
Terrain Type:	ON
Character:	ROLLING/SLOPING
Right of Way:	PUBLIC
Easements:	PAVED
Water:	PUB-I
Sewer:	PUB-I
Electric:	YES
Gas:	NO
Fuel Type:	OIL
Utility Value:	None
Fireplace:	None
Stk Fireplace:	None

Flues:	1
Metal Flues:	None
Stacked Flues:	None
Inop. Flue/FP:	None

Building 1 Sketch



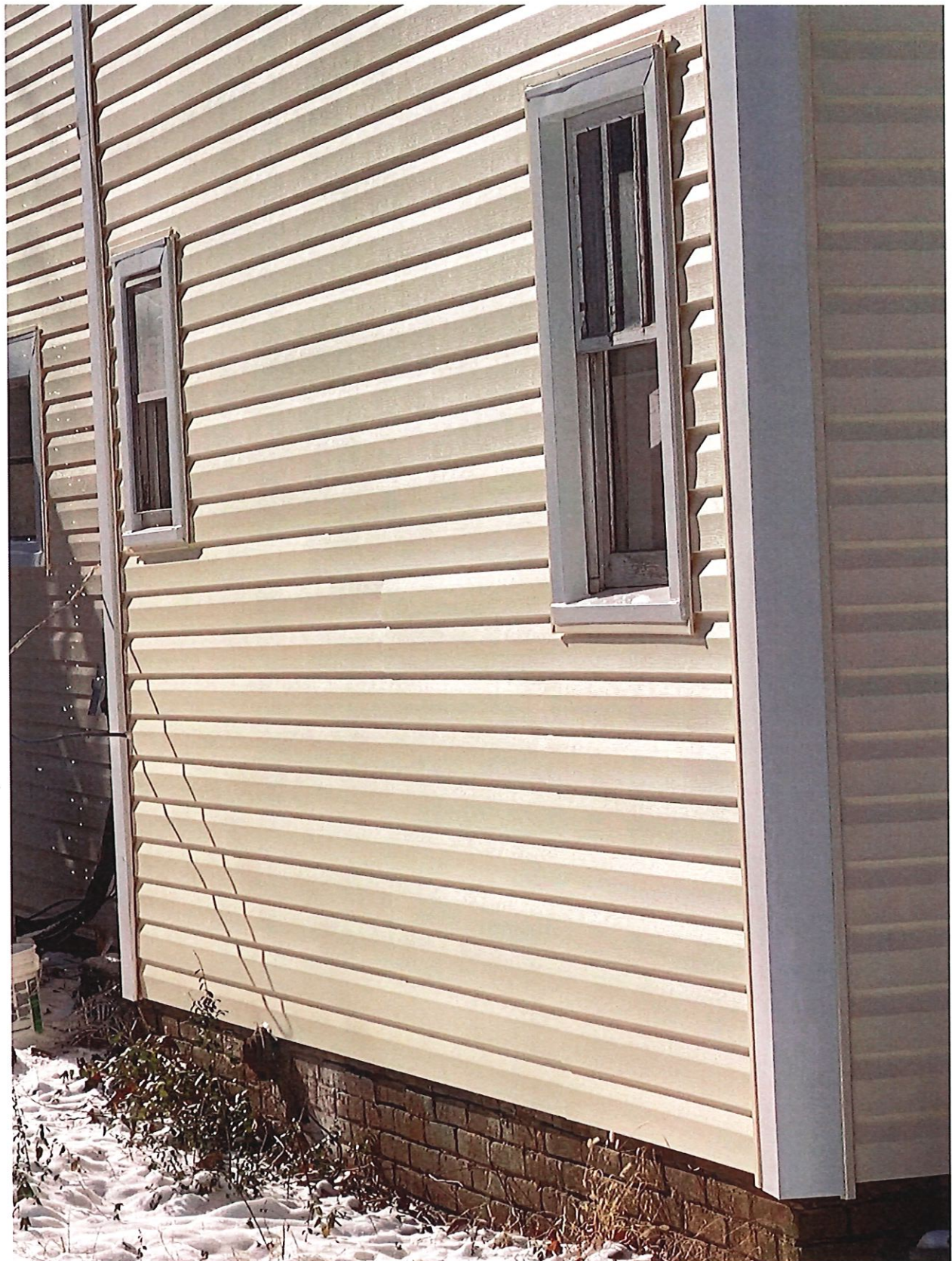












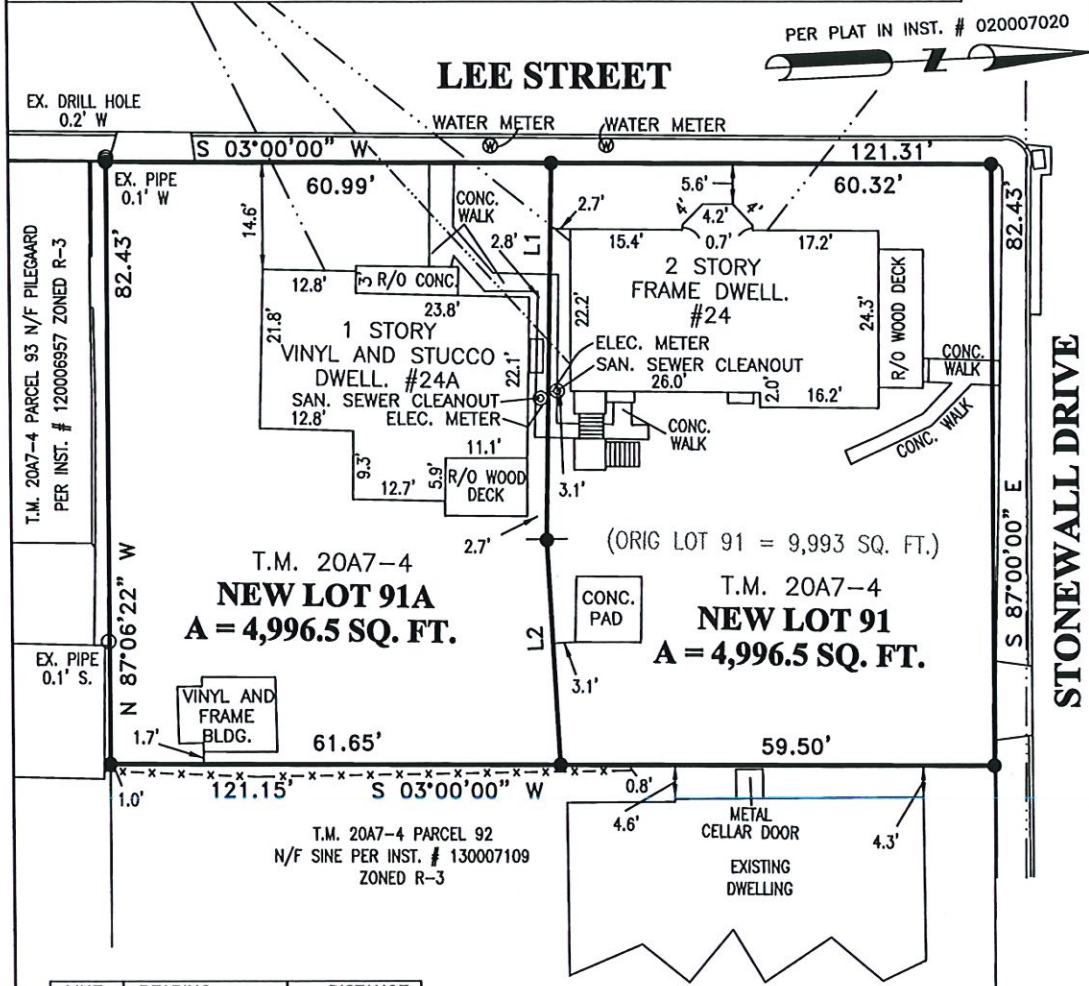




SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS THE LAND CONVEYED TO THE MINICK GROUP, LLC PER DEED DATED NOVEMBER 4, 2019 RECORDED IN THE WARREN COUNTY CIRCUIT COURT CLERKS OFFICE IN INSTRUMENT # 190005817, THAT I HAVE SURVEYED THIS PROPERTY ON THE GROUND, THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOSEPH G. BROGAN, JR. LIC. # 3209



LINE	BEARING	DISTANCE
L1	S 86°00'44" E	51.70'
L2	N 89°48'51" E	30.78'

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DERIVATION OF TITLE TO: THE MINICK GROUP, LLC
PER INST. # 190005817

PROPERTY ZONED R-3.

PROPERTY SITUATED OUTSIDE THE LIMITS OF THE
FEMA FLOOD ZONE.

MINOR SUBDIVISION OF LOT 91
OF THE LEE AND SHIPE SUBDIVISION
FORK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA.



SCALE 1" = 20'



PREPARED BY
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578, FRONT ROYAL, VA. 22630
tel&fax (540)635-5657
DECEMBER 1, 2020
MARCH 22, 2022 ADDENDUM

SHEET TWO OF TWO

06/07/1994

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 112-0055-283

Property Name:
Address 24 Stonewall Drive
NR Property Category: Building
Wuzit: House
Tax Code: Section Parcel
7-4 91

County/City: Warren
USGS Map: USGS Quad: Front Royal

ADDRESS/LOCATION INFORMATION

Address: 24 Stonewall Drive Street
Location:
Vicinity of: Municipality: Town of Front Royal ZIP: 22630

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?
1	Building	Contributing

TOTAL: 1
Contrib: 1
Non-Contrib: 0

WUZIT COUNT -

#	Wuzit	Contributing?
1	House	Contributing

TOTAL: 1
Contrib: 1
Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
Estimated Construction Date: 1890-1900
Source of Date: site visit/map
Physical Status: Existing
Condition: Good
Threat: None Known

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Victorian Vernacular
of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 3

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimney		Interior End	Brick	Corbelled cap
Chimney		Interior	Brick	Corbelled cap
Chimney		Interior	Brick	Corbelled cap
Ell		rear	Wood	2 story, gabled
Foundation		masonry	Brick	
Porch		Front	Wood	1-story, 3-bay
Roof		Side gable	Mtl Stdg Sm	
Walls		frame	Wood	German siding
Windows		double-hung sash	Wood/glass	3/1, 6/6
Windows		Double hung	Wood/glass	1/1 Double-hung

Brief Architectural Description of Primary Resource:
Vernacular, side passage plan with some elaboration; corner boards with caps; boxed cornice with returns and entablature board (frieze or fascia); chamfered profile on window trim; one-story, three sided bay on rear ell.

Brief Architectural Description of Additions and Alterations
Porch rebuilt-metal supports, new porch roof.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:
N/A
Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:
The house contributes to the predominant late 19th century character of the potential district. It is one of three contributing houses on the section of Stonewall Drive between South Royal Avenue and Lee Street.

BIBLIOGRAPHY

Type of Record	Citation
Map	1927 Sanborn Map Company

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	12590	7 - 0	2/ 4/1993

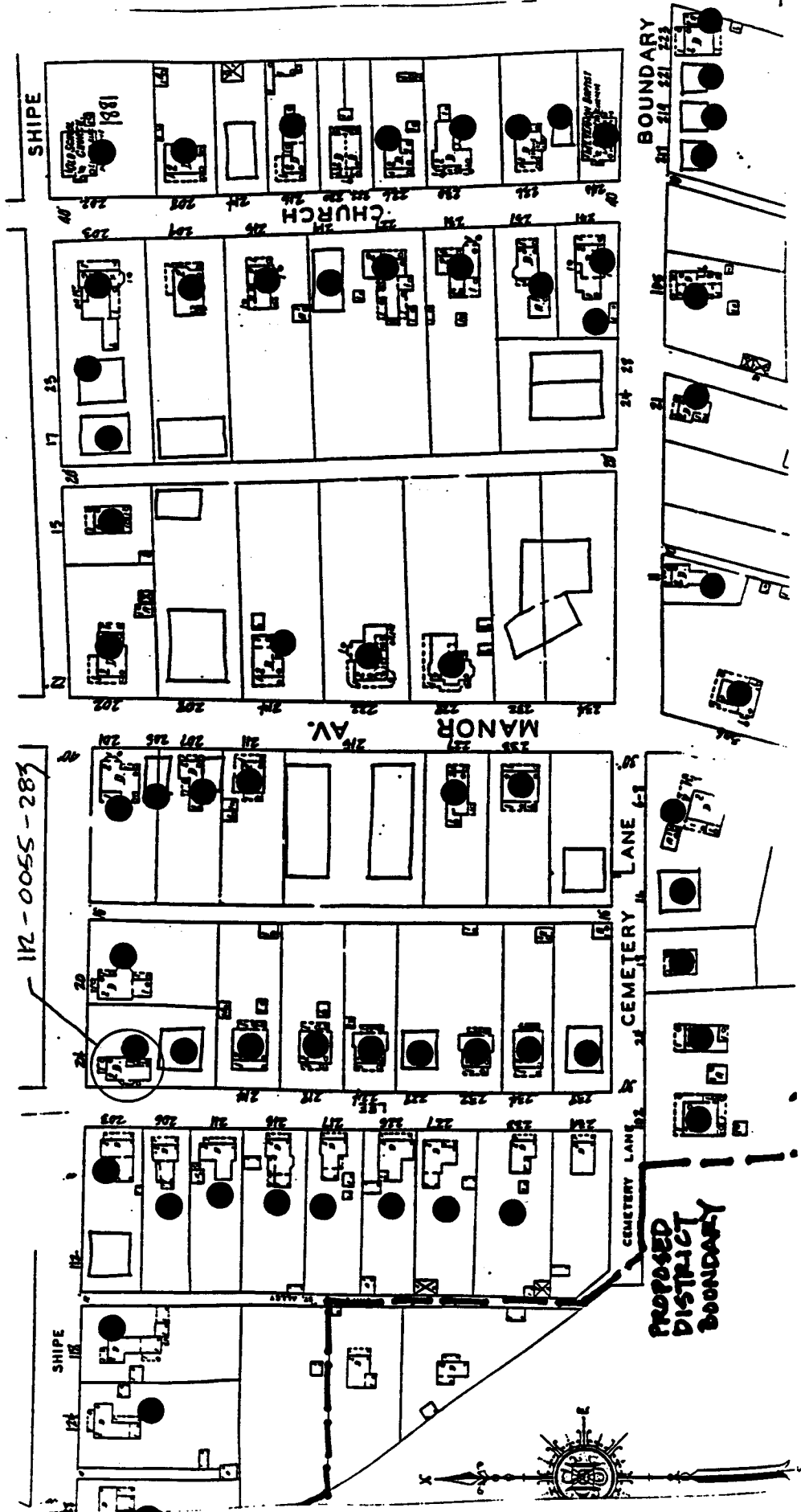
CRM MANAGEMENT EVENTS

CRM Event	Agency/Organization	Date
Reconnaissance Survey IPS Entry 6/6/94	Pres. Assoc. of VA/Smead	2/ 4/1993

TOWN OF FRONT ROYAL

MAR. 1927
FRONT ROYAL
VA.

CONTRIBUTING STRUCTURES SHOWN WITH



COA APPLICATION 2400032

303 BLUE RIDGE AVENUE

(Continuation from February BAR Meeting)



TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
MARCH 12, 2024

APPLICATION #:

COA 2400032

APPLICANT:

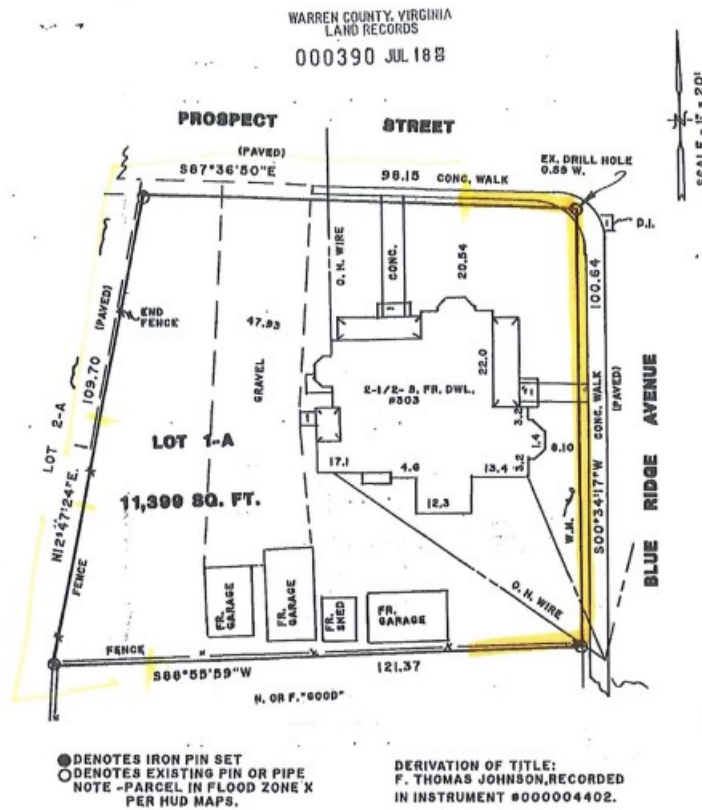
Rev. FR. Leonard Chukwujiokwe-Mbiha

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) **This application review is continued from the February 13, 2024 BAR meeting.**

GENERAL INFORMATION:

<i>Site Addresses</i>	303 Blue Ridge Avenue
<i>Owner(s)</i>	Mamusu Chukwujiokwe
<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)

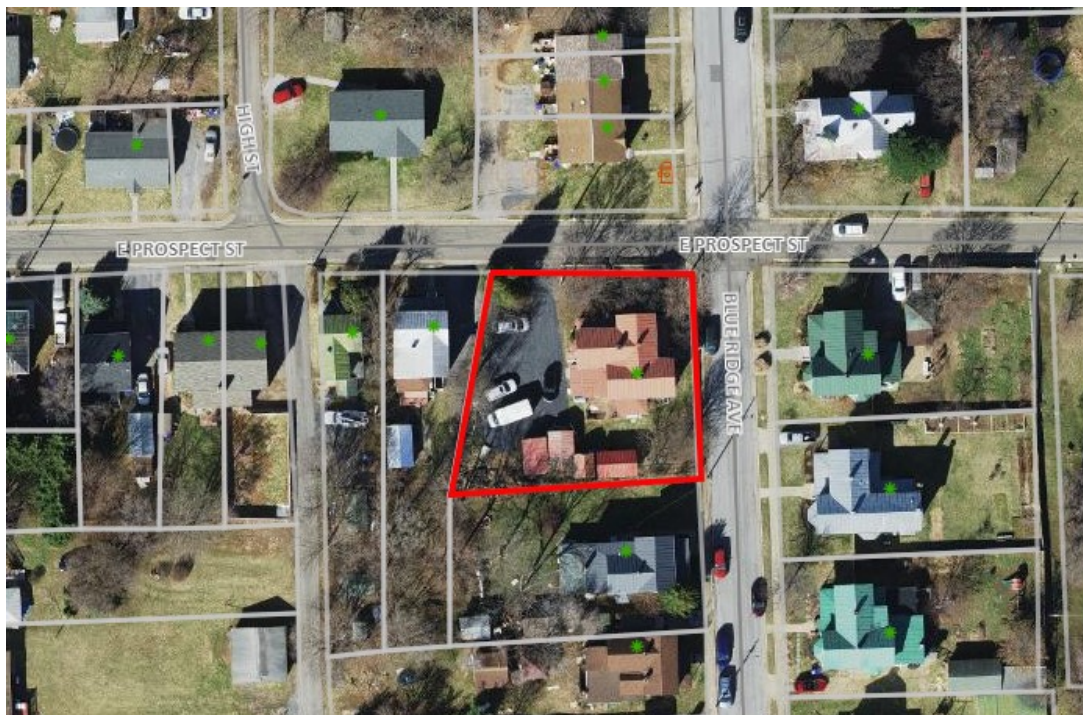


Photo 1 – View of Front Building Elevation – Google Maps – September 2023



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

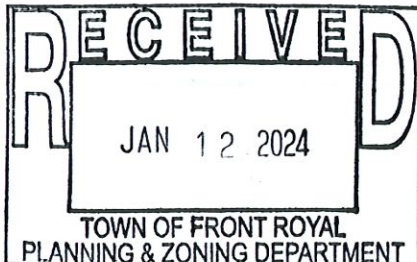
Are there any other applications relevant to this property or the proposed modifications being considered by any other regulatory or administrative agency?

☒ 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 remedification 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

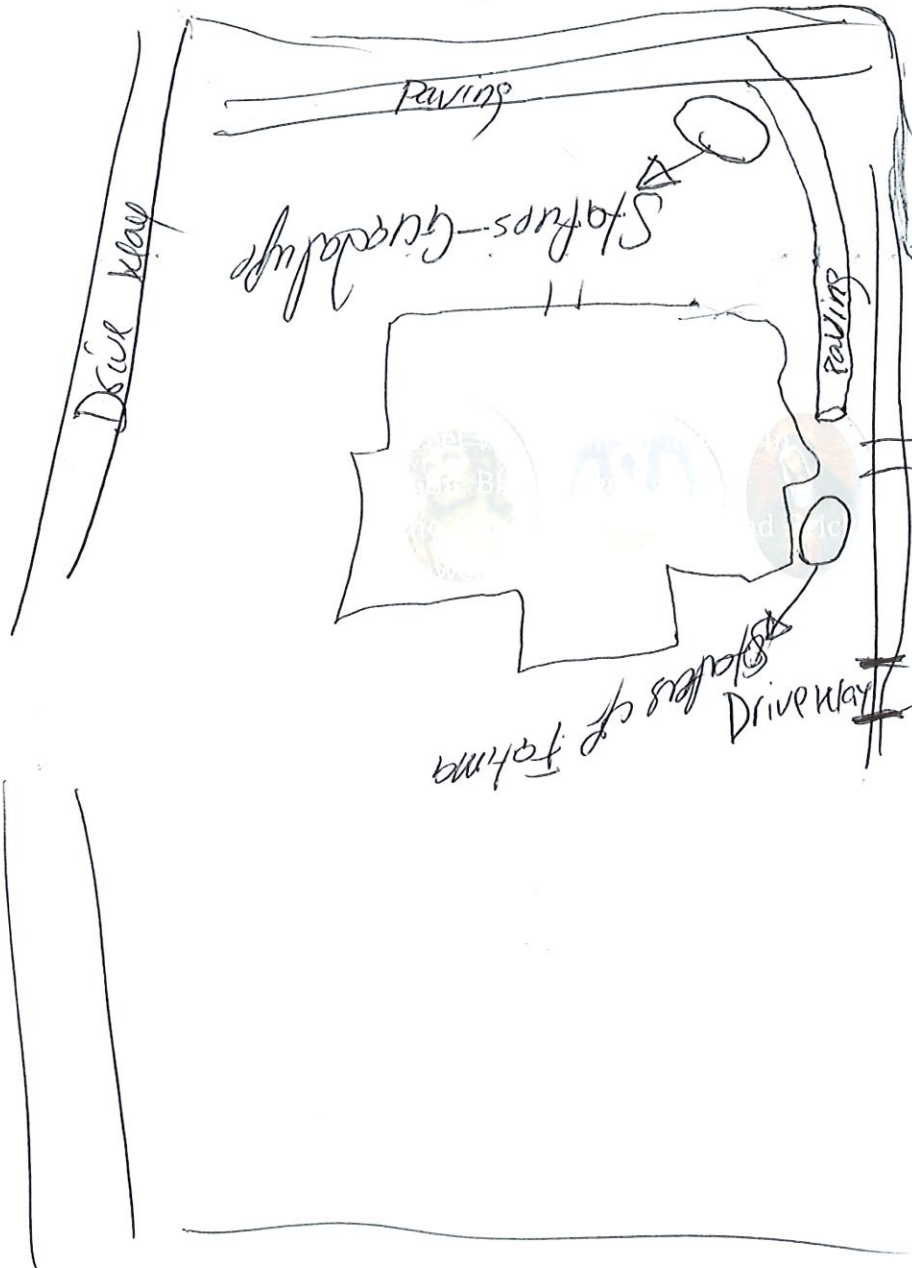


UNDER: CATHOLIC DIOCESE OF

ARLINGTON VIRGINIA

Motto: *Ministrare Non Ministrari*

Prospect Street



Blue Ridge Ave

www.mojsc.org

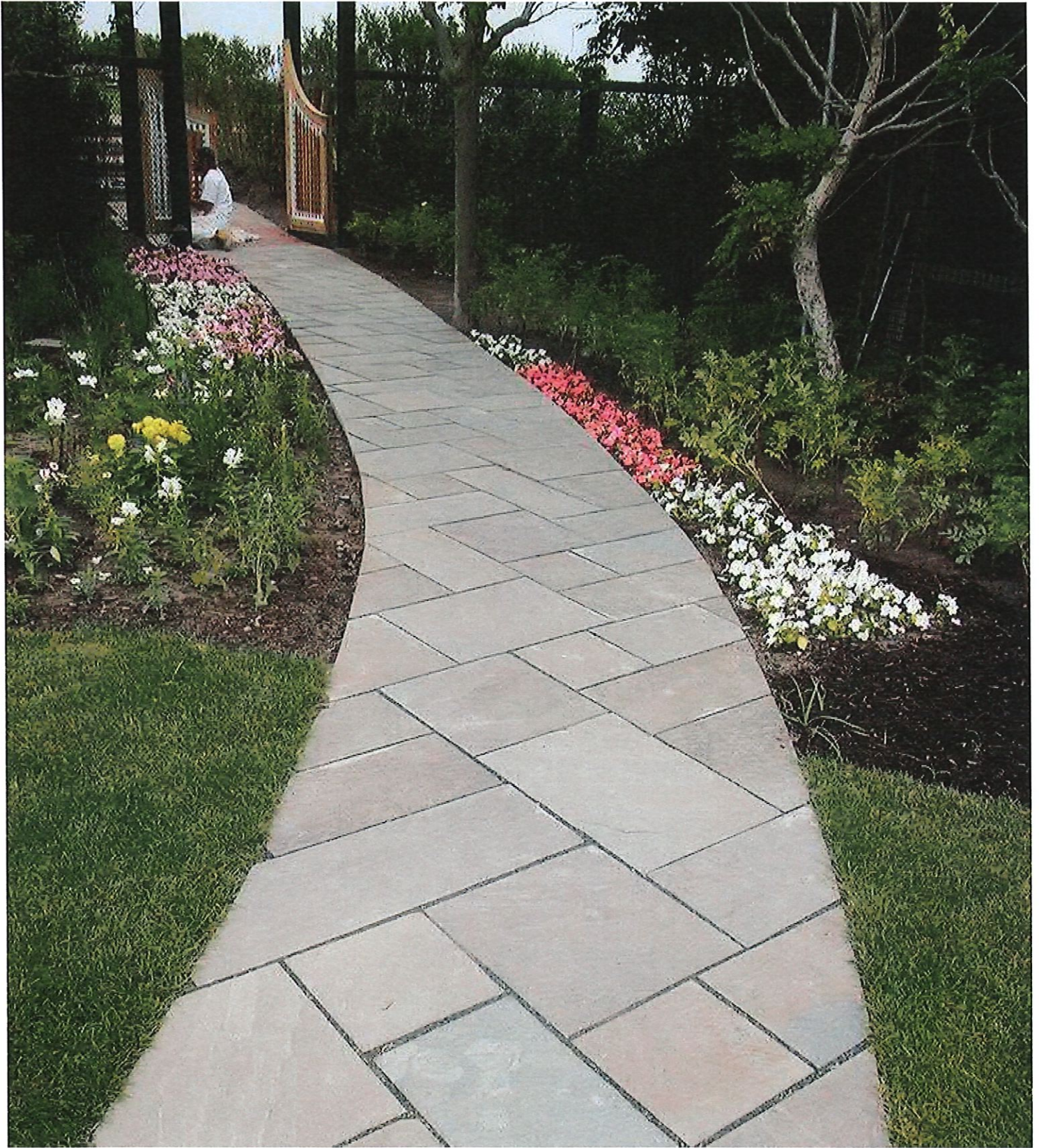
info@mojsc.org

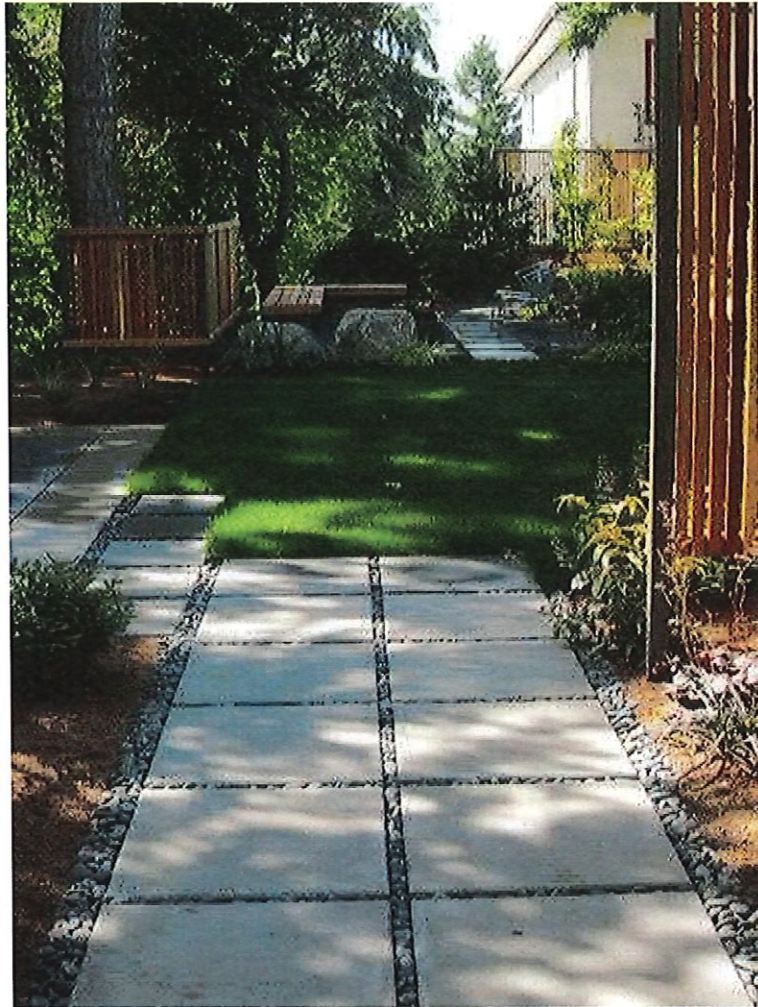
itunakujali@gmail.com

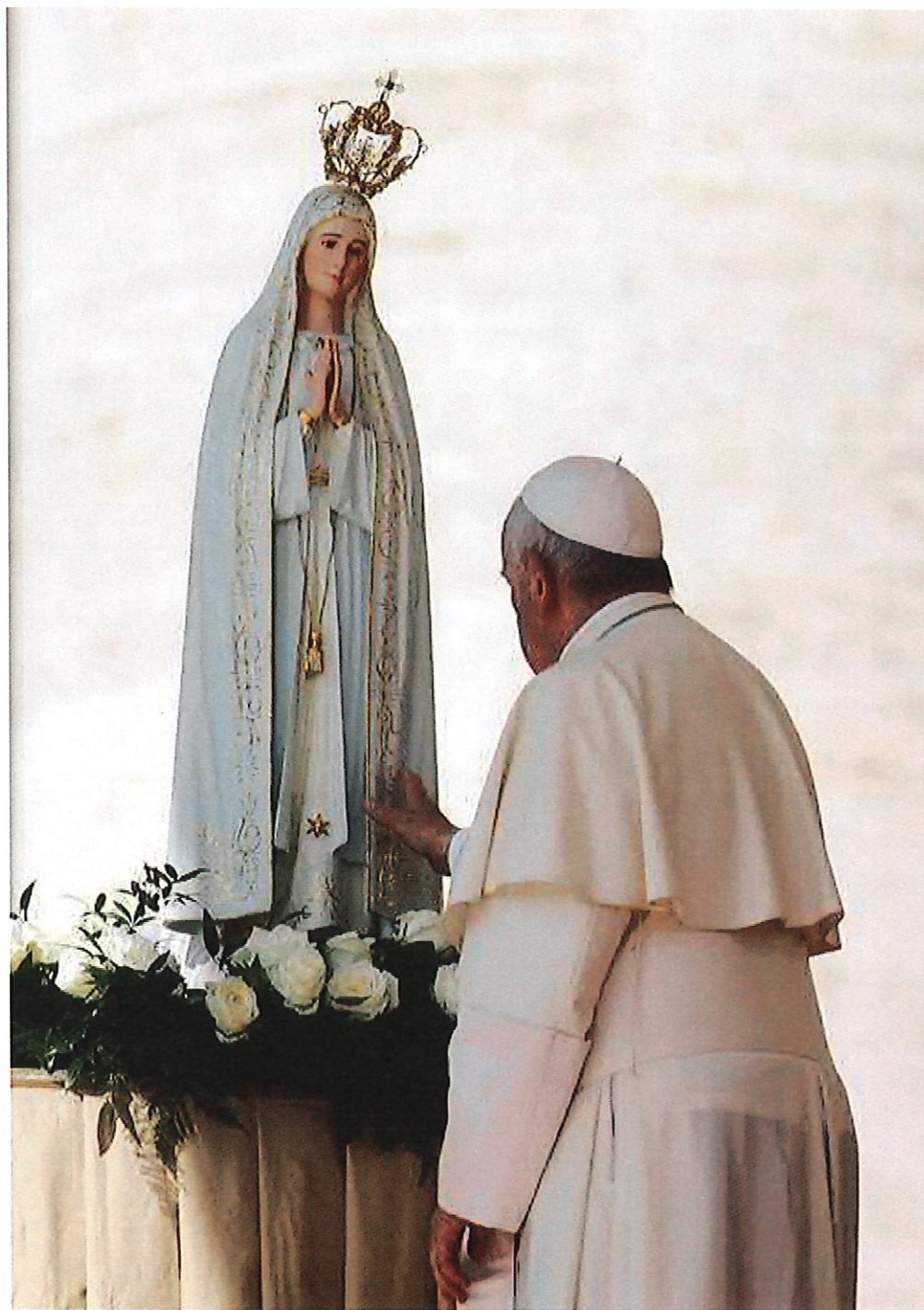
LAISON OFFICE: 2 Pidgeon Hill dr, Ste 410, Sterling VA 20165



CIALATE









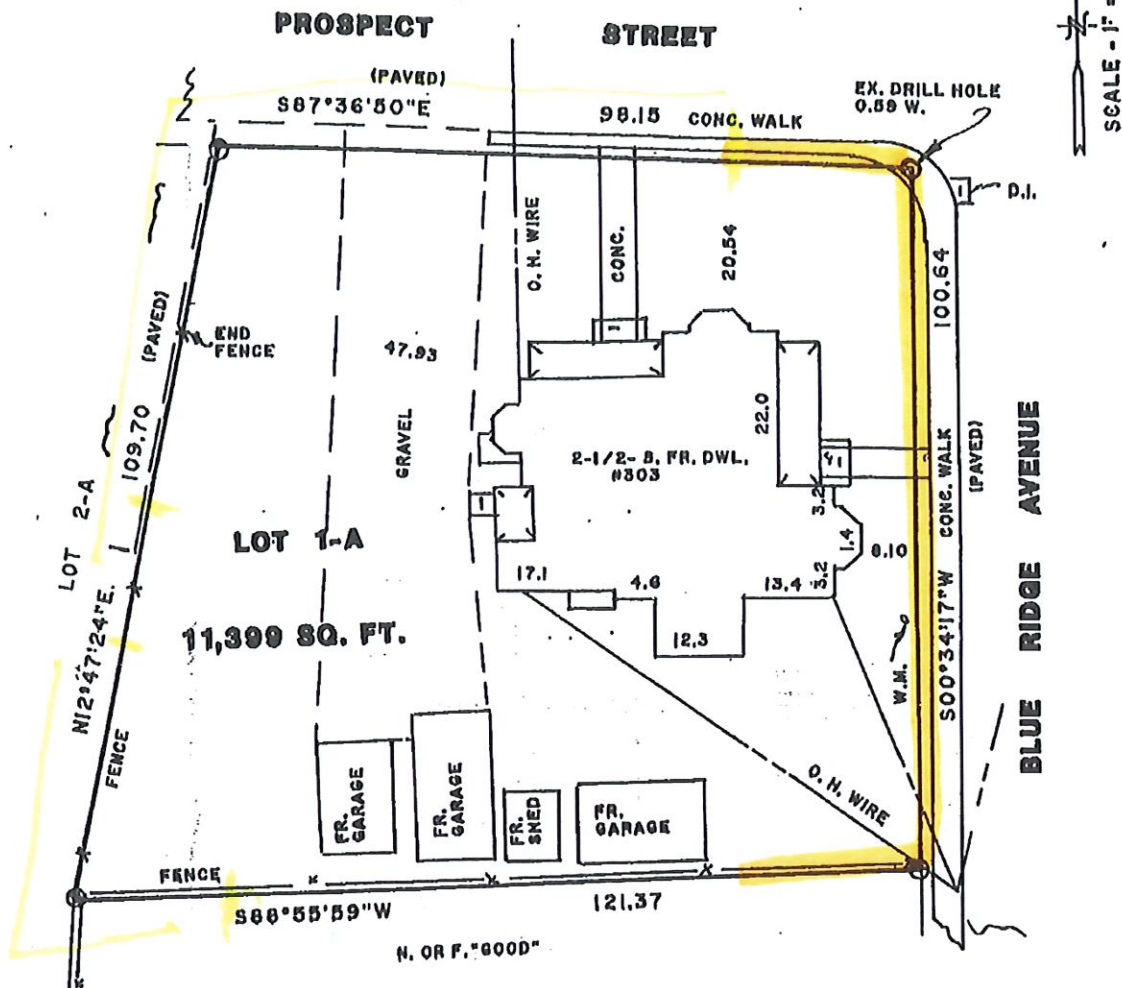
AUSTIN WEISHEL
Honorable Sculptures Inc.





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.

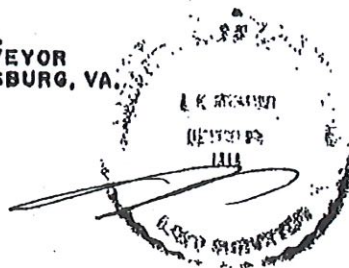
HAPPY CREEK MAGISTERIAL DISTRICT
WARREN COUNTY

TOWN OF FRONT ROYAL, VIRGINIA

PREPARED BY

LARRY C. HIMELRIGHT P. C.
PROFESSIONAL LAND SURVEYOR
694 RED BUD ROAD, STRASBURG, VA.
PHONE 465-8767

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
=====

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
=====

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
=====

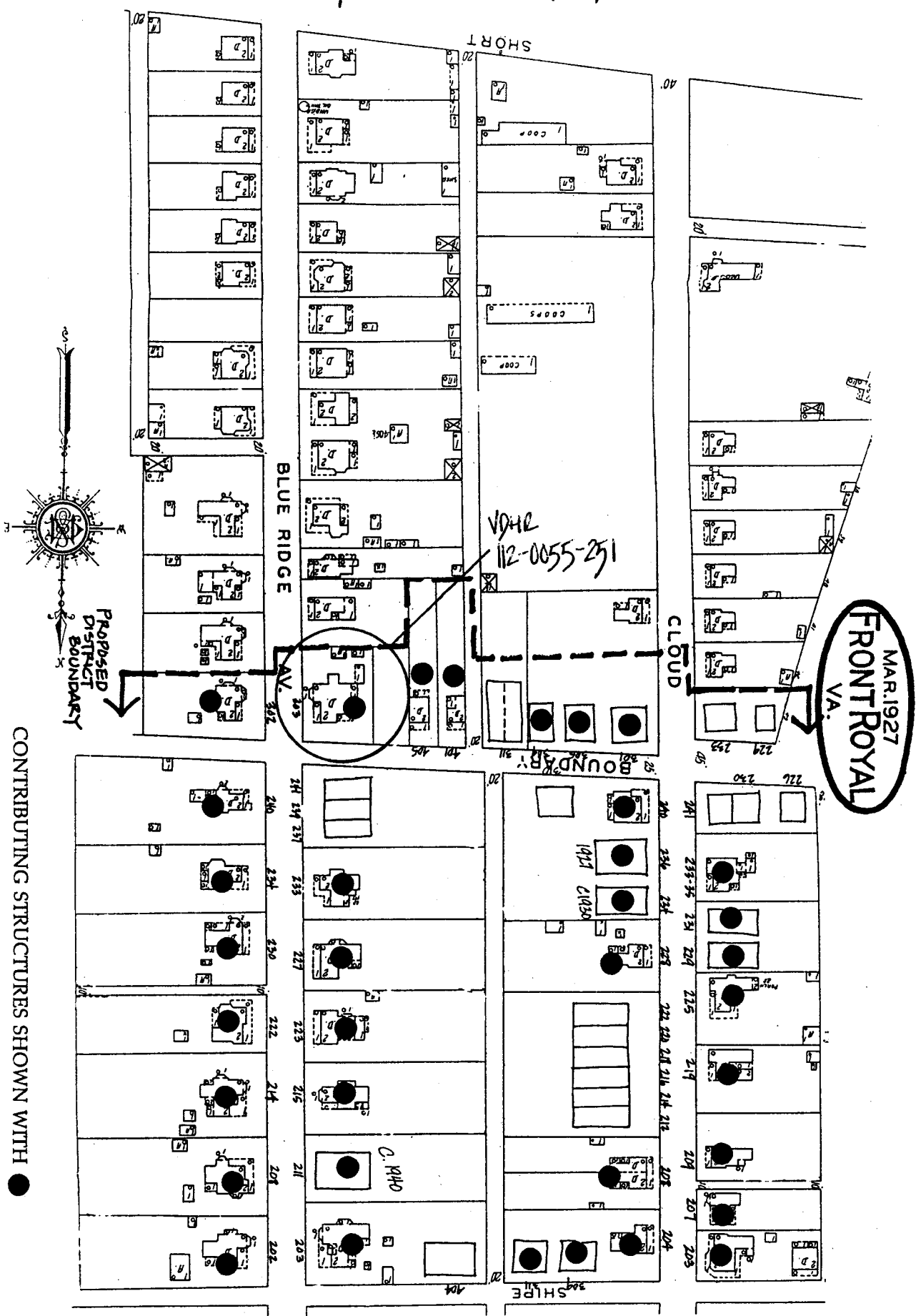
SURVEYOR'S NOTES
=====

Like other substantial houses on Blue Ridge Avenue, this property warrants interior documentation.

CULTURAL RESOURCE MANAGEMENT
=====

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



CONTRIBUTING STRUCTURES SHOWN WITH ●

PRESERVATION ASSOCIATES
OF
VIRGINIA

1993-94
N.T.S.

Acct. No. 000012583 R# 12452 30 BLUE RIDGE AVENUE
Acreage .2754 CLASS 1 FRONT ROYAL, VA

L1 CORRON SUB DIV 22630

303 BLUE RIDGE

Assessed Value		LAND USE & VALUE			
Year	1/01/91	Type	No. Acres	Price	Value
Land	22500	HOMESITE			
Improvement	58700	TILLABLE			
Total Value	81200	PASTURE			
		WOODED			
		OTHER			

IMPROVEMENT DESCRIPTION

Exterior	Dwl. No. 1	Occupancy DWELLING	Structural Value	Value
Found. CINDERBLOCK				115185
Walls FRAME	No. Story 2			
Roof Type GABLE	Age OLD			
Roofing METAL	Cond. A			
	Class. C			
	Zoning			
	No. Units			

Bldg. 2526.0 * 45.60	Basmt	
	Fn. Basmt	
	Plumb	
	Heat	
	A/C	
	F.P.	
	Flue	
	Bit. In	

No. Rms. 9	At HOME - N 7/23/90
Bd. Rms. 2	
No. Baths 2	
No. 1/2 Baths 0	

Walls PLASTER	
Floors WOOD	
Heat H. WATER	
Fireplace FUEL: OIL	
	A/C: N

Tile	1 EFOR	192.0*	15.00	2880
Basement NONE	2 FOR	120.0*	10.00	1200
Garage NONE	3 FOR	176.0*	10.00	1760
3LT. In Garage	4 FOR	48.0*	10.00	480

Site				
3/4 W PUBLIC Water	Gas N			
Base PAVED Sewer PUBLIC	Elect Y			
err. ON				
Char. ROLLING/SLOPING				

OTHER IMPROVEMENTS

Description	Size	Cond.	Rate	Total Value
4 BUILDINGS	A		800	800

Subtotal	121905
Factor	VS
Depreciation	50
Total Bldg. Val.	57905
Other Imp.	800
Total Imp. Val.	58700
Total Land	22500
Total Prop. Val.	81200

Sec	Type	Str	Description	Area
A	BASE	Q2	N14.0EN16.0CE16.0N12.0HNO2.0	2304
			E16.0DS20.0EO6.0S16.0FW22.0S08.0	
			W16.0	
B	EPOR	Q2	W08.0N12.0EO8.0S12.0	192
C	ADD	Q1	N12.0GE16.0HS12.0W16.0	192
D	FOR	Q1	E06.0S20.0W06.0N20.0	120
F	FOR	Q1	S08.0W22.0N08.0E22.0	176
G	ADD	Q1	N05.0EO6.0S05.0W06.0	30
H	FOR	Q1	W08.0N06.0EO8.0S06.0	48