



BOARD OF ARCHITECTURAL REVIEW

7:00 PM, Tuesday, July 9, 2024

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

2nd Floor, East Conference Room

Regular Meeting

AGENDA

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- April 9, 2024 – Regular Meeting

III. NEW BUSINESS

- **COA Application #2400340** – A Certificate of Appropriateness Application submitted by Fianna Litvok for demolition of an existing 16' x 24' accessory structure and replace it with a new 16' x 46' accessory structure at 217 Lee Street, identified by Tax Map 20A7-4-85. The property is zoned R-3, Residential District and is located in the Historic Overlay District.
- **COA Application #2400359** – A Certificate of Appropriateness Application submitted by Barbara Samuels to replace six (6) wood windows with six (6) vinyl windows in a contributing structure located at 401 E. Main Street, identified by Tax Map 20A8-8-1A1. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.
- **COA Application #2400375** – A Certificate of Appropriateness Application submitted by Teddy Stout Construction, LLC to demolish and remove a contributing structure on a property within the Town of Front Royal Historic Overlay District at 240 Blue Ridge Avenue. The property is zoned R-3, Residential District, and is identified as Tax Map 20A7-4-178.

IV. OTHER.

V. ADJOURNMENT

REGULAR MEETING MINUTES (DRAFT)

APRIL 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 April 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
Gary Vaughan, Vice Chairman
Katherine Snyder
Ellen Aders

Absent: Holly Rhodenhizer

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

APPROVAL OF MINUTES

- March 12, 2024, Regular Meeting

Ms. Aders moved, seconded by Chairman Waters to approve the meeting minutes as written.

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

ROLL CALL

Vice Chairman Vaughan arrived after voting on the minutes.

OLD 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.



This application was a continuation from the February and March BAR meetings in order to allow the applicant to be present to answer questions.

The applicant Rev. FR. Leonard Chukwujioke-Mbiha was present to answer board member questions.

Chairman Waters said the request was for exterior renovations, a porch, two (2) driveways, paved walkway, and handrails. Each item was discussed individually.

1. Installation of driveway off Prospect Street.

The applicant stated he would like to install a paved driveway and parking spaces behind the house because when it snows it makes the area muddy.

Currently there is a gravel parking area at the rear of the property. The applicant would like to pave a single driveway with asphalt and add three (3) additional parking spaces.

2. Paved walkways from Blue Ridge Avenue to Prospect Street.

The applicant explained the location of the proposed walkway by showing Chairman Waters the aerial photo brought up on his tablet.

3. Prospect Street and Blue Ridge Avenue handrails for stairs to both porches.

Photographs of the existing railings on the porch were provided to BAR members.

Board members agreed that the handrails need to match the existing wood on the porch for both porches located on the Blue Ridge Avenue side and Prospect Street.

Ms. Aders mentioned there were 2 other items on the application. 1) Close the underneath of the house with stones and bricks; and 2) Changing the windows. She requested clarification for what each of those requests meant.

The applicant explained that the area under the porch is open, and he would like to close it off to keep animals out.

Staff clarified there were some items on the applicant's application that could be approved administratively and were not included in the staff report.

Chairman Waters noted that the items before the Board for review were the driveway, parking areas, walking path and handrails.

Staff mentioned that the applicant needed to understand that the fencing that is being replaced is required to be installed with wood as the existing fence is wood. A Zoning Permit was issued for the replacement of the fence with like for like materials.



Chairman Waters explained that the house is a significant historic property in the Town. Maintaining the style and aesthetics to a high standard is important. Matching the hand railings on the entranceways to the style of the porch is important. They need to be wood railings, wood pickets and match the existing style.

Ms. Kopishke reiterated that the applicant could not use vinyl and metal as shown in the application.

Chairman Waters showed the applicant in pictures what could and could not be approved as far as the hand railings. The proposed railing should be the same height as the existing railing.

Ms. Kopishke noted that Warren County Building Inspections would enforce the building code requirements regarding the dimensions of the pickets and railing height for the handrails. She explained to the applicant that taking a piece of wood and sliding vinyl over the wood was not in compliance with the Historic District Guidelines and that the handrails are required to be wood.

After some additional discussion, the following motions were made.

1. and 2. Installation of driveway off Prospect Street and Blue Ridge Avenue.

Board members agreed that paving the yard for a driveway and parking spaces is not in keeping with the neighborhood. Chairman Waters said that gravel would be the better option.

Ms. Aders moved, seconded by Ms. Snyder to deny the installation of a paved driveway off of Prospect Street and a paved driveway off of Blue Ridge Avenue.

VOTE: Yes – Aders, Snyder, Vaughan, Waters

No – N/A

Abstain – N/A

Absent – Rhodenhizer

VOICE VOTE

3. Addition of paved walkway from Prospect Street to Blue Ridge Avenue.

Ms. Aders moved, seconded by Mr. Vaughan to approve installation of a bluestone walkway to be no more than three feet (3') wide that would connect the side entry on Prospect Street to the front entry on Blue Ridge Avenue.

VOTE: Yes – Vaughan, Snyder, Aders, Waters

No – N/A

Abstain – N/A

Absent – Rhodenhizer

VOICE VOTE



4. and 5. Prospect Street Entrance - Handrails for stairs to porch.

Board members agreed with the installation of handrails however they need to match the existing handrails on the porch in style, color and materials.

Ms. Aders moved, seconded by Chairman Waters to approve the request for handrails on the Prospect Street entrance and the Blue Ridge Avenue entrance in keeping with like for like materials (wood) to match the front porch, same color, same aesthetic, same style, same material with an inspection by staff.

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

VOICE VOTE

ADJOURNMENT

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

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

VOICE VOTE

The meeting was adjourned at 7:40 p.m.

Approved by Board of Architectural Review
Date: _____

COA APPLICATION #2400340

217 LEE STREET



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
JULY 9, 2024**

APPLICATION #:

Certificate of Appropriateness
Application #2400340

APPLICANT:

Fianna Litvok

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application for partial demolition of an existing garage and to extend the garage an additional twenty-two feet (22') lengthwise at 217 Lee Street. The exterior will be covered with 4" double lap yellow vinyl siding to match the house with brown architectural shingles, white vinyl windows and an 8' metal garage door.

GENERAL INFORMATION:

<i>Site Addresses</i>	217 Lee Street
<i>Owner(s)</i>	Fianna R. Litvok
<i>Zoning District</i>	R-3, Residential District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A7-4-85
<i>Location</i>	The subject building is located on the west side of Lee Street between W. Stonewall Drive and W. Prospect Street.

Vicinity - Aerial (Warren County GIS)



Photo 1 – Front Left Elevation of the Primary Residence – Historic Survey



Photo 2 – Front & Right Elevation of the Primary Residence – Google Maps 2019



Photo 3 – Rear-Left Elevation – July 2024



Photo 4 – Rear Elevation – July 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 primary residence (circa 1900) is a contributing building to the Front Royal Historic District. It is undetermined if the "Shed" is a contributing structure. Below are notes about the structure, as found within the Historic District records. A full copy of the report is attached. Brief Architectural Description of Primary Resource: The form of this house is similar to other side-gable houses on the west side of Lee Street. While most of these houses were built within a ten to fifteen year period, they are similar in their form but differ enough so that no two are exactly alike. # 217 has a side-passage entry; the primary facade has asymmetrical window placement; like many houses of this period, the rear ell is original, but features an addition or an original porch that has been framed in. Brief Architectural Description of Additions and Alterations The porch was rebuilt: turned posts replaced with iron supports. An interior end chimney, on the north side of the roof appears to have been removed.

<i>Incentives for Rehabilitation</i>	• Partial Real Estate Tax Exemption. Pursuant to Section 175-97 of the Town Code, owners that engage in approved rehabilitation projects have the ability to seek a 10-year tax exemption equal to the increase in assessed value resulting from the rehabilitation. • State Tax Income Credit. The Virginia Rehabilitation Tax Credit Program allows property owners who complete a certified rehabilitation project to receive an income tax credit on 25% of their eligible expenses and an additional 20% credit through the Federal Rehabilitation Tax Credit Program.																											
<i>Historic Overlay District Guidelines</i>	<table><tr><th colspan="3">GUIDELINES WORKSHEET FOR BAR EVALUATION</th></tr><tr><td>1</td><td>The historic archaeological or architectural value and significance of a structure and its relationship to the historic value of the surrounding area</td><td></td></tr><tr><td>2</td><td>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</td><td></td></tr><tr><td>3</td><td>The general compatibility of the site plan and the exterior design arrangement, texture and materials proposed to be used</td><td></td></tr><tr><td>4</td><td>The view of the structure or area from a public street or road, present or future</td><td></td></tr><tr><td>5</td><td>The present character of the setting of the structure or area and its surroundings</td><td></td></tr><tr><td>6</td><td>The probable effect of proposed construction on trees, wooded areas, or historic sites</td><td></td></tr><tr><td>7</td><td>Any other factors, including aesthetic factors, which the reviewing bodies deem to be pertinent</td><td></td></tr><tr><td>8</td><td>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 </td><td></td></tr></table> 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.	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	
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																											

STAFF COMMENTS:

The garage is not considered a contributing structure within the historic district and is therefore not subject to a public hearing for its demolition.

The applicant would like to demolish a portion of the existing garage and extend it lengthwise only. The applicant is requesting to clad the garage with yellow, vinyl siding to match the exterior of the home.

Attachments:

- Certificate of Appropriateness Application and Supporting Documents
- Historic Reconnaissance Survey

#2400340

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

☐ New Construction ☐ Rehabilitation ☐ Demolition* ☐ Sign
☒ Other Accessory structure

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: FIANNA LETVOK

Address of Applicant: 217 Lee St
FRONT ROYAL, VA 22630

Phone Number: 917-704-7090 E-Mail: FIANNA@YMAIL.COM

Property in Question:

Street Address: 217 Lee St, Front Royal, VA 22630

Business Name (if applicable) _____

Tax Map Number: 20A7 4 85

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:

RECEIVED
MAY 15 2024

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 see separate sheets (Attached)

****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: Gianne J. Stroh Date 5/24/2024

Signature of Representative (if applicable): _____

\$100.00 Fee **BAR Review** Receipt # 01002004861 Date 5-24-24

\$200.00 Fee **Demolition of Historically Significant Structure** **CK# 2240**

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

Fianna's Garage Project - Overview

My detached garage is in poor condition. I need to rebuild it, and I would like to add to it.

I will not be making it wider – just longer.

My plan is to make it longer on the far side (the side farthest from the house). In other words, it will extend into my driveway (towards the alley). I have plenty of room to do so. (Please see attached survey, my projected plan, and pictures.)

I would also like to add a loft to the structure, for extra storage room.

The current garage is 16'W x 24'L and sits on a cement slab. The slab is in very good condition. (The garage is not, however.)

We plan to fix/rebuild the existing structure and extend it an additional 22'. The width will not change.

We will pour additional concrete for the extra 22', so that the entire structure will sit on a solid cement slab on grade.

The dimension of the new building will be 16'W x 46'L.

Setbacks

End of Garage

From the end of the proposed garage to the alley road the setback is 31.0'. (Here, "end" is defined as the part of the garage farthest from the house, and closest to the alley way.)

NOTE: The setbacks on the back of my property are the only ones that will change, since the change we're making affects only the back side of the house.

Sides

To the left of the driveway is my neighbor, and there is a setback of 5'.

To the right of the driveway is my other neighbor, and there is a setback of 34.2'.

NOTE: This project does not affect these setbacks, so they will remain as is.

Front

The setback from the beginning of the garage to the deck is 20.5'.

The setback from the beginning of the garage to the actual main structure of the house is 31.6'.

The setback from the beginning of the garage to the sidewalk (in front of the house) is 79.59'.

(Here, "beginning" is defined as the side of the garage closest to the house.)

NOTE: This project does not affect these setbacks, so they will remain as is. We are not extending the house from the "beginning" section, but rather, only from the "end" section.

General Building Plan/Materials

Foundation

- Concrete Slab, 16' x 46'

Interior Framing

- Wood Frame
- 2x4 exterior framing walls
- 12D common framing nails
- Pressure treat for bottom plates
- Foam Seal Seal (for concrete slab and wall)
- 8" wall anchor bolts (8" bolt for every 4')
- 2x8 to frame rafters
- Hurricane straps for 2 x 8 rafters
- 1/2 OSB Board for roofing & exterior wall
- Vinyl rake and fascia board

Exterior

- Yellow Vinyl siding (4" double lap siding; to match house)
- Brown architect shingles
- White vinyl windows
- Tyvec wrap around the house
- 8' metal garage door

Additional Details

The existing structure has electric in it. I plan to add it back into the new building (after securing required permits), and I plan to add a small bathroom (after securing required permits).

Please let me know if you have any questions!

Thanks!

Fianna Litvok
917-704-7090





Top Plate

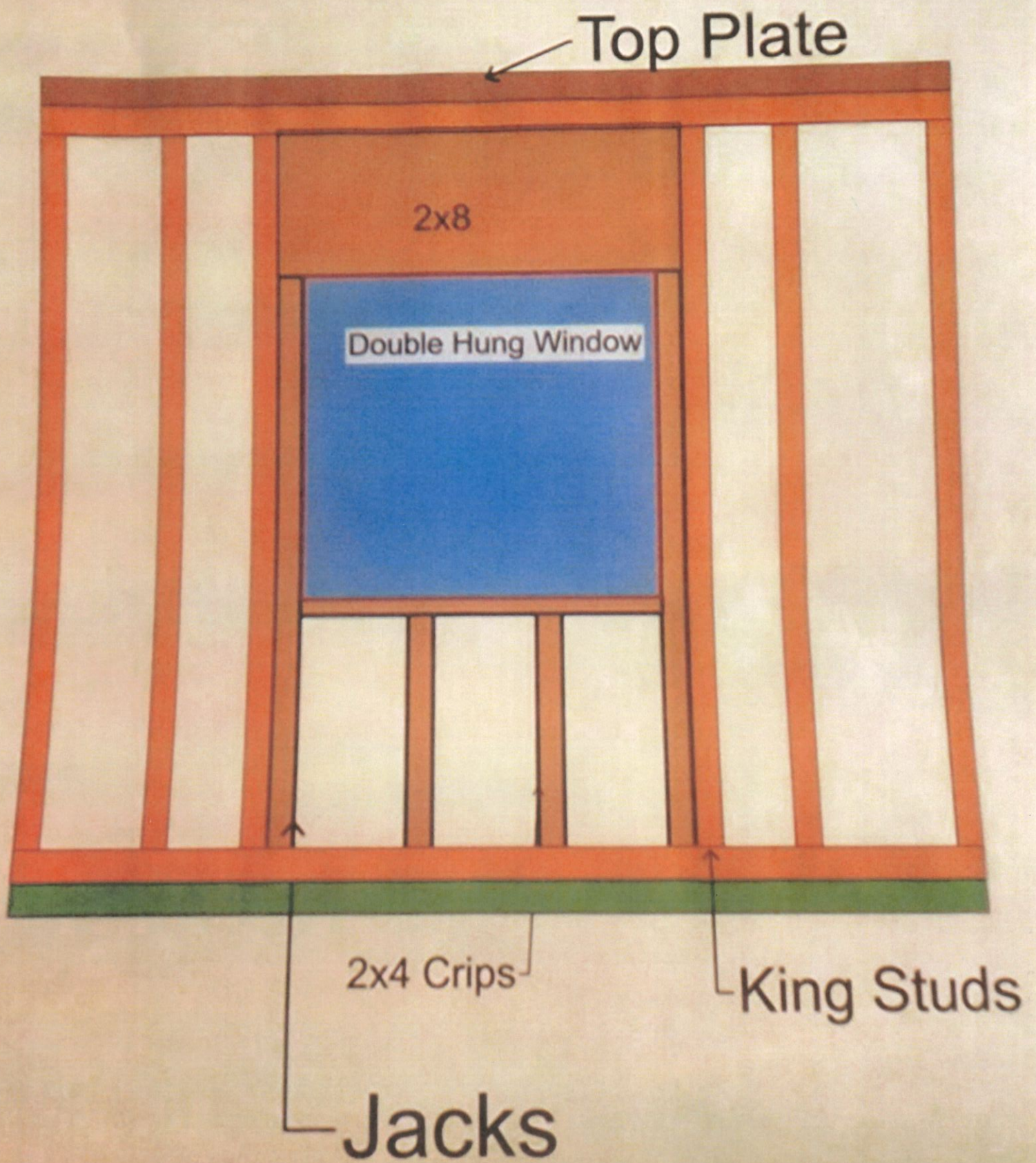
2x8

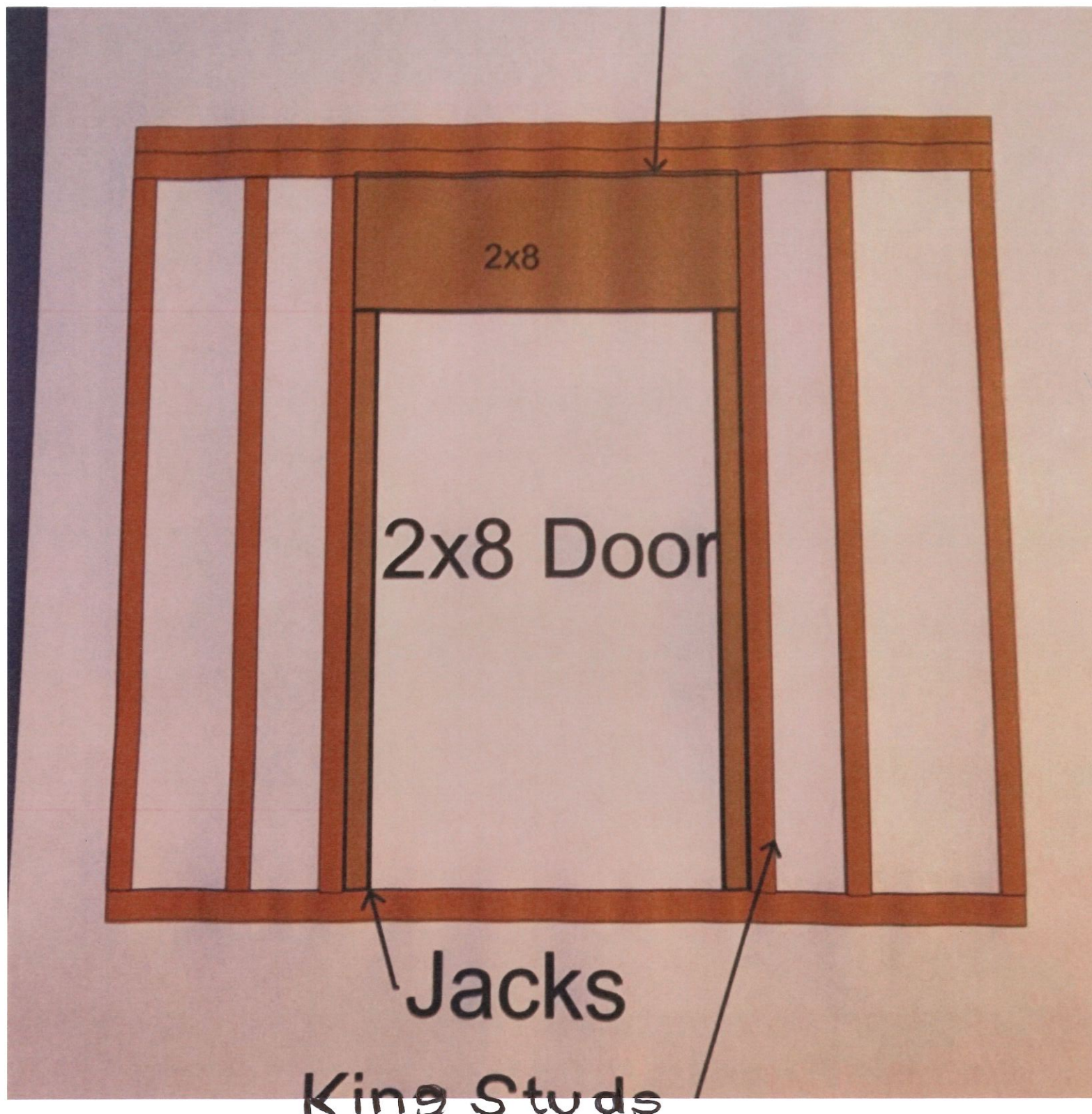
Double Hung Window

2x4 Crips

King Studs

Jacks





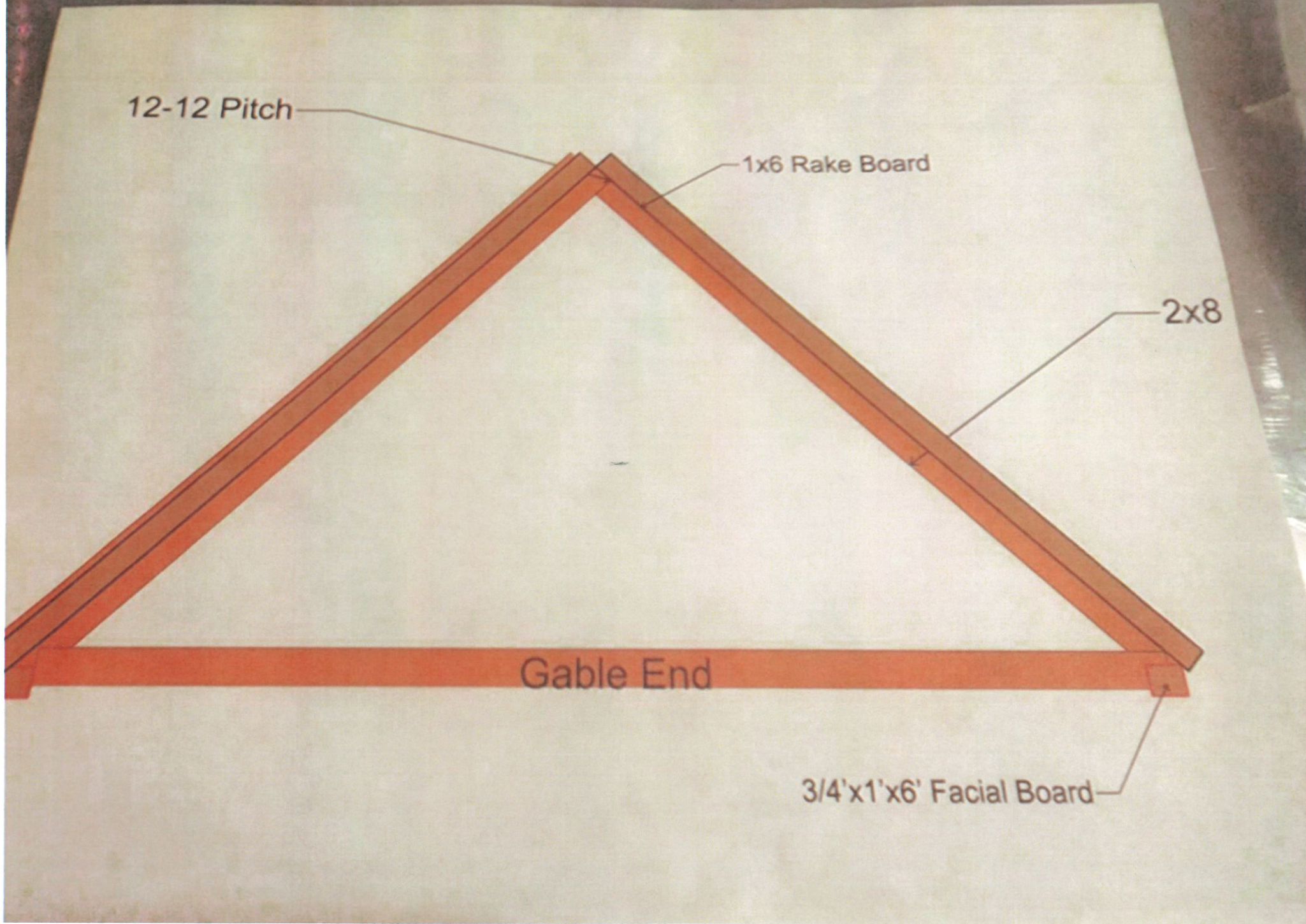
12-12 Pitch

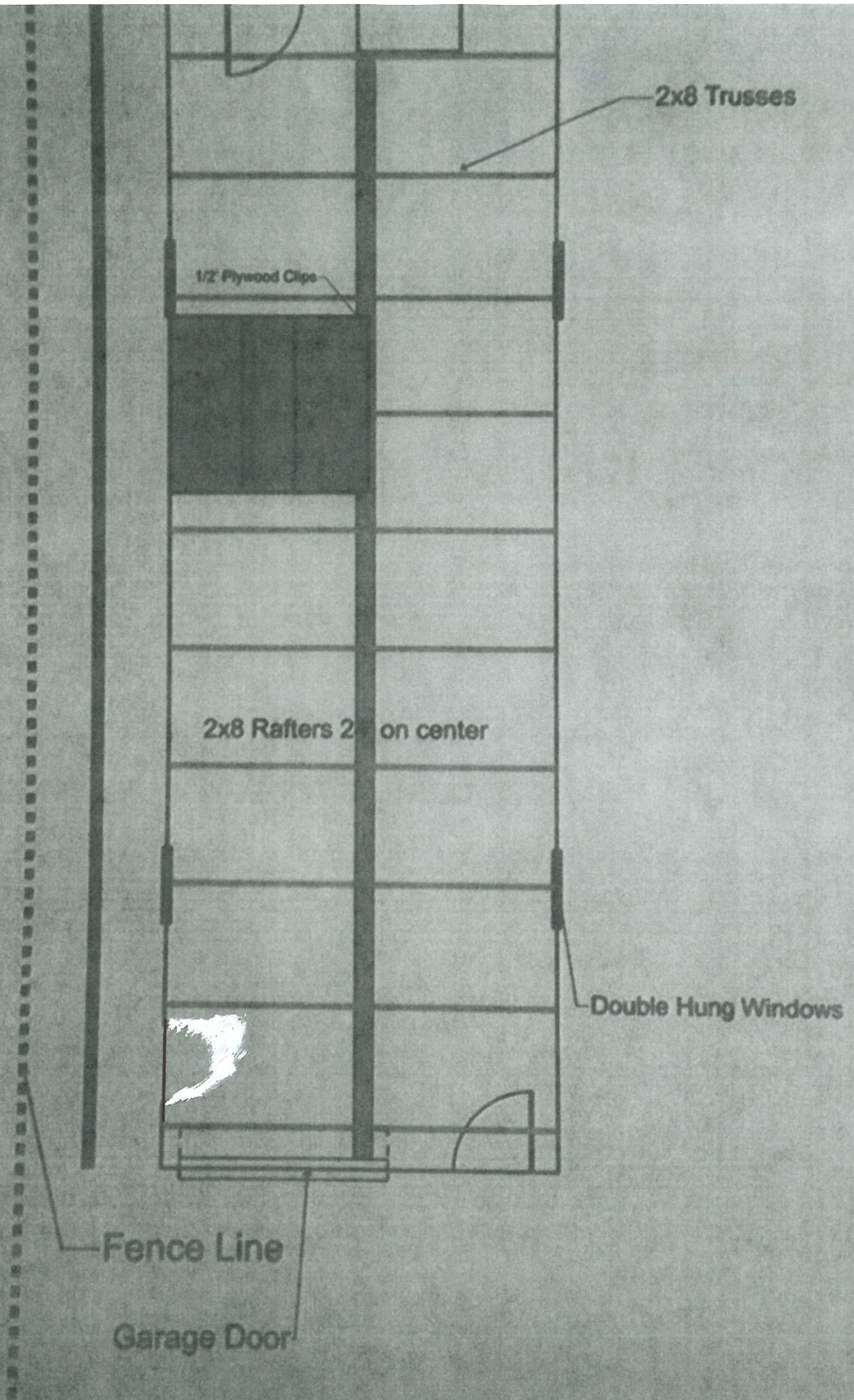
1x6 Rake Board

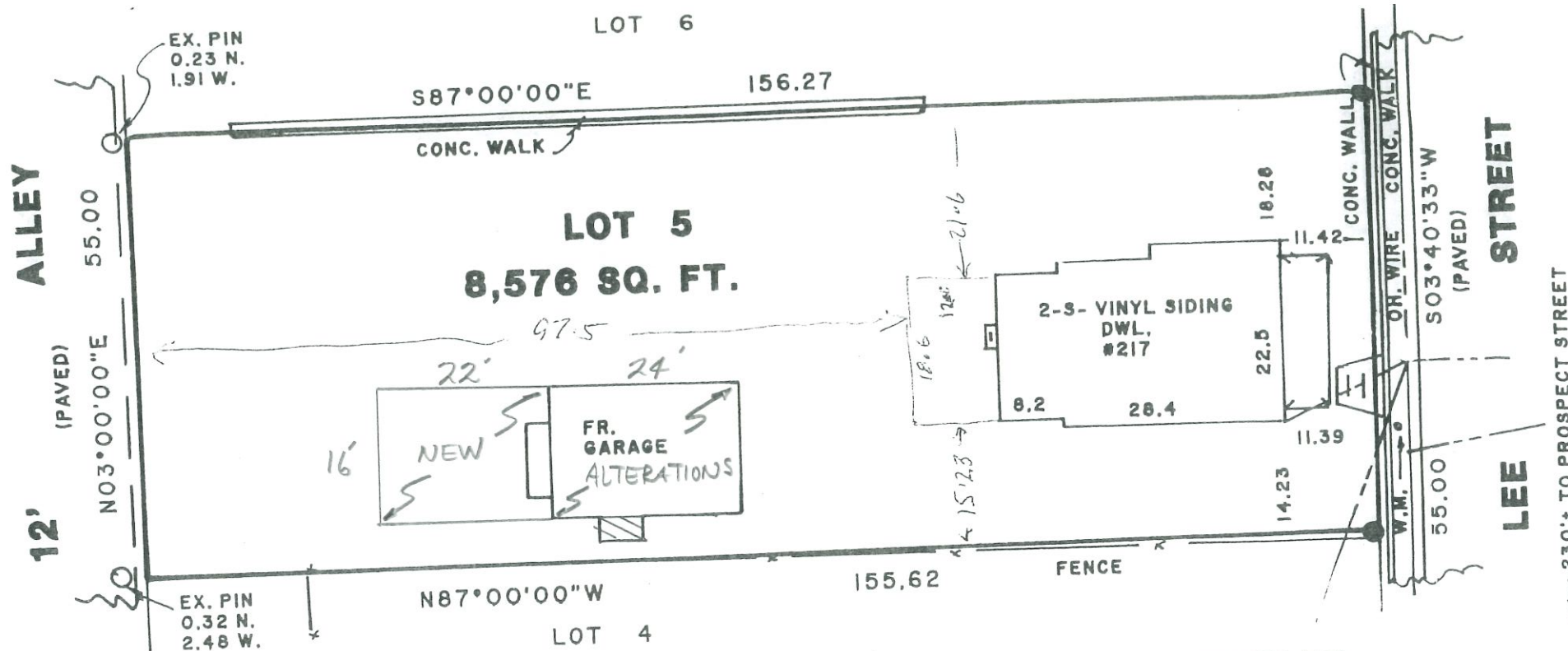
2x8

Gable End

3/4"x1"x6' Facial Board







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

SURVEY OF LOT 5 OF LOTS BELONGING TO C. H. BEATY AND
D. F. MADDOX RECORDED IN D. B. "P", PAGE 530.

FORK MAGISTERIAL DISTRICT

WARREN COUNTY

TOWN OF FRONT ROYAL, VIRGINIA

PREPARED BY

HIMELRIGHT-BILLER, PLLC
PROFESSIONAL LAND SURVEYORS
694 RED BUD ROAD, STRASBURG, VA.
PHONE 465-8767

MARCH 15, 2004

DERIVATION OF TITLE - GREGORY A.
BUTCHER INSTRUMENT #030014951.

*This was the
last survey
recorded*



ALLEY

DRIVEWAY
31.0

34.2

Fence

34.2

Door

Garage door

5.0

Proposed
garage
extension

YARD

46.0

5.0

Repaired
existing
garage

YARD

Cut-in
for
tree

Door

20.5

31.6

YARD

Deck

Back of
House

79.59

217th St

VDHR File # 112-0055-147

Architectural Style/Derivative: Vernacular Early 20th Century
of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 2

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Rear Flue?	brick?	
Dormers				
Foundation		Low	Brick	
Porch		Front	Wood/metal	1-story, 2-bay
Roof		Side gable	Metal	Standing seam
Walls		frame	Vinyl	Vinyl siding
Windows		double-hung sash	Wood	2/2 Double-hung

Brief Architectural Description of Primary Resource:
 The form of this house is similar to other side-gable houses on the west side of Lee Street. While most of these houses were built within a ten to fifteen year period, they are similar in their form but differ enough so that no two are exactly alike. # 217 has a side-passage entry; the primary facade has asymmetrical window placement; like many houses of this period, the rear ell is original, but features an addition or an original porch that has been framed in.

Brief Architectural Description of Additions and Alterations
 The porch was rebuilt: turned posts replaced with iron supports. An interior end chimney, on the north side of the roof appears to have been removed.

Brief Architectural Description of Secondary Resources:

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

Architectural and Historical Summary:
 This house is one of several of similar form on the west side of Lee Street. The side-gable frame house, 2 to 5 bays wide was popular at this period in many of Virginia's urban areas. While none of these are remarkable by themselves, the group together presents a pleasing human scale of architecture complemented by mature trees.

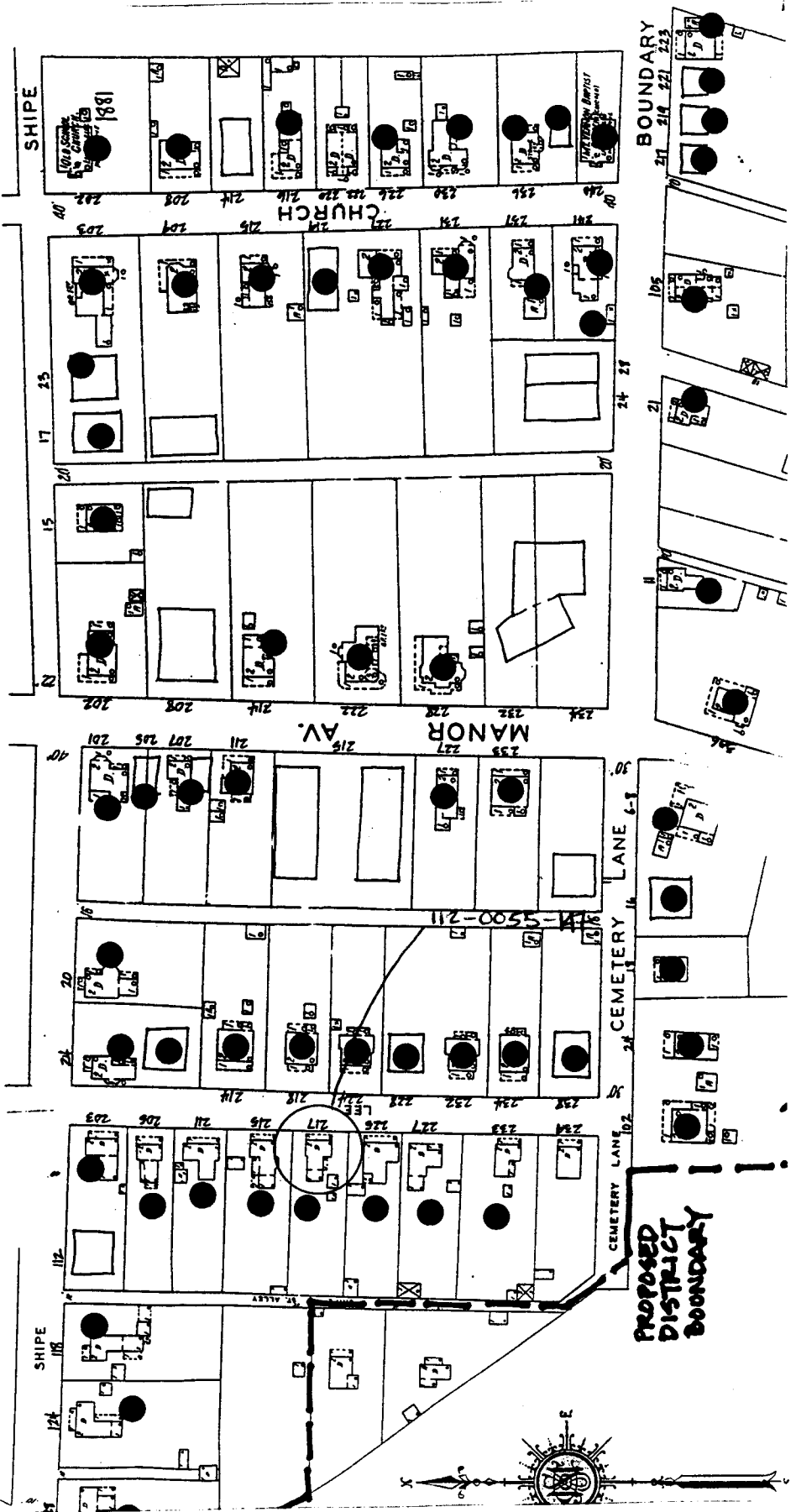
BIBLIOGRAPHY	
Type of Record	Citation
Map	1907 Sanborn Map Company
Map	1902 Sanborn Map Company
Planning Report	Historic District Mapping, K. Fogle

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION			
Media	VDHR Neg #	Frames	Date
B&W 35mm photos	12588	18 - 0	2/ 3/1993

CRM MANAGEMENT EVENTS		
CRM Event	Agency/Organization	Date
Reconnaissance Survey	Pres. Assoc. of VA/Wagner	2/ 3/1993

TOWN OF FRONT ROYAL

CONTRIBUTING STRUCTURES SHOWN WITH ●



PRESERVATION ASSOCIATES
OF VIRGINIA

1993-94
N.T.S.

COA APPLICATION #2400359

401 E. MAIN STREET



TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING

STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
JULY 9, 2024

APPLICATION #:

Certificate of Appropriateness Application
#2400359

APPLICANT:

Barbara Samuels

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application has been submitted to replace six (6) wood windows with six (6) white, double hung vinyl windows with no grids at 401 E. Main Street.

GENERAL INFORMATION:

<i>Site Addresses</i>	401 E. Main Street
<i>Owner(s)</i>	Front Royal Properties LLC
<i>Zoning District</i>	C-2, Downtown Business District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A8-8-1A1
<i>Location</i>	The building for review is located at the corner of E. Main Street and High Street.

Vicinity - Aerial (Warren County GIS)



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



Photo 2 –view of front building elevation – July 2024



Photo 3 –view of front-right building elevation – July 2024



Photo 4 –view of right building elevation facing High Street – July 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 1890-1920) 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). Brief Architectural Description of Primary Resource: This three-story Commercial Vernacular building has an elaborate cornice, that appears to have been added later. It has dentils, and small brackets with raised panels between. Below the cornice there are three courses of brick work with alternating raised headers, which have been painted a contrasting color. The second and third floors each have two windows with 1-over-1 double-hung sash, brick lintels, and concrete sills. The store front has been modified in a fanciful interpretation of a late-19th-century commercial building, with a traditional facade of plate glass windows flanking a recessed entrance bay, topped by a glass transom. Over the transom is a shallow pent roof on large scrolled brackets, and turned spindles are spaced at intervals in front of the transom. Brief Architectural Description of Additions and Alterations The store front has been remodelled at the street level, and its cornice appears to have been added later.

<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 to replace wooden windows with vinyl. The request is for 6 windows total, four (4) windows are located on the front of the building and two (2) windows are located on the south elevation facing High Street.

This is a contributing structure located at 401 E. Main Street. There does appear to be some deterioration to the existing windows. The BAR needs to determine the appropriateness of the replacement.

ATTACHMENTS:

- Certificate of Appropriateness Application and Supporting Documents
- Historic Reconnaissance Survey

RECEIVED
JUN - 5 2024

TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT
#2400359

CERTIFICATE OF APPROPRIATENESS
APPLICATION
TOWN OF FRONT ROYAL

☐ New Construction ☐ Rehabilitation ☐ Sign
☒ Other Replace 6 windows

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: Barbara Samuels

Address of Applicant: 400 E. Jackson St.
(540) Front Royal

Phone Number: 551-2592 E-Mail: bsamuelsrealtor@yahoo.com

Property in Question:

Street Address: 401 E. Main St. Front Royal

Tax Map Number: 20 A8 8 1A1

Historic District: ☐ Downtown Residential Area

☒ Downtown Business Area

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

☐ Yes

☒ No

If Yes, please describe:

PLEASE COMPLETE REVERSE SIDE

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

See attached description of proposal

Replace 6 Wood Windows with 6 Vinyl Windows
(42.5 x 60.5 - 4 Windows on front of building) and (35.5 x 68.5 - 2 Windows on side of building)

Also include the following as applicable:

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

Signature of Applicant: Barbara Samuels

Date

6/5/2024

Signature of Representative (if applicable): _____

Date _____

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

OFFICE USE ONLY

Action Taken _____

Zoning Administrator

Date

Application Fee ~~\$50.00~~ ^{\$100.00}

- Pd by CK#1431 on 6-5-24

Description of Proposal:

Install 6 new vinyl windows

4 windows are located on the front of 401 E Main St.



Front Elevation

4 windows

2 windows are located on the south elevation facing the High St. alley.



South Elevation

2 windows

35.5 x 48.5

Description of Proposal page 2

The new windows will be Harvey vinyl windows

Window description: Double hung, white vinyl, no grids

They will match the windows on the back of the building that have already been replaced



Rear Elevation

Back windows
Vinyl / no grids
double-hung
white color

Subject Photographs



Front Elevation



South Elevation



HARVEY
WINDOWS + DOORS

www.harveywindows.com

Manufacturing
ACKNOWLEDGEMENT

Window Drawings

Harvey Building Products

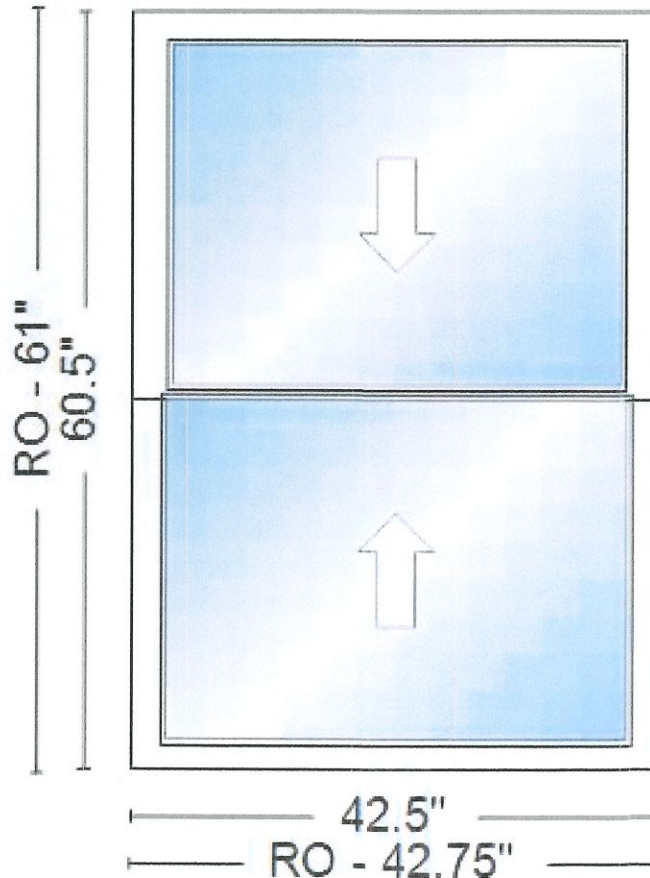
BILL TO:

84 LUMBER 1724/Front ROYAL VA
1019 ROUTE 519 BLDG #8
EIGHTY FOUR, PA 15330-2813
Phone: (800) 487 - 8422 Fax: (724) 229 - 4437

SHIP TO:

84 LUMBER 1724/Front ROYAL VA
9071 WINCHESTER RD
Front ROYAL, VA 22630-0000
Phone: (540) 636 - 8420 Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO		CREATED	ORDERED	ORDER TYPE
5882410	1143124			6/3/2024	Quote Only	
ORDERED BY		STATUS	SHIP VIA	JOB NAME		
		None	Whse Delivery			
CLERK				MESSAGE		
S.Mowbray - Sidney Mowbray						
LINE #				QTY		
10000-1				1		

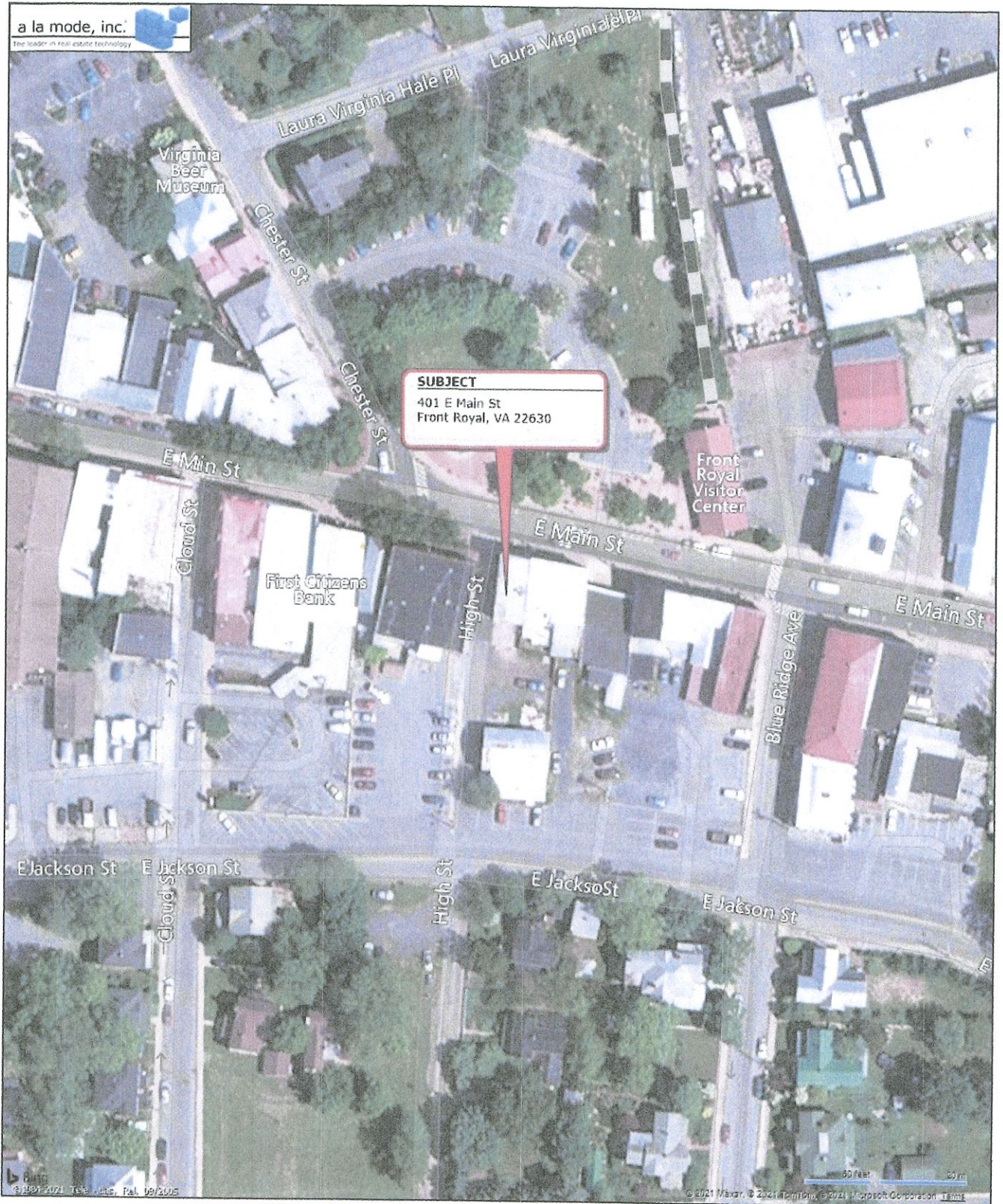


white vinyl
no grids
double-hung

Front + 4
windows

Room Location: None Assigned

Aerial View



Plat Map



06/06/1994

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 112-0055-038

Property Name:
Address 401 East Main Street
Current Windrow Gallery
NR Property Category: Building
Wuzit: Commercial Building
Tax Code: Section Parcel
=====

8 1

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

ADDRESS/LOCATION INFORMATION

Address: 401 East Main Street 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	Commercial Building	Contributing

TOTAL: 1
Contrib: 1
Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:
Estimated Construction Date: 1890-1920
Source of Date: site visit/map
Physical Status: Existing
Condition: Good
Threat: None Known

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Vernacular Commercial

# of Stories:	2.0	# of Bays Wide:	4	# of Bays Deep:	0
Component	#	Form/Treatment	Material	Matr'l	Treatment
Roof		Shed			
Walls		veneered?	Brick		
Windows		Plate glass	Metal		
Windows		double-hung sash	Wood	1-over-1	

Brief Architectural Description of Primary Resource:
This three-story Commercial Vernacular building has an elaborate cornice, that appears to have been added later. It has dentils, and small brackets with raised panels between. Below the cornice there are three courses of brick work with alternating raised headers, which have been painted a contrasting color. The second and third floors each have two windows with 1-over-1 double-hung sash, brick lintels, and concrete sills. The store front has been modified in a fanciful interpretation of a late-19th-century commercial building, with a traditional facade of plate glass windows flanking a recessed entrance bay, topped by a glass transom. Over the transom is a shallow pent roof on large scrolled brackets, and turned spindles are spaced at intervals in front of the transom.

Brief Architectural Description of Additions and Alterations
The store front has been remodelled at the street level, and its cornice appears to have been added later.

Brief Architectural Description of Secondary Resources:

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

Architectural and Historical Summary:
This building appears to date from the very late 19th century or early 20th century. On this site in 1897 there was a building with a similar footprint; its outline remained the same through 1927. The building's original use is not clear.

BIBLIOGRAPHY

Type of Record	Citation
Map	Sanborn Map Company
Planning Report	Town of Front Royal Planning Dept., Map Amendments...

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

=====				
Media	VDHR Neg #	Frames	Date	

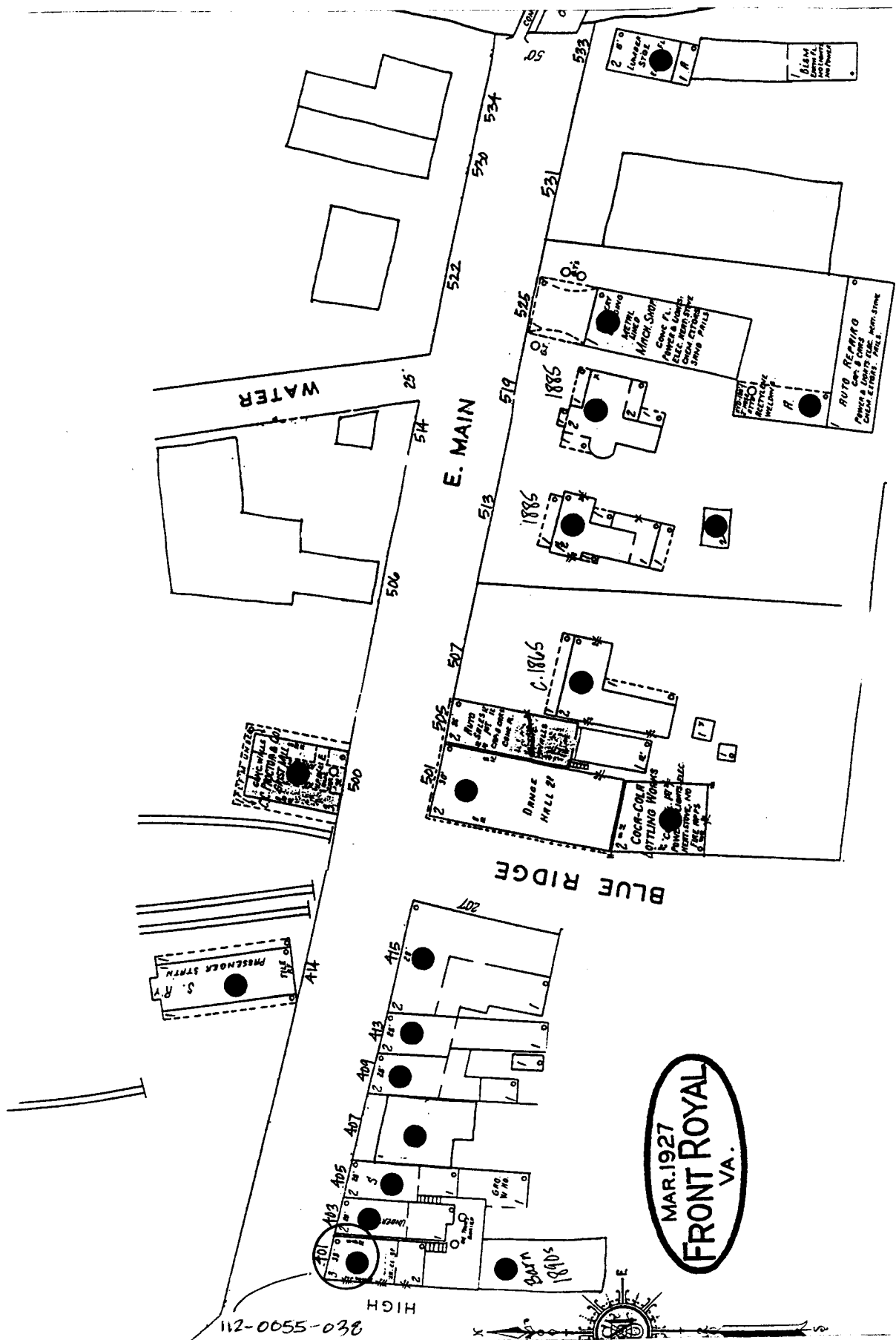
B&W 35mm photos	1258512584	11 - 0	1/28/1993	

CRM MANAGEMENT EVENTS

=====		
CRM Event	Agency/Organization	Date

Reconnaissance Survey	Pres. Assoc. of VA/Smead	1/28/1993

TOWN OF FRONT ROYAL



PRESERVATION ASSOCIATES
OF VIRGINIA

1993-94
N.T.S.

CONTRIBUTING STRUCTURES SHOWN WITH

COA APPLICATION #2400375

240 BLUE RIDGE AVENUE



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
JULY 9, 2024**

APPLICATION #:

Certificate of Appropriateness
Application #2400375

APPLICANT:

TEDDY STOUT CONSTRUCTION, INC.

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application for demolition of a contributing structure in the Historic District due to a structure fire located at 240 Blue Ridge Avenue.

GENERAL INFORMATION:

Site Addresses	240 Blue Ridge Avenue
Owner(s)	Teddy Stout Construction, Inc.
Zoning District	R-3, Residential
Historic District	Front Royal Historic Overlay District
Tax Identification	20A7-4-178
Location	The subject building is located at the northeast corner of the intersection of Blue Ridge Avenue and East Prospect Street.

Vicinity - Aerial (Warren County GIS)



Photo 1 – Front Elevation – Reconnaissance Survey 10/05/1996



Photo 2 – Front Left Elevation – Warren County GIS – April 8, 2014



Photo 3 – Front Elevation – Googl Maps – September 2023



Photo 4 – Front Left Elevation – Googl Maps – September 2023



Photo 4 – Above/Front Elevation - Drone Photograph – June 25, 2024



Photo 5 – Right Side Facing E. Prospect Street - Drone Photograph – June 25, 2024



Photo 6 – Roof - Drone Photograph – June 25, 2024



Photo 7 –Left Side- Drone Photograph – June 25, 2024



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 1890) 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. Architectural Description ----- Three-story corner tower w/conical roof and ball finial. Windows have multiple small panes around outside edge. Two-story bay window on side. 1-story, 6-bay wrap-around porch w/ turned posts, spindle frieze, sawn brackets. Double front doors. ARCHITECTURAL AND HISTORICAL STATEMENT ===== Good example of Queen Anne style dwelling. One of the finest examples of this style in Front Royal. Original wooden shingles may be underneath later asphalt shingles. The house anchors an prominent corner and the corner makes a significant gesture towards the intersection. The site also includes nice trees.

<i>Incentives for Rehabilitation</i>	• Partial Real Estate Tax Exemption. Pursuant to Section 175-97 of the Town Code, owners that engage in approved rehabilitation projects have the ability to seek a 10-year tax exemption equal to the increase in assessed value resulting from the rehabilitation. • State Tax Income Credit. The Virginia Rehabilitation Tax Credit Program allows property owners who complete a certified rehabilitation project to receive an income tax credit on 25% of their eligible expenses and an additional 20% credit through the Federal Rehabilitation Tax Credit Program.		
<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.		

STAFF COMMENTS:

The request is to demolish a building that was substantially damaged in a house fire which occurred on November 24, 2024. The Fire Marshall did not declare the structure to be unsafe at the time of the fire.

The property does meet the definition of an unsafe structure per the property maintenance code.

UNSAFE STRUCTURE

An existing structure **determined by the code official** to be dangerous to the health, safety and welfare of the occupants of the structure or the public because of, but not limited to, any of the following conditions:

1. The structure contains *unsafe equipment*.
2. The structure is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is likely.
3. The structure is unsecured or open.
4. The degree to which the structure is in disrepair or lacks maintenance, ventilation, illumination, sanitary or heating facilities or other essential equipment.
5. The required plumbing and sanitary facilities are inoperable.

The applicant is requesting permission to demolish what remains of the existing structure and intends to redevelop the lot.

Town Staff has provided the following attachments for additional information purposes:

- Addendum to Historic Overlay District Guidelines, Demolition Review Guidelines. (Attachment C)
- Letter from Fire Marshall Office

Attachments:

- Certificate of Appropriateness Application
- Historic Reconnaissance Survey

ADDENDUM

DEMOLITION REVIEW GUIDELINES

- 1) **Contribution to Historic District.** Is the building identified as a contributing structure? This is typically determined from the Front Royal Historic District records.

☐ **YES.** Continue.

☐ **NO.** The building is a candidate for demo. 

- 2) **Structural Integrity.** Does the building retain structural integrity? The following may be used to evaluate and determine if a building retains its structural integrity?

- A site visit by the BAR members to more closely inspect and evaluate the building.
- An unbiased report from a licensed structural engineer or licensed architect that addresses structural integrity.
- A report from the local building official.
- Testimony of expert witnesses at the public hearing at which the demolition request is being considered.

☐ **YES.** Continue.

☐ **NO.** The building is a candidate for demo. 

- 3) **Feasibility.** Upon review of the facts of the application, public testimony, and Town records, what factors limit renovation of the building instead of demolition, as determined by the BAR.

- ☐ Significantly higher costs than new construction.
- ☐ Poor Marketability, due to location or lack of usable space.
- ☐ Environmental Factors.
- ☐ Local, State, or Federal Regulations.
- ☐ The building is recognized as blighted.

☐ **1-2 box checked.**  The building is NOT a candidate for demo.

☐ **3 or more boxes checked.** Continue.

- 4) **Due Diligence.** Has the applicant given due diligence? Due diligence includes seeking renovation of the property for an extended period of time; allowing the relocation of the building (if offered by a 3rd party); and salvaging portions of the building.

☐ **YES.** The building is a candidate for demo. 

☐ **NO.**  The building is NOT a candidate for demo.

The Town of Front Royal Board of Architectural Review (BAR) shall give consideration of the following review factors when considering an application to demolish a building or structure. Each factor shall be considered in the order they are listed as outlined in the left hand column of this page.

- 1) Contribution to the Historic District
- 2) Structural Integrity
- 3) Feasibility
- 4) Due Diligence

REVIEW FACTORS

If the applicant successfully demonstrates that the building is a candidate for demolition, the Board of Architectural Review MAY consider the following:

- The BAR may require that the applicant conduct a reconnaissance or intensive-level survey in accordance with the Virginia Department of Historic Resource's Guidelines for Conducting Cultural Resource Surveys in Virginia.
- The applicant must conduct a Phase 1 archaeological study to document historic information that is important to the Town of Front Royal.
- The BAR may require that demolition application be reviewed concurrently with plans for new construction.
- Assurance that the demolition will be completed once started. A surety, such as a performance bond, from the contractor is a suitable method for assuring completion.
- Assurance that the completion of the demolition will occur in a reasonable amount of time.

DISCLAIMER: All required local, state, and federal permits or approvals are required separate from, and in addition to, the BAR's consideration of a Certificate of Appropriateness for demolition.

COUNTY OF WARREN



Department of Fire and Rescue Services

200 Skyline Vista Drive, Suite 200

Front Royal, Virginia 22630

Phone: (540) 636-3830

FAX: (540) 636-9986

Email: jbonzano@warrencountvfire.com

James G. Bonzano, II
Fire Chief

BOARD OF SUPERVISORS

CHAIR

Cheryl L. Cullers
*South River
District*

VICE CHAIR

Delores R. Oates
*North River
District*

Jerome K. Butler
*Happy Creek
District*

Vicky L. Cook
*Fork
District*

Walter J. Mabe
*Shenandoah
District*

Dr. Edwin C. Daley
County Administrator

To: *Lauren Kopishke*
Planning Director / Zoning Administrator
Town of Front Royal

From: Gordon Foster
Assistant Fire Marshal
Warren County Fire and Rescue Services

Date: July 3, 2024

Ref: 240 Blue Ridge Ave Front Royal, VA

The house fire that occurred on November 24, 2023, owned by Linda Watkins at 240 Blue Ridge Avenue in Front Royal was investigated by the Warren County Department of Fire and Rescue Services. Warren County Department of Fire and Rescue Services has closed the investigation of the fire. The property was turned over to the insurance company and Rick Watkins son of Linda Watkins.

Gordon Foster

Assistant Fire Marshal

Warren County Fire and Rescue Services

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: Teddy Stout Construction Inc
Address of Applicant: PO Box 1489
Front Royal, VA 22630
Phone Number: 540-660-5538 E-Mail: Dani@teddystout.com
Property in Question:
Street Address: 240 Blue Ridge Ave
Business Name (if applicable) _____
Tax Map Number: 20A7-4-178
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:

Zoning Permit #2400374

Revised 6-25-12

PLEASE COMPLETE REVERSE SIDE

RECEIVED
JUN 13 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

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):

Demolition of Burnt Structure

**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 _____

Signature of Representative (if applicable): _____

\$100.00 Fee **BAR Review** Receipt # 817196 Date 6/13/24

\$200.00 Fee **Demolition of Historically Significant Structure**

pd
Check#
1726

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 6/13/24 BAR Meeting Date: 7/9/24

Action Taken: _____

Zoning Administrator

RECONNAISSANCE SURVEY FORM

IDENTIFICATION
=====

VDHR IDENTIFICATION #: 112-0055-248

Property Names

House, 240 Blue Ridge AveCommon

NR Resource Type: Building
VDHR Historic Context: Domestic

ADDRESS/LOCATION
=====

Addresses

240Blue Ridge AvenueCurrent

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

Local Tax Code: Section Parcel
20A74-178

Location: northeast corner of intersection of Blue Ridge Avenue and
Prospect Street

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

SITE DESCRIPTION
=====

Site plan on file at VDHR? Yes

Physical Character of General Surroundings: Town
Physical Character of Immediate Setting: Residential

Site Description Notes/Notable Landscape Features

The house sits at the front of a flat lot that includes
several mature trees.

CLASSIFICATION AND COUNT
=====

NR Resource Type: BuildingOwnership Categories: P

NR Resource Count

1 Building	Contributing	TOTAL:	1
		Contrib:	1
		Non-Contrib:	0

1 Single Dwelling	Contributing	TOTAL:	1
		Contrib:	1
		Non-Contrib:	0

=====

Condition: Good Threat: None

Component	#	Type or Form	Materials	Treatment
Bay window	0	2-story	Wood	
Door	0	Double	Wood	Panel/Transom
Foundation	0	Solid		
Porch	0	Wrap-around	Wood	Queen Anne
Roof	0	Hipped-complex	Metal	Standing Seam
Roof	0	Conical	Metal	Pressed Shingle
Tower	0	Corner	Wood	Queen Anne
Walls	0	Frame	Asphalt	Shingle
Windows	0	Sash, double-hung	Wood	Queen Anne sash

Architectural Style/Derivation: Queen Anne

Interior Description

Accessed? If not, why not?:

Interior Description:

Architectural Description

Three-story corner tower w/conical roof and ball finial.
Windows have multiple small panes around outside edge.
Two-story bay window on side. 1-story, 6-bay wrap-around
porch w/ turned posts, spindle frieze, sawn brackets. Double
front doors.

SECONDARY RESOURCES DESCRIPTION

=====

An outbuilding exists on the property which may or may not be a
contributing resource. Regardless, this structure needs to be
documented photographically.

SIGNIFICANCE

=====

Year Built: 1890 Source of Year Built: Site Visit

ARCHITECTURAL AND HISTORICAL STATEMENT

=====

Good example of Queen Anne style dwelling. One of the finest examples of
this style in Front Royal. Original wooden shingles may be underneath
later asphalt shingles. The house anchors an prominent corner and the
corner makes a significant gesture towards the intersection. The site
also includes nice trees.

BIBLIOGRAPHIC DATA

=====

GRAPHIC DOCUMENTATION

=====

Medium	Media	ID#	Frame(s)	

B&W 35mm Photos	12820		37 0	2/ /1993

CURRENT OWNERSHIP INFORMATION

=====

SURVEYOR'S NOTES

=====

CULTURAL RESOURCE MANAGEMENT

=====

Date	CRM Event	Agency/Individual	Assoc ID#
------	-----------	-------------------	-----------

2/ /1993 Reconnaissance
Survey

Preservation Assoc.- Neville
Neville