



BOARD OF ARCHITECTURAL REVIEW
7:00 PM, Tuesday, September 10, 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

- July 9, 2024 – Regular Meeting
- April 9, 2024 – Work Session
- May 14, 2024 – Work Session

III. NEW BUSINESS

- **COA Application #2400479** – A Certificate of Appropriateness Application submitted by Julie Wise to construct a 25' x 35' garage and connect it to the house by a covered walkway at 241 Church Street, identified by Tax Map 20A7-4-119A. The property is zoned R-3, Residential District and is located in the Historic Overlay District.
- **COA Application #2400480** – A Certificate of Appropriateness Application submitted by Teddy Stout Construction, Inc. to construct a duplex at 240 Blue Ridge Avenue, identified by Tax Map 20A7-4-178. The property is zoned R-3, Residential District and is located in the Historic Overlay District.

IV. OTHER

V. ADJOURNMENT

MINUTES

JULY 9, 2024 – REGULAR MEETING



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 July 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
Holly Rhodenhizer
Ellen Aders

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

APPROVAL OF MINUTES

- April 9, 2024, Regular Meeting

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

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

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.

Mr. Ware explained that the application request was for 217 Lee Street. The accessory structure is located in the rear of the property which is accessed by Cemetery Lane and is a non-



contributing structure. The Certificate of Appropriateness request is for partial demolition of the existing garage and to extend the garage an additional 22' towards Cemetery Lane. On the exterior it 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. Mr. Ware noted that staff and board members conducted a site visit and concluded that the existing garage is the non-contributing structure listed in the Historic Survey based on the Masonite siding. This application was before the board because staff cannot approve this size structure administratively in the Historic District.

A brief discussion ensued among board members.

Ms. Snyder moved, seconded by Ms. Rhodenhizer to approve the application as written.

VOTE: Yes – Aders, Waters, Vaughan, Snyder, Rhodenhizer

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

- **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.

Ms. Aders stated she would abstain from the discussion and the vote as the applicant Barbara Samuels is a customer of hers and she insures the building listed on the application. Ms. Aders left the table but remained in the room.

Mr. Ware explained that the application is for 401 E. Main Street and noted that the building is a contributing structure. The applicant is requesting to replace six (6) wood windows with six (6) double hung white vinyl windows without grids. The windows to be replaced are four (4) windows on Main Street and two (2) windows on the High Street side of the building. The estimated date of construction is between 1890-1920. The windows are noted in this Historic Survey report as one over one, double hung wood sash with brick lintels in concrete seals. There has been some remodeling on the rear of the building and vinyl windows were installed. There is no record of when the windows were replaced at the rear of the building. Photographs were displayed showing damage to the interior of the wood windows. A site visit was conducted on June 25th.

Chairman Waters expressed concern that vinyl windows have a much wider sash and change the look of the opening which is something the board tries to avoid.



The applicant Barbara Samuels daughter stated their contractor said he could not find anyone who sells wood windows noting that Anderson Windows has a wood window with aluminum clad.

Ms. Snyder asked the applicant if they had considered repairing the windows.

The applicant's daughter explained they could fix the rotting at the bottom of the windows but there was no way to repair the sashes. She noted that one of the contractors had stated it looked like the sashes had been removed at some point.

Board members agreed they would like the following information regarding the window replacements:

- A detailed drawing of the replacement windows with dimensions (depth of sash and width of the jam).
- How the units will fit into the space.
- Are they replacing the sash or the entire window and casing.
- If looking at vinyl replacement windows the applicant will need to verify they will not drastically alter the look.

Chairman Waters expressed that the board would like to see like for like replacements that match the profile. If this occurs staff could then approve the replacement windows administratively.

Ms. Snyder moved, seconded by Vice Chairman Vaughan to postpone the vote until the applicant can provide more information on the dimensions, and jams.

VOTE: Yes – Rhodenhizer, Vaughan, Waters, Aders, Snyder

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

PUBLIC HEARING

- **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.

Chairman Waters read the guidelines for a public hearing.

Mr. Ware explained that COA Application #2400375 is for the demolition of a contributing structure at 240 Blue Ridge Avenue. The house is located at the corner of Blue Ridge Avenue



and East Prospect Street and was built in circa 1890. As stated in the Historic Survey the house sits at the front of a flat lot that contains mature trees. The house anchors a prominent corner, and the corner makes a significant gesture towards the intersection.

In November 2023 the house caught on fire and sustained significant damage to the entire structure. Mr. Ware reviewed the portion of the Town Code regarding demolition of a historic structure which states it is required to go before the Board of Architectural Review. The Historic Survey from the Preservation Society mentioned that the lot and trees hold significant value to the property. Regarding questions asked about the foundation, the only note about the foundation is that it had a “solid foundation”. The report did not mention that the foundation had any significance toward the structure.

An addendum provided in the staff report provides guidelines and questions to discuss to determine if the property warrants demolition of a historic structure.

The Property Maintenance Official sent a letter on May 24, 2024 declaring the building unsafe due to the fire damage. The property owner notified the Town on June 6, 2024 that they were listing the property for sale. Since that time the property was sold, and the current owner was aware of the property being damaged and that there was a violation letter from the Property Maintenance Official declaring the property to be unsafe. Part of the letter to the owner declaring the property unsafe gave a deadline to abate the problem. Town staff did not enter the structure as it was declared unsafe.

Drone photographs were shown at the meeting. All floors were damaged throughout the building. The structure was fully engulfed in flames and there was significant fire damage. Initial review from property maintenance is that the structure was not salvageable, and this is why it was declared unsafe.

The applicant, Teddy Stout stated they are going to tear the structure down. Referring to the large tree that was mentioned; that tree is located on the property line and noted there is one limb that will have to be trimmed however the tree will not be torn down. Mr. Stout said there was no way to build back on the foundation. In Virginia he is required to warranty the foundation for five (5) years and that cannot be done.

Chairman Waters asked if a structural engineer had viewed the structure.

Mr. Stout explained he had walked through the entire house. In the year this house was built they used 2 ½” x 4 ½” studs and in some places the house has ½” studs. The joists and roof are totally gone.

Ms. Aders asked staff if the current property owner or previous owner received the letter regarding the deadline for an abatement plan and asked if that letter transferred with the sale of the property.

Mr. Ware stated that the previous owner received the letter.



Mrs. Stout shook her head no they did not receive a copy of the letter with the sale of the property.

Mr. Ware reiterated that the previous property owner received a letter from Town staff declaring the property unsafe giving them a deadline for an abatement plan. The present owner was aware of the nature of the building when they purchased the property.

Chairman Waters clarified with the applicant that they had not had a structure engineer walk through the property.

Mr. Stout stated that the Warren County Building Official David Beahm wrote a letter stating that he does not recommend building on the existing foundation. Mrs. Stout showed the letter to BAR members.

Chairman Waters opened the public hearing.

There were no speakers present. Chairman Waters closed the public hearing.

The applicant was asked if they would like to offer a rebuttal but declined.

Ms. Rhodenhizer moved, seconded by Vice Chairman Vaughan for the demolition of 240 Blue Ridge Avenue as proposed.

BAR members held some discussion noting Mr. Stout was an experienced contractor who has a plan for demolition to include dust management. There is not an engineer report but there was a letter from David Beahm stating the foundation could not be saved. The applicant stated that some trees would be saved/maintained with the overall look of the lot remaining the same. BAR members agreed the structure is a public safety issue and would become a matter of how long it would sit there if not approved for demolition. BAR members reviewed the Addendum for Demolition.

The discussion ended and the following vote was taken.

VOTE: Yes – Rhodenhizer, Vaughan, Waters, Aders, Snyder

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

OTHER

Ms. Snyder and Ms. Rhodenhizer mentioned they would like to offer applicants a list of contractors that provide historic resources and construction.

Ms. Aders asked for an update for the unapproved fence being installed on Blue Ridge Avenue.



Mr. Ware stated a stop work order had been issued.

ADJOURNMENT

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

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

VOICE VOTE

The meeting was adjourned at 8:10 p.m.

Approved by Board of Architectural Review
Date: _____

MINUTES

APRIL 9, 2024 – WORK SESSION



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 work session 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 work session to order at 7:42 p.m. The work session followed the regular Board of Architectural Review meeting.

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

DISCUSSION

Items to be completed for May 14th BAR Meeting

1. **Ms. Kopishke** - have IT at the next BAR meeting to set up emails.
2. **Ms. Kopishke** - obtain a price quote on Historic District Guidelines Survey.
3. **Chairman Waters** tweak the letter Ms. Kopishke sent him notifying Historic District Property owners.
 - Collin send the revised letter to Ms. Kopishke when complete.
4. **Chairman Waters, Ms. Aders, Ms. Snyder and Vice Chairman Vaughan** – Review and focus on the first 3 sections of the current guidelines and summarize changes (bullet points), additions/deletions. Email suggestions to Chairman Waters. Ms. Kopishke to meet with Chairman Waters 2 weeks before BAR meeting to go over items.



5. **Ms. Aders** - obtain a copy of Warrenton Historic District Guidelines.
6. Historic District Map Link on Website.
7. Move Historic District Guidelines to top of BAR page on Website.

ADJOURNMENT

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

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

VOICE VOTE

The meeting was adjourned at 8:20 p.m.

Approved by Board of Architectural Review
Date: _____

MINUTES

MAY 14, 2024 – WORK SESSION



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 work session of the Board of Architectural Review of the Town of Front Royal, Virginia was held on May 14, 2024, in the Town Hall East Conference Room.

CALL TO ORDER

Chairman Waters called the Board of Architectural Review work session to order at 7:00 p.m.

ROLL CALL

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

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

DISCUSSION

- Historic District Property Owners

Board members agreed on the verbiage in the letter written by Chairman Waters and for staff to send it out to Historic District property owners. Board members suggested adding a QR Code to the letter with a link to the website.

- Historic District Guidelines

Action Items:

- Ms. Kopishke will create a spreadsheet with each BAR members comments once received.
- Place the Historic District map on BAR page on the Town website.
- Need clarification of the Historic District map boundaries.

BAR members briefly discussed the Warrenton Historic District Guidelines.



Comments on the sign section:

Under temporary window signs where it states the quantity should cover no more than 25% of the window should be placed under the size section.

On page 4 move the “Certificate of Appropriateness” section to the beginning of the sign section on page 3 and remove the first paragraph currently under signs.

Obtain new photographs of signs.

Possibly create a palette or color wheel for “Color” section.

Have a section called “Design” to take the place of “General Placement” to include the following:

- Sign design must be compatible with the architecture of the building and the streetscape (Taken from General Placement)
- Color
- Sign messages may be creative but shall not include offensive language (Taken from General Placement)
- Location or placement
- Size
- Lighting
- Materials

Include examples (photographs) of types of signs.

“Cornices and Roofing” Section:

Change section title to “Roofing, Gutters and Cornices”.

At the beginning of the entire document and each individual section there needs to be a clear statement of the requirement to obtain a Certificate of Appropriateness either Administrative or by the Board of Architectural Review.

Add a gutter section to the document.

Create a list of questions to ask your contractor.

Provide a list of contractors related to historic restoration.



Action items:

Ms. Kopishke send language from the draft sign ordinance.

Ms. Aders take pictures of signs.

Chairman Waters provides pictures of cornices, roofing and gutters.

Ms. Kopishke send Google document of the Guidelines for Board members to edit.

Include a section about mature trees.

Charles Hutching resend Town emails with instructions for use.

ADJOURNMENT

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

VOTE: Yes – Vaughan, Rhodenhizer, Snyder, Waters, Aders

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

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

Approved by Board of Architectural Review

Date: _____

COA Application #2400479

A Certificate of Appropriateness Application submitted by Julie Wise to construct a 25' x 35' garage and connect it to the house by a covered walkway at 241 Church Street, identified by Tax Map 20A7-4-119A. The property is zoned R-3, Residential District and is located in the Historic Overlay District.



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 10, 2024**

APPLICATION #:

Certificate of Appropriateness
Application #2400479

APPLICANT:

Julie Wise

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application submitted by Julie Wise to construct a 25' x 35' garage at 241 Church Street. The exterior will be 'gray' vinyl siding with white trim, a metal roof, white gutters and downspouts to match the house. The garage will be attached to the house by a covered walkway.

GENERAL INFORMATION:

Site Addresses	241 Church Street
Owner(s)	Julie Anne Wise
Zoning District	R-3, Residential District
Historic District	Front Royal Historic Overlay District
Tax Identification	20A7-4-118A
Location	The subject property is located at the southwest corner of the 200 block of Church Street and East Prospect Street.

Vicinity - Aerial Map (Warren County GIS) – 241 Church Street



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



Photo 2 –Left Elevation of the Primary Residence facing East Prospect Street – Historic Survey



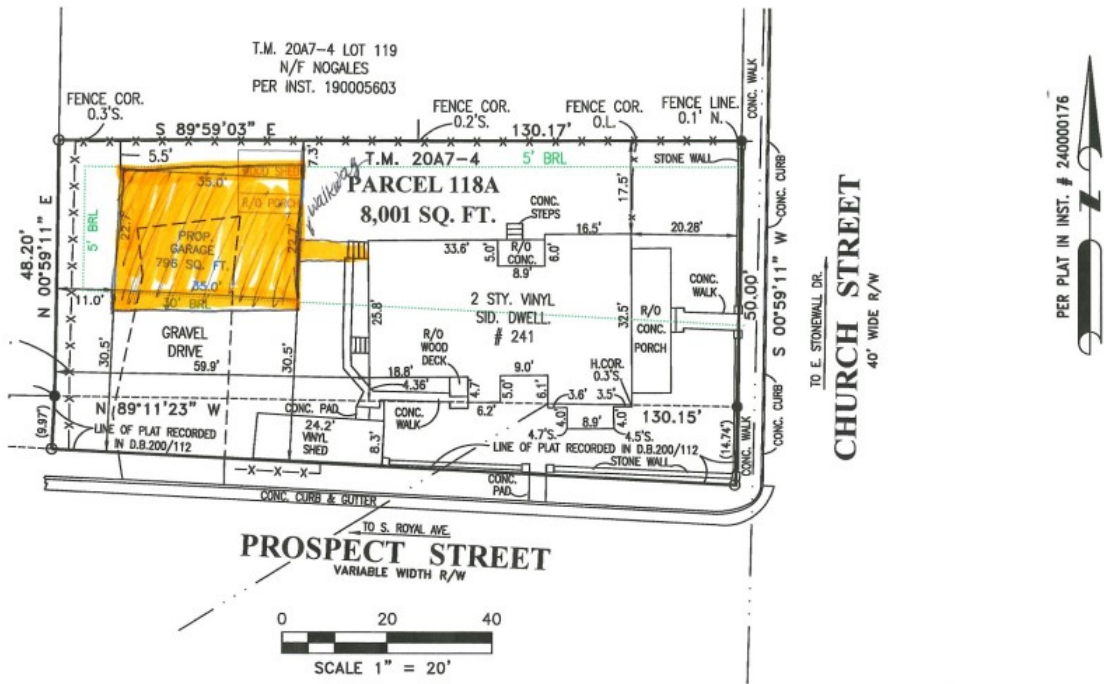
Photo 3 – Front Elevation of the Primary Residence – Google Maps 2024



Photo 4 – Lef Elevation of the Primary Residence facing East Prospect Street – Google Maps 2024



Survey Plat with Proposed Garage Location



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 primary residence (circa 1900) is a contributing building to the Front Royal Historic District. The “Shed” is also a contributing structure. Below are notes about the structure, as found within the Historic District records. A full copy of the report is attached. Architectural Description ----- 2/2 light double-hung sash windows. 2-story 1-bay section on one end.2 interior lateral-wall chimneys. 1-story 3-bay front porch w/Tuscan columns. 2 transoms and sidelights on entry. ARCHITECTURAL AND HISTORICAL STATEMENT ===== Example of traditional I-house form but plan may actually have been a duplex. One of the larger houses in this area. The architectural character of this prominent house, sited on a corner lot, is a very important contributor to the turn-of-the-century character of the neighborhood. The outbuilding is of above average quality.

<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 BAR needs to make a determination of the appropriateness of the materials for the garage structure. The applicant is proposing to clad the exterior of the structure in vinyl.

Attachments:

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

BAR #2400479

CERTIFICATE OF APPROPRIATENESS
APPLICATION
TOWN OF FRONT ROYAL

☐ New Construction ☐ Rehabilitation ☐ Demolition* ☐ Sign
☒ Other Build a garage on existing property

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: Julie Wise

Address of Applicant: 241 Church Street, Front Royal, VA 22630

Phone Number: 540-671-9540 E-Mail: jwise2075@gmail.com

Property in Question:

Street Address: 241 Church Street, Front Royal, VA 22630

Business Name (if applicable) _____

Tax Map Number: 20A 7 4 118A

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:

We will be obtaining permits from the Town of Front Royal as well as Warren County

Revised 5-28-08

PLEASE COMPLETE REVERSE SIDE

RECEIVED
AUG 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):

To build a 25' x 35' garage. Vinyl siding (gray) with white trim, metal roof, white gutters and downspouts, to match the house. Also to attach it to the house via covered walkway.

***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: Quida Wise Date 8/12/2024
Signature of Representative (if applicable): _____
\$100.00 Fee Receipt Number _____ 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

Date Received _____ BAR Meeting Date: _____
Action Taken: _____

Zoning Administrator _____

PAID \$100.00 BY CK#498 ON 08/13/24





Garage door example



Window on house - to be same
on garage



RECONNAISSANCE SURVEY FORM

IDENTIFICATION
=====

VDHR IDENTIFICATION #: 112-0055-204

Property Names

House, 241 Church StCommon

NR Resource Type: Building
VDHR Historic Context: Domestic

ADDRESS/LOCATION
=====

Addresses

241Church StreetCurrent

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

Local Tax Code: Section Parcel
20A7 4-118A

Location: southwest corner of 200 block of Church Street, at
intersection with Prospect 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: Residential Lot

Site Description Notes/Notable Landscape Features

Flat corner lot with bushes and medium-sized trees; a
finely-crafted stone wall at the front of the property; a
well-kept out building is site along the southern border of
the lot, several feet away from Prospect Street

CLASSIFICATION AND COUNT
=====

NR Resource Type: BuildingOwnership Categories: P

Architectural Description

2/2 light double-hung sash windows. 2-story 1-bay section on one end. 2 interior lateral-wall chimneys. 1-story 3-bay front porch w/Tuscan columns. 2 transoms and sidelights on entry.

SECONDARY RESOURCES DESCRIPTION

SIGNIFICANCE

Year Built: 1900 Source of Year Built: Site Visit

ARCHITECTURAL AND HISTORICAL STATEMENT

Example of traditional I-house form but plan may actually have been a duplex. One of the larger houses in this area. The architectural character of this prominent house, sited on a corner lot, is a very important contributor to the turn-of-the-century character of the neighborhood. The outbuilding is of above average quality.

BIBLIOGRAPHIC DATA

GRAPHIC DOCUMENTATION

Medium	Media	ID#	Frame(s)	
B&W 35mm Photos	12823		25 26	3/ /1993

CURRENT OWNERSHIP INFORMATION

SURVEYOR'S NOTES

CULTURAL RESOURCE MANAGEMENT

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

COA Application #2400480

A Certificate of Appropriateness Application submitted by Teddy Stout Construction, Inc. to construct a duplex at 240 Blue Ridge Avenue, identified by Tax Map 20A7-4-178. The property is zoned R-3, Residential District and is located in the Historic Overlay District.



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

**STAFF REPORT FOR THE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 10, 2024**

APPLICATION #:

Certificate of Appropriateness
Application #2400480

APPLICANT:

TEDDY STOUT CONSTRUCTION, INC.

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application submitted by Teddy Stout Construction, Inc. for the construction of a duplex 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 – Google Maps – September 2023



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



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 Historical guidelines provide direction as to which exterior materials would be most appropriate. From a historical context, vinyl siding and asphalt shingle roofs are not appropriate for this district. Exterior window and door materials should be historically accurate as well. It is well within the BARs purview to determine which materials should be used.

Attachments:

- Certificate of Appropriateness Application and Supporting Documents
- 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: Teddy Stout Construction, Inc
Address of Applicant: PO Box 1489
Front Royal, VA 22630
Phone Number: 540-660-5538 E-Mail: Daryl@teddystout.com
Property in Question:
Street Address: 240 Blue Ridge Ave Front Royal, VA 22630
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:

Revised 6-25-12

PLEASE COMPLETE REVERSE SIDE

RECEIVED
AUG 12 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):

See a Hatched

****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: Dayle Stat, Jr Date 7/31/24

Signature of Representative (if applicable): _____

\$100.00 Fee **BAR Review** Receipt # 194306 Date 8/12/24

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

Check #
1735

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

Duplex-Blue Ridge Ave Scope of Work

30 year Architectural Shingles- Black in color

Vinyl Siding (sage in color) entire house

Limestone water table on front on both units (see sample and photos)

Standing Seam Black Metal Roof over front porches and bay windows

Decorative Fypon Trim Pieces (see photo) on porch at front door

Decorative Fypon Trim Piece (see photo) in A on front of house in peak

Front Elevation in A gable scallop or shake vinyl siding (see pic and samples)

12X16 Rear Treated Deck and stairs with Treated Handrails

6 Foot Wooden Privacy Fence along rear Property Line with green giant/evergreen trees

Front Door to be Black Metal (see photo)

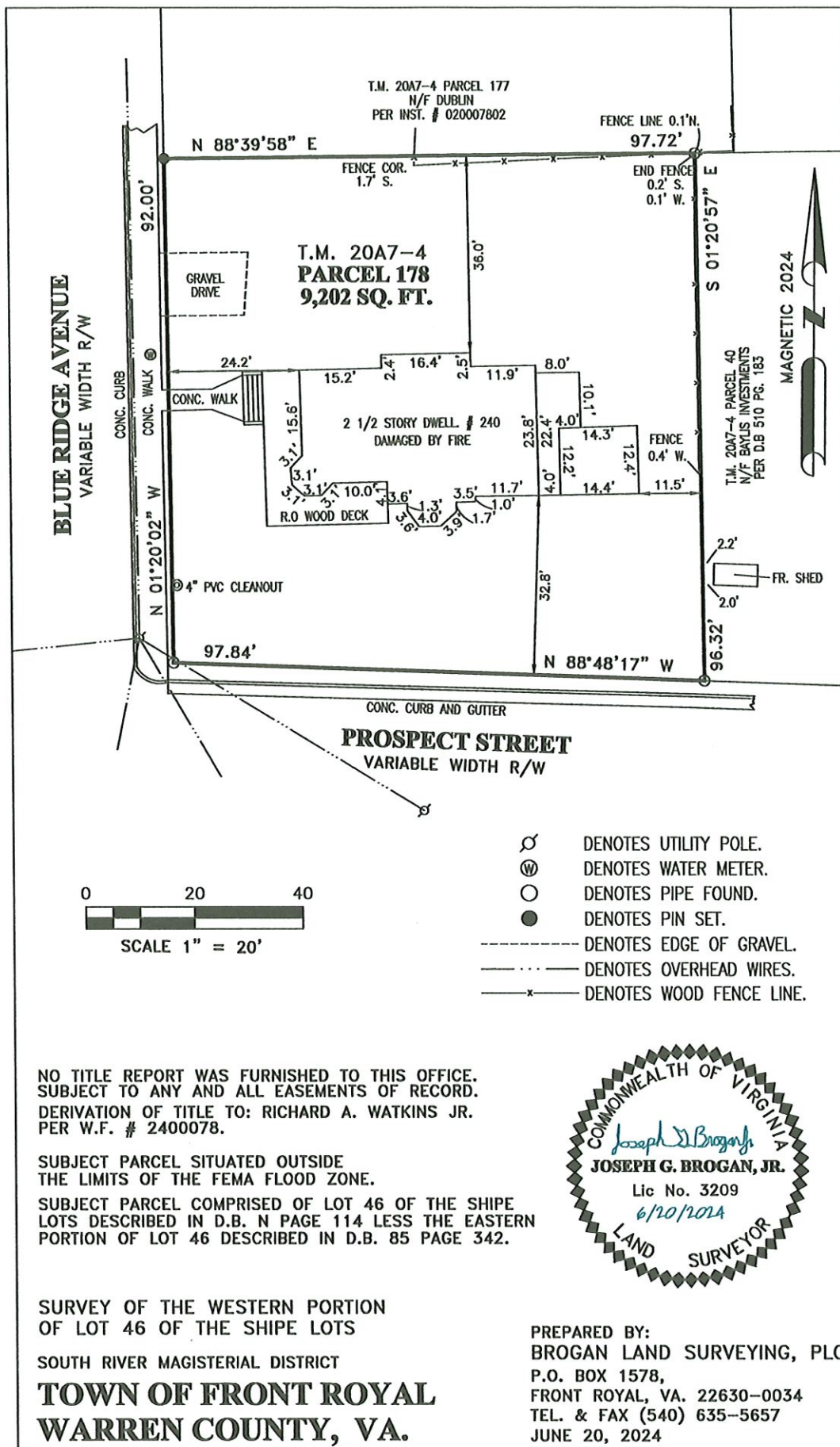
Concrete foundation, sidewalks and front stoops

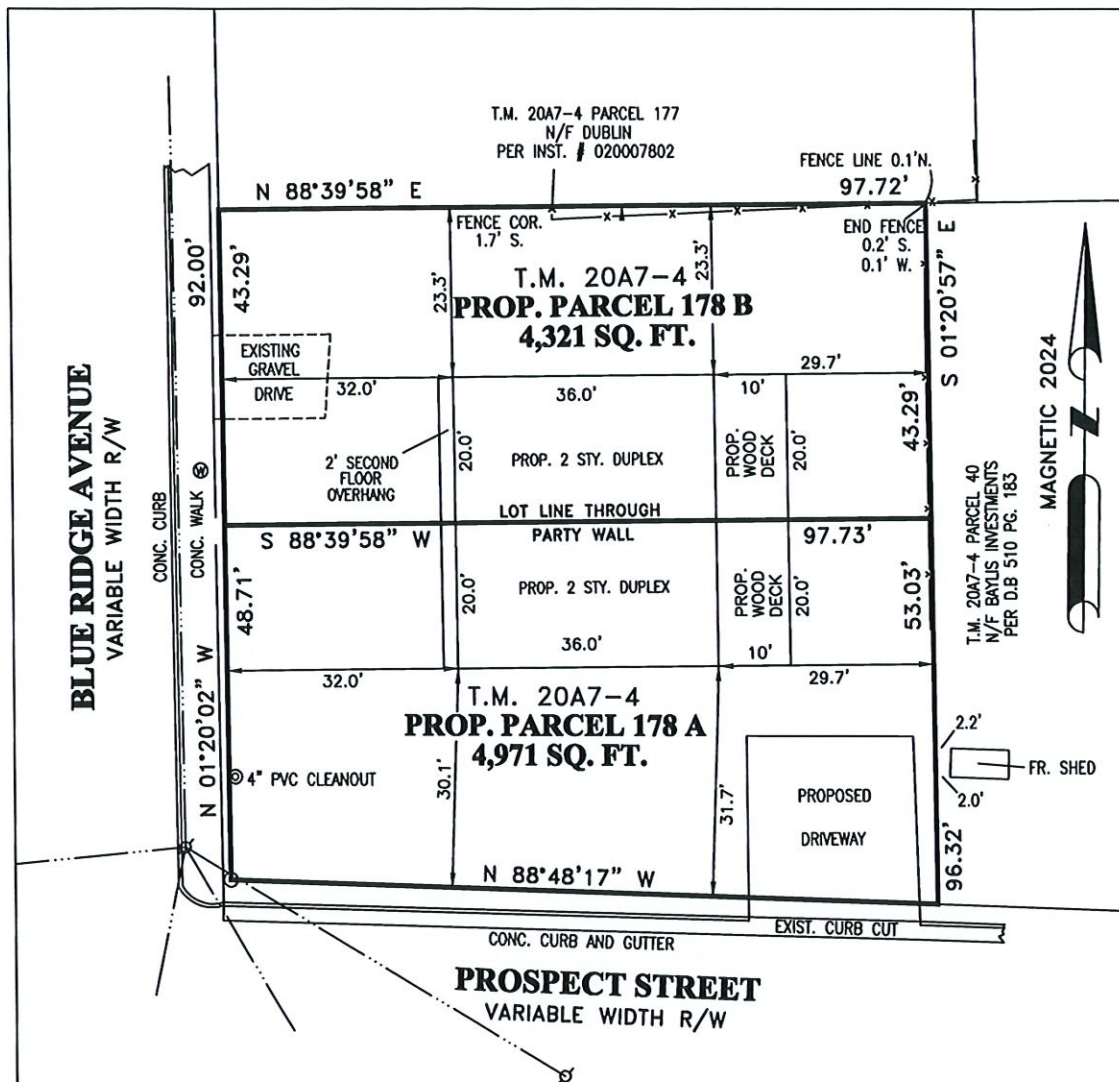
White Aluminum gutters, downspout, and white soffit/trim

Double Hung White Vinyl windows with no grills (see sample provided)

Sod Yard/ landscape in front of each unit (see pic)

Driveway-





NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: TEDDY STOUT CONSTRUCTION, INC.
PER INST. # 240002545.

SUBJECT PARCEL SITUATED OUTSIDE
THE LIMITS OF THE FEMA FLOOD ZONE.

SUBJECT PARCEL COMPRISED OF LOT 46 OF THE SHIPECOTT
LOTS DESCRIBED IN D.B. N PAGE 114 LESS THE EASTERN
PORTION OF LOT 46 DESCRIBED IN D.B. 85 PAGE 342.

PLAT SHOWING PROPOSED DUPLEX
ON LOT 46 OF THE SHIPECOTT

SOUTH RIVER MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA.



PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578,
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
AUGUST 10, 2024

No Grills in windows



Front Blue Ridge Ave



Blue Ridge Ave

Right Elevation

Prospect Street

Neighbors House



Left Elevation

Blue Ridge Ave



Front Door w/ Decorative Roof

Example to Recreate Original House



Both front AND Prospect St Bay Windows
to have scallop appearance on bay windows



130 W 9th St Project
To Rn Down Above House and built
Below townhomes





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

=====

PRIMARY COMPONENTS AND MATERIALS

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