



BOARD OF ARCHITECTURAL REVIEW
7:00 PM, Tuesday, October 8, 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

- September 10, 2024 – Regular Meeting

III. NEW BUSINESS

- **COA Application #2400533** – A Certificate of Appropriateness Application submitted by Clement S. Palazzo and Dede B. Nash to construct a 20' x 48' garage at 116 Virginia Avenue, identified by Tax Map 20A5-13-134-3A. The property is zoned R-3, Residential District and is located in the Historic Overlay District.
- **COA Application #2400575** – A Certificate of Appropriateness Application submitted by the Town of Front Royal to install an ADA accessible railing at the Town's Gazebo on E. Main Street, identified by Tax Map 20A8-5-2. The property is zoned C-2, Downtown Business District and is located in the Historic Overlay District.

IV. OLD 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.

V. OTHER

- **Historic District Guidelines**

VI. ADJOURNMENT

REGULAR MEETING MINUTES - SEPTEMBER 10, 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 September 10, 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

Absent: Ellen Aders

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

APPROVAL OF MINUTES

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

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

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

VOICE VOTE

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.



Mr. Ware reviewed the requirements of Town Code Sections 175-89-C and D and Section 175-91.

This application is for an accessory structure at the rear of the lot at 241 Church Street. The existing house has vinyl siding and a standing seam metal roof and is listed as a contributing structure in the Historic District. The proposed garage will be very similar to the existing house with vinyl siding and a standing seam metal roof. Mr. Ware explained that the Board of Architectural Review is either approving or disapproving the materials and not the location of the structure on the lot. A Zoning Permit and Warren County Building Permit would be required before construction begins.

Chairman Waters asked how tall the pitch of the roof will be.

Mr. Ware noted that the accessory structure pitch is required to be less than the height of the main building. The existing house is a 2-story structure.

After some additional discussion the BAR agreed they would like to see plans/detailed drawings for the accessory structure before making a final decision.

Ms. Rhodenhizer moved, seconded by Vice Chairman Vaughan to table the application to allow the applicant to provide plans for the garage.

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

VOICE VOTE

- **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.

Mr. Ware explained that COA Application 2400480 is a request to construct a new duplex on property located at 240 Blue Ridge Avenue. He noted this was the property that the Board of Architectural Review (BAR) previously approved demolition of the existing structure from fire damage. The BAR will need to take into consideration the new construction and focus on whether the plans are compatible with and enhance the historic or architectural value of the surrounding structures or surrounding area. Should the BAR desire to disapprove the application the BAR can make recommendations to the applicant which reflects the design, material, texture, etc.

Mr. Ware reviewed Town Chapter 175-91 – Guidelines and Criteria for Review in the Historic District listed below:



- A. All reviewing bodies shall be guided by the following guidelines and criteria:
- a) The historic archaeological or architectural value and significance of a structure and its relationship to the historic value of the surrounding area.
 - b) 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.
 - c) The general compatibility of the site plan and the exterior design arrangement, texture and materials proposed to be used.
 - d) The view of the structure or area from a public street or road, present or future.
 - e) The present character of the setting of the structure or area and its surroundings.
 - f) The probable effect of proposed construction on trees, wooded areas or historic sites.
 - g) Any other factors, including aesthetic factors, which the reviewing bodies deem to be pertinent.
 - h) 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.
 - g. Arrangement.
 - h. Texture.
 - i. Material.
 - j. The permanent color of exterior materials (excluding paint).
 - k. The relationship of such elements to similar features of structures in the immediate surroundings.
 - l. Congruity with the character of the Historic District.

A scope of work was provided with the application and shown in a virtual presentation. Mr. Ware showed renderings provided by the applicant. The applicant is proposing one (1) driveway entrance on Prospect Street and the other driveway entrance off of Blue Ridge Avenue. Mr. Ware noted the BAR was not approving the location of the structure on the property.

The applicant is proposing to do architectural shingles, vinyl siding, a limestone water table in the front on both units and a standing seam black metal roof on the porches and bay windows only. There will be decorative trim pieces on the porch at the front door and some at the peak. The front elevation will be in a gable scallop or shake vinyl siding. Renderings were provided with the application. In addition, the applicant is proposing a 12' x 16' rear treated lumber deck with handrails, and a wooden 6' privacy fence. The front doors will be metal. The foundation, sidewalks and front steps will be concrete. Gutters and downspouts will be white aluminum, with white soffits and trim and double hung white vinyl windows with no grills. Each lot will be



landscaped with sod and installation of driveways. The applicants Teddy and Daryl Stout of Teddy Stout Construction, Inc. were present to answer questions.

Chairman Waters questioned that the BAR does not consider the location of where on the lot the structure will be placed.

Mr. Ware explained that Planning and Zoning staff will review the placement of the structure to meet Town Code required setbacks. He noted that the duplex will front Blue Ridge Avenue.

Chairman Waters stated the new duplex would be required to be out of line with the other houses on the street due to the required setbacks.

Mr. Ware explained that the BAR could make a recommendation to the Board of Zoning Appeals to grant a variance which is within Town Code. However, the BAR has no authority to approve or deny the application based on the setbacks.

Ms. Snyder asked if all the trees were still standing on the property prior to the demolition.

Mr. Stout stated that everything is still on the property. The demolition will not start until construction can start at the same time. He noted that some of the trees are “junk” trees in the rear of the property and will be removed and new decorative trees will be planted. Regarding comments related to the setback of the property...if the new structure was constructed at a setback of 22’ to 24’ there would not be room for off-street parking.

Mr. Ware noted that Town Code requires off-street parking to be 9’ x 18’ and off-street parking is required by Town Code for new construction.

A conversation ensued between staff, BAR members and the applicants regarding the location of parking, porches, placement of windows, possible changes to the entrance locations and materials to be used. BAR members questioned why not build a single-family dwelling vs. a duplex and Mr. Stout said it would not make money to build a single-family dwelling. Mrs. Stout asked BAR members what their suggestions would be to better fit into the neighborhood.

The following suggestions were expressed from BAR members:

- Setback of the house. The proposed setback disrupts the continuity looking down the street.
- Would like to see wood vs. vinyl siding (traditional materials).
- Add a front porch across the front of the duplex with a bay.
- Come up with a different design other than what was submitted that makes the duplex look like other houses on the street.
- Create a structure that looks like an old Victorian.

BAR members agreed they liked the standing seam metal roofs on the bays and the scalloped siding.



Chairman Waters stated he could not tell them what style house to build.

Mr. Stout said he could offer the following changes:

- Add two (2) windows upstairs on the gable end that would face Prospect Street and a street side bay window.
- Install Trex front porches with vinyl railings.
- Install 4' wide front porch that will wrap around the corner of each unit.
- Stone around the front of the structure and around the Prospect Street side in resemblance to the previous house on the lot.
- LP Smart siding that looks like wood. (Sample provided at the meeting.)
- Scallop siding.
- Black standing seam metal roof on the entire structure.
- Offset the duplexes from each other.

Ms. Snyder does not think a shingle roof is appropriate and does not like the design of the duplex.

Ms. Rhodenhizer expressed she was not happy with the materials and would like to see similar materials to what was on the previous structure.

Mr. Vaughan said the burnt structure needs to come down for the sake of safety and likes what the applicant is proposing with the concessions.

Mr. Stout expressed that he had offered everything the BAR had asked for as discussed. He noted that the BAR could not deny him to construct a duplex as this is a by-right use per Town Code.

Chairman Waters asked if the applicants had looked at any other plans where the duplex would look like a single-family dwelling.

Mrs. Stout stated she had researched that possibility for countless hours and was not able to find another design.

Board members agreed they wanted a different design.

Mr. Ware recommended to the Board that if they were denying the application they needed to be specific as to why they were denying the application.

Ms. Rhodenhizer mentioned that the applicant has offered some concessions, but they were not written in the application as submitted.

Mr. Stout offered to write them in, and Mrs. Stout stated the Board could approve the application with those conditions (concessions).



Mr. Ware stated that the BAR could make a motion for approval and list the conditions specifically.

Ms. Potter wrote down and read the concessions the applicant agreed to providing.

1. Black standing seam metal roof on the porches, bay windows and the main structure.
2. LP Smart Siding sage in color.
3. Duplex offset by two feet (2').
4. Front porches on the left front wrap around and right front wrap around with composite decking and vinyl railings.
5. Composite decking in the rear.
6. Bay windows and add two (2) windows to the Prospect Street side of the structure.

Ms. Snyder moved, seconded by Ms. Rhodenhizer to deny the application because it is not compatible in the design with the character of the Historic District or respectful of the surrounding historic buildings and because there has been no alternative design proposed other than just the one that they have given us.

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

VOICE VOTE

OTHER

There were no additional comments.

ADJOURNMENT

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

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

VOICE VOTE

The meeting was adjourned at 8:45 p.m.

Approved by Board of Architectural Review
Date: _____

COA Application #2400533

A Certificate of Appropriateness Application submitted by Clement S. Palazzo and Dede B. Nash to construct a 20' x 48' garage at 116 Virginia Avenue, identified by Tax Map 20A5-13-134-3A. 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
OCTOBER 8, 2024**

APPLICATION #:

Certificate of Appropriateness
Application #2400533

APPLICANT:

Clement S. Palazzo and Dede B. Nash

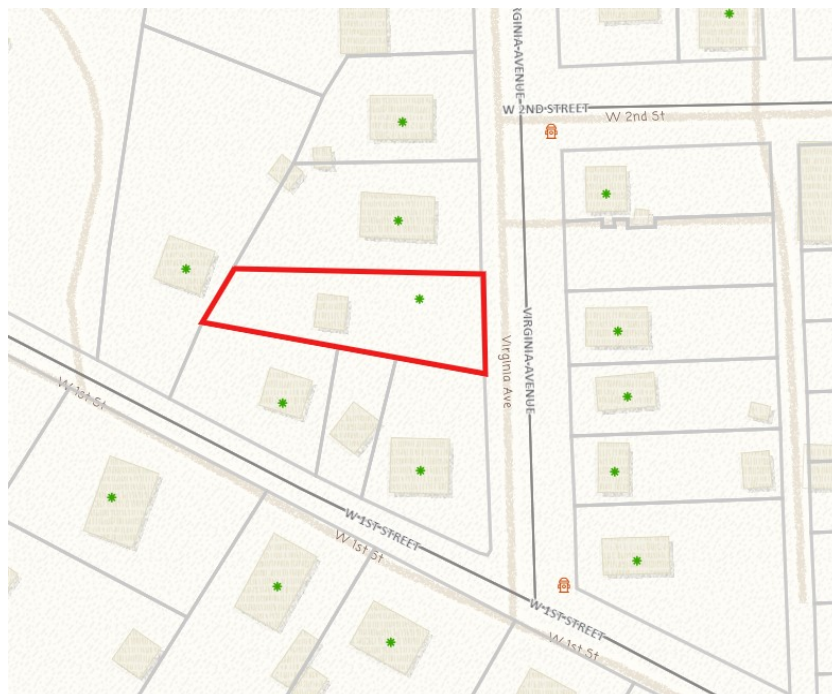
APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application submitted by Clement S. Palazzo and Dede B. Nash to construct a 20' x 48' one story, three-bay garage behind the existing residence at 116 Virginia Avenue. The proposed garage is of frame construction on a concrete slab with clapboard siding and a standing seam metal roof.

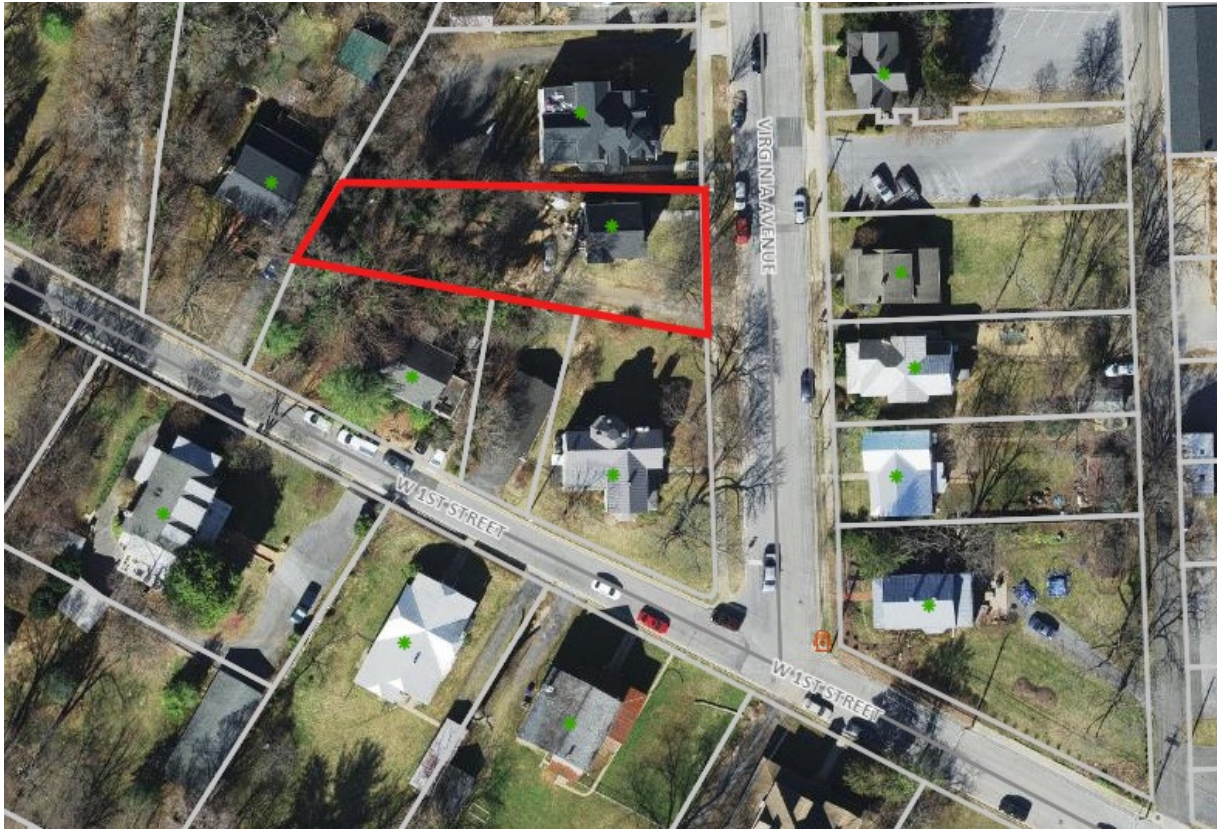
GENERAL INFORMATION:

<i>Site Addresses</i>	116 Virginia Avenue
<i>Owner(s)</i>	Clement S. Palazzo and Dede B. Nash
<i>Zoning District</i>	R-3, Residential District
<i>Historic District</i>	Front Royal Historic Overlay District
<i>Tax Identification</i>	20A5-13-134-3A
<i>Location</i>	The subject property, which fronts Virginia Ave, is located within the northwest of the intersection of Virginia Avenue with W. 15 th Street.

Vicinity Map (Warren County GIS) – 116 Virginia Avenue



Aerial Map (Warren County GIS) – 116 Virginia Avenue



Front Elevation – 116 Virginia Avenue – Google Maps 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 grants 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 was new construction approved by the Board of Architectural Review on January 15, 2016. Conditions of the approval were as follows: 1. The use of hardiplank siding. No vinyl siding as proposed. 2. The foundation skirt shall be masonry or stone. The conditions of the COA were complied with by the applicant.
<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.

Historic Overlay District Guidelines	GUIDELINES WORKSHEET FOR BAR EVALUATION	
	1	The historic archaeological or architectural value and significance of a structure and its relationship to the historic value of the surrounding area.
	2	The age and character of the historic structure, its condition, and its probable life expectancy and the appropriateness of the proposed changes to the period or periods during which the structure was built.
	3	The general compatibility of the site plan and the exterior design arrangement, texture and materials proposed to be used.
	4	The view of the structure or area from a public street or road, present or future.
	5	The present character of the setting of the structure or area and its surroundings.
	6	The probable effect of proposed construction on trees, wooded areas, or historic sites.
	7	Any other factors, including aesthetic factors, which the reviewing bodies deem to be pertinent.
	8	The appropriateness of the exterior architectural features of such building or structure to the compatibility with the exterior architectural features of landmarks, buildings, or structures in the district, taking into consideration the following: - General design. - Character and appropriateness of design. - Form. - Proportion and scale. - Mass. - Configuration. - Arrangement. - Texture. - Material. - The permanent color of exterior materials (excluding paint). - The relationship of such elements to similar features of structures in the immediate surroundings. - Congruity with the character of the Historic District.
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:

This request is for an accessory structure, which is subordinate to the primary residential use. The dwelling unit, while located in the historic district, is newly constructed. This request is to construct a new accessory structure. Staff believes the application is in conformance with guidelines and the character of the home on the property.

Attachments: Certificate of Appropriateness Application and Supporting Documents

COA # 2400533



TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING AND ZONING
102 EAST MAIN STREET, PO BOX 1560
FRONT ROYAL, VA 22630

Main 540-6235-4236 Fax 540-631-2727
www.frontroyalva.com

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: Clement S. Palazzo and Dede B. Nash
Address of Applicant: 116 Virginia Avenue

Phone Number: [REDACTED] E-Mail: [REDACTED]

Property in Question.

Street Address: 116 Virginia Avenue

Business Name (if applicable) _____

Tax Map Number: 20A5-13-134 Parcel 3A

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 8-20-2024

RECEIVED
SEP 10 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

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

***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: Clement J. Palayzo Date 09/10/2024

Signature of Representative (if applicable): _____

\$100.00 Fee BAR Review Receipt # 1WORK 1508 Date 9/10/24

\$200.00 Fee Demolition of Historically Significant Structure Per check # 255

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 9/10/24 BAR Meeting Date: 10/8/24

Action Taken: _____

Zoning Administrator



Description of Proposal

Freestanding Garage at 116 Virginia Avenue, Front Royal, VA 22630

Property of Clement S. Palazzo and Dede B. Nash

T.M. 20A5-13-134 Parcel 3A

We are proposing to construct a one-story, three-bay garage behind our existing residence. The 960 square-foot garage would measure twenty feet in the north-south direction and forty-eight feet in the east-west direction and would be located 5'-6" from the north lot boundary. The ridge of the gable roof would be approximately 21 feet above grade level.

The garage and the house together would cover 1883 square feet, or approximately 18% of the 10,555 square foot lot.

The proposed garage is of frame construction on a concrete slab, with clapboard siding and a standing seam metal roof.

The siding is proposed to be *Celect* cellular composite siding by Westlake Royal Building Products, with a 7" exposure, exactly duplicating the material and exposure of the siding on the existing house. The intended color is Coastline Gris Littoral (gray; see accompanying sample).

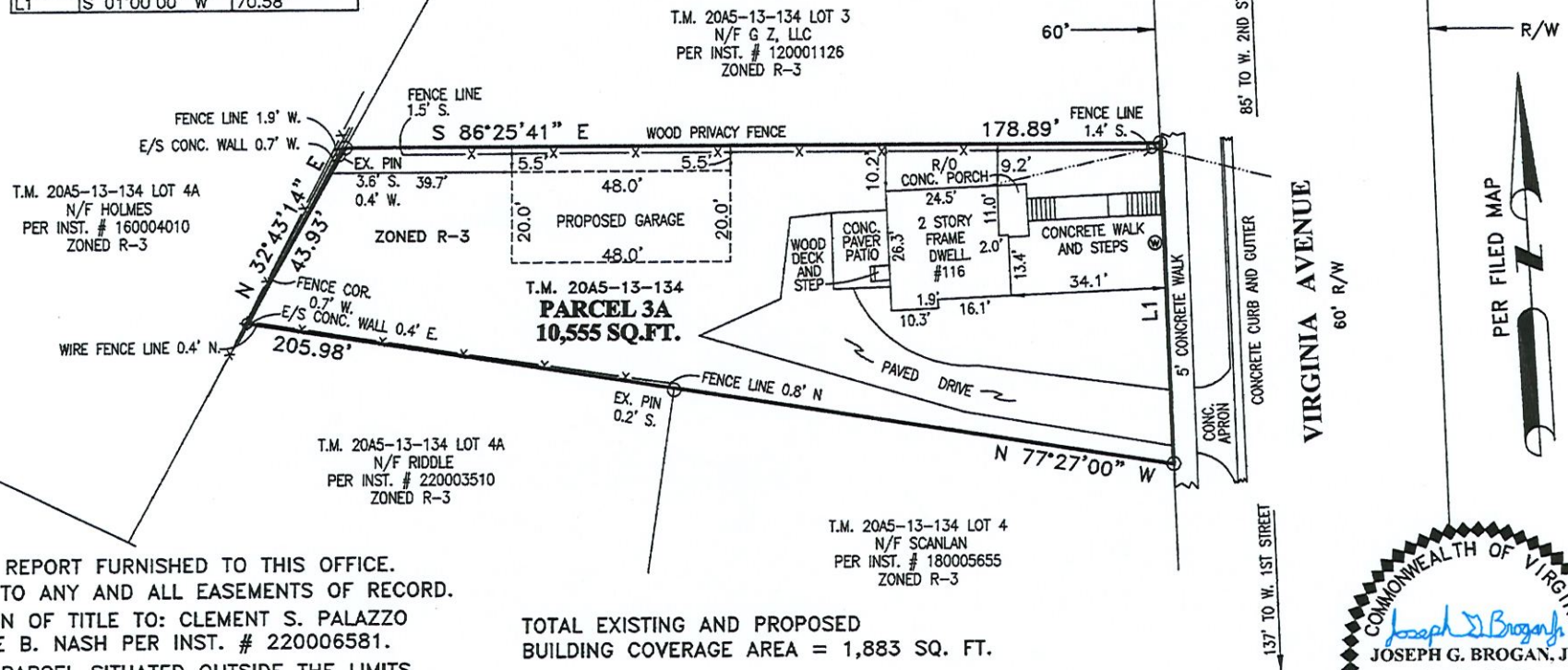
The roofing is proposed to be standing-seam metal over attic trusses with a 12/12 pitch. The roofing would be *Fabral*, or similar, Standing Seam Residential metal roofing with 16" wide panels, factory painted Charcoal Gray.

The overhead garage doors on the south elevation are intended to be *Clopay Canyon Ridge Elements* garage doors; these doors are faux-wood carriage house doors with clear glass divided-light glazing (as illustrated in the accompanying drawing). The stile-and-rail overlay construction of the doors is to be white (see accompanying sample), and the recessed door panels are to be factory-painted to match the gray siding.

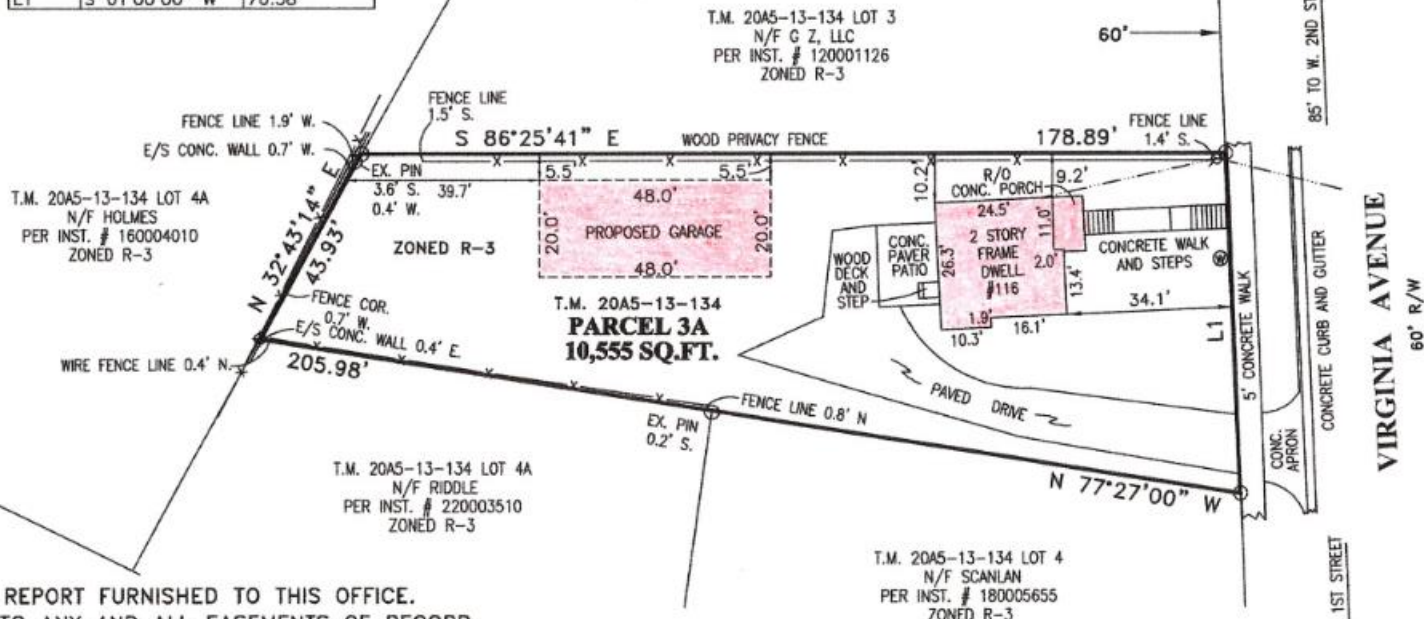
A single passage door with divided-light glazing is also proposed for the south elevation of the garage.

Three four-light divided windows are proposed for the east elevation of the garage, facing the rear elevation of the house and emulating the windows on the house.

LINE	BEARING	DISTANCE
L1	S 01°00'00" W	70.58'



LINE	BEARING	DISTANCE
L1	S 01°00'00" W	70.58'



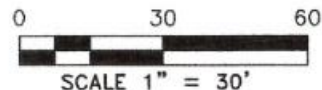
NO TITLE REPORT FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: CLEMENT S. PALAZZO
AND DEDE B. NASH PER INST. # 220006581.
SUBJECT PARCEL SITUATED OUTSIDE THE LIMITS
OF THE FEMA FLOOD ZONE.
PLAT REF: DEED BOOK 372 PAGE 401.

SURVEY OF THE SOUTHERN PORTION OF LOT 3
CONTAINING 10,554 SQ. FT. PER PLAT IN D.B. 372 PG. 401
FRONT ROYAL RIVERTON IMPROVEMENT CO. BLOCK 134
FORK MAGISTERIAL DISTRICT

**TOWN OF FRONT ROYAL
WARREN COUNTY, VA**

TOTAL EXISTING AND PROPOSED
BUILDING COVERAGE AREA = 1,883 SQ. FT.

- ⊕ DENOTES DRILL HOLE FOUND.
- ⊗ DENOTES WATER METER.
- DENOTES PIN FOUND UNLESS OTHERWISE NOTED.
- ⊙ DENOTES UTILITY POLE.
- DENOTES OVERHEAD WIRES.
- x- DENOTES WOOD OR WIRE FENCE LINE.



PREPARED BY:
BROGAN LAND SURVEYING PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
SEPTEMBER 6, 2024



the look of painted WOOD
the ease of durable STEEL



*Canyon Ridge® / Elements, Design 12;
Shown in Black with RECT3 Window Design*

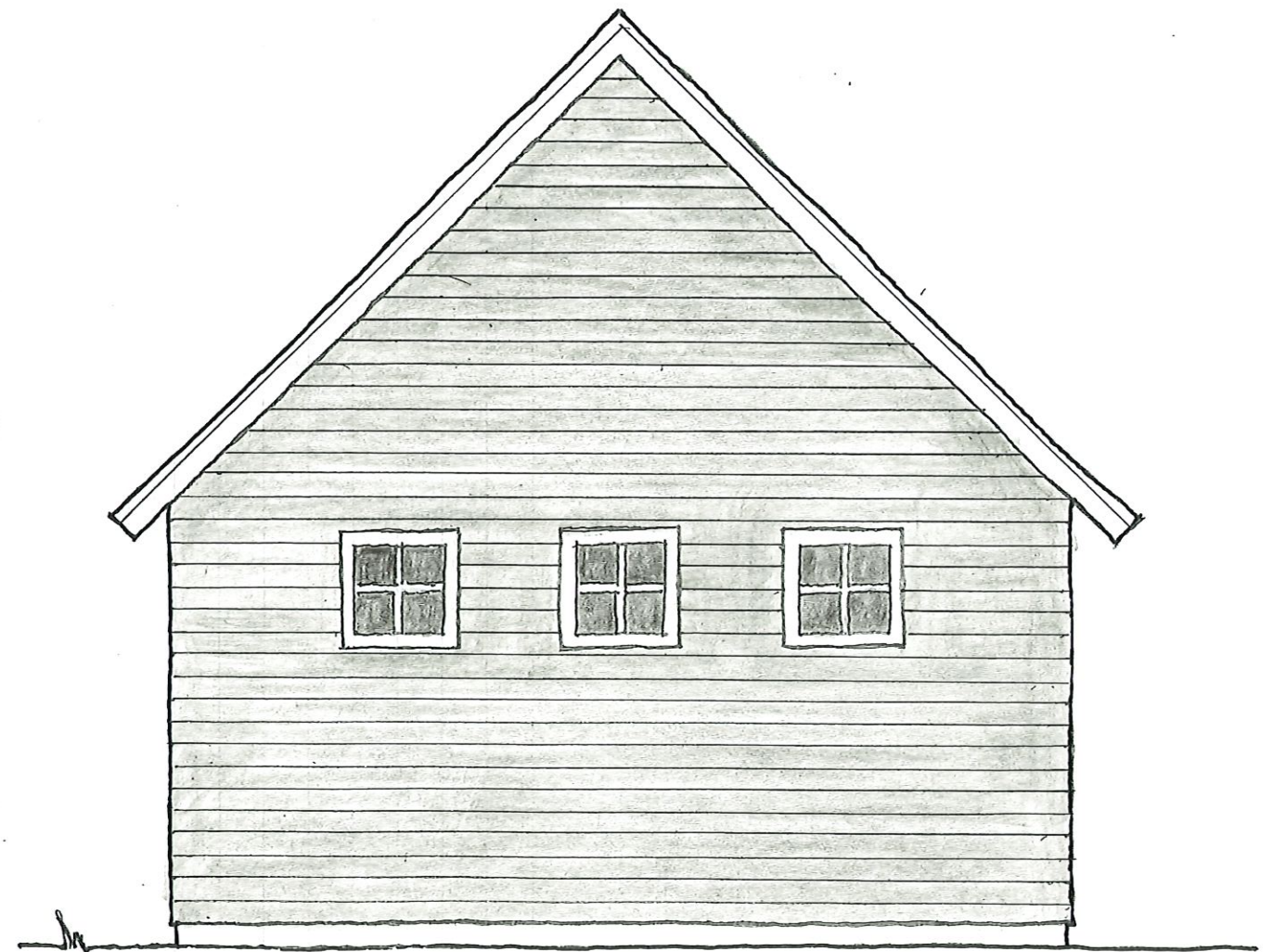
LM81600 CIFTMASTER

CANYON RIDGE® Elements

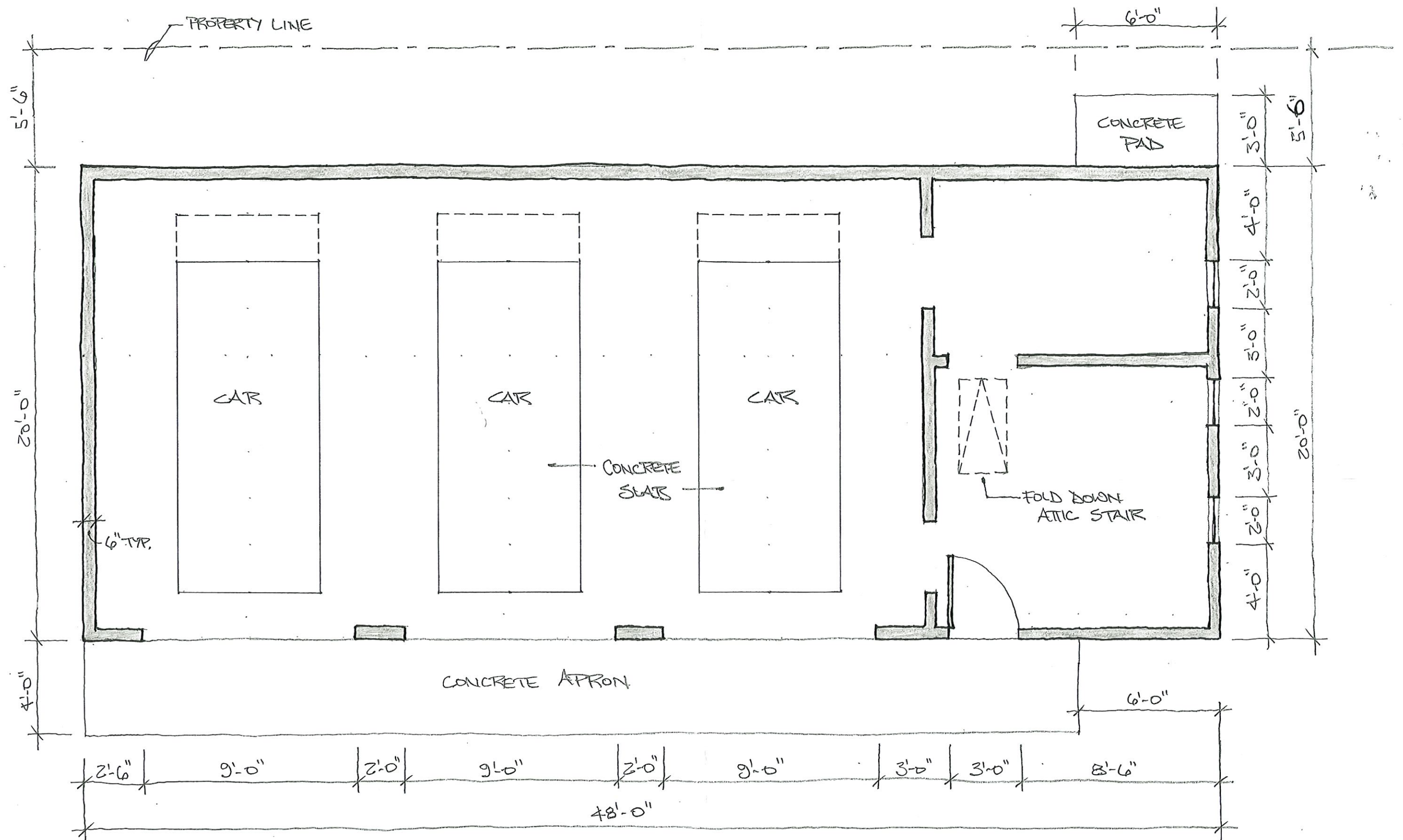
The introductory model in our top-selling line of faux-wood carriage house doors, Canyon Ridge® Elements pairs moisture-resistant composite overlays featuring clean, square "Shaker" edges and durable, insulated steel to give you the look of painted wood without the upkeep. Choose from 13 designs in seven finishes including dramatic dark colors like Charcoal, Black and Bronze.



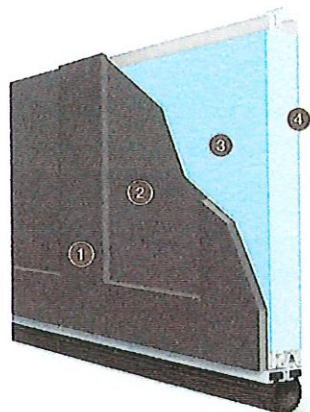
GARAGE - SOUTH ELEVATION
116 VIRGINIA AVENUE
FRONT ROYAL, VA



GARAGE - EAST ELEVATION
116 VIRGINIA AVENUE
FRONT ROYAL, VA



GARAGE - PLAN
116 VIRGINIA AVENUE
FRONT ROYAL, VA



- ① COMPOSITE OVERLAY
- ② STEEL
- ③ BONDED POLYSTYRENE INSULATION
- ④ STEEL

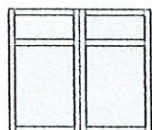
STYLE AND CONSTRUCTION

- 4-layer, steel and composite overlay doors with 1-3/8" bonded polystyrene insulation. 6.5 R-value.
 - Glass options include clear, frosted, seeded, rain and obscure. See page 59 for details.
 - Removable clip-in window grilles for easy cleaning.
 - Spade lift handles and step plates included.
- See page 61 for more options.

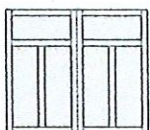
Calculated door section R-value is in accordance with DASMA TDS-163. Canyon Ridge® doors not applicable for new construction in California areas designated as "Fire Hazard Severity Zones".

DOOR DESIGNS

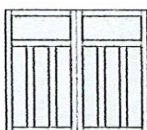
SERIES 1



Design 11

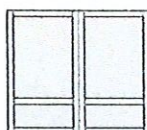


Design 12

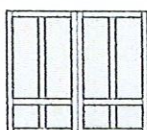


Design 13

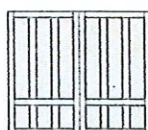
SERIES 3



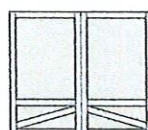
Design 31



Design 32



Design 33

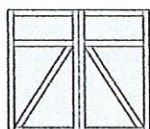


Design 34

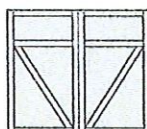
SERIES 2



Design 21



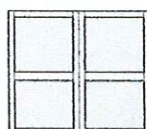
Design 22



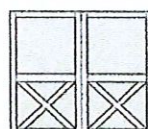
Design 23



Design 35



Design 36



Design 38

MATERIAL DETAIL



Woodgrain Classic surface texture on steel base and composite overlay.

COLORS

Standard White

Almond

Desert Tan



Sandtone



Bronze



Charcoal



Black

Two-tone doors are available. To see all options go to: dis.clopay.com. Due to the printing process, colors may vary. Order free color samples at clopaydoor.com/requestcolorsamples.

WARRANTIES



WINDOWS/TOP SECTIONS



REC11



REC13



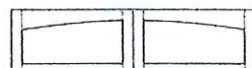
REC14



SQ23



SQ24



ARCH1 (Glass)



ARCH13



ARCH14



ARCH3



ARCH4



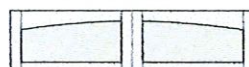
TOP11



TOP12



TOP13



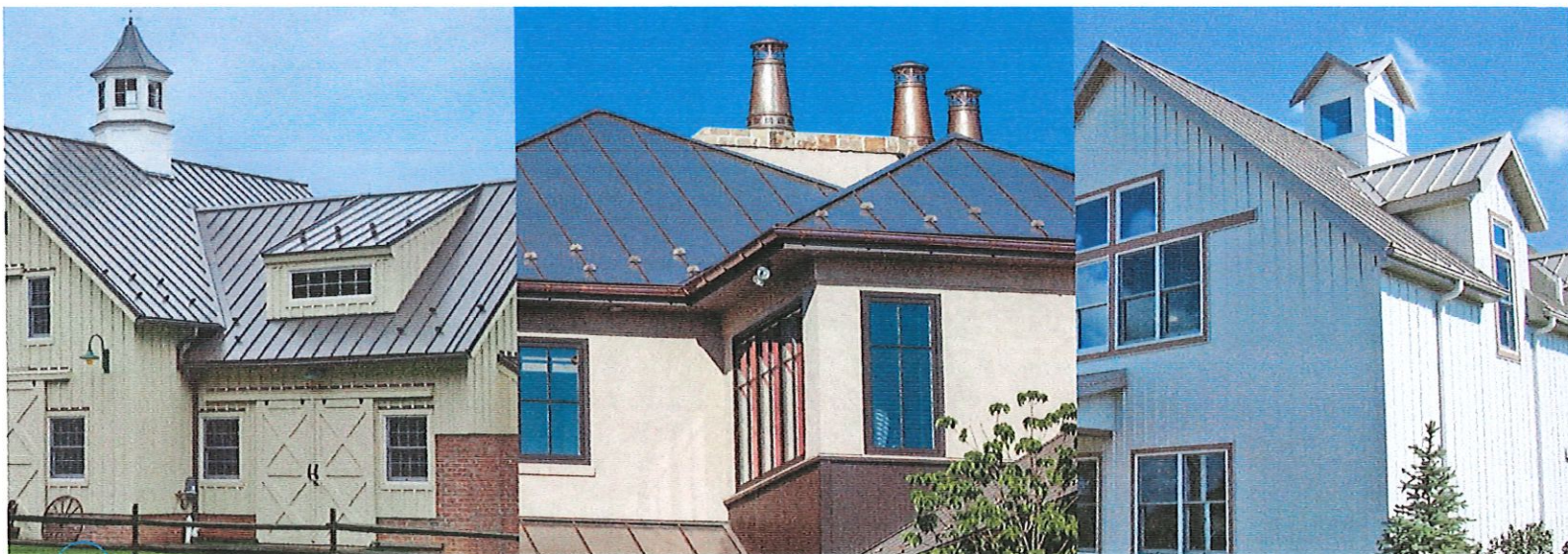
ARCH1 (Solid)

Double width door designs available.

FABRAL®

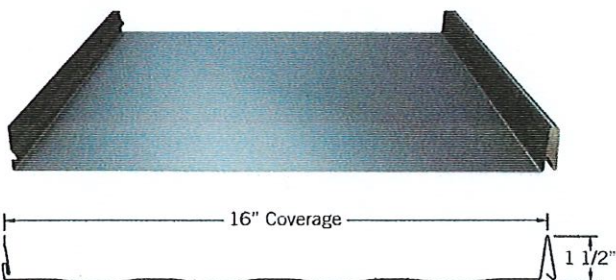
STANDING SEAM PRODUCT OFFERING

SOLUTIONS FOR TODAY'S METAL ROOFING CUSTOMER



1 1/2" SSR 150

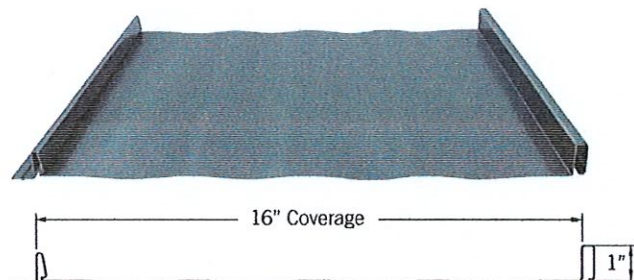
This classic style metal roof protects against all weather conditions while delivering value, beauty and performance. Featuring 24 gauge steel, this panel is designed to perform at optimum levels year after year.



Factory Applied Sealant
Shadow Lines Standard; Flat Pan & Stiffening Ribs Available

HORIZON® S 100

This economical standing seam panel with a snap-lock design features pre-punched fastener slots simplifying installation. Standard shadow lines enhance the appearance of this 26 gauge panel.



Factory Applied Sealant
Shadow Lines Standard; Stiffening Ribs Available

PANEL SPECS

- Ideal for Residential, Agricultural and Light Commercial applications
- Concealed clip fastening system for 1 1/2" SSR
- Industry leading warranties
- High performance Enduracote® paint system features ENERGY STAR® approved colors
- Minimum pitch required 1:12 for 1 1/2" SSR
- Minimum pitch required 3:12 for Horizon S
- UL 790 Class A Fire Resistance Rating
- UL 2218 Class 4 Hail Impact Resistance
- UL 580 Class 90 Uplift Test Rating
- Custom cut to lengths up to 40'

COLOR OFFERING

All colors are ENERGY STAR® approved.



White 899 ■



Evergreen 875 ■▲



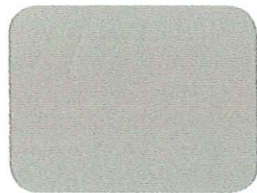
Caribbean Blue 881 ■



Brick Red 898 ■▲



Classic Burgundy 853 ■▲



Hickory Moss 870 ■



Antique Bronze 854 ■▲



Light Gray 850 ▲



Charcoal Gray 851 ■▲



True Black 882 ■▲



Bright Copper Penny 949 ■▲ Acrylic Coated Galvalume ■▲



Visualize Your Project

■ 1 1/2" SSR 150 Color Availability ▲ Horizon S 100 Color Availability

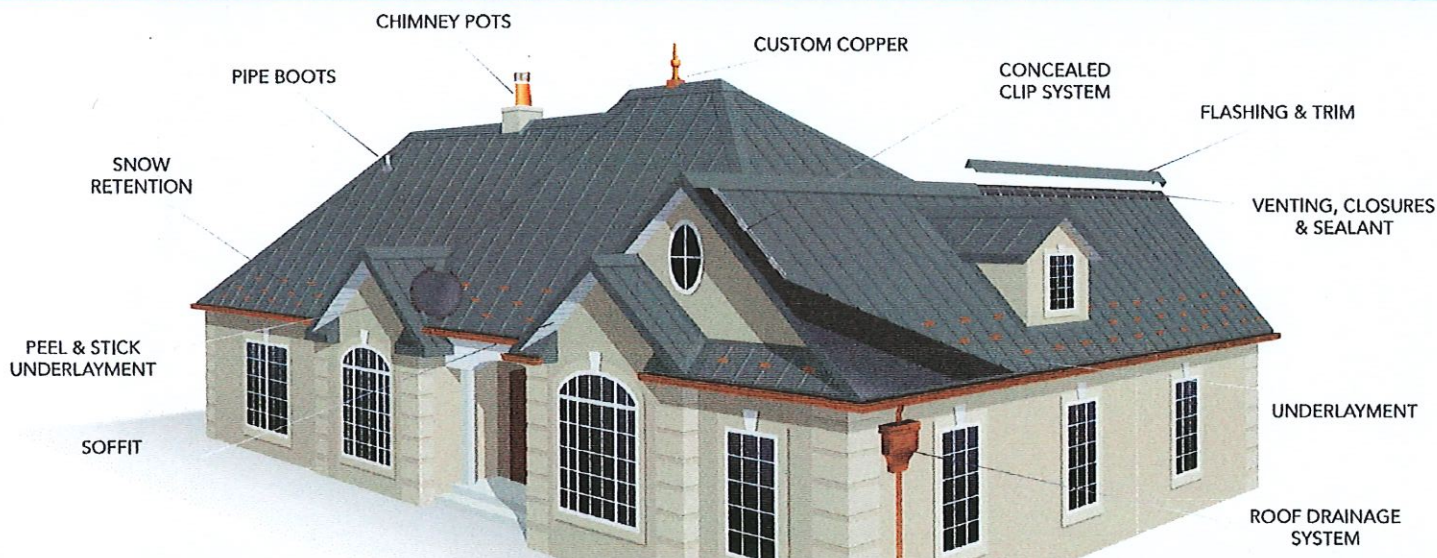
Colors are as actual as allowed by the printing process. Actual metal samples are available; request samples prior to installation.

Note: colors vary depending on position and angles.

Panel substrate is high strength Galvalume® steel.

TOTAL SYSTEMS

The best metal clad buildings use integrated system components. Fabral always thinks about the whole project, engineering solutions that consider all of the materials needed.



WARRANTY

Fabral offers some of the most competitive, enduring warranties in the industry.

- Lifetime film integrity for walls and roofs (peeling and cracking)
- 30-year warranty against fade and chalk for walls and roofs
- 20-year non-perforation warranty for unpainted galvalume

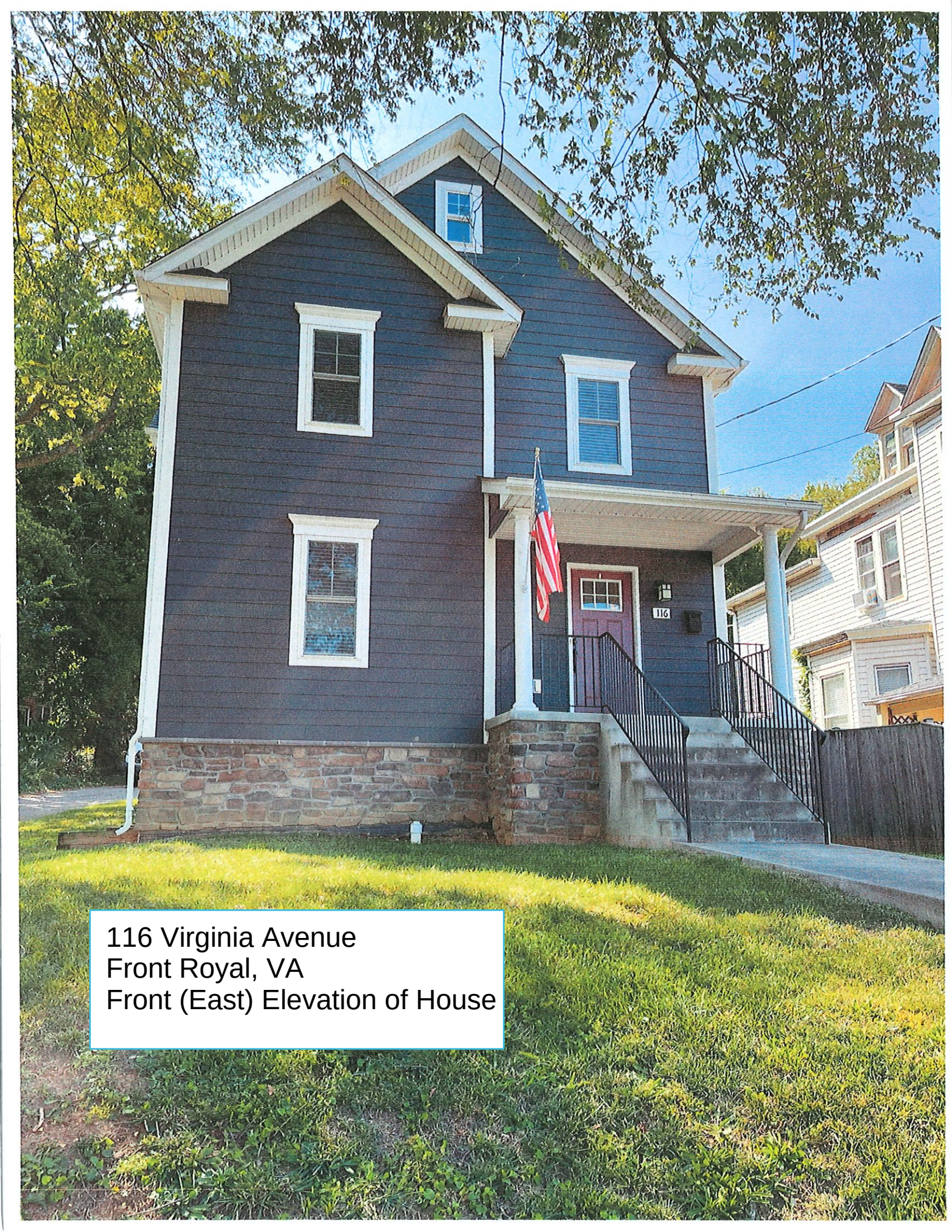
Galvalume is the trademark of BIEC International Inc.

© Fabral 2013. All rights reserved.

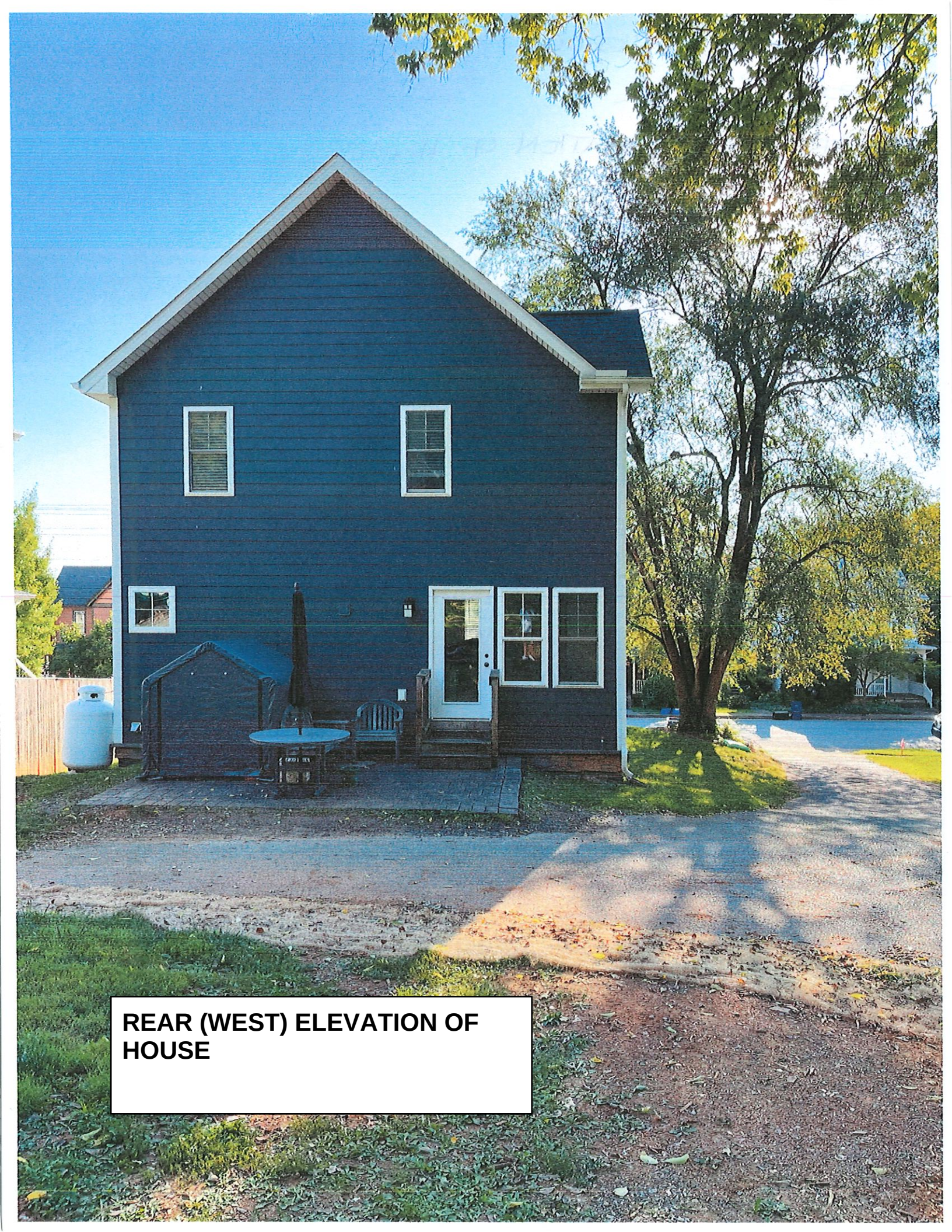
Fabral.com
800.477.2741

FABRAL

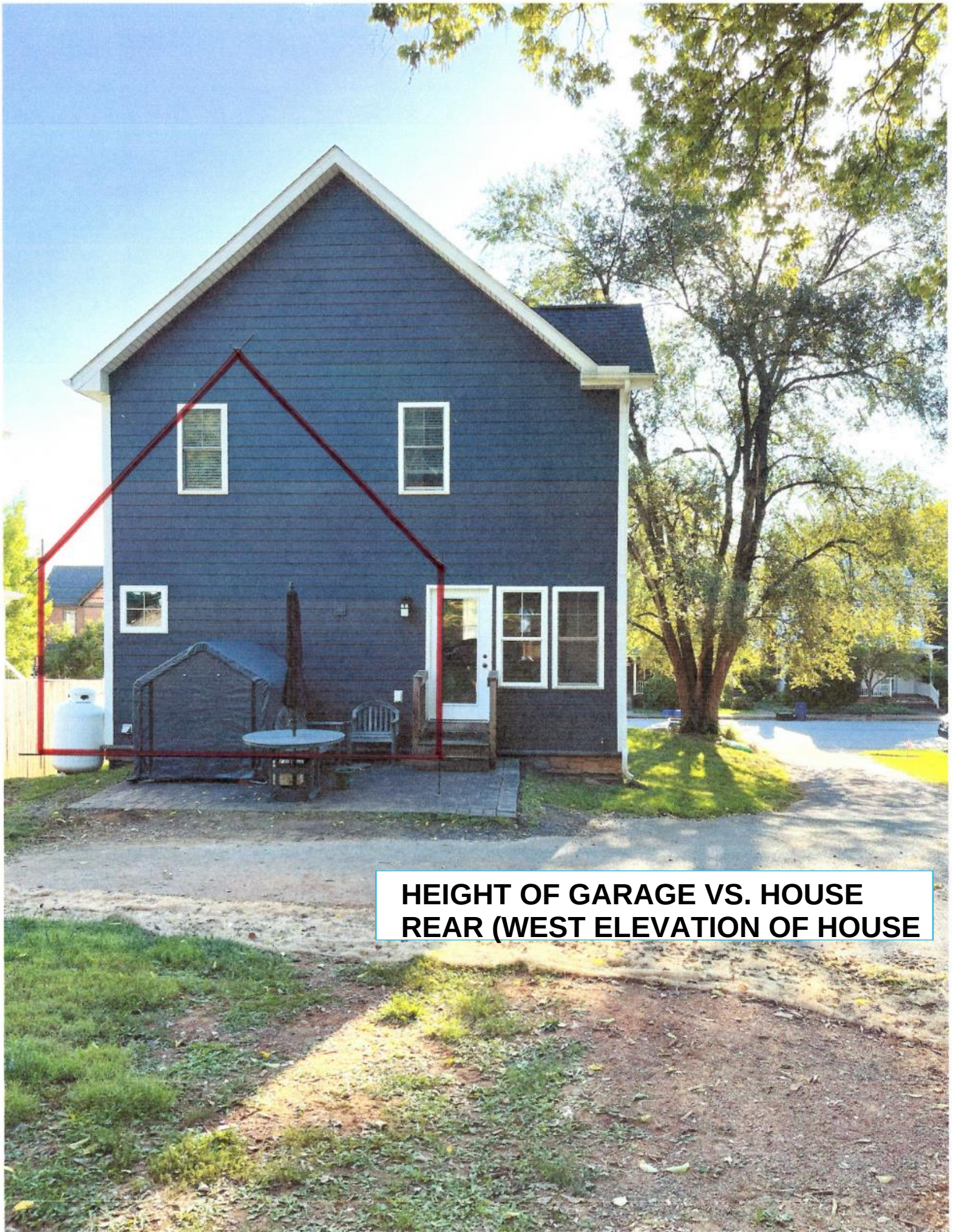
98-32-084 6/13

A two-story house with dark blue horizontal siding and a stone foundation. The house features a gabled roof with white trim and a small dormer window. There are three windows on the front facade: two on the second floor and one on the first floor, all with white frames. A front porch with white columns and a black metal railing leads to a red door. An American flag is mounted on the porch. The house is surrounded by green grass and trees.

116 Virginia Avenue
Front Royal, VA
Front (East) Elevation of House

A photograph of the rear (west) elevation of a two-story house. The house has dark blue horizontal siding and a white gable roof. On the second floor, there are two white-framed, double-hung windows. On the first floor, there is a white-framed door with a transom window, flanked by two more white-framed, double-hung windows. To the left of the door is a small white-framed window. A small, dark blue shed is located to the left of the door. A white propane tank is visible on the far left. A paved driveway leads to the house, and a large tree is on the right. The foreground is a mix of grass and gravel.

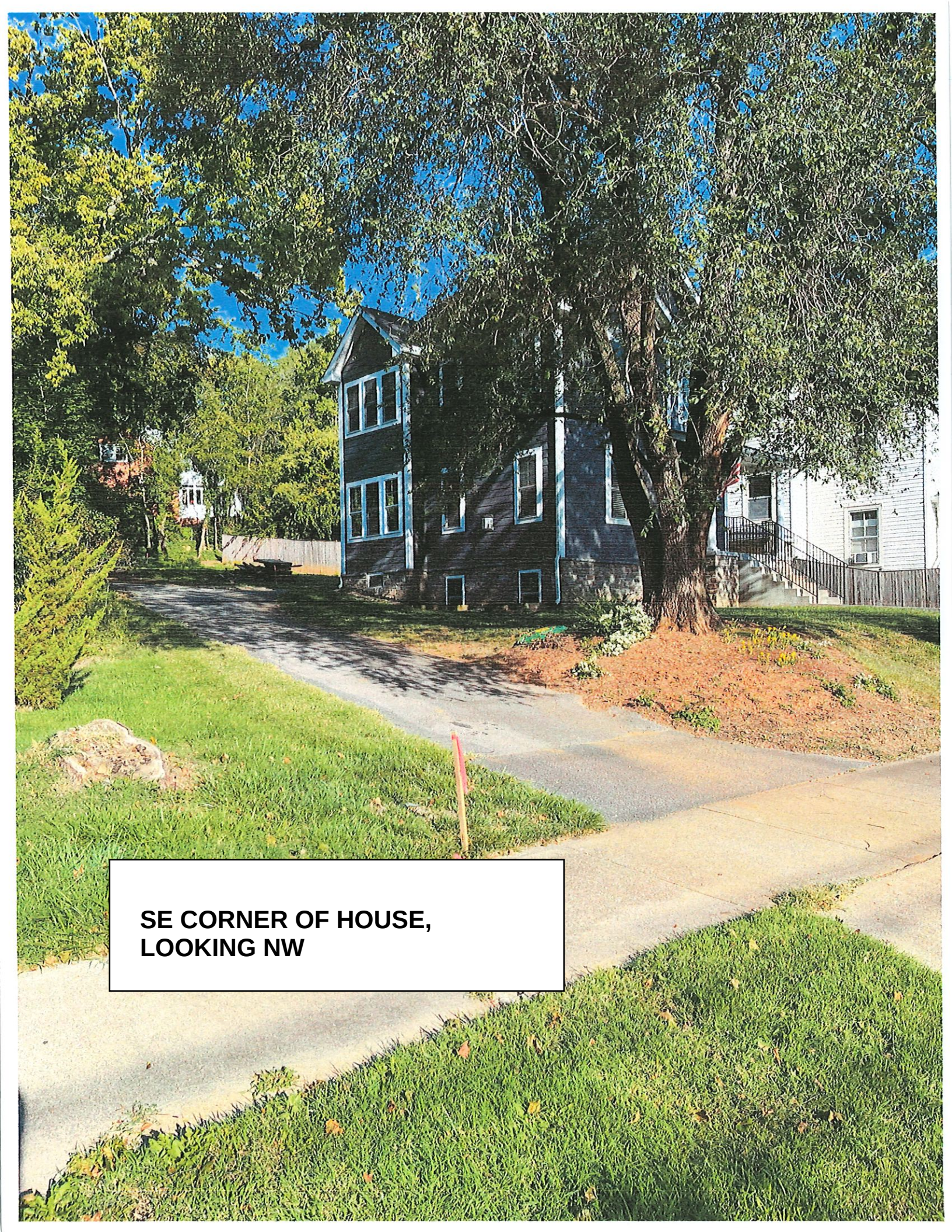
**REAR (WEST) ELEVATION OF
HOUSE**



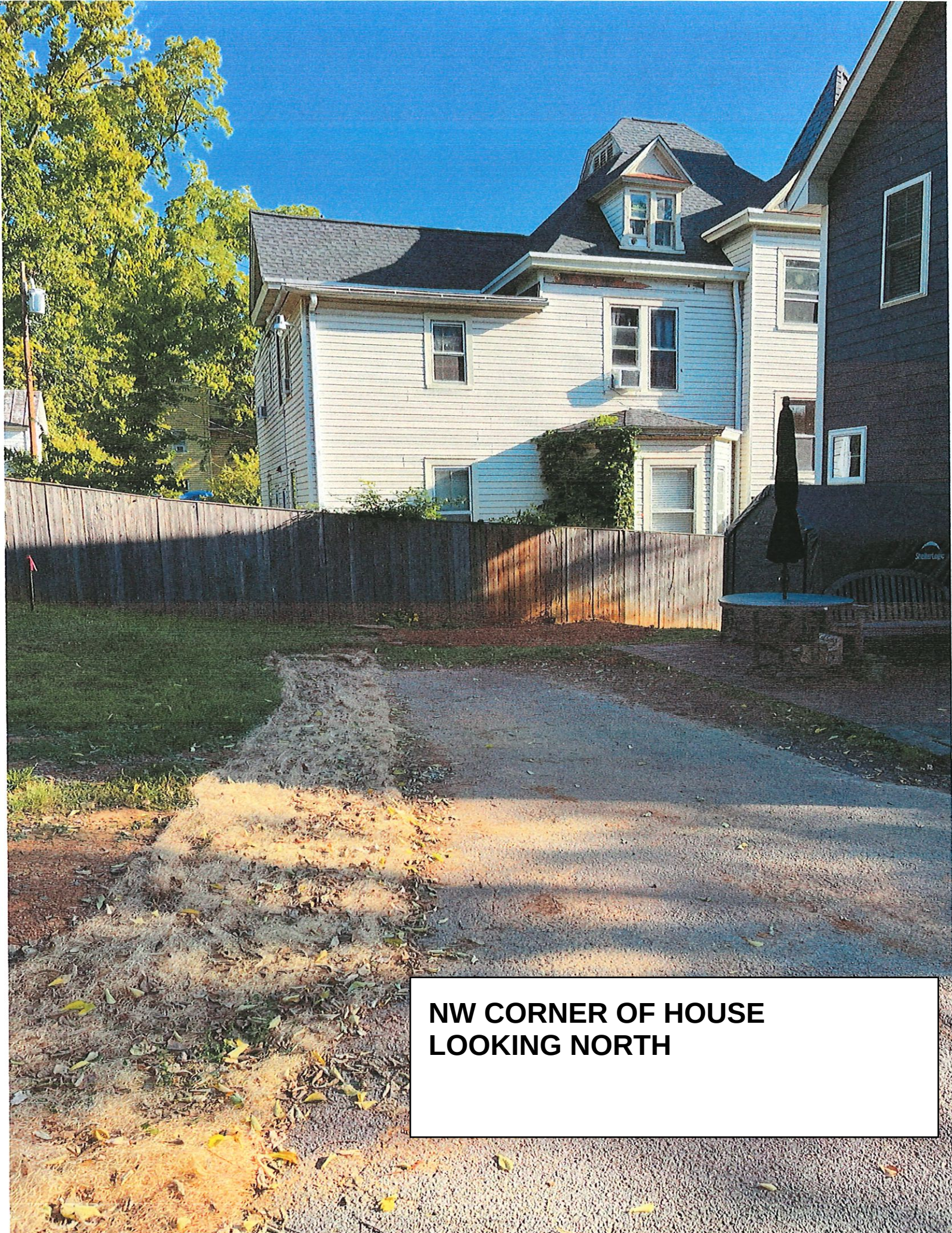
**HEIGHT OF GARAGE VS. HOUSE
REAR (WEST ELEVATION OF HOUSE)**



116 Virginia Avenue
Front Royal, VA
SE Corner of House, Looking
South



**SE CORNER OF HOUSE,
LOOKING NW**



**NW CORNER OF HOUSE
LOOKING NORTH**

A photograph of a rear yard looking west. The yard is covered in green grass and weeds. A wooden fence runs along the right side. In the background, there are trees and a red brick house. A dirt path leads from the foreground into the yard. Three red survey stakes are visible: one in the middle ground on the left, one near the fence on the right, and one further back near the trees. The foreground shows a concrete driveway and a dirt area.

REAR YARD - LOOKING WEST

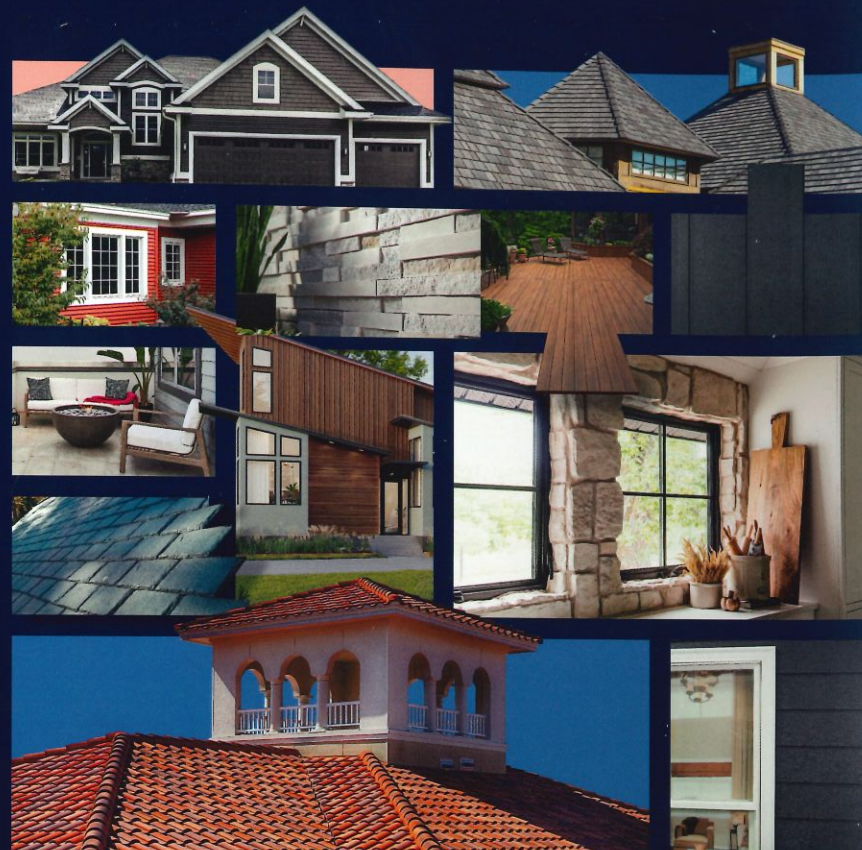
SIDING & ACCESSORIES
TRIM & MOULDINGS
ROOFING STONE
WINDOWS OUTDOOR LIVING

THE PRODUCTS TO DO EVERYTHING.
THE POWER TO DO EVEN MORE.

We're answering "what ifs" on a whole new level—
from the solutions we create to the dreams we
build. We have the tools and technology to tell
design stories on a bigger scale and on a more
personal level. There are no limits to how far we
innovate, how deeply we express, how strongly
we commit and how boldly we go.

Together let's Be Boundless™.

Westlake
Royal Building Products™
© 2024 Westlake Royal Building Products



BE BOUNDLESS™

Celect® Cellular Composite Siding
CelectPVC.com | 855-769-2585
CEL194850 2/24



ENDURING
CHARACTER, BEAUTY, STRENGTH AND BRAGGING RIGHTS.

THANKS FOR REQUESTING A
CELECT® SIDING SAMPLE.
KEEP THE EXPLORATION GOING.

Locate Westlake Royal Building
Products™ professionals.



Activate your inspiration with our amazing
online design tool. See how Celect brings
premium home to an array of home
styles at
HomePlay™ Prime

For home design tips, trends
and overall inspiration,
visit **LiveAbode**



GORGEOUS PRESENCE.
AMAZING PERFORMANCE.

Beauty

- Texture, look and solidity of real wood
- Choice of Clapboard, Board & Batten and Shake profiles complement a variety of home styles
- Factory-applied, designer-inspired, range of expressive colors are formulated to stay true for as long as you own your home and come with a 25-year warranty on the finish

Durability

- Impact resistant even in the harshest weather conditions
- Wind resistance to over 210 mph
- Fade-resistant Kynar Aquatec® coating withstands all weather conditions and climates
- *Patented interlocking joints eliminate gaps, seams, buckling, wavy lines, caulked seams and energy loss

*Patent No: US 8,402,707 B2 (2013)

COA Application #2400575

A Certificate of Appropriateness Application submitted by the Town of Front Royal to install an ADA accessible railing at the Town's Gazebo on E. Main Street, identified by Tax Map 20A8-5-2. The property is zoned C-2, Downtown Business 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
OCTOBER 8, 2024**

APPLICATION #:

Certificate of Appropriateness
Application #2400575

APPLICANT:

Town of Front Royal

APPLICATION SUMMARY:

A Certificate of Appropriateness (COA) Application submitted by the Town of Front Royal to install an ADA accessible railing at the Town's Gazebo located on E. Main Street.

GENERAL INFORMATION:

Site Addresses	East Main St
Owner(s)	Town of Front Royal
Zoning District	C-2 Downtown Business
Historic District	Front Royal Historic Overlay District
Tax Identification	20A8 5 2
Location	Northeast quadrant of the intersection of Chester St and East Main St.

Vicinity Map (Warren County GIS) – East Main St



Proposed Railing

ADA-Compliant Railing

with Inline Rail, Ground-Mounted, 7 Feet 10-1/2" Long



Supplemental Information

BAR 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 grants 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.

STAFF COMMENTS:

This area was part of the downtown historic Main St area. After a fire destroyed the original structures it was converted into a gathering area with a gazebo for public use.

The request is for an ADA compliant handrail to make the gazebo area more accessible for the public. The railing is considered removable. A Town Zoning Permit and Warren County Commercial Building Permit would be required before construction begins.

Attachments:

- Certificate of Appropriateness Application and Supporting Documents

COA # 2400575

TOWN OF FRONT ROYAL
 DEPARTMENT OF PLANNING AND ZONING
 102 EAST MAIN STREET, PO BOX 1560
 FRONT ROYAL, VA 22630

Main 540-6235-4236 Fax 540-631-2727
 www.frontroyalva.com

CERTIFICATE OF APPROPRIATENESS APPLICATION TOWN OF FRONT ROYAL

☐ New Construction
 ☐ Rehabilitation
 ☐ Demolition*
 ☐ Sign
☒ Other Hand Rail

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: Town of Front Royal

Address of Applicant: 102 E. Main Street
Front Royal, VA 22630

Phone Number: 540-635-8007 E-Mail: _____

Property in Question:

Street Address: East Main St. Gazebo Area

Business Name (if applicable) Town of Front Royal

Tax Map Number: 20A8-5-2

Historic District: ☐ Downtown Residential Area

☒ Downtown Business Area

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

☐ Yes ☒ No

If Yes, please describe:

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

ADA Compliant Hand Rail @ The
Gazebo. Ground mounted 7'-10'-1/2" Long

****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 # _____ Date _____

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

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

OFFICE USE ONLY

Date Received 10/4/2024 BAR Meeting Date: 10/8/2024

Action Taken: _____

Zoning Administrator

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
OCTOBER 8, 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. **This application was tabled at the September 10, 2024 Board of Architectural Review meeting asking the applicant to provide plans for the proposed garage.**

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



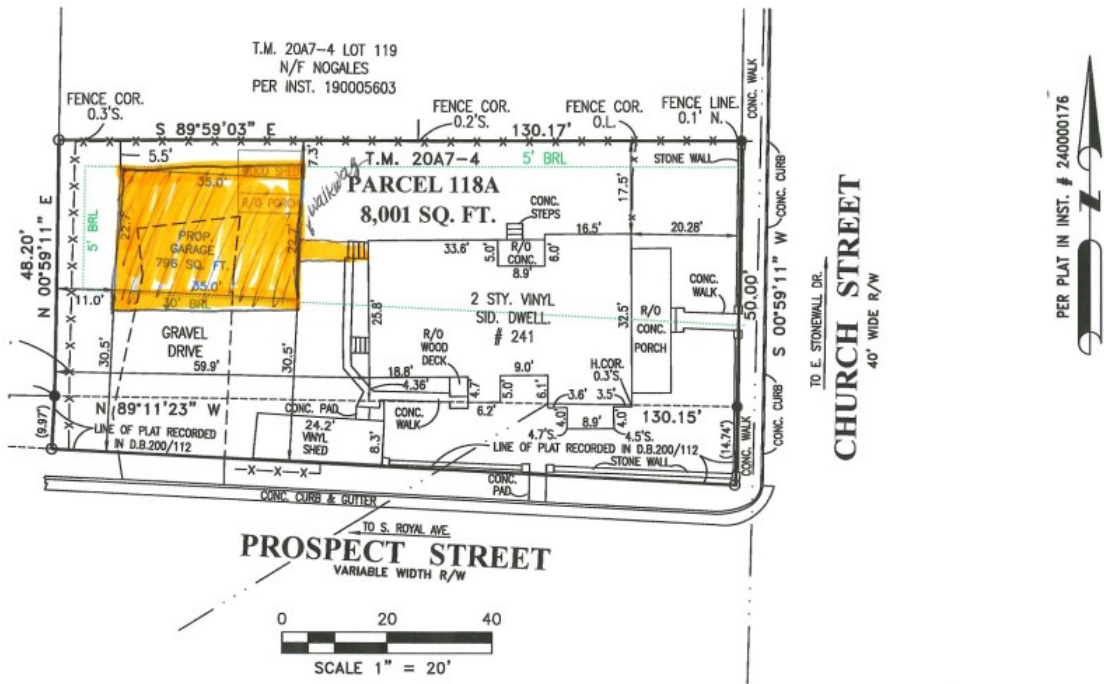
Photo 3 – Front Elevation of the Primary Residence – Google Maps 2024



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 g. Arrangement. h. Texture. i. Material. j. The permanent color of exterior materials (excluding paint). k. The relationship of such elements to similar features of structures in the immediate surroundings. l. Congruity with the character of the Historic District.

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
- Garage Plans (submitted September 19, 2024)
- 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: [REDACTED] E-Mail: [REDACTED]

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

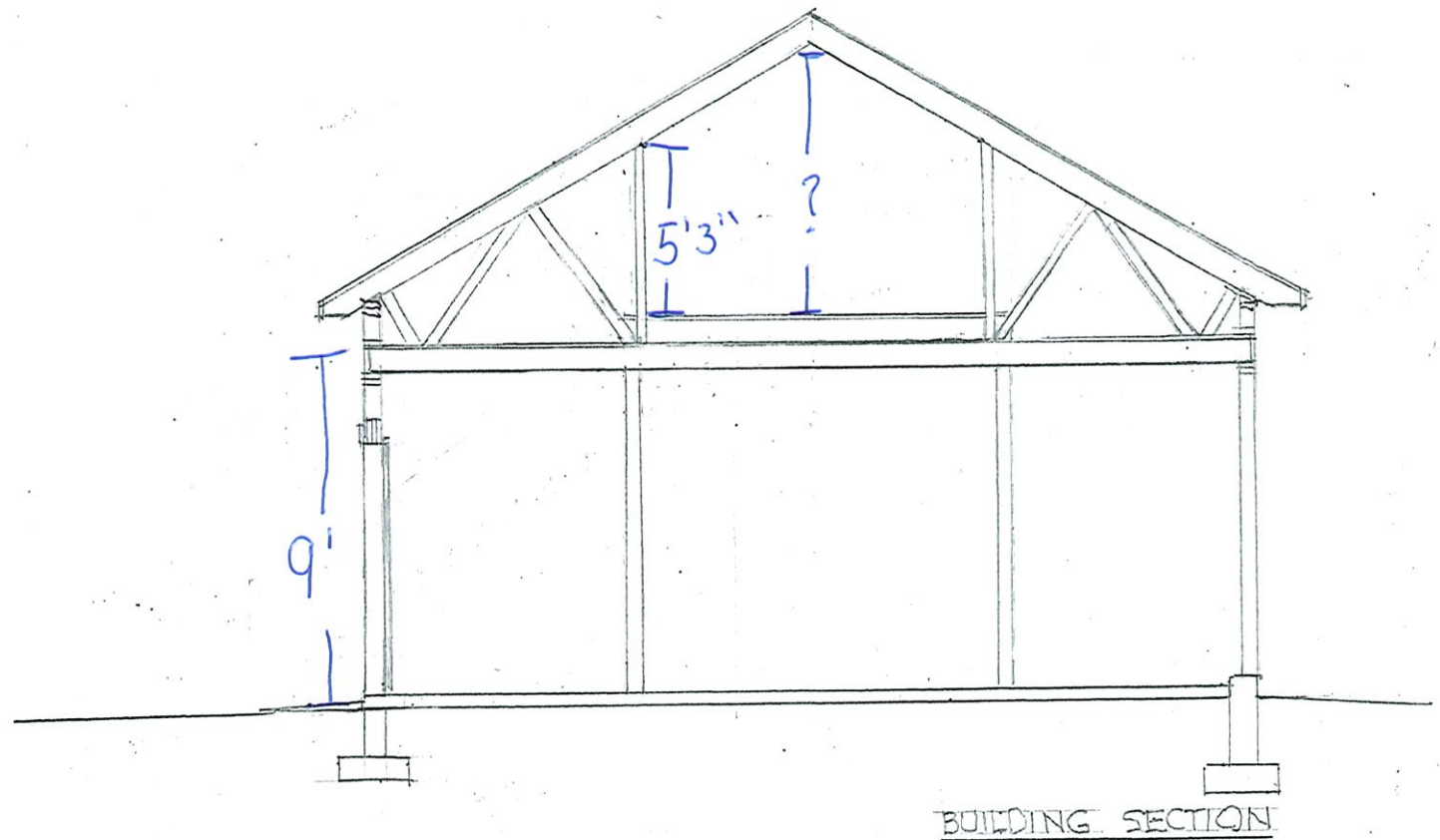
Date Received _____ BAR Meeting Date: _____
Action Taken: _____

Zoning Administrator _____

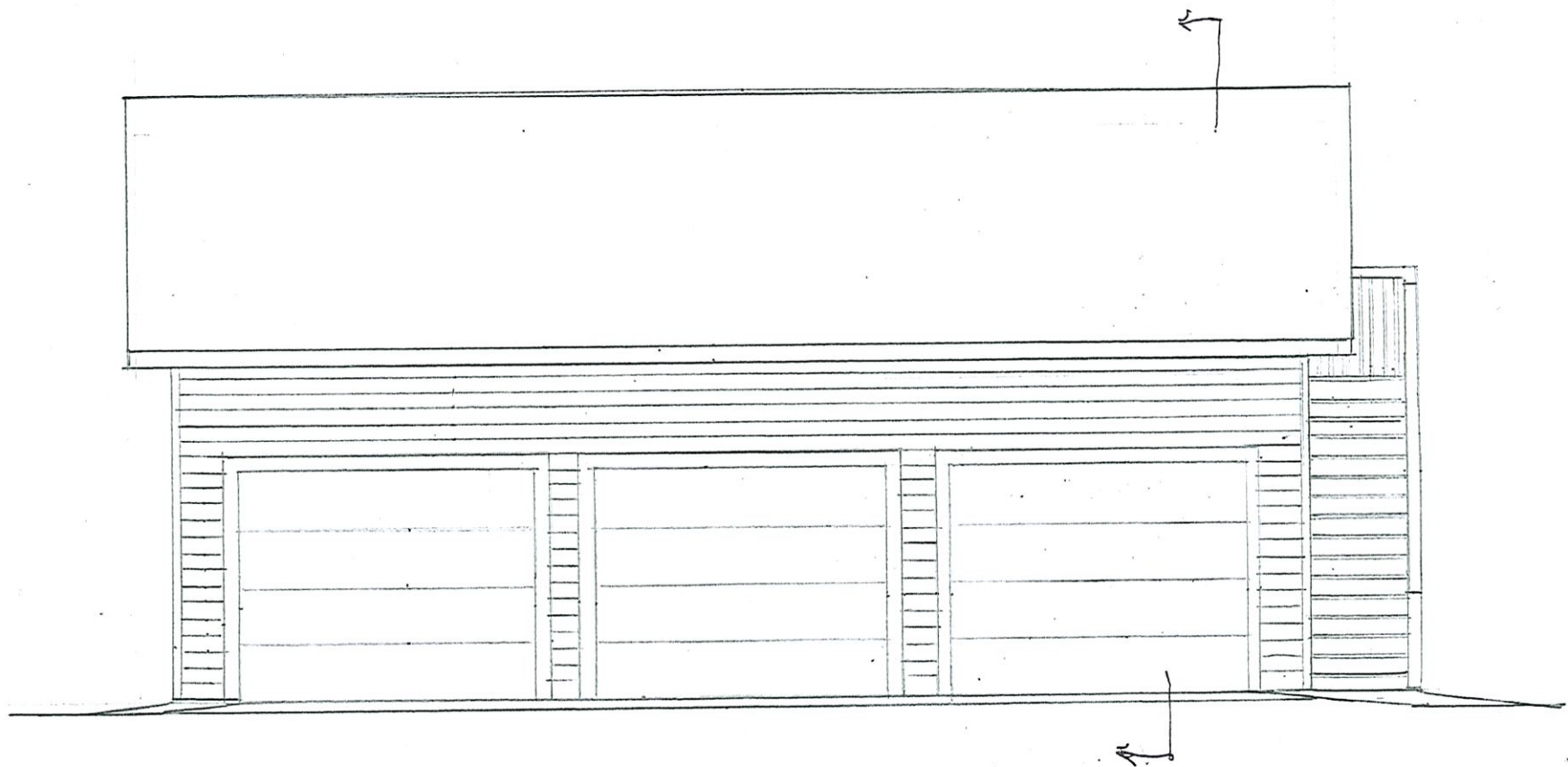
PAID \$100.00 BY CK#498 ON 08/13/24

RECEIVED
SEP 19 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

Scale
 $\frac{3}{16}'' = 1'$



RECEIVED
SEP 19 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT



FRONT ELEVATION



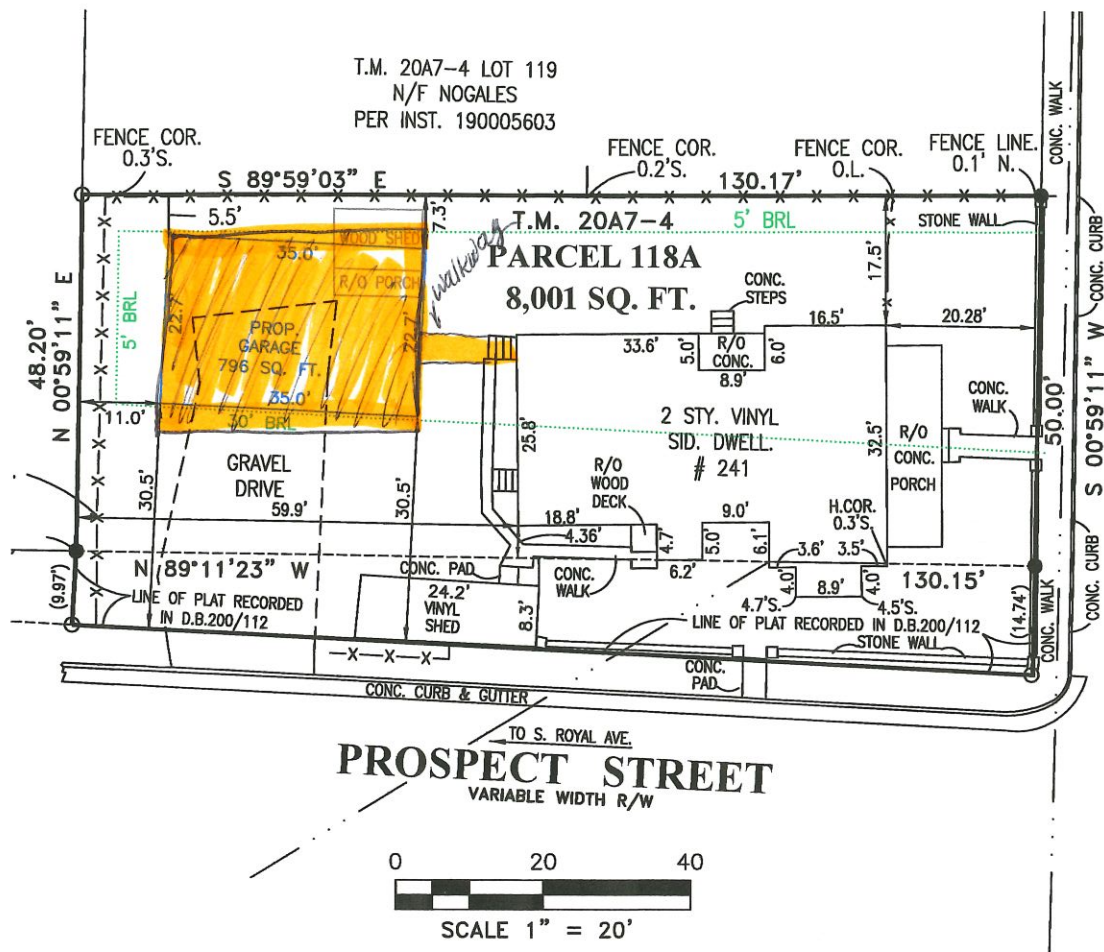


Garage door example



Window on house - to be same
on garage





PER PLAT IN INST. # 240000176



HISTORIC DISTRICT GUIDELINES

HISTORIC OVERLAY DISTRICT GUIDELINES

TOWN OF FRONT ROYAL BOARD OF ARCHITECTURAL REVIEW (BAR)



APRIL 2013

PURPOSE

The purpose of this document is to serve as a guide, and supplementary set of standards, for the evaluation of construction activities taking place within the Front Royal Historic District. This document is intended to assist property owners, business owners, contractors, developers, and citizens to better understand what standards and requirements are expected for new construction activities, including demolitions, new construction, major renovations, and signs within the Front Royal Historic District.

TABLE OF CONTENTS

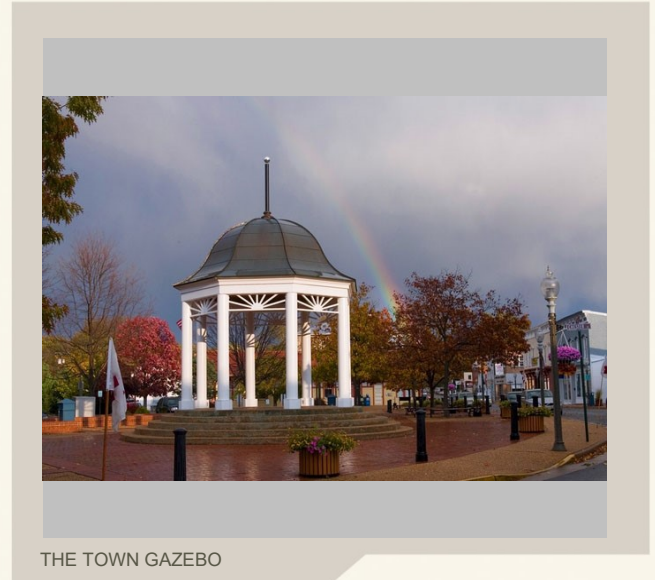
This document is organized into the following chapters.

Chapter	Pages
Signs	3-4
Cornices and Roofing	5-6
Additions	6
Entrances, Porches & Doors	7
Windows	8
Masonry	9-10
Site Improvements	11-12
Wood	13-14
New Construction	15-17
Review Checklist	18
Map and Contacts	19

IMPORTANT LEGAL FACTS

The regulations of the Front Royal Historic Overlay District, and the authority of the BAR, are granted by Town Council by Sections 175-82 - 175-98 of the Town Code, under the authority granted by the Commonwealth of Virginia by §15.2-2306 of the Virginia Code. The Front Royal Historic District was established on December 4, 2002 by the Governor and Virginia Department of Historic Resources. Section 175-84.B.5. of the Town Code establishes that one of the BAR's duties is to create supplemental standards.

The restrictions within the Historic Overlay District are in addition to all other applicable zoning requirements, as well as building code requirements that are regulated by Warren County.



BOARD OF ARCHITECTURAL REVIEW

The Board of Architectural Review (BAR) determines the appropriateness of signs and construction activities, including demolitions, proposed to take place on property within the Front Royal Historic District. The Historic Overlay District was created to preserve and enhance the historic character of this important area of the Town so it can be enjoyed by future residents of the Town. As of August 2022, the members of the BAR include the following citizens:

Angela Toler
Gary Vaughan
Katherine Snyder
Collin Waters (Vice-Chairman)
Holly Rhodenhizer (Chairman)

BAR MEETINGS: 2nd Tuesday of each Month at 7PM at the Town Administration Building.

STAFF CONTACTS

Lauren Kopishke, Planning & Zoning Director
Connie Potter, Senior Administrative Assistant

SIGNS

The Board of Architectural Review (BAR) has developed the sign guidelines of this Chapter to create greater understanding of the types of signs that are appropriate for properties located within the Front Royal Historic Overlay District, particularly when such signage is subject to the issuance of a Certificate of Appropriateness. These sign standards are in addition to the sign requirements found within Section 175-106 of the Town Code.

GENERAL PLACEMENT

Sign design must be compatible with the architecture of the building and the streetscape. Signs should not mask windows or other important architectural features of the building. Signs should be placed within the line of sight for pedestrians and be no higher than 15 feet above the sidewalk or the bottom of the second-floor windows. On narrow streets, such as Main Street, projecting signs placed at the upper first floor are encouraged because of their appeal to pedestrians, historic compatibility, and visibility. Sign messages may be creative but shall not include offensive language.

SIZE

Bigger is not necessarily better when it comes to signs. A small inviting sign that is well-placed in the pedestrian's view is often more effective than a much larger sign. The size of a proposed sign should be in proportion with the wall on which it is located. Signs should not exceed one square foot for each linear foot of building width, as based on the side of the building on which the sign is located.

COLOR

Muted, neutral and earth tones are the most compatible in the Historic District. However, some brighter tones may be perfectly suitable if used as an accent.

LIGHTING

Lighting design should be selected based on its compatibility to the style of the sign, building, and surrounding buildings and streetscape. Internally lit signs are discouraged. Light fixtures should be designed for indirect lighting of a particular location. Shielding may also be necessary to minimize glare.

MATERIALS

Material selection should be based on ease of maintenance and compatibility with the materials associated with the architectural features of the building and surrounding buildings.



Illustration 1: The picture above illustrates an appropriate example of sign placement in proportion to the building and surroundings.



Illustration 2: This sign is a good example of how the sign color can become an extension of the building.

SIGNS

QUANTITY

It is recommended that the quantity of signs be limited to no more than two permanent signs per establishment. Temporary window signs should cover no more than 25% of the window.

TYPE OF SIGNS

Wall mounted or projecting signs are generally recommended for most uses within the Historic Overlay District.

New freestanding signs are not recommended unless there is a substantial yard area on the property, and the sign is a monument type sign.

Pylon and interior illuminated box signs are discouraged.

CERTIFICATE OF APPROPRIATENESS

A sign permit is required for most types of signs within the Town of Front Royal, and a building permit may be required by the Warren County Department of Building Inspections, depending on the type of sign. In addition, signs within the Historic Overlay District require the issuance of a Certificate of Appropriateness. The Zoning Administrator is authorized to approve signs that meet the guidelines of the Board of Architectural Review (BAR). Signs that do not conform to these guidelines require review by the BAR.



Illustration 3: The above sign is a good example of a freestanding directory sign. Each tenant in the building has a location on the sign.



Illustration 4: Above is a creative and artistic sign that helps make the location a point of interest.

CORNICES AND ROOFING

CORNICE

The cornice occurs at the junction between the roof and the exterior wall. It is comprised of soffit fascia, frieze, and corner boards. On commercial buildings it may be a decorated classical projection or a flat decorative band within the wall material.

The following rules are recommended for cornices:

1. Keep the cornice well sealed and anchored and maintain the gutter system and flashing.
2. Repair, rather than replace, the cornice. Do not remove original elements such as brackets or blocks, without replacing them with new ones of a like design.
3. Match materials, decorative details, and profiles of the existing original cornice design when making repairs.
4. Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building. If the cornice is missing, the replacement of it should be based on physical or documented evidence of the original architectural style of the building.

ROOFING

One of the most important elements of a structure is the roof. It serves to protect the building from the elements. Good roof maintenance is absolutely critical for the preservation of the entire structure.

The following rules are recommended for roofs:

1. Retain elements such as chimneys, skylights, and light wells that contribute to the style and character of the building.
2. When replacing a roof, match original materials as closely as possible.
3. Slate is a historic roofing material found in the districts. Before replacing slate with new slate, or a substitute material, make sure that it is the slate that is deteriorating and not the roof flashing or slate hangers. Buckingham slate used on many local structures should last approximately 175 years or longer, and repairs may be possible instead of wholesale replacement. Rusted fasteners cause slate to slip and leaks to develop. Re-hang slate with new fasteners. Pennsylvania slate lasts approximately 75 years before it begins delaminates and needs to be replaced. Artificial slate and standing seam metal roofing materials are reasonable alternatives to slate within the Front Royal Historic District.



Illustration 5: Above is a good example of well maintained cornice to a residential house in the Historic District.



Illustration 6: Metal, slate and wood shingle roofs are compatible with the original architecture of the buildings in the historic district. Above is a picture of a roof with cedar shingles.

4. Keep metal surfaces painted (except for copper roofs) and use the appropriate primer for the particular type of metal roof.
5. Antennas and solar collectors should be located on portions of the roof that are less prominent and do not diminish the architectural character of a historically significant building.
6. Do not add new architectural elements, such as, skylights, or additional stories that would be visible on the primary elevation of the building.

ADDITIONS

An addition to a historic building may radically alter its appearance. When an addition is necessary, it should be designed and constructed in a way that complements the character of the historic building.

1. Function. Attempt to accommodate needed functions within the existing structure without building an addition.
2. Size. Limit the size of the addition so that it does not visually overpower the existing building.
3. Location. Attempt to locate the addition on rear or side elevations that are not visible from the street. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized. If the addition is located on a primary elevation the façade of the addition should be treated under the new construction guidelines. A primary elevation is typically the side, or sides, of a building that faces the public street or other prominent location regularly attended by the public.
4. Design. New additions should be distinct, and not attempt to mimic the original structure. They should be designed with a similar architectural style, but not confuse the viewer as to what the original structure is.
5. Materials and Features. Use materials, windows, doors, architectural detailing, roofs, and colors which are compatible with historic buildings in the districts.
6. Attachment to Existing Building. Wherever possible, new additions or alterations to existing buildings and structures should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the original building or structure would be unimpaired. Therefore, the new design should not use the same wall plane, roof line, or cornice line of the existing structure.



Illustration 7: Slate roofing, such as that shown above, is among the most durable roofing material.



Illustration 8: Unique architectural aspects of a roof/building should be maintained. Above is an example of a unique Victorian/Gothic tower with a widow's walk.

ENTRANCES, PORCHES & DOORS

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. Residences may have any of a variety of door types reflecting the variety of styles of residential buildings.

1. Inspect masonry, wood, and metal of porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage. Correct any of these conditions.
2. Repair damaged elements, matching the detail of the existing original material. Reuse hardware and locks that are original or important to the historical evolution of the building.
3. Replace an entire porch only if it is too deteriorated to repair or is completely missing. The new porch should match the original as closely as possible.
4. Do not strip entrances and porches of historic material and details. Give more importance to front or side porches than to utilitarian back porches.
5. Avoid substituting the original doors with stock doors that do not fit the openings properly.
6. Do not remove or radically change entrances and porches important in defining the building's overall historic character. Avoid adding "Colonial" decorative elements, such as broken pediments, columns, and pilasters; installing decorative iron supports; or adding a new entrance to the primary elevation.
7. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
8. Paint aluminum storm doors to match other doors or trim.
9. On any buildings, provide any needed barrier-free access through removable or portable ramps when possible, rather than permanent ramps that may alter features of the historic building.



Illustration 9: Above is one of many unique and grand entrances that exist within the historic district.



Illustration 10: Above is a good example of a restored porch in the historic district.

WINDOWS

Windows may be placed at regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same in one house or there may be a variety of types which give emphasis to certain parts of the building.

1. Retain original windows if possible. Ensure that all hardware is in good operating condition, that caulk and glazing putty are intact, and that water drains off the sills.
2. Repair original windows by patching, splicing, consolidating, or otherwise reinforcing the material. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
3. Replacement of original windows, muntins and mullions will have a profile in like manner and style. Replacement of non-original windows will be done with windows of a style that match the architecture of the building. For example, two over two or two over one window's will be replaced with the same style.
4. Replace windows only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing, or the appearance of the frame.
5. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the window openings.
6. Improve thermal efficiency with weather stripping, storm windows, caulking, interior shades, and if appropriate, blinds and awnings.
 - A. Install interior storm sashes with airtight gaskets, ventilating holes, and removable clips to allow proper maintenance and to avoid condensation.
 - B. Install exterior storm windows that do not damage or obscure the windows.
7. Use shutters only on windows and doors that show evidence of their use in the past. They should be wood (rather than metal or vinyl) and should be mounted on hinges. Shutters should be sized to cover the window opening when closed. Avoid shutters on bay windows.



Illustration 11: Above is a unique window in the historic district.



Illustration 12: Repair original windows instead of purchasing new windows.

MASONRY

Masonry Maintenance

1. Retain masonry features such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building. The size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling should be respected.
2. Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.
3. Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles and/or downspout feed aways.
4. Do not apply waterproof, water-repellent, or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.
5. Repair cracks, which may indicate structural settling or deterioration and allow moisture penetration. Always match the color of the mortar when adding new mortar.
6. Caulk the joints between masonry and window frames to prevent water penetration. Use a color of caulk that blends in with the existing color of the mortar.

Masonry Cleaning

Clean masonry only when necessary to halt deterioration or to remove heavy soiling. Use knowledgeable contractors and check their references and methods. Look for damage caused by the improper cleaning such as chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film. Cleaning of masonry should follow these guidelines:

1. Clean unpainted masonry with the gentlest means possible. The best method is low-pressure water wash with detergents and natural bristle brushes.
2. Test the cleaner on a small inconspicuous part of the building, beginning with the gentlest method and moving to harsher treatments only if necessary. Let the masonry in the test patch dry thoroughly and look for surface deterioration or discoloration. Older brick may be too soft to clean and can be damaged by detergents and by the pressure of the water. Building owners applying for federal rehabilitation tax credits must conduct test patches before cleaning masonry.
3. Do not use abrasive cleaning methods such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal tax credits.
4. Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.
5. Avoid using water or water-based chemicals in freezing conditions.

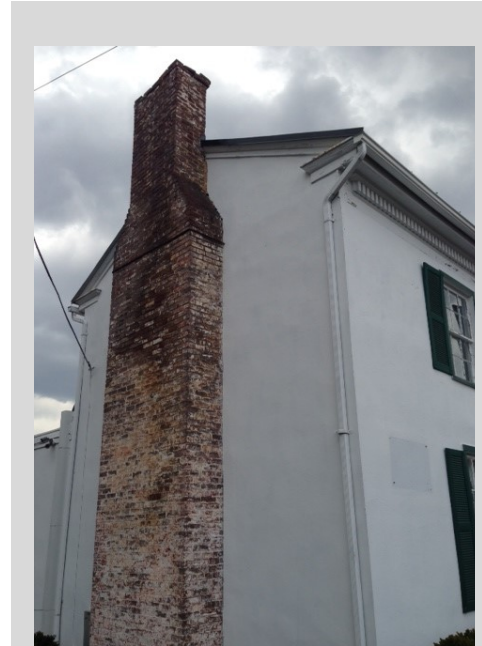


Illustration 13: Above is a masonry chimney in the historic district with what appears to be historic paint.



Illustration 14: Proper maintenance of masonry will help prevent expensive repairs in the future.

Masonry Repair: Repointing

Disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster work may signal the need for repair of masonry.

1. Remove deteriorated mortar by carefully hand raking the joints to avoid damaging the masonry. Do not remove mortar with electric saws or hammers that damage the surrounding masonry.
2. Duplicate mortar in strength, composition, color, and texture.
 - A. **Strength:** Do not repoint with mortar that is stronger than the original mortar and the brick itself. Brick expands and contracts with freezing and heating conditions. When this change occurs, old mortar moves to relieve the stress. If only portland cement is used, the mortar does not flex as much and the brick can crack, break, or spall. Do not repoint with a synthetic caulking compound.
 - B. **Composition:** Mortar of older brick buildings has a high lime and sand content. Replacement mortar should be composed primarily of lime (one part) and sand (two parts) with some (no more than 20 percent of the lime and cement combined) portland cement (ASTM C-150 Type 1) for workability. In newer buildings the lime content would be decreased and the portland cement content increased.
 - C. **Appearance:** Duplicate old mortar joints in width and profile. Cut out old mortar to a depth of one inch. Repoint to match original joints and retain the original joint width. The color of new mortar should match the original mortar.

Masonry Repair: Other

1. Repair damaged masonry features if possible, by patching, piecing in, or consolidating to match the original instead of replacing an entire masonry feature.
2. Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.
3. Patch stone in small areas with a cement-like material which, like mortar, should be weaker than the masonry being repaired and should be mixed accordingly. This type of work should be done by skilled craftsmen.
4. Use epoxies for the repair of broken stone or carved details. Application of such materials should be undertaken by skilled craftsmen.

Masonry Painting and Waterproofing

1. Generally, leave unpainted masonry unpainted.
2. Remove deteriorated paint to the next sound layer by hand scraping. Do not completely remove paint that is well-adhered, as breaking that bond could damage the masonry.
3. If masonry needs repainting, follow these steps:
 - A. Clean with a low-pressure water wash (garden hose) if the building is dirty.
 - B. Allow masonry to dry for at least fourteen days before applying paint.
 - C. Prime with an appropriate masonry primer.
 - D. Repaint with an appropriate masonry paint system recommended by a paint manufacturer.
 - E. Use water-repellent coatings that breathe, but only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.
 - F. Dryvit or synthetic stucco may be appropriate for use in the Historic District on a case-by-case basis.

SITE IMPROVEMENTS

Driveways, Off-street Parking, and Walks

1. In general, driveways should be located only on large or medium size lots that can accommodate such a feature.
2. Avoid placing driveways on small narrow lots if the drive will have a major visual impact on the site.
3. New parking should be located to the sides and rears of existing houses and should be screened with landscaping if the area is prominently visible from a public right-of-way.
4. Retain existing historic paving materials used in walks and driveways, such as brick, limestone, and patterned concrete from earlier eras.
5. Replace damaged areas with materials that match the original paving.
6. Ensure that new paving materials are compatible with the character of the area. Brick pavers in traditional patterns and scored concrete are examples of appropriate applications. Color and texture of both surfaces should be carefully reviewed prior to installation. Avoid large expanses of bright white or gray concrete surfaces.
7. Consider using identical or similar materials or combination of materials in both walks and driveways.
8. Avoid demolishing historic structures to provide areas for parking.

Garages, Outbuildings, and Site Features

Many houses in Front Royal have garages, outbuildings, and distinctive site features. Some typical outbuildings include garages or carriage houses.

1. Retain existing historic garages, outbuildings, and site features.
2. Design new garages or outbuildings to be compatible with the style of the major buildings on the site, especially in materials and roof slope.
3. New garages or outbuildings should be located to the rear of the main house, or they should be placed to the side of the main house without extending in front of the center line of the house.
4. The scale of new garages or outbuildings should not overpower the existing house or the size of the existing lot.
5. The design and location of any new site features should relate to the existing character of the property.



Illustration 15: Many things other than buildings contribute to the historic district.



Illustration 16: Accessory buildings can also be significant assets of the historic district.

Fences and Walls

Fences in Historic District neighborhoods help define the streetscape. Low fences or walls give character to a street scene and help give uniformity to properties, particularly in residential neighborhoods. Fences and walls help define outdoor spaces by marking the limits of a property, serving as a means of limiting access, or making a distinction between public, semi-public and private open space.

These guidelines have been established to assist the Historic District property owner in the selection and placement of an appropriate fence and wall designs. All fences in the Historic District require a Certificate of Appropriateness and a zoning permit. Larger retaining walls also require a building permit in addition to the Certificate of Appropriateness and zoning permit.

Where a proposed fence conforms to these guidelines, a Certificate of Appropriateness can be issued by the Zoning Administrator. Fences that do not meet these Guidelines require approval of a Certificate of Appropriateness by the Board of Architectural Review.

1. Retain traditional fences, walls, and hedges. When a portion of a fence needs replacing, salvage original parts for a prominent location from a less prominent location if possible. Match old fencing in material, height, and detail. If this is not possible, use a simplified design of similar materials and height.
2. Respect the existing condition of the majority of existing lots or streets in a subarea when planning new construction or a rehabilitation of an existing site.
 - o If the majority of buildings on the street have a fence or wall, incorporate one into new site improvements.
 - o If the majority of buildings on the street have an open yard leading to the street, do not add a fence or wall to the front of the lot.
3. The design of new fences and walls should blend with materials and designs found in the district. Commonly used materials are brick, stucco, iron, wood, and shrubbery hedges. Often the materials relate to the materials used elsewhere on the property and on the structures.
4. The scale and level of ornateness of the design of any new walls and fences should relate to the scale and ornateness of the existing house. Simpler and smaller designs are more appropriate on smaller lots.
5. The height of the fence or wall should not exceed the average height of other fences and walls of surrounding properties. See the zoning ordinance for detailed requirements.
6. Avoid the use of solid masonry walls which would visually enclose the property from more open neighboring sites.
7. Do not use materials such as chain-link fencing and concrete block walls where they would be visible from the street.



Illustration 17: Above is a picture of a fence that enhances the property of this historically significant residence.



Illustration 18: Here is an example of a fence consisting of masonry posts.



Illustration 19: Chain-link fence is not recommended inside of the historic district.

WOOD

Wood Maintenance

The main objective in wood maintenance is to keep it free from water infiltration and wood-boring pests. Moisture encourages wood-boring insects so that these two conditions frequently occur together.

1. Inspect wood surfaces for signs of water damage, rot, and pest infestation.
2. Keep all surfaces primed and painted in order to prevent water infiltration.
3. Use appropriate pest poisons with extreme caution and follow product instructions.
4. Remove vegetation that grows too close to wood surfaces.
5. Repair leaking roofs, gutters, downspouts, and flashing, and insure proper ventilation.
6. Maintain proper drainage around the foundation to prevent standing water.
7. Re-caulk joints where moisture might penetrate a building:
 - A. Remove old caulk and dirt.
 - B. Use a high-quality caulk.
 - C. Do not caulk under individual siding boards or windowsills. This action seals the building too tightly and can lead to moisture problems within the frame walls and to failure of paint.



Illustration 20: Rather than covering a building with vinyl, it is preferred that the natural wood be maintained. Above is a good example of maintained wood.

Preparing Wood Surfaces for Painting

Proper surface preparation is the most important (and time-consuming) prerequisite to a successful paint job. The objective is for the surface to be thoroughly dry, free from loose dirt or paint, and sanded.

1. Remove damaged or deteriorated paint to the next sound layer using the gentlest means possible such as hand sanding and hand scraping. Do not completely remove paint when it is adhered soundly to the wood.
2. Remove all paint down to the bare wood only in extreme cases where the paint has blistered and peeled or there is excessive paint buildup or moisture.
3. Do not completely remove paint to achieve a natural finish.
4. Use electric heat guns on decorative wood features and electric heat plates on flat wood surfaces when additional paint removal is required.
5. Use chemical strippers when more effective removal is required. Thoroughly neutralize chemicals after use or new paint will not adhere. Do not allow wood to be in contact with chemical stripping agents for long periods of time; it may raise the wood grain or roughen the surface.
6. Do not use potentially destructive and dangerous paint removal methods such as a propane or butane torch, sandblasting, or waterblasting.
7. Remove dirt with household detergent and water and allow the surface to dry completely before applying paint.

Painting Wood

Most older frame buildings have been painted with an oil-based paint and so an oil-based paint should be used when repainting. Latex paint will not adhere to chalked oil paint. Also, it shrinks more during drying than oil-based paint and can pull off the old paint. If latex paint is used, the surface should first be primed with an oil-based primer.

Wood Repair

Rather than replacing all of the siding, restore the sections of the original siding that are rotten, missing or in need of repair.

Be sure to test for rotten wood. To test for rotten wood, jab a screwdriver into the wetted wood surface at an angle and pry up a small section. Sound wood will separate in long fibrous splinters while decayed wood will separate in short irregular pieces. Alternatively, insert the screwdriver perpendicular to the wood. If it penetrates less than one-eighth inch, the wood is solid; if it penetrates more than one-half inch it may have dry rot.

1. Use epoxies to patch, piece, or consolidate parts.
2. Match existing materials and details.

Wood Replacement and Reconstruction

1. Replace wood elements only when they are rotted beyond repair.
2. Match the original in material and design, by substituting materials that convey the same visual appearance or by using surviving material. Upon review and approval by the BAR, PVC or composite wood can be used.
3. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area. Complement the existing details in size, scale, and materials.
4. Modern composite materials will be considered on a case-by-case basis.



Illustration 21: Above is another example of a house with a maintained wood exterior.



Illustration 22: Some sidings may be appropriate for a renovation project when it is unfeasible to restore wood siding. Above is picture of hardiplank siding, which is difficult to distinguish from wood.

NEW CONSTRUCTION

Planning a New Construction Project

The following guidelines offer general recommendations on the design for all new buildings in Front Royals Historic Districts. These guidelines are intended to provide a general design framework for new construction. The following criteria are all important when considering whether proposed new buildings are appropriate and compatible.

Foundation

The foundation forms the base of a building. On many buildings it is indistinguishable from the walls of the buildings. On others it is a different material or texture or is raised well above ground level. Solid masonry or concrete foundations are common for residential buildings. Masonry piers, most often of brick, support many porches.

1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.

Materials and Textures

1. The selection of materials and textures for a new building should be compatible with and complement neighboring buildings. In order to strengthen the traditional image of the residential areas of the historic districts, brick and wood siding are the most appropriate materials for new buildings.
2. On large-scale, multi-lot buildings, primary facades should be divided into different bays and planes to relate to existing neighboring buildings. Varying materials, shades, and textures also should be considered.
3. Synthetic sidings, including vinyl, aluminum, and synthetic stucco-like finishes, are not historic cladding materials in the historic districts and their use should be avoided.

Architectural Details and Decorative Features

The details and decoration of Front Royals historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements.

Building Types Within the Historic Districts

1. **Infill:** Residential infill buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures.
2. **Institutional:** Churches, schools, and other civic buildings are all structures that represent a unique aspect of community life and frequently have special requirements that relate to their distinct uses. For these reasons, these buildings usually are freestanding, and their scale and architectural arrangements may be of a different nature than their residential and historic neighbors. However, their materials should blend with the character of the district.

Orientation

New buildings should be orientated in the same direction as the surrounding buildings, and where possible, the front face of the building should match the existing front setbacks of the existing buildings in the vicinity.

Height and Width

The size of a new building can either contribute to or be in conflict with an historic area. Height and width create scale, or the relationship between the size of a building and the size of a person. Scale also can be defined as the relationship of the size of a building to neighboring buildings and of a building to its site.

The design features of a building can reinforce a human scale or can create a monumental scale. In terms of scale, most buildings in the historic districts relate to the human scale and are not monumental. Houses in the historic districts for the most part range from one to three stories with the majority being two stories.

Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

Massing and Building Footprint

New construction should relate in footprint and massing to the majority of surrounding historic dwellings.

Roof

Roof design, materials, textures, and orientation should be consistent with the existing structures in the historic districts. Common forms include hipped roofs, gable roofs, cross gables, and gambrel roofs as well as combinations of the above.

1. **Roof Forms and Pitches:** In general, the roof pitch of an older dwelling is steeper than a new tract house. This factor is more important than the type of roof in most neighborhoods. Shallow pitched roofs and flat roofs generally are inappropriate in historic residential areas.
2. **Roof Materials:** Common roof materials in the historic districts include metal, slate, and asphalt shingles.
 - A. For new construction in the historic districts use traditional roofing materials such as metal or slate.
 - B. Avoid using thick wood cedar shakes if using wood shingles; instead use more historically appropriate wood shingles which are thinner and have a smoother finish.
 - C. In using asphalt shingles, do not use light colors. Consider using darker textured shingles that resemble slate or wood shingles.
3. **Rooftop Screening:** If roof-mounted mechanical equipment is used, it should be screened from public view on all sides. The screening material and design should be consistent with the design, textures, materials, and colors of the building. The screening should not appear as an afterthought or addition to the building.

Openings: Doors and Windows

1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent facades.
2. The size and proportion (ratio of width to height) of window and door openings of primary facades should be similar to and compatible with those on surrounding facades.
3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4. Many entrances of Front Royals buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5. Darkly tinted or mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6. If small paned windows are used in a new construction project, they should have true divided lights and not use clip-in muntin bars.

Porches

Most of Front Royals historic houses have some type of porch. There is much variety in the size, location, and type of porches and this variety relates to the different residential architectural styles. Since this feature is such a prominent part of the districts, strong consideration should be given to including a porch or similar form in the design of any new structure in the district.

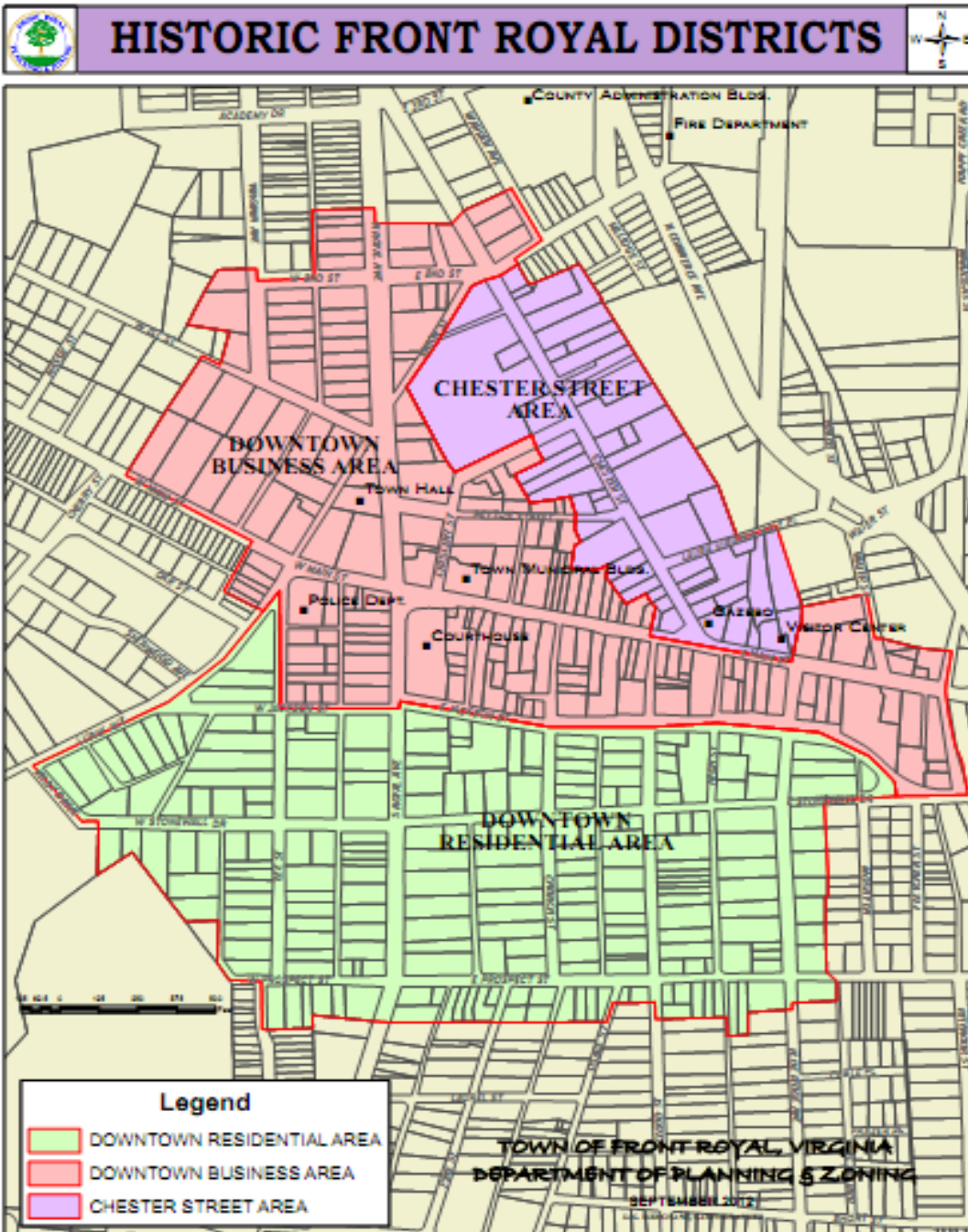
Materials and Textures

1. The selection of materials and textures for a new building should be compatible with and complement neighboring buildings. In order to strengthen the traditional image of the historic district, brick and wood siding are the most appropriate materials for new buildings.
2. On large-scale, multi-lot buildings, primary facades should be divided into different bays and planes to relate to existing neighboring buildings. Varying materials, shades, and textures also should be considered.
3. Synthetic sidings, including vinyl, aluminum, and synthetic stucco-like finishes, are not historic cladding materials in the historic districts and their use should be avoided.



Illustration 23: Building additions can be done in an architectural style that maintains the prominence of the original structure and enhances it, such as in the above example.

GUIDELINES WORKSHEET FOR BAR EVALUATION		
Guideline Checklist	1	The historic archaeological or architectural value and significance of a structure and its relationship to the historic value of the surrounding area.
	2	The age and character of the historic structure, its condition, and its probable life expectancy and the appropriateness of the proposed changes to the period or periods during which the structure was built.
	3	The general compatibility of the site plan and the exterior design arrangement, texture and materials proposed to be used.
	4	The view of the structure or area from a public street or road, present or future.
	5	The present character of the setting of the structure or area and its surroundings.
	6	The probable effect of proposed construction on trees, wooded areas, or historic sites.
	7	Any other factors, including aesthetic factors, which the reviewing bodies deem to be pertinent.
	8	The appropriateness of the exterior architectural features of such building or structure to the compatibility with the exterior architectural features of landmarks, buildings, or structures in the district, taking into consideration the following: - General design. - Character and appropriateness of design. - Form. - Proportion and scale . - Mass. - Configuration. - Arrangement. - Texture. - Material. - The permanent color of exterior materials (excluding paint). - The relationship of such elements to similar features of structures in the immediate surroundings. - Congruity with the character of the Historic District.
	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 particular standards and considerations contained in the Secretary of the Interior's Standards for Rehabilitation.	



HISTORIC DISTRICT MAP

To the left is a map of the Front Royal Historic District/Historic Overlay District. Please consult with Town Planning & Zoning Staff for a larger copy, as well as a copy of the Town Zoning Map and Floodplain District Map.

PARTIAL REAL ESTATE TAX EXEMPTION

While there are special regulations that properties within the Historic Overlay District must follow, there are also special benefits. One such benefit is the Partial Real Estate Tax Exemption on Rehabilitated Structures that is available to qualifying rehabilitation projects. Please consult with Town Staff and/or the Warren County Commissioner of Revenue for more information about this program.

IMPORTANT CONTACTS

Front Royal Dept. of Planning & Zoning

Virginia Department of Historic Preservation

Warren County Department of Building Inspections

Economic Development Authority

Chamber of Commerce

Down Town Front Royal

Front Royal Business Alliance

Warren County Heritage Society

540-635-4236

804-367-2323

540-636-9973

540-635-2182

540-635-3185

540-631-0099

540-636-7064

540-636-1446

www.frontroyalva.com

www.dhr.virginia.gov

www.warrencountyva.net

www.wceda.com

www.frontroyalchamber.com

www.downtownfrontroyal.org

www.frontroyaliba.com

<http://www.warrenheritagesociety.org>

