

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

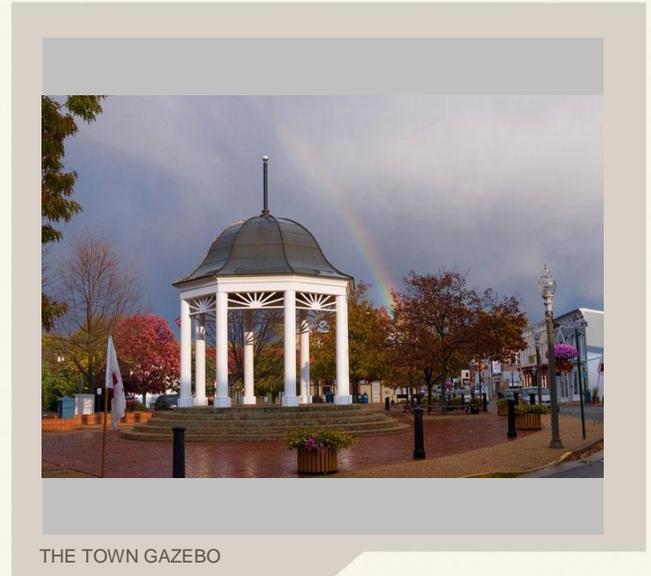
This document is organized into the following chapters.

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 February 2013, the members of the BAR include the following citizens:

Greg Harold (Chairman)
Angela Toler (Vice-Chairman)
Joan E. Harding
Gary Vaughan
Nancy R. LeHew

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

STAFF CONTACTS

Jeremy F. Camp, 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. Insure 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 insure that improper water drainage is not causing deterioration.
3. Prevent water from gathering at the base of a wall by insuring 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.

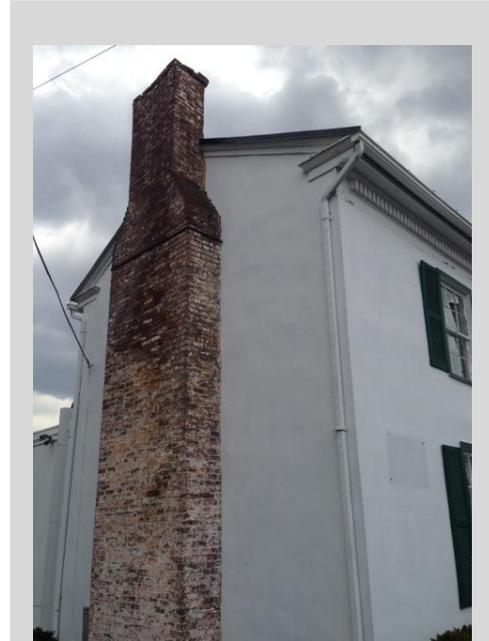


Illustration 13: Above is a masonry chimney in the historic district with what appears to be historic paint.



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. Insure 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.

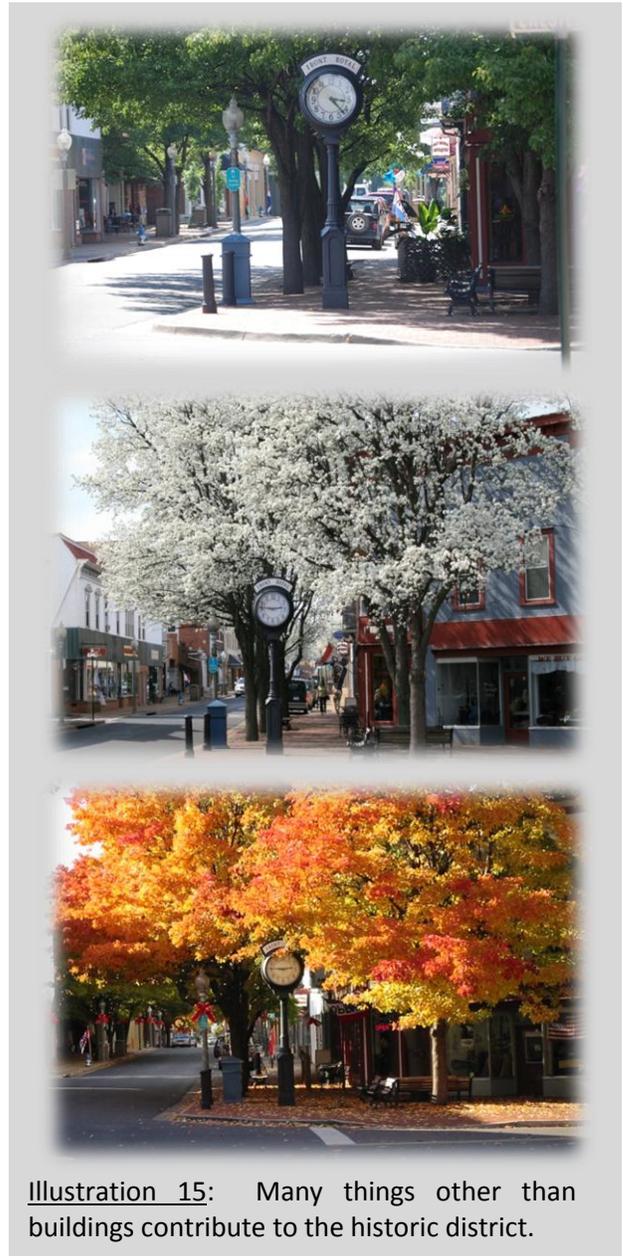


Illustration 15: Many things other than buildings contribute to the historic district.



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 window sills. This action seals the building too tightly and can lead to moisture problems within the frame walls and to failure of paint.

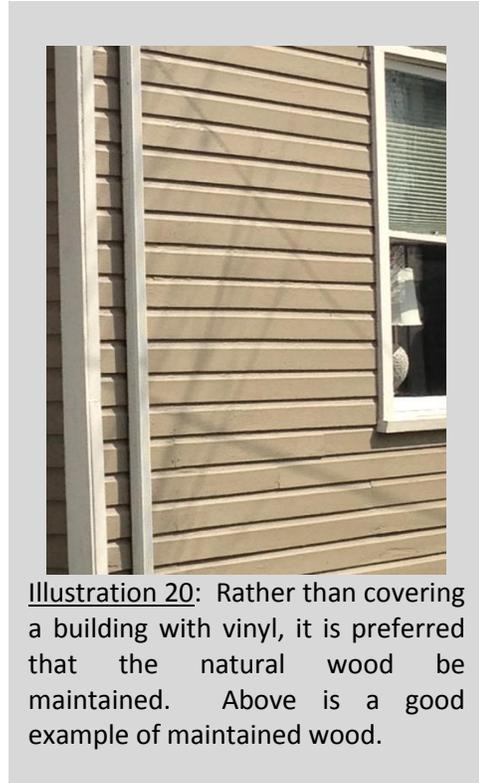


Illustration 20: Rather than covering a building with vinyl, it is preferred that the natural wood be maintained. Above is a good example of maintained wood.

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 screw driver 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 screw driver 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.

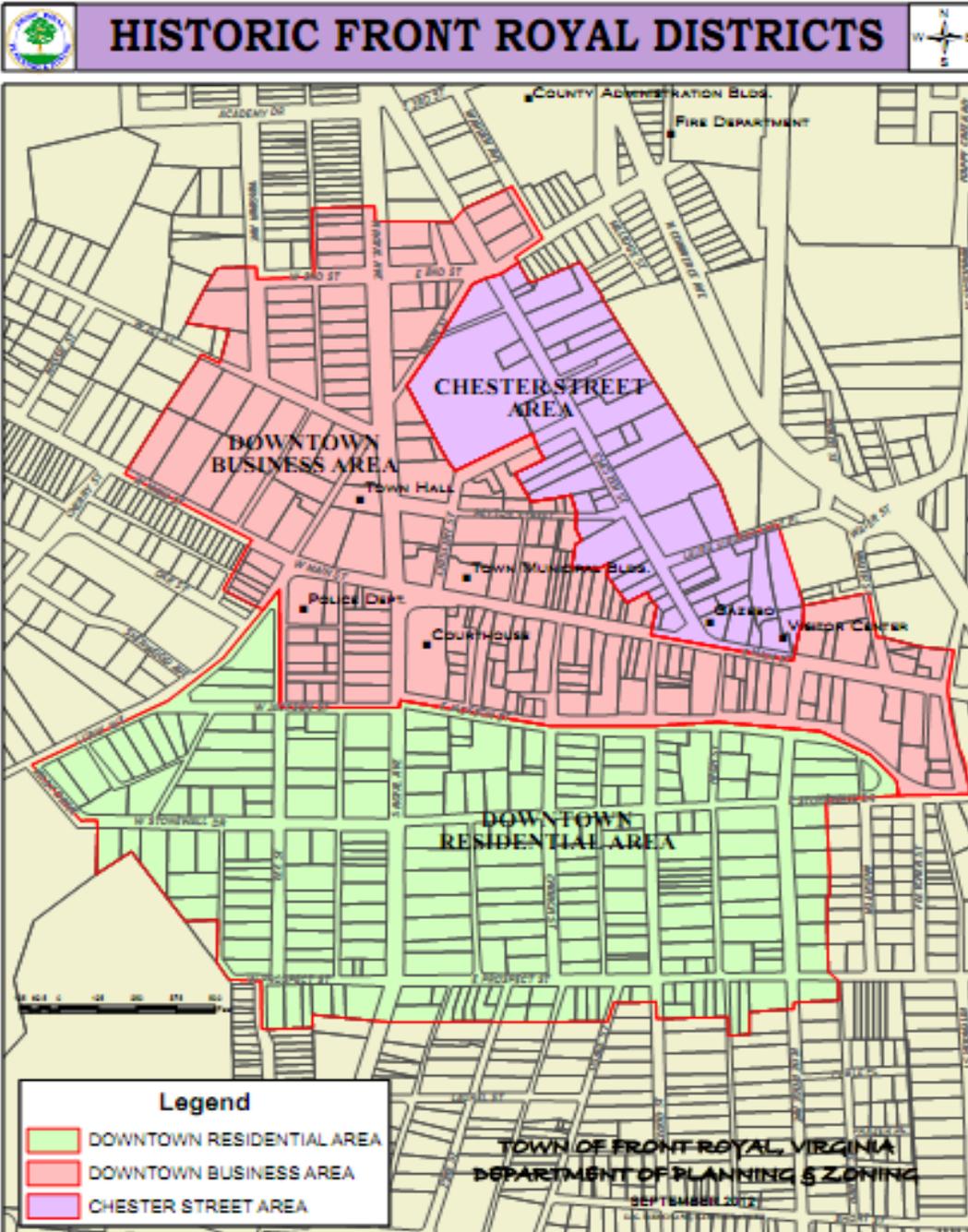
Materials and Textures

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	<p>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:</p> <ol style="list-style-type: none"> a. General design b. Character and appropriateness of design c. Form d. Proportion and scale e. Mass f. Configuration 	
<p>Additional Guidelines:</p> <ul style="list-style-type: none"> • 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	424-635-4236	www.frontroyalva.com
Warren County Department of Building Inspections	804-367-2323	www.dhr.virginia.gov
Economic Development Authority	540-636-9973	www.warrencountyva.net
Chamber of Commerce	540-635-2182	www.wceda.com
Down Town Front Royal	540-635-3185	www.frontroyalchamber.com
Front Royal Business Alliance	540-631-0099	www.downtownfrontroyal.org
Warren County Heritage Society	540-636-7064	www.frontroyaliba.com
W.C. Commissioner of Revenue	540-636-1446	http://www.warrenheritagesociety.org
	540-635-2651	www.warrencountyva.net

