TOWN OF ABINGDON, VIRGINIA
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, JULY 11, 2018 – 5:30 p.m.
ARTHUR CAMPBELL MEETING ROOM
MUNICIPAL BUILDING

Welcome to the Historic Preservation Review Board Regular Meeting. This is a citizen Board, appointed by the Town Council, to interpret and uphold the Historic Preservation Ordinance, which is Article 8 of the Abingdon Zoning Ordinance that protects the Historic District of Abingdon, which has been designated the Old and Historic District. Our aim on this Board is to provide a positive bridge between the property owners of the district and the design review process, so we welcome you to today's meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Anyone addressing the Board will approach the podium, identify your first and last name and give you complete mailing address.

A. WELCOME – Jeff Johnson, Chair

B. ROLL CALL – Jason Boswell, Interim Director of Planning

C. APPROVAL OF MINUTES

Regular Meeting: June 6, 2018

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness - Rick and Laura Blevins, owner; 289 W. Valley Street NW, Abingdon VA 24210: application for Certificate of Appropriateness to replace existing retaining wall, steps and walkway at back of the house. **Located at 289 W. Valley Street NW (Parcel No. 011-5-109)**

2. Certificate of Appropriateness - Matthew Hubbard, owner; 101 Valley Street NW, Abingdon VA 24210: **Jennifer Pearson, representative;** application for Certificate of Appropriateness to remove existing steps that are

cracked, and have some crumbing. Plan to tear out the old form and replace with concrete. **Located at 101 Valley Street NW (Parcel No. 012-1-27)**

3. Certificate of Appropriateness – Harold Douglas Ellis, owner; 211 W. Main Street, Abingdon VA 24210: **Doug Ellis, representative;** application for Certificate of Appropriateness to build two new entrances to upper level to create doors that swing out per building code. . **Located at 201 W. Main Street. (Parcel No. 012-1-71)**

E. DISCUSSION TOPIC:

1. Preliminary discussion, two vacant lots at the northeast corner of Troopers Alley and Brewers Alley, approximately 4,000 square feet (~49' x ~80'). **:** Great Outdoors Real Estate, Drew Hawkins: representative.

F. BUSINESS/MATTERS NOT ON THE AGENDA

G. ANNOUNCEMENTS

H. ADJOURNMENT

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, JUNE 6, 2018 – 5:25 P.M.
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, June 6, 2018 at 5:25 pm in the Arthur Campbell Meeting Room in the Municipal Building.

A. WELCOME by Jeff Johnson, Chair

B. ROLL CALL – Jason Boswell, Interim Director of Planning

Members of the Board Present:	Mr. Jeff Johnson Mr. Byrum Geisler Ms. Cindy Patterson Mr. Michael Weaver
Members of the Board Absent:	Mr. Andrew Neese

Comprising a quorum of the Board

Administrative/Town Staff:	Jason Boswell, Interim Director of Planning Janice Dornon, Administrative Assistant

C. APPROVAL OF MINUTES

On motion by Mr. Michael Weaver with alterations, seconded by Ms. Cindy Patterson, the Board approved the following minutes for:

April 4, 2018 Regular meeting as presented and corrected.
April 25, 2018 Special Called Meeting as presented.
May 7, 2018 Regular meeting as presented and corrected.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Ms. Patterson	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness - Senior Services Center, Inc. owner; Community Center of Abingdon, representative; Request to install signage. To be placed at the intersection of Valley Street and Whites Mill Road. **Located at 300 Senior Drive, (Parcel No 005-16-1).**

Natalie Graham, Director of The Community Center stating that when she took over the center that it was about to fold. Now that the Community Center is running smoothly, she would like people to be able to find the center for increased sustainability. The facility itself is not located in the Historic District but the signage would be placed in the Public Right-Of-Way in the Historic District at the intersections of Valley Street/Whites Mill Road and one at Whites Mill Road/Summer Street. Ms. Patterson suggested that the sign be placed below the already existing Whites Mill sign. Mr. Boswell stated that this suggestion had been discussed previously with Public Works Director, Matt Bolick.
The sign should be 2 X 2, similar in size to the existing Whites Mill sign. The committee will only be considering the size of the sign.

*** Interim Town Manager has authorized this sign to be placed in the public right-of-way per Section 21-11. Signs placed by public authority.

After a brief discussion about the placement of the signs the board voted.

Mr. Byrum Geisler made a motion to approve the request as presented.
Second by Ms. Cindy Patterson.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Ms. Patterson	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

Board approved the request for 300 Senior Drive signage design and specifications.

2. **Certificate of Appropriateness - Ray Skinner, owner;** 411 E. Valley Street, Abingdon VA 24210: application for Certificate of Appropriateness for exterior change, addition of gable roof, replacing metal roof and new gable with driftwood asphalt shingles. **Located at 411 E. Valley Street (Parcel No. 013-1-26A)**

Ray Skinner spoke to the board on his own behalf about the property located at 411 E. Valley Street. The house now has a metal roof silver in color. Mr. Skinner wishes to replace the metal roof with an asphalt shingle, driftwood color. Per section, 29, new additions should be compatible with the original building in scale, placement and material. In summary, the board suggested that the columns not be ornate, pitch on new gable and roof should match, storm door may be replaced but the wood entry door cannot, asphalt shingles for roof and new gable will be Driftwood.

After a brief discussion about how the gable design should match the style of the existing structure, the material being used for the roof and gable will be asphalt driftwood shingles, the roof pitch of the gable should match the existing roofline, column styles should not be ornate, and storm door maybe replaced.

Mr. Byrum Geisler made a motion to approve the request as presented. Second by Mr. Michael Weaver.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Ms. Patterson	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

Board approved the request for 411 E. Valley Street for the gable design, roof pitch, driftwood asphalt shingles, column style and replacement of storm door.

3. Certificate of Appropriateness – The Nature Conservancy, owner 146 E. Main Street, **Brad Kreps, Representative**. Request to remove and replace aluminum storm windows and interior wood windows with double hung Legacy, energy efficient vinyl windows. Exterior wood trim will be added to the windows for visual appeal. **(Parcel No. 013-1-116)**

Brad Kreps represented The Nature Conservancy, a non-profit, stated that they have been in the building since the 1990's. They had an energy audit of the building

completed last year, 2017, and the windows were found to be non-energy efficient. Their energy bills are significant. They are requesting to remove the existing windows and replace the outside aluminum storm windows and interior wood windows with double hung Legacy, energy efficient, vinyl windows. On the exterior, the wood trim would be added to the windows for visual appeal. The new vinyl windows would be white and the wood trim would be painted white. When the board asked Mr. Kreps if he knew if the windows were original to the building he stated that he was not sure. The Nature Conservancy have already purchased custom windows, which can be seen in a photo attached to the COA dated 6-5-18. Per the HPRB guidelines, section 45-A: windows that are original should be preserved in their original location, size, design, and material. 45-C: Windows should be repaired rather than replaced; an appropriate method of repair is by the use of epoxy. However, if re-placement is necessary the replacement window should match the window being replaced in both material and design. Wood windows clad in vinyl or pre-finished aluminum are acceptable where appropriate to the architectural style of the building if they are located at the rear or sides of building and are not readily in the public view. In the case that the windows cannot be repaired, it must be replaced with a window using the same material as the original wood window. The Nature Conservancy request is in conflict with guidelines.

After a detailed discussion about the material of the windows the board voted.

Mr. Michael Weaver made a motion to deny the request, stating that an Aye would be voting to deny the request as submitted. Second by Mr. Byrum Geisler.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Ms. Patterson	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

Board Denied the request for replacement vinyl windows at 146 E. Main Street. The Board stated the HPRB guidelines are similar to the covenants a subdivision would set. The Board told Mr. Kreps that he could appeal the decision through the Abingdon Town Council and the next council meeting will be on July 2, 2018. Ms. Patterson stated that they could possibly hold a Special Called meeting to hear the appeal for 146 E. Main Street.

E. PUBLIC COMMENTS - None

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

1. Mr. Boswell asked the board to consider a different date for the next HPRB meeting since it falls on the Fourth of July holiday. The board recommended July 11, 2018 and Ms. Patterson asked for a time change to 5:30 P.M. Mr. Jeff Johnson told the board that he would be out of town for them to make sure that Mr. Andrew Neese, Vice-Chair, could be present to oversee the July 11th meeting.

Mr. Boswell alerted the board that Ms. Jan Reeves might make a request to place an out building on her property. Her husband is not in good health and she needs to move several items from the home to the out building.

After a brief discussion, the July 4, 2018 meeting will be re-scheduled to July 11, 2018 at 5:30 P.M.

Byrum Geisler made a motion to move the July 4, 2018 to July 11, 2018 at 5:30 P.M. Second by Ms. Cindy Patterson.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Ms. Patterson	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

G. ANNOUNCEMENTS - None

H. ADJOURNMENT

On Motion by Ms. Cindy Patterson, seconded by Mr. Byrum Geisler, for the Board to adjourn the meeting.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Ms. Patterson	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

Mr. Johnson declared the meeting adjourned.

Meeting adjourned at 6:30 P. M.

Jeff Johnson, Chair

Jason Boswell, Interim Director of Planning

The next regularly scheduled Historic Preservation Review Board meeting will be July 11, 2018 at 5:30 P.M. in the Arthur Campbell Room on the 1st floor of the Town Municipal Building.

Abingdon, Virginia

IMPORTANT NOTE:
The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than the third Monday of the month to be heard at the next month's Historic Preservation Review Board meeting. Applications received after the third Monday of the month will be heard at the following month's meeting. If an application is not complete, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants review the Old and Historic District's Design Guidelines found at www.abingdon-va.gov/announcements.htm#BAR and meet with Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 289 Valley St NW	Historic District?: ✓ Yes ☐ No
Business Name (if applicable):	Tax Map No: 011-5-109
Applicant/Property Owner Name (PRINT): Rick and Laura Blevins	Representative Agent(s) Name:
Signature:	Firm:
Mailing Address: 289 Valley St NW	Mailing Address:
City: Abingdon	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 276-608-5454	Phone/Fax Number:
Email: laura@laurablevins.com	Email:

(Check the Appropriate Boxes - Check all that Apply)

	Exterior Change		Addition		Relocation
✓	Wall/Fence		Deck/Porch		Demolition
	Driveway/Parking Area		New Structure/Building		Grounds/Landscaping
	Dumpster/HVAC, etc. screen	✓	Other walkway/steps		Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? ☐ Yes ✓ No

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in the denial of my proposal by the Review Board due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed Rick + Laura Blevins Date 6/27/18

PLEASE READ:
Applicants are encouraged to submit complete applications with sufficient information to allow a clear understanding of the proposal by the Historic Preservation Review Board members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

replace existing retaining wall, steps, and walkway at back of house. See architectural plan attached. [redacted] previously approved (April 2014) design plan.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

- [x] Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration
- [ ] Site plan or plat of property
- [x] A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project

  concrete with stone veneer and bluestone cap on retaining wall, concrete with bluestone on steps, concrete pavers on walkway

- [ ] $50.00 application fee if requesting tax credits
- [ ] Are you requesting tax credits for this project?
- [ ] Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

- [x] COA application has been reviewed and deemed to be complete.
- ___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

CONSTRUCTION DOCUMENTS FOR THE BLEVINS RESIDENCE

PATIO & GARDENS

ABINGDON, VIRGINIA

LANDSCAPE NOTES

MASTER PLANT SCHEDULE

SHEET INDEX

L-1 SITE PLAN

L-2 PLANTING PLAN

L-3 LAYOUT PLAN

L-4 ELEVATION & GRADING PLAN

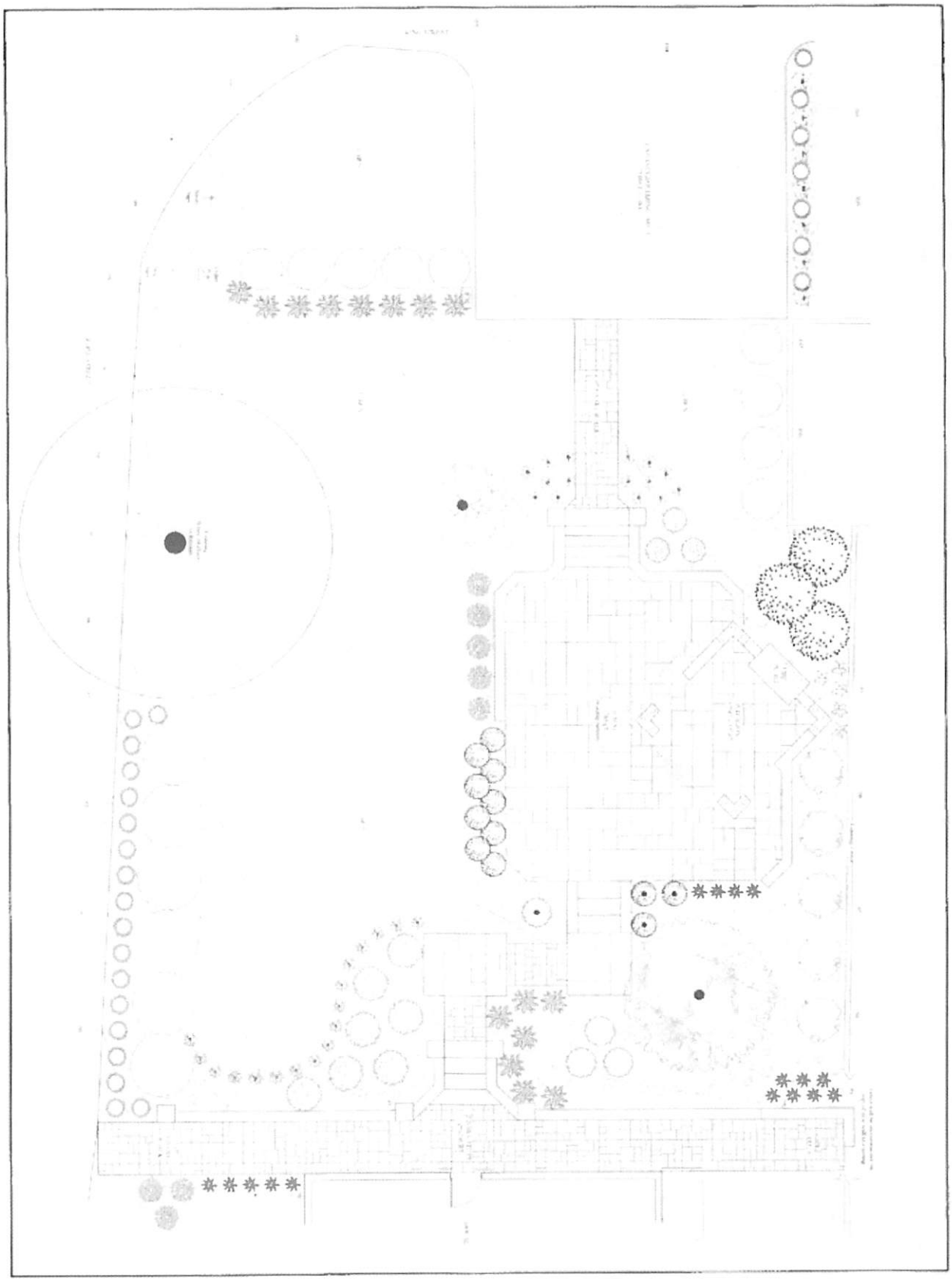
L-5 LIGHTING PLAN

L-6 CONSTRUCTION DETAILS

STAPLETON LANDSCAPE ARCHITECTURE, PLLC

5369 NICKELSVILLE HWY
NICKELSVILLE, VIRGINIA

(276) 479-3310 stapleton@mwvnet.com
www.stapletonlandarch.com



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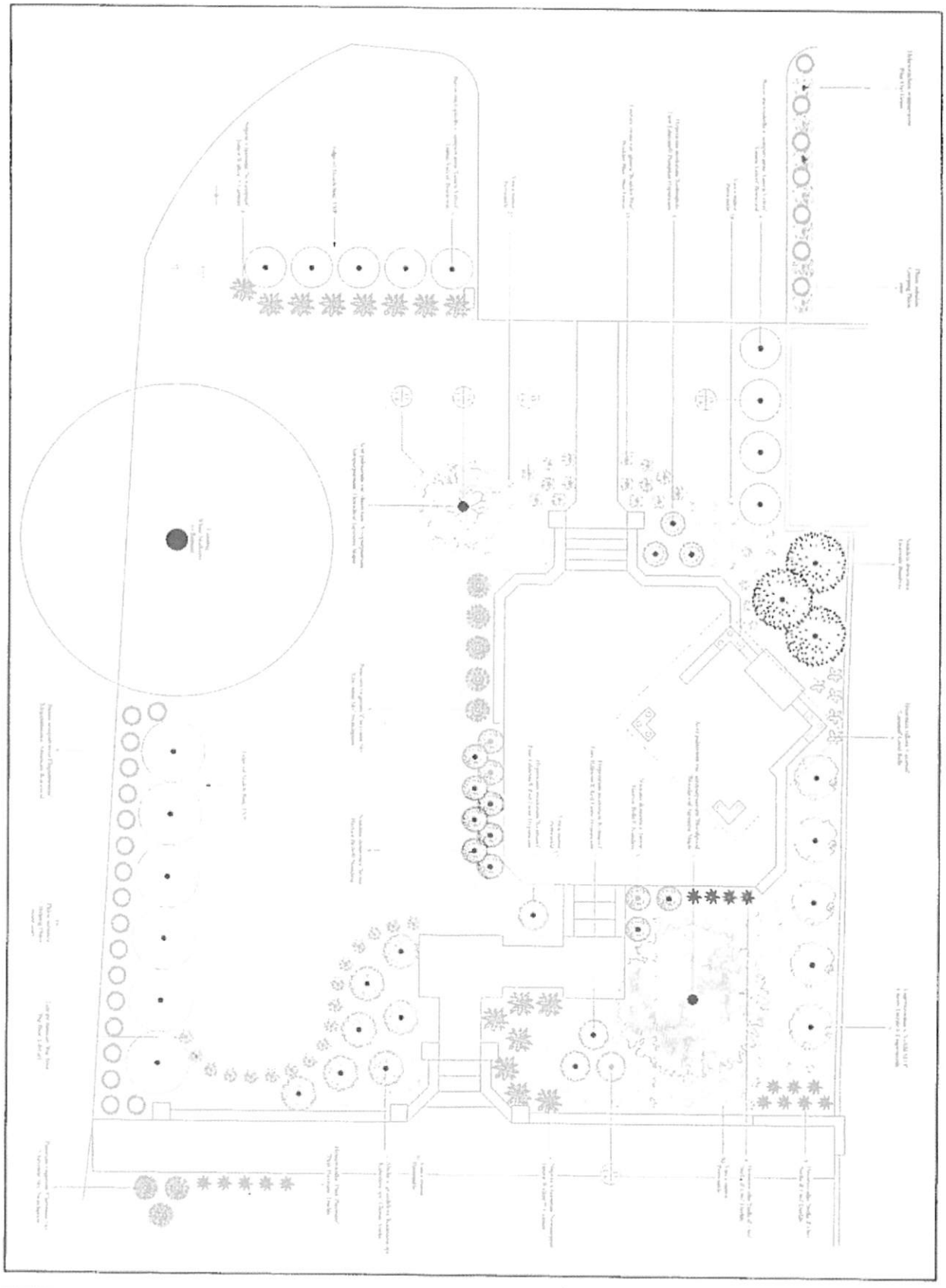
SITE PLAN FOR THE BLEVINS RESIDENCE

PATIO & GARDENS

ABINGDON, VIRGINIA



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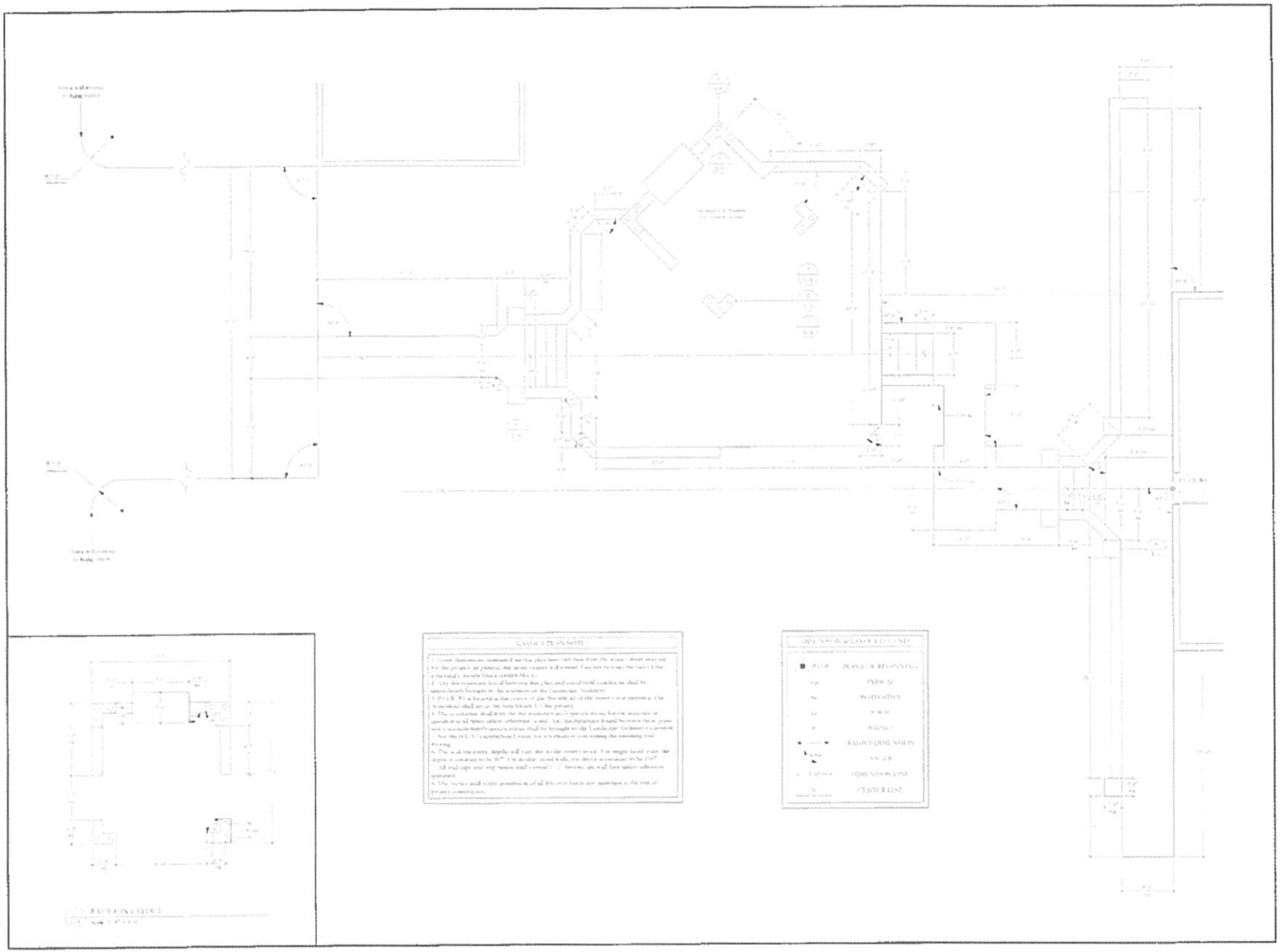
PLANTING PLAN FOR THE BLEAVINS RESIDENCE

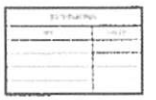
PATIO & GARDENS

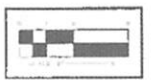
ABINGDON, VIRGINIA



PATIO & GARDENS

WINGGOPS, VIRGINIA





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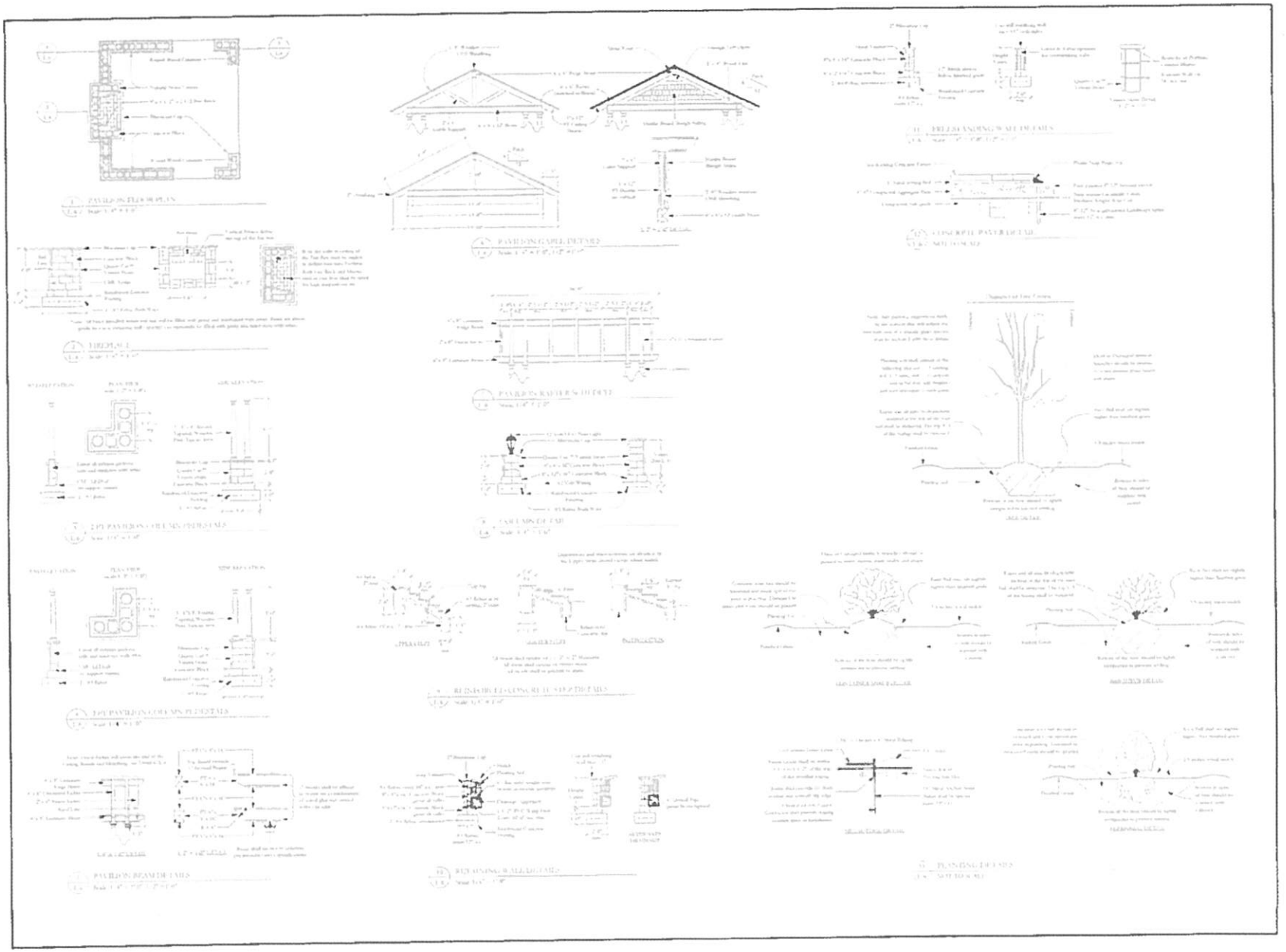


STAPLETON LANDSCAPE ARCHITECTURE, PLLC

7500 SOUTH KELLY LEAVES
SCOTTSVILLE, VIRGINIA

CONSTRUCTION DETAILS FOR THE BLEDSOE RESIDENCE

PATIO & GARDENS

ARLINGTON, VIRGINIA

REVISIONS

NO.	DATE

Contract No.
Author: M. Stapleton
Date:
L-6

SCALE: 1" = 1'-0"

L-6

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
APRIL 2, 2014 – 5:15 P.M.

The Regular meeting for the Board of Architectural Review was held on Wednesday, April 2, 2014, at 5:15 p.m. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mrs. White, Acting Chairman, called the meeting to order. Mr. Taylor called the roll.

ROLL CALL

Members Present:	Mrs. Betsy White Mrs. Jayne Duehring Mr. Peyton Boyd Mr. S. Andrew Neese Comprising a quorum of the Board
Members Absent:	Mr. Byrum Geisler
Administrative Staff:	Mr. W. Garrett Jackson, Assistant Town Manager Director of Planning/Zoning Mr. Sean C. Taylor, Assistant Town Planner Mrs. Deborah Icenhour, Town Attorney Ms. Rebecca Moody, Environmental Planner/ Sustainability Coordinator (Absent) Mr. C. J. McGlothlin, Code Enforcement Officer Mrs. Jenny Carlisle, Administrative Assistant: Planning, Public Works, Public Services (Absent)
Visitors:	Mr. Rick Blevins Mrs. Laura Blevins Mr. James Bundy Mr. Santiago Figaredo Mrs. Jan Hurt Mr. J. D. Morefield

* * * * * * * * * * * *

(2) Approval of minutes: Regular meeting, March 5, 2014.

Approved as presented. Mr. Neese abstained as this meeting took place prior to the beginning of his term.

Special meeting, March 19, 2014.

Approved as presented.

* * * * * * * * * * * * *

(3) Reorganization: Election of Chairman and Vice Chairman

Tabled until the next meeting.

* * * * * * * * * * * * *

(4) CERTIFICATE OF APPROPRIATENESS – **Rick and Laura Blevins, Applicants/Owners,** 289 West Valley Street, VA 24210; application for Certificate of Appropriateness for approval of new construction to be **located at 289 West Valley Street. Tax Map No. 011 (5) 109.**

Mrs. Blevins introduced their patio and landscape plan which includes a 13' 6" x 13' 6" covered pavilion, replacing an existing wall, and replacing the stairs leading out from the back of the home. The new wall will be set back about 2 feet and be slightly wider than the current wall. The stairs will also be wider and shallower than the current ones. The pavilion will have a small wall around it with columns similar to those on the front of the house. The pavilion will be wood and stone veneer with hardi-shingles on the gables. It will be painted white with a standing seam metal roof. The patio will have concrete pavers.

Mr. Boyd made a motion to approve the application as presented. Mr. Neese seconded, approved unanimously. No further discussion.

* * * * * * * * * * * * *

(5) CERTIFICATE OF APPROPRIATENESS – **J.D. Morefield, Owner, James C. Bundy, Representative,** 190 East Main Street, VA 24210; application for Certificate of Appropriateness to modify existing **located at 190 East Main Street. Tax Map No. 013 (1) 106.**

Mr. Bundy presented the application for Certificate of Appropriateness to modify the entrance to Figaredo's Bistro. Two possibilities were put forward; both include relocating the oak entrance doors currently in the building. One door will be moved to the front of the elevator lobby and one will be relocated to the stairwell entrance.

The first design idea is to glass in the curve on the front of the building to create more window space. This would be done using materials that match the existing.

The second idea is not to glass in the front, but install a handrail and add outside seating in the space, following the square property line (not the curve of the building).

In questioning which plan they are leaning towards, Mrs. White recognized that the outdoor seating area would require less alteration to the building. Mr. Figaredo acknowledged that his preference is the outdoor seating area over glassing in the curve. It was clarified that people will have to go into the restaurant in order to get into the patio.

Mrs. Hurt stated that she particularly likes the patio idea because the livelier your streetscape is, the more vibrant, appealing, and attractive your town looks.

Mr. Neese made a motion to accept the second plan, with outdoor seating and handrail, as presented. Mrs. Duehring seconded. Approved unanimously. No further discussion.

* * * * * * * * * * * * *

(6) DISCUSSION – Historic Preservation Plan.

There was a continued discussion of the Historic Preservation Plan. It was mentioned that Davis Buckley will be in town and would like to meet with the Board. They will meet Tuesday, April 15, at 5:15 p.m. The Board will also have a Special meeting on Thursday, April 24, at 5:15 p.m.

Mr. C. J. McGlothlin, Code Enforcement Officer, provided an overview to the Board of his role and authority in maintenance code compliance. This entails everything from weed abatement to severe maintenance issue, and the primary aim is health, safety, and welfare. The process is as follows: notice of violation is issued, a time period is set for the violation to be remedied, if the violation is not remedied they are charged in a criminal court and a judge decides what will happen from there. Mrs. Duehring mentioned that this needs to be tied into the Preservation Plan as a tool to call upon when needed. Mr. McGlothlin's role can be used as a bridge to prevent Demolition by Neglect by way of maintenance enforcement.

Following Mr. McGlothlin's presentation, the Board reviewed Kalen Martin's report and the running list of topics where they would like to spend more time.

* * * * * * * * * * * * *

There being no further business, a motion was made to adjourn the meeting. The motion was seconded, and approved unanimously. Meeting adjourned.

Mrs. White, Acting Chairman

Sean C. Taylor, Secretary

Town of Abingdon

06/28/10 08:41 MISCELLANEOUS PERMIT

BLEVINS RICK AND LAURA
289 VALLEY ST NW

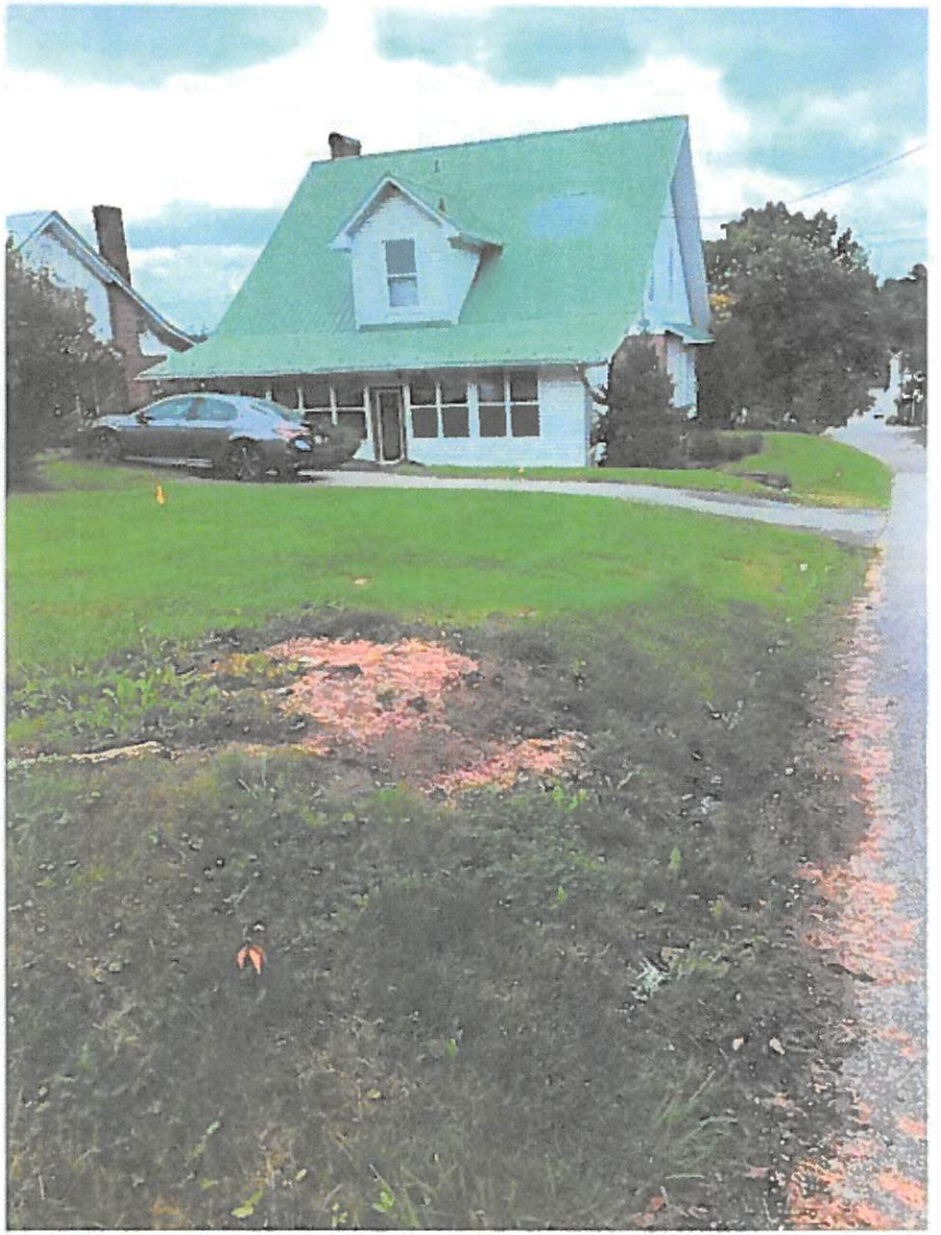
ChkN: 4819
Batch Id: COUNTERA
Ref Num: 28108 Seq: 49 to 49

Cash Amount:	0.00
Check Amount:	50.00
Credit Amount:	0.00
Total:	50.00

Jason Boswell

From: Jason Boswell <bosweljc@yahoo.com>
Sent: Thursday, June 28, 2018 10:25 AM
To: Jason Boswell
Subject: [External]289 W Valley St

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



ARTHOMAS

Sent from my iPhone

Abingdon, Virginia

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 101 Valley Street NW	Historic District?: [X] Yes [ ] No
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINT): Matthew Hubbard	Representative Agent(s) Name: Jennifer Pearson
Signature:	Firm: Pearson's Home Repair & Concrete LLC
Mailing Address: 101 Valley Street NW	Mailing Address: 16503 Ketron LN
City: Abingdon	City: Abingdon
State/Zip: VA 24210	State/Zip: VA 24211
Phone/Fax Number: 434-531-4917	Phone/Fax Number: 276-525-2619
Email:	Email: pearsonsconcretellc@gmail.com

(Check the Appropriate Boxes - Check all that Apply)

[ ]	Exterior Change	[ ]	Addition	[ ]	Relocation
[ ]	Wall/Fence	[ ]	Deck/Porch	[ ]	Demolition
[ ]	Driveway/Parking Area	[ ]	New Structure/Building	[ ]	Grounds/Landscaping
[ ]	Dumpster/HVAC, etc. screen	[X]	Other tear out cracked steps pour back new	[ ]	Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? ____ Yes ____ No ?

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in the denial of my proposal by the Review Board due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed Jennifer Pearson Date 7/2/18

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FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

Existing steps are cracked and some crumbling. Plan is to do a complete repair by tearing out old form up and pour back with concrete.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

☐ Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration

☐ Site plan or plat of property

☐ A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project

☐ $50.00 application fee if requesting tax credits

☐ Are you requesting tax credits for this project?

☐ Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

JB COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

Abingdon, Virginia

IMPORTANT NOTE:
The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than the third Monday of the month to be heard at the next month's Historic Preservation Review Board meeting. Applications received after the third Monday of the month will be heard at the following month's meeting. If an application is not complete, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants review the Old and Historic District's Design Guidelines found at www.abingdon-va.gov/announcements.htm#BAR and meet with Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 211 W. Main Street	Historic District?: ✓ Yes ☐ No
Business Name (if applicable): Moonflower Montessori School	Tax Map No: 012 1 71
Applicant/Property Owner Name (PRINT): H. Douglas Ellis	Representative Agent(s) Name: Nathaniel Pellman
Signature:	Firm: Moonflower Montessori School
Mailing Address: 211 W. Main Street, Suite B	Mailing Address: 211 W. Main Street, Suite C
City: Abingdon	City: Abingdon
State/Zip: VA 21210	State/Zip: VA 21210
Phone/Fax Number: 276-608-3674	Phone/Fax Number:
Email: hdellis@ellissodashoppe.com	Email:

(Check the Appropriate Boxes - Check all that Apply)

✓	Exterior Change		Addition		Relocation
	Wall/Fence		Deck/Porch		Demolition
	Driveway/Parking Area		New Structure/Building		Grounds/Landscaping
	Dumpster/HVAC, etc. screen		Other _____		Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? ☐ Yes ✓ No

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in the denial of my proposal by the Review Board due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed _____ Date 7/3/2018

PLEASE READ:
Applicants are encouraged to submit complete applications with sufficient information to allow a clear understanding of the proposal by the Historic Preservation Review Board members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

Build 2 new entrances to upper level to create doors that swing out per building code.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

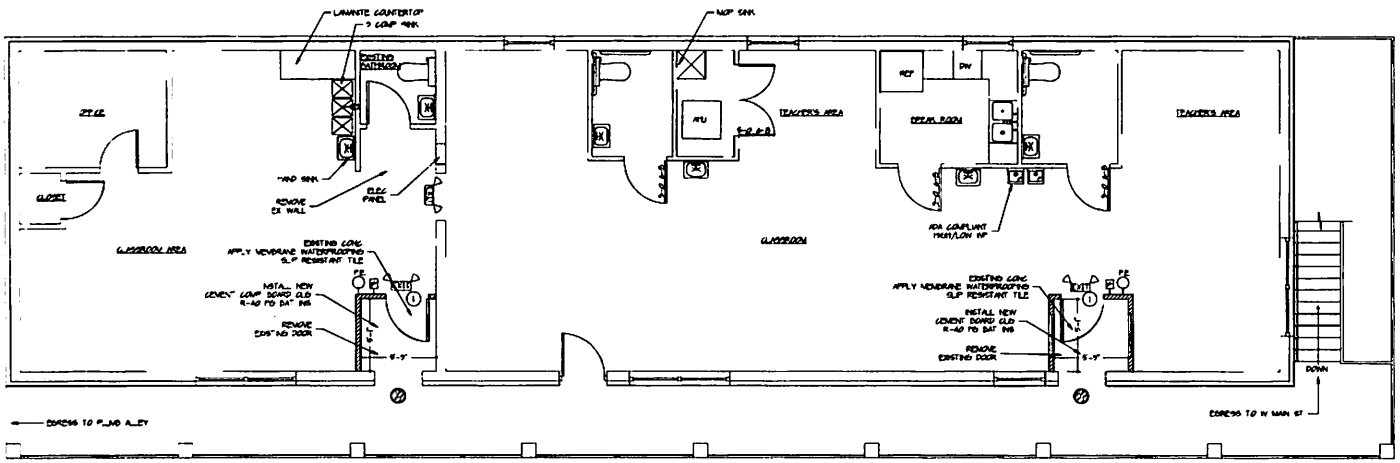
Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

- [✓] Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration
- [ ] Site plan or plat of property
- [ ] A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project
- [ ] $50.00 application fee if requesting tax credits
- [ ] Are you requesting tax credits for this project?
- [ ] Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

B COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHED
3'-0 x 6'-8 STEEL ENTRY DOOR W/PANIC HARDWARE LOWER ADA LEVER HANDLE EXTERIOR

LEGEND

FE = FIRE EXTINGUISHER 4 LB CLASS ABC

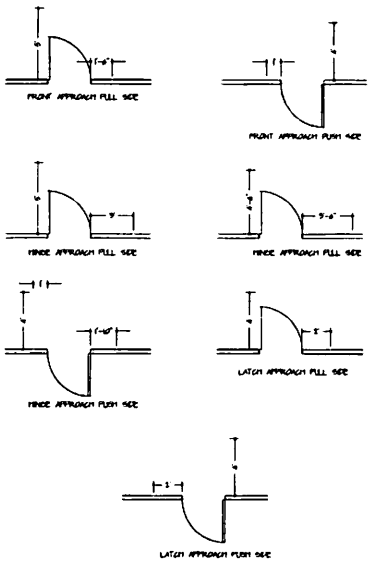
MANUAL FIRE ALARM PULL 5'-6" OA

EMERGENCY LIGHTING LEGEND

EMERGENCY LIGHTING W/BATT BACKUP

EMERGENCY LIGHTING-EXIT COMBO W/BATT BACKUP

EGRESS LIGHTING W/ BATTERY BACKUP



CODE DATA

BUILDING CODE	IBC 2003 AS ADOPTED BY STATE OF VA
USE GROUP OR OCCUPANCY	E
CONSTRUCTION TYPE	2B
ALLOWABLE AREA 5,000 SF	ALLOWABLE STORIES 1
ACTUAL TOTAL BUILDING AREA 9,100 SF	ACTUAL STORIES 1
ADJACENT OCC. B ALLOWABLE AREA 13,000	ALLOWABLE STORIES 3

BUILDING SQUARE FOOTAGE AND OCCUPANT LOAD — TABLE 1004.1.1

EXISTING
CLASSROOM AREA
840 NET SF 42 OCC @ 1/20 SF
OFFICE AREA
160 SF 3 OCC @ 1/100 SF

PROPOSED
CLASSROOM AREA
1475 NET SF 75 OCC @ 1/20 SF
OFFICE AREA
160 SF 3 OCC @ 1/100 SF

FIRE RATINGS REQUIRED — 1018

EXTERIOR LOAD BEARING WALLS	3
INTERIOR LOAD BEARING WALLS	0
CORRIDOR WALLS & OLD	1
CEILINGS	0
FIRE SEPARATION NOT REQUIRED NON SEPARATED USE PER 508.3	

INTERIOR FINISHES — TABLE 803.9

	CLASS
EXIT ENCLOSURES	A
CORRIDORS	B
ROOMS AND ENCLOSED SPACES	C

ALARM SYSTEM
MANUAL ALARM TO BE PROVIDED PER 907.3.9
SMOKE DETECTORS WITH AUDIBLE ALARM SHALL BE PROVIDED

SPRINKLER SYSTEM
NOT REQUIRED PER 903.3.9

EGRESS

EXITS REQUIRED 1	EXITS PROVIDED 1
EXIT ACCESS WIDTH REQ 44"	PROVIDED 72"
EXIT DOOR WIDTH REQ 36"	PROVIDED 72"
MAX TRAVEL DISTANCE 250 FT	ACTUAL MAX TRAVEL DIST 95'

PLUMBING FIXTURES — TABLE 2902.1

URINAL CHART

	REQUIRED	PROVIDED
WOMENS WC	1	1
MENS WC	1	1
WOMENS LAV	1	1
MENS LAV	1	1
WATER FOUNTAIN	1	1
SERVICE SINK	1	1

LEGEND

EXISTING TO REMAIN

EXISTING TO BE REMOVED

NEW 2X4 WALL W/ 1/2" GWB EA SIDE

NEW METAL STUD WALL 4" X 1 5/8" 20 GA 1/2" GWB ON INTERIOR CEMENT COMPOSITE BOARD EXTERIOR, R-19 FO INS

COMMONWEALTH OF VIRGINIA
BRIAN CHRISTIAN BUNDY
REG. NO. 409
5-11-18
ARCHITECT

MOON FLOWER SCHOOL EXPANSION
211 W MAIN ST ABINGDON, VA

Date	Description
6/8/17	
5/11/18	EXPANSION AREA

BUNDY ARCHITECTURE & ENGINEERING, INC
190 E. MAIN STREET ABINGDON, VIRGINIA 24210
276-628-1067 FAX 276-698-3068

SHT. NO.
A1

NOW ENROLLING

Janice Dornon

From: Jason Boswell
Sent: Monday, July 2, 2018 8:38 AM
To: Janice Dornon
Subject: FW: [External]Re: [External]Development Inquiry - Old Boucher Lots on Troopers Alley

Janice,

Here is the information I sent to Mr. Hawkins. Please add this as a discussion item for the July 11th HPRB meeting.

Thanks,
Jason

From: Jason Boswell
Sent: Monday, June 25, 2018 12:01 PM
To: 'Drew Hawkins' <drew@greatoutdoorsre.com>
Subject: RE: [External]Re: [External]Development Inquiry - Old Boucher Lots on Troopers Alley

Hey Drew,

I apologize for not getting back to you sooner but I was out of the office last week. I can add this to the agenda as a discussion item. The meeting will be held on July 11th at 5:30PM in the Arthur Campbell Room, 1st floor of Town Hall. If you have any questions or concerns, please let me know.

Thank you,

Jason C. Boswell, CZO, CPMO, CPMI
Interim Director of Planning/Zoning
Town of Abingdon
P. O. Box 789
Abingdon, VA 24212
276.492.2137 (o)
jboswell@abingdon-va.gov

From: Drew Hawkins <drew@greatoutdoorsre.com>
Sent: Monday, June 18, 2018 12:40 PM
To: Jason Boswell <jboswell@abingdon-va.gov>
Subject: [External]Re: [External]Development Inquiry - Old Boucher Lots on Troopers Alley

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Jason - I would like to be on the schedule for next month's historical board review. This would just be a preliminary discussion about what we'd like to do with the lots. After speaking with Byrum Giesler, it sounds like this would be acceptable. We just want to get the feedback from the board in order to have their opinion about any development of the lots.

What do you need from me since this won't be a formal COA application?

Drew Hawkins
Principal

O-(276)254-5450
C-(214)293-5909
Drew@GreatOutdoorsRE.com
www.GreatOutdoorsRE.com

On Thu, May 10, 2018 at 1:38 PM, Jason Boswell <jboswell@abingdon-va.gov> wrote:

Good afternoon Drew,

This property is located in the Old and Historic District and there are some restrictions concerning any property located within the O&H District. Hypothetically, you would need to submit to the Planning Department a Certificate of Appropriateness (COA) to be presented to the Historic Preservation Review Board, along with a site plan, building plans and any other permits required for the proposed development. I have attached a copy of the Certificate of Appropriateness above for your review along with the pertinent code sections below that relate to new construction within the O&H District. The Historic Preservation Review Board governs all aspects of exterior architectural design within this district. I would be happy to assist you in any way that I can when filling out the COA and help guide you through the process. If you have any questions or concerns, please let me know.

Section 8-4. - Certificate of appropriateness required to erect, construct, reconstruct, alter, restore, move or demolish a building.

8-4-1. In order to promote the general welfare through the preservation and protection of historic places and areas of historic interest, the following review procedures shall be followed:

a. *Certificates of appropriateness.* Except as provided below in sections 8-4-lb and 8-13-3, no building or structure within the old and historic district may be demolished or moved in whole or in part, nor may any architectural features of said building or structure which are subject to public view from any public street, right-of-way or place be altered in any way that affects the external appearance of the building or structure, including such items as roofs, chimneys, fences and color changes, without (i) prior approval of an application to the board of architectural review ("board") hereinafter created, and (ii) the board's issuance of a certificate of appropriateness. Neither shall any building or structure hereafter be erected, constructed, reconstructed, altered, restored, moved or demolished within the old and historic district without the same prior approval and issuance of a certificate of appropriateness.

8-5-2. New construction, etc. documentation. In the case of new construction, extensive exterior alterations or building additions in the old and historic district, the applicant shall, in addition to any other documentation the board may request, provide at a minimum scale drawings depicting the following:

a. A design of the proposed improvements detailing distances from any new building or improvement to lot lines, streets, alleys, and sidewalks; and,

b. A design of the proposed improvements in relation to existing structures which are located within the same block.

The drawings shall contain sufficient detail to depict the exterior architectural design of the building or structure, list proposed materials, textures and colors and include samples of such materials and colors. Additionally, the board may request that the applicant provide photographs of the existing structures and any building or structure to be altered, repaired or added to.

8-9-3. *Matters the board shall and shall not consider.* The board shall not consider interior arrangement of the building or structure or features not subject to view from a public street, right of way or place. In addition to those specified in the design review guidelines, the board shall consider the following matters in passing on the appropriateness of a particular project:

a. Exterior architectural features, including but not limited to the type and style of all windows, doors, signs and other appurtenant architectural features or elements which are visible to public view from a public street, right-of-way or place.

b. The architectural style, general design and arrangement of the building or structure.

c. Texture, material and color of the building materials employed.

d. The relationship of the factors in a., b. and c. above to similar features of buildings and structures and uses in the immediate surroundings.

e. The extent to which the building or structure or the use would be harmonious with or obviously incongruous to the old and historic aspect of the surroundings.

f. In case of a building or structure to be demolished, a primary consideration will be the extent to which its continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the town.

g. The extent to which the building or structure or the use will promote the general welfare of the town and all citizens by the preservation and protection of historic places and areas.

h. The extent to which said preservation and protection will promote the general welfare by maintaining and increasing real estate values; generating business; creating new positions; attracting tourists, students, writers, historians, artists and artisans and new residents; encouraging study and interest in American history; stimulating interest and study in architecture and design; educating citizens in American culture and heritage; and, making the town a more attractive and desirable place in which to live.

i. The extent to which either existing or proposed landscaping, including but not limited to trees, shrubbery or other vegetation associated with the building, structure or use, are harmonious with or incongruous to the old and historic aspects of the particular site.

Thank you,

Jason C. Boswell, CZO, CPMO, CPMI

Interim Director of Planning/Zoning

Town of Abingdon, VA

P. O. Box 789

Abingdon, VA 24212-0789

jboswell@abingdon-va.gov

(276) 492-2137 (o)

From: Drew Hawkins <drew@greatoutdoorsre.com>
Sent: Thursday, May 10, 2018 11:11 AM
To: Jason Boswell <jboswell@abingdon-va.gov>
Subject: [External]Development Inquiry - Old Boucher Lots on Troopers Alley

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Mr. Boswell,

I own two vacant land tracts (Tax maps attached) on the northeast corner of Troopers Alley and Brewers Alley. The property is approximately 4,000 square feet (~49' x ~80').

From my understanding, these lots are in the Old & Historic zoning district. Currently, we do not have a plan for developing the tracts, but I want to start understanding our potential with the lots. Significant clearing and erosion control would be required in order to maximize the land area for any of the permitted uses in the zoning ordinance. Hypothetically, if we wanted to construct a small home on the property, what restrictions would be imposed on us? The setback and side yard requirements listed in the ordinances are somewhat

ambiguous and leave room for interpretation. Further, since it is new construction, do you think we would have architectural restrictions imposed? We would want to construct something tasteful and in-line with the general characteristics of the neighborhood.

Any feedback is much appreciated. Please let me know if there are some other folks I need to approach.

Thank you,

Drew Hawkins

Principal

O-(276)254-5450

C-(214)293-5909

Drew@GreatOutdoorsRE.com

www.GreatOutdoorsRE.com