



**TOWN OF ABINGDON, VIRGINIA
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, SEPTEMBER 5, 2018 – 5:15 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: July 11, 2018

Regular Meeting: August 1, 2018

Special Called Meeting: August 8, 2018

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Anne Johnson, owner, 160 E. Valley St., Abingdon VA 24210. William D. Carmack: representative. Application for Certificate of Appropriateness to replace a solid metal door with a wooden door with a window. Located at 160 E. Valley St. Parcel No. (013-1-50)

2. Certificate of Appropriateness – Brad Dorris & Greg Lily owner; 244 Valley Street NE, Abingdon VA 24210: application for Certificate of Appropriateness to replace existing, deteriorating shed in back yard with a new

shed. Make several minor landscaping improvements. **Located at 244 Valley Street NE. (Parcel No. 013-1-36)**

3. Certificate of Appropriateness - Alice E. Wade, 335 Gibson Street, Abingdon VA 24210; Owner. Application for Certificate of Appropriateness to extend the back porch so that it meets the back right corner of the house. Stairs relocated to come out from the rear of the house and porch rather than running alongside of the back. The existing steps are only two years old. **Located at 335 Gibson Street. (Parcel No. 013-10-1)**

E. BUSINESS/MATTERS NOT ON THE AGENDA

F. ANNOUNCEMENTS

G. ADJOURNMENT

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, JULY 11, 2018 – 5:25 P.M.
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, July 11, 2018 at 5:25 pm in the Arthur Campbell Meeting Room in the Municipal Building.

A. WELCOME by Andrew Neese, Co-Chair

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

Members of the Board Present: Mr. Byrum Geisler
Mr. Andrew Neese
Mr. Derek Webb

Members of the Board Absent: Mr. Jeff Johnson
Mr. Michael Weaver

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. Andrew Neese and agreed by Mr. Byrum Geisler the Board decided to table the approval of the minutes for June 6, 2018 due to only two members present that were at the June 6th meeting. Mr. Derek Webb was not on the board at the June 6th meeting having been newly elected. Therefore, there were only two members eligible to vote which did not promote a quorum.

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)

Laura Blevins represented the property at 289 W. Valley Street NW. Ms. Blevins told the board the original plans for the property were submitted in 2014. At which time the board approved all renovation plans. For whatever reason, the Blevins did not get around to making the renovations and are now requesting to start renovations.

They are asking to replace the walkway, retaining wall and steps with additional work to build another retaining wall, more steps, patio and pavilion. They will be using 8-inch concrete blocks for drainage. Walkway will be out of concrete pavers. The concrete block for retaining wall, concrete steps and risers will have a stone veneer and stone caps. Steps are not in public view. Board indicated that if the retaining walls were built before 1945 they would have to be preserved.

Mr. Neese wanted to state for the record that when the original plans were approved that the board discussed it and approved the steps because they were not in public view.

After a brief discussion about the materials and the plans the board voted.

Mr. Byrum Geisler made a motion to approve the request as presented.
Second by Mr. Derek Webb.

The roll call vote was as follows:

Mr. Geisler	Aye
Mr. Neese	Aye
Mr. Webb	Aye

The board approved the request for 289 W. Valley Street NW plans and use of materials.

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 crumbling. Plan to tear out the old form and replace with concrete. Located at 101 Valley Street NW (Parcel No. 012-1-27)

Matthew Hubbard represented the property at 101 Valley Street NW. **Mr. and Ms. Pearson** came prepared to answer any questions that the board may have about the concrete work they would be doing at the property.

The steps obviously have been previously repaired and are now showing wear over time from the elements. If the Pearson were to repair the existing steps by covering them with new concrete, the same situation would occur. This could cause safety issues when the steps start to crumble as they are now from water getting into the front of the steps and freezing, then expanding and causing rubble to form with loose concrete and gravel. The only solution is to tear out the old steps and pour a new set in their place. The steps would match the existing sidewalk in color. The sidewalks are in good shape except for a few cracks.

Mr. Byrum Geisler made a motion to approve the request as presented. Second by Mr. Derek Webb.

The roll call vote was as follows:

Mr. Geisler	Aye
Mr. Neese	Aye
Mr. Webb	Aye

The board approved the request for 101 Valley Street NW for the old steps to be torn out and new concrete steps poured in their place.

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)

Doug Ellis represented the property at 211 W. Main Street. **Mr. Nathaniel Pellman** came to answer any questions that the board may have about the alcove additions to the property. They are requesting to build 2 new alcoves on the second story of the building located at 101 W. Main Street where the Moonflower Montessori School is located. The school is now housed in 2/3 of the upstairs and will be adding an additional 600 sq. ft., which changes the current fire code and the town building code. The new code requires that the entry doors swing outward not inward as they do now.

Mr. Ellis is requesting to build two new 5x5 alcoves in order to accommodate the new educational codes and to have the doors swing outward since there is not room without blocking the walkway. The alcoves would be covered in hardie board, fiber cement to prevent ware from the weather along with panic hardware for safety and code regulation. The new doors will be metal with one single glass window. Recessed doors will be painted white to match the existing trim in entry.

Mr. Boswell let the board know that in this instance the building codes are in conflict with the HPRB guidelines.

Mr. Geisler asked Mr. Ellis if he wished for him to recuse himself due to a conflict of interest pertaining to his law firm. Mr. Ellis said he did not and would put that on record.

Mr. Geisler stated that the HPRB board needed to comply with the town building codes.

Mr. Byrum Geisler made a motion to approve the request as presented. Second by Mr. Derek Webb

The roll call vote was as follows:

Mr. Geisler	Aye
Mr. Neese	Aye
Mr. Webb	Aye

The board approved the request for 211 W. Main Street to add 2 new alcoves to accommodate for the additional space and occupancy needed to adhere to code regulations.

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.

Drew Hawkins came before the board for a preliminary discussion about the property located at Troopers Alley and Brewers Alley. The NE corner of the lot slopes upward and is now being used for parking. A retaining wall would have to be built before any construction could commence. They would like to know what the property could be used for before they commit to spending money having plans drawn up by Bundy Engineering. If a house were to be built the garage would face Brewers Alley.

Mr. Geisler suggested to them that they look around in the historic district at the types of homes already located there to get inspired and use the HPRB guidelines to help them decide what design would best suit the property and area. They could then pick an era and design the home from that, but that they could not vary from the design, it would have to remain consistent to the style. If they choose to build a replica it would have to be built as closely to the original design as possible. This could be very expensive. For instance, the brick could be made to look like limestone.

Mr. Hawkins asked if there were any stipulation on how they could market the lots. Mr. Geisler told them that they could market it any way they would like. They would like to sell the lots and have the opportunity to build the desired home on the property for the client.

Mr. Geisler suggested that when they market the property to disclose that the home site is in the historic district and along with that comes stipulations such as to the style, material, color. The client along with the contractor would have to appear in front of the HPRB committee to get approval of the plans, material, etc. so that they would adhere to the HPRB guidelines. The board and the town staff can help guide you and any potential client through the process.

F. PUBLIC COMMENTS - None

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

H. ANNOUNCEMENTS

Mr. Andrew Neese welcomed Mr. Derek Webb to the board.

I. ADJOURNMENT

On Motion by Mr. Byrum Geisler, seconded by Mr. Derek Webb, for the Board to adjourn the meeting.

The roll call vote was as follows:

Mr. Geisler	Aye
Mr. Neese	Aye
Mr. Webb	Aye

Mr. Neese declared the meeting adjourned.

Meeting adjourned at 6:09 P. M.

Andrew Neese, Co-Chair



Jason Boswell, Interim Director of Planning

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, AUGUST 1, 2018 – 5:15 P.M.
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, August 1, 2018 at 5:15 pm in the Arthur Campbell Meeting Room in the Municipal Building.

A. WELCOME by Jeff Johnson - Chairman

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

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

Members of the Board Absent: Mr. Derek Webb

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. Weaver, seconded by Mr. Geisler, the Board approved the following minutes for:

June 6, 2018 Regular meeting as presented.

Jerry's Sings, Inc. Sign is black and white and within regulation size. Printed signage on the windows is allowed. Jerry's Sign will be installing the sign.

Mr. Johnson questioned the photos of the signage on the storefront that were included in the COA. Mr. Boswell confirmed the ordinance only considers freestanding signs.

Mr. Geisler made a motion to approve the COA request for signage as presented.
Second by Mr. Weaver.

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Neese	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye

The board approved the COA request for signage at 203 W. Main Street.

**3. Certificate of Appropriateness – Byrd Properties Limited Partnership;
Owner, Hugh Belcher; representative: 252 W. Main St. Ste 6, Abingdon VA
24210: application for Certificate of Appropriateness for signage. Located at
182 E. Main Street (Parcel No. 013-1-108)**

Mr. Hugh Belcher represented Byrd Properties Limited Partnership for Secure Trust Insurance Services. They will be using the same sign fabricator that Linda Wise has used in the past. He was not sure of which company that was at the time. The sign will be two sided carved polymer attached to the building façade.

Mr. Weaver made a motion to approve the COA request for signage as presented.
Second by Mr. Neese.

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Neese	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye

The board approved the COA request for signage at 182 E. Main Street.

E. PUBLIC COMMENTS - None

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

Mr. Boswell updated the board about the existing problems with Ms. Anne Hutton's property on Valley Street. Per the Planning Commission, Ms. Hutton was cited for violations for neglecting her yard. After being cited, Ms. Hutton property is showing progress. The guttering on the house was cleaned out, most of the trees in the front yard where removed. Rotting boards were replaced and painted white. The Town of Abingdon Public Works Department will repair the "as is" hand railing at the street due to it being a safety issue. The replacement of the railing would have to wait due to the lack of town funds to replace it. Work needs to be done on the rotting steps, the shutters and the guttering. Mr. Johnson noted that some of the landscaping needs to be taken down. Mr. Boswell asked the board if they would like the replacement of the handrail to come before the board for consideration. The board agreed that this is a maintenance issue and does not need to come before the board.

G. ANNOUNCEMENTS

H. ADJOURNMENT

On Motion by Mr. Neese, seconded by Mr. Weaver, for the Board to adjourn the meeting.

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Neese	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye

Mr. Johnson declared the meeting adjourned.

Meeting adjourned at 5:38 P. M.

Jeff Johnson, Chairman


Jason Boswell, Interim Director of Planning

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
SPECIAL CALLED MEETING
MONDAY AUGUST 8, 2018 –12:15 p.m.
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A Special Called meeting of the Historic Preservation Review Board was held on Monday, August 8, 2018 at 12:15 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. Derek Webb
 Mr. Michael Weaver
 Mr. Byrum Geisler
 Mr. Jeff Johnson

Members of the Board Absent: Mr. Samuel Neese

Comprising a quorum of the Board

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

C. CERTIFICATE OF APPROPRIATENESS

1. **Certificate of Appropriateness - Alice E. Wade, 335 Gibson Street, Abingdon VA 24210; Owner.** Application for Certificate of Appropriateness to request to replace gutters and Fascia board, using 6” gutters with half round. **Located at 335 Gibson Street. (Parcel No. 013-10-1)**

Ms. Wade represented the property located at 335 Gibson Street. The property is located across from the Creeper Trail. She is requesting to replace the guttering and Fascia board at the property. The Fascia board would be replaced

with a like material and be painted white. She would like to have the guttering in a darker tone, black or charcoal grey. Mr. Weaver stated that he would not use a copper color, but a darker color should be fine. He also asked if the down spouts would be replaced with the same 6" half round guttering. Ms. Wade said that they would. Ms. Wade is to contact town staff with the color of the guttering before installation.

Ms. Wade is also requesting a Tax Abatement on the property. Mr. Johnson explained the process to Ms. Wade. The threshold would be \$2,500.00 and the total amount for reimbursement would be up to \$25,000.00. The tax abatement is only good for improvements to the property. Ms. Wade will still get a tax ticket for the land. She is to keep all of the receipts for the repairs, turn them into Mr. Boswell who will verify that the work was completed and paid for as approved by the board. Mr. Boswell will bring this information before the board and if approved by the board it would be forwarded to the town manager for approval of the reimbursement, and then sent to the tax office.

Ms. Wade asked if it mattered that she was not here over ½ of the year as a resident. Mr. Johnson stated that it did not matter that the distribution of the tax abatement only pertained to the property not the resident.

Mr. Boswell told Ms. Wade to confirm the black color for the guttering with Mr. Eric Smith and let him know.

Mr. Johnson summarized that the Fascia would be replaced going back with the existing dimensions and painted white. Guttering and down spouts were approved to use 6" half round in black or charcoal grey. Ms. Wade is to notify town staff of the guttering color so that it may be documented.

Mr. Geisler made a motion to approve the COA as presented. Second by Mr. Weaver.

The roll call vote was as follows:

Mr. Derek Webb	Aye
Mr. Michael Weaver	Aye
Mr. Byrum Geisler	Aye
Mr. Jeff Johnson	Aye

The board approved the COA for the property located at 335 Gibson Street.

D. ADJOURNMENT

On motion by Mr. Weaver, seconded by Mr. Geisler, to adjourn the meeting.

The roll call vote was as follows:

August 8, 2018
Special Called Meeting

Mr. Derek Webb	Aye
Mr. Michael Weaver	Aye
Mr. Byrum Geisler	Aye
Mr. Jeff Johnson	Aye

Mr. Johnson declared the meeting adjourned.

Meeting adjourned at 12:22 P. M.

Jeff Johnson, Chair

Jason Boswell, Interim Director of Planning

The next regularly scheduled Historic Preservation Review Board meeting will be September 5, 2018 at 5:15 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: 160 Valley St		Historic District?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Business Name (if applicable): Anne Johnston DDS		Tax Map No:	
Applicant/Property Owner Name (PRINT): Anne Johnston		Representative Agent(s) Name: William D Carmack	
Signature: [Signature]		Firm: Financial Health Solutions, LLC	
Mailing Address: 160 Valley St		Mailing Address: 858 French Moore Blvd	
City: Abingdon		City: Abingdon	
State/Zip: Va 24210		State/Zip: Va 24210	
Phone/Fax Number: 276-623-2211		Phone/Fax Number: 276-356-9778	
Email: AnneJohnstonDDS@aol.com		Email: DuffyCarmack@hotmail.com	

(Check the Appropriate Boxes - Check all that Apply)

<input checked="" type="checkbox"/> Exterior Change New Front door	<input type="checkbox"/> Addition	<input type="checkbox"/> Relocation
<input type="checkbox"/> Wall/Fence	<input type="checkbox"/> Deck/Porch	<input type="checkbox"/> Demolition
<input type="checkbox"/> Driveway/Parking Area	<input type="checkbox"/> New Structure/Building	<input type="checkbox"/> Grounds/Landscaping
<input type="checkbox"/> Dumpster/HVAC, etc. screen	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abateements. Are you requesting tax credits/abateements 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

[Signature]

Date

8/19/18



3-CL
light



689-CL | 688-CL
15-Light | 15-Light



602-CL
17-Light Round Top



919-CL
Full Oval



686-CL | 687-CL
1-Light | 1-Light



624-CL
1-Light



428-CL
3-Light



628-CL | 627-CL | 623-CL
10-Light | 10-Light | 10-Light



6-CL
light



487-CL
1-Light



613-CL | 641-CL
12-Light | 12-Light



614-CL | 643-CL
18-Light | 18-Light



DL

DRE

alog

Vents

Clear
Doorglass

Frames

Brisa Retractable
Screen Door

Add-On Blinds

Doorglass
Size Matrix



423-CL
4-Light



689-CL | 688-CL
15-Light | 15-Light



602-CL
17-Light Round Top



919-CL
Full Oval



686-CL | 687-CL
1-Light | 1-Light



624-CL
1-Light



444-CL | 428-CL
8-Light | 8-Light



628-CL | 627-CL | 623-CL
10-Light | 10-Light | 10-Light



612-CL | 496-CL
1-Light | 1-Light



487-CL
1-Light



613-CL | 641-CL
12-Light | 12-Light



614-CL | 643-CL
18-Light | 18-Light



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: 244 Valley Street NE		Historic District?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Business Name (if applicable):		Tax Map No: 013-1-36	
Applicant/Property Owner Name (PRINT): Brad Dorris & Greg Lilly		Representative Agent(s) Name:	
Signature:		Firm:	
Mailing Address: 244 Valley St NE		Mailing Address:	
City: Abingdon		City:	
State/Zip: VA 24210		State/Zip:	
Phone/Fax Number: 276.258.5471		Phone/Fax Number:	
Email: greg@greglilly.com		Email:	

(Check the Appropriate Boxes - Check all that Apply)

<input checked="" type="checkbox"/> Exterior Change	<input type="checkbox"/> Addition	<input type="checkbox"/> Relocation
<input checked="" type="checkbox"/> Wall/Fence	<input type="checkbox"/> Deck/Porch	<input type="checkbox"/> Demolition
<input type="checkbox"/> Driveway/Parking Area	<input type="checkbox"/> New Structure/Building	<input checked="" type="checkbox"/> Grounds/Landscaping
<input type="checkbox"/> Dumpster/HVAC, etc. screen	<input checked="" type="checkbox"/> Other <u>Replace Shed</u>	<input type="checkbox"/> Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abateements. Are you requesting tax credits/abateements 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 Brad Dorris & Greg Lilly Date 8/13/18

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)

Summary of request: • Replace existing, deteriorating shed in the back yard with a new shed, and make several relatively minor landscaping improvements. Please see attachments for additional details.

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

AB 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

Historic Preservation Review Board
Application for Certificate of Appropriateness

Property Address: 244 Valley St NE

Summary of Request:

- Replace existing shed in back yard with a new shed, and make several relatively minor landscaping improvements. Please see below and attachments for additional details.

Shed:

- Replace existing wood shed (12' long x 8' wide x 8' tall) located on the southeast corner of back yard (along Plumb Alley) due to wood rot and overall deterioration. The new craftsman-style shed (18' long x 12' wide x 11' 1" high) will consist of pressure-treated pine that will be painted the same color as the house and will be located in the same part of the yard. We believe the new shed will be better aligned to the craftsman style home and improve the overall appearance of the landscape.

Landscaping Improvements:

- Replace the existing pink porcelain tiles on the steps leading up to the front porch with Pennsylvania Blue Natural Stone to reduce slickness and improve overall curb appeal.
- Extend the existing recessed stone pathway in the front yard by approximately 6' to Valley St.
- Add 3 stone steps up to the front yard from Whites Alley. These steps will provide better access to the front door by reducing the need for visitors to walk down Valley St in order to enter through the front.
- Increase the height of the existing stone wall along Whites Alley from 8" to 16-20", and extend the wall from the driveway to the corner of Whites Alley and Plumb Alley. By improving and extending the stone retaining wall, we can mitigate significant erosion issues and improve the overall appearance of the property. The extension of the stone wall from the driveway to Plumb Alley will include 2 tiers due to the topography.
- Add a 16" stone retaining wall (approximately 24' long) along Plumb Alley and stone steps that will lead up to a gate to the back yard. The retaining wall is needed along this part of the property to mitigate erosion issues.



Current Shed



Craftsman

244 East Valley Street

1. Replace red/rose ceramic tile steps with natural rock (Pennsylvania Blue Stone).

Existing



Proposed

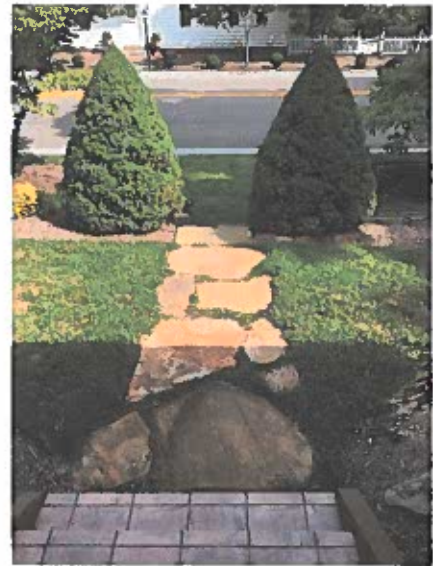


244 East Valley Street

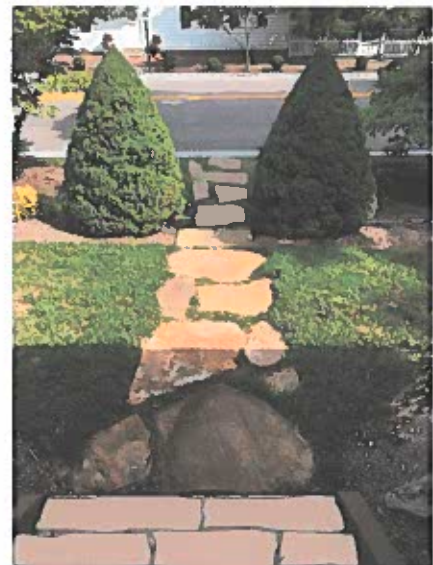
2. Extend the recessed stone pathway to the street.



Existing



Proposed



244 East Valley Street

3. Add three stone steps up to the front yard from Whites Alley.

Existing



Proposed



244 East Valley Street

4. Side rock wall - increase / add to mitigate rain runoff into Whites Alley.



Existing



Proposed



Increase height of existing rock wall from 8" to 16-20"



Add matching rock wall (from driveway along Whites Alley to corner with Plumb Alley) - two tiers to help manage rain runoff.

244 East Valley Street

5. Retaining wall with stone steps to back gate at Plumb Alley.

Existing



Proposed



Washington County, VA

Land Card Created by NetGIS on 8/12/2018

Last Updated: 01/01/2017
Map # 013 1 36
Acreage 0.266
Record # 21539 **Card** 1
Sale Price 330000
Grantor KIMBRELL SUSAN MANN
Prop. Desc. PT BOUNDARY ADJ THE HURT PROPERTIES LP
 ACR 0.266

Owner DORRIS WILLIAM BRADLEY & LILLY
911 Adr 244 VALLEY ST
GPS pin 13-1-36
Sale Date 07/05/2018 **Ratio** 872
Magisterial District ABINGDON



Occupancy DWELLING	Interior Walls PLASTER	Stories 1.90
RightofWay PUBLIC		Year Built 1916 Age 101
Pavement PAVED	Flooring HARDWOOD	Public Gas Y Electric Y
Terrain ON GRADE	Total Rooms 8	Foundation CONCRETE
Charact. ROLLING/SLOPING	Bed Rooms 4	Ext. Walls BRICK
WA Source PUBLIC	Bath Rooms 2 F/H 1	Roof Type GABLE
Sewer PUBLIC	Heat HEAT PUMP	Roofing COMPOSITION
Zoning 0	Fuel ELECTRIC	SHINGLE
Use Class 1-SINGLE FAMILY URBAN	Air Cond. Yes	

Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total
HomeSite	0.266	80,000	H	0.00	80,000

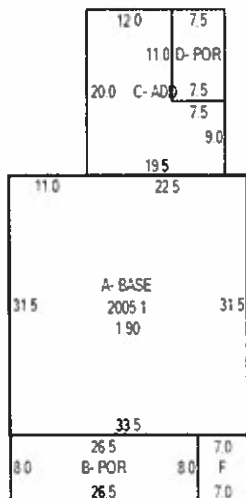
Structural Element			
	% Area	Area SF	Rate SF
Building		2368.6 @	52.14
Basement PERCENTAGE		750 @	123,498
BASEMENT			9,369
Fin. Bsmnt.		300 @	30.00
			9,000
Bath Rooms 2 F/H 1			Plumbing Value 3,000
Air Cond. Yes			Heating Value 0
FP 0 Stack 0 NV			A/C Value 5,329
5 -Gas Logs			Fireplace Value 17,500
Flu 0 Stack 0 Metal 0			Flu Value 0
Garage NONE			Built in Garage 0
No Cars 0			Interior Improvements 0
			Total S/W/Landscape
			Extra Kitchen Value
			Total Structure Additions 4,638

Unit Improvement	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprec	Unit Rate
CAR SHELTER	0.00	0.00	A	1,000	0.00	1,000
BLD-MISC	0.00	0.00	A	200	0.00	200

Sub Total			172,334
Class B	Factor 10		189,567
Adj. Factor 1.10	Phys. Depr. See Building Section		
Condition Good	Func. Depr. .00		0
Year Built 1916	Econ. Depr. .00		0
Age 101	Fair Value		N/A

Building Desc.	Story	Size	Class	Factor	Rate	Deprec.	Value
A-BASE	1.90	2,005	B	0.00	53.62	0.00	107,513
B-POR	1.00	212	B	0.00	15.75	0.00	3,339
C-ADD	1.00	308	B	0.00	53.62	0.00	16,488
D-POR	1.00	83	B	0.00	15.75	0.00	1,299
F-NBAD	1.00	56	B	0.00	53.62	0.00	3,003

<u>Value Summary</u>	<u>Total Main Structure</u>	
Date of Value 1/1/2017		
<u>NbrHood Adj</u>	0.00	0
<u>Perc. Comp.</u>	0.00	0
<u>L/S Adj</u>	N/A	0
<u>Total Other Imp.</u>		1,200



Inst. Number

D 2018-3261

Deed Book

-0

User Codes

Date Inspected

7282016

At Home

Y

Initials

FSCW

% Chg	Previous Values	Current Values	
0.10	Imp. 189,400	Total Imp. Value	208,000
0.23	Land 65,000	Total Land Value	80,000
0.13	254,400	Total Prop. Value	288,000

Value History			
Year	Land Imp.	Total	Reason
2017	80,000	288,000	GENERAL REASSESSMENT
	208,000		
2014	65,000	254,400	GENERAL REASSESSMENT
	189,400		
2008	65,000	243,300	GENERAL REASSESSMENT
	178,300		

Remarks FOR SALE \$330K

Other Desc.

Washington County, VA

Overflow Page

Map # 013 1 36
 Acreage 0.266
 Record # 21539 Card# 1
 Sale Price 330000
 Grantor KIMBRELL SUSAN MANN

Owner DORRIS WILLIAM BRADLEY & LILLY
 911 Adr 244 VALLEY ST
 GPS pin 13-1-36
 Sale Date 07/05/2018 Ratio .872

Land

Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total
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Improvements

Unit Improvement	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc	Unit Rate
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Building

Building Desc.	Story	Size	Class	Factor	Rate	Deprec.	Value
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Permits

Year	Permit#	Type	Job Value	Remarks
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Sales History

Grantor	Sales Price	Year Sold
SINGLETON FLOYD D JR & MARGARET L	175,000	12232002
KIMBRELL GARY M & SUSAN MANN		11112017

Please keep any wall or structure located in the ROW of Whites Alley or Plumb Alley as low as possible, recommend an 8" maximum.

Please note that any structure or landscaping in the ROW can be removed or changed as needed for infrastructure maintenance.

Any work in the ROW of Whites Alley or Plumb Alley will need a ROW encroachment permit.

Matthew Bolick, P.E.
Director of Public Services and Construction
Town of Abingdon
P. O . Box 789
Abingdon, VA 24212
(276) 628-3167
mbolick@abingdon-va.gov

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/HBAR 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: <u>335 Gibson St.</u>	Historic District?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Business Name (if applicable):	Tax Map No: <u>013-10-1</u>
Applicant/Property Owner Name (PRINT): <u>Alice E Wade</u>	Representative Agent(s) Name:
Signature: <u>[Signature]</u>	Firm:
Mailing Address: <u>36 Green Avenue</u>	Mailing Address:
City: <u>Madison</u>	City:
State/Zip: <u>NJ 07940</u>	State/Zip:
Phone/Fax Number: <u>973 214 0325</u>	Phone/Fax Number:
Email: <u>AWADE9@live.com</u>	Email:

(Check the Appropriate Boxes - Check all that Apply)

<input type="checkbox"/> Exterior Change	<input type="checkbox"/> Addition	<input type="checkbox"/> Relocation
<input type="checkbox"/> Wall/Fence	<input checked="" type="checkbox"/> Deck/Porch	<input type="checkbox"/> Demolition
<input type="checkbox"/> Driveway/Parking Area	<input type="checkbox"/> New Structure/Building	<input type="checkbox"/> Grounds/Landscaping
<input type="checkbox"/> Dumpster/HVAC, etc. screen	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abateements. Are you requesting tax credits/abateements 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 [Signature] Date 8/29/18

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)

I would like to extend The back porch to The right so that it meets The back right corner of The house. The Stairs would be relocated to come out from The rear of The house and porch rather than running alongside The back.

These existing steps are only two years old. They were built prior to The sale in 2016. I would like to make my home more visually appealing and improve functionality as this is The way I enter my house.

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
- Stairs and porch will be built with wood.
No plastic, vinyl, aluminum or other manufactured products will be used for posts, floor or rails.

☐ \$50.00 application fee if requesting tax credits

☐ Are you requesting tax credits for this project?

☐ Other (please attach more sheets if necessary)

See other documents Submitted:
photos of existing area, Sketch and example photos of Stairs.

To be Completed/Initialed by Planning Department Staff

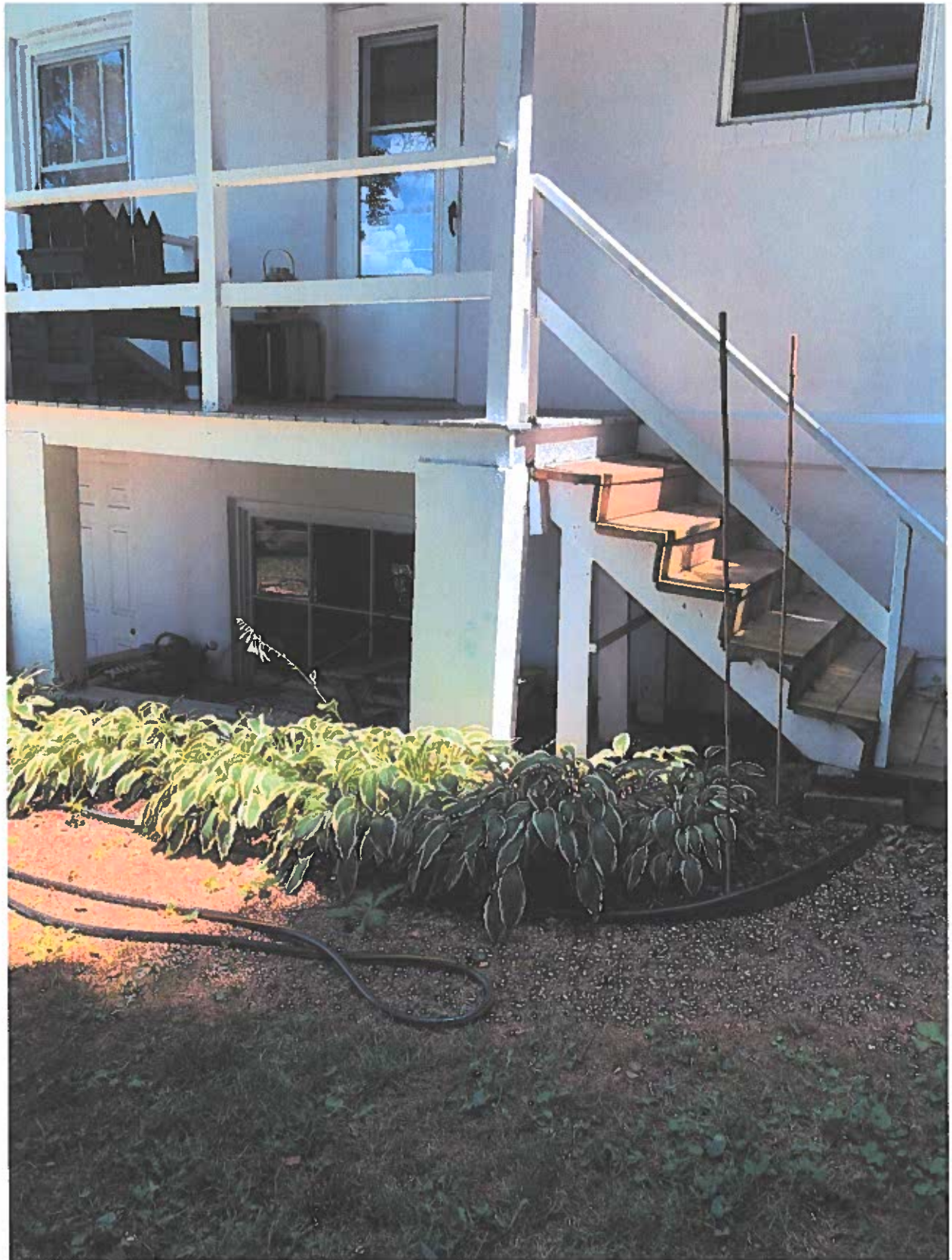
☒ COA application has been reviewed and deemed to be complete.

☐ 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

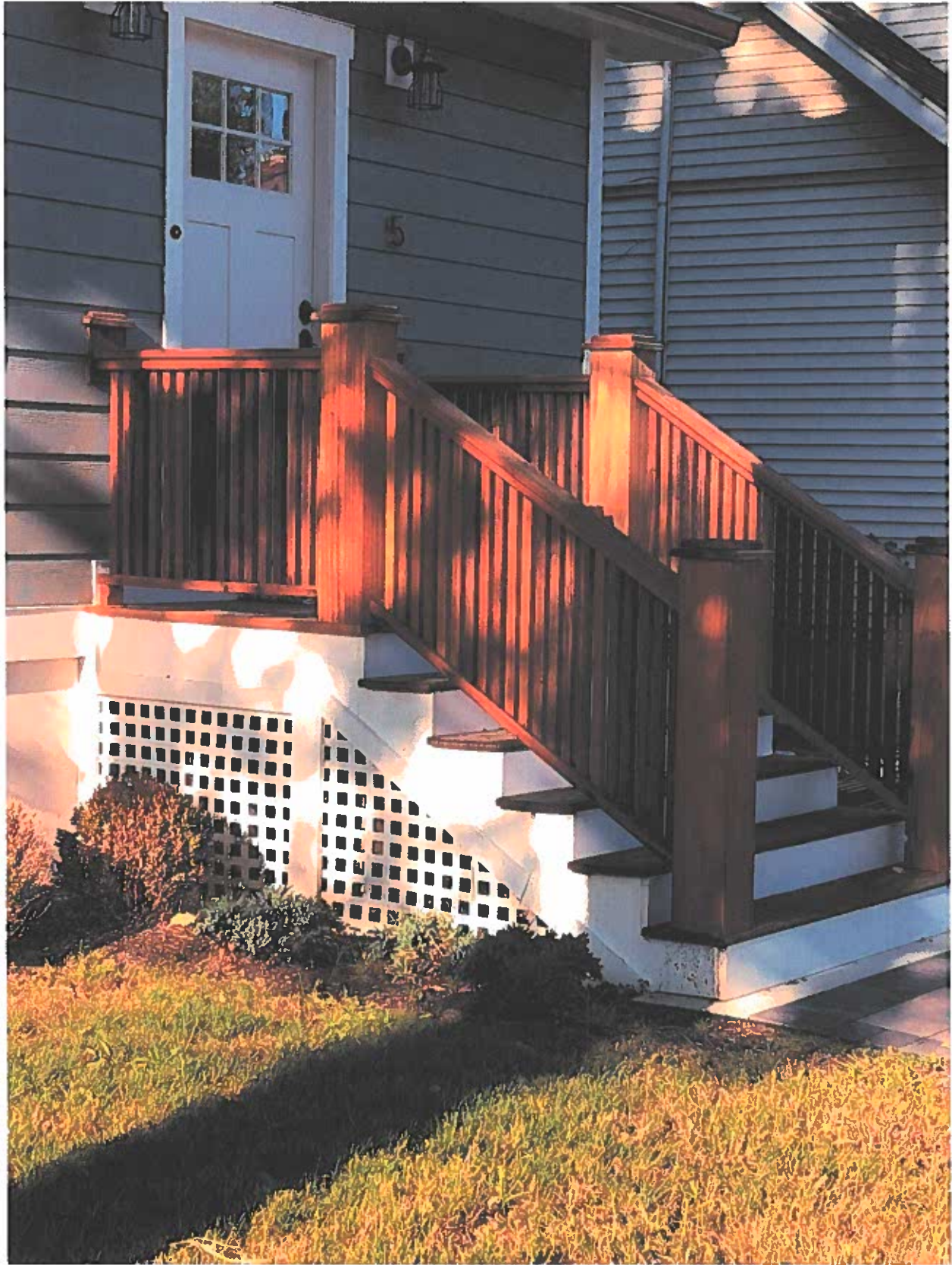




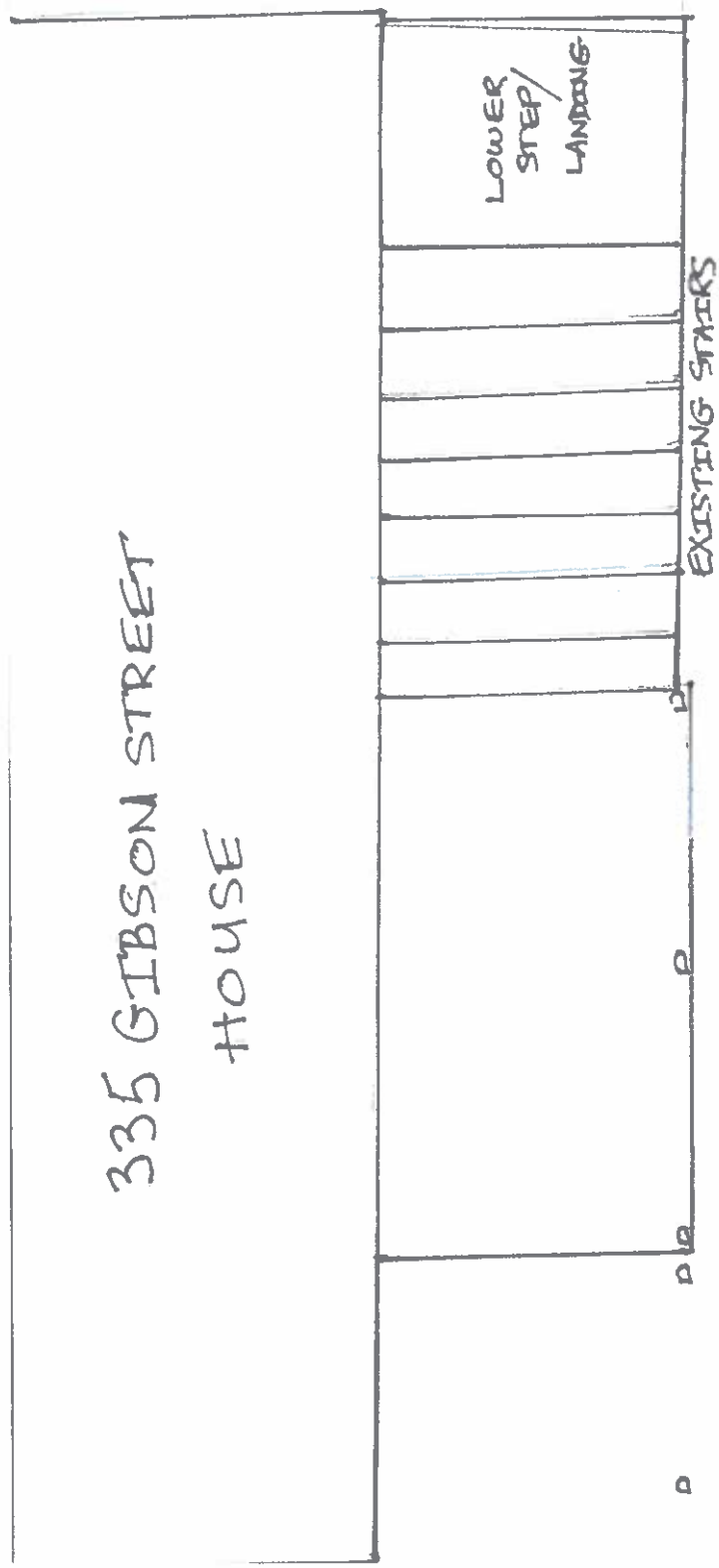








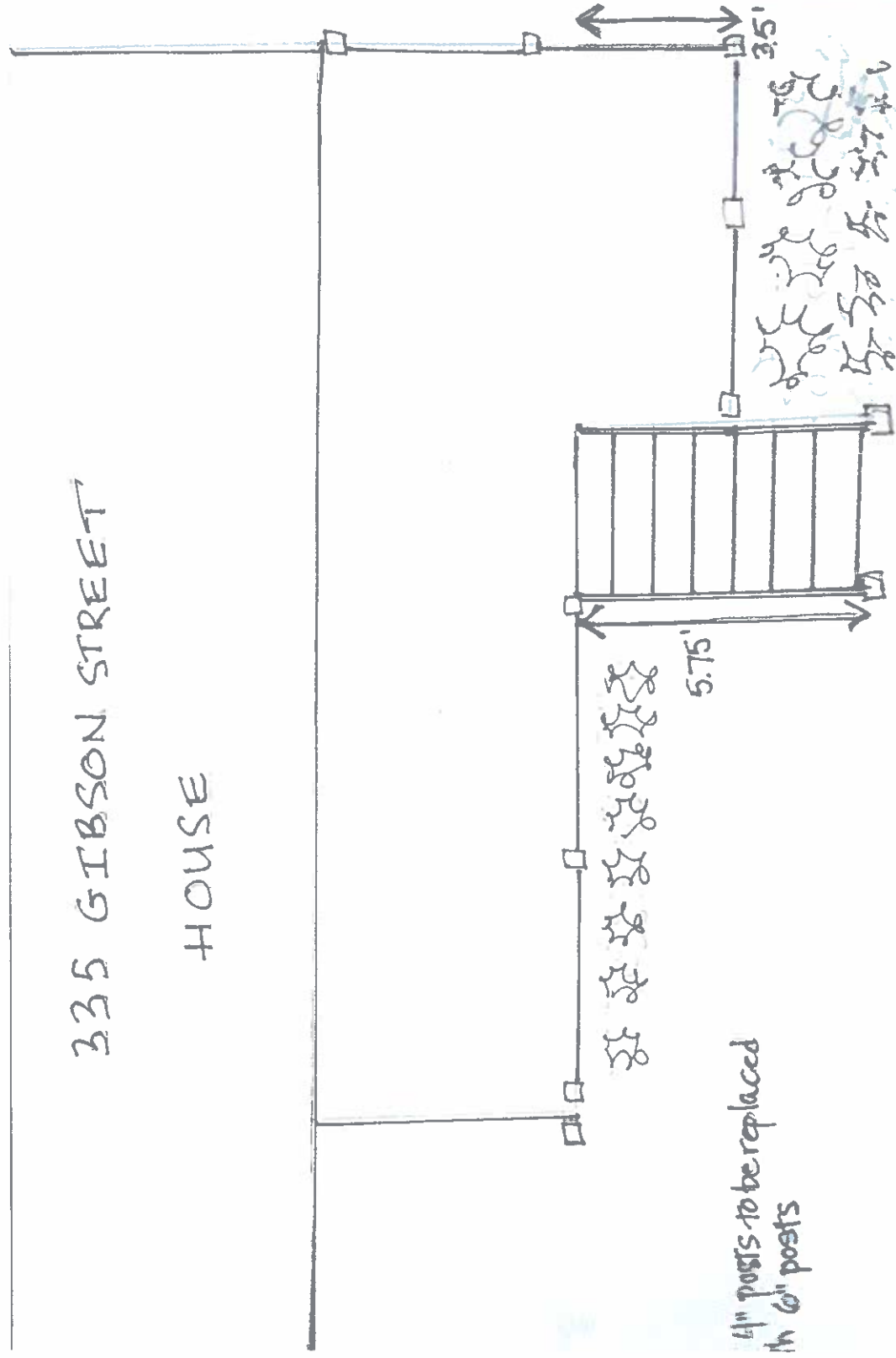
335 GIBSON STREET
HOUSE



EXISTING PORCH

335 GIBSON STREET

HOUSE



PROPOSED PORCH AND STAIRS