TOWN OF ABINGDON, VIRGINIA HISTORIC PRESERVATION REVIEW BOARD REGULAR MEETING
WEDNESDAY, MAY 6, 2020 – 5:15 p.m.
HAS BEEN CHANGED FROM THE ARTHUR CAMPBELL ROOM TO THE COUNCIL CHAMBERS MEETING ROOM LOCATED ON THE SECOND FLOOR OF THE 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 your complete mailing address.

A. WELCOME – Jeff Johnson, Chair

B. ROLL CALL – Jason Boswell, Director of Planning

C. APPROVAL OF MINUTES

- April 1, 2020

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness –Bob & Susan Howard; 122 Valley St., NW, Abingdon, VA, 24210; owner. Application for Certificate of Appropriateness to modify section of current fence in side & back yard. **Located at 122 Valley St., Abingdon, VA 24210. Tax Map No. (012-1-55A)**

2. Certificate of Appropriateness – Chris & Leslie Brewer; 212 Whites Mill Road, Abingdon, VA; owner. Application for Certificate of Appropriateness to demo existing kitchen & porches.. Build a kitchen, mudroom, laundry room, and porches at the back of the house. **Located at 212 Whites Mill Rd. Tax Map No (013-1-26)**

3. Certificate of Appropriateness – Hugh Belcher; 170 E. Main St, Abingdon, VA, 24210; owner. Application for Certificate of Appropriateness for three directional signs. **Located at 170 E. Main Street. Tax Map No (013-1-109)**

4. Certificate of Appropriateness – Todd & Amanda Pillion; 125 W. Valley St, Abingdon Va. 24210; owner. Application for Certificate of Appropriateness to add a pergola to an existing outbuilding, reinforce foundation, and paint to match the house. Add a new out building constructed with the same materials as existing outbuilding. Install a stone patio, to attach the two structures. Pea gravel the parking area. Replace roof with standing seam roof on all structures, color black. All Structures to be painted white. New outbuilding constructed with the same materials as existing outbuilding. Stone patio to attach the 2 structures. A new standing seam roof on all structures. Including building a field stone patio, and a field stone fireplace. **Located at 159 E. Main St. Tax Map No (013-1-56)**

5. Certificate of Appropriateness – Town of Abingdon; P.O. Box 789, Abingdon, VA 24212; owner. Matt Henderson; representative. Application for Certificate of Appropriateness to stain pickets & handrails on The Finley House in white. Stain picnic shelter on grounds in brown. **Located at 300 Green Spring Road. Tax Map No (021-1-4)**

E. DISCUSSION

F. BUSINESS/MATTERS NOT ON THE AGENDA

G. ANNOUNCEMENTS

H. ADJOURNMENT

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, APRIL 1, 2020 – 5:15 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, April 1, 2020, at 5:15 pm in the Council Chambers Room in the Municipal Building.

A. WELCOME by Jeff Johnson - Chairman

B. ROLL CALL – Jason Boswell, Director of Planning

Members of the Board Present:	Mr. Michael Weaver Mr. Byrum Geisler Mr. Jeff Johnson
Members of the Board Absent:	Ms. Kristi Hartshorn Mr. Derek Webb

Comprising a quorum of the Board

Administrative/Town Staff:	Mr. Jason Boswell, Director of Planning

C. APPROVAL OF MINUTES

- **April 1, 2020, Regular Meeting**

On a motion by Mr. Weaver, seconded by Mr. Geisler, the Board approved the minutes for February 5, 2020, Regular Meeting as amended.

The roll call vote was as follows:

Mr. Weaver	**Aye**

Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

The board approved February 5, 2020, Regular Meeting minutes as amended.

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness –Willard L. Robertson; P.O. Box 22 Abingdon, VA, 24212; owner. Application for Certificate of Appropriateness to install a sign on the exterior of 190 East Main Street, on Court Street side. The sign will be double-sided; MDO board ¾ inch, the size will be 24 X 20 inches. Sign made by Highlands Sign Co. **Located at 190 East Main Street, Suite 1B, Abingdon, VA 24210. Tax Map No. (013-1-106)**

Mr. Robertson represented the property located at 190 East Main Street.

Mr. Robertson would like to install a 24" x 17.5" sign outside of the speech therapy business. Sign to be made of MDO board ¾ inch, double-sided. Color to be a lighter shade of green with black letters. Sign to be mounted like the other existing sign.

Mr. Geisler made a motion to approve the COA request as submitted second by Mr. Weaver.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

The board unanimously approved the COA as presented for 190 East Main Street, Abingdon VA 24210.

2. Certificate of Appropriateness – Brad Dorris and Greg Lilly; 244 Valley St. NE, Abingdon, VA, 24210; owner. Application for Certificate of Appropriateness to repaint the exterior of the home and existing shed in the back yard. Replace guttering with a like style. **Located at 244 Valley St NE Tax Map No (013-1-36)**

Mr. Dorris & Mr. Lilly both represented the property located at 244 Valley St. NE.

Mr. Dorris & Mr. Lilly would like to replace the guttering with the same size and color guttering that is currently on the property. During the renovation, they would also like to replace any rotten wood.

The colors to be used are Downing Stone, Rookwood Dark Red, Attitude Gray and White for the trim work. All of these paints are from the Sherwin Williams American Heritage Collection.

Mr. Dorris & Mr. Lilly will be applying for the tax credits incentive offered by the Town.

Mr. Weaver made a motion to approve the COA request as submitted, second by Mr. Geisler.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

The board unanimously approved the COA as presented for 244 Valley St. NE, Abingdon VA 24210.

3. Certificate of Appropriateness – Frederick C. Boucher; P.O. Box 1176, Damascus, VA, 24236; owner. Peyton Boyd, P.O. Box 2524, Abingdon, VA 24212; representative. Application for Certificate of Appropriateness to demolish stairs, add 12 x 24 screened porch with standing seam roof, brick columns and, half-round gutters. **Located at 123 W. Main Street. Tax Map No (012-1-83)**

Mr. Peyton Boyd represented the property located at 123 W. Main Street.

Mr. Boyd stated that Mr. Boucher would like to add a 12 x 24 screened porch onto the existing addition. The structure will have a wood frame, brick columns with a standing seam roof, half-round gutters and painted trim.

Mr. Boyd is requesting that only the plan be approved at this meeting. Samples of the materials for the railing, paint color, brick, mortar, standing seam roof with no striations, would be presented to the board at a later meeting for approval.

Mr. Geisler made a motion to approve the COA request as submitted, second by Mr. Weaver.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

The board unanimously approved the COA as presented for 123 W. Main Street, Abingdon VA 24210.

F. PUBLIC COMMENTS - None

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA - None

H. ANNOUNCEMENTS

1. Historic District Survey Update

Mr. Boswell informed the board that the survey has been completed, with the second batch of properties being submitted to DHR.

An update of the Historic Properties located in Abingdon should be presented in the next few weeks.

I. ADJOURNMENT

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

The roll call vote was as follows:

Mr. Weaver	**Aye**
Mr. Geisler	**Aye**
Mr. Johnson	**Aye**

Mr. Johnson declared the meeting adjourned.

Meeting adjourned at 5:34 P. M.

_____

Jeff Johnson, Chairman

_____

Jason Boswell, Director of Planning

Abingdon, Virginia

IMPORTANT NOTE:
The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than 2 weeks prior to the next scheduled meeting in order to be heard at that scheduled meeting of the Historic Preservation Review Board. Applications received after the deadline will be heard at the following month's meeting. If an application is not complete, it will not be included on the next meeting's agenda. To avoid delays, it is recommended that applicants review the Old Historic District's Design Guidelines found at: www.abingdon-va.gov/announcements.htm#BAR and meet with the Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Town of Abingdon, Virginia

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

Location of Property: 122 VALLEY STREET, N.W.	Historic District?: Yes ☒ No ☐
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINTED): BOB AND SUSAN HOWARD	Representative Agent(s) Name: BOB HOWARD
Signature:	Firm:
Mailing Address: 122 VALLEY ST., NW	Mailing Address:
City: ABINGDON, VA 24210	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 276 696 9203	Phone/Fax Number:
Email: bh2766969203@gmail.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, screen, etc.	☐	Other _____	☐	Other_____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credit/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 Historical 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 denial of my proposal by the Review Board due to insufficient information. No material change in the apprearance 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 modification 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 my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed: _____ Date: 04/02/2020

PLEASE READ:
Applicants are encouraged to submit completed 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)

THE SCOPE OF THIS PROJECT IS TO MODIFY SECTIONS OF PRESENT FENCE IN THE SIDE YARD AND BACK YARD. THE CURRENT 4' PICKET FENCE WILL NOT CONTAIN MY DOG. I WOULD LIKE TO MODIFY THE FENCE IN THE SIDE YARD TO A 6' HEIGHT BY ADDING A 22' SECTION AND RAISING THE CURRENT BOARDS TO ALLOW THIS. THE BULK OF THE FENCE WILL REMAIN THE CURRENT PICKETS IN THE BACK YARD

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

☐ Details of signage such as: material, color, mounting type & location, wording on sign N/A

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

THE BOARDS WILL BE A 1"X 6"X 8' PRESSURE-TREATED PINE DOG-EAR FENCE PICKET (CUT TO 6' IN HEIGHT) AND 4"X 4"X 6' POSTS TO SUPPORT PICKETS WITH 2"X 4"X 8' BOARDS (SEE ATTACHED)

☐ If you are, requesting tax credits for this project there will be a $50.00 application fee

☐ Other (please attach more sheets if necessary)

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

TO ATTACH PICKETS. GALVANIZED POST CAPS WILL BE ATTACHED TO CURRENT 4" x 4" POSTS TO ALLOW ADDITIONAL HEIGHT TO ACCOMMODATE THE 6' PICKETS.

PINE BOARDS WILL NOT BE PAINTED OR STAINED TO MATCH THE CURRENT FENCE.

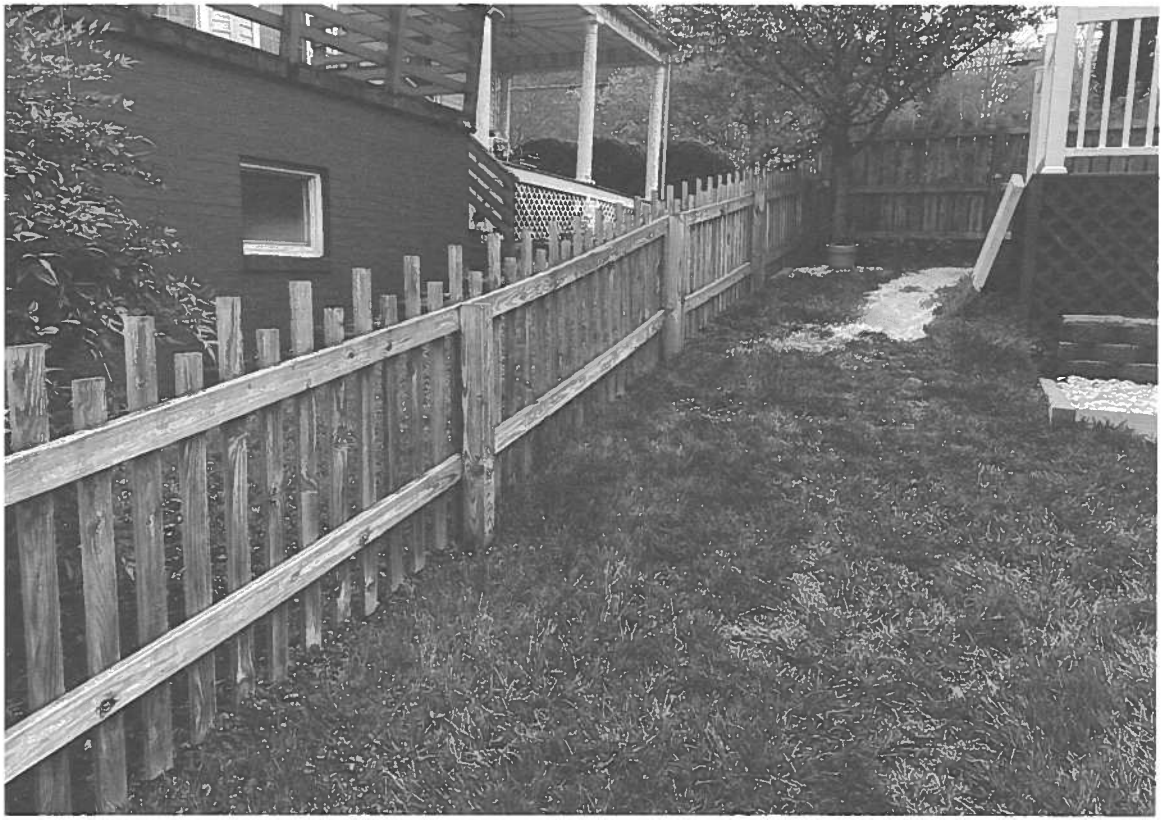
RMH
04/02/20

THIS SECTION OF FENCE WILL BE MODIFIED TO 6' IN HEIGHT. THIS IS ON THE EAST SIDE AND IS 20' IN LENGTH.

R.M.H
04/02/26

NEW 4"x4" POSTS WILL BE SET IN THIS SECTION TO DIVIDE THE 2 SPACES. 4 NEW POSTS WILL BE ADDED TO ACCOMMODATE THIS NEW SECTION OF THE 6' FENCE AND ALLOW A 3' GATE. THIS WILL FORM THE SOUTH END OF THE NEW FENCE. THIS PHOTO WAS TAKEN LOOKING WEST.

RMH
04/24/20

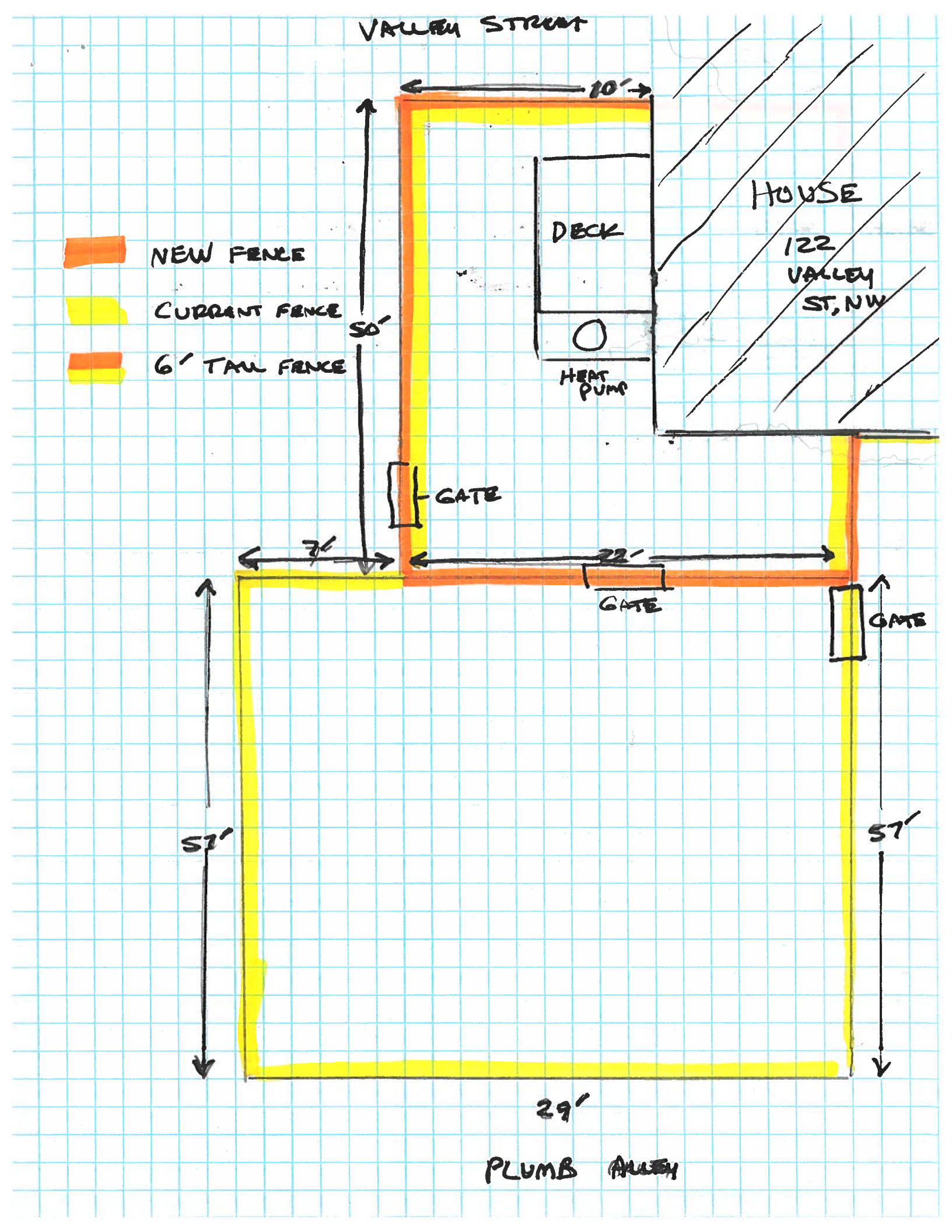


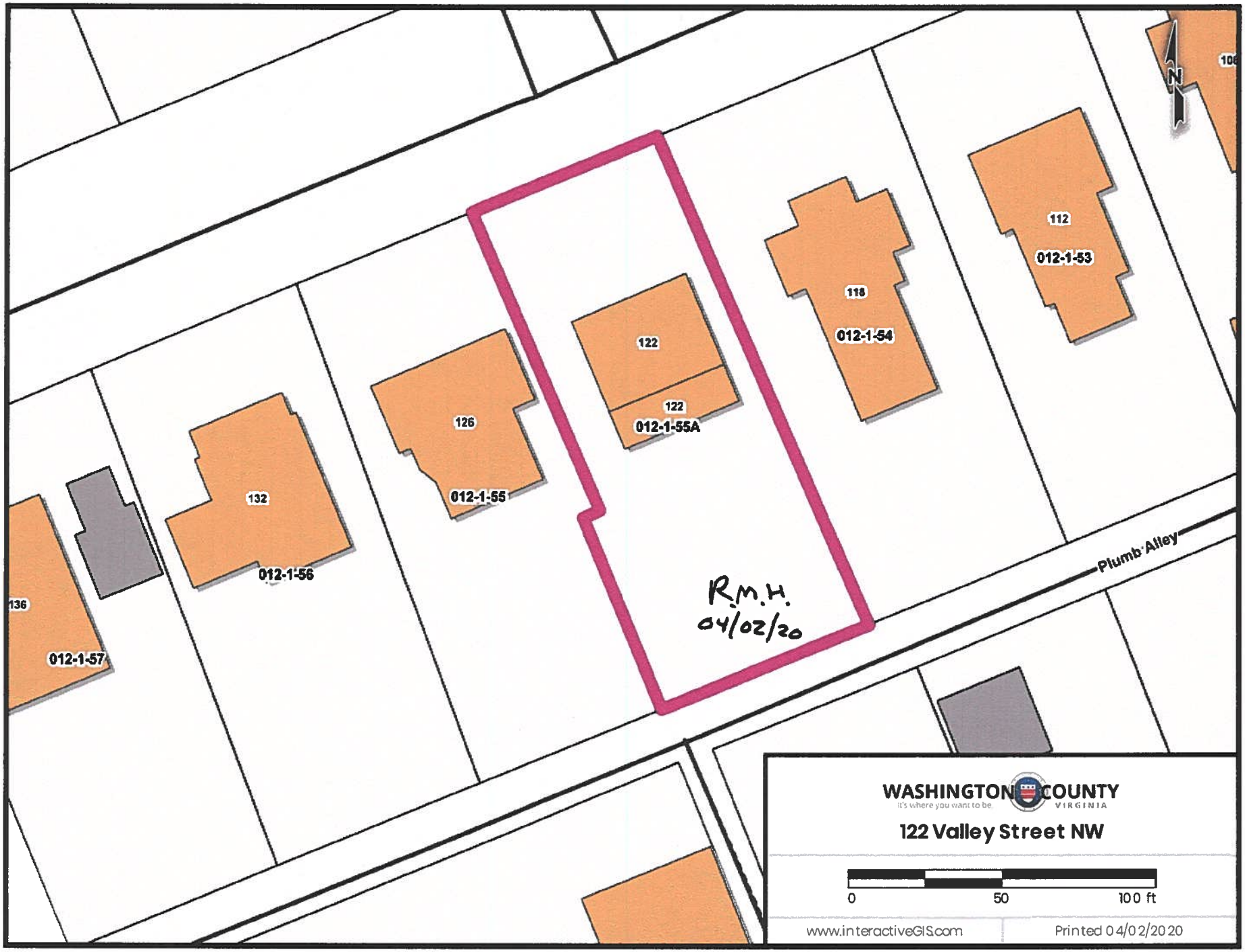
THIS WILL BE THE WEST SIDE OF 6' FENCE. PHOTO WAS TAKEN LOOKING NORTH TOWARD VALLEY STREET. THIS WILL ALLOW US TO LET THE DOG OUT OF THE KITCHEN DOOR INTO THE NEW 6' SECTION. THIS WEST SIDE IS 50' LONG WITH A 3' GATE.

RMH
04/02/20

CURRENT PICKET FENCE WILL ~~RETIRE~~ REMAIN IN BACKYARD. THIS WILL BE 57' DEEP AND 29' WIDE.

RMH
04/22/20


VALLEY STREET
10'
HOUSE
122 VALLEY ST, NW
DECK
HEAT PUMP
NEW FENCE
CURRENT FENCE
6' TALL FENCE
50'
GATE
3'
22'
GATE
GATE
57'
57'
29'
PLUMB ALLEY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112
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136
012-1-57
Plumb Alley
R.M.H.
04/02/20
WASHINGTON COUNTY
VIRGINIA
it's where you want to be.
122 Valley Street NW
0
50
100 ft
www.interactiveGIS.com
Printed 04/02/2020

Janice Dornon

From: Jason Boswell
Sent: Sunday, April 19, 2020 7:49 PM
To: Bob Howard
Cc: Mason Gragg; Janice Dornon
Subject: Re: Another section of fence

Hi Bob,

Not a problem at all. I can add this information to the application you've submitted and you can explain the project to the board at the meeting. If you need anything else, please let me know.

Thank you,
Jason

From: Bob Howard <bhoward@abingdon-va.gov>
Date: April 19, 2020 at 7:31:33 PM EDT
To: Jason Boswell <jboswell@abingdon-va.gov>
Subject: Another section of fence

I would like to add to my previous application or do a new application for the fence at 122 Valley Street. I would like to include a small section of privacy fence to the east side of my house. This will be a section 9' long and 6' high on one end and 5 1/2 ' on the other end. This will be using the same 6' pine "dog-eared" pickets. I would like to paint these gray to match the lower level of the house.

Thanks
Bob Howard

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: 212 Whites Mill Road	Historic District?: ☑ Yes ☐ No
Business Name (if applicable):	Tax Map No: 013-1-26
Applicant/Property Owner Name (PRINT): Chris and Leslie Brewer	Representative Agent(s) Name:
Signature: Leslie Brewer	Firm:
Mailing Address: 1208 Old Stage Rd	Mailing Address:
City: Chilhowie	City:
State/Zip: VA 24319	State/Zip:
Phone/Fax Number: 276-698-1655	Phone/Fax Number:
Email: Lesliebbrewer@gmail.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 Leslie Brewer Date 4-9-2020

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

Please see attached:

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

Please see attached:

☐ $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

___ 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

FULL DESCRIPTION OF PROPOSAL: (see APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR 212 Whites Mill Road, Abingdon, VA)

We propose to make a revision to the plan that the Historic Preservation Review Board approved at the January 8, 2020 meeting. We propose a new plan for the addition, which has reduced its overall footprint and removed the upper porch addition in order to keep the project within our budget. Consistent with the prior Certificate of Appropriateness, we propose to demolish an existing attached kitchen and porches at the back of the existing house, and build an addition consisting of a kitchen, mud-room, laundry room, and porches at the back of the existing house. The revised plan for the addition follows.

The existing kitchen (225 sq. ft.) and porches (415 sq. ft.) are relatively narrow for a young and growing family, therefore building a more accommodating kitchen addition and porches is proposed. The addition would be composed of red brick to match the existing structure for the exterior walls, white columns and white eave trim, consisting of a band with crown, along the perimeter of porches, with eave trim continuing along the perimeter of the exterior walls, gray standing seam metal roofing matching existing with white gutters and downspouts in similar to existing, black metal handrails at steps, and white concrete stucco foundation wall similar to existing foundation wall of the existing house. Removing an existing door that is not currently in use on the 2nd floor at the back would be filled in with salvaged bricks for clearing roof attachment at the existing back wall. Appropriate discreet lighting as required for porch entry, steps, and pathway would be provided. The proposed addition would consist of approximately 600 sq. ft. conditioned area and 330 sq. ft. porch area, crawl space, one-story with approximately 10’ ceiling height.

We are committed to maintaining the integrity of our contributing property and its presence in its historic setting. It is with the best of intentions that this proposal is submitted to build an appropriate and more accommodating kitchen and porches for our growing family.

Materials List for 212 Whites Mill Road Addition:

Standing Seam Metal Roofing: 26 GA standing seam in "Light Gray" to match existing

Gutter/Downspout: Aluminum "K-style" gutter painted white to match existing

Fascia Board, Eave Trim, and Soffit: Engineered wood SmartSide in style to match existing

Brick: General Shale "Red Range Smooth" modular brick with mortar to match existing structure

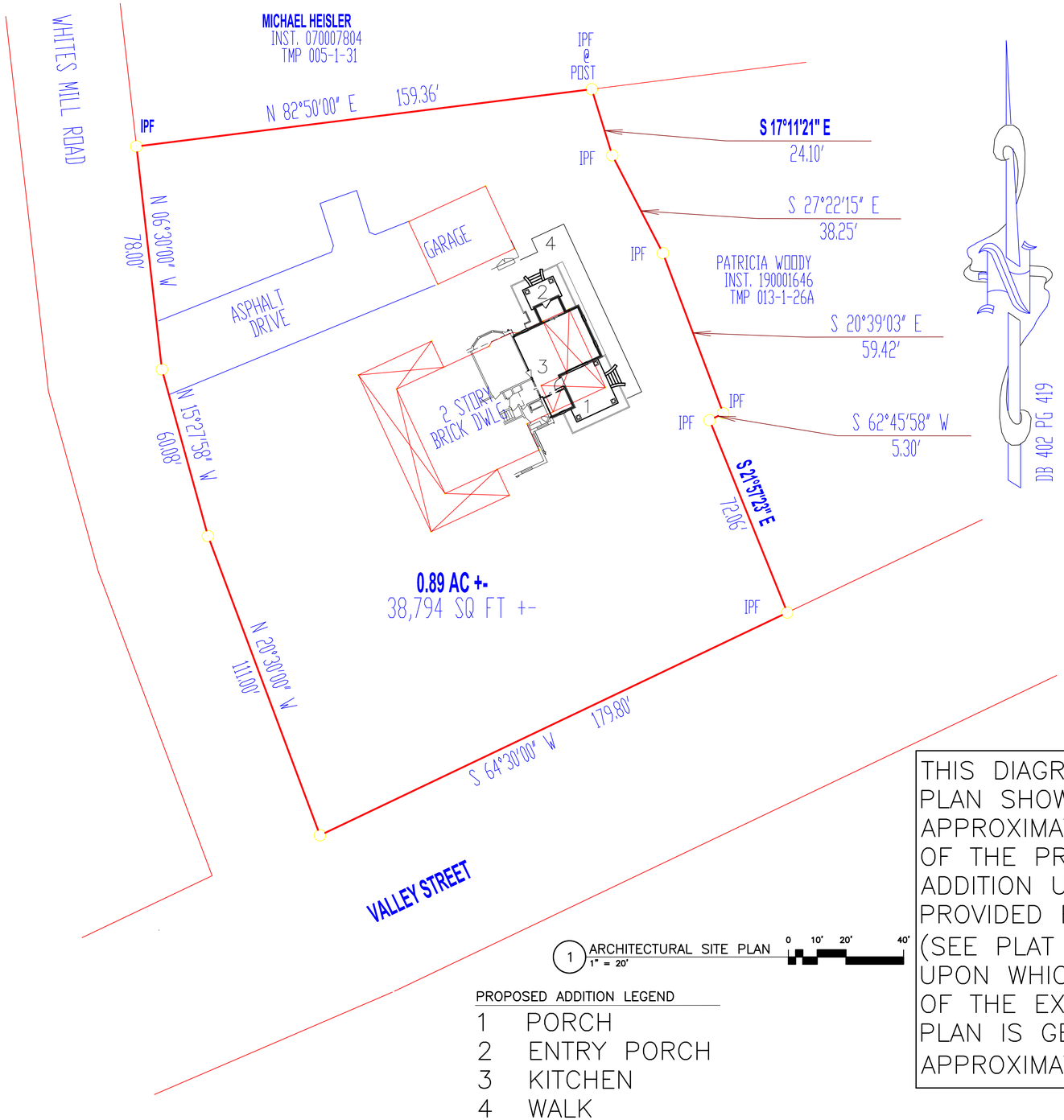
Windows and Doors: Andersen 400 Series wood windows (clad) or Jeld-Wen wood windows, wood doors to match existing

Columns: Turncraft FRP 14" to match style on existing porch

Porch railings: black metal

Foundation: concrete wall to match existing

Exterior lighting: Progress P560022-020 2-light wall mounted lantern



1 ARCHITECTURAL SITE PLAN
1" = 20'

0 10' 20' 40'

PROPOSED ADDITION LEGEND

1 PORCH
2 ENTRY PORCH
3 KITCHEN
4 WALK

THIS DIAGRAMATIC SITE PLAN SHOWS THE APPROXIMATE LOCATION OF THE PROPOSED ADDITION UPON A PLAT PROVIDED BY OTHERS (SEE PLAT BY OTHERS, UPON WHICH THE DIAGRAM OF THE EXISTING HOUSE PLAN IS GENERALLY APPROXIMATED)

217 E Devon Drive
Mount Airy, North Carolina 27030
Phone/Cell 336-401-1740
christopherpricearchitect@adelphia.net
Christopher Price, RA, AIA

Brewer House Alteration Addition
Chris and Leslie Brewer
212 Whites Mill Road
Abingdon, Virginia 24210

ARCHITECTURAL SITE PLAN
2019019
FOR HISTORIC REVIEW BOARD PLAN-REVIEW

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. PUBLICATION, THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO USE, REPRODUCTION, OR PUBLICATION OF ANY METHOD, IN WHOLE OR IN PART, IS PERMITTED WITHOUT PRIOR AUTHORIZATION. THESE DRAWINGS ARE TO BE RETURNED UPON REQUEST TO THE ARCHITECT, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

REVISION1	04-09-2020
REVISION2	ISSUED_DATE
REVISION3	ISSUED_DATE
REVISION4	ISSUED_DATE
REVISION5	ISSUED_DATE

12-06-2019

A9-04

EXTERIOR ELEVATION NOTES

1 CEMENT STUCCO MATCHING EXISTING (VERIFY STUCCO COLOR/FINISH OPTIONS WITH OWNER) – REPAIR/REPLACE STUCCO AS REQUIRED AT PORTIONS OF FOUNDATIONS THAT MAY REMAIN

2 PROVIDE APPROVED CONCRETE STEPS AS REQUIRED HAVING MIN. 11 1/4" TREAD DEPTH AND MAX. 8" RISER HEIGHT – STEPS SHALL SUPPORT ATTACHMENT/EMBEDMENT OF HAND RAILS AND GUARD NEWELS – VERIFY BLUESTONE OR CEMENT STUCCO ON STEP RISERS WITH OWNER (BLUESTONE TREADS TYP. VERIFY APPROVED NOSING WITH OWNER)

3 VERIFY BLUESTONE OR CONCRETE CAP AT WALLS FLANKING STEPS WITH OWNER

4 VERIFY MATERIAL, COLOR, AND FINISH OF PERMANENT PLANTER–EDGING WITH OWNER (PERMANENT PLANTERS SURROUNDING PORCHES SHALL BE PROVIDED IN LIEU OF GUARD RAILS ON PORCHES)

5 VERIFY METAL RAIL SHAPES/PROFILES, MATERIAL/FINISH WITH OWNER

6 TURNCRAFT HOLLOW STRUCTURAL COLUMN – 14" ROUND TAPERED TUSCAN W/ ATTIC BASE (VERIFY APPROVED FRP OR PRE–PRIMED WOOD WITH OWNER) – MATCH COLOR AND FINISH OF TRIM)

7 MODULAR BRICK SIMILAR TO EXISTING (VERIFY SELECTION WITH OWNER – VERIFY EXISTING BRICK COURSING AND MATCH FOR CONSISTENT ALIGNMENT)

8 VERIFY COLOR AND FINISH OF EXISTING GUTTERS AND DOWNSPOUTS – REPAIR/REPLACE EXISTING DOWNSPOUTS AND ADAPT NEW REQUIRED DOWNSPOUTS TO EXISTING STORM WATER DRAINAGE SYSTEM (VERIFY THAT SUCH EXISTING DRAINAGE SYSTEMS ARE PROPERLY FUNCTIONING)

9 MATCH EXISTING STANDING SEAM METAL ROOFING (VERIFY MANUFACTURER, MATERIALS, METHODS, COLOR AND FINISH)

10 MATCH EXISTING EAVE TRIM SHAPES/PROFILES – VERIFY APPROVED MATERIALS – PRIME/PAINT MATCHING EXISTING FINISHES

11 N/A

12 COORDINATE REROUTING ELECTRICAL OVERHEAD LINE UNDERGROUND WITH POWER COMPANY ENGINEER

13 VERIFY EXISTING CONDITIONS OF WINDOWS AND DOORS AT REAR WALL OF EXISTING HOUSE AND FLOOR FRAMING THAT MAY BE REQUIRED TO ELEVATE MASTER BATH/LAUNDRY AREA – SALVAGE/REPAIR/REPLACE/MODIFY EXISTING DOORS AND WINDOWS AS REQUIRED TO COORDINATE WITH NEW ROOFING AND MASTER BATH, LAUNDRY, CLOSET(S) (SEE 2ND FLOOR PLAN AND EXTERIOR ELEVATIONS FOR MASTER BATH PLAN AND PROPOSED WINDOWS – VERIFY WITH OWNER MODIFICATIONS, SALVAGE/INFILL OF DOOR, RAISING EXISTING WINDOW SILLS OR REPLACING EXISTING WINDOWS)

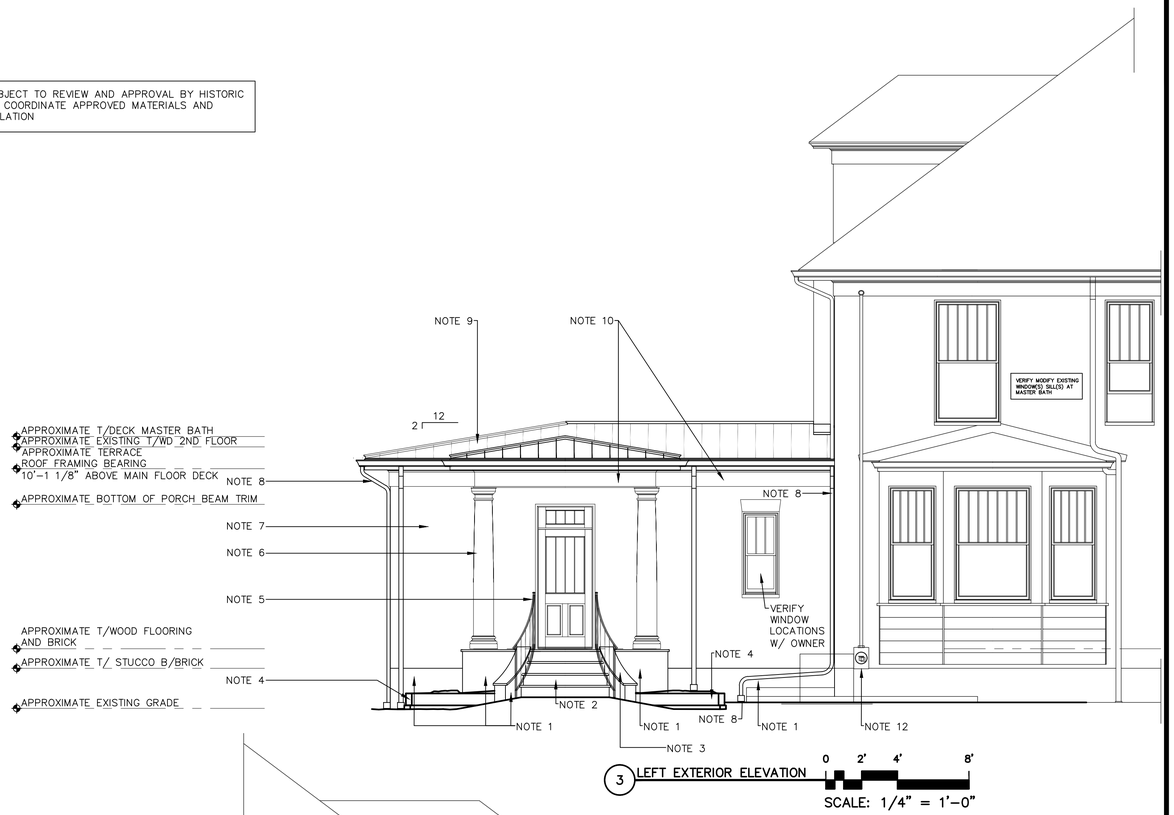
14 VENTED CRAWL SPACE AT PORCHES PROVIDE APPROVED THROUGH–WALL VENTS (FLASH AND WATERPROOF AS REQUIRED) PROVIDE APPROVED ACCESS AS REQUIRED

15 VERIFY PAINTING MATERIALS, COLOR, AND FINISHES WITH OWNER MANUFACTURER, AND SUPPLIER BEFORE PURCHASE–INSTALLATION OF MATERIALS – TAKE CARE TO COORDINATE COLOR AND FINISHES WITH EXISTING – FOR ALL EXTERIOR FINISHES, EXTERIOR TRIM, BALUSTRADE, DOORS/WINDOWS, COLUMNS, HANDRAILS/GUARDRAILS, VERIFY AND PROVIDE PRE–PRIMED AND/OR PRE–FINISHED OPTIONS WITH OWNER AND MANUFACTURER – VERIFY PROPER ENVIRONMENTAL CONDITIONS AND THAT MATERIALS ARE PROPERLY DRY AND READY FOR PRIMER/PAINTING PER MANUFACTURER'S REQUIREMENTS BEFORE PRIMING/PAINTING – VERIFY PROPER APPLICATION AND READINESS OF PRIMER/PAINT PER MANUFACTURER'S REQUIREMENTS BEFORE PRIMING/PAINTING (VERIFY WITH OWNER AND MATERIALS MANUFACTURER ADDITIONAL PRIMER COAT THAT MAY BE REQUIRED BEFORE PAINTING PER MANUFACTURER'S REQUIREMENTS) – APPLY TOP COAT(S) (VERIFY WITH OWNER AND MATERIALS MANUFACTURER ADDITIONAL FINISH COAT(S) BEFORE PAINTING PER MANUFACTURER'S REQUIREMENTS)

OPTIONAL: VERIFY WITH OWNER APPLICATION OF PROTECTIVE COATING ON CEMENT STUCCO PER MANUFACTURER'S RECOMMENDATIONS/REQUIREMENTS

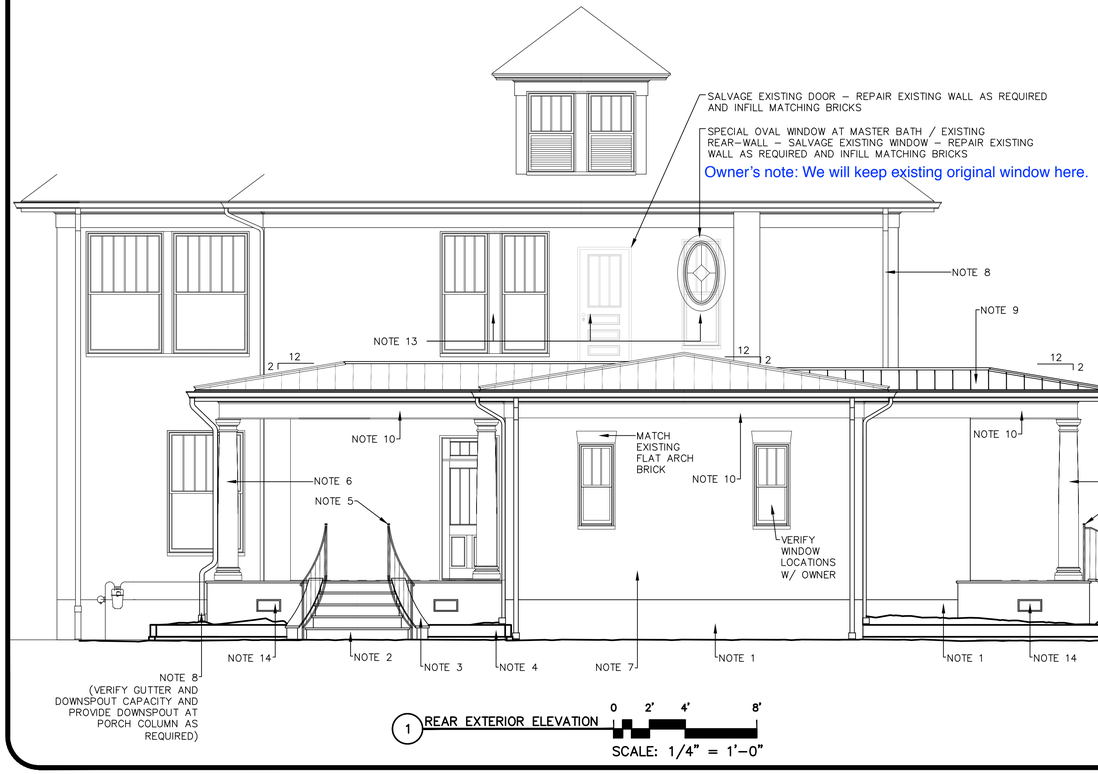
16 TAKE CARE TO PROTECT EXISTING EXTERIOR MATERIALS AND SYSTEMS THAT REMAIN

APPROPRIATENESS OF MATERIALS AND FINISHES IS SUBJECT TO REVIEW AND APPROVAL BY HISTORIC REVIEW BOARD, CITY OF ABINGDON, VA – VERIFY AND COORDINATE APPROVED MATERIALS AND FINISHES WITH OWNER PRIOR TO PURCHASE OR INSTALLATION



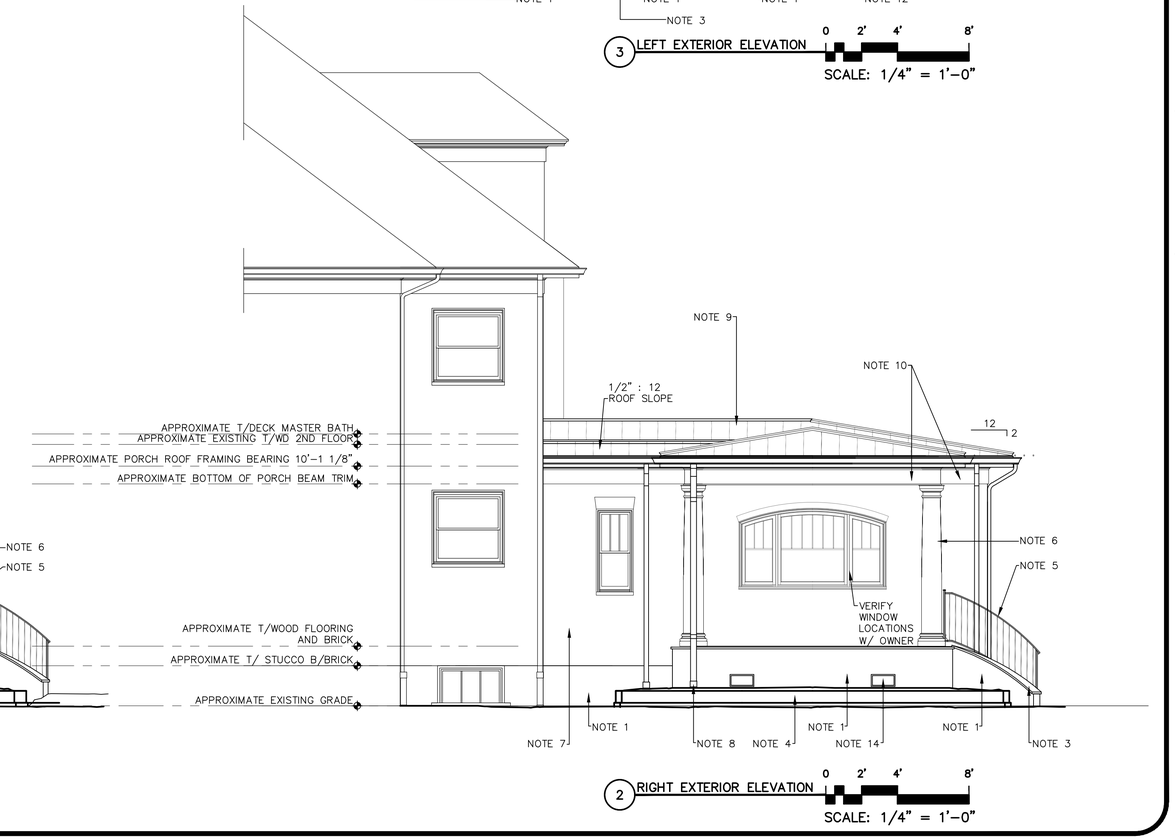
3 LEFT EXTERIOR ELEVATION 0 2' 4' 8'

SCALE: 1/4" = 1'–0"



1 REAR EXTERIOR ELEVATION 0 2' 4' 8'

SCALE: 1/4" = 1'–0"



2 RIGHT EXTERIOR ELEVATION 0 2' 4' 8'

SCALE: 1/4" = 1'–0"

217 E. Devon Drive
Mount Airy, North Carolina 27030
Phone/Cell 336–401–1740
christopherpriceorchitect@adelphia.net
Christopher Price, RA, AIA

Brewer House Alteration-Addition

Chris and Leslie Brewer
212 Whites Mill Road
Abingdon, Virginia 24210

COMMONWEALTH OF VIRGINIA
CHRISTOPHER LYNN PRICE
Lic. No. 0401 014813
4-9-2020
ARCHITECT

EXTERIOR ELEVATIONS

2019019

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE–USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DRAWINGS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

REVISION1	04-09-2020
REVISION2	ISSUED_DATE
REVISION3	
REVISION4	
REVISION5	ISSUED_DATE

02-03-2020

A2-01

NOTES: MAIN FLOOR PLAN

VERIFY PLUMBING AND ELECTRICAL FIXTURES, APPLIANCES, AND HEATING/AIR-CONDITIONING EQUIPMENT/FIXTURES WITH OWNER PRIOR TO PURCHASE/INSTALLATION OF ROUGH-IN (APPLIANCE AND CABINET SUGGESTED-LAYOUT IS CONCEPTUAL IN CHARACTER AND SUBJECT TO CHANGE PER OWNER – COORDINATE WITH CABINET DESIGN BY BERRY HOME CENTERS CABINET DESIGN OR OTHERS IN COOPERATION WITH OWNER) VERIFY CABINET AND COUNTERTOP SELECTIONS WITH OWNER PRIOR TO PURCHASE/INSTALLATION OF CABINETS AND COUNTERTOPS

VERIFY EXTERIOR AND INTERIOR DOOR AND WINDOW SELECTIONS AND HARDWARE SELECTIONS WITH OWNER PRIOR TO PURCHASE/INSTALLATION OF DOORS AND WINDOWS

VERIFY OPTIONS FOR INTERIOR FINISHES (CONSIDER FLOORS, WALLS, CEILINGS, MOLDINGS/TRIM, WINDOW/DOORS AND HARDWARE, AND OTHER INTERIOR COMPONENTS WITH OWNER PRIOR TO PURCHASE/INSTALLATION OF MATERIALS

PLUMBING, HVAC MECHANICAL, AND ELECTRICAL DESIGN/ENGINEERING BY OTHERS – COORDINATE PM&E BUILDING SYSTEMS WITH ARCHITECTURAL AND STRUCTURAL DESIGN/ENGINEERING – CONSIDER PLUMBING, HVAC MECHANICAL, ELECTRICAL POWER AND LIGHTING WANTS/NEEDS OF THE OWNER – DESIGN/ENGINEERING OF ALL ALARM SYSTEMS, INCLUDING BUT NOT LIMITED TO CARBON MONOXIDE ALARMS AND SMOKE ALARMS, SHALL BE BY OTHERS AS A RESPONSIBILITY OF THE OWNER AND ELECTRICAL CONTRACTOR – VERIFY AND COORDINATE PLUMBING, HVAC MECHANICAL, AND ELECTRICAL SYSTEMS COMPONENTS WITH APPLICABLE CODES, MANUFACTURER'S INSTRUCTIONS FOR ALL APPLIANCES/EQUIPMENT/DEVICES, AND ARCHITECTURAL/STRUCTURAL PRIOR TO PURCHASE, ROUGH-IN OR INSTALLATION

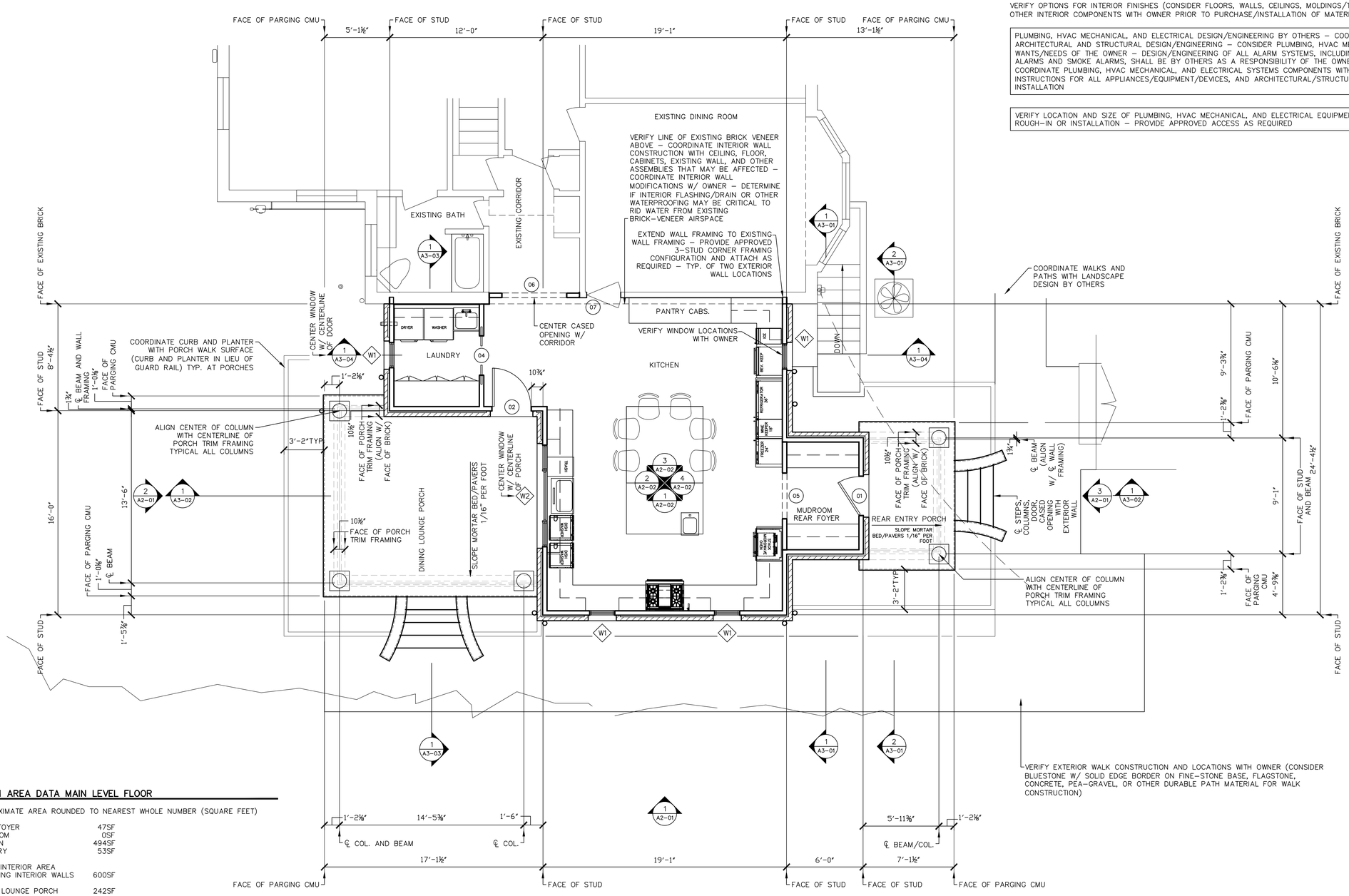
VERIFY LOCATION AND SIZE OF PLUMBING, HVAC MECHANICAL, AND ELECTRICAL EQUIPMENT AND REQUIRED ACCESS PRIOR TO PURCHASE, ROUGH-IN OR INSTALLATION – PROVIDE APPROVED ACCESS AS REQUIRED

VERIFY STORAGE, HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S/VENDOR'S PRINTED RECOMMENDATIONS AND INSTRUCTIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS

CONTRACTOR SHALL PROVIDE ADEQUATE BRACING FOR THE STRUCTURE FOR STABILITY DURING ALL PHASES OF CONSTRUCTION. THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR A COMPLETED CONDITION ONLY AND, THEREFORE, REQUIRE ADDITIONAL SUPPORT TO MAINTAIN STABILITY BEFORE COMPLETION.

ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES AND ORDINANCES. BUILDERS/CONTRACTORS/SUB-CONTRACTORS SHALL BE RESPONSIBLE TO VERIFY AND COORDINATE ALL DIMENSIONS, NOTES, AND DRAWINGS WITH APPLICABLE CODES AND MANUFACTURER'S INSTRUCTIONS PRIOR TO SUBMITTING CONSTRUCTION COST ESTIMATES. DIRECT QUESTIONS TO OWNER AND ARCHITECT FOR CLARIFICATION.

BUILDERS/CONTRACTORS/SUB-CONTRACTORS SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, AND BECOME FULLY AWARE OF ALL CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL CONDITIONS, UTILITIES, TOPOGRAPHY, EXISTING BUILDINGS, AND EXISTING BUILDING-SYSTEMS AT THE SITE PRIOR TO SUBMITTING CONSTRUCTION COST ESTIMATES OR COMMENCING WORK. COORDINATE ALL CLEARING, GRADING, EXCAVATIONS, AND ALL UTILITIES AND BUILDING CONSTRUCTION WITH OWNER, APPLICABLE CODES, ORDINANCES, AND LOCATION SERVICES REGARDING CONDITIONS AT THE SITE.



ROOM AREA DATA MAIN LEVEL FLOOR

APPROXIMATE AREA ROUNDED TO NEAREST WHOLE NUMBER (SQUARE FEET)

REAR FOYER	47SF
MUDROOM	0SF
KITCHEN	494SF
LAUNDRY	53SF
TOTAL INTERIOR AREA INCLUDING INTERIOR WALLS	600SF
DINING LOUNGE PORCH	242SF
REAR ENTRY PORCH	78SF
TOTAL FOOTPRINT-AREA INCLUDING EXTERIOR WALLS	993SF

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

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COMMONWEALTH OF VIRGINIA
CHRISTOPHER LYNN PRICE
Lic. No. 0401.014643
4-9-2020
ARCHITECT

MAIN LEVEL FLOOR PLAN

2019019

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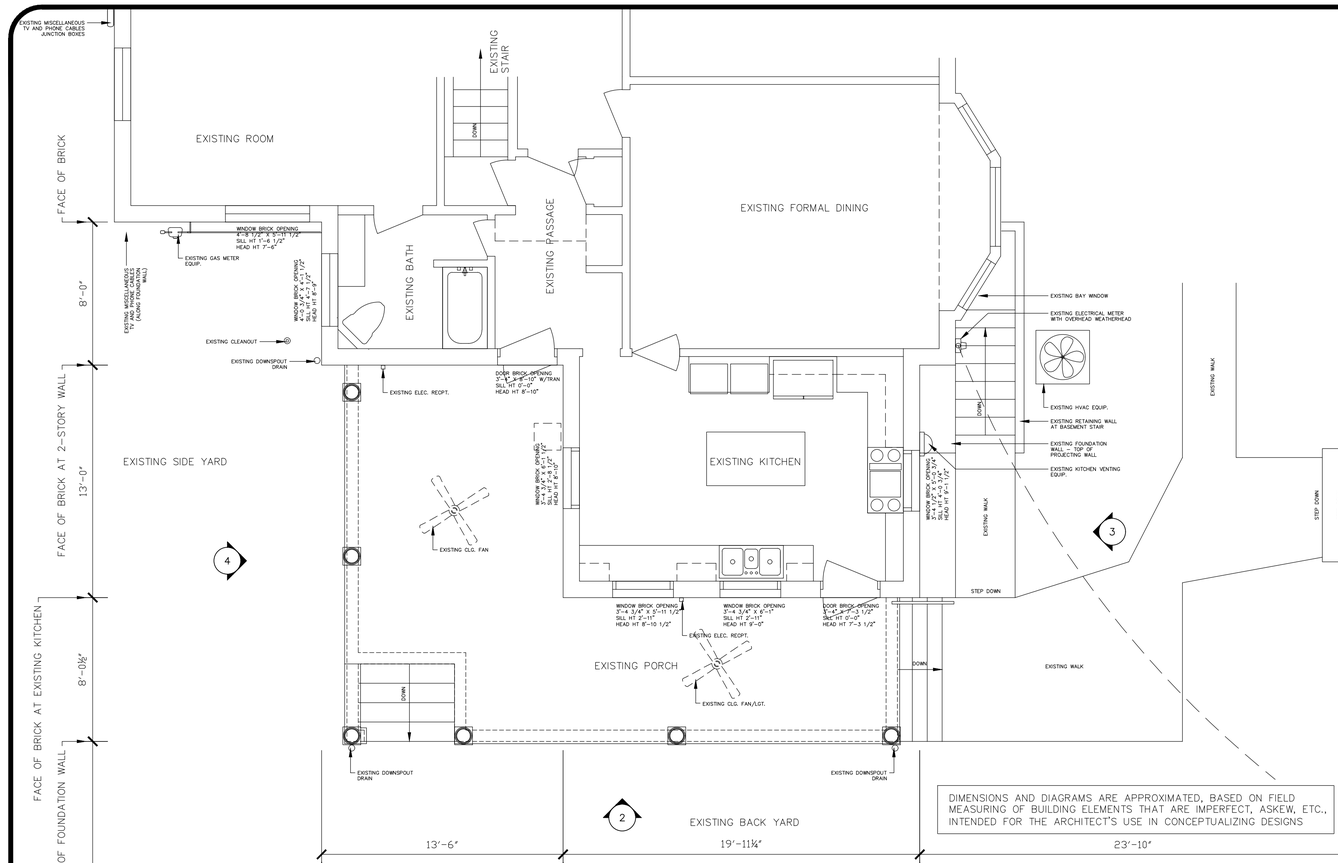
REVISION1	04-09-2020
REVISION2	ISSUED_DATE
REVISION3	
REVISION4	
REVISION5	ISSUED_DATE

02-03-2020

A1-01



DIMENSIONS AND DIAGRAMS ARE APPROXIMATED, BASED ON FIELD MEASURING OF BUILDING ELEMENTS THAT ARE IMPERFECT, ASKEW, ETC., INTENDED FOR THE ARCHITECT'S USE IN CONCEPTUALIZING DESIGNS

1 EXISTING MAIN LEVEL PLAN
1/4" = 1'-0"

3 EXISTING LEFT EXTERIOR ELEVATION
1/4" = 1'-0"

2 EXISTING REAR EXTERIOR ELEVATION
1/4" = 1'-0"

4 EXISTING RIGHT EXTERIOR ELEVATION
1/4" = 1'-0"

PRELIMINARY - FOR INTERIM REVIEW

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christopherpricearchitect@adelphia.net

Brewer House Alteration-Addition

Chris and Leslie Brewer
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Abingdon, Virginia 24210

THIS IS A SCHEMATIC DESIGN DOCUMENT ILLUSTRATING THE GENERAL SCOPE, SCALE AND ARCHITECTURAL CONCEPT OF THE PROJECT. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ANY ACTION TAKEN BY THE OWNER OR OTHERS TO OBTAIN PERMITS, PRICING OR CONSTRUCTION BASED ON THESE DOCUMENTS IS DONE AT THEIR OWN RISK. THE ARCHITECT SHALL NOT BE LIABLE FOR DAMAGES OF ANY KIND ARISING FROM THE USE OF THESE DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS, AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR COMPLETION DATES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH ANY AND ALL LAWS, ORDINANCES, AND REGULATIONS.

EXISTING PLAN AND ELEVATIONS
2019019
PRELIMINARY CONCEPTUAL SCHEMATIC
PRELIMINARY - NOT FOR CONSTRUCTION

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SHALL NOT BE REUSED OR COPIED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE, REUSE, REPRODUCTION, OR PUBLICATION OF THE DRAWINGS AND SPECIFICATIONS IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD IN ANY MEDIUM IS PROHIBITED. TITLES, SHEET LAYOUTS AND DRAWINGS, GRAPHIC IMAGES, AND ARCHITECTURAL CONCEPTS ILLUSTRATED THEREIN ARE THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

REVISION1	10-17-2019
REVISION2	-
REVISION3	-
REVISION4	-
REVISION5	-

ORIGINAL ISSUE:
10-04-2019

R1-01

VIEW TO EXISTING RIGHT-SIDE FROM VALLEY STREET

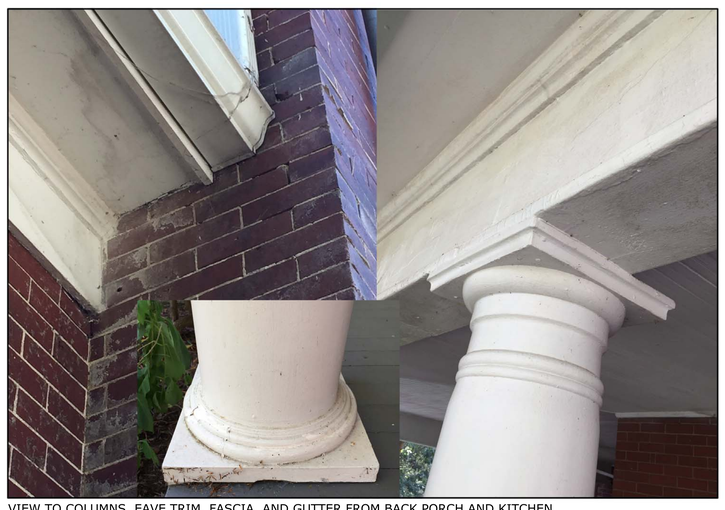
VIEW TO REAR RIGHT-SIDE FROM VALLEY STREET AND DEADMORE STREET

VIEW TO RIGHT-SIDE FROM VALLEY STREET AND WHITES MILL ROAD

VIEW TO RIGHT-SIDE FROM FRONT-RIGHT-SIDE YARD

VIEW TO RIGHT-SIDE FROM REAR-RIGHT-SIDE YARD

VIEW TO REAR-LEFT-SIDE FROM REAR-LEFT-SIDE BEHIND EXISTING GARAGE



VIEW TO COLUMNS, EAVE TRIM, FASCIA, AND GUTTER FROM BACK PORCH AND KITCHEN

VIEW TO DOOR AND WINDOWS AT 2ND FLOOR FROM BACK PORCH AND KITCHEN ROOF

VIEW TO STANDING SEAM METAL ROOF FROM BACK PORCH AND KITCHEN ROOF

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212 Whites Mill Road
Abingdon, Virginia 24210

THIS IS A SCHEMATIC DESIGN DOCUMENT ILLUSTRATING THE GENERAL SCOPE, SCALE AND RELATIONSHIP OF THE PROJECT COMPONENTS FOR THE CLIENT'S CONSIDERATION. SCHEMATIC DESIGN DOCUMENTS ARE INTENDED TO ASSIST THE OWNER, OTHER DESIGN PROFESSIONALS, AND PROSPECTIVE CONTRACTORS IN VISUALIZING THE PROJECT. THE DRAWINGS ARE CONCEPTUAL IN CHARACTER AND ARE BASED UPON PROGRAM REQUIREMENTS COMMUNICATED TO THE ARCHITECT BY THE CLIENT. SCHEMATIC DESIGN DOCUMENTS ARE NOT INTENDED TO REPLACE CONSTRUCTION DOCUMENTS. THE ARCHITECT IS REQUIRED TO ADDRESS THE DESIGN DRAWINGS SHALL IN NO WAY BE DEEMED TO ASSUME ANY PROFESSIONAL RESPONSIBILITY AND WHEREIT DISCLAIMS ANY AND ALL SUCH LIABILITY AND OBLIGATION.

PHOTOS OF EXISTING
2019019
PRELIMINARY SCHEMATIC DESIGN
PRELIMINARY – NOT FOR CONSTRUCTION

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REVISION1	ISSUED_DATE
REVISION2	ISSUED_DATE
REVISION3	ISSUED_DATE
REVISION4	ISSUED_DATE
REVISION5	ISSUED_DATE

ORIGINAL ISSUE:
12=05-2019

R1-02

WITH ROOF SLOPE 2:12, EXISTING WINDOWS AT REAR WALL MAY REMAIN. CONSIDER INCREASING ROOF BEARING HEIGHT 12". CONSIDER GUARD RAIL NEEDED AT PORCH AT BASEMENT STAIR SIDE

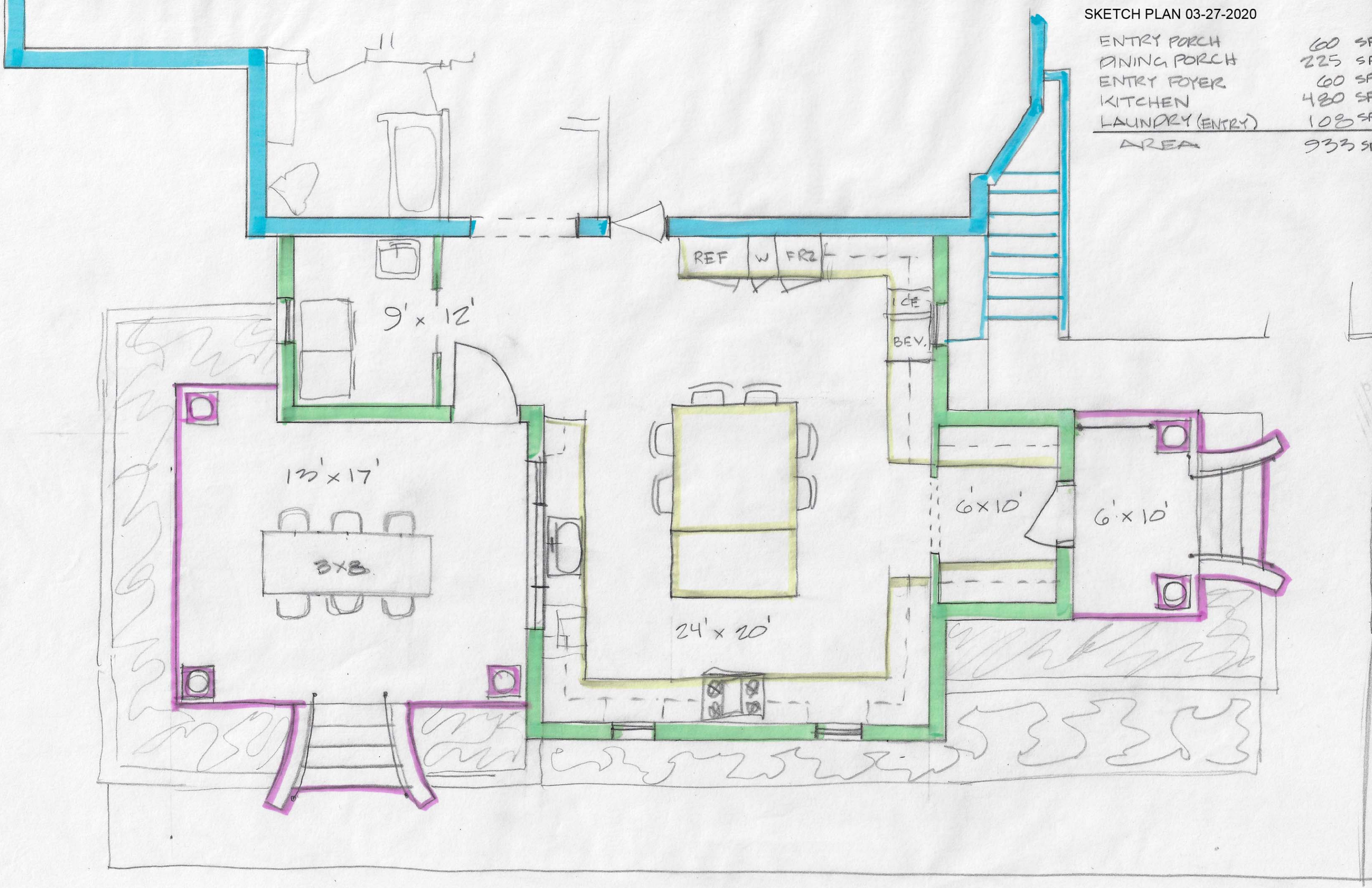
1 REAR REV-1 (SEE 1 REAR SHOWING LOWER ROOF BEARING HEIGHT)

2 RIGHT

3 LEFT

SKETCH PLAN 03-27-2020

ENTRY PORCH	60 SF
DINING PORCH	225 SF
ENTRY FOYER	60 SF
KITCHEN	480 SF
LAUNDRY (ENTRY)	108 SF
AREA	933 SF



Abingdon, Virginia

IMPORTANT NOTE:
The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than 2 weeks prior to the next scheduled meeting in order to be heard at that scheduled meeting of the Historic Preservation Review Board. Applications received after the deadline will be heard at the following month's meeting. If an application is not complete, it will not be included on the next meeting's agenda. To avoid delays, it is recommended that applicants review the Old Historic District's Design Guidelines found at: www.abingdon-va.gov/announcements.htm#BAR and meet with the Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENES

Town of Abingdon, Virginia

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

Location of Property: 170 E. Main Street, Apt. B	Historic District?: Yes ☒ No ☐
Business Name (if applicable): bö the nest Bed + Breakfast	Tax Map No:
Applicant/Property Owner Name (PRINTED): Hugh Belcher	Representative Agent(s) Name:
Signature:	Firm:
Mailing Address: 170 E. Main St., Apt. A	Mailing Address:
City: Abingdon	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 423-677-8072	Phone/Fax Number:
Email: hughbelcher058@gmail.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, screen, etc.	☒	Other Signage	☐	Other_____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credit/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 Historical 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 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 modification 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 my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed: _____ Date: 3/25/2020

PLEASE READ:
Applicants are encouraged to submit completed 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)

Need total of 3 signs on building to direct tenants to entrance door, etc.

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

☐ Details of signage such as: material, color, mounting type & location, wording on sign

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

☐ If you are, requesting tax credits for this project there will be a $50.00 application fee

☐ Other (please attach more sheets if necessary)

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

Signage for front of building: 14" x 14, 2-sided

Signage for back of building: 18" x 18", one-sided

Signage for side of building: 14" x 10", one-sided

#753

Abingdon, Virginia

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Town of Abingdon, Virginia

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

Location of Property: 159 Main St	Historic District?: Yes ☒ No ☐
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINTED): Todd Pillion	Representative Agent(s) Name:
Signature:	Firm:
Mailing Address: 125 Valley St. NW	Mailing Address:
City: Abingdon	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 276 623 3020	Phone/Fax Number:
Email: pilliondds@yahoo.com	Email:

(Check The Appropriate Boxes – Check all that Apply)

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

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credit/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 Historical 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 denial of my proposal by the Review Board due to insufficient information. No material change in the apprearance 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 modification 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 my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed: _____ Date: 4/24/19

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

* Add pergola to existing outbuilding, reinforce foundation of existing outbuilding, paint to match house.
* New outbuilding constructed with same materials as existing outbuilding.
* Stone patio to attach 2 structures
* Pea gravel parking area
* Standing seam roof on all structures, new, black.

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

☒ Details of signage such as: material, color, mounting type & location, wording on sign

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

All structures to be painted white, new outbuilding to be constructed of same build of materials as existing.
Roofs - standing seam, black.
Field stone patio, field stone fireplace, pea gravel parking area

☐ If you are, requesting tax credits for this project there will be a $50.00 application fee

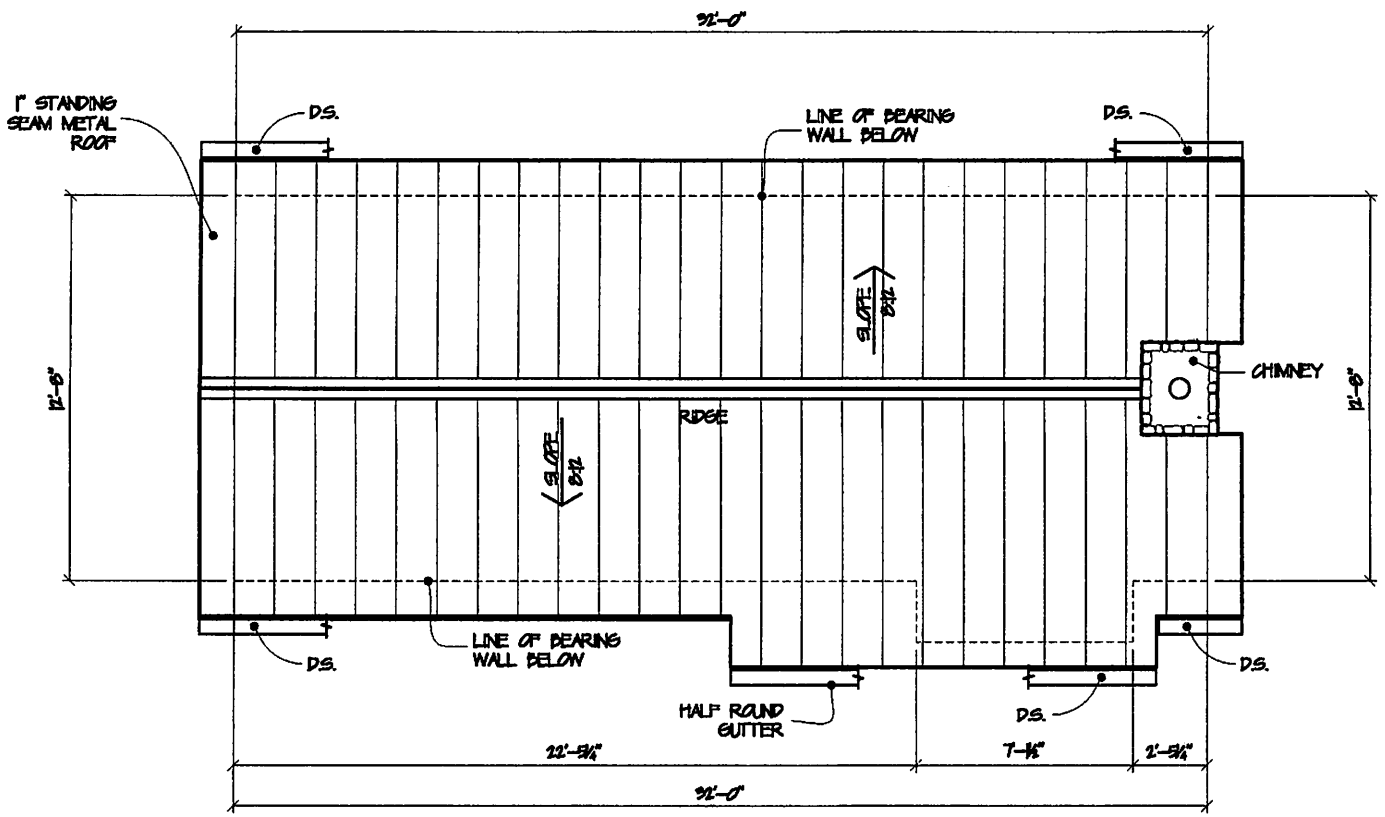
☐ Other (please attach more sheets if necessary)

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

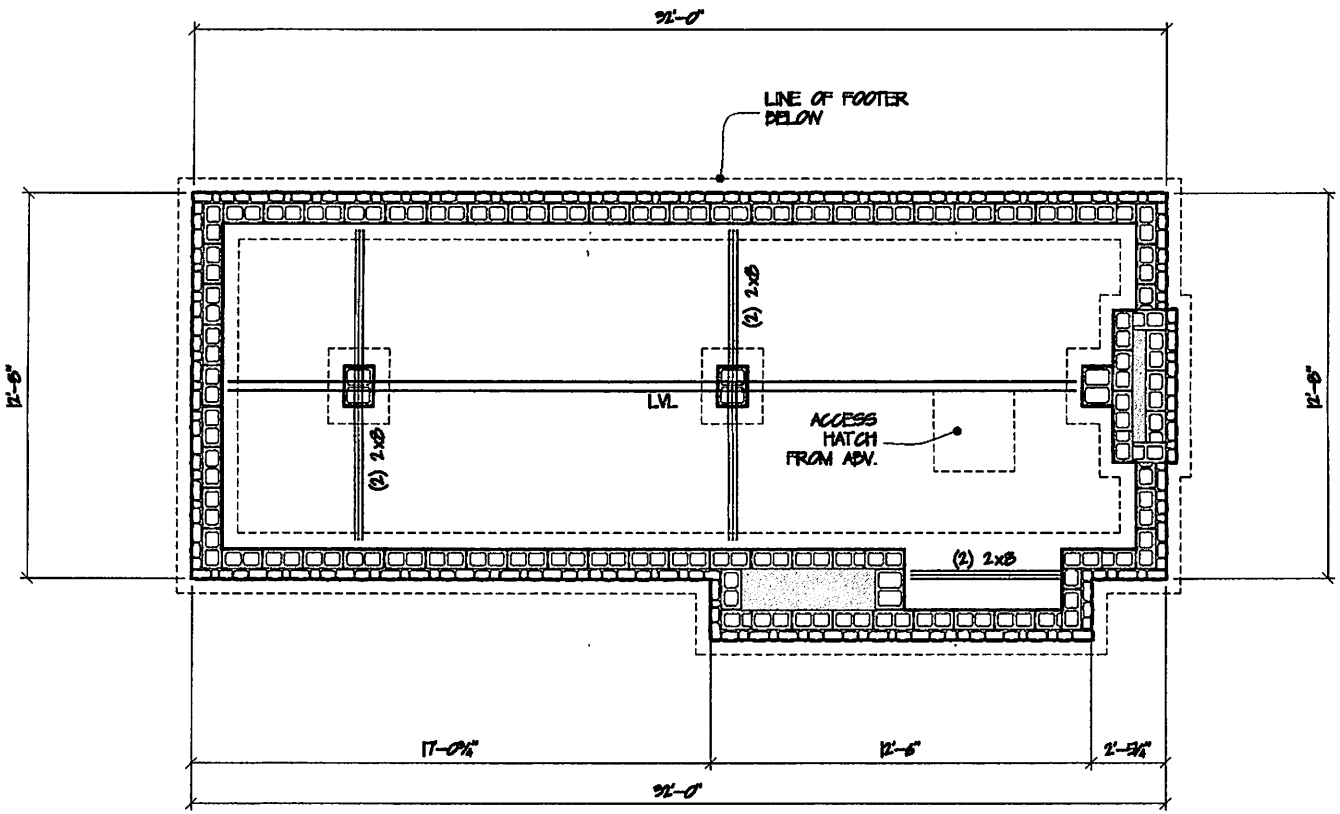


1 ROOF PLAN
SCALE: 1/2" = 1'-0"

NO.	DATE
A	TODAY CONCEPTUAL

GUEST HOUSE
159 MAIN STREET
ABINGDON, VIRGINIA

A2
of ?



1 FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

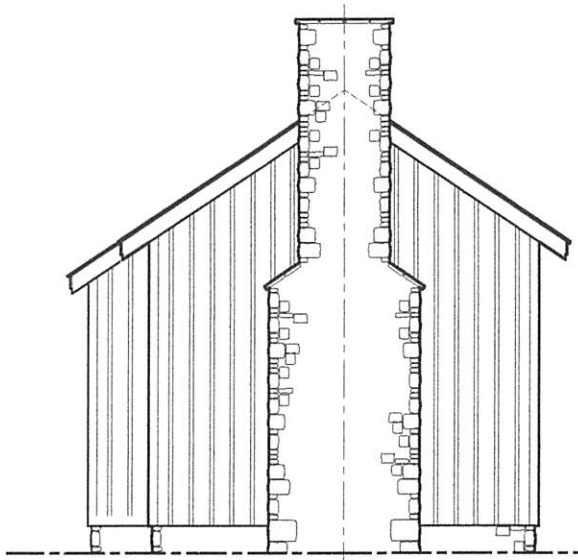
NO.	DATE
A	TODAY

CONCEPTUAL

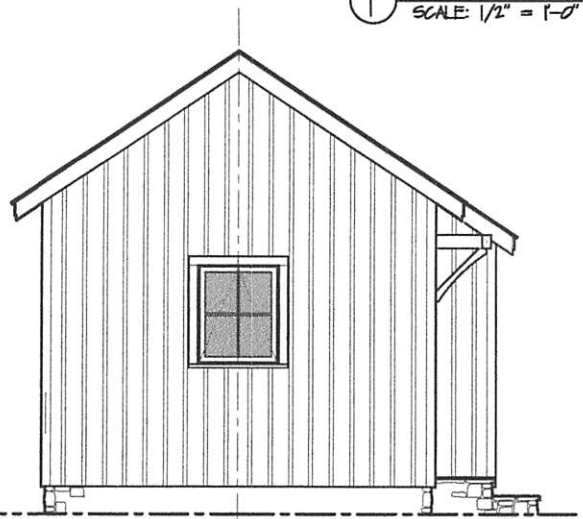
GUEST HOUSE
159 MAIN STREET
ABINGDON, VIRGINIA

A3
of ?

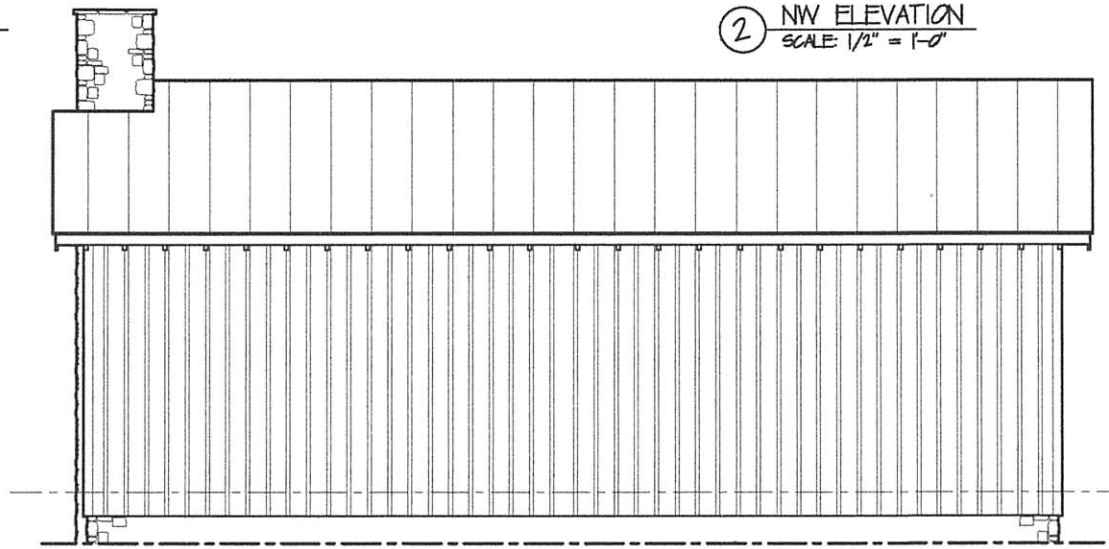
1 NE ELEVATION
SCALE: 1/2" = 1'-0"



2 NW ELEVATION
SCALE: 1/2" = 1'-0"



4 SE ELEVATION
SCALE: 1/2" = 1'-0"



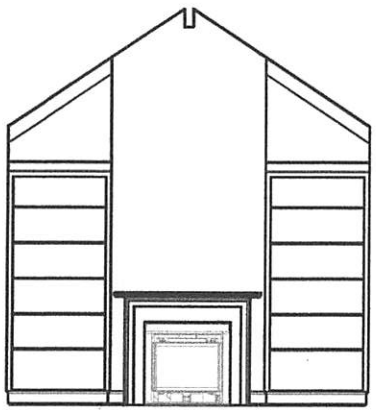
3 SW ELEVATION
SCALE: 1/2" = 1'-0"

NO.	DATE
A	TODAY

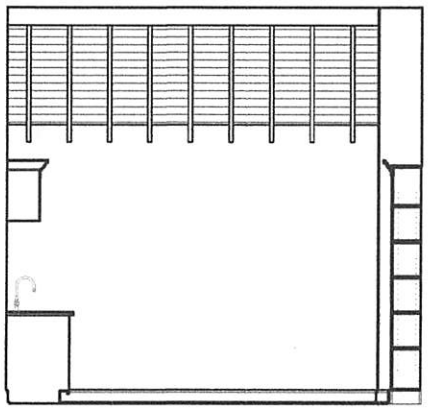
CONCEPTUAL

GUEST HOUSE
159 MAIN STREET
ABINGDON, VIRGINIA

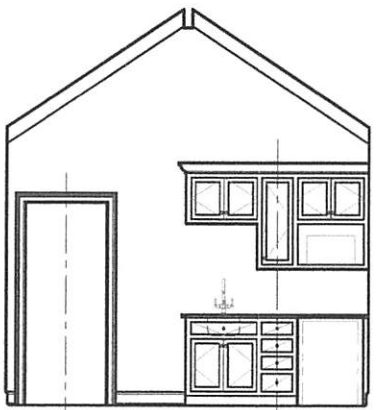
A4
of ?



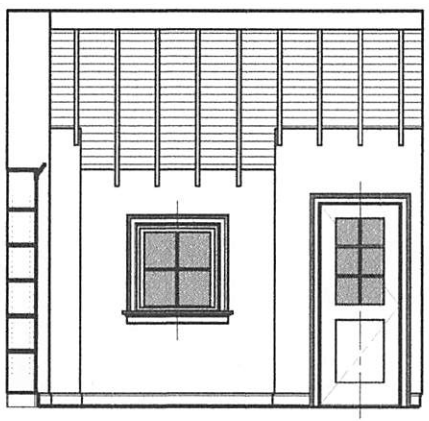
1 GREAT ROOM ELEV.
SCALE: 1/2" = 1'-0"



2 GREAT ROOM ELEV.
SCALE: 1/2" = 1'-0"



3 GREAT ROOM ELEV.
SCALE: 1/2" = 1'-0"



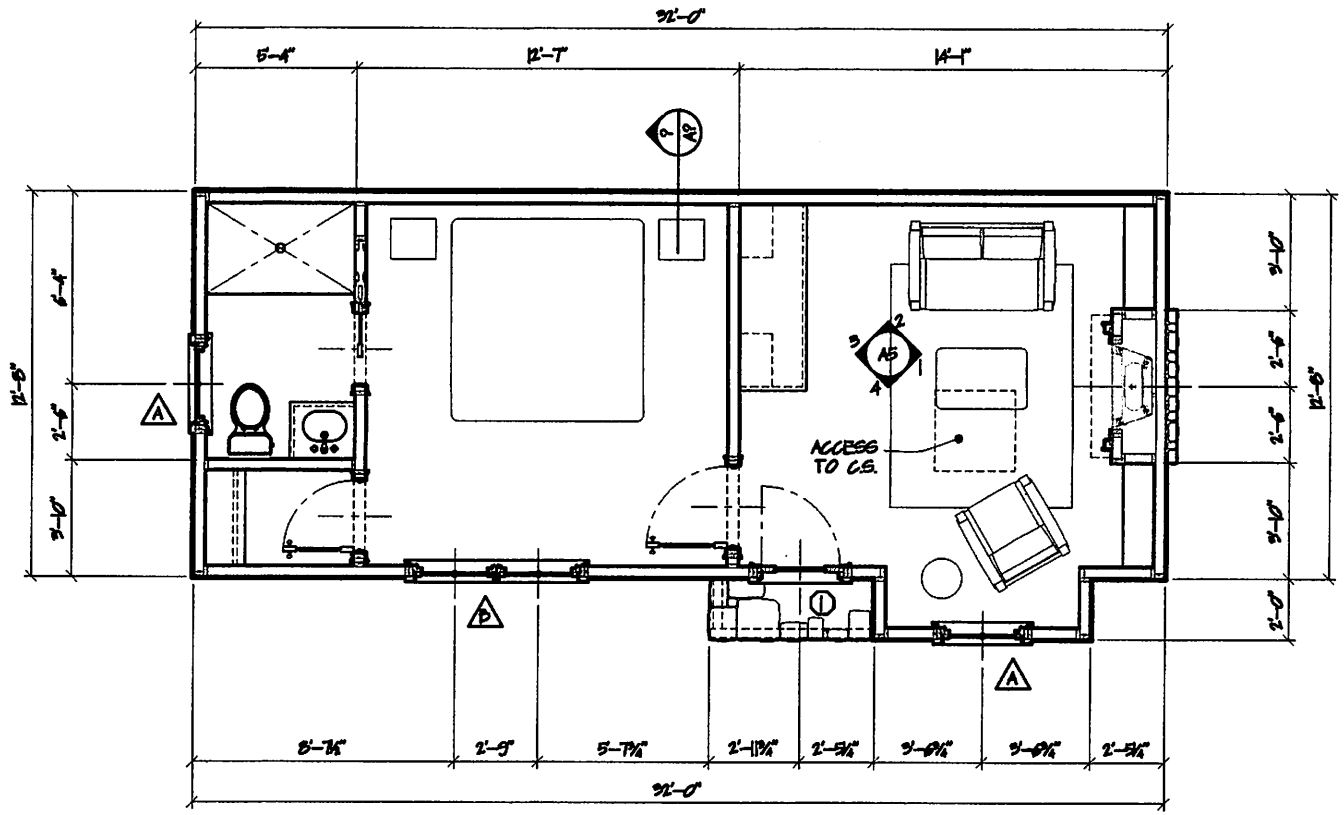
4 GREAT ROOM ELEV.
SCALE: 1/2" = 1'-0"

NO.	DATE
A	TODAY

CONCEPTUAL

GUEST HOUSE
159 MAIN STREET
ABINGDON, VIRGINIA

A5
of ?

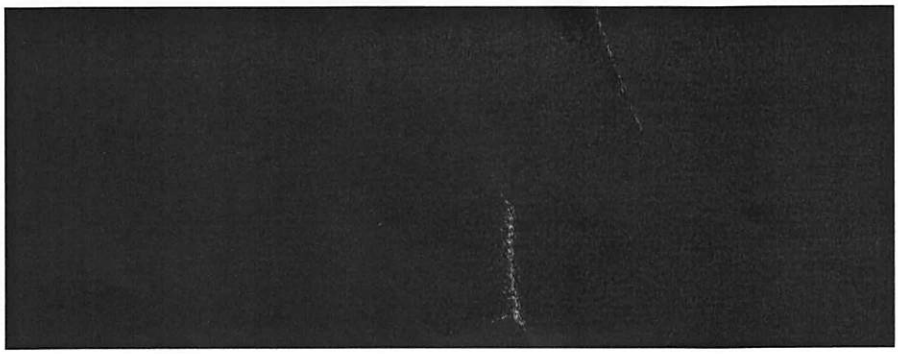


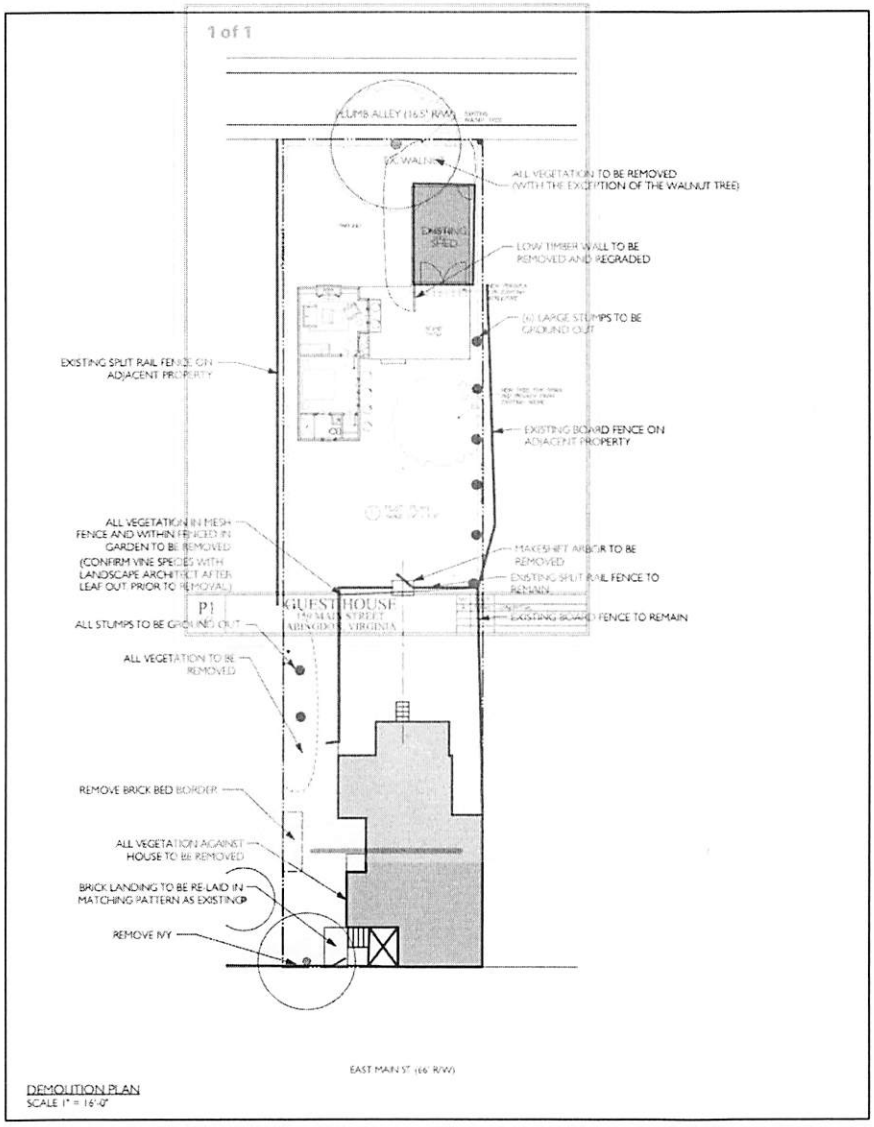
1 FLOOR PLAN
SCALE: 1/2" = 1'-0"

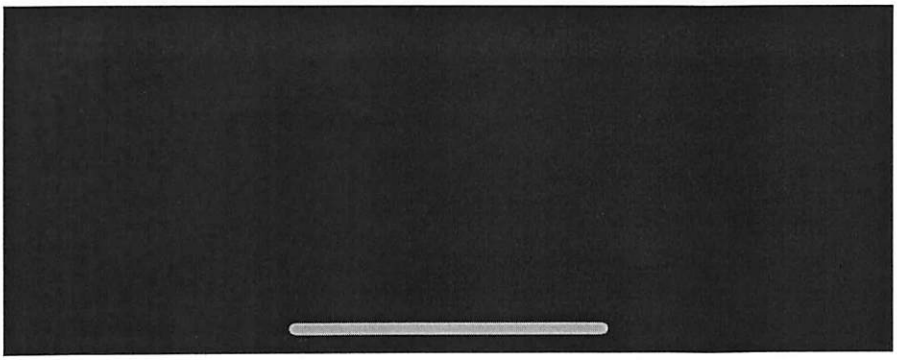
NO.	DATE	REVISION
A	TODAY	CONCEPTUAL

GUEST HOUSE
159 MAIN STREET
ABINGDON, VIRGINIA

A1
of ?




1 of 1
PLUMB ALLEY (16.5' R/W)
ALL VEGETATION TO BE REMOVED (WITH THE EXCEPTION OF THE WALNUT TREE)
EXISTING SHED
LOW TIMBER WALL TO BE REMOVED AND REGRADED
(6) LARGE STUMPS TO BE GROUND OUT
EXISTING SPLIT RAIL FENCE ON ADJACENT PROPERTY
EXISTING BOARD FENCE ON ADJACENT PROPERTY
ALL VEGETATION IN MESH FENCE AND WITHIN FENCED IN GARDEN TO BE REMOVED (CONFIRM VINE SPECIES WITH LANDSCAPE ARCHITECT AFTER LEAF OUT PRIOR TO REMOVAL)
MAKESHIFT ARBOR TO BE REMOVED
EXISTING SPLIT RAIL FENCE TO REMAIN
EXISTING BOARD FENCE TO REMAIN
P1
GUEST HOUSE
ALL STUMPS TO BE GROUND OUT
ALL VEGETATION TO BE REMOVED
REMOVE BRICK BED BORDER
ALL VEGETATION AGAINST HOUSE TO BE REMOVED
BRICK LANDING TO BE RE-LAID IN MATCHING PATTERN AS EXISTING
REMOVE IVY
EAST MAIN ST. (66' R/W)
DEMOLITION PLAN
SCALE 1" = 16'-0"



Abingdon, Virginia

IMPORTANT NOTE:
The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than 2 weeks prior to the next scheduled meeting in order to be heard at that scheduled meeting of the Historic Preservation Review Board. Applications received after the deadline will be heard at the following month's meeting. If an application is not complete, it will not be included on the next meeting's agenda. To avoid delays, it is recommended that applicants review the Old Historic District's Design Guidelines found at: www.abingdon-va.gov/announcements.htm#BAR and meet with the Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Town of Abingdon, Virginia

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

Location of Property: 300 Green Spring Rd.	Historic District?: Yes ☒ No ☐
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINTED): Town of Abingdon	Representative Agent(s) Name: Matt Henderson
Signature: W. Matt Henderson	Firm:
Mailing Address: P.O. Box 789	Mailing Address:
City: Abingdon	City:
State/Zip: VA 24212	State/Zip:
Phone/Fax Number: 276-628-3167	Phone/Fax Number:
Email: MHenderson@abingdon-va.gov	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, screen, etc.	X	Other Paint	☐	Other_____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credit/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 Historical 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 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 modification 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 my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed: W. Matt Henderson Date: 4-28-20

PLEASE READ:
Applicants are encouraged to submit completed 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)

Stain pickets & handrails on The Finley House in white.
Stain the picnic shelter on The Finley House grounds in brown.
See attached stain samples

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

☐ Details of signage such as: material, color, mounting type & location, wording on sign

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

☐ If you are, requesting tax credits for this project there will be a $50.00 application fee

☐ Other (please attach more sheets if necessary)

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

PLEASE
NO SMOKING
ON PREMISES

VIRGINIA CREEPER TRAIL
WELCOME CENTER
The Rail-Trail Hall of Fame

TH

RATTAN

ONE

RIVER ROCK

TONE

TIMBERLINE

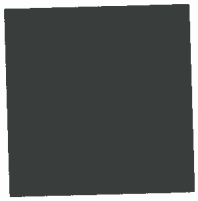
SS

FERN

OON

COBALT

RAY



PEWTER

BEACH

DRIFTWOOD

FIELDSTONE

PARCHMENT

HACIENDA

TAUPE

SEDONA

BUCKSKIN

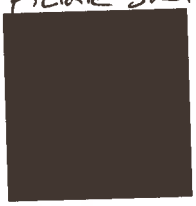
CEDAR

SANTA FE

CALIFORNIA RUSTIC

REDWOOD

NAVAJO RED



RUSSET

CHOCOLATE

MARSH

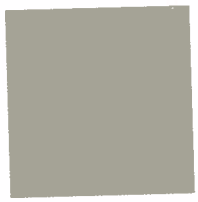
PUTTY

SAGE

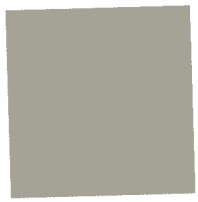
FOREST

TILE GREEN

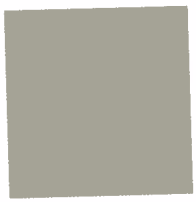
CHARLESTON GREEN



GRAYWASH



GAINSBORO



CAPE COD GRAY

BEDROCK

CARBON

AUTUMN BROWN

BARK

TEAK

BLACK

20X

DECK RESURFACER

HEAVILY WORN DECKS

Terrazas fuertemente desgastadas

LOW TEMP

40°

APPLICATION

Expanded Temperature Application Range

RockSolid 20X Deck Resurfacer, RockSolid 6X Deck Coat, and RockSolid 2X Solid Stain can now be applied at lower temperatures, allowing your project to be started earlier or later in the season. Product application range has expanded from 50-90F to 40-90F, giving you more time to complete your deck, fence or patio refresh. For best results, day and night time temperatures must remain above 40F.

Rango expandido de temperatura de aplicación. El restaurador de superficies RockSolid 20X, Capa para terrazas RockSolid 6X y tinte RockSolid 2X pueden aplicarse ahora a temperaturas bajas, permitiendo que su proyecto empiece a principios de la temporada o cuando ya esta esté más avanzada. El rango de aplicación del producto se ha expandido de 50-90 F a 40-90 F, lo cual le da más tiempo para completar la renovación de su terraza, cerca o patio. Para obtener mejores resultados, las temperaturas durante el día y durante la noche deben permanecer por encima de los 40F.

ighting, and printing processes.

Los colores que se muestran en este folleto pueden diferir ligeramente del producto real debido al envejecimiento, a la iluminación y al proceso de impresión.

• TRUSTED QUALITY SINCE 1921 •

RUST-OLEUM®

ROCKSOLID®

THE WORLD'S TOUGHEST COATINGS™

TRANSFORM YOUR

DECK IN ONE DAY

TRANSFORME SU TERRAZA EN UN DÍA

PRODUCT & COLOR GUIDE

GUÍA DE COLORES Y PROYECTOS

ER

RAZA

e

COVERS

WHITE

CAN

FIELDSTONE

PARCHMENT

HACIENDA

BUCKSKIN

CEDAR

SANTA FE

NAVAJO RED

RUSSET

CHOCOLATE

APPLICATION FOR
WAIVER OF
CERTIFICATE OF APPROPRIATENESS

Application is hereby made for waiver of Certificate of Appropriateness under Article 8, section 8-4-1,b of the Zoning Ordinance of the Town of Abingdon. Such waiver is limited to the following under the Guidelines adopted on May 5th, 2004 by the Board of Architectural Review as follows:

The Zoning Administrator of the Town may determine that certain minor actions involving buildings and structures within the Old and Historic District will have no permanent effect on the character of the District, and, by written waivers exempt the minor actions from review by the Board of Architectural Review. Such minor actions shall be limited to the following:

A. Repainting in a paint scheme that duplicates the existing paint colors. Provided, however:
- The paint used should be of high quality to provide a long lasting finish.
- Paint colors should be appropriate for the building or structure's architectural style and design, as to which the Board of Architectural Review will provide recommendations at the owner's request.
- Unpainted masonry should be left unpainted.

B. Addition or deletion of storm windows and doors, window gardens, awnings, temporary canopies, window air conditioners or similar appurtenances.

C. Addition or deletion of television or radio antennas, skylights or solar collectors in locations not visible from a public street, right of way or place.

D. Any alterations or other changes within the building or structure which are not visible from a public street, right of way or place.

E. Relocation of heating and cooling systems on the property, provided they are screened per the Design Guidelines.

E. Planting of grass, trees or shrubs and other landscape improvements, excluding, however, any landscape treatment which would substantially alter the old and historic aspects of the particular building or structure or involve construction of fences, walls, walkways, pools, fountains and like improvements which might affect the appearance of the historic site.

G. Repair of roof or guttering using materials that replicate existing material.

Name of Owner Jimmy and Brandy Caldwell
Name of Business (if applicable) Residence
Address 222 Court Street Abingdon Telephone 540-521-7525 Jimmy
Item and number from list above that is the subject of this request: A paint and lap board replacement - External boards same color as existing
Tax Map Number 013-3-1
Approved by the Zoning Administrator (YES) / NO
Location in Historic District (Sub-district) O.H Sub-District 7
Other comments

Date and Signature of owner Jim Caldwell

Date and Signature of Zoning Administrator

Each application for waiver should be on the form provided by the office of the Zoning Administrator and documented by appropriate drawings, plans or other depiction of the proposed addition, deletion or other alteration, together with samples of the materials and colors to be used in taking the minor actions.

APPLICATION FOR
WAIVER OF
CERTIFICATE OF APPROPRIATENESS

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B. Addition or deletion of storm windows and doors, window gardens, awnings, temporary canopies, window air conditioners or similar appurtenances.

C. Addition or deletion of television or radio antennas, skylights or solar collectors in locations not visible from a public street, right of way or place.

D. Any alterations or other changes within the building or structure which are not visible from a public street, right of way or place.

E. Relocation of heating and cooling systems on the property, provided they are screened per the Design Guidelines.

E. Planting of grass, trees or shrubs and other landscape improvements, excluding, however, any landscape treatment which would substantially alter the old and historic aspects of the particular building or structure or involve construction of fences, walls, walkways, pools, fountains and like improvements which might affect the appearance of the historic site.

G. Repair of roof or guttering using materials that replicate existing material.

Name of Owner Josh Fuller

Name of Business (if applicable) Edelweiss Inc. DBA The Tavern

Address 222 E. Main St. Abingdon, VA 24210 Telephone 276-628-1118

Item and number from list above that is the subject of this request: PERGOLA (D)

Tax Map Number 013-1-98

Approved by the Zoning Administrator (YES) / NO

Location in Historic District (Sub-district) 3

Other comments

Date and Signature of owner 5-4-2020 Joshua Fuller

Date and Signature of Zoning Administrator 5.5.20

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PERGOLA CAN'T BE SEEN FROM THE PUBLIC STREET OR RIGHT OF WAY. 5-5-20