TOWN OF ABINGDON, VIRGINIA
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
MONDAY, AUGUST 9, 2021 – 5.15 p.m.
COUNCIL CHAMBERS
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 – Byrum Geisler, Chairman

B. ROLL CALL – James Morani, Town Manager

C. APPROVAL OF MINUTES

- **July 7, 2021 – Regular Meeting**
- **August 2, 2021 – Preservation Plan Work Session**

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Abdelbassett Ayeb, 134 Wall Street, Abingdon, VA, 24210; Owner. Application for Certificate of Appropriateness to install an awning on front of building, side addition, and add a ramp. **Located at 134 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-16)**

2. Certificate of Appropriateness –Washington County Government; 1 Government Center, Abingdon, VA 24210; owner. William "Bill" Prince, BurWil Construction Co. 620 Locust ST. Bristol, TN, 37620; Representative. Application for Certificate of Appropriateness for exterior change, addition, and driveway/parking area/landscaping. **Located at 181 East Main Street, Abingdon, VA 24210. Tax Map No. (013-1-60)**

E. PUBLIC COMMENTS

F. DISCUSSION

1. Preservation Plan Discussion

G. BUSINESS/MATTERS NOT ON THE AGENDA

H. ADJOURNMENT

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, JULY 7, 2021 – 5:15 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, July 7, 2021, at 5:15 pm in the Council Chambers in the Municipal Building.

A. WELCOME by – Mr. Byrum Geisler

B. ROLL CALL – James Morani, Town Manager

Members of the Board Present:

Mr. Mike Owens
Mrs. Kristi Hartshorn
Mr. Michael Weaver
Mrs. Betsy White
Mr. Byrum Geisler

Members of the Board Absent:

Comprising a quorum of the Board – Yes

Administrative Town Staff:

Mr. James Morani, Town Manager
Mrs. Janice Dornon, Administrative Assistant

C. APPROVAL OF MINUTES (VIDEO 2:12 – 4:29)

1. July 7, 2021, Regular Meeting

- **June 2, 2021 – Regular Meeting**

On a motion by Mrs. Hartshorn, seconded by Mrs. White, the board approved the minutes for June 2, 2021, Regular Meeting, with corrections.

The roll call vote was as follows:

Mr. Mike Owens	**Aye**
Mrs. Kristi Hartshorn	**Aye**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

D. WASHINGTON COUNTY COURTHOUSE UPDATE

1. Washington County Courthouse Update (VIDEO 4:30 – 18:05)

Mr. William "Bill" Prinze, Burwil Construction, presented facade materials for the new Courthouse.

The HPRB board member gave another symbolic consensus of the façade material selection.

Mr. Prinze to setup a sample of the brick and stone material for a visual of the façade on the new Courthouse, members will be invited to view at their leisure when completed.

E. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Abdelbassett Ayeb, 134 Wall Street, Abingdon, VA 24210; Owner. Application for Certificate of Appropriateness to install a pergola over the new patio. **Located at 134 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-16). (VIDEO 18:08 – 27:49)**

Mr. Abdelbassett Ayeb represented property located at 134 Wall St., Abingdon, VA.

Mr. Bassett proposed to dismantle the existing pergola, and then use those materials to build the new pergola on the side of the restaurant. Pergola to be a triangle shape with Plexiglas roof.

Mr. Weaver asked Mr. Bassett how he would assure customer safety. Mr. Bassett responded that he would install a fence or railing.

Mrs. Hartshorn said she was surprised that the concreate was red.

Bassett will have to install ½" round guttering.

On a motion by Mrs. White, seconded by Mrs. Hartshorn, the board approved the COA with the addition of ½" round guttering installation.

The roll call vote was as follows

Mr. Mike Owens	**Aye**
Mrs. Kristi Hartshorn	**Aye**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

2. Certificate of Appropriateness – Southeastern Retine Associates, PC, Maxine Stonecipher, 160 Cummings Street, Abingdon, VA 24210; Owner. Howard Waltz, Architect, MBI Companies, Inc, 299 N. Weisgarber Road, Knoxville, TN 37919; Representative. Application for Certificate of Appropriateness to install new doors, windows, and handrails. **Located at 160 Cummings Street, Abingdon, VA 24210. Tax Map No. (012-1-123) (VIDEO 27:50 – 37:49)**

Mr. Howard Waltz represented property located at 160 Cummings Street, Abingdon, VA.

Mr. Waltz proposed: 1.) to replace all double-hung windows with wood-clad vinyl windows, without storm windows, and the same grid pattern. 2.) Handrail for ADA compliance for the visional impaired.3.) Replace the front door with a full glass door. 4.) Back doors will be four-panel doors, similar to the front door. 5.) Roof, using Heritage Shingles, Weathered Wood color.

On a motion by Mr. Weaver, seconded by Mrs. White, the board approved the COA as presented.

The roll call vote was as follows:

Mr. Mike Owens	**Aye**
Mrs. Kristi Hartshorn	**Aye**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

F. PUBLIC COMMENTS – NONE

G. DISCUSSION

1. Preservation Plan Discussion (VIDEO 38:07 – 52:22)

HPRB board decided to hold a work session to discuss the Preservation Plan on August 2, 2021, at 1:00 in the Arthur Campbell Room.

H. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 52:23 – 52:41)

Mr. Geisler notified that board that he received a nice letter from Mr. Stephen Jett prior to the meeting; he will be distributing it to the members.

I. ANNOUNCEMENTS - None

J. ADJOURNMENT

On Motion by Mrs. Hartshorn, seconded by Mrs. White, for the board to adjourn the meeting.

The roll call vote was as follows:

Mr. Mike Owens	**Aye**
Mrs. Kristi Hartshorn	**Aye**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 6:04 P. M.

_____
Byrum Geisler, Chairman

_____
James Morani, Town Manager

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
PRESERVATION PLAN MEETING
MONDAY, AUGUST 2, 2021 1:00 P.M.
ARTHUR CAMPBELL ROOM, MUNICIPAL BUILDING

MEMBERS OF THE COMMITTEE PRESENT: **MRS. BETSY WHITE**
MR. MIKE OWENS
MR. MICHAEL WEAVER
MR. BYRUM GEISLER

MEMBERS OF THE COMMITTEE ABSENT: **MRS. KRISTI HARTSHORN**

ADMINISTRATIVE STAFF: **JAMES MORANI, TOWN MANAGER**
JANICE DORNON, SECRETARY

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1. Amend the Design Review Guidelines to include landscaping language. (E.g., landscaping that is blocking the view of the property or destroying the foundation of the property.)

2. Jurisdiction question to be regulated by the board, (E .g., 1. Temporary structures, 2. Signage)

3. Demolition by neglect, the board may discuss and agree to send the proposed demo to the Town Council for approval.

4. Educate the public on what the jurisdiction of the HPRB board is, explain the Tax Abatement process.

5. Possibly set up a grant to help someone replenish his or her historic property.

6. To adjust the local footprint the historic district must adhere to the state code and must be reviewed by Town Attorney, Cam Bell, to synchronize up the Abingdon Historic District footprint with the state footprint

7. Goals to achieve:

   A. Expand district to match the state footprint.
   B. Expand historic footprint in phases, 300 block of East Main Street, Green Spring Road, West Main Street, Fields Penn to Russell Road, Tanner Street to Pecan Street to include Park Street and Railroad Street.

C. Educate the public on the Historic Preservation Review Board.

8. Add education on the HPRB board to the Town of Abingdon Tourism site.

9. Step one: match the historic district to the state footprint.

10. Set a timeline to achieve set goals.

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: 134 Wall St. Abingdon	Historic District?: Yes ☒ No ☐
Business Name (if applicable): mamma mia	Tax Map No:
Applicant/Property Owner Name (PRINTED): BASSEN	Representative Agent(s) Name:
Signature:	Firm:
Mailing Address: Same above	Mailing Address:
City: Abingdon	City:
State/Zip: VA / 24210	State/Zip:
Phone/Fax Number: 276 274 8229	Phone/Fax Number:
Email:	Email:

(Check The Appropriate Boxes – Check all that Apply)

X	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: 07 – 20 – 21

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)

Aiming for mamma mia facade.

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

black + same Existing material

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

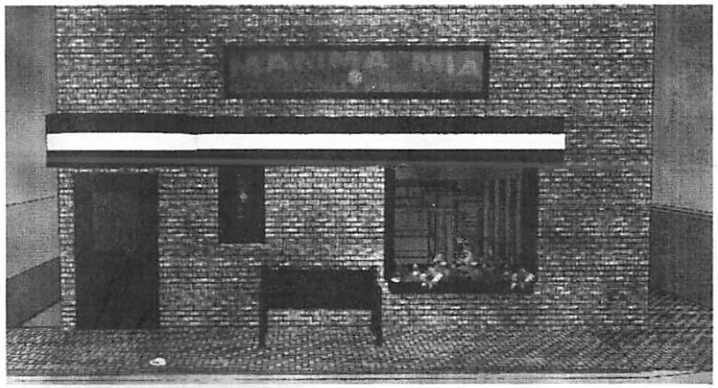
☐ Other (please attach more sheets if necessary)

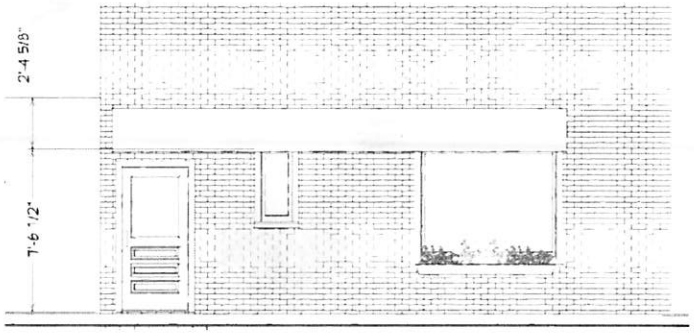
To be Completed/Initialed by Planning Department Staff

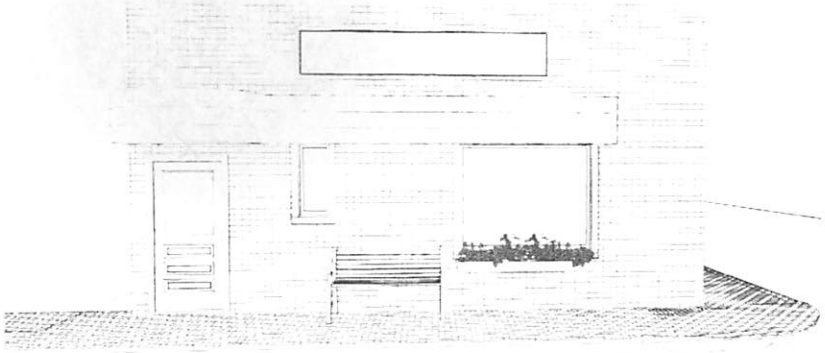
_____ COA application has been reviewed and deemed to be complete.

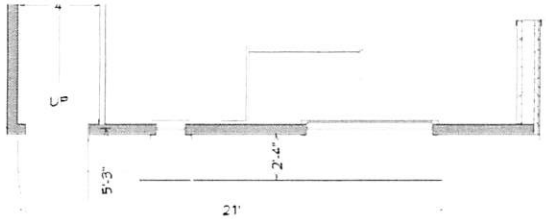
_____ List of adjoining property owners notified of this COA application has been attached to this application.

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









SAMPLE AWNING DETAILS

*SUBJECT TO LOCAL BUILDING CODES

Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276) 971-4092
jdyedesigns@outlook.com

Proposed Awning for Building Facade

MOMMA MIA RESTAURANT
ABINGDON, VA 24210

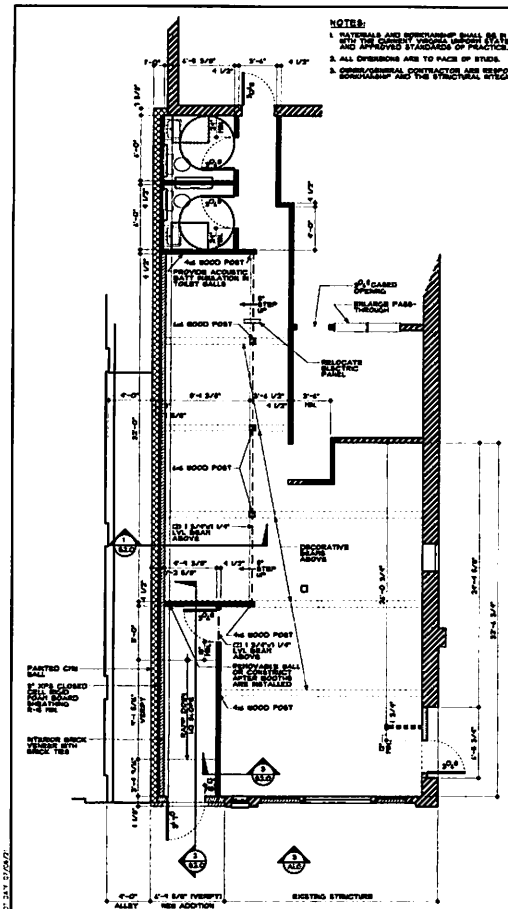
Scale:
Not to Scale

Date:
01/20/2021

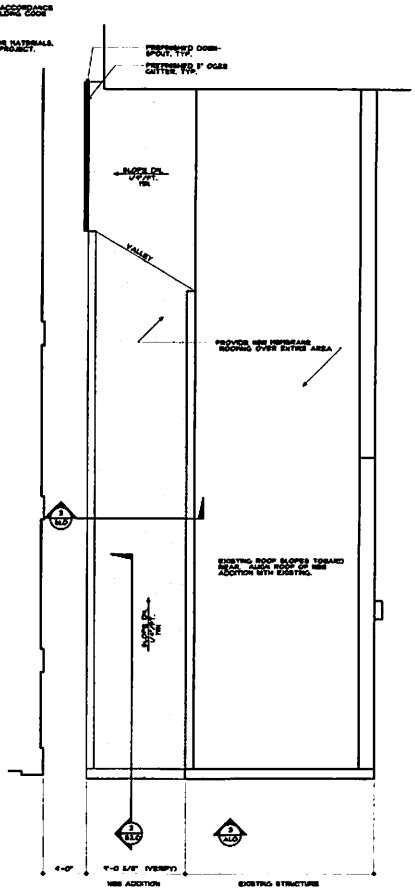
Sheet

NOTES:

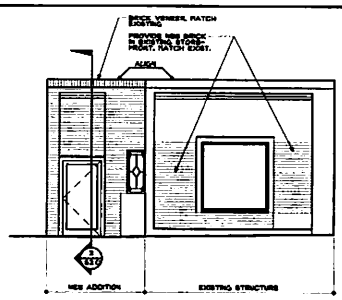
1. MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND APPROVED STANDARDS OF PRACTICE.
2. ALL DIMENSIONS ARE TO FACE OF STUDS.
3. OWNER/GENERAL CONTRACTOR ARE RESPONSIBLE FOR MATERIALS, WORKMANSHIP AND THE STRUCTURAL INTEGRITY OF PROJECT.



1 A1.0 FLOOR PLAN
SCALE : 1/4" = 1'-0"



2 A1.0 ROOF PLAN
SCALE : 1/4" = 1'-0"



3 A1.0 FRONT ELEVATION
SCALE : 1/4" = 1'-0"

0 4 8 14

NOT FOR CONSTRUCTION

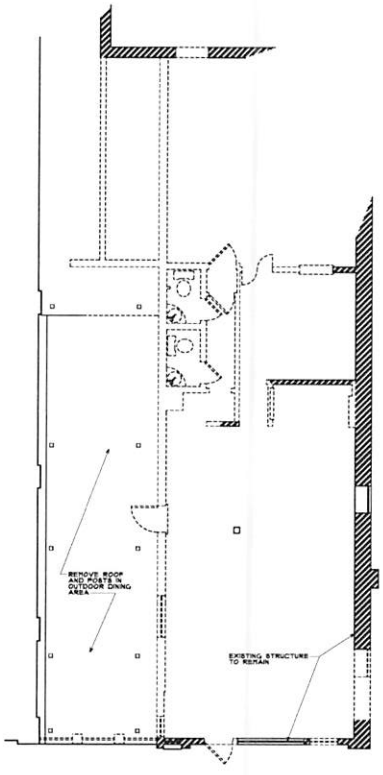
PEYTON BOYD ARCHITECT PC

RENOVATIONS TO:
MAMMA MIA RESTAURANT
ABINGDON, VIRGINIA

FLOOR PLAN, ROOF PLAN AND FRONT ELEVATION
SCALE: 1/4" = 1'-0"

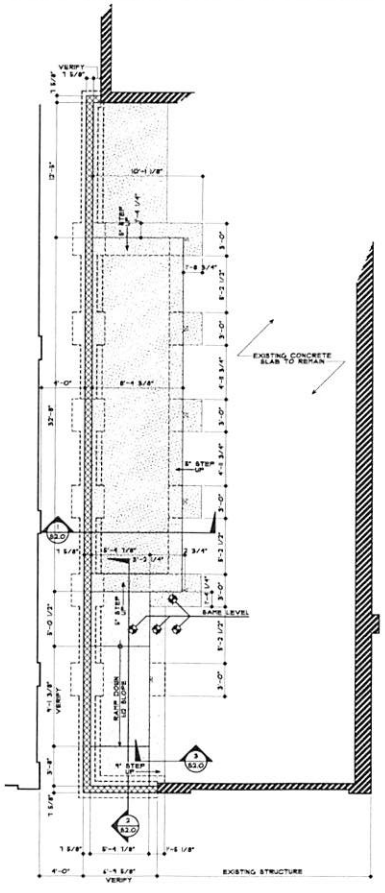
DATE

DRAWING
A1.0

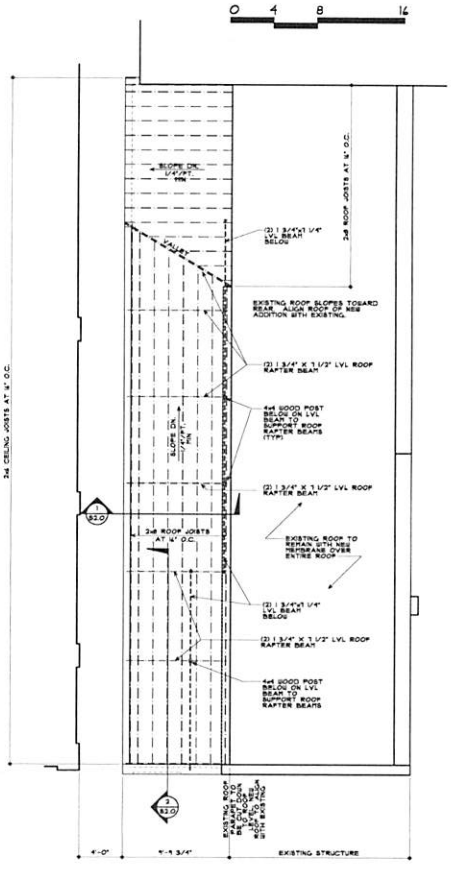


HEAVY DASHED LINES INDICATES DEMOLITION OF WALLS, DOORS, WINDOWS, COLUMNS AND PLUMBING FIXTURES.

1 S1.0 DEMOLITION PLAN
SCALE : 1/4" = 1'-0"



2 S1.0 FOUNDATION PLAN
SCALE : 1/4" = 1'-0"



3 S1.0 ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"

NOT FOR CONSTRUCTION

PEYTON BOYD ARCHITECT PC
LAURA PEYTON
PO BOX 1 - 1 COURT SQUARE, SUITE 204
ABINGDON, VA 24210
PHONE: 276-628-3000
CELL: 276-628-3000
EMAIL: PEYTONBOYD@GMAIL.COM

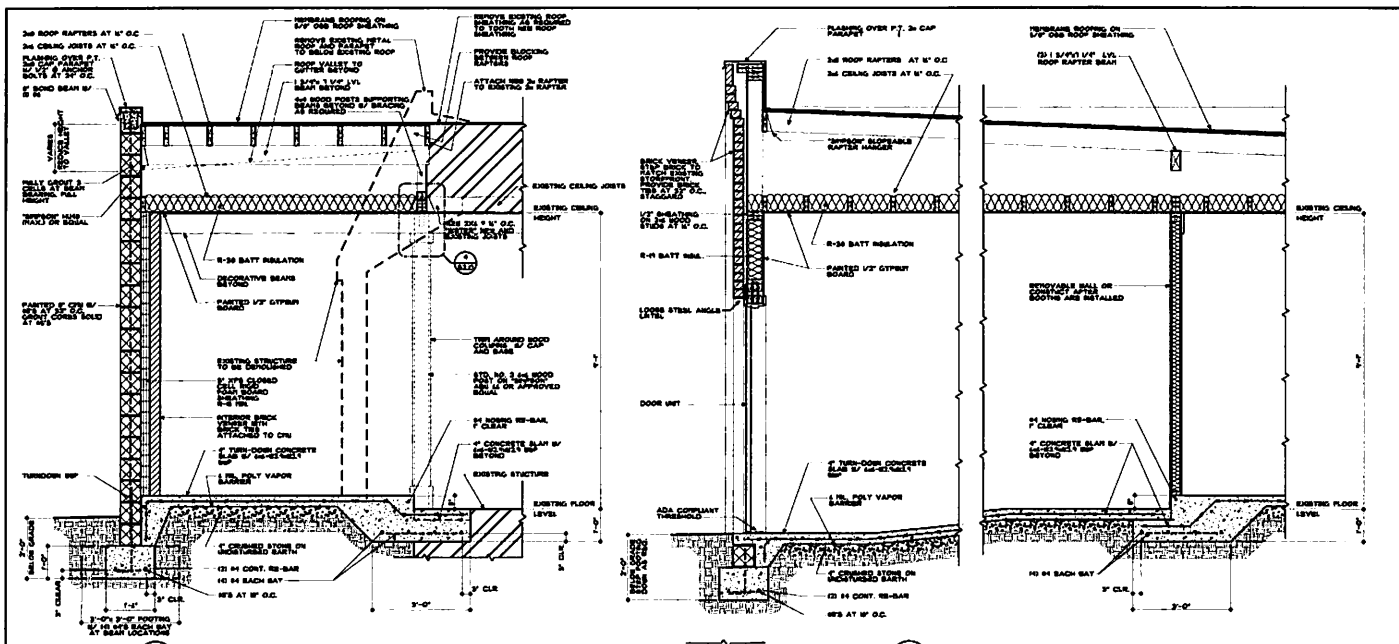
RENOVATIONS TO:
MAMMA MIA RESTAURANT
ABINGDON, VIRGINIA

DEMOLITION PLAN, FOUNDATION PLAN & ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

DATE

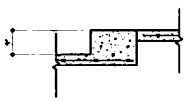
DRAWING
S1.0

CASTLE - 2102 WIDGAKE IN DIT DATE 5/28/21

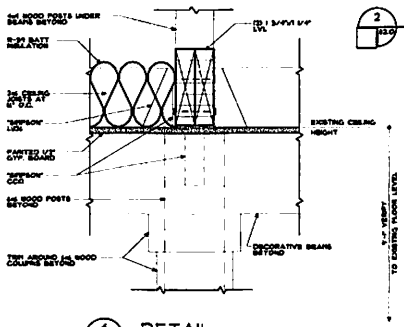


1 PARTIAL BLDG. SECTION
SCALE : 3/4" = 1'-0"

2 PARTIAL BLDG. SECTION
SCALE : 3/4" = 1'-0"



3 PARTIAL BLDG. SECTION
SCALE : 3/4" = 1'-0"



4 DETAIL
SCALE : 3" = 1'-0"

NOT FOR CONSTRUCTION

PEYTON BOYD ARCHITECT PC

RENOVATIONS TO:
MAMA MIA RESTAURANT
ABINGDON, VIRGINIA

SECTIONS & DETAILS
SCALE: 3/4" = 1'-0"

DATE

DRAWING
S2.0

1031

Abingdon, Virginia

IMPORTANT NOTE:
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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: 134 wall st.	Historic District?: Yes ☒ No ☐
Business Name (if applicable): Mamma mia	Tax Map No:
Applicant/Property Owner Name (PRINTED): Bassett Ayeb	Representative Agent(s) Name: Bassett + RL
Signature:	Firm:
Mailing Address: Same above	Mailing Address: Same above
City: Abingdon	City: Abingdon
State/Zip: VA 24210	State/Zip: VA 24210
Phone/Fax Number: 276 274 8229	Phone/Fax Number: 276 274 8229
Email:	Email:

(Check The Appropriate Boxes – Check all that Apply)

X	Exterior Change	X	Addition		Relocation
X	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

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Signed: _____ Date: 12-21-20

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

inclosing the patio.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

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☒ 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

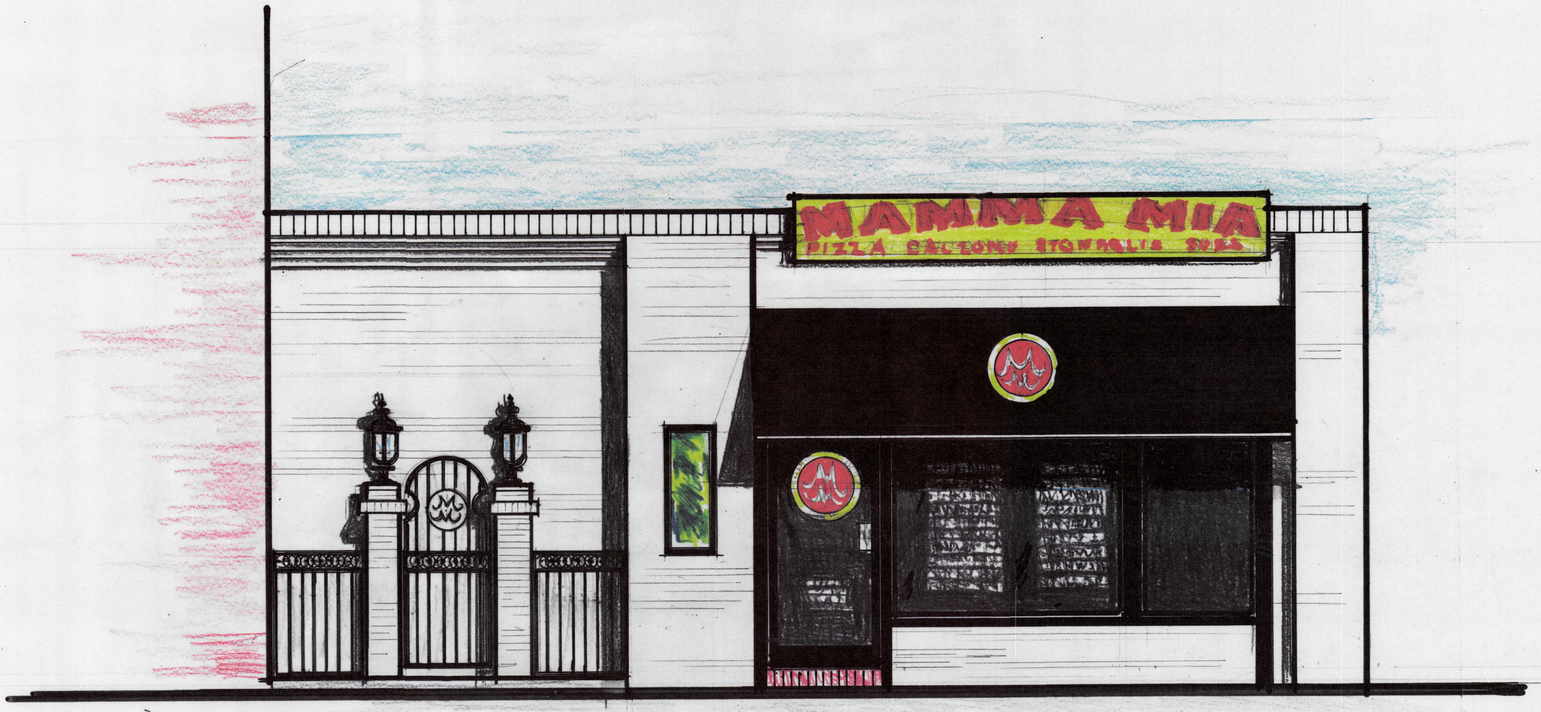
Other (please attach more sheets if necessary)

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



FRONT ELEVATION

NOTE: ALL OTHER ELEVATIONS DO NOT CHANGE!

PROJECT TITLE

R.L. LIGHT, ARCHITECT
1098 W. MAIN - ABINGDON, VA.
(276) 676-0911

COMMONWEALTH OF VIRGINIA
R. L. LIGHT, JR.
CERTIFICATE No.
1967
CERTIFIED ARCHITECT
DEC. 20 2020

PRELIMINARY OR REVISION DATE	BY
PRELIM	
REVISION	
REVISION	
REVISION	

DRAWN
CHECKED
ISSUE DATE
JOB NO.
SHEET
OF SHEETS

R. L. LIGHT ARCHITECT © 2002.

OPE

IF YOU ARE EATING
AT THE PATIO
PLEASE COME THROUGH
THE FRONT DOOR

Abingdon, Virginia

IMPORTANT NOTE:
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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: 181 East Main ST Abingdon, Va. 24210	**Historic District?:** Yes
Business Name (if applicable): Washington County Courthouse	**Tax Map No:** 013-1-60
Applicant/Property Owner Name (PRINTED): Washington County Va	**Representative Agent(s) Name:** William Prince
Signature: Fenn HA	**Firm:** BurWil Construction Co
Mailing Address: 1 Government Center Place, Suite A	**Mailing Address:** 620 Locust St.
City: Abingdon	**City:** Bristol
State/Zip: VA / 24210	**State/Zip:** TN / 37620
Phone/Fax Number: 276-525-1350	**Phone/Fax Number:** 423-968-4158
Email: khill@washcova.com	**Email:** whprince@burwil.com

Project Type (list all that apply): Exterior Change, Addition, Demolition, Driveway/Parking Area, Grounds/ Landscaping

If other, please describe:

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credit/abatements for this project? **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: William Pruska Date: January 7, 2021

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)

__Full Description 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: **Supplemental information to be submitted next week.**

☐ Site plan or plat of property: **Supplemental information to be submitted next week.**

☐ Details of signage such as: material, color, mounting type & location, wording on sign: **Supplemental information to be submitted next week.**

☐ A list of material including color samples that identifies the type and quality of materials to be used in the Proposed Project: **See material list attached. Actual samples to be submitted next week.**

☐ 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

Attachments Submitted:

Full Description of Proposal

Current space needs, functions, operations, and security requirements are not being met at the Washington County Historic Courthouse and Addition for court functions and court-related functions.

The County owns the Elliott Building site to the west that will provide expansion space for a courts facility to accommodate needed space requirements. The project encompasses the permanent preservation through rehabilitation of the Historic Courthouse, and the Elliott Building has now been demolished to allow for the expansion. By adaptively reusing this building, the Historic Courthouse will remain as an important focal point for downtown Abingdon – the dominant jewel of the community - and the expansion will help reinforce that street image. Renovation and updating of the existing Historic Courthouse will be done in accordance with current building codes, Old Historic District's Design Guidelines, *Virginia Courthouse Facility Guidelines,* and federal accessibility requirements (ADA).

The proposed Washington County Courthouse will be a combination of unaltered existing spaces, complete renovation of existing spaces, and new construction:

One Circuit Courtroom with Judge's Chambers Suite, two Juvenile & Domestic Relations Court Courtrooms with Judges' Chambers, Juvenile & Domestic Relations Court Clerk's Office, and Juvenile & Domestic Relations Court Court Services Unit functions will be provided on the Second Floor level.

Public entrance, two General District Courtrooms with Judges' Chambers, General District Court Clerk's Office, one Circuit Court Courtroom with Judges' Chambers, and Circuit Court Clerk's Office will be provided on the Main Street level;

Circuit Court Clerk's Office functions will be provided on the Court Street level; and

Secure enclosed parking, Sheriff's Office sallyport/transport/holding areas will be provided on the Plumb Alley level..

All courtrooms will be provided with the appropriate waiting areas and attorney conference/witness rooms, and have direct access to secure holding areas per floor.

Following the completion of the expansion, the existing courthouse will be renovated through a series of phases coordinated with the Courts stakeholders (including all three courts and clerks, the Commonwealth's Attorney Office, the Sheriff's Office court security, the J&DR Court Services Unit, and other entities as deemed by the County including regional jail, public defender, and magistrate components.

The addition will connect to the Historic Courthouse and Addition to the west at three levels, then step back at the upper level. The expansion will complement the Historic Courthouse, with architecture that is compatible with the character of the Historic Courthouse, but differentiated so as not to copy the design elements of the existing building.

National Park Service Brief #14 notes that in a densely built environment, “treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district”.

Similarly, The Secretary of the Interior’s Standards for Rehabilitation notes that “new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment”.

Safety and security will be accomplished via separate and secure circulation for public and courts personnel, and there will be enclosed detainee transfer for all courts and secured circulation within the expanded Historic Courthouse. Internal, enclosed parking will be provided for judges, constitutional officers, and sheriff’s office, and will also accommodate secure sheriff’s office sallyport, transport, and holding areas. Secure access will be off Plumb Alley, opposite the public access entrance directly off Main Street. Existing staff entrances are maintained from the Court Street and Plumb Alley sides of the building.

Operations and maintenance of the Historic Courthouse will be improved, with upgrades in equipment and technology that will provide effectiveness and consistency in service.

Washington County is committed to working with the Town of Abingdon to develop an expansion that not only meets the needs and standards of today’s complex court systems but also takes into consideration the historical context in which downtown Abingdon’s development occurs, and is looking forward to continuing this dialogue with the Historic Preservation Review Board.

List of Materials – Building Exterior

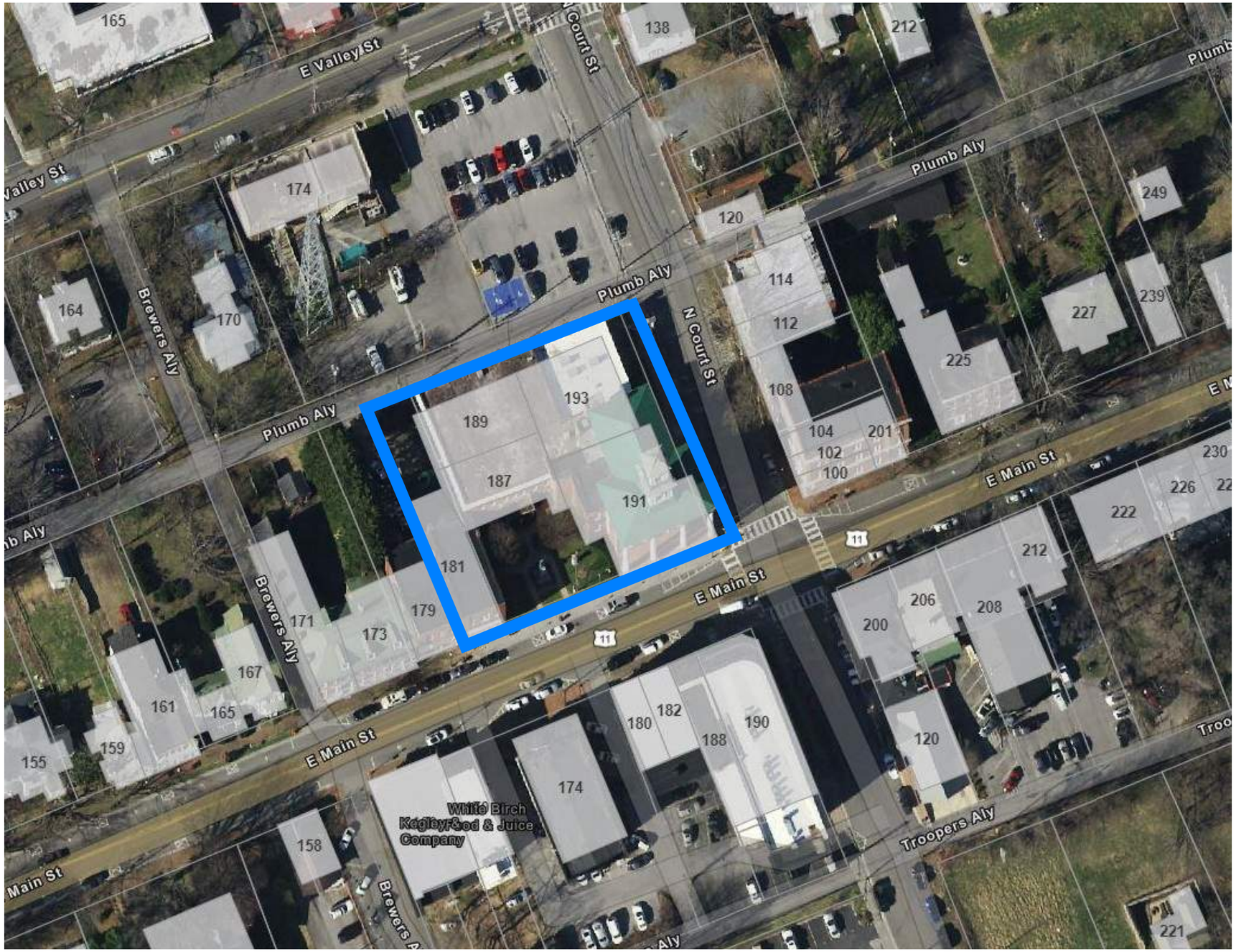
The design of a courthouse should convey the dignity and authority of the rule of law, along with a sense of history and tradition, particularly in a historic setting. Consequently, the proposed design references to the heritage of historic buildings, particularly historic courthouses within Virginia, drawing from elements of both classical and Victorian styles.

The expansion's exterior materials will include the following:

- red and beige brick in color palette and size to complement the Historic Courthouse and the existing context buildings,
- stone at base indicative of the same base material of both the Historic Courthouse and the existing context buildings,
- architectural precast concrete as accent material at openings at head and sill of windows openings,
- glass fiber reinforced concrete for the free-standing columns at the entry,
- synthetic exterior wood trim appropriate for the architectural style,
- exterior synthetic wood trim appropriate to complement the classical and Victorian styles,
- windows will be traditional in detailing and design, and will be inoperable aluminum clad wood units that are comparable in size and proportion of the Historic Courthouse and existing context buildings,
- insulated roof will be an EPDM membrane roof, and
- if needed, visible mansard mechanical screens will be clad in standing-seam metal panels.

Sample materials, color samples, and mock-ups to be provided.

SITE LOCATION



MOSELEYARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 FAX (804) 355-5690
MOSELEYARCHITECTS.COM

July 22, 2021

WASHINGTON COUNTY COURTHOUSE
RENOVATION AND ADDITION

BurWil
Construction Company

SITE PLAN

MOSELEYARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 FAX (804) 355-5690
MOSELEYARCHITECTS.COM
July 22, 2021

WASHINGTON COUNTY COURTHOUSE
RENOVATION AND ADDITION

BurWil
Construction Company

AERIAL PERSPECTIVE

MOSELEYARCHITECTS
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WASHINGTON COUNTY COURTHOUSE
RENOVATION AND ADDITION

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FRONT PERSPECTIVE

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WASHINGTON COUNTY COURTHOUSE
RENOVATION AND ADDITION

BurWil Construction Company

REAR PERSPECTIVE

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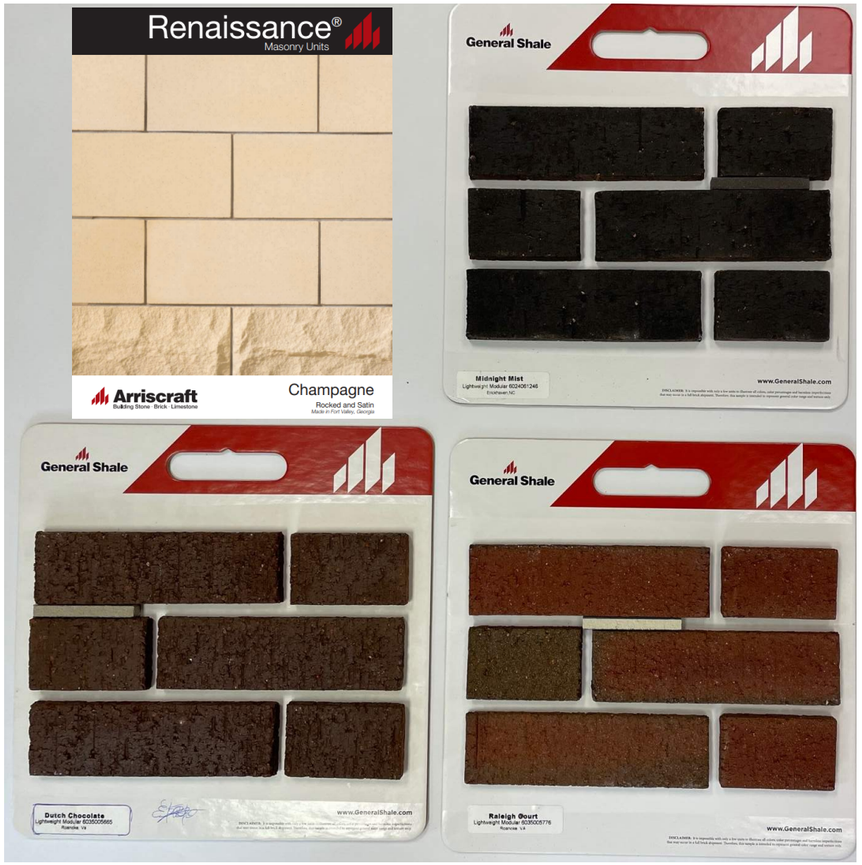
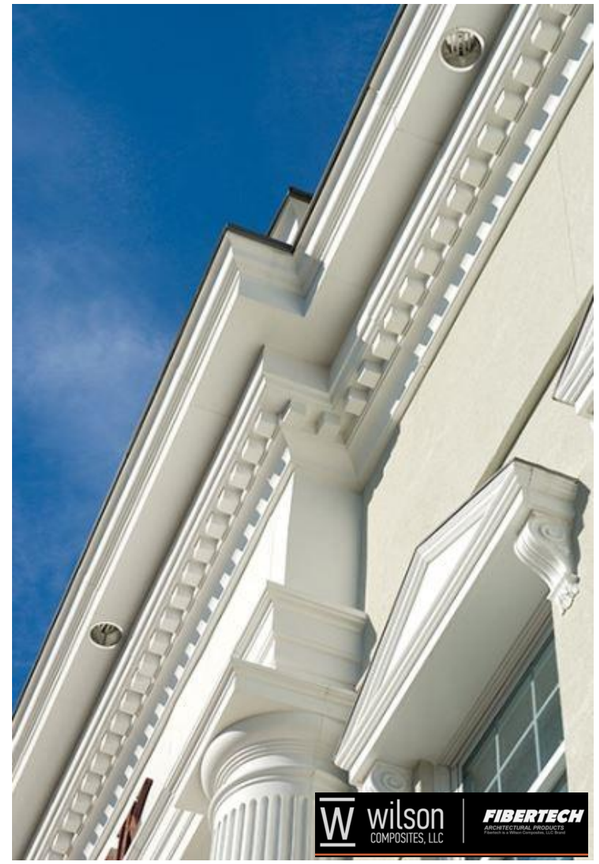
July 22, 2021

WASHINGTON COUNTY COURTHOUSE
RENOVATION AND ADDITION

BurWil Construction Company

MATERIALS





SW 2829
Classical White
Interior / Exterior

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July 22, 2021

WASHINGTON COUNTY COURTHOUSE
RENOVATION AND ADDITION

BurWil
Construction Company

FACE BRICK 1
General Shale
Dutch Chocolate
Mortar: Light Buff

FACE BRICK 2
General Shale
Raleigh Court
Mortar: Antique Buff

ACCENT BRICK
General Shale
Midnight Mist
Mortar: Midnight

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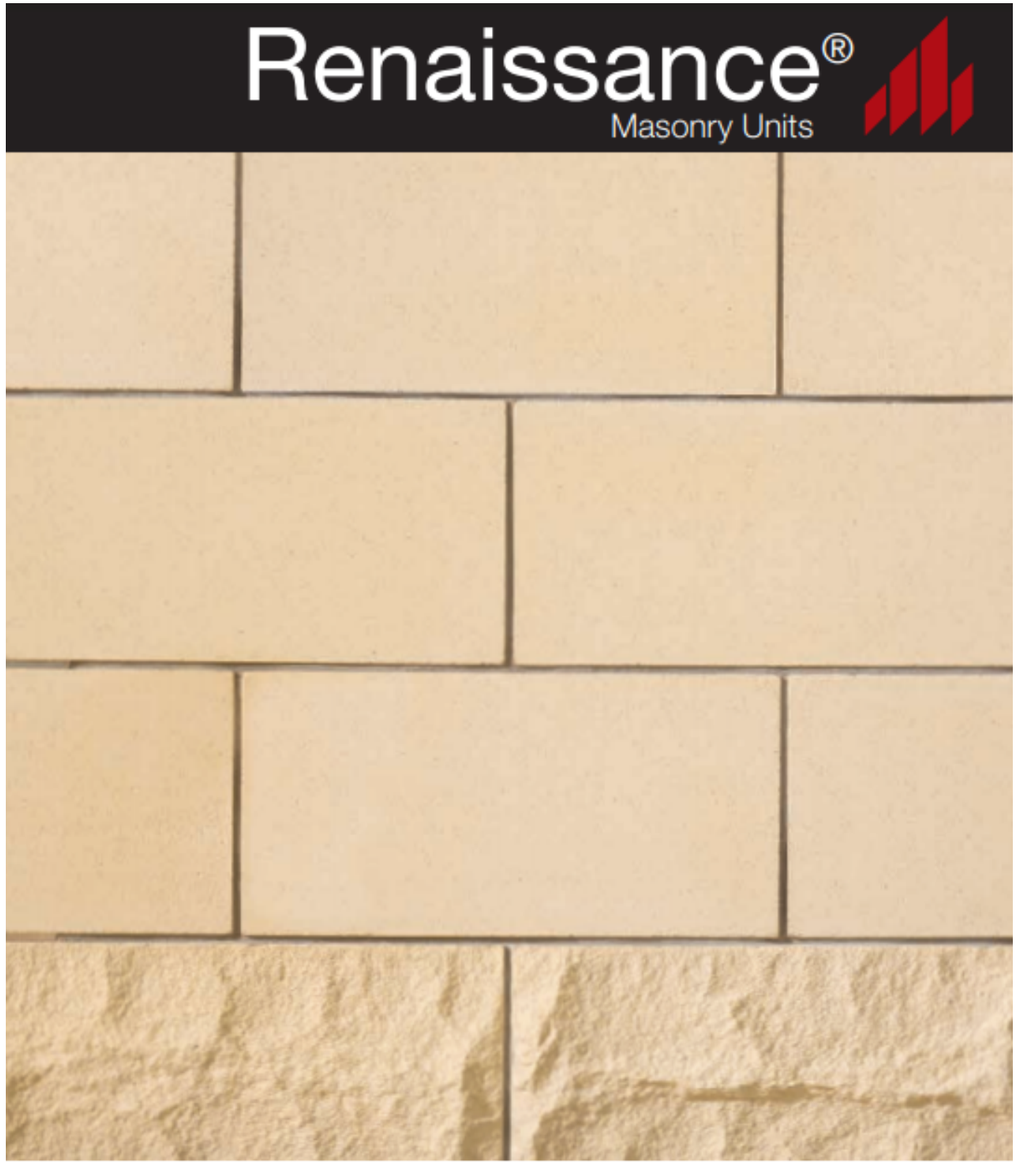
WASHINGTON COUNTY COURTHOUSE
RENOVATION AND ADDITION

BurWil Construction Company

CAST STONE
Smooth and Rocked Finish
Arriscraft
Champagne
Mortar: Cream



Arriscraft
Building Stone · Brick · Limestone

Champagne
Rocked and Satin
Made in Fort Valley, Georgia

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MOSELEYARCHITECTS.COM
July 22, 2021

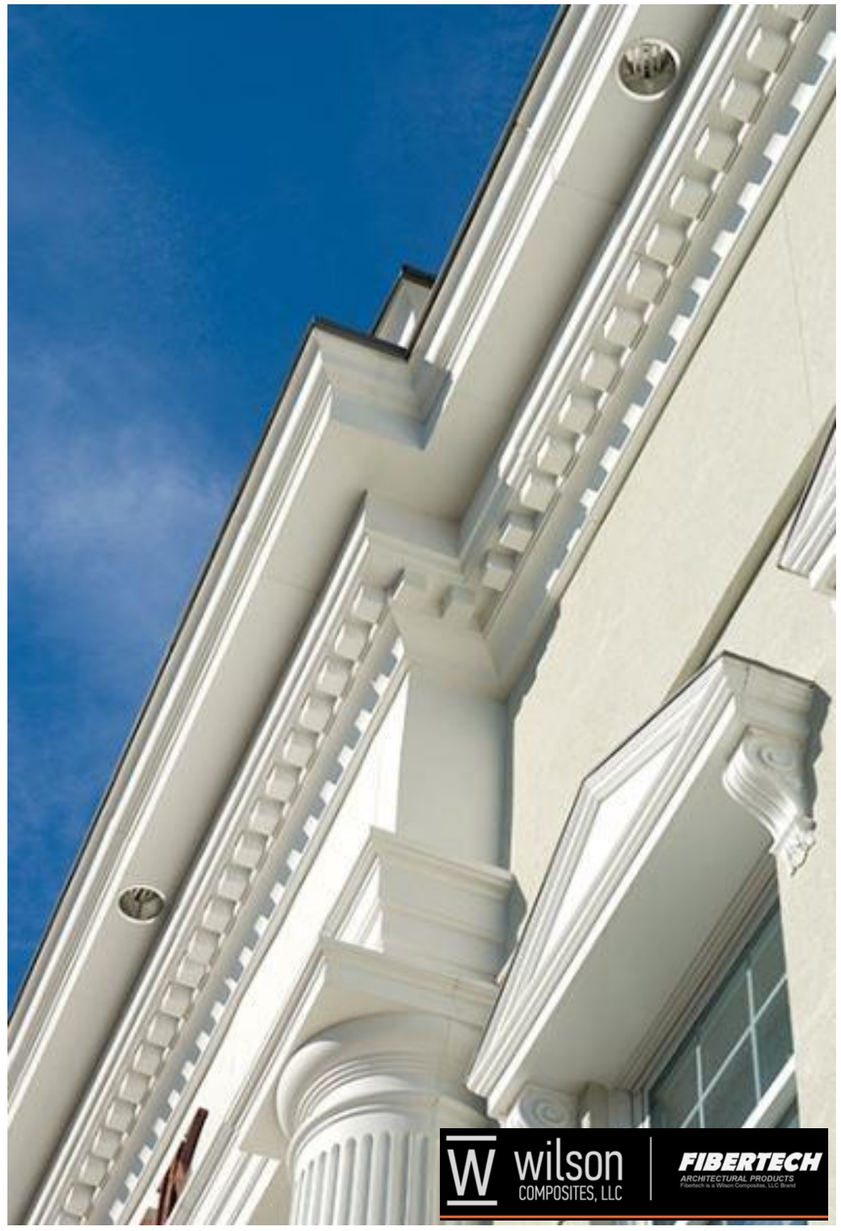
WASHINGTON COUNTY COURTHOUSE
RENOVATION AND ADDITION

BurWil
Construction Company

FRP (Fiberglass Reinforced Panel)

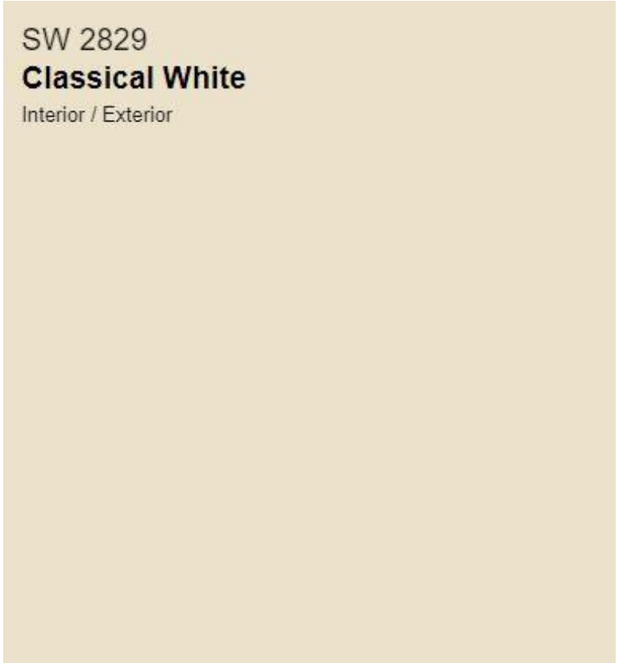
Color: Sherwin-Williams Classical White; SW 2829

Photo is not the exact style or manufacturer, TBD



ALUMINUM CLAD WOOD WINDOW AND TRIM

Color: Sherwin-Williams Classical White; SW 2829



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MOSELEYARCHITECTS.COM
July 22, 2021

WASHINGTON COUNTY COURTHOUSE
RENOVATION AND ADDITION

BurWil Construction Company

JULIUS BLUM RAILING

Color: Black

Photo is not the exact style, TBD

COUNTY SEAL
Cast bronze and painted
Concealed stud mounted

Washington County, VA

Land Card Created by NetGIS on 1/25/2021

Last Updated: 01/01/2021

Map # 013 1 61
Acreage .57
Record # 30710 **Card** 1
Sale Price 0
Grantor
Prop. Desc. COURT HOUSE

Owner WASHINGTON CO BOARD OF SUPERVISORS
911 Adr ~~187 MAIN ST~~ 189 MAIN ST & 191 MAIN ST
GPS pin 13-1-61
Sale Date **Ratio**
Magisterial District ABINGDON

Occupancy TAX EXEMPT PROPERTY
RightofWay PUBLIC
Pavement PAVED
Terrain ON GRADE
Charact. ROLLING/SLOPING
WA Source PUBLIC
Sewer PUBLIC
Zoning 0
Use Class 74-LOCAL GOVT

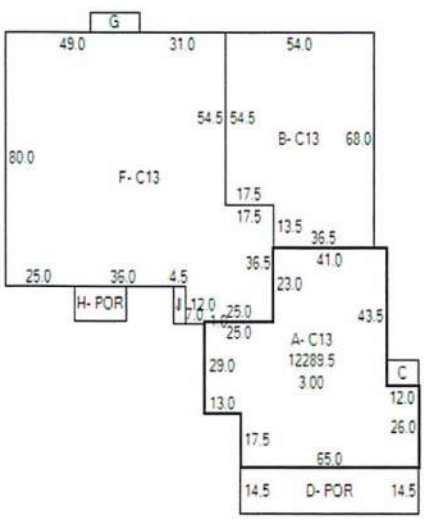
Interior Walls PLASTER
Flooring WOOD FLOORING
Total Rooms 0
Bed Rooms 0
Bath Rooms 0 F/H 0
Heat HOT WATER
Fuel GAS
Air Cond. Yes

Stories 3.00
Year Built 1880 **Age** 141
Public Gas Y **Electric** Y
Foundation ROCK
Ext. Walls BRICK
Roof Type FLAT/SHED
Roofing METAL

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

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

Building Desc.	Story	Size	Class	Factor	Rate	Deprec.	Value
A -C13	3.00	12,290	A	0.00	0.00	0.25	0
B -C13	2.00	6,871	A	0.00	0.00	0.25	0
C -C13	1.00	96	A	0.00	0.00	0.25	0
D -POR	1.00	943	A	0.00	19.68	0.25	18,548
F -C13	3.00	21,616	A	0.00	0.00	0.25	0
G -POR	1.00	108	A	0.00	19.68	0.25	2,125
H -POR	1.00	209	A	0.00	19.68	0.25	4,113
I -POR	1.00	54	A	0.00	19.68	0.25	1,063
J -C13	2.00	108	A	0.00	0.00	0.25	0



Inst. Number 0-0
Deed Book 0000-0
User Codes
Date Inspected 4292020
At Home N
Initials AGCW

Structual Element

	% Area	Area SF	Rate SF	
Building		40980.8 @	0.00	0
Basement	NONE	@		0
Fin. Bsmnt.		0 @	0.00	0

Bath Rooms 0 F/H 0
Air Cond. Yes
FP 0 **Stack** 0 **NV**
-Gas Logs
Flu 0 **Stack** 0 **Metal** 0
Garage NONE
No Cars 0

Plumbing Value	0
Heating Value	0
A/C Value	0
Fireplace Value	0
Flu Value	0
Built In Garage	0
Interior Improvements	0
Total S/W/Landscape	
Extra Kitchen Value	
Total Structure Additions	4,943,545
Sub Total	4,943,545

Class A
Adj. Factor 1.70
Condition Good
Year Built 1880
Age 141

Factor	.00	8,404,026
Phys. Depr.	See Building Section	
Func. Depr.	.00	0
Econ. Depr.	.00	0
Fair Value		N/A

Value Summary **Total Main Structure**
Date of Value 1/1/2021

NbrHood Adj	0.00	0
Perc. Comp.	0.00	0
L/S Adj	N/A	0
Total Other Imp.		0

% Chg	Previous Values		Current Values	
0.00	Imp.	3,703,800	Total Imp. Value	3,707,700
0.00	Land	372,400	Total Land Value	372,400
0.00		4,076,200	Total Prop. Value	4,080,100

Value History

Year	Land Imprv.	Total	Reason
2021	372,400 3,707,700	4,080,100	REVALUED-GENERAL REASS.
2016	372,400 3,703,800	4,076,200	GENERAL REASSESSMENT
2013	372,400 3,703,000	4,075,400	GENERAL REASSESSMENT

Remarks

Other Desc.

Washington County, VA

Land Card Created by NetGIS on 1/25/2021

Last Updated: 01/01/2021

Map # 013 1 59
Acreage .25
Record # 21677 **Card** 1
Sale Price 0
Grantor TILSON ANN
Prop. Desc. PT LOTS 6 & 7 BOUNDARY RETRACEMENT PROP OF EMMITT YEARY ACR .25

Owner YEARY EMMITT
911 Adr ~~171 MAIN ST~~ 173 MAIN ST
GPS pin 13-1-59
Sale Date 06/01/1998 **Ratio**
Magisterial District ABINGDON

Occupancy DWELLING
RightofWay PUBLIC
Pavement PAVED
Terrain ON GRADE
Charact. ROLLING/SLOPING
WA Source PUBLIC
Sewer PUBLIC
Zoning 0
Use Class 4 - COMMERICAL/INDUSTRAL

Interior Walls PLASTER
Flooring WOOD FLOORING
Total Rooms 16
Bed Rooms 4
Bath Rooms 3 F/H 0
Heat BASEBOARD
Fuel GAS
Air Cond. No

Stories 2.00
Year Built 1820 **Age** 201
Public Gas Y **Electric** Y
Foundation ROCK
Ext. Walls BRICK
Roof Type HIP
Roofing METAL

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

Unit Improvement	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc	Unit Rate
SHED-BRICK	15.00	15.00	A	2,000	0.00	2,000

Building Desc.	Story	Size	Class	Factor	Rate	Deprec.	Value
A -BASE	2.00	5,880	A	0.00	59.39	0.00	349,213
B -ADD	1.00	1,360	A	0.00	59.39	0.00	80,759
C -POR	1.00	755	A	0.00	19.68	0.00	14,854
D -ADD	1.00	543	A	0.00	59.39	0.00	32,267

Structual Element

	% Area	Area SF	Rate SF	
Building		7783.1 @	64.00	498,118
Basement	CELLAR	@		0
Fin. Bsmnt.		0 @	0.00	0

Bath Rooms 3 F/H 0
Air Cond. No
FP 2 **Stack** 0 **NV**
-Gas Logs
Flu 0 **Stack** 0 **Metal** 0
Garage BRICK
No Cars 1

Plumbing Value	5,000
Heating Value	0
A/C Value	0
Fireplace Value	9,000
Flu Value	0
Built In Garage	0
Interior Improvements	0
Total S/W/Landscape	
Extra Kitchen Value	
Total Structure Additions	14,854
Sub Total	526,972

Class A
Adj. Factor 0.90
Condition Average
Year Built 1820
Age 201

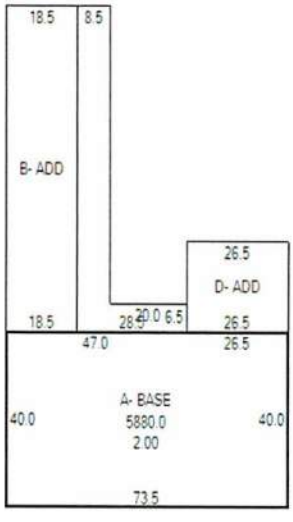
Factor	-.10	474,274
Phys. Depr.	See Building Section	
Func. Depr.	.00	0
Econ. Depr.	.00	0
Fair Value		N/A

Value Summary **Total Main Structure**

Date of Value 1/1/2021

NbrHood Adj	0.00	0
Perc. Comp.	0.00	0
L/S Adj	N/A	0
Total Other Imp.		2,000

% Chg	Previous Values		Current Values	
-0.15	Imp.	271,700	Total Imp. Value	231,200
0.00	Land	163,400	Total Land Value	163,400
-0.09		435,100	Total Prop. Value	394,600



Inst. Number 0-0
Deed Book 0000-0
User Codes
Date Inspected 11242020
At Home N
Initials AGCW

Value History

Year	Land Imprv.	Total	Reason
2021	163,400 231,200	394,600	REVALUED-GENERAL REASS.
2017	163,400 271,700	435,100	GENERAL REASSESSMENT
2013	163,400 355,500	518,900	CORR ACR PER PB 67/64

Remarks NEEDS NEW ROOF / ONLY PAINTED IN PA
RTS /TRIM WORK NEEDS DONE

Other Desc.

Washington County, VA

Last Updated: 01/01/2021

Land Card Created by NetGIS on 1/26/2021

Map # 013 1 107A
Acreage .056
Record # 19874 **Card** 1
Sale Price 225000
Grantor BOUCHER FREDERICK & ANNE HARRINGTON
Prop. Desc. DRUG STORE LOT

Owner HAWKING HOLDINGS LLC
911 Adr ~~182 MAIN ST~~ 188 MAIN ST
GPS pin 13-1-107A
Sale Date 01/19/2018 **Ratio** 1.243
Magisterial District ABINGDON

Occupancy	COMMERCIAL PROPERTY	**Interior Walls**	PLASTER	**Stories**	3.00
RightofWay	PUBLIC			**Year Built**	1910 **Age** 111
Pavement	PAVED	**Flooring**	WOOD FLOORING	**Public Gas**	N **Electric** Y
Terrain	ON GRADE	**Total Rooms**	0	**Foundation**	CONCRETE
Charact.	ROLLING/SLOPING	**Bed Rooms**	0	**Ext. Walls**	BRICK
WA Source	PUBLIC	**Bath Rooms**	0 F/H 0		
Sewer	PUBLIC	**Heat**	HEAT PUMP	**Roof Type**	FLAT/SHED
Zoning	0	**Fuel**	ELECTRIC	**Roofing**	TARPAPER/ROLL
Use Class	41-COMMERICAL	**Air Cond.**	Yes		

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

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

Building Desc.	Story	Size	Class	Factor	Rate	Deprec.	Value
A -B01	3.00	6,924	D	0.00	0.00	0.45	0
B -C08	1.00	2,340	D	0.00	0.00	0.75	0
C -BSMT	1.00	1,170	D	0.00	15.62	0.45	18,275
D -POR	2.00	64	D	0.00	19.68	0.48	1,260

Structual Element

	% Area	Area SF	Rate SF	
Building		9264.0 @	0.00	0
Basement	NONE	@		0
Fin. Bsmnt.		0 @	0.00	0

Bath Rooms 0 F/H 0
Air Cond. Yes
FP 0 **Stack** 0 **NV**
-Gas Logs
Flu 0 **Stack** 0 **Metal** 0
Garage NONE
No Cars 0

Plumbing Value	0
Heating Value	0
A/C Value	0
Fireplace Value	0
Flu Value	0
Built In Garage	0
Interior Improvements	0
Total S/W/Landscape	
Extra Kitchen Value	
Total Structure Additions	539,315
Sub Total	539,315

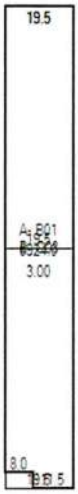
Class	D	**Factor**	.00	485,383
Adj. Factor	0.90	**Phys. Depr.**	See Building Section	
Condition	Average	**Func. Depr.**	.15	-72,807
Year Built	1910	**Econ. Depr.**	.00	0
Age	111	**Fair Value**		N/A

Value Summary **Total Main Structure**

Date of Value 1/1/2021

NbrHood Adj	0.00	0
Perc. Comp.	0.00	0
L/S Adj	N/A	0
Total Other Imp.		0

% Chg	Previous Values		Current Values	
-0.05	Imp.	255,500	Total Imp. Value	243,100
0.00	Land	36,600	Total Land Value	36,600
-0.04		292,100	Total Prop. Value	279,700



Inst. Number
D 2018-309

Deed Book
-0

User Codes

Date Inspected
9302020

At Home
N

Initials
AGFP

Value History

Year	Land Impry.	Total	Reason
2021	36,600 243,100	279,700	REVALUED-GENERAL REASS.
2020	36,600 255,500	292,100	GENERAL REASSESSMENT
2016	36,600 177,000	213,600	GENERAL REASSESSMENT

Remarks VERY NARROW TOP FLOORS UNFINISHED
INSIDE CHOPPED UP

Other Desc.

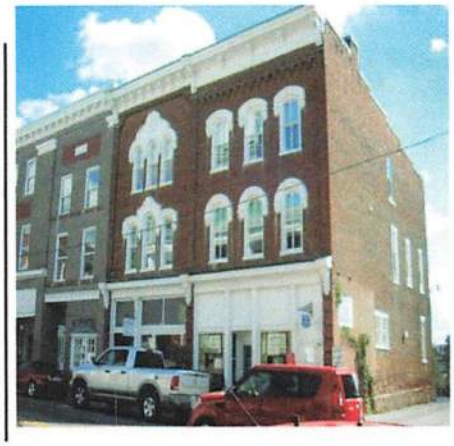
Washington County, VA

Land Card Created by NetGIS on 1/25/2021

Last Updated: 01/01/2021

Map # 013 1 108
Acreage .164
Record # 20317 **Card** 1
Sale Price 761250
Grantor BYRD PROPERTIES LIMITED PARTNERSHIP
Prop. Desc. E MAIN ST-OLD BANK BLDG

Owner OLD HEMLOCK PROPERTIES LLC
911 Adr 180 MAIN ST
GPS pin 13-1-108
Sale Date 05/07/2020 **Ratio** .881
Magisterial District ABINGDON



Occupancy COMMERCIAL PROPERTY
RightofWay PUBLIC
Pavement PAVED
Terrain ON GRADE
Charact. ROLLING/SLOPING
WA Source PUBLIC
Sewer PUBLIC
Zoning 0
Use Class 41-COMMERICAL

Interior Walls PLASTER
PANELED
Flooring CARPET
Total Rooms 8
Bed Rooms 4
Bath Rooms 2 F/H 1
Heat HEAT PUMP
Fuel ELECTRIC
Air Cond. Yes

Stories 3.00
Year Built 1800 **Age** 221
Public Gas N **Electric** Y
Foundation BRICK
Ext. Walls BRICK
Roof Type FLAT/SHED
Roofing METAL

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

Unit Improvement	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc	Unit Rate
PAVEMENT 4000SF	0.00	0.00	A	1,600	0.00	1,600

Building Desc.	Story	Size	Class	Factor	Rate	Deprec.	Value
A -A01	3.00	7,836	B	0.00	0.00	0.35	0
B -A01	1.00	2,580	B	0.00	0.00	0.35	0
C -C01	1.00	2,580	C	0.00	0.00	0.35	0
D -B01	1.00	244	B	0.00	0.00	0.35	0

Structual Element

	% Area	Area SF	Rate SF	
Building		13240.0 @	0.00	0
Basement	NONE	@		0
Fin. Bsmnt.		0 @	0.00	0

Bath Rooms 2 F/H 1
Air Cond. Yes
FP 0 **Stack** 0 **NV**
-Gas Logs
Flu 0 **Stack** 0 **Metal** 0
Garage NONE
No Cars 0

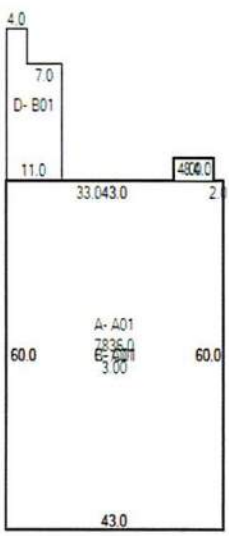
Plumbing Value	0
Heating Value	0
A/C Value	0
Fireplace Value	0
Flu Value	0
Built In Garage	0
Interior Improvements	0
Total S/W/Landscape	
Extra Kitchen Value	
Total Structure Additions	864,740
Sub Total	864,740

Class B **Factor** .00 1,210,636
Adj. Factor 1.40 **Phys. Depr.** See Building Section
Condition Average **Func. Depr.** .00 0
Year Built 1800 **Econ. Depr.** .00 0
Age 221 **Fair Value** N/A

Value Summary **Total Main Structure**
Date of Value 1/1/2021

NbrHood Adj	0.00	0
Perc. Comp.	0.00	0
L/S Adj	N/A	0
Total Other Imp.		1,600

% Chg	Previous Values		Current Values	
0.00	Imp.	563,700	Total Imp. Value	563,700
0.00	Land	107,100	Total Land Value	107,100
0.00		670,800	Total Prop. Value	670,800



Inst. Number
D 2020-2217

Deed Book
-0

User Codes

Date Inspected
7222020

At Home

Initials
FPKB

Value History

Year	Land Imprv.	Total	Reason
2021	107,100 563,700	670,800	REVALUED-GENERAL REASS.
2020	107,100 563,700	670,800	GENERAL REASSESSMENT
2016	107,100 231,600	338,700	REDREW SKETCH

Remarks WATSON & BUDDINGTON/GIFTS & MORE
BP-RENOVATIONS COMPLETE

Other Desc.

Washington County, VA

Land Card Created by NetGIS on 1/25/2021

Last Updated: 01/01/2021

Map # 013 1 109
Acreage .381
Record # 30711 **Card** 1
Sale Price 400000
Grantor WASH CO BD OF SUP TREAS COMM REV
Prop. Desc. COUNTY OFFICE BUILDING

Owner OLD HEMLOCK PROPERTIES LLC
911 Adr 174 MAIN ST
GPS pin 13-1-109
Sale Date 11/24/2020 **Ratio** 1.013
Magisterial District ABINGDON

Occupancy COMMERCIAL PROPERTY
RightofWay PUBLIC
Pavement PAVED
Terrain ON GRADE
Charact. LEVEL
WA Source PUBLIC
Sewer PUBLIC
Zoning 0
Use Class 74-LOCAL GOVT

Interior Walls PLASTER
Flooring WOOD FLOORING
Total Rooms 0
Bed Rooms 0
Bath Rooms 0 F/H 0
Heat FORCED AIR
Fuel GAS
Air Cond. Yes

Stories 1.50
Year Built 1920 **Age** 101
Public Gas Y **Electric** Y
Foundation CONCRETE
Ext. Walls STONE
Roof Type FLAT/SHED
Roofing TARPAPER/ROLL

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

Unit Improvement	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc	Unit Rate
PAVEMENT	0.00	0.00	A	5,000	0.00	5,000

Building Desc.	Story	Size	Class	Factor	Rate	Deprec.	Value
A -B01	1.50	5,584	D	0.00	0.00	0.55	0
B -BSMT	1.00	3,722	D	0.00	15.62	0.55	58,142

Structual Element

	% Area	Area SF	Rate SF	
Building		5583.5 @	0.00	0
Basement	FULL BASEMENT	@		0
Fin. Bsmnt.		0 @	0.00	0

Bath Rooms 0 F/H 0
Air Cond. Yes
FP 0 **Stack** 0 **NV**
-Gas Logs
Flu 0 **Stack** 0 **Metal** 0
Garage NONE
No Cars 0

Plumbing Value	0
Heating Value	0
A/C Value	0
Fireplace Value	0
Flu Value	0
Built In Garage	0
Interior Improvements	0
Total S/W/Landscape	
Extra Kitchen Value	
Total Structure Additions	448,987
Sub Total	448,987

Class	D	Factor	.00	404,088
Adj. Factor	0.90	Phys. Depr.	See Building Section	
Condition	Average	Func. Depr.	.00	0
Year Built	1920	Econ. Depr.	.25	-101,022
Age	101	Fair Value		N/A

Value Summary — **Total Main Structure**

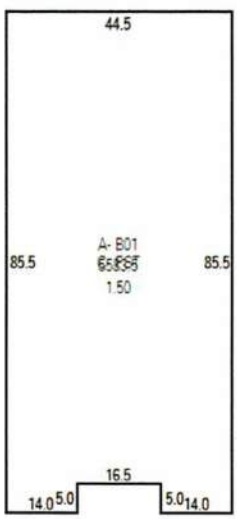
Date of Value 1/1/2021

NbrHood Adj	0.00	0
Perc. Comp.	0.00	0
L/S Adj	N/A	0
Total Other Imp.		5,000

% Chg	Previous Values		Current Values	
-0.59	Imp.	383,700	Total Imp. Value	156,500
0.00	Land	249,000	Total Land Value	249,000
-0.36		632,700	Total Prop. Value	405,500

Value History

Year	Land Imprv.	Total	Reason
2021	249,000 156,500	405,500	REVALUED-GENERAL REASS.
2020	249,000 383,700	632,700	GENERAL REASSESSMENT
2014	249,000 378,800	627,800	GENERAL REASSESSMENT



Inst. Number
D 2020-6363

Deed Book
-0

User Codes

Date Inspected
12012020

At Home
N

Initials
AGJH

Remarks VACANT

Other Desc.

Washington County, VA

Land Card Created by NetGIS on 1/25/2021

Last Updated: 01/01/2021

Map # 013 1 110
Acreage .091
Record # 21767 **Card** 1
Sale Price 219000
Grantor WEISFELD MARTHA ESTATE
Prop. Desc. PT LOT 31 MAIN ST

Owner VINTAGE PROPERTIES OF VIRGINIA LLC
911 Adr 170 MAIN ST
GPS pin 13-1-110
Sale Date 03/06/2015 **Ratio** 1.054
Magisterial District ABINGDON

Occupancy COMMERCIAL PROPERTY
RightofWay PUBLIC
Pavement PAVED
Terrain ON GRADE
Charact. ROLLING/SLOPING
WA Source PUBLIC
Sewer PUBLIC
Zoning 0
Use Class 41-COMMERICAL

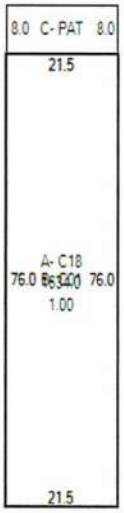
Interior Walls PLASTER
PANELED
Flooring WOOD FLOORING
Total Rooms 0
Bed Rooms 0
Bath Rooms 0 F/H 0
Heat HEAT PUMP
Fuel ELECTRIC
Air Cond. Yes

Stories 2.70
Year Built 1870 **Age** 151
Public Gas Y **Electric** Y
Foundation BRICK
Ext. Walls BRICK
Roof Type FLAT/SHED
Roofing TARPAPER/ROLL

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

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

Building Desc.	Story	Size	Class	Factor	Rate	Deprec.	Value
A -C18	1.00	1,634	B	0.00	0.00	0.30	0
B -A01	1.70	2,778	C	0.00	0.00	0.30	0
C -PAT	1.00	172	C	0.00	10.62	0.30	1,827



Inst. Number
D 2015-875

Deed Book
-0

User Codes

Date Inspected
10052020

At Home
N

Initials
AGCW

Structual Element

	% Area	Area SF	Rate SF	
Building		4411.8 @	0.00	0
Basement	NONE	@		0
Fin. Bsmnt.		0 @	0.00	0

Bath Rooms 0 F/H 0
Air Cond. Yes
FP 0 **Stack** 0 **NV**
-Gas Logs
Flu 0 **Stack** 0 **Metal** 0
Garage NONE
No Cars 0

Plumbing Value	0
Heating Value	0
A/C Value	0
Fireplace Value	0
Flu Value	0
Built In Garage	0
Interior Improvements	0
Total S/W/Landscape	
Extra Kitchen Value	
Total Structure Additions	244,476
Sub Total	244,476

Class	C	Factor	.00	244,476
Adj. Factor	1.00	Phys. Depr.	0.30	-73,342
Condition	Average	Func. Depr.	.00	0
Year Built	1870	Econ. Depr.	.00	0
Age	151	Fair Value		N/A

Value Summary **Total Main Structure** 171,100
Date of Value 1/1/2021

NbrHood Adj	0.00	0
Perc. Comp.	0.00	0
L/S Adj	N/A	0
Total Other Imp.		0

% Chg	Previous Values		Current Values	
0.13	Imp.	151,400	Total Imp. Value	171,100
0.00	Land	59,800	Total Land Value	59,800
0.09		211,200	Total Prop. Value	230,900

Value History

Year	Land Imprv.	Total	Reason
2021	59,800 171,100	230,900	REVALUED-GENERAL REASS.
2020	59,800 151,400	211,200	REMODEL IN PROGRESS
2018	59,800 140,600	200,400	ADJUST FOR SOME RENOVS

Remarks RT-RENOVATION SLOW PROG / UPPER FLR
INCOM 4/17 /WHITE BIRCH FOOD

Other Desc.