



City of Virginia Beach Historical Review Board Fiscal Year 2025-2026 Annual Report to City Council

Appointive Agency Chair: Steve McNaughton

Date: July 15, 2026

Executive Summary

During the **Fiscal Year** covering the period of July 1, 2025 – June 30, 2026 the Historical Review Board volunteers and liaisons

- met nine (9) times
- conducted two (2) site visits to Historic and Cultural Districts, Nimmo Church and the Carraway House

Our most significant accomplishments are detailed below, along with recommendations for your consideration.

Mission Statement

The mission of the Historical Review Board is to preserve the City's local Historic and Cultural Districts for the benefit of present residents and future generations through the performance of duties as set forth in Article 13 of Appendix A of the Virginia Beach City Code.

Accomplishment of Goals and Objectives

Over the past **Fiscal Year** the appointive agency, through its appointed volunteers and its liaisons, worked on the following key matters in furtherance of its mission:

1. Certificates of Appropriateness (COA) applications considered:
 - a. 13 COAs were issued.
 - b. 0 COAs were denied.
 - c. 8 projects were approved via a Staff Exception.

2. Prepared and submitted a letter of support to the Virginia Department of Historic Resources for updates to older (pre-1990) nominations for individual property listings in the Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP) to bring them up to current standards.
 - a. 1 Letter of support for 3 VLR and NRHP nomination updates (including additional information and one boundary decrease)(attached)
 - a. Weblin House (approved VLR 12/11/2025; NRHP 4/16/2026)
 - b. Holland-de Witt Cottage (approved VLR 12/11/2025; NRHP 3/11/2026)
 - c. Pleasant Hall (approved NRHP 3/10/2026)

3. Prepared, approved, and submitted a letter to the Virginia Beach Planning Commission recommending denial of the request to remove the Nimmo Church Historic and Cultural District Overlay. (attached)

Membership

Member	Term	Professional Requirements ¹
Coleman, Jeffrey	10/31/2028	
DuBay, Hayden	1/31/2028	
Humphrey, Leanna	3/31/2028	Architect
McNaughton, Steven, Chair	10/31/2027	Registered Architect
Pierce, Jeffrey	3/31/2028	Registered Architect
Poole, Richard, Vice-Chair	10/31/2027	Registered Architect
Pope, Bernice	10/31/2028	
Vachon, James D.	10/31/2027	
Jackson-Green, Cal "Cash," City Council Liaison		
Henley, Barbara, City Council Liaison		
Dauernheim, Eleanor, Staff Liaison	7/29/2026	
Reed, Mark, Staff Liaison	9/18/2025	

¹Per Sec. 2-5.1 of the City Code, at least 3 members of the Historical Review Board must have professional training or equivalent experience in architecture, history, American Studies, architectural history, archaeology, or planning and at least 1 of these 3 members shall be a registered architect or architectural historian.

Volunteer Hours

 Assignment Service Details July 2025 to June 2026 Planning and Community Development							
Site	Place	Assignment	Volunteer	Service From Date	Service To Date	Hours	Merit Hours
Planning and Community Development	Planning Services	Historical Review Board	Coleman, Jeffrey	10-15-2025	10-15-2025	0:30	0:30
				10-15-2025	10-15-2025	2:05	2:05
				11-19-2025	11-19-2025	1:25	1:25
				01-21-2026	01-21-2026	1:20	1:20
				02-18-2026	02-18-2026	0:50	0:50
				02-25-2026	02-25-2026	0:30	0:30
				03-18-2026	03-18-2026	0:45	0:45
				04-15-2026	04-15-2026	0:30	0:30
				05-20-2026	05-20-2026	0:45	0:45
				06-24-2026	06-24-2026	1:30	1:30
						10:10	10:10
			DuBay, Derek Hayden	02-18-2026	02-18-2026	0:50	0:50
				03-18-2026	03-18-2026	0:45	0:45
				04-15-2026	04-15-2026	0:30	0:30
				06-24-2026	06-24-2026	1:30	1:30
						3:35	3:35
			Humphrey, Leanna	08-20-2025	08-20-2025	2:00	2:00
				10-15-2025	10-15-2025	2:05	2:05
				11-19-2025	11-19-2025	1:25	1:25
				01-21-2026	01-21-2026	1:20	1:20
				03-18-2026	03-18-2026	0:45	0:45
				04-15-2026	04-15-2026	0:30	0:30
				05-20-2026	05-20-2026	0:45	0:45
				06-24-2026	06-24-2026	1:30	1:30
						10:20	10:20
			McNaughton, Steve	07-16-2025	07-16-2025	1:45	1:45
				08-20-2025	08-20-2025	2:00	2:00
				10-15-2025	10-15-2025	0:30	0:30
				10-15-2025	10-15-2025	2:05	2:05
				11-19-2025	11-19-2025	1:25	1:25
				01-15-2026	01-15-2026	0:30	0:30
				01-21-2026	01-21-2026	1:20	1:20
				02-18-2026	02-18-2026	0:50	0:50
				03-18-2026	03-18-2026	0:45	0:45

Site	Place	Assignment	Volunteer	Service From Date	Service To Date	Hours	Merit Hours
				03-31-2026	03-31-2026	1:00	1:00
				04-15-2026	04-15-2026	0:30	0:30
				05-20-2026	05-20-2026	0:45	0:45
				06-24-2026	06-24-2026	1:30	1:30
						14:55	14:55
			Pierce, Jeffrey	07-16-2025	07-16-2025	1:45	1:45
				08-20-2025	08-20-2025	2:00	2:00
				10-15-2025	10-15-2025	2:05	2:05
				01-21-2026	01-21-2026	1:00	1:00
				02-18-2026	02-18-2026	0:50	0:50
				03-18-2026	03-18-2026	0:45	0:45
				04-15-2026	04-15-2026	0:30	0:30
				05-20-2026	05-20-2026	0:45	0:45
						9:40	9:40
			Poole, Richard	07-16-2025	07-16-2025	1:45	1:45
				08-20-2025	08-20-2025	2:00	2:00
				10-15-2025	10-15-2025	0:30	0:30
				10-15-2025	10-15-2025	2:05	2:05
				11-19-2025	11-19-2025	1:25	1:25
				01-15-2026	01-15-2026	0:30	0:30
				01-21-2026	01-21-2026	1:20	1:20
				02-18-2026	02-18-2026	0:50	0:50
				02-25-2026	02-25-2026	0:30	0:30
				03-18-2026	03-18-2026	0:45	0:45
				05-20-2026	05-20-2026	0:45	0:45
						12:25	12:25
			Pope, Bernice	07-16-2025	07-16-2025	1:45	1:45
				08-20-2025	08-20-2025	2:00	2:00
				10-15-2025	10-15-2025	2:05	2:05
				11-19-2025	11-19-2025	1:25	1:25
				02-18-2026	02-18-2026	0:50	0:50
				02-25-2026	02-25-2026	0:30	0:30
				03-18-2026	03-18-2026	0:45	0:45
				06-24-2026	06-24-2026	1:15	1:15
						10:35	10:35
			Vachon, James	07-16-2025	07-16-2025	1:45	1:45
				11-19-2025	11-19-2025	1:25	1:25
				01-21-2026	01-21-2026	1:20	1:20
				02-18-2026	02-18-2026	0:50	0:50
				03-18-2026	03-18-2026	0:45	0:45
				04-15-2026	04-15-2026	0:30	0:30

Site	Place	Assignment	Volunteer	Service From Date	Service To Date	Hours	Merit Hours
Total Grand total	Total	Total		05-20-2026	05-20-2026	0:45 7:20	0:45 7:20
						79:00	79:00
						79:00	79:00
						79:00	79:00

Goals and Objectives for the Coming Year

1. Continue to preserve the historic character and historical integrity of the City's Historic and Cultural Districts through the design review process.
2. Complete annual requirements as set by the City's Certified Local Government program, including annual training.
3. Review nominations for Virginia Beach historic resources under consideration to be listed in the Virginia Landmarks Register and the National Register of Historic Places and provide comments to the Virginia Department of Historic Resources as requested.
4. Continue to coordinate with City offices and departments to assist with project planning in Historic & Cultural Districts, such as the Historic Preservation Commission, Department of Public Works, and the Department of Cultural Affairs/Virginia Beach History Museums.

Recommendations to City Council

- City departments occasionally bring projects forward to City Council outside of the regular budget process for projects in the Courthouse Historic and Cultural District, such as for the security fencing at the Judicial Center in 2022. Project approval for design and materials by City Council prior to review by the Historical Review Board places your appointed body at a disadvantage for objective review. The Historical Review Board recommends City Council to advise City departments that are planning projects in a Historic and Cultural District to participate in the Certificate of Appropriateness process prior to seeking City Council approval.

Closing

Should you have any questions or desire a formal City Council briefing from our agency, please contact Steve McNaughton, Historical Review Board Chair, at sbm@mcnaughtonarch.com, and Mark Reed, current Staff Liaison at MReed@vbgov.com.



December 4, 2025

Jolene L. U. Smith, Director, Division of Resource Information and Register
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221
Sent via email to Jolene.Smith@dhr.virginia.gov

Re: Holland-de Witt Cottage, Pleasant Hall, and Weblin House NRHP Nomination Updates

Dear Ms. Smith,

The Virginia Beach Historical Review Board (HRB) has received your letters of October 19, 2025, inviting our review and comment on three National Register of Historic Places (NRHP) nomination updates that will be presented on December 11 to Virginia's State Review Board and Historic Resources Board. Thank you for the opportunity to comment. The HRB reviewed and discussed the nominations at its November 19, 2025 meeting, and voted unanimously to support the NRHP nomination updates for the Holland-de Witt Cottage, Pleasant Hall, and Weblin House.

The nomination updates have brought each of these properties up to current standards for NRHP nominations and have provided important new information about these properties. The HRB appreciates the importance of these projects and the support provided by the National Park Service and the Virginia Department of Historic Resources through partial funding from the Historic Preservation Fund through the Certified Local Government (CLG) grant program.

The HRB also recognizes the initiative of the Virginia Beach Historic Preservation Commission and the City of Virginia Beach in pursuing these projects and providing the CLG grant matching funds. Their efforts to ensure that NRHP nominations for Virginia Beach's historic resources are up to current standards are a benefit to the local community and to the Commonwealth of Virginia.

The Holland-deWitt Cottage property has a local Historic and Cultural District zoning overlay that provides protections and requires HRB review for proposed projects that might impact its historic character. The updated nomination provides the HRB with current information about the property and will enhance our ability to preserve this very important local historic resource.

Please contact me at sbm@mcnaughtonarch.com or 757-754-4460 if you have any questions about the comments from the Virginia Beach Historical Review Board on the NRHP nomination updates for the Holland-de Witt Cottage, Pleasant Hall, and Weblin House.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. McNaughton', with a stylized, cursive script.

Steven B. McNaughton, Chair
Virginia Beach Historical Review Board

cc: Kathy M. Warren, Director, Planning and Community Development



CITY OF
**VIRGINIA
BEACH**

PLANNING & COMMUNITY DEVELOPMENT

Historical Review Board
Building 3, 2403 Courthouse Drive
Virginia Beach, VA 23456

November 19, 2025

Holly Cuellar, Chair
City of Virginia Beach
Planning Commission
Building 3, 2403 Courthouse Drive
Virginia Beach, VA 23456

Sent by email only to: mcoleman@vb.gov

Subject: Ordinance to remove the Nimmo Church Historic and Cultural District Zoning Overlay

Dear Ms. Cuellar and Members of the Virginia Beach Planning Commission:

On December 10, 2025, you will consider an ordinance to remove GPIN 24140508440000 and a portion of GPIN 24140549120000 from the Nimmo Church Historic and Cultural District and to amend the official zoning map of the City of Virginia Beach to eliminate the Nimmo Church Historic and Cultural District. This is an unprecedented request that requires careful and informed consideration.

The Historical Review Board (HRB) met on October 15, 2025 and considered the ordinance to remove the Historic and Cultural District zoning overlay and eliminate the Nimmo Church district. The HRB voted unanimously (6 in favor, 0 opposed) to write a letter to the Planning Commission urging you to recommend denial of the ordinance to remove the zoning overlay and eliminate the Nimmo Church Historic and Cultural District.

The HRB requests the Planning Commission to recommend denial of this application in order to help preserve the historical integrity of the Nimmo Church district, to maintain the viability of the City's historic preservation program, and to establish a precedent for responding to this type of request.

Historic and Cultural Districts are established by City Council to protect the historic significance and integrity of properties that are recognized for their association with historic events, historically significant persons, and/or that possess distinctive characteristics of a type, period or method of construction. The Nimmo Church building, originally constructed in 1791, with a character defining steeple constructed in 1893, is a historically significant building in Virginia Beach.

November 19, 2025

Ms. Holly Cuellar and members of the Virginia Beach Planning Commission

Page 2 of 2

The (HRB) reviews applications for additions, modifications, extensive repairs, new construction, signs, and demolition for properties in the City's 16 Historic and Cultural Districts. Planning Department staff and the HRB provide guidance to applicants based upon established Design Guidelines and general best practices for historic preservation. The HRB issues Certificates of Appropriateness for approved projects. If an applicant does not agree with a decision from the HRB, they have the option to appeal that decision to the Virginia Beach City Council.

Virginia Beach earned the designation of Certified Local Government (CLG) from the National Park Service in 2016. This designation is essentially accreditation for the City's historic preservation program. An integral part of the CLG program is establishment of local historic districts and implementation of a process to maintain the historical character of each district.

Removal of the Historic and Cultural District zoning overlay for the Nimmo Church district, or any district, sets a bad precedent that threatens the integrity of Virginia Beach's historic preservation program. Should other designated Historic and Cultural Districts choose to follow this precedent, it would threaten the City's standing as a CLG. Benefits for CLG communities include eligibility for grant funding. Since 2020, Virginia Beach's historic preservation program has received \$120,485 in grant funding as a result of its CLG designation.

The only justifiable reasons for removal of the zoning overlay from a Historic and Cultural District would be if the historic resource was no longer extant or if it was damaged or altered to the extent that it no longer possessed historical integrity or significance. That is not the case with Nimmo Church.

Please consider the HRB's unanimous recommendation for the Planning Commission to recommend denial of the ordinance to remove the Historic and Cultural District zoning overlay from Nimmo Church. If you have any questions about the HRB or our position on the ordinance under consideration, please contact me at 757-754-4460 or by email at sbm@mcnaughtonarch.com.

Sincerely,



Steve McNaughton

Chair, Historical Review Board

MAR/sbm

cc: Marchelle Coleman
Ellie Dauernheim