



TOWN OF ABINGDON
Abingdon, Virginia

*The Historic Preservation Review Board welcomes you to this meeting today. 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; give your **first and last name** and your **complete physical address**.*

TO: Historic Preservation Review Board Members
FROM: Sean Taylor, Assistant Town Planner
RE: Regular meeting
Wednesday, October 5, 2016 – 5: 15 p.m.
Abingdon Municipal Building, Colonel Arthur Campbell room

Items on the agenda:

1. Roll Call
2. Approval of Minutes: Regular meeting, September 7, 2016

NEW BUSINESS

3. COA request; **Dee Hopkins**, 116 E. Main St., Abingdon, VA 24210, **owner; Robert Neeb, representative**; request for COA to install fences – one in front of property and one in rear.
4. COA request; **Douglas & Lorie Ellis**, 301 E. Valley St., Abingdon, VA 24210, **owner; Douglas Ellis, representative**; request for COA for exterior changes, porches, fencing, and driveway.
5. DISCUSSION ITEM: Vacant lot on E. Valley with existing garage, known as the “Cosby Garage”; potential site for new construction project; **Jim Bundy, representative**.
6. ADJORN

If you are unable to attend this meeting, please call 276-492-2125.

Please bring your agenda information to the meeting with you. ST/mj

WORKING AGENDA

RE: **Regular meeting**
Sept. 7, 2016 – 5:15 p.m.
Abingdon Municipal Building, Arthur Campbell Rm.

Items on the agenda:

CALL TO ORDER

- i. Reminder of the role of the HPRB – Betsy White, Chair**

1. Roll Call	Present	Absent
Mrs. Patterson	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Weaver	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. White	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Johnson	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Neese	<input type="checkbox"/>	<input type="checkbox"/>

2. Approval of Minutes: Regular meeting, September 7, 2016

- a. Request from Staff: Staff requests approval of minutes of Sept. 7, 2016, regular meeting of the HPRB as presented.

i. Motion:

ii. Second:

iii. VOTE:

3. COA request; **Dee Hopkins**, 116 E. Main St., Abingdon, VA 24210, **owner; Bryan Ely, representative**; request for COA to install fences – one in front of property and one in rear.

- a. Request from Staff: Staff recommends approval for the rear privacy fencing, **no more than 6' in height**. The height of the fence **shall** include the height of the fence posts. Currently, the installed fence posts are too tall (8 ft.). The **total height of the fence** may not exceed 6 feet, including any lattice or decorative top. HPRB does not review landscaping. Staff recommends approval of the picket fence (to match Hopkins' existing fence) as presented. *The Design Review Guidelines state: **12. Fences in the Front Yard, a. Fences of cast iron or wood pickets, balusters or spindles are appropriate for front yards and should be painted or stained an opaque color. Solid board fences that obstruct visibility of the historic premises are not appropriate for use in front yards.***

i.

ii. Motion:

iii. Second:

iv. VOTE:

4. COA request; **Douglas & Lorie Ellis**, 301 E. Valley St., Abingdon, VA 24210, **owner; Douglas Ellis, representative**; request for COA for exterior changes, porches, fencing, and driveway.

a. Request from Staff: Staff is generally in agreement with the concept of returning the home to a residential use and the concept of making improvements to the exterior of the property. However, there is little information provided in this COA submittal for the HPRB to make any true determination of the appropriateness of the suggested changes. **Staff recommends that HPRB table the request until Mr. Ellis can provide further details (materials, colors, examples, photos of the original door, etc.).**

i.

ii. Motion:

iii. Second:

iv. VOTE:

5. DISCUSSION ITEM: Vacant lot on E. Valley with existing garage, known as the “Cosby Garage”; potential site for new construction project; **Jim Bundy, representative**.

a. This is only a discussion item. Mr. Bundy is representing a potential buyer who wishes to build a new home on this lot (between the Galloway home and Fred & Gypsy Holt). The discussion will involve what to do with the existing garage on the property.

6. ADJORN

b. Time of Adjournment:

Next regularly scheduled meeting will be November 2, 2016 at 5:15 pm In the Arthur Campbell Room – 1st Floor

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
SEPTEMBER 7, 2016 – 5:15 P.M.

The Regular meeting for the Historic Preservation Review Board was held on Wednesday, September 7, 2016, at 5:15 p.m. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

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

ROLL CALL

Members Present: Mrs. Betsy White, Chairperson
Mr. Jeff Johnson, Vice-chairman
Mrs. Cindy Patterson, Councilperson
Mr. Andrew Neese

Comprising a quorum of the Board

Members Absent: Mr. Michael Weaver

Administrative Staff: Mr. Sean Taylor, Assistant Town Planner
Mrs. Deb Icenhour, Town Attorney
Matthew Johnson, Director of Planning

Visitors: Mr. Thomas Deene
Mr. Brian Ely
Polly Mallory
Dee Hopkins
Gary Kimbrell
Susan Kimbrell
Edison Jennings
Donna Levine
Joe Levine

(2) Approval of Minutes: **Regular meeting, August 3, 2016**

Mrs. Patterson moved to approve the minutes from the regular meeting, August 3, 2016, as submitted. Second by Mr. Johnson. All in favor. Minutes approved.

Minutes stand approved as submitted.

* * * * *

- (3) Certificate of Appropriateness: **Dee Hopkins**, 116 E. Main St., Abingdon, VA 24210, **owner**; **Bryan Ely, representative**; request for COA to install fences – one in front of property and one in rear.

Mr. Johnson requested that the HPRB go into executive session with the Town Attorney to discuss the legalities of the matter.

On motion of Mr. Johnson, seconded by Mr. Neese, the HPRB went into closed session pursuant to Section 2.2-3711(A)(7) of the Code of Virginia, 1950, as amended, the board will convene in a closed session for the purpose of consultation with legal counsel regarding specific legal matters requiring the advice of counsel.

The Town Attorney, Deb Icenhour, read the following certification to be adopted by the HPRB members:

WHEREAS, the Historic Preservation Review Board of the Town of Abingdon, Virginia has convened in a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions set forth in the Virginia Freedom of Information Act; and WHEREAS, Sec. 2.2-3712(D) of the Code of Virginia, 1950, as amended, requires a certification by the Historic Preservation Review Board that such closed meeting was conducted in conformity with Virginia law; and NOW THEREFORE, be it resolved, that the Historic Preservation Review Board of the Town of Abingdon, Virginia hereby certifies that to the best of each member's knowledge (i) only public business matters lawfully exempted from an open meeting requirement by Virginia law were discussed in closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

The certification was as follows:

Mrs. White- I so certify
 Councilperson Patterson- I so certify
 Mr. J. Johnson- I so certify
 Mr. Neese- I so certify

On motion of Mr. Johnson, seconded by Mr. Weaver, the HPRB reconvened in regular session.

Roll call vote as follows:

Mrs. White- Aye
 Councilperson Patterson- Aye
 Mr. J. Johnson- Aye
 Mr. Neese- Aye

Mrs. White updated the board that Mrs. Hopkins application was presented as a continuation of an application tabled at the August 3rd, 2016 HPRB regular stated meeting. Mrs. Hopkins stated that she has amended her application state that the propose fencing would be placed 6 inches off of the

property line while all other aspects of the application are to remain as originally presented. Mrs. White requested that Mr. Taylor present the application as written. After Mr. Taylor read the application, Mrs. White asked Mrs. Hopkins to explain the height of the proposed privacy fence.

Mrs. Hopkins explained that the Privacy Fence would be 6 feet in height with a lattice panel on top matching the current fencing located on Mrs. Hopkins property. Mr. Thomas Dene, attorney for Carl and Polly Mallory who is an adjacent neighbor to Mrs. Hopkins, presented to the board that the proposed fence would detract from the overall preservation of the Mallory's property due to the close proximity of the proposed fence to the Mallory's residence. Mr. Dene further presented to the Board that Mr. and Mrs. Mallory are opposed to the installation of the fence due to being possibly prevented from completing any preservation work on the residence due to the proposed location of the fence being less than 2 feet from the side of the residence.

Mr. Bryan Ely, an attorney representing Mrs. Hopkins, asked that the HPRB follow the guidelines in approving the fence. Mr. Johnson noted that town staff had recommended the approval of the proposed rear privacy fence and did not recommend approval of the privacy fence along the side of the Mallory's structure due to Design Guideline #12 "Solid Board Fences that obstruct visibility of the historic premises are not appropriate for use in front yards". Mrs. Hopkins explained that the proposed fence is to block out the disrepair of the Mallory's structure especially after the removal of the concrete block garage.

Mr. Johnson moved that the application be denied due to the proposed privacy fencing obstructing an historic building. Second by Mr. Neese.

Roll call vote as follows:

Mrs. White- Aye
Councilperson Patterson- Aye
Mr. J. Johnson- Aye
Mr. Neese- Aye

Mrs. White asked that Mr. Mathew Johnson explain to Mrs. Hopkins the procedures for appealing the HPRB decision. Mr. M. Johnson, Director of Planning, read the applicable sections of the Code for the record. Mr. Ely asked if Mrs. Hopkins could present a new COA application to the HPRB without appealing the decision. Mrs. White affirmed that a new application for COA could be brought before the board.

Mrs. White presented to the board concerns about the Stop Work Order issued to Mrs. Hopkins concerning the two post's installed without having been issued a COA. Mr. Matthew Johnson replied that no action would be taken to remove the posts until after the timeline for appeal of the decision has lapsed. After the timeline for appeal has lapsed town staff would then take action to have the posts removed.

Mr. J. Johnson made a motion to stay the stop work order until after the October 5th regular stated HPRB meeting. Second by Mrs. Patterson.

Roll call vote as follows:

Mrs. White- Aye
Councilperson Patterson- Aye
Mr. J. Johnson- Aye
Mr. Neese- Aye

There being no further business, the meeting adjourned.

Sean Taylor, Secretary

Mrs. Betsy White, Chairperson

Not Yet Approved

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: 116 EAST MAIN	Historic District?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINT): DEE HOPKINS	Representative Agent(s) Name:
Signature: <i>Dee Hopkins</i>	Firm:
Mailing Address: 116 EAST MAIN	Mailing Address:
City: Abingdon	City:
State/Zip: VA/24210	State/Zip:
Phone/Fax Number: 304-276-1181	Phone/Fax Number:
Email: hopkinsdee@aol.com	Email:

(Check the Appropriate Boxes - Check all that Apply)

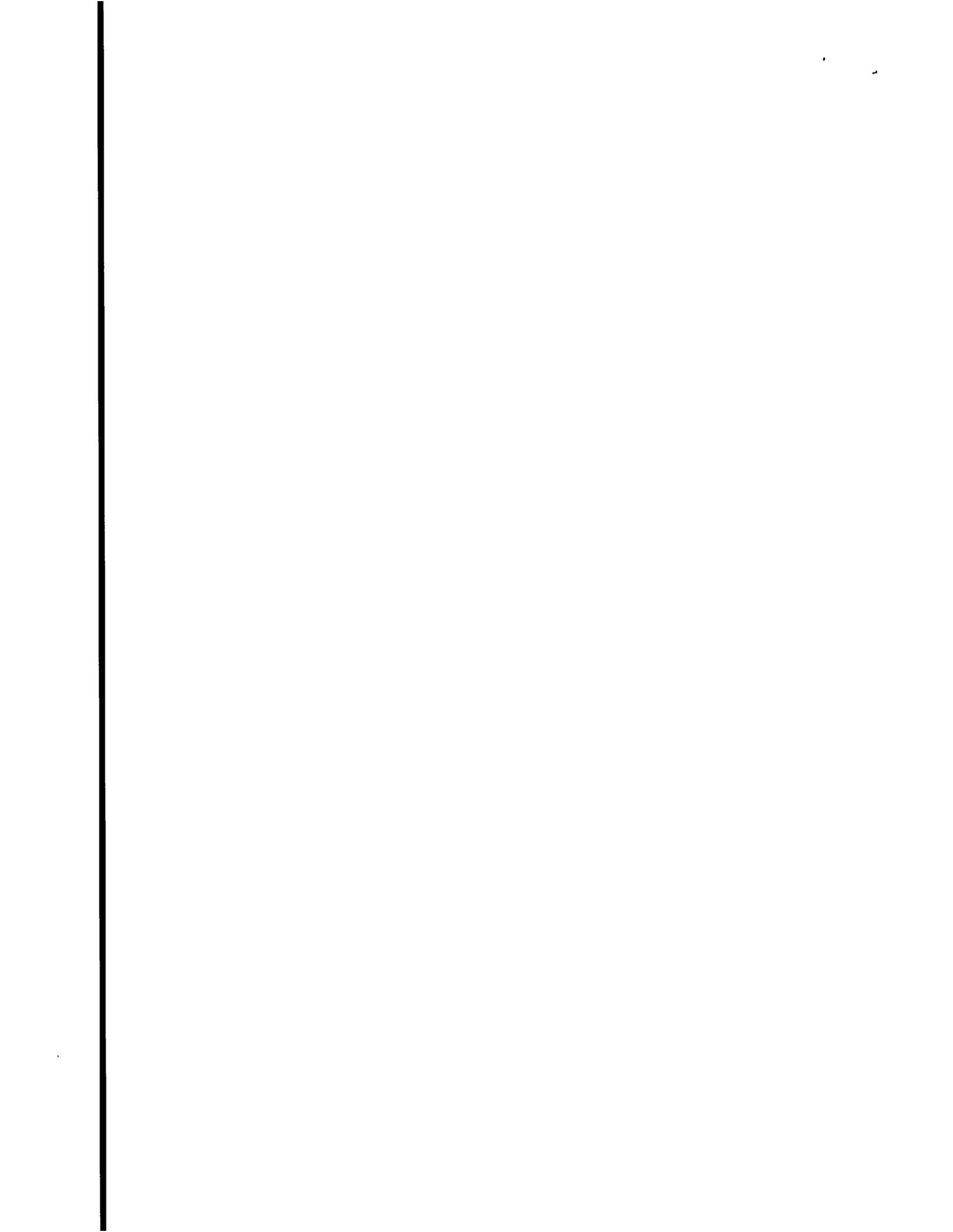
<input type="checkbox"/>	Exterior Change	<input type="checkbox"/>	Addition	<input type="checkbox"/>	Relocation
<input checked="" type="checkbox"/>	Wall/Fence	<input type="checkbox"/>	Deck/Porch	<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Driveway/Parking Area	<input type="checkbox"/>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

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

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

Signed

Date



PLEASE READ:

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

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

- 1.) I am requesting permission to construct a picket fence (wood, painted white) that matches my existing front yard fence. It will be constructed on my property (6" in from property line) on the opposite side of my drive from the side now fenced. It will begin at the street and will extend to the beginning of the house next door (Mallory residence).
- 2.) I am requesting permission to construct a wood privacy fence.

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.

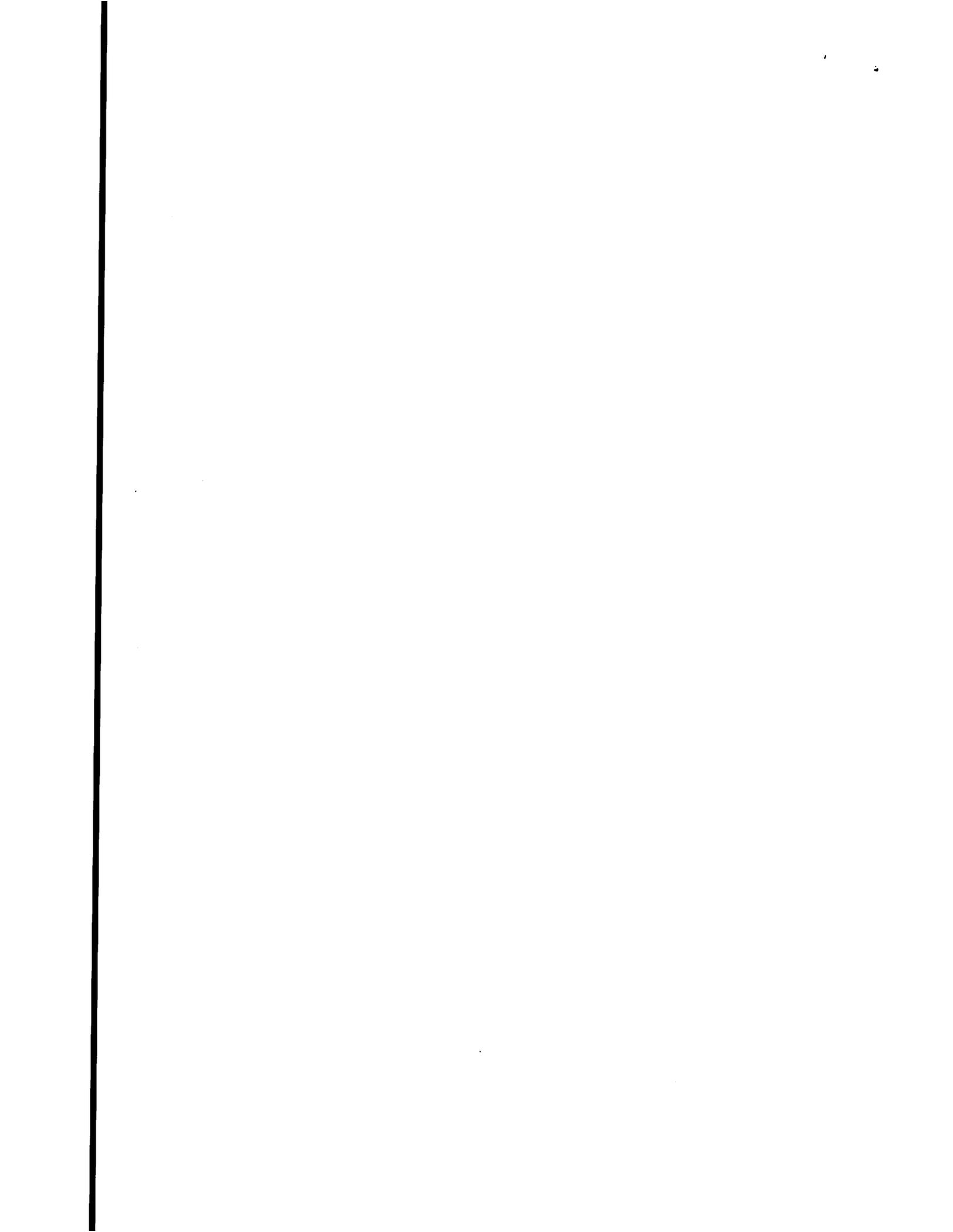
- Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration
- Site plan or plat of property
- A list of materials including color samples that identifies the type and quality of materials to be used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

wood, white paint

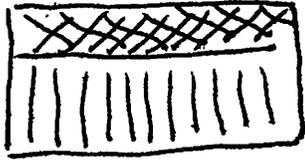
- \$50.00 application fee if requesting tax credits
- Are you requesting tax credits for this project?
- Other (please attach more sheets if necessary)

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.

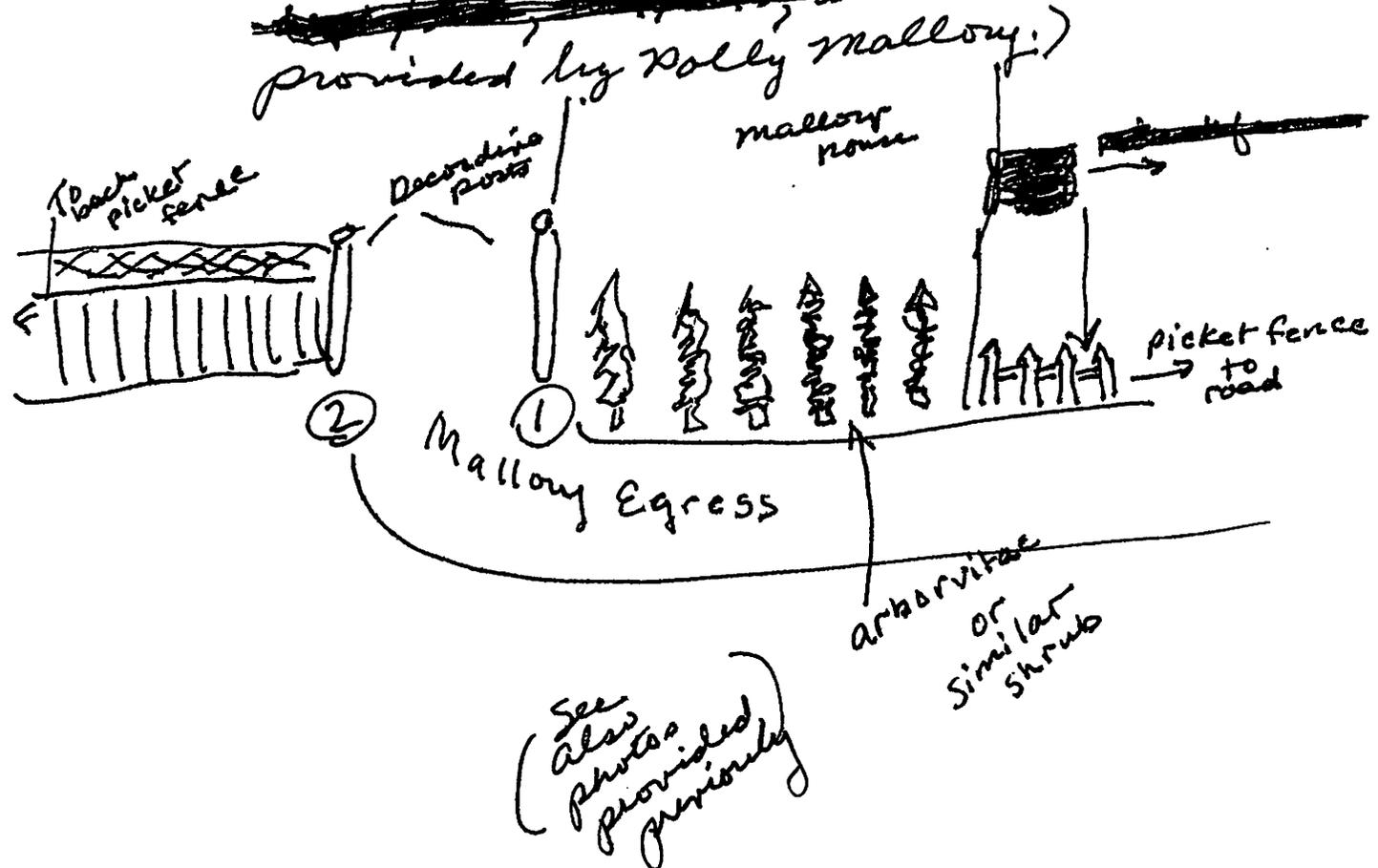


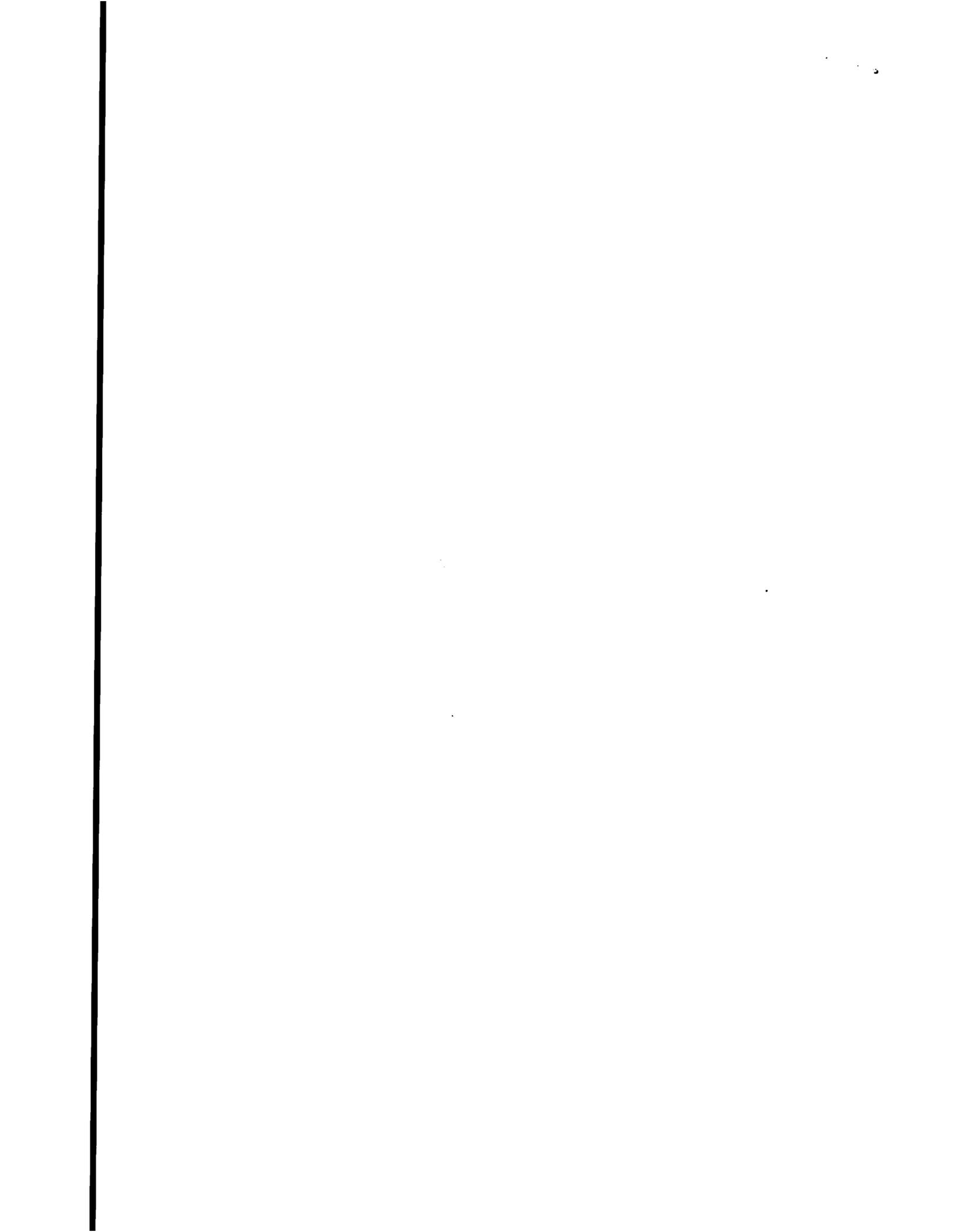
The new fence will extend from the second decorative post (marking the egress the Mallory household that is allowed by law for use of the drive) to the existing picket fence located at the back of my property. It will mimic the existing fence and will be 6 ft. tall with decorative lattice along the top.

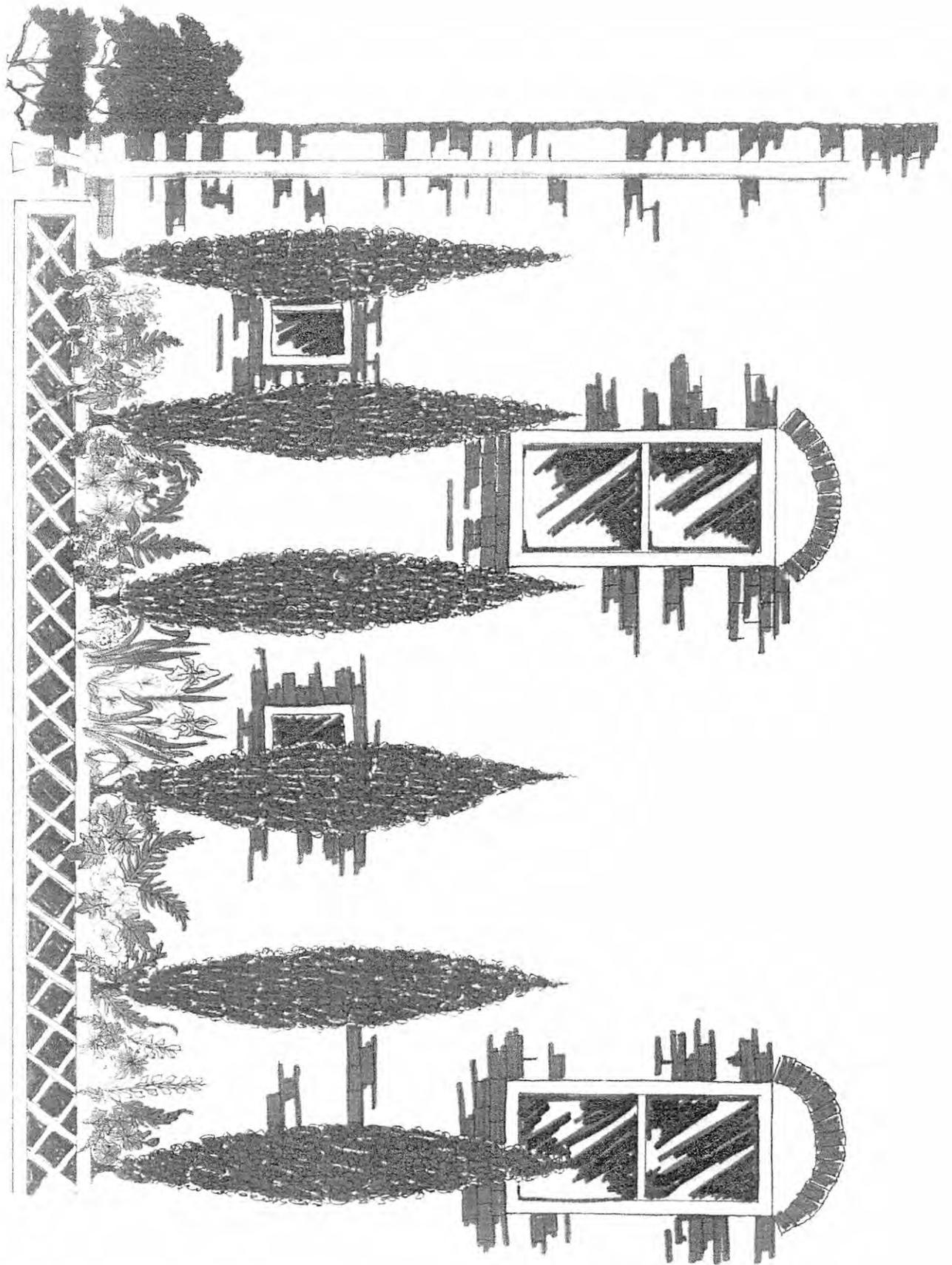


(See also photos previously provided)

My plan for the side space between the requested picket fence (in the front) to the first decorative post that marks the egress the Mallory household is allowed by law for use of the drive, is to plant a border of ~~shrubs~~ shrubs such as ARBORVITAE. (See attached ~~image~~ ~~photos~~ artist's rendition provided by Dolly Mallory.)





























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: 301 E. Valley Street		Historic District?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Business Name (if applicable):		Tax Map No: 013-1-21	
Applicant/Property Owner Name (PRINT): H. Douglas & Lorie S. Ellis		Representative Agent(s) Name:	
Signature:		Firm:	
Mailing Address: 211 W. Main Street		Mailing Address:	
City: Abingdon		City:	
State/Zip: VA		State/Zip:	
Phone/Fax Number: 276-608-3674		Phone/Fax Number:	
Email: hdellis@ellissodashoppe.com		Email:	

(Check the Appropriate Boxes - Check all that Apply)

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

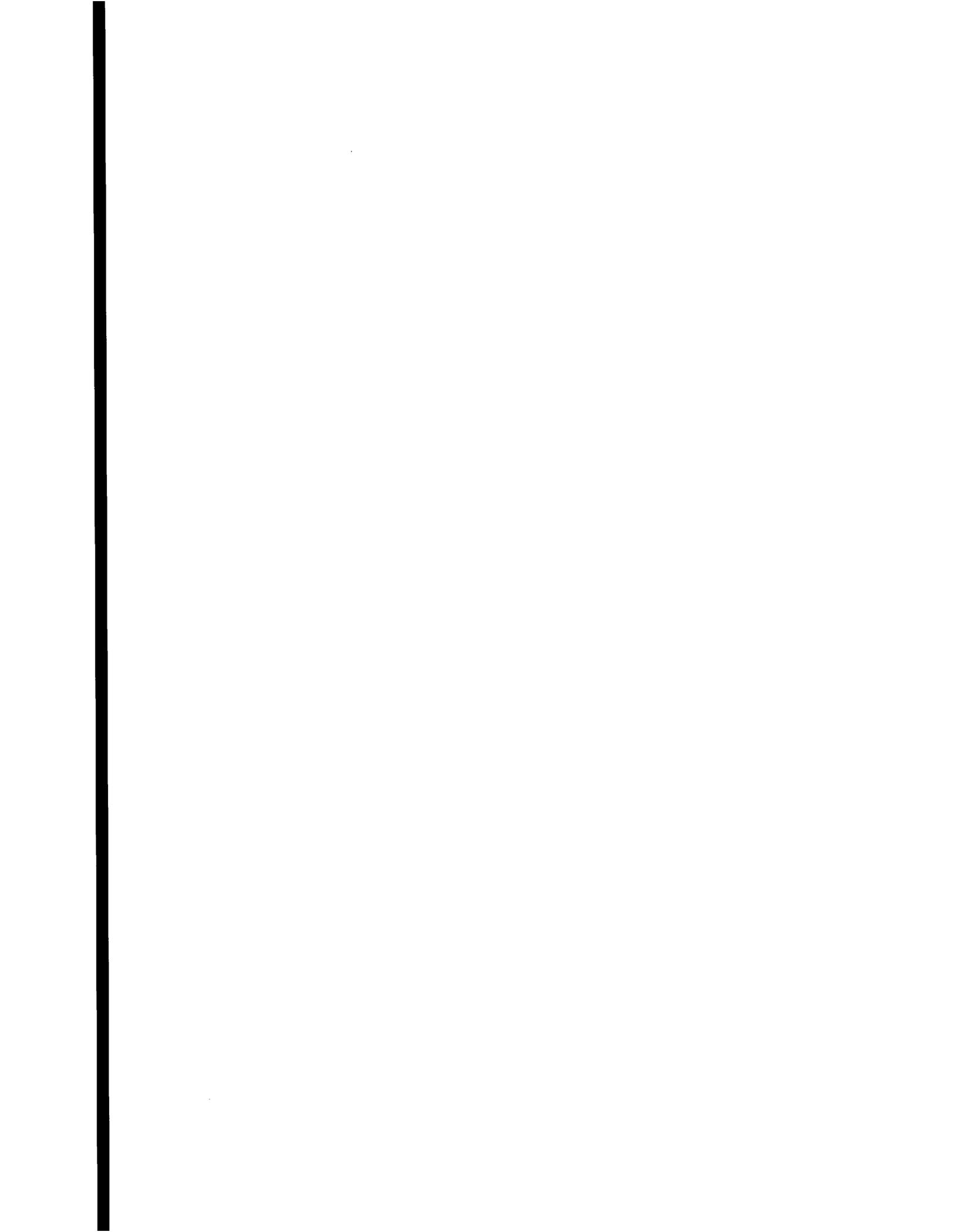
Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? Yes No

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

Signed

Date

9/8/16



PLEASE READ:

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

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

We wish to return this property to a private residence. We request to do the following: 1) reinstall the original front door of the building. 2) remove the handicap ramp located within the front porch. 3) remove the drive thru window on the east end of building and replace with an entrance into the building. 4) remove the pavement located on the west end of the building and replant grass. 5) install a visual barrier to hide the cellar entrance located on the west side of the building and provide a place to store trash can, etc..

* Stain porch to match front door * Dark finish.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

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

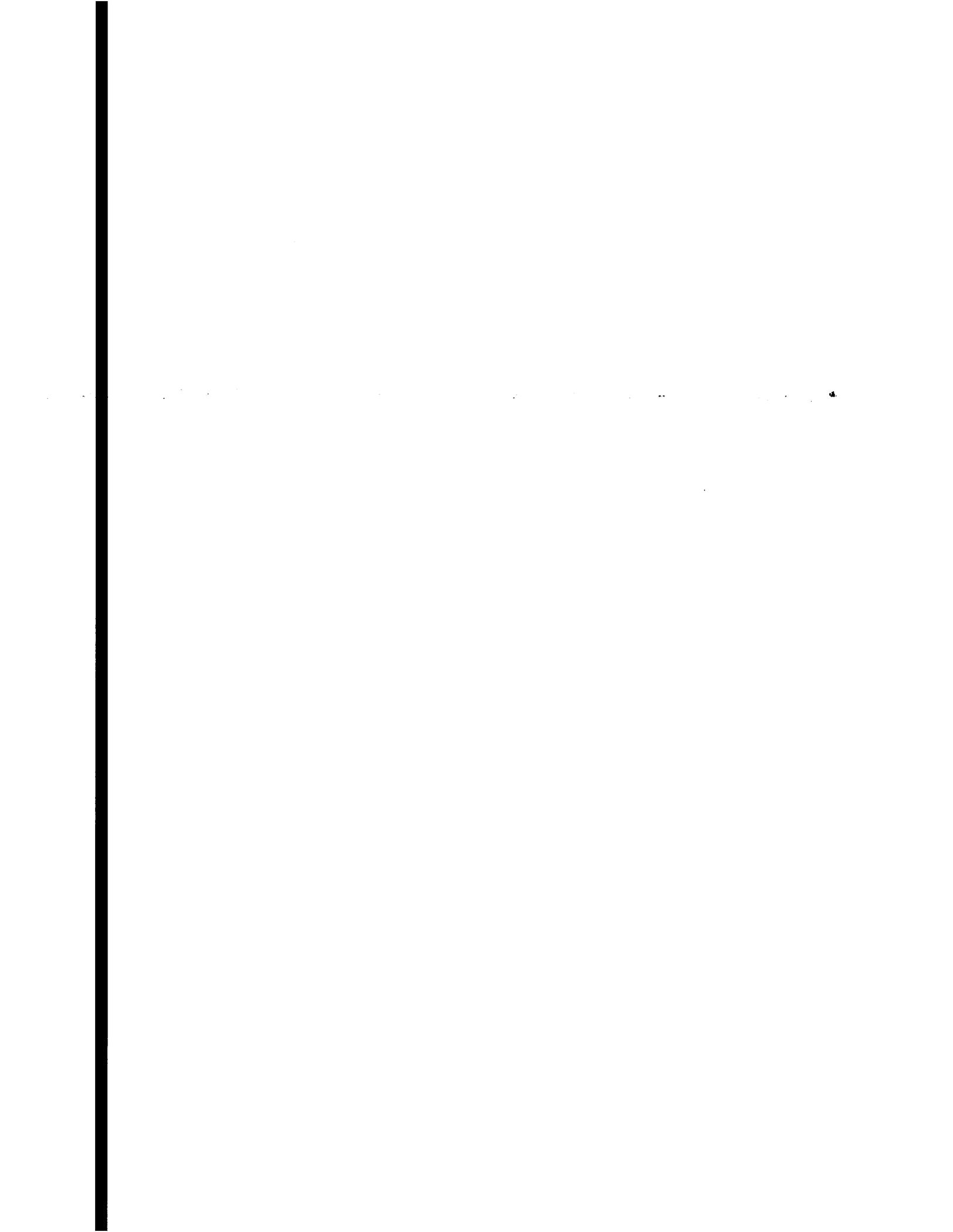
- Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration
- Site plan or plat of property
- A list of materials including color samples that identifies the type and quality of materials to be used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

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

To be Completed/Initialed by Planning Department Staff

- 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





Remove pavement
on west side of
building + replant
grass



Install Visual
barrier around
cellar entrance

See Example Photo





Remove Existing Front
Door, Replace with
original Front Door

Remove Appl Ramp
+ Return to original
porch



Remove Drive Thru
window + Replace
with Entrance to
Building



Visual barrier

Example

















44. LEWIS T. COSBY HOUSE

Before the current house was built, an earlier one-story house was on this lot, built around 1805 by Robert Dukes. In 1812, Charles S. Carson purchased the house and lot, where his sister, Mrs. Jane Bekem, was already living. He later devised the property to his sister's children.

Mrs. Bekem's daughter, Jane Eliza, married Rev. Lewis F. Cosby, the first pastor of the Methodist Protestant Church in Abingdon. The Cosby family lived at the Oakland farm for many years (see #79). After Mrs. Cosby's death, her brother, Charles S. Bekem, deeded his interest in the house and lot on Valley Street to her son, Lewis T. Cosby.

Tax records indicate the present house was begun in 1876 and completed by 1880. The earlier house was removed down to its foundations, which were incorporated into the part of the house that faces Pecan Street. Additions in 1911 perhaps included the present kitchen and porch on the south side of the house.

The property was sold by Lewis T. Cosby's granddaughters in 1971 to Walter and Mary Hendricks.

THE SIDING & THE CORNER TRIM ARE DIFFERENT FROM THE MAIN HOUSE & THE KITCHEN'S ADDITION. I DID PLAY IN THE GARAGE & THE ONE TORN DOWN TO BUILD THE LAW OFF. ACROSS THE STREET IN THE 1950'S. THE GARAGE ACROSS THE STREET WAS BRICK.