

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
AUGUST 6, 2014 – 5:15 P.M.

The Regular meeting for the Historic Preservation Review Board was held on Wednesday, August 6, 2014, 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, Chairman
Mr. Byrum Geisler
Mrs. Jayne Duehring
Mr. Peyton Boyd
Mr. S. Andrew Neese

Comprising a quorum of the Board

Members Absent: None

Administrative Staff: Mr. Sean C. Taylor, Assistant Town Planner
Mrs. Deborah Icenhour, Town Attorney
Mr. John Dew, Director of Public Services and Construction
Mr. C. J. McGlothlin, Code Enforcement Officer (Absent)
Mrs. Jenny Carlisle, Administrative Assistant: Planning,
Public Works, Public Services

Visitors: Mrs. Yvonne Ellis
Mr. Douglas Ellis
Mrs. Ellis
Ms. Sonya Ingram
Mr. Langley Shazor
Mr. Rick Humphreys
Mr. Mike Owens

(2) Approval of minutes: Regular meeting, June 4, 2014.

Mrs. Jayne Duehring made a motion to approve the minutes from the Regular meeting, June 4, 2014, as presented, second by Mr. Geisler. Unanimously approved.

- (3) **CERTIFICATE OF APPROPRIATENESS: Yvonne L. Ellis, Owner; H. Douglas Ellis, Representative; 211 West Main Street, Abingdon VA 24210; application for Certificate for sign and fence located at 211 West Main Street. Tax Map No. 012-1-71.**

Mr. Douglas Ellis, 135 Longview Drive, presented the Certificate of Appropriateness for a sign and temporary barrier for the properties at 211 and 217 West Main Street. He provided a history of the parking problem which he said began in 1973 when the Sam Sneed building next door received a waiver from the parking requirements and was allowed to construct the neighboring building with only 12 parking spots. This means that overflow from that property regularly fills his parking lot with 32 spaces, thus making it so his tenants and patrons are not left with enough parking spaces.

Discussion ensued with suggestions to submit a Certificate of Appropriateness for a sign and fence that adheres to the guidelines. Mr. Ellis responded that it is cost prohibitive.

Mr. Boyd moved to approve the sign, as presented, based on the rationalization that the property is located on the border of the Historic District, near the commercial district of town. Second by Mrs. Duehring. After further dialog, Mr. Ellis withdrew his application prior to a vote, stating that he would come back next month with a plan that better fits the guidelines.

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- (4) **CERTIFICATE OF APPROPRIATENESS: Municipal Building Parking Lot, Town of Abingdon, owner; 133 West Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for dumpster Privacy Fence.**

Mr. John Dew, Director of Public Services and Construction, Town of Abingdon, 133 West Main Street, presented the Certificate of Appropriateness for a screen for the dumpster in the Municipal Building parking lot. It will be constructed of wood, butt up against the Barter Theater's screening, almost as an extension from that, and will be painted to match. It will have a gate on the front for access to the dumpster, with metal posts for the gate hinges, hidden by the wood posts.

Mr. Geisler made a motion to approve the Certificate of Appropriateness, as presented. Second by Mr. Boyd. All in favor. Motion carried.

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At this time Mr. Taylor asked to add two sign permit applications to the agenda. Mr. Geisler moved to add two sign permits to the agenda. Second by Mr. Neese. Motion carried.

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- (5) **APPLICATION FOR SIGN PERMIT: John W. Browder, Allstate, owner; 4925 Boonsboro Road, Lynchburg, Virginia 24503; application for Permanent sign to be located at 158 East Main Street, Abingdon, Virginia 24210. Tax Map No. 013-1-114.**

Mr. Taylor provided details for the sign permit application from Allstate on Main Street. They will use the existing sign post and replace the current sign with a new sign with the same colors, well within the size guidelines. They are also proposing to add a sign with hours of operation to the building front.

Mr. Geisler moved to approve both signs, as presented. Second by Mr. Neese. All in favor. Motion carried.

(6) APPLICATION FOR SIGN PERMIT: **Ashley Deloach, dba Koltown Properties, owner; 170 West Valley Street, Abingdon, Virginia 24210; application for Permanent sign to be located at 170 West Valley Street, Abingdon, Virginia 24210. Tax Map No. 012-1-62**

Mr. Taylor then presented the application for sign permit for a realty business looking to open a location in Abingdon. They propose to use the existing posts and install a gray, synthetic wood sign with black lettering. The sign will be well within the size guidelines.

Motion made by Mr. Geisler to approve the sign permit as presented, second by Mrs. Duehring. All in favor. Motion carried.

(7) ANNOUCEMENT: Mrs. White mentioned that in light of recent staff changes, they believe it wise to pause major Preservation Plan work for a couple months.

(8) DISCUSSION: Demolition by Neglect, Sonya Ingram, Field Representative; Preservation Virginia.

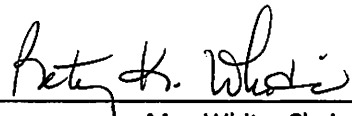
Mr. Taylor introduced Sonya Ingram, Western District of Preservation Virginia, in Danville, Virginia. Ms. Ingram began the discussion mentioning different reasons for the demolition of historic properties including intentional and unintentional. She mentioned that guidelines are difficult to enforce because code enforcement officials and preservation boards members butt heads about how to handle structures.

Ms. Ingram mentioned three things that can be done to prevent demolition by neglect:

- 1) Having effective provisions in the zoning ordinance or preservation ordinance as a main defense. This must have adequate solutions and enforcement authority.
- 2) Offering incentives and tax credits: low cost loans, purchasing the properties outright, downtown façade improvement programs, and receivership programs where jurisdictions can take temporary custody of a property, rehabilitate it, and the owner can regain possession of the property if they pay for the rehabilitation.
- 3) Eminent domain can also be used successfully if done correctly.

The presentation and discussion continued.

There being no further business, the meeting adjourned at 7:36 p.m.



Mrs. White, Chairperson



Sean Taylor, Secretary