

TOWN OF ABINGDON  
BOARD OF ARCHITECTURAL REVIEW  
REGULAR MEETING  
FEBRUARY 2, 2011 - 5:00 P.M.

The regular meeting of the Board of Architectural Review was held Wednesday, February 2, 2011 at 5:00 P.M. The meeting was held in the downstairs meeting room of the Municipal Building.

Dr. Charles M. Owens, Chairman, called the meeting to order. Mr. Taylor called the roll.

ROLL CALL

Members Present: Dr. Charles M. Owens, Chairman  
Mr. Byrum Geisler  
Mr. Peyton Boyd  
  
Comprising a quorum of the Board

Members Absent: Mr. Jason Berry  
Mrs. Doris Shuman

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning  
Mr. Sean Taylor, Assistant Director Planning/Zoning  
Mrs. Deborah Icenhour, Town Attorney

Visitors: Mr. Joe Pate  
Mr. Terry Malone  
Ms. Martha Combs  
Mr. Edward B. Eller  
Mrs. Helen F. Eller

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- (2) Approval of Minutes:  
Regular Meeting, November 17, 2010 (Rescheduled from November 3, 2010)  
Regular Meeting, January 5, 2011  
Special Meeting, January 11, 2011

Regular Meeting, November 17, 2010 (Rescheduled from November 3, 2010)

Mr. Geisler made a motion that the minutes of the regular meeting, November 17, 2010 be approved as presented. Mr. Boyd seconded the motion with unanimous approval.

Regular Meeting, January 5, 2011 and Special Meeting, January 11, 2011

Mr. Geisler made a motion that the minutes of the regular meeting, January 5, 2011 and special meeting, January 11, 2011 be approved as presented. Mr. Boyd seconded the motion with unanimous approval.

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- (3) CERTIFICATE OF APPROPRIATENESS - **Saratoga**, 101 Med Tech Parkway, Suite 307, Johnson City, TN 37604; application for Certificate of Appropriateness for approval for the addition of a new Mansford roof, replacement windows and shutters to the existing structure located at 165 East Valley Street. **Tax Map No. 13 (1) 4A.**

**COPY**

This is a request for approval of two (2) signs to be located at 165 East Valley Street. The top of the sign will be designed as a miniature building roof, having bronze aluminum cap with architectural shingles. The mounting posts will be 4 in. x 4 in. bronze aluminum, 8 ft. to 10 ft. above grade. The size of the sign will be 16 in. (height) x 36 in. (wide) maximum. The signs will be sandblasted redwood, each side having Dark Blue background, with White lettering and border. The sign roof will have concealed fluorescent lighting.

After a lengthy discussion, Mr. Geisler made a motion to approve application as presented, with the condition that the florescent light to not be visible from normal sidewalk viewing. Mr. Boyd seconded the motion, with unanimous approval.

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- (4) **CERTIFICATE OF APPROPRIATENESS - Edward B. and Helen F. Eller, 30378 Lee Highway, Glade Spring, VA 24340; application for Certificate of Appropriateness for approval to renovate/remodel existing structure located at 267 Valley Street, N.E. Tax Map No. 13 (1) 18.**

This is a request for approval to renovate and remodel the existing structure located at 267 Valley Street, N.E. The items to be considered are as follows:

- Construct an addition to the rear of the existing structure. The proposed addition will be 24 ft. x 24 ft. in size and will be flush with the east side of structure.
- On higher elevation level, at the rear of this structure, it is proposed to construct a 22 ft. x 24 ft., two car garage that will extend to five feet of the eastern property line. The outside of the proposed addition and garage will be Hardy Plank, with 30 year Architectural Shingles to match existing roof; the house will remain White in color.
- A strip of Dentil Molding will be placed on front under roof line.
- Shutters, Soft Grey, in color will match the roof.
- Appropriate landscaping will be done in front yard, with handicap ramp being removed.
- Replacement windows, with small panes will be used.

Mr. Eller explained that he and Mrs. Eller decided to purchase this property because of its "cottage image" and it is their plan to renovate and remodel this structure for a permanent residence as a part of their retirement plans.

After discussion and review of the proposed changes, it was the consensus of the Board that a more precise drawing of the proposed addition was needed for review before consideration of this application.

Mr. Eller was in agreement to return to the Board at a later date, with a more detailed drawing for the proposed addition.

There was also discussion regarding the request for replacing the existing windows. Mr. Geisler explained that, per Guideline requirements, the existing windows must be preserved if possible. Mr. Boyd stated that if the existing windows cannot be preserved, the Board will supply information regarding the type of replacement windows that would be allowed, per the Guideline requirements.

After further discussion, Mr. Geisler made a motion to approve the removal of the handicap ramp in order to prevent delay in work of the proposed renovation plan. Mr. Boyd seconded the motion with unanimous approval.

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- (5) **CERTIFICATE OF APPROPRIATENESS - Martha E. Combs, Representative, and Sammy Campbell, P. O. Box 1404, Abingdon, VA 24212; application for Certificate of Appropriateness for approval to renovate/remodel existing structure located at 268 East Main Street. Tax Map No. 13 (1) 93. (As stated on application, Ms. Martha E. Combs is in process of purchasing this property from Sammy Campbell.**

This application was presented for discussion only; requesting permission to make several changes and architectural improvements to property located at 268 East Main Street.

Ms. Martha E. Combs, representing the application, is in the process of purchasing this property from Sammy Campbell.

Ms. Combs explained that the changes and architectural improvements to this property would include the following:

- Scrap and paint entire house
- Repair or replace boards and shutters as necessary
- Restore or replace windows as necessary
- Replace all structure beams in the basement that have decayed overtime
- Dig out basement, pour a concrete floor, and put up walls where necessary and make it usable for heating and cooling units and strengthen foundation
- Add all new electrical wiring and lighting
- Dig a whole new basement as part of addition on back of house
- Addition is to be same size as downstairs to add on kitchen
- Add a new back porch as part of addition
- Make the front porch across the entire front of the house
- Add a half bath in the basement addition and a half bath on the ground floor
- Make a parking lot in the back of the house
- Put up a privacy fence on property next to Frost Funeral Home
- If possible, construct a semi-circular driveway to be brought in off Main Street in front of house similar to the old PJ Brown building.

The Board expressed their delight in Ms. Comb's interest in trying to obtain this property and her desire to refurbish the structure.

There was a brief discussion regarding the proposed renovation and remodeling of the existing structure. The Board informed Ms. Combs of the possibilities for being eligible for state, federal and local tax credits for this project.

The Mr. Boyd explained that a more detailed drawing of the proposed plans would be required and the plans would require an architect's approval. It was also explained that, per Guideline requirements, any windows in the existing structure must be preserved, if possible, and windows in the proposed addition must match the existing windows.

It was noted that overall, it appeared that the proposed renovation requests would be approved as long as the requested changes fall within the Guideline requirements.

Ms. Combs was in agreement to return to the Board at a later date, with a more detailed drawing for the proposed addition and more detailed information regarding other proposed requests.

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(6) DISCUSSION - Revision of Guidelines

A discussion of the revisions for the Guidelines continued, with a few minor changes being made. A draft copy will be reviewed at the next meeting.

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There being no further business, a motion was made that this meeting be reconvened on Wednesday, March 2, 2011 to further discuss the application submitted by Edward B. and Helen F. Eller and the application submitted by Martha F. Combs. The motion was seconded, with unanimously approval.

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Dr. Charles M. Owens, Chairman

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W. Garrett Jackson, Secretary