

**TOWN OF ABINGDON  
HISTORIC PRESERVATION REVIEW BOARD  
WEDNESDAY, FEBRUARY 7, 2018 – 5:15 PM  
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, February 7, 2018 at 5:15 pm in the Arthur Campbell Meeting Room of the Municipal Building.

**A. WELCOME by *Jeff Johnson, Chair***

**B. ROLL CALL – *Jason Boswell, Interim Director of Planning***

Members of Board Present:

Mr. Jeff Johnson, Chair  
Mr. Michael Weaver  
Ms. Cindy Patterson  
Mr. Andrew Neese  
Mr. Byrum Geisler

Administrative/Town Staff:

Jason Boswell, Interim Director of  
Planning  
Cecile Rosenbaum, Asst. Town  
Manager and Clerk  
Kim Kingsley, Paralegal/Deputy Clerk  
William and Kim Watson  
Mike Hilman  
Mike Edwards  
Richard Humphreys  
Joe LeVine

**C. APPROVAL OF MINUTES (AUDIO 2:58 – 3:44)**

**On motion by Mr. Neese, seconded by Mr. Geisler, the Board to approve the minutes of the January 3, 2018 Regular meeting as presented.**

**The roll call vote was as follows:**

<b>Mr. Weaver</b>	<b>Aye</b>
<b>Ms. Patterson</b>	<b>Aye</b>
<b>Mr. Geisler</b>	<b>Aye</b>
<b>Mr. Neese</b>	<b>Aye</b>
<b>Mr. Johnson</b>	<b>Aye</b>

**D. CERTIFICATE OF APPROPRIATENESS**

1. Harold Stanley, owner of 284 Valley Street, Parcel No. 011-1-95-  
Representatives are William and Kim Watson, Lebanon, Virginia  
(AUDIO 3:45 – 53:26)

William and Kim Watson presented the Board with proposed exterior work to be performed at 284 Valley Street, including paint, shutters, windows, roof, exterior doors, landscaping, sidewalks and driveway, outside lighting, possible materials to disguise the HVAC units and trash bins, guttering and an additional of a covered porch to be added to front entrance and each side (left and right) entrance.

Discussion ensued between the Mr. and Mrs. Watson, Board members and guests, Richard Humphreys and Joe LeVine.

**On motion by Mr. Geisler, seconded by Ms. Patterson, the Board to approve the white paint as presented, with a sample submitted to staff prior to commencement of work.**

**The roll call vote was as follows:**

<b>Mr. Weaver</b>	<b>Aye</b>
<b>Ms. Patterson</b>	<b>Aye</b>
<b>Mr. Geisler</b>	<b>Aye</b>
<b>Mr. Neese</b>	<b>Aye</b>
<b>Mr. Johnson</b>	<b>Aye</b>

2. Vickie Lane Marsh, owner, 121 Brewers Alley, Abingdon, Virginia,  
Parcel No. 013-1-123- Mike Rush, Representative, Washington County  
Habitat for Humanity (AUDIO 53:29 – 1:18:23)

Mike Rush, Representative of Washington County Habitat for Humanity stated that this project was a \$33,000, low interest, grant with work performed by Habitat for Humanity volunteers. Mr. Rush presented the replacing/repairing the roof with Riviera Red architectural shingles, repairs to the existing windows and painting with Rembrandt Ruby (Sherwin-Williams #0033 and/or Classic Light Buff #0050), replace guttering with ½ round, painting siding with Classic Light Buff (Sherwin-Williams #0050).

Discussion ensued between Mr. Rush, Board members and guests, Richard Humphreys and Joe LeVine. Mr. Johnson stated that the repairs be made with the same materials and colors as presented, however if any change occur it must come back before the Board prior to any work.

**On motion by Mr. Geisler, seconded by Mr. Neese, the Board to approve the following repairs/improvements with the understanding that any changes to what was approved must come back before the Board prior to any work.**

- Replace/repair the roof with Riviera Red architectural shingles;
- Repairs to the existing windows - paint Rembrandt Ruby (Sherwin-Williams #0033) and/or Classic Light Buff #0050);
- Replace gutter with ½ round guttering that may be painted if you go with a baked on metal, however we will need to see a sample;
- Paint siding with Classic Light Buff (Sherwin-Williams #0050).

**The roll call vote was as follows:**

<b>Mr. Weaver</b>	<b>Aye</b>
<b>Ms. Patterson</b>	<b>Aye</b>
<b>Mr. Geisler</b>	<b>Aye</b>
<b>Mr. Neese</b>	<b>Aye</b>
<b>Mr. Johnson</b>	<b>Aye</b>

**E. APPLICATION FOR TAX ABATEMENT**

1. Virginia House Company, owner, 208 East Main Street, Parcel No. 013-1-101 Representative, Penn Stuart (AUDIO 1:18:55 – 1:20:44)

**Mr. Johnson, Chair, stated that the record should reflect that Mr. Geisler (Byrum) has left the dais to present this matter on behalf of Penn Stuart and has recused himself as a member of the Historic Preservation Review Board at this time.**

Mr. Geisler presented that Virginia House Company completed repair of roof or guttering using materials that replicate existing materials. Mr. Geisler stated that Leonard Roofing completed the project at cost of \$16,704 and he was requesting a tax abatement in that amount. Mr. Johnson questioned Mr. Geisler if the original invoice was submitted for consideration. Mr. Geisler stated that he would provide the original invoice with a copy of the check, to the Town staff.

**On motion by Mr. Neese, seconded by Ms. Patterson, the Board to approve the tax abatement, pending invoice for repairs by Greg Kelly, Town Manager.**

**The roll call vote was as follows:**

<b>Mr. Weaver</b>	<b>Aye</b>
<b>Ms. Patterson</b>	<b>Aye</b>
<b>Mr. Geisler</b>	<b>Aye</b>
<b>Mr. Neese</b>	<b>Aye</b>
<b>Mr. Johnson</b>	<b>Aye</b>

**It should be noted that the record should reflect that Mr. Geisler (Byrum) has returned to the dais as a member of the Board.**

**F. OLD BUSINESS/MATTERS NOT ON THE AGENDA**

1. Discussion regarding definition of standing seam roof as raised by Councilman Humphreys at the January 3<sup>rd</sup> HPRB meeting. (AUDIO 1:20:45 – 2:12:54)

Mr. Johnson further stated that the guidelines needed to be more specific as to what is waiver-able and what is not from the staffing standpoint. Mr. Johnson stated that the guidelines included routine maintenance and repair buildings and other minor actions. Mr. Johnson stated that the staff conducted research and corresponded with the Department of Historic Resources and he also researched standing seam roofing.

Rick Humphreys addressed the Board with a concern of incorrect roofing being allowed on a property in the Historic District. Mike Edwards, owner of subject property, addressed the Board stating that authority was received from a staff member to replace the roof with standing seam roof.

Mr. Johnson stated that the existing roof is not the traditional standing seam roof as it is not a flat panel, however the roof is classified as a standing seam roof and if a mistake was made that falls back on this Board for not specifying the exact standing seam.

Mr. Humphreys noted that the same guidelines were in effect approximately seventeen years ago when an inappropriate roof was caught early enough to require owners to comply with guidelines. Mr. Humphreys stated that he made the appropriate contacts when one-third of this particular roof was completed, however no action was taken and the Town should pay for the correction. Discussion ensued by Mr. Humphreys, members of the Board and Cecile Rosenbaum, Assistant Town Manager. (It is noted that several different conversations were being held in the room at this time and was impossible to capture in the minutes).

Mr. Geisler stated that he felt that the Board was not in a position to say that Mr. Edwards violated the Certificate of Appropriateness and that the Board does not have the authority to have the Town of Abingdon remedy this matter. Mr. Johnson stated that the Board had no supporting evidence to say there is a violation and as such, we can say we recognize there was an error and as a Board let us not make that again in the future.

**D-2 Discussion of proposed changes to Historic Preservation Review Board ordinance. (AUDIO 2:12:54 – 2:13:21)**

Mr. Johnson recommended that discussion regarding proposed changes to the Historic Preservation Review Board ordinance be tabled until Deborah Icenhour, Town Attorney could be present to discuss changes.

Ms. Rosenbaum, Assistant Town Manager asked if the Board had a moment to review the recent letter from the Department of Historic Resources to consider Retirement and the Muster Ground for recommendation to the National Register of Historic Places for inclusion in the Virginia Landmarks Register. (VIDEO 2:13:22 – 2:16:47)

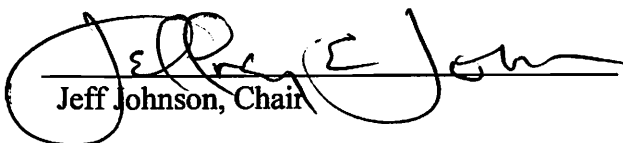
**On motion by Mr. Geisler, seconded by Ms. Patterson, the Board to approve a letter affirming support and instruct the Town Manager or Assistant Town Manager to prepare on behalf of the Board.**

**The roll call vote was as follows:**

<b>Mr. Weaver</b>	<b>Aye</b>
<b>Ms. Patterson</b>	<b>Aye</b>
<b>Mr. Geisler</b>	<b>Aye</b>
<b>Mr. Neese</b>	<b>Aye</b>
<b>Mr. Johnson</b>	<b>Aye</b>

Mr. Johnson declared the meeting adjourned.

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Jeff Johnson, Chair