

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness - Rick and Laura Blevins, owner; 289 W. Valley Street NW, Abingdon VA 24210: application for Certificate of Appropriateness to replace existing retaining wall, steps and walkway at back of the house. Located at 289 W. Valley Street NW (Parcel No. 011-5-109

Laura Blevins represented the property at 289 W. Valley Street NW. Ms. Blevins told the board the original plans for the property were submitted in 2014. At which time the board approved all renovation plans. For whatever reason, the Blevins did not get around to making the renovations and are now requesting to start renovations.

They are asking to replace the walkway, retaining wall and steps with additional work to build another retaining wall, more steps, patio and pavilion. They will be using 8-inch concrete blocks for drainage. Walkway will be out of concrete pavers. The concrete block for retaining wall, concrete steps and risers will have a stone veneer and stone caps. Steps are not in public view. Board indicated that if the retaining walls were built before 1945 they would have to be preserved.

Mr. Neese wanted to state for the record that when the original plans were approved that the board discussed it and approved the steps because they were not in public view.

After a brief discussion about the materials and the plans the board voted.

Mr. Byrum Geisler made a motion to approve the request as presented.
Second by Mr. Derek Webb.

The roll call vote was as follows:

Mr. Geisler	Aye
Mr. Neese	Aye
Mr. Webb	Aye

The board approved the request for 289 W. Valley Street NW plans and use of materials.

2. Certificate of Appropriateness - Matthew Hubbard, owner; 101 Valley Street NW, Abingdon VA 24210: Jennifer Pearson, representative; application for Certificate of Appropriateness to remove existing steps that are cracked, and have some crumbling. Plan to tear out the old form and replace with concrete. Located at 101 Valley Street NW (Parcel No. 012-1-27)

Matthew Hubbard represented the property at 101 Valley Street NW. **Mr. and Ms. Pearson** came prepared to answer any questions that the board may have about the concrete work they would be doing at the property.

them The steps obviously have been previously repaired and are now showing wear over time from the elements. If the Pearson's were to repair the existing steps by covering with new concrete, the same situation would occur. This could cause safety issues when the steps start to crumble as they are now from water getting into the front of the steps and freezing, then expanding and causing rubble to form with loose concrete and gravel. The only solution is to tear out the old steps and pour a new set in their place. The steps would match the existing sidewalk in color. The sidewalks are in good shape except for a few cracks.

Mr. Byrum Geisler made a motion to approve the request as presented. Second by Mr. Derek Webb.

The roll call vote was as follows:

Mr. Geisler	Aye
Mr. Neese	Aye
Mr. Webb	Aye

The board approved the request for 101 Valley Street NW for the old steps to be torn out and new concrete steps poured in their place.

3. Certificate of Appropriateness – Harold Douglas Ellis, owner; 211 W. Main Street, Abingdon VA 24210: Doug Ellis, representative; application for Certificate of Appropriateness to build two new entrances to upper level to create doors that swing out per building code. . Located at 201 W. Main Street. (Parcel No. 012-1-71)

Doug Ellis represented the property at 211 W. Main Street. **Mr. Nathaniel Pellman** came to answer any questions that the board may have about the alcove additions to the property. They are requesting to build 2 new alcoves on the second story of the building located at 101 W. Main Street where the Moonflower Montessori School is located. The school is now housed in 2/3 of the upstairs and will be adding an additional 600 sq. ft., which changes the current fire code and the town building code. The new code requires that the entry doors swing outward not inward as they do now.

Mr. Ellis is requesting to build two new 5x5 alcoves in order to accommodate the new educational codes and to have the doors swing outward since there is not room without blocking the walkway. The alcoves would be covered in hardie board, fiber cement to prevent ware from the weather along with panic hardware for safety and code regulation. The new doors will be metal with one single glass window. Recessed doors will be painted white to match the existing trim in entry.

Mr. Boswell let the board know that in this instance the building codes are in conflict with the HPRB guidelines.

Mr. Geisler asked Mr. Ellis if he wished for him to recuse himself due to a conflict of interest pertaining to his law firm. Mr. Ellis said he did not and would put that on record.

Mr. Geisler stated that the HPRB board needed to comply with the town building codes.

Mr. Byrum Geisler made a motion to approve the request as presented. Second by Mr. Derek Webb

The roll call vote was as follows:

Mr. Geisler	Aye
Mr. Neese	Aye
Mr. Webb	Aye

The board approved the request for 211 W. Main Street to add 2 new alcoves to accommodate for the additional space and occupancy needed to adhere to code regulations.

E. DISCUSSION TOPIC:

1. Preliminary discussion, two vacant lots at the northeast corner of Troopers Alley and Brewers Alley, approximately 4,000 square feet (~49' x ~80'). : Great Outdoors Real Estate, Drew Hawkins: representative.

Drew Hawkins came before the board for a preliminary discussion about the property located at Troopers Alley and Brewers Alley. The NE corner of the lot slopes upward and is now being used for parking. A retaining wall would have to be built before any construction could commence. They would like to know what the property could be used for before they commit to spending money having plans drawn up by Bundy Engineering. If a house were to be built the garage would face Brewers Alley.

Mr. Geisler suggested to them that they look around in the historic district at the types of homes already located there to get inspired and use the HPRB guidelines to help them decide what design would best suit the property and area. They could then pick an era and design the home from that, but that they could not vary from the design, it would have to remain consistent to the style. If they choose to build a replica it would have to be built as closely to the original design as possible. This could be very expensive. For instance, the brick could be made to look like limestone.

Mr. Hawkins asked if there were any stipulation on how they could market the lots. Mr. Geisler told them that they could market it any way they would like. They would like to sell the lots and have the opportunity to build the desired home on the property for the client.

Mr. Geisler suggested that when they market the property to disclose that the home site is in the historic district and along with that comes stipulations such as to the style, material, color. The client along with the contractor would have to appear in front of the HPRB committee to get approval of the plans, material, etc. so that they would adhere to the HPRB guidelines. The board and the town staff can help guide you and any potential client through the process.

F. PUBLIC COMMENTS - None

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

H. ANNOUNCEMENTS

Mr. Andrew Neese welcomed Mr. Derek Webb to the board.

I. ADJOURNMENT

On Motion by Mr. Byrum Geisler, seconded by Mr. Derek Webb, for the Board to adjourn the meeting.

The roll call vote was as follows:

Mr. Geisler	Aye
Mr. Neese	Aye
Mr. Webb	Aye

Mr. Neese declared the meeting adjourned.

Meeting adjourned at 6:09 P. M.



Andrew Neese, Co-Chair



Jason Boswell, Interim Director of Planning