

**TOWN OF ABINGDON
FIELDS-PENN COMMITTEE
TUESDAY, SEPTEMBER 18, 2018 –1:00 P.M.
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A meeting of the Fields-Penn Committee was held on Tuesday, September 18, 2018 at 1:00 pm in the Arthur Campbell Meeting Room in the Municipal Building.

A. WELCOME by Jason Boswell – Interim Director of Planning

Members of the Board Present: Ms. Betsy White
Mr. Emmitt Yeary
Dr. Ellison Conrad
Mr. Mark Hurt (arrived late and had to leave
early for a court date)
Dr. James Moore

Comprising a quorum of the Board

Administrative/Town Staff: Jason Boswell, Interim Director of Planning
Janice Dornon, Administrative Assistant

Visitors/Consultant: Mr. Jim Moran

B. DISCUSSION

Mr. Moran spoke to the committee on renovations he performed at the Fields-Penn house. He put in the French drain system. During this process, he excavated down to the soil, put down fabric filter, filled in with gravel, added perforated pipe for drainage and took drain out to the road. Mr. Moran believes that some of the drainage pipes could have been removed as work was performed on the property.

As Main Street has built up over the years, the slope toward the house has deepened to about 4 ½ inches. Mr. Moran suggested building a swale from the ash tree in the front yard around the house.

If you peel back the wallpaper it will show you the gradual progression of the demise of the foundation. Each layer of wallpaper will have a different depth showing the cracking that has occurred slowly over time.

With the old foundation sitting on a brick, underlayment over time the clay in the brick has dried and created a sponge like substance, which held the water close to the house instead of running

away from the house. Houses of an older age used limestone for foundation work. Houses built in the Piedmont area would not have had this kind of problem with the drainage due to clay drying out in the foundation.

When Mr. Moran's crew tore out the existing porch they found a massive concrete slab that had been poured in front of the porch and some concrete foundation work at the NW corner. He said he questioned Mr. Woolwine as to why he had done this and did not receive an answer. When Mr. Moran replaced the front porch, they repointed the brick, filled in the cracks for cosmetic aesthetics.

When the time came to upgrade the heating and cooling system, the HVAC Company tunneled under the front room wall to place the ductwork. If you look at the front two windows on the right side of the house, they appear to be column like with no support for the corner. With the lack of a crawl space, the ductwork was attached to the framing without taping the duct. The proper spline was not put into place by the HVAC Company. No supports were put into place at the time of the upgrade.

There are several cracks located in the house that are not in relations to the northwest corner.

Chimney collapse was caused by several factors; one being years of drought conditions causing drying behind the chimney. The HVAC ductwork was blowing toward the chimney causing the clay in the bricks to dry out.

Did Spoden-Wilson put in metal plating around the foundation? Would the town's financial records show where this work was invoiced?

Bricks do not have mortar in between them, just brick on brick.

Front gutters may have been put on later.

Mr. Moran said that they used the tale-tale methods while renovating the house. These methods should still be in place to monitor cracking of foundation. Mr. Boswell stated the Mr. Rick Statzer is working on getting this back in place to monitor future settling.

A lack of maintenance has caused problems over time. The gutters, downspouts and tree trimmings need to be maintained at regular intervals during the year.

Trees in front are to be trimmed back in the fall of 2018.

Dr. Conrad asked if drainage could be ran toward the railroad right-of-way, Mr. Moran did not suggest this.

It is known that several suggestion for repairs were made over the years, but no one knows if these were implemented.

Committee suggested that the Tar Heel proposal be tabled. It is not the correct way to go about fixing the foundation.

Mr. Yeary stated that they have four of the five-committee members present and that he would like to nominate Dr. James Moore to be the committee Chairman.

Mr. Yeary made a motion to elect Dr. Moore as the Chairman, seconded by Dr. Conrad.

The committee voted on this motion as follows:

Ms. Betsy White	Yay
Mr. Emmitt Yeary	Yay
Dr. Ellison Conrad	Yay
Dr. James Moore	Abstained (recluse for self-appointment)
Mr. Mark Hurt	Left meeting for court date

Members of the committee voted in favor of this motion. The vote was unanimous.

Mr. Yeary suggested that he and Mr. Moran get together with Matt Bundy and Lewis Minton to discuss options for the Fields-Penn house. They are to use past recommendation and current visual of the actual home to come back and give the committee their preliminary suggestions on how to restore the home.

Mr. Yeary made a motion to get Matt Bundy, Jim Moran and Lewis Minton together to collectively go through all of the suggestions made to repair the Fields-Penn House and for them to visit the site in order to come back before the committee and give their suggestions and solutions on repairing the damage to the Fields-Penn House. Dr. Conrad seconded this.

The committee voted on this motion as follows:

Ms. Betsy White	Yay
Mr. Emmitt Yeary	Yay
Dr. Ellison Conrad	Yay
Dr. James Moore	Yay
Mr. Mark Hurt	Left meeting for court date

Members of the committee voted in favor of this motion. The vote was unanimous.

Committee would like the town to produce funds for this project. Mr. Boswell re-iterated that the town does not have any funds for the repairs at this time. They also would like to make sure that the final fix on the foundation is a complete repair not just a temporary fix.

Mr. Moore has been in contact with a company that can raise the house up for repairs and replace the foundation to stabilize the house.

Mr. Moran noted that the settlements to the foundation should have been monitored and should be monitored for future settlements. The study of this during the years would have shown the movements progression.

D. ADJOURNMENT

On motion to adjourn the meeting.

The roll call vote was as follows:

Ms. Betsy White	Yay
Mr. Emmitt Yeary	Yay
Dr. Ellison Conrad	Yay
Dr. James Moore	Yay
Mr. Mark Hurt	Left meeting for court date

Meeting was declared adjourned.

Meeting adjourned at 2:05 P. M.

Dr. James Moore, Chairman

Jason Boswell, Interim Director of Planning

The next regularly scheduled Fields-Penn Committee meeting will be September 25, 2018 at 1:00 P.M. on site at the Fields-Penn House, Abingdon, Virginia.