

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, APRIL 3, 2019 – 5:15 P.M.
ARTHUR CAMPBELL ROOM – MUNICIPAL BUILDING**

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, April 3, 2019 at 5:15 pm in the Arthur Campbell Meeting Room in the Municipal Building.

A. WELCOME by Jeff Johnson - Chairman

B. ROLL CALL – Jason Boswell, Director of Planning

Members of the Board Present: Mr. Michael Weaver
Mr. Byrum Geisler
Mr. Jeff Johnson
Mr. Derek Webb

Members of the Board Absent: Mr. Andrew Neese

Comprising a quorum of the Board

Administrative/Town Staff: Mr. Jason Boswell, Director of Planning
Mr. Kenneth Vittum, Interim Town Manager
Mrs. Janice Dornon, Administrative Assistant
Mr. Mason Gragg, Code Compliance Officer

C. APPROVAL OF MINUTES

March 6, 2019 regular meeting

On motion by Mr. Geisler, seconded by Mr. Weaver, the Board approved the minutes for March 6, 2019 as presented

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye
Mr. Webb	Recused, attended late due to council meeting

The board approved the March 6, 2019 regular meeting minutes as presented.

D. DISCUSSION:

1. Joe & Donna Levine; 350 Green Spring Rd.; owner. Mr. Levine would like to discuss the removal of the clad addition on the back of the house and replace it with a larger addition that will better fit the original house. It will be a combination of wood with either brick or stone, (unfortunately, the manufacturer of the original brick is out of business and it cannot be matched). The final brick choice will be reviewed with the HPRB Committee before finalizing work. The new roof will tie into the original roof with an A-frame roof (this will better compliment the original house) compared to the shed roof currently on the addition. The existing metal roofing will be removed and replaced with shingles, (Note: the house originally had a shingle roof when built in 1960's). Architect Peyton Boyd is preparing the plans, which are expected to be ready for a presentation at the May HPRB meeting. **Located at 350 Green Spring Rd. Tax Map No. (021-1-1A)**

Mr. Joe Levine represented the property located at 350 Green Spring Rd. Mr. Levine asked to address the board to discuss the plans he has for removal and rebuilding of an addition to his 350 Green Spring home. He would like to take the existing vinyl addition off the home and replace it with a new 39 x 36 two-story addition. Instead of a shed room that would have a second gable coming off the back. They would be taking off the existing metal roof and replacing it with a shingled roof. Mr. Levine came tonight because he will be out of town when the next HPRB committee meets. Peyton Boyd will be attending the May meeting to represent 350 Green Spring property in place of Mr. Levine to discuss the windows for the addition. The existing brick type is no longer available so they will be using wood or brick to complement the existing brick or a manufactured stone on the new addition. The board told Mr. Levine that conceptually speaking that his plans could be accepted, seeing that he is removing something that is non-conforming in order to keep with historic guidelines and to complement the existing primary structure and the area.

E. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Christine Vittoria; 18056 Cabin House Trl, Chilhowie, VA 24319; owner. Application for Certificate of Appropriateness to add a privacy fence on side and back of property. Fence on right side will not be visible, fence on left side will be 6 feet in height and will be seen from the street. The gate will be windows and door on left side of house fence would meet house approximately 7 feet closer to the street than the 50% line. Fence to be painted white opaque. The existing carport roof was removed during renovation and not replaced. Due to rainwater pooling in the driveway causing moisture issues to 130 Wall St. and property next-door, (Yoga Studio), roof needs to be replaced. Gutters have been installed.
Located at 130 N. Wall St. Tax Map No. (011-1-96)

Ms. Christine Vittoria represented the property located at 130 B. Wall St.

Will be adding a wood picket privacy fence painted white to match the existing Highlands Bank fence. Carport roof has already been removed and needs to be replaced to keep water from pooling and running back toward foundation. Would like to replace roof with white flat panel standing seam metal roof over carport, roof is charcoal gray now. Guttering is already in place. Board explained that the roof will need to be standing seam roof with no striations. Fence to be painted white, six feet in height to extend beyond the 50% mark.

Will need to bring in a sample of the roof material and paint color to staff prior to construction.

Mr. Geisler made a motion to approve the COA request second by Mr. Weaver.

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye
Mr. Webb	Aye

The board unanimously approved the COA as presented for 130 N. Wall St.

2. Certificate of Appropriateness – Carol Jones; 17380 Lee Hwy, Abingdon, VA 24210; owner. Application for Certificate of Appropriateness to change signage. Jones and Associate Realty, Inc. bought into a franchise Berkshire Hathaway Home Services Agency and will need to change exterior signage as a requirement of this franchise.
Located at 153 W. Main St. Tax Map No. (012-1-78)

Ms. Carol Jones represented the property located at 153 W. Main St.

They purchased a franchise from Berkshire Hathaway Home Services. Sign will be 3.94 square feet with color to be cabernet and cream.

Mr. Weaver made a motion to approve the COA request as presented, second by Mr. Geisler

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye
Mr. Webb	Aye

The board unanimously approved the COA as presented for 153 W. Main Street.

3. Certificate of Appropriateness – J. H. Combs, Jr.; 490 Court St. Apt. 17, Abingdon, VA 24210; owner. Application for Certificate of Appropriateness to replace four windows on front with the same type window. These are the same windows that were installed in 1987 and he will be putting back in the same windows. **Located at 130 Wall St. Tax Map No. (019-2-17)**

Mr. J. H. Combs represented the property located at 130 Wall St.

Mr. Combs installed windows at the Abingdon Mercantile in 1987. He is now asking to replace the same windows with the same type material he used in 1987. One of the windows is stuck and one has a crack. He will be replacing the windows with a full pane glass.

Mr. Webb made a motion to approve the COA request as presented, second by Mr. Geisler

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye
Mr. Webb	Aye

The board unanimously approved the COA approved for the replacement of windows at 130 Wall Street.

4. Certificate of Appropriateness – John E. Legard, III, 179 Valley St. NW, Abingdon, VA 24210 Cummings Street, Abingdon, VA 24210; owner Application for Certificate of Appropriateness, 1) to create a rear entrance from King Street, including the removal of part of fence, removal of trees, regrading, elevation increase in initial descent from King Street, additional parking area, retaining wall as required to match current wall on property. 2) Storage shed on east side of house. 3) Screen around HVAC units on east side of house. Located at 179 Valley St. NW Tax Map No. (012-6-3A)

Mr. Legard represented the property located at 179 Valley St.

The board address each of the four section individually as follows:

1. Driveway – would like to construct a rear entrance from King Street. First 20 feet would consist of a mixture of aggregate stone and pea gravel, with the remainder in pea gravel. The driveway is located to the right of the carriage house.
2. Retaining Wall – wall will be built of cut stone to match existing wall from back using the same color stone and same light fixture.
3. Storage Shed - wanting to build a She-Shed for his wife, an 8 x 8 with a hip roof, wood siding, and shingles to match main structure. White with a cupola, black asphalt shingles, wood windows, and lap wood siding.
4. HVAC Screen – wooden white picket fence.

Would be knocking down gate and two sections of fence. Grading driveway to meet elevation of King Street where the elevation is different due to all the layers of asphalt. Will be using 4 ½ washed aggregate rock mixed with pea gravel.

Samples of paint color and shingle type to be supplied to staff for approval prior to construction of storage shed.

Mr. Geisler made a motion to approve the COA request as presented, second by Mr. Webb

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye
Mr. Webb	Aye

The board unanimously approved the COA as presented for 179 Valley Street.

5. Certificate of Appropriateness – Paige Carrington, Cary Street, 143 West Main St., Abingdon, VA 24210; owner. Application for Certificate of Appropriateness for signage. Located at 143 West Main Street, Abingdon, VA 24210. Tax Map No. (012-1-79)

Mr. Carrington represented the property located at 143 West Main Street.

Sign to be constructed of high-density urethane, mounted on a 3 x 3 steel beam. Will be wrought iron with individual names listed. Down lighting similar to the sign at Goodman Jewelry. Color to be black, white and a touch of yellow. Board recommended a slight adjustment to sign size in order to meet guidelines.

Mr. Webb made a motion to approve the COA with modifications requested second by Mr. Geisler.

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye
Mr. Webb	Aye

The board unanimously approved the COA as presented for 143 West Main Street.

6. Certificate of Appropriateness – Tommy Shrader; owner. Bundy A & E; representative. Application for Certificate of Appropriateness for interior renovations to first floor to convert to a restaurant, second and third floors would be converted to loft apartments. Recently renovated wall to be removed and windows to be replaced to match original design. No further exterior changes. Located at 201 E. Main St. Abingdon, VA 24212. Tax Map No (013-1-64)

Jim Bundy represented the property located at 201 E. Main St.

Mr. Bundy had previously brought in a metal sample to staff which was used at the April 3rd HPRB meeting. This COA was tabled from the March 9th meeting. They want to bring the front facade back to the original design. They are not sure what is behind the existing wall, they are hoping that the original materials are still there. If the metal sample can be used along with, another piece that interlocks it would form a 2 x 4 for bracing. Even if the original material still exist, the new style of safety windows would

not fit back into the original frames. Now when you open the existing door the stairs are right in front of you. They are planning to put in an elevator and a downstairs lobby.

Mr. Johnson told Mr. Bundy that the focus should be to get the safety hazard removed at the bottom of the steps.

Mr. Bundy said they would like to be able to apply for their building permit and begin construction. Mr. Johnson told Mr. Bundy that without a clearer vision that they couldn't approve the COA. Mr. Johnson reiterated to Mr. Bundy that a special called meeting would have to be asked for by Mr. Bundy. There are not enough details for the board to vote on at this time. Mr. Bundy is to let staff know when his plans are ready and if a special called meeting is needed before the May HPRB meeting.

COA for 201 E. Main St. was tabled due to insufficient plans and material samples.

7. Certificate of Appropriateness – VA Creeper Welcome Center, Town of Abingdon, 335 Cummings Street, Abingdon, VA 24210; owner. Abingdon CVB, 335 Cummings Street, Abingdon, VA, 24210: representative. Application for the front door at the Virginia Creeper Trail Welcome Center. Located at 300 Green Spring Road, Abingdon, VA. Tax Map No. (021-1-4)

Ms. Jayne Duehring represented the Town of Abingdon property located at 300 Green Spring Road, the Creeper Trail and Urban Pathway Visitors Center.

The center is staffed from Mid-March to Thanksgiving, open Thursday through Sunday. On the down times, they would like to have brochures for visitors to pick up. They would do this by placing, option 1) clear Lucite brochure box to house two brochures, Visit Abingdon and Dining, Lodging, Shopping Map. Option 2) is a corkboard and would house information on events around town.

The board was not sure how to classify this type of COA request, since it is not signage. Board asked that the box to be mounted into the mortar and not the brick. Board would prefer the color to be 1) white, 2) dark bronze or 3) silver. Board would like for the record to show that the purpose of the center is for visitor information.

Mr. Weaver made a motion to approve the COA request as presented, second by Mr. Webb

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye
Mr. Webb	Aye

The board unanimously approved the COA with modifications for 300 Green Spring Road. .

8. Certificate of Appropriateness – Town of Abingdon 133 W. Main Street Abingdon, VA 24210; owner. Application for Certificate of Appropriateness for the construction of a 5' walking path to connect the Urban Path, Overmountain Victory Trail, Located at 702 Muster PL. Tax Map No. (017-1-37)

Mr. Jason Boswell represented the Town of Abingdon and the Muster Grounds property located at 702 Muster Pl.

The Muster Grounds is in need of additional parking. An archeological study was performed with no findings to report. DHR has approved this project with positive feedback on the walking path. The project would insure walkability from the Retirement Interpretive Center to the parking lot. The path would be aggregate crusher run stone and the parking lot would have pea gravel. The added parking spaces would help with safety issues during events.

Mr. Geisler made a motion to approve the COA request as presented, second by Mr. Weaver

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye
Mr. Webb	Aye

The board unanimously approved the COA as presented for 702 Muster Pl.

F. PUBLIC COMMENTS – None

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

Mr. Boswell asked the board to move the date for the May 1st meeting to May 8th since he and Mr. Weaver will be out of town at a conference on May 1st.

The board unanimously agreed to move the date of the May 1st meeting to May 8th to accommodate Mr. Boswell and Mr. Weaver schedule.

H. ANNOUNCEMENTS

I. ADJOURNMENT

On Motion by Mr. Weaver, seconded by Mr. Geisler, for the Board to adjourn the meeting.

The roll call vote was as follows:

Mr. Weaver	Aye
Mr. Geisler	Aye
Mr. Johnson	Aye
Mr. Webb	Aye

Mr. Johnson declared the meeting adjourned.

Meeting adjourned at 6:50 P. M.



Jason Boswell, Director of Planning


Jeff Johnson, Chairman