

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, MAY 8, 2019 – 5:15 P.M.
ARTHUR CAMPBELL ROOM – MUNICIPAL BUILDING**

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, May 8, 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. Andrew Neese
Mr. Jeff Johnson

Members of the Board Absent: Mr. Derek Webb

Comprising a quorum of the Board

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

C. APPROVAL OF MINUTES

April 3, 2019 regular meeting

On motion by Mr. Weaver, seconded by Mr. Geisler, the Board approved the minutes for April 3, 2019 as presented with corrections.

The roll call vote was as follows:

| | |
|--------------------|------------|
| Mr. Weaver | Aye |
| Mr. Geisler | Aye |
| Mr. Neese | Aye |
| Mr. Johnson | Aye |

The board approved the April 3, 2019 regular meeting minutes as presented with corrections.

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Jimmie Lou Bowden; P.O. Box 554 Abingdon, VA 24212; owner. Application for Certificate of Appropriateness to replace roof. Located at 179 W. Main Street. Tax Map No. (012-1-74)

Mrs. Jimmie Lou Bowden represented the property located at 179 West Main Street.

The slate roof needs to be replaced due to leaks into the interior of the home. Mr. & Mrs. Bowden brought in a sample of the shingles they are wishing to use as a replacement on the roof, Antique Slate Architectural Shingles. Under the code, a replacement roof using new shingles should match as closely as possible with the existing roofing material. The original slate roof is still on the structure.

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

The roll call vote was as follows:

| | |
|--------------------|------------|
| Mr. Weaver | Aye |
| Mr. Geisler | Aye |
| Mr. Neese | Aye |
| Mr. Johnson | Aye |

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

2. Certificate of Appropriateness – H. Ramsey White 133 E. Main Street, Abingdon, VA 24210; owner. Application for Certificate of Appropriateness to add portico to shed. Located at 133 E. Main Street. Tax Map No. (012-1-93)

Dr. Ramsey White represented the property located at 133 East Main Street.

Updating the existing potting shed. Putting in steps, portico to existing shed, shutters, columns and they will use the color white.

The door will be painted gray to match the front of the house and shutter will be wooden, which will match the shutters on second story, and painted nocturnal green. Columns will match the front of the house as previously approved, these will be painted white. Steps will be built from brick, which will be matched to the brick on the existing structure. All the wood trim will be black –green. The shed is situated in the rear yard.

The roof will be replaced with plain metal in black-gray color and it will be extended out four feet. Pitch of roof may change.

A sample of the white paint to be used is recorded on a previous COA application. Sherwin Williams’s paint colors submitted on a previous COA are Sherwin William 255, 7623 and 9168. Sample of materials to be supplied to staff for approval.

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

The roll call vote was as follows:

| | |
|--------------------|------------|
| Mr. Weaver | Aye |
| Mr. Geisler | Aye |
| Mr. Neese | Aye |
| Mr. Johnson | Aye |

The board unanimously approved the COA as presented for 133 E. Main Street.

3. Certificate of Appropriateness – 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. Peyton Boyd represented Mr. Joe and Donna Levine for the property located at 350 Green Spring Road.

They are going to demo everything that is not brick from the existing desk on the back of the house and rebuild a new deck to match the Mid-Century design of the house. The concrete wall will remain in place.

Materials will be brick, in a horizontal design, wood siding, removing the metal roof and replacing the new roof with shingles. The addition will have a new bathroom; the side porch will have a cable railing. Columns on lower level will be brick.

Samples of the brick, wood siding and shingles will need to be brought back before the HPRB committee for approval before any work can commence.

Mr. Johnson reiterated for the record that all materials chosen for this project will have to be brought before the board for approval prior to the start of construction. For the record, the cable railing is included in this COA.

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. Neese | Aye |
| Mr. Johnson | Aye |

The board unanimously approved the COA as presented for 350 Green Spring Road.

4. Certificate of Appropriateness – Betty Cline; 108 E. Valley St., Abingdon, VA 24210; owner. Application for Certificate of Appropriateness to replace existing concrete walkway with brick walkway to match existing structure. **Located at 108 E. Valley St. Tax Map No. (012-1-49)**

Ms. Cline represented the property located at 108 East Valley Street.

COA is a request to replace the deteriorating concrete walkway and stoop with brick. New brick will match existing brick on the house and would be in the pattern as submitted in the COA.

She also wants to do repairs on the shutters on the house and repaint them. She would also like to paint the front door. Ms. Cline left a paint sample with staff; she will be using Valspar # 5010-4, Peacock House for repainting the shutters and the front door.

A brick sample will have to be submitted to staff for approval.

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. Neese | Aye |

Mr. Johnson Aye

The board unanimously approved the COA as presented for 108 E. Valley St.

5. Certificate of Appropriateness – Greg Lilly / Brad Dorris; 244 Valley Street, NE, Abingdon, VA 24210; owner. Application for Certificate of Appropriateness to bring front porch up to code by adding handrails to the existing front porch and front steps according to the International Residential Code (IRC). Resurface the current round columns to square, tapered columns in the Arts & Craft/Bungalow style. **Located at 244 Valley St. NE. Tax Map No. (013-1-36)**

Mr. Lilly represented the property located at 244 Valley St. NE.

They would like to add a wooden handrail and balusters to the front porch to bring it up to code and to make it safe. They will resurface the existing Colonial Round columns to make them square to create a more traditional Craftsman design. The bottom and top rail will be all wood. Brick pillars are located underneath the existing columns, so they will be using these as a starting point in order to create the new square columns. The board decided to leave the design of the columns to the discretion of the homeowners. It will be their decision as to the size on the new columns in order for them to match the design of the house and the proportions to the size of the front porch. The columns will taper in size as they go up toward the roofline. The new square style will be going back to a more original design.

Mr. Neese 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. Neese | Aye |
| Mr. Johnson | Aye |

The board unanimously approved the COA approved as presented for 244 Valley St. NE. It will be at the homeowner's discretion to match the dimension of the columns to the traditional style of the home.

6. Certificate of Appropriateness – Steven Hopp; 160 E. Main Street, Abingdon, VA 24210; owner. Bundy A & E; Jim Bundy: representative. Application for Certificate of Appropriateness to revise storefront. **Located at 160 E. Main Street, Abingdon, VA 24210. Tax Map No. (013-1-111)**

Mr. Jim Bundy represented Mr. Hopp for the property located at 160 East Main Street.

They will be removing the grid on the doors and will be raising the existing windows up. New Marvin Windows with thin mullion inserts will be installed inside and out and painted gray.

The two doors on the left side will remain and two new doors will be added to the right side. These doors will be ADA accessible. Colors will be as presented. Doors and windows will be taken back to the 1948 style. They will cut trim to match around the new windows. Doors will be wood with glass panes. Window frames will be made of white oak.

Windows on the side of the building will remain the same.

Sample of paint swatch will need to be brought back before the board for approval.

Mr. Neese 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. Neese | Aye |
| Mr. Johnson | Aye |

The board unanimously approved the COA approved as presented 160 E. Main Street.

7. Certificate of Appropriateness – Robert and Donna Carneal, owner, 284 Valley Street NW, Abingdon VA 24210. Application for Certificate of Appropriateness to add a new front porch the width of the structure. Floor of the new porch will be concrete with a standing seam roof. Repair drainage to east side of structure, remove old concrete, and re-pour with new concrete. Demolish small retaining wall on west side to allow more parking. Will be reworking small porch and redirecting stair to be parallel with Wall Street instead of perpendicular. **Located at 284 Valley Street NW, Abingdon, VA 24210. Tax Map No. (011-1-95)**

Robert Carneal represent the property located at 284 Valley Street NW.

They will be adding a new front porch that will be six feet from the face of the structure and will span the length of the structure. Half-inch guttering will be put onto the new porch; this will alleviate the drainage problem. The new roof will have a two-foot drop in the pitch. Columns for porch supports will be 4 X 6 post, painted white. The roof will be black standing seam.

The new porch will have a concrete floor and the columns/post will be centered with door and the windows. The porch will have no fascia and will end flush with the end of the house.

They will be tearing out the old concrete and pouring new concrete between the home and Highlands Union property to help with drainage problems.

To create more parking at the side of the house they will be removing a small block wall and replacing the crushed run gravel with pea gravel.

They will also be reworking the back porch and relocating the existing steps to be parallel to Wall Street. They will demo the porch and reframe with 4 x 4 steel posts for support, the existing post are brick and wood. The existing steps are not original to the home. Wrought iron pickets will be used on the new porch. Wooden steps will replace the existing steps. The trim will be painted white and the front door painted black.

When they have the design drawn up for the porch, they will need to come back before the board for design approval. Paint swathes will need to be presented for approval.

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

The roll call vote was as follows:

| | |
|--------------------|------------|
| Mr. Weaver | Aye |
| Mr. Geisler | Aye |
| Mr. Neese | Aye |
| Mr. Johnson | Aye |

The board unanimously approved the COA approved as presented for 284 Valley Street NW with the design for the new porch to be brought back in for approval.

8. Certificate of Appropriateness – Sean Bossie, 29116 Winding Way, Meadowview, VA 24361: owner. Robyn Raines, Whitetop Yoga, P.O. Box 1721, Abingdon, VA 24212; representative. Application for Certificate of Appropriateness to landscape back area of Whitetop Yoga. Ben Casteel of Va. Highlands Community College will be creating the landscape design, using turf stone pavers, crushed run gravel and top soil, potted plants and ground cover. It will not impact rain or storm water. **Located at 124 Wall St. NW, Abingdon, VA 24210. Tax Map No. (011-1-97)**

Ms. Robyn Raines represented the White Top Yoga, which is located at 124 Wall St. NW.

Ms. Raines brought in a sample of the pavers they will be using. The pavers will be placed 2 ½ feet from the existing fence. Guidelines state that the right-of-way to Plumb Alley needs to be 8 to 10 feet and that the proposed plants and ground cover will not pose a factor to the guideline.

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

The roll call vote was as follows:

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|--------------------|------------|
| Mr. Weaver | Aye |
| Mr. Geisler | Aye |
| Mr. Neese | Aye |
| Mr. Johnson | Aye |

The board unanimously approved the COA approved as presented for 124 Wall St. NW.

9. Certificate of Appropriateness – Brenda M. Elliott: 91 10th St., Apalachicola, FL, 32320: owner. Application for Certificate of Appropriateness to repaint exterior of house per paint swatch and retain white trim. **Located at 255 W. Valley St., Abingdon, VA 24210. Tax Map No. (011-5-105)**

Ms. Jan Reeves represented Brenda M. Elliott property, which is located at 255 W. Valley St.

Ms. Elliott is wishing to change the color of the house from pink to Sculpting Clay, Valspar # VR095C. The trim will remain white. The brick at yard level will be painted white.

Ms. Reeves is to let Ms. Elliott know that she is eligible to apply for a Tax Credit with the Town of Abingdon. She will be allowed to pay the fee of \$50.00 to become eligible.

Mr. Neese 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. Neese | Aye |
| Mr. Johnson | Aye |

The board unanimously approved the COA approved as presented for 255 W. Valley St.

10. Certificate of Appropriateness – Town of Abingdon, owner, 133 East Main Street, Abingdon VA 24210. Jason Boswell, 133 West Main Street: representative. Application for Certificate of Appropriateness foundation repairs to Fields-Penn Museum. **Located at 208 West Main Street, Abingdon, VA 24210. Tax Map No. (012-1-125)**

Mr. Jason Boswell represented the Town of Abingdon and the Fields-Penn House, which is located at 208 West Main Street.

The COA is for the proposed stabilization of the foundation of the Fields-Penn House. The RFP has been sent out and staff is awaiting bids for the project. They are proposing the micro-piles will be placed every 5 feet around the perimeter of the entire house with tie-rods inserting to steady the foundation. DHR has approved this solution to the foundation problems. The drainage issues will also be addressed at the same time as the stabilization work. The newly inserted tie-rods will be seen on the exterior of the structure. No foundation or brickwork will be performed.

Mr. Johnson told Mr. Boswell that he did not see that any action from the board needed to be taken and that the board appreciated being apprised of the repair work.

Mr. Johnson stated that the board did not need to take any action of this COA. However, that the board was appreciative of being advised.

*****Mr. Johnson recused himself in order to represent his private property located at 102 E, Main Street, Abingdon, VA. Mr. Neese, Co-Chair conducted this portion of the meeting.**

11. Certificate of Appropriateness – Jeffrey E. Johnson, 102 E. Main Street, Abingdon, VA 24210: owner. Application for Certificate of Appropriateness to:

- 1) Repoint brick with lime-based mortar, along with replacing damaged brick with brick left over from a prior improvement.
- 2) Replacement of exterior Lexan protective sheets on basement windows adjacent to Church Street with wood framed full-view safety glass coupled with repairs to existing framing.
- 3) Repair bay window rotten wood with either pine or red grandis.
- 4) Pour small footer at base of bay window and lay approximately two courses of brick to grade level then proceed with wood above in order to keep wood off the ground.
- 5) Possible removal of center railing on front steps.
- 6) Repair/repaint railings and spindles on front and side porches with SW Extra White exterior paint # 7006.
- 7) Repaint existing decking with SW Rockwood Terra Cotta # 2803
- 8) Repaint soffit/fascia/trim with SW Extra White # 7006 after scraping/sanding.

Mr. Jeffrey Johnson represented the property located at 102 E. Main Street.

The COA request is to remove the center rail and replace the decking. The center rail was added after the home was built, therefore removing it will not impose on the guidelines.

The following items requested are all maintenance issues with the structure:

- 1.) Repointing and replacement of brick, using lime based mortar. The brick will match as closely as possible the existing brick. They will be repairing prior repair work where cement based mortar was used. Brick left over from a previous project will be used.

2.) The front right corner guttering had a hole in it and was allowing water to spray all over that corner of the house causing deterioration of the brick. These bricks will need to be replaced.

3.) Some of the window frame are rotten will need to be repaired. Replacement of exterior Lexan protective sheets on basement windows adjacent to Church Street with wood framed full view safety glass coupled with repair to the existing frame. They will be using wood putty for some of the repairs to the windows.

4.) The bay window wood will be repaired using hard wood or red grandis. The base of the bay windows is setting at ground level and needs to be moved off the ground. They are asking to install a small footer and to install two courses of brick to prevent further damage.

5.) Railing will be painted. Bottom railing is rotten and needs to be replaced. The same style will be used for the replacement. These will be painted with SW Extra White #7006.

6.) The spindles have 3 or 4 coats of paint on them, these will need to be sanded down and repainted.

7.) Repaint existing decking with SW Rockwood Terra Cotta # 2803.

8.) The fascia, trim and soffits will need to be scraped, sanded and repainted. Paint will be SW Extra White # 7006.

Mr. Neese summarized the COA requests as follows:

1. Repoint brick with lime stone based mortar.
2. Replace damaged brick with brick from a prior improvement project.
3. Replace Lexan protective sheets with a storm window type setup with safety glass.
4. Repair bay window with pine and red grandis. Material should be submitted for approval.
5. Pour a small footer at the base of the bay window, lay two course of brick to prevent wood laying on the ground.
6. Remove center rail. Photo produced does not show the center railing in 1895.
7. Repair and paint railing on front and side porch with SW # 7006 Extra White.
8. Repair existing deck and paint with SW # 2803 Rockwood Terra Cotta.
9. Repair fascia, soffit and trim in SW # 7006 Extra White
10. Repair post with the exact same type as existing post.

Mr. Boswell told Mr. Johnson that an extension to the COA could be issued if the work could not be completed in a timely fashion.

Located at 102 E. Main Street, Abingdon, VA 24210. Tax Map No. (012-1-102)

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

The roll call vote was as follows:

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|--------------------|------------|
| Mr. Weaver | Aye |
| Mr. Geisler | Aye |
| Mr. Neese | Aye |
| Mr. Johnson | Aye |

The board unanimously approved the COA approved as presented for 102 E. Main Street.

*****Mr. Johnson recaptured the meeting as Chairman and conducted the continuance of the meeting.**

E. APPLICATION FOR TAX ABATEMENT

1. Tax Abatement: Ken and Tammy Buer: owner, Located at 152 Valley St. NE, Abingdon, VA 24210, (Tax Map No (013-1-51)

Mr. Buer represented the property located at 152 Valley St. NE.

Mr. Buer's original COA was presented on February 6, 2019 to the board for the property located at 152 Valle St. NE.

The amount of the Tax Credit submitted is \$32,264.11. The maximum credit allowed is \$25,000.00. Staff has verified that work has been completed and that the itemized receipts are valid.

The board approved that the tax credits be submitted to the Town Manager for review and approval. If approved it will then go to the Town Treasure to have credit issued.

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

The roll call vote was as follows:

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|--------------------|------------|
| Mr. Weaver | Aye |
| Mr. Geisler | Aye |
| Mr. Neese | Aye |
| Mr. Johnson | Aye |

The board unanimously approved the Tax Abatement for 152 Valley St. NE to have it submitted to the Town Manager for approval.

E. PUBLIC COMMENTS – None

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

G. ANNOUNCEMENTS

H. ADJOURNMENT

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

The roll call vote was as follows:

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|--------------------|------------|
| Mr. Weaver | Aye |
| Mr. Geisler | Aye |
| Mr. Neese | Aye |
| Mr. Johnson | Aye |

Mr. Johnson declared the meeting adjourned.

Meeting adjourned at 7:24 P. M.



Jason Boswell, Director of Planning



Jeff Johnson, Chairman