

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, SEPTEMBER 4, 2019 – 5:15 P.M.
ARTHUR CAMPBELL ROOM – MUNICIPAL BUILDING**

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, September 4, 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
 Mr. Derek Webb

Members of the Board Absent:

Comprising a quorum of the Board

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

C. APPROVAL OF MINUTES

- **August 7, 2019, Regular Meeting**

On a motion by Mr. Weaver, seconded by Mr. Neese, the Board approved the minutes for August 7, 2019, Regular Meeting as presented.

The roll call vote was as follows:

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

The board approved the August 7, 2019 Regular Meeting minutes as presented.

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Seth White, P.O. Box 520, Richlands, VA 24641; the owner. Application for Certificate of Appropriateness for signage. Construction of sign will meet all requirements for the Historic District for the mortgage company, Movement Mortgage. Located at 313 W. Valley Street, Abingdon, VA 24210. Tax Map No. (011-5-112A)

Mr. Seth White represented the property located at 313 W. Valley Street, Abingdon, VA.

Mr. White apologized to the board for the sign in question already being installed. The sign was constructed of reclaimed wood. Mr. White stated that they used the sign ordinance guidelines when constructing the sign, making it the regulation 4 foot in size. The sign is made of all wood construction.

Mr. Neese made a motion to approve the COA request as submitted, second by Mr. Webb.

The roll call vote was as follows:

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

The board unanimously approved the COA as presented for 313 W. Valley Street.

2. Certificate of Appropriateness – Tommy Shrader; 201 E. Main Street; the owner. Bundy A& E; representative. Application for Certificate of Appropriateness for interior renovations to the 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 the original design. No further exterior changes. Located at 201 E. Main St., Abingdon, VA 24212. Tax Map No (013-1-64)

Mr. Jim Bundy was not present at the time the item was presented on the agenda.

Mr. Johnson instructed Mr. Boswell to reach out to Mr. Shrader about the property at 201 E. Main talk and to let Mr. Shrader know that the board is willing to work with him and that staff would be available to give him guidance through the project.

Mr. Jim Bundy showed up at 5:28 and told the board that he was unsure if Bundy A & E would be continuing to work with Mr. Shrader. Mr. Bundy suggested that the builder use 2X 4 aluminum instead of all wood to cut cost on this project.

Mr. Johnson told Mr. Bundy that when the project was represented to the board that the board would discuss the project with the representative of the project. Mr. Johnson told Mr. Bundy that the material use was not the problem, it was the profile.

Mr. Jim Bundy represented the property located at 201 E. Main Street, Abingdon, VA.

Since it is unclear as to who will be representing the property at 201 E. Main Street the board decided to table this COA at this time.

The board unanimously decided to table the COA that was presented for 201 East Main Street.

E. APPLICATION FOR TAX ABATEMENT

- 1. Tax Abatement: Betsy and Ramsey White, owner, 133 E. Main St., Parcel No. (012-1-93).**

Mr. Jason Boswell represented the property located at 133 E. Main Street, Abingdon, VA.

Mr. and Mrs. White are requesting a tax abatement of \$25,000, which is the maximum allowed.

Mr. Johnson asked that Mr. Boswell contact the White's to obtain a breakdown of what was actually spent on the exterior, since the board only approves exterior work.

Awaiting the breakdown of the exterior cost only this request for tax abatement was tabled until the information can be presented to the board.

The board unanimously decided to table decision for the Tax Abatement for 133 E. Valley Street until requested information can be obtained.

E. PUBLIC COMMENTS

Mr. Seth White made an informal inquiry about the property located at 309 Valley Street. The old garage is made of concrete blocks and are falling in; Mr. White asked if it could be removed. The board told Mr. White that when plans are submitted that the board members will take a look at the structure before that meeting and if the building is not

original and doesn't add character to the surrounding building that the structure could possible be demolished.

Mr. White would also like to remove cinder blocks at the back of the structure as well.

Mr. White will have to bring this project before the board to be approved.

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

Board member discussed the Staff approved waivers.

1. Waiver for the Tavern, roof is being replaced by Louis Minton. Mr. Neese brought up the question of treating the new roof to keep the moss from growing back. The Tavern is located at 222 E. Main Street,

2. Mr. Hubbard will be repairing a retaining wall, filling in the cracks and painted back to match the existing wall located at 101 Valley Street.

3. Mr. Compton will be placing shrubbery and mulch at the back of the property located 301 Valley Street.

4. Mr. Emmitt Yeary will be replacing the roof on his law office located at 171 E. Main Street.

G. ANNOUNCEMENTS - None

H. ADJOURNMENT

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

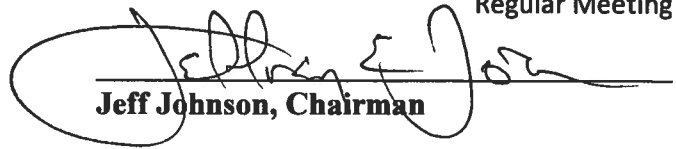
The roll call vote was as follows:

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

Mr. Johnson declared the meeting adjourned.

Meeting adjourned at 5:40 P. M.

September 4, 2019
Regular Meeting



Jeff Johnson, Chairman

Jason Boswell, Director of Planning

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

The board approved the September 4, 2019 Regular Meeting minutes as presented with corrections.

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – The Nature Conservancy; 146 East Main Street; the owner. Brad Kreps; the representative. Application for Certificate of Appropriateness to replace guttering. Current gutters are bent and damaged in various places and have become unattached from the building. 4” gutters to be replaced with new 6’ gutters. Replacing current 2 x 3 downspouts with 3 x 4 downspouts. New guttering to be used is .027 aluminum, manufactured by Norandex, and sold by ABC Supply Company. All gutters will have leaf guards installed. Located at 146 East Main St., Abingdon, VA 24212. Tax Map No (013-1-116)

Mr. Greg Mead represented the property located at 146 East Main Street, Abingdon, VA.

Mr. Mead stated that when the spring-cleaning was done that the contractor alerted them as to the disrepair of the guttering, that some of the gutters were pulling away from the house.

The Nature Conservancy is asking to remove the 4” gutters and re-install 6” guttering to increase water flow away from the structure. They will also be increasing the size of the downspouts from 2 x 3 to 3 x 4, using K style guttering.

Mr. Boswell contacted Megan Melinat from DHR Historic Resources to get her opinion on using the K style gutters on the structure. Ms. Melinat stated that K style gutter are not historic and should be allowed as a suitable replacement to protect the structure.

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

The roll call vote was as follows:

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

The board unanimously approved the COA as presented for 146 East Main Street.

2. Certificate of Appropriateness – Mike Edwards, 239 East Main Street, Abingdon, VA 24210; the owner. Application for Certificate of Appropriateness 1.) pave the driveway, 12 x 100 from the back porch to Plumb Alley R.O.W., 6' entrance radius to Plumb Alley pavement. 2.) install 100' of white wooden picket fence along North Easternmost 2/3 of the property line, construction similar to cave house. 3.) Point up existing deteriorated small brick retaining wall near the southeast corner of the front porch. **Located at 239 East Main Street, Abingdon, VA 24210. Tax Map No. (013-1-67)**

Mike Edwards represented the property located at 239 East Main Street.

Mr. Edwards is requesting to do the following three improvements to 239 East Main Street:

1.) Pave the driveway, which is presently covered in pea gravel. When it rains the pea gravel washes out into Plumb Alley, during the winter it is difficult to snowplow pea gravel. The steep driveway is 12 X 100 feet and per the guidelines can be paved with asphalt. Mr. Johnson noted that Mr. Edwards and Mr. Jennings share the driveway.

2.) Install a wood picket fence similar to the Cave House fence. The fence will be 42" in height, wood, and painted white. Mr. Edwards will wait 6-12 months before painting to give the treated lumber fence time to weather.

3.) Repoint small brick retaining wall at SE corner of the front porch. Mr. Johnson inquired as to salvaging the existing brick and reusing them. Mr. Edwards was asked to let HPRB members know if the brick will need to be re-mortared. A lime-based mortar will need to be used.

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

The roll call vote was as follows:

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

The board unanimously approved the COA as presented for 239 East Main Street.

3. Certificate of Appropriateness – Brad Dorris & Greg Lilly, 244 Valley St. NE, Abingdon, VA 24210; the owner. Application for Certificate of Appropriateness to enclose the existing, ground level, small back porch with clear sliding glass doors to protect the porch from, snow, and rain. **Located at 244 Valley Street NE, Abingdon, VA 24210. Tax Map No. (013-1-36)**

Mr. Dorris and Mr. Lilly represented the property located at 244 Valley Street NE.

Mr. Dorris and Mr. Lilly would like to enclose a 6 ½ foot wide back porch to block the wind. Evergreens already obstruct the view of the rear porch. The existing porch is at ground level and the enclosure will be attached to the existing stone patio. Anderson windows with full view glass, with vinyl trim and wood frames, will be used.

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

The roll call vote was as follows:

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

The board unanimously approved the COA as presented for 244 Valley Street NE.

E. APPLICATION FOR TAX ABATEMENT

1. Tax Abatement: Betsy and Ramsey White, owner, 133 E. Main St., Parcel No. (012-1-93).

Mr. Jason Boswell represented the property located at 133 E. Main Street, Abingdon, VA.

Mr. Boswell contacted Ms. White per the board's request from the previous meeting to obtain a detailed invoice for the exterior improvements. Staff received the invoice showing the exterior renovations cost \$57,382.00 and the interior renovations cost \$12,615.00. Mr. Johnson noted that Ms. White should be aware of the \$25,000 cap of the tax abatement, Mr. Johnson stated that the receipts are all in order and that the work has been completed and that the COA was previously approved.

Mr. Geisler made a motion to approve the Tax Abatement request as submitted, second by Mr. Webb.

The roll call vote was as follows:

Mr. Geisler	Aye
Mr. Neese	Aye
Mr. Johnson	Aye

Mr. Webb Aye

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 Treasurer to have credit issued.

F. PUBLIC COMMENTS - None

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA - None

H. ANNOUNCEMENTS - None

I. ADJOURNMENT

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

The roll call vote was as follows:

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

Mr. Johnson declared the meeting adjourned.

Meeting adjourned at 5:41 P. M.



Jason Boswell, Director of Planning



Jeff Johnson, Chairman