

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
FEBRUARY 11, 2003 - 1:45 P.M.

The Regular Meeting of the Board of Architectural Review was held on Tuesday, February 11, 2003, at 1:45 P.M, (rescheduled from February 4, 2003). The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Mr. Charles R. Day, Chairman.

ROLL CALL

Members Present: Mr. Charles R. Day, Chairman
Mr. Thomas C. Phillips, Jr.
Mrs. Doris Shuman
Mr. Andrew Hargroves

Comprising a quorum of the Board

Members Absent: Mrs. Betsy White

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning

Visitors: Mr. Peyton Boyd
Mr. Richard Rose
Mr. G. R. C. Stuart

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- (2) Approval of Minutes: Regular Meeting, January 7, 2003
Regular Meeting, January 13, 2003

Motion was made by Mrs. Shuman, seconded by Mr. Phillips, and unanimously resolved to approve minutes of the Regular Meeting, January 7, 2003 and Regular Meeting, January 13, 2003.

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- (3) Certificate of Appropriateness - **Jeffrey Keenan (Peyton Boyd, Architect/Representative)**, 1005 Glenway Avenue, Bristol, Virginia 24201; application for Certificate of Appropriateness for approval of the following items for properties located at **127 and 133 College Street**; 1) demolition of existing house and proposed new garage (**127 College Street**), 2) demolition of two (2) existing garages and proposed addition to existing structure (**133 College Street**). (**Tax Map Nos. 12 (1) 58A and 12 (1) 58.**)

Mr. Peyton Boyd, Architect, presented the application, with request for an approval of overall site use concept, which included schematic design of new garage, demolition of existing house located at 127 College Street, built in 1949 and general massing of proposed new garage to serve the existing structure, 133 College Street, also demolition of two (2) existing garages. Parts of both the new garage and the expanded residence will be visible, although it is

anticipated that extensive landscaping features will provide partial screening of site and construction.

The colors and materials will be submitted at a later date however, the general intention is to maintain colors and materials similar to the house at 133 College Street

After discussion, Mr. Hargroves made a motion that the application for demolition of residence at 127 College Street and new garage and residential expansion at 133 College Street be approved. Mrs. Shuman seconded the motion, with unanimous approval.

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- (4) Certificate of Appropriateness – The Barter Foundation, (Barter Green) P. O. Box 867, Abingdon, Virginia 24212. Application for Certificate of Appropriateness for approval of Phase I development of the Stonewall Square property on East Main Street, now known as the Barter Green. Stonewall Square, Phase I development consists of seven (7) new structures on this property that fronts on Main Street, Partington Place, Park Street and Church Street - **continuation of previous discussion held January 7, 2003. Tax Map No. 12 (1) 122.**

At the January 7, 2003 regular meeting, Mr. Uwe Rothe, architect with Cain, Rash, West Architects of Kingsport, Tennessee, stated that the Barter Foundation is currently reconstructing the Stage II building and wished to begin the approval process for this initial phase of construction plans for the Barter Green property, now known as Stonewall Square. Mr. Rothe also stated that, at that time, they wished conceptual approval for the development and would bring more detailed plans of each individual structure to the Board as the development progressed. Mr. Rothe displayed a view of the new main entrance located near the corner of Main Street and Partington Place that featured a plaza space with fountain considered to be a pedestrian space, followed by steps which they termed 'the Stonewall steps' leading upwards to pedestrian spaces at the rear of the Main Street buildings and gravel parking areas. Mr. Rothe then displayed a proposed aerial view of the Church Street corner with Main Street near the existing Stage II or Playhouse building with buildings wrapping around the Main Street frontage. The Main Street frontage would have four buildings fronting directly on Main Street with two others indirectly fronting Main Street near the entrance and one other that faces Partington Place. Mr. Rothe proceeded to briefly describe the individual buildings contained within the project. These buildings were three stories in height, containing both commercial spaces in the lower portions and residential apartments in the upper portions. Mr. Rothe stated that the buildings featured were a mix of architectural styles with each building being different in order to avoid giving the appearance of a campus. All the proposed buildings would have roofing similar to that which is being applied to the Stage II building, meaning a steeply-pitched standing seam metal roof, green in color.

After discussion, numerous questions, comments and other considerations by the visitors and members of the Board of Architectural Review, it was decided to withhold any further consideration of this application until the next regular meeting date, February 4, 2003 (this meeting date was rescheduled until February 11, 2003).

Mr. Richard Rose continued with this discussion by stating that no non-profit organization really likes controversy and he felt the Barter Theatre has been such after submittal of the proposed project submitted for approval at the January 7, 2003 meeting. He further stated that

the Barter Theatre did not choose to withdraw the proposed project, giving indication of the importance of the proposed project to the Barter's future, as well as Abingdon's future. He stated that the Barter is open to details as to how the project is executed. It is a testament to Barter's love for Abingdon and interest to a strong and financially stable Barter Theatre.

Mr. Bob Gilmer stated that the proposed idea arose from a Barter Retreat approximately five years ago. A concept was developed from this for the Barter Green, to include education facilities, commercial facilities and performance facilities. Several attendees at this meeting were approached at that time. Mr. Gilmer further stated that, as recalled, the persons contacted thought the concept was an excellent one, that it would be good for Abingdon. Later a feasibility study was done and ideas were presented and the Barter Theatre insisted that proposed facilities would not cap out the community; they had to be self-supporting.

Again, there were numerous questions, comments and other considerations by the visitors and members of the Board of Architectural Review. A motion was made by Mr. Phillips to withhold any further discussion, giving the applicants more time to consider comments and suggestions made at this meeting. Mr. Hargroves seconded the motion, with unanimous approval.

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(5) Discussion - "Proposed Historic District Amendments"

It was agreed that the planned work session for the discussion of the proposed amendments would be continued Friday, February 14, 2003.

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There being no further business, the meeting was adjourned.

Charles R. Day, Chairman

Albert C. Bradley, Secretary