

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
FEBRUARY 6, 2008 - 5:00 P.M.

The regular meeting of the Board of Architectural Review was held Wednesday, February 6, 2008 at 5:00 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Dr. Charles M. Owens, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

Members Present: Dr. Charles M. Owens, Chairman
Mr. Byrum Geisler
Mr. Peyton Boyd
Mrs. Doris Shuman

Comprising a quorum of the Board

Members Absent: Mr. Robert M. Howard, Vice-Chairman

Administrative Staff: Mr. Garrett Jackson, Director of Planning/Zoning
Mr. Michael Worrell, Code Compliance Officer
Mrs. Deborah Icenhour, Town Attorney

Visitors: Mr. Paul Ghadiri, HDM Associates, Inc.
Mr. Joe Cox, Riddick Fiedler Stern
Mr. James Wilson
Mr. Paul Ghadiri
Ms. Sharon Livingston
Ms. Lisa Silcox

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(2) Approval of Minutes: Regular Meeting, January 2, 2008

Motion was made by Mr. Geisler to approve the minutes of the regular meeting, January 2, 2008. The motion was seconded by Mr. Boyd, with unanimous approval.

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(3) CERTIFICATE OF APPROPRIATENESS - **Abingdon Federal Building, GSA/James Wilson, Owner, HDM Associates, Inc./Paul Ghadiri, Representative**, 180 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval to replace existing windows of structure **located at 180 West Main Street. Tax Map No. 12 (1) 124.**

This is a request for approval to replace all existing windows of structure located at 180 West Main Street. Mr. Cox explained the existing windows in the Abingdon Federal Building have been in use since 1959. A complete inventory was performed on the windows and in accessing their condition, it was determined they are in a deteriorating condition, with no thermal efficiency and need to be replaced.

The proposed replacement windows will have a prefinished aluminum clad exterior with casing and size to match existing windows. Simulated divided lites with 7/8" exterior and interior muntins and spacer bars between glass panes (number of lites per sash to match existing windows). The wood interior finish will be ready for paint after installation.

Mr. Geisler stated that he was concerned with replacing the windows because the Board has Guidelines that must be followed which indicates that the original architectural details should not be removed or altered, if original, to the building, referring to the Guidelines which states... "*windows that are original should be preserved in their original location, size and design and with their original materials and number of panes (glass lights)*". Mr. Geisler further stated he felt there were other alternatives to be considered rather than replacing the existing windows.

Mr. Wilson explained that the existing windows are in a deteriorating condition. With a mandate by Congress to cut efficiency cost by 20%, this option seems best at this point, however, if approval is not granted for the window presented, the applicant will entertain other options with guidance and suggestions by the Board. He further stated that the structure is

Mr. Boyd asked if interior fixed storm windows with rehabilitation of existing windows, permitted in the Guidelines, had been considered.

Mr. Wilson stated that the Judges prefer windows that will be operable, allowing them to be opened for fresh air when necessary. When the structure was built, the windows were originally operable with no air condition, however, four years later the building was retrofitted with air condition.

Mr. Ghadiri explained that the historic aspect of the building had been researched, with the research indicating the building will never be historically registered.

Mrs. Shuman stated that, in the past, if a structure is not historic contributing, the Board could be more lenient in making decisions.

After a lengthy discussion, motion was made by Mr. Geisler to deny the request, as submitted, suggesting refurbishing the original windows, with installation of full length interior storm windows. Mrs. Shuman seconded the motion, with unanimous approval.

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- (4) CERTIFICATE OF APPROPRIATENESS - **Terry and Sharon Livingston**, 16020 Mendota Road, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of proposed structure to be **located at the southeast corner of Tanner Street and East Main Street**, to be used as a restaurant. **Tax Map No. 13 (1) 71.**

There was a Public Hearing held January 28, 2008 by the Planning Commission for a proposed Amendment to the Town of Abingdon Zoning Ordinance, requested by Sharon Livingston, 16020 Mendota Road, Abingdon, VA 24210; to reenact the Town of Abingdon Zoning Ordinance as follows:

Amend and reenact Article 8, Section 8-2-4, Permitted Uses By Right to allow restaurants as a permitted use by right in Sub-district 4 of the Old and Historic District.

The Planning Commission recommended the proposed amendment to Town Council for approval which took place at the Town Council meeting held on February 4, 2008.

As a result of this action by Town Council, this is a request for approval to locate a structure at the southeast corner of 283 Tanner Street, to be used as a restaurant.

The proposed structure will be constructed of hardi-plank siding, gold in color, with closed shutters on upper level, black in color with awnings on windows, white in color. The roof will be covered with architectural shingles, having a weathered look.

After reviewing plans submitted for the proposed structure it was recommended that the applicant contact an architect for guidance in structure design and location best suited for property. After a lengthy discussion, Mr. Geisler made a motion that this application be tabled and the meeting be recessed until a later date. Mr. Boyd seconded the motion, with unanimous approval.

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There being no further business, the meeting was adjourned.

Dr. Charles M. Owens, Chairman

W. Garrett Jackson, Secretary