

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
RESCHEDULED MEETING
MARCH 16, 2015 – 5:15 P.M.

The Rescheduled meeting for the Historic Preservation Review Board was held on Monday, March 16, 2015, at 5:15 p.m. The meeting was held in the Municipal Building, Council Chambers.

Mrs. White, Chairperson, called the meeting to order, welcomed visitors, stated the purpose of the Board, and order for the meeting. Mr. Taylor called the roll.

ROLL CALL

Members Present: Mrs. Betsy White, Chairperson
Mr. Peyton Boyd, Vice-Chairman
Councilperson Jayne Duehring
Mr. S. Andrew Neese
Mr. Jeff Johnson

Comprising a quorum of the Board

Members Absent: None

Administrative Staff: Mr. Matthew Johnson, Director of Planning
Mr. Sean Taylor, Assistant Town Planner
Mrs. Jenny Carlisle, Administrative Assistant, Planning Department
Mrs. Deborah Icenhour, Town Attorney
Ms. Amy Looney, Historic Properties Coordinator
Mr. C. J. McGlothlin, Code Enforcement Officer
Mrs. Cecile Rosenbaum, Asst. Town Manager, Town Clerk

Visitors: Mr. Gary Kimbrell
Mrs. Susan Kimbrell
Mr. Jason Harris, Sr.
Mr. Jason Harris, Jr.
Mr. Richard Rose
Mr. Jeremy Wright
Mr. Jim Bunn
Mr. Todd Pillion
Mr. Fred Holt
Councilperson Rick Humphreys
Dr. James D. Moore
Dr. Jeffrey Neal
Others

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(2) Approval of Minutes: **Regular Meeting, February 4, 2015.**

Councilperson Duehring moved to approve the minutes from the Regular meeting, February 4, 2015, as submitted. Second by Mr. J. Johnson. All in favor. Motion carried.

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(3) Certificate of Appropriateness: **The Barter Foundation, Inc., owners; Richard Rose, representative;** 110 West Main Street, Abingdon VA 24210; application for Certificate of Appropriateness for new construction of temporary structure. **Located at 110 West Main Street. Tax Map No. 012-1-122.**

Mr. M. Johnson summarized the Barter Foundation application for Certificate of Appropriateness, stating that a large tent was erected in May, 2014 and remained in place through December, 2014. Per Virginia building code, a temporary structure becomes a permanent structure after 180 days, at which point the structure would be required to meet building codes. On the current application, they are proposing the tent to remain in place from April 30, 2015 to November 30, 2015.

Mr. Richard Rose and Mr. Jeremy Wright represented the application. Mr. Rose stated that the tent was erected with the permission of the Town last year, that they had permits for all events held in the tent, and that only one event, a third party event, went over the limits for time in the ordinance. He stated that the Town had not informed them of any requirements this year until after they had published their season. He also stated that they were unaware of the 180 day rule.

Mr. M. Johnson then provided copies of letters from Rick Boucher and Rachel Folwkes asking that the request be denied.

Mr. J. Johnson made a motion to deny the application for Certificate of Appropriateness. No second was made.

Councilperson Duehring then made motion to accept the application.

Mr. Neese addressed Mr. Rose asking if they planned to do this for 180 days each year.

Mr. Rose stated that the intent of the tent is to expand the programming of the Barter Theater; providing both programming and synergy for Barter and for tourism, to see if they have the capabilities to expand. He said that this is an experiment and economic model for future feasibility of a third theater, also adding that they have decided not to do third party events in the tent in the future because that introduces factors they cannot control.

Mr. J. Johnson asked for clarification if they are all theatrical programs, to which Mr. Rose responded that "they are now." Mr. J. Johnson then explained that this Board does not look at use but at structures, and whether or not a structure complies with the ordinance. He read section 8-9-3 of the ordinance,

"...the board shall consider the following matters in passing on the appropriateness of a particular project:

- a. Exterior architectural features, including but not limited to the type and style of all windows, doors, signs and other appurtenant architectural features or elements which are visible to public view from a public street, right-of-way or place.*
- b. The architectural style, general design and arrangement of the building or structure.*
- c. Texture, material and color of the building materials employed.*
- d. The relationship of the factors in a., b. and c. above to similar features of buildings and structures and uses in the immediate surroundings.*
- e. The extent to which the building or structure or the use would be harmonious with or obviously incongruous to the old and historic aspect of the surroundings.”*

He stated that the tent is double the size of any other structure in the OH district, other than the Martha, making it inconsistent and disproportionate with adjacent buildings. He continued that the reason he rejects this application is not about use, but about architecture; he doesn't see how this structure complies with any part of the guidelines.

Discussion ensued with Mr. Rose stating that Barter has had tents for the past 2 years with the permission of this body, and that they were permitted to put drainage and electrical in by the Town Building Inspector.

Councilperson Duehring added that as long as there is room for interpretation, they should rely on the economic driver that Barter is and support the application. Mr. J. Johnson countered that applicants should be reviewed on a level basis, as if they are John Doe, and that to approve this would be setting a precedent. Mr. Boyd stated that he appreciates the fact that Barter contributes to our economic drivers, but doesn't think that should play a role in the deliberations.

At this time, Mr. Neese made a second to the motion by Councilperson Duehring.

Further discussion included clarifying that if approved, it would be for 180 days of this year; Barter would have to reapply each year they intend to erect the tent. Mrs. White reiterated that while we all love the Barter and what it does, the responsibility of this Board is to the district. Mr. J. Johnson clarified that the basis for Councilperson Duehring's motion is that the guidelines are not clearly defined; therefore it is open to interpretation.

Mr. Boyd called the questions.

Roll call vote as follows:
 Councilperson Duehring – Aye
 Mr. Boyd – Nay
 Mrs. White – Nay
 Mr. J. Johnson – Nay
 Mr. Neese – Aye

Motion denied.

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- (4) Certificate of Appropriateness: **Gary and Susan Kimbrell, owners**; 244 East Valley Street, Abingdon VA 24210; application for Certificate of Appropriateness for rehabilitation of walkway. **Located at 244 East Valley Street. Tax Map No. 013-1-36.**

Mr. M. Johnson introduced the application for Certificate of Appropriateness for Mr. and Mrs. Kimbrell. Mr. Kimbrell provided further information. He said they currently have stone in the back side of the yard and would like to take out the concrete slab walkway in the front and replace it with similar stone. It will be 8 to 10 large, flat, tan colored rocks, sunk into the ground.

Mr. Boyd stated that he is in favor of approving this application because the home is a bungalow, informal in style, and stone would not be inappropriate to that. He made a motion to approve the application, as presented. Second by Mr. Neese.

Roll call vote as follows:

- Councilperson Duehring – Aye
- Mr. Boyd – Aye
- Mrs. White – Aye
- Mr. J. Johnson – Aye
- Mr. Neese – Aye

Motion approved.

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- (5) Certificate of Appropriateness: **Jim & Brooke Bunn, owners**; 153 East Valley Street, Abingdon VA 24210; application for Certificate of Appropriateness for rehabilitation, new construction, relocation, demolition, and landscaping of property. **Located at 153 East Valley Street. Tax Map No. 012-1-44.**

Mr. M. Johnson prefaced the Bunn’s application stating that the subject property is near where Food City is now. A letter was received from Steve Smith of K-VA-T in support of the application.

Mr. Bunn spoke to the application clarifying that neither structure for the planned additions should be seen from the street other than a glimpse of addition #1. He continued that they will have to remove portions of cornice, will reuse where they can, and plan to replicate the cornice for the additional twenty feet they will need. For the additions, they plan to match the roof pitch of the main structure. They would like to use brick for the additions, matching the existing structure as closely as possible.

Their intent is to have the windows replaced by a replication company. Mr. Boyd stated that they can make storm windows which fit into original jambs and have divided light muntins. He explained that it isn’t about how good the replication is, it is about trying to preserve original material, when possible. Discussion continued and it was decided to hold off on a decision on the windows at this time.

Mr. Bunn stated that they would like to replace the roof with black or gray 1 inch metal standing seam roofing. They would like to replace gutters with half rounds, with round down spouts. They would like to replace or possibly refurbish and paint black the current shutters. They would like take out all of the current landscaping except for the magnolia trees and a dogwood, and will come back with a full landscaping plan. They would like to install a privacy wall within 15 - 20 feet of the property line on one

side and 45 feet the other direction. It will be the same elevation from north to the back, and add granite curbing for the driveway. The garage addition will be 34 x 36, clad in brick, smaller scale cornice similar in style to house, with a hip roof, pitch similar to that of the house, and 9 foot roll up garage doors made to look like carriage doors. They are proposing to remove current garage. They would also like to remove the little house on the property but agreed to hold off on demolition for thirty days, or until the next meeting, while an attempt is made to find a recipient to claim and move it. In addition to the above work, they would like to move the smoke house on the property to make room for the garage. It is not original to the property and has been moved before.

A summary of the project is as follows:

- 1- Two brick additions that will not be seen from the street;
- 2- Replace all windows and doors except the front door;
- 3- Replace the roof with black or charcoal gray standing seam roof;
- 4- Replace the gutters with pre-finished half rounds and downspouts and white trim;
- 5- Repair shutters on the front of the house and paint black;
- 6- Remove landscaping except for the magnolias and a dogwood, plant Leyland cypress;
- 7- Install a garden wall with a consistent elevation and change in relative height, reaching 7 feet at its highest, and pave the asphalt driveway with granite curbing stones near the house, not all the way to the road;
- 8- Move the salt house to a different location on the property and demolish the "little house," or give it to someone who wants it;
- 9- Construct a detached garage with hip roof and carriage looking doors.

Councilperson Duehring moved to accept application with the following notes:

Accept two brick additions at the rear, not accepting window replacement at this time, accept proposal to replace the roof with black or charcoal standing seam, accept the pre-finished half round guttering with white trim, not accepting shutter changes at this time, accepting the removal of landscaping except the magnolia and dogwood and plant a screen in back with leyland cypress or similar, accept garden wall with consistent elevation but change in relative height, accept the curbing stones along the asphalt driveway, accept moving the salt house to northwest corner of the property, re-home the little white and green house, and accept garage plans, as submitted. Second by Mr. Boyd.

Roll call vote as follows:

- Councilperson Duehring – Aye
- Mr. Boyd – Aye
- Mrs. White – Aye
- Mr. J. Johnson – Aye
- Mr. Neese – Aye

Motion approved.

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(6) Certificate of Appropriateness: **Todd Pillion, owner; Jason Harris, representative;** 159 East Main Street, Abingdon VA 24210; application for Certificate of Appropriateness for rehabilitation of

roof, gutters, porch, shutters, and paint. **Located at 159 East Main Street. Tax Map No. 013-1-56.**

Dr. Pillion, 205 Stonewall Heights, introduced his application for Certificate of Appropriateness. They would like to paint the asbestos shingle roof a charcoal color, reinforce and replace the concrete block front porch as needed, add shutters to fit windows, replace front porch light fixture, and repaint the siding in the colors submitted.

Mr. Boyd moved to approve the application, as discussed. Second by Mr. Neese.

Roll call vote as follows:
Councilperson Duehring – Aye
Mr. Boyd – Aye
Mrs. White – Aye
Mr. J. Johnson – Aye
Mr. Neese – Aye

Motion approved.

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(7) Certificate of Appropriateness: **Fred and Gypsy Holt, owners;** 132 East Valley Street, Abingdon VA 24210; application for Certificate of Appropriateness for rehabilitation. **Located at 132 East Valley Street. Tax Map No. 012-10-1.**

Mr. Holt spoke to his after-the-fact application for roof and shutter renovations. They replaced the roof with black, standing seam roofing and added shutters. They have a photograph showing that the house had shutters on it before, so they installed working shutters, with dogs, fit and sized to the windows.

Mr. J. Johnson made a motion to approve the application, as submitted. Second by Councilperson Duehring.

Roll call vote as follows:
Councilperson Duehring – Aye
Mr. Boyd – Aye
Mrs. White – Aye
Mr. J. Johnson – Aye
Mr. Neese – Aye

Motion approved.

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There being no further business, the meeting adjourned at 7:31 p.m.

Sean Taylor, Secretary

Mrs. White, Chairperson