

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
RECONVENED/REGULAR MEETING
MARCH 2, 2011 - 5:00 P.M.

The regular meeting of the Board of Architectural Review was held Wednesday, March 2, 2011 at 5:00 P.M. The meeting was held in the downstairs meeting room of the Municipal Building.

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

ROLL CALL

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

Comprising a quorum of the Board

Members Absent: None

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mr. Sean Taylor, Assistant Director Planning/Zoning (Absent)
Mrs. Deborah Icenhour, Town Attorney

Visitors: Mr. Jim Bundy
Mr. Jay P. Porterfield
Ms. Martha Combs
Mr. Edward B. Eller
Mrs. Helen F. Eller

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(2) Approval of Minutes: Regular Meeting, February 2, 2011
(Minutes incomplete)

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(3) CERTIFICATE OF APPROPRIATENESS - **Edward B. and Helen F. Eller**, 30378 Lee Highway, Glade Spring, VA 24340; application for Certificate of Appropriateness for approval to renovate/remodel existing structure **located at 267 Valley Street, N.E. Tax Map No. 13 (1) 18. (Tabled from regular meeting, February 2, 2011).**

This application was tabled from the regular meeting, Wednesday, February 2, 2011.

The application is requesting approval to renovate and remodel the existing structure located at 267 Valley Street, N.E. The items to be considered are as follows:

- Construct an addition to the rear of the existing structure. The proposed addition will be 24 ft. x 24 ft. in size and will be flush with the east side of structure.
- On higher elevation level, at the rear of this structure, it is proposed to construct a 22 ft. x 24 ft., two car garage that will extend to five feet of the eastern property line.

The outside of the proposed addition and garage will be Hardy Plank, with 30 year Architectural Shingles to match existing roof; the house will remain White in color.

- A strip of Dentil Molding will be placed on front under roof line.
- Shutters, Soft Grey, in color will match the roof.
- Appropriate landscaping will be done in front yard, with handicap ramp being removed.
- Replacement windows, with small panes will be used.

Approval was given at the February 2, 2011 meeting to allow removal of the existing handicap ramp in order to prevent delay in work of the proposed renovation project. There was also discussion regarding replacement windows, at which time, the Board informed Mr. Eller that, per Guideline requirements, the existing windows must be preserved if possible. If preservation of the windows is not possible, the Board will supply information regarding the type of replacement windows that would be allowed, per Guideline requirements. It was also explained to the applicant that a more detailed drawing for the proposed addition would be required before further consideration by the Board.

A motion was made at the February 2, 2011, and unanimously approved, that the meeting not be adjourned, with this application to be tabled, allowing the applicant the opportunity to furnish the Board a more detailed drawing for the proposed addition being requested.

Mr. Eller contacted an architect regarding the proposed addition and returned to this meeting with detailed drawings which was further reviewed by the Board. After review of the new detailed drawings, it was the consensus of the Board that the proposed addition would be allowable, per Guideline requirements.

There was a continued discussion regarding replacement of windows; once again, Mr. Geisler explained that, per Guideline requirements, the existing windows must be repaired if possible. It was explained to Mr. Eller that new windows will be allowed in the new addition. At the time of this meeting the Board was unable to supply information to the applicant regarding the type of replacement windows that would be allowed, per the Guideline requirements, if the existing windows are not in condition to be preserved. This information will be supplied to the applicant at a later date.

After further discussion, Mr. Boyd made a motion to approve all requests, except for the replacement of existing windows, allowing time to provide the applicant information regarding replacement windows that would meet the Guideline requirements. Mr. Geisler seconded the motion with unanimous approval.

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- (4) **CERTIFICATE OF APPROPRIATENESS - Martha E. Combs, Representative, and Sammy Campbell**, P. O. Box 1404, Abingdon, VA 24212; application for Certificate of Appropriateness for approval to renovate/remodel existing structure **located at 268 East Main Street. Tax Map No. 13 (1) 93.** *(As stated on application, Ms. Martha E. Combs is in process of purchasing this property from Sammy Campbell. (Tabled from regular meeting, February 2, 2011).*

This application was tabled from the regular meeting, Wednesday, February 2, 2011. The application was presented for discussion only; requesting permission to make several changes and architectural improvements to property located at 268 East Main Street.

Ms. Martha E. Combs, representing the application, is in the process of purchasing this property from Mr. Sammy Campbell.

Ms. Combs explained that the changes and architectural improvements to this property would include the following:

- Scrap and paint entire house
- Repair or replace boards and shutters as necessary
- Restore or replace windows as necessary
- Replace all structure beams in the basement that have decayed overtime
- Dig out basement, pour a concrete floor, and put up walls where necessary and make it usable for heating and cooling units and strengthen foundation
- Add all new electrical wiring and lighting
- Dig a whole new basement as part of addition on back of house
- Addition is to be same size as downstairs to add on kitchen
- Add a new back porch as part of addition
- Make the front porch across the entire front of the house
- Add a half bath in the basement addition and a half bath on the ground floor
- Make a parking lot in the back of the house
- Put up a privacy fence on property next to Frost Funeral Home
- If possible, construct a semi-circular driveway to be brought in off Main Street in front of house similar to the old PJ Brown building.

The Board expressed their delight in Ms. Comb’s interest in trying to obtain this property and her desire to refurbish the structure.

Mr. Bundy, architect, explained the plans for the proposed addition and strengthening foundation of the existing structure and handicap ramp.

The Board explained the importance of keeping in touch with the Department of Historical Resources as the project progresses for restrictions, etc., for the possibilities for being eligible for state, federal and local tax credits for this project.

After further discussion, Mr. Berry made a motion to approve all requests pertaining to the refurbishing of the existing structure and the proposed addition. Mrs. Shuman seconded the motion, with unanimous approval.

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- (5) **CERTIFICATE OF APPROPRIATENESS - Mrs. Robert Porterfield, Owner, Jay P. Porterfield, Representative, 417 Old Mill Road, Glade Spring, VA 24340; application for Certificate of Appropriateness for approval to demolish brick structure located in rear yard of the Cave House structure located at 279 East Main Street. Tax Map No. 13 (1) 69.**

This is a request for approval to demolish brick structure located in rear yard of the Cave House structure located at 279 East Main Street.

Mr. Jay P. Porterfield, representative, submitted an application to the Board of Architectural Review for the regular meeting held Wednesday, July 1, 2009, requesting approval to demolish the brick structure located in rear yard of Cave House structure located at 279 East Main Street, due to major damage of the structure.

The Browning Group, LLC, a professional engineering firm, completed a visit to the above-referenced site to make observations of the subject building's existing structural conditions. The following is a summary of their findings:

The subject building is a two-story, brick and wood framed structure approximately 21 ft. wide by 42 ft. long with two (2) sleeping rooms and a bathroom on the second floor, a living room and kitchen on the first floor. The exterior walls are multi-width brick construction with the longitudinal walls being load bearing (walls support roof and floor). An approximate 10 ft. by 21 ft. brick addition is present on the rear of the building.

From the exterior, it was observed that aged brick with mortar joints need repointing, as well as failure of the lower portion of the brick wall at the southeastern corner. It was also observed that the brick walls were not level, which indicates settling of the foundation has occurred. The southeastern corner roofing, fascia and gutter system appeared to be in need of repair, which could be contributing to water damage to the foundation and brick walls.

From the interior, it was observed that floors are not level, allowing one to see through to the outside at the southeastern building corner.

It was confirmed on site that the existing first floor wood framing is resting on the earth below, and the building is without a crawl space. With this condition being present, it is possible that the exterior brick walls are constructed without a footing, or with a minimal footing.

An estimated cost for repairing the observed structural deficiencies of \$137,340.00 doesn't include non-structural repairs/remodeling and should be provided by an architect or qualified builder.

Based on finished, occupied residential building value of \$159,000.00 (approximately \$90.00 per square foot of finished floor area), and the estimated structural repairs costing \$137,340.00 (approximately 86% of the estimated building value), it was a professional opinion that it was not financially feasible to perform the observed structural repairs.

Due to the structure having historical significance contributing to the architectural significance to the Historic District, the application was denied by the Board of Architectural Review, with recommendation that the applicant make an appeal, if so desired, to the Town Council from the Board's decision. The applicant did make an appeal to the Town Council from the Board's decision and the request was denied by Town Council.

Mr. Porterfield has followed all legal procedures in attempting to demolish the structure, listed the property "for sale" for more than one year, with no results, and is once again requesting approval to demolish the unsafe structure.

Mr. Geisler stated that he would recuse himself in voting on this matter.

After a lengthy discussion, Mr. Berry made a motion to approve the request for demolition of the structure. Mrs. Shuman seconded the motion.

VOTE:

Mr. Berry	Aye
Mrs. Shuman	Aye
Mr. Geisler	Abstained
Mr. Boyd	Aye
Dr. Owens	Aye

The motion passed.

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(6) DISCUSSION - Revision of Guidelines

A discussion of the revisions for the Guidelines continued, reviewing a few minor changes which had been made, with a few more additional changes being made. A review of the Guidelines will continue at the next meeting.

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Mr. Jackson stated that Mrs. Shuman's term with the Board of Architectural Review will expire on April 12, 2011. The Board thanked Mrs. Shuman for her services rendered and wished her well.

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There being no further business, motion was made, duly seconded and unanimously approved that the meeting be adjourned.

Dr. Charles M. Owens, Chairman

W. Garrett Jackson, Secretary