

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
APRIL 7, 2010 - 5:00 P.M.

The regular meeting of the Board of Architectural Review was held Wednesday, April 7, 2010 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. Taylor called the roll.

ROLL CALL

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

Comprising a quorum of the Board

Members Absent: Mrs. Doris Shuman

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

Visitors: Mrs. Jewelene Gillenwater
Mr. Walter C. Murray
Ms. Joella Barber
Mr. Sammy L. Campbell
Ms. Anne P. Hutton

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(2) Approval of Minutes: Regular Meeting, March 3, 2010

Mr. Geisler made a motion that the minutes of the regular meeting, March 3, 2010, be approved as presented. Mr. Boyd seconded the motion.

VOTE:

Mr. Geisler Aye
Mr. Boyd Aye
Mr. Berry Abstained
Mr. Owens Aye

The motion passed.

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(3) CERTIFICATE OF APPROPRIATENESS - **Jewelene Gillenwater**, 130 Wall Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval to repaint and change color of existing structure **located at 130 Wall Street. Tax Map No. 11 (1) 96.**

This is a request for approval to repaint and change color of existing structure located at 130 Wall Street. Mrs. Gillenwater explained that she would like to repaint her house but would like approval to change the current colors of yellow, cream and white to a different color (two

different shades of pink). Mrs. Gillenwater presented samples of various colors she had considered. She further stated that some repair work would need to be completed on the structure as well as the guttering, in order to prepare each of them for painting.

Mrs. Gillenwater stated that it was her desire to replace the existing windows, possibly with addition of shutters, but no final decision had yet been made on the style or design. The Board explained that in choosing replacement windows, the requirements of the Guidelines must be followed. She will notify the Board of her selection which will be presented at a later date, and it was agreed that no extra fee would be charged for the modification of this application.

After discussion of the proposed paint colors selected by Mrs. Gillenwater, the Board members offered suggestions that would be most consistent and appropriate colors to use in order to blend with surrounding structures of the Old & Historic District. It was decided that the colors Mingo Peach for the structure and Henna Copper for the trim, would be the best selection. Mrs. Gillenwater was in agreement with the suggestions.

Mr. Geisler made a motion to approve the colors Mingo Peach for structure and Henna Copper for trim, as discussed with Mrs. Gillenwater. Mr. Berry seconded the motion, with unanimous approval.

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- (4) **CERTIFICATE OF APPROPRIATENESS - Walter C. Murray, 231 King Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of proposed sunroom addition to be constructed as a part of structure located at 231 King Street. Tax Map No. 11 (6) 1.**

This is a request for approval of proposed sunroom addition to be constructed as a part of structure located at 231 King Street. The size of the proposed addition will be 16 ft. x 20 ft., with front view facing King Street. The construction of the foundation will be concrete and block, to be painted white. All materials for the addition will match the existing structure, with roof line to follow existing roof line, having white wood trim and vinyl siding, white aluminum guttering, black shingle roof with sunroom-type windows.

After discussion, Mr. Berry made a motion to accept the proposal as presented, with the sunroom to match the existing structure with window muntin pattern to match the existing windows. Mr. Geisler seconded the motion, with unanimous approval.

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- (5) **CERTIFICATE OF APPROPRIATENESS - Main Street Property, LLC, Owner, dba Cumberland Resources, Quinn Craughwell, Representative, 143 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of the following for identified properties:**
- Planting plan for property located at **143 West Main Street**
 - Iron fencing for property located at **143 West Main Street**
 - Wooden Arbor to be located between **143 West Main Street and 153 West Main Street**
 - Trash enclosures to be located at **143 West Main Street, 153 West Main Street and 152 West Valley Street**
 - Proposed two-rail, plank fence to be located at **152 West Valley Street** (original fence previously removed)

Tax Map Nos. as follows:
12 (1) 79 143 West Main Street
12 (1) 78 153 West Main Street
12 (1) 59 152 West Valley Street

This application is requesting approval of a planting plan and iron fencing for property located at 143 West Main Street. The application further includes a request for approval of a wooden arbor to be located between 143 and 153 West Main Street, with trash enclosures to be located at 143 West Main Street, 153 West Main Street and 152 West Valley Street; also requesting approval of proposed two-rail, plank fence to be located at 152 West Valley Street, where original fence was previously removed.

There was no one present at this meeting to represent the application requests.

After discussion, Mr. Boyd made a motion that all application requests be approved as presented. Mr. Geisler seconded the motion, with unanimous approval.

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(6) **CERTIFICATE OF APPROPRIATENESS - Yellow Poplar Development, LLC, Peyton Boyd, Architect, PC, Representative, 448 Cummings Street #288, Abingdon, VA 24210; application for Certificate of Appropriateness for approval to amend previous application approved at the October 7, 2009 Board of Architectural Review meeting for property located at 239 East Main Street, Tax Map No. 13 (1) 67, to include approval of the following:**

- Preserve and maintain original structural bricks with new mortar
- Pave rear driveway with concrete exposed aggregate of washed stones

An application for this property was previously reviewed and approved at the October 7, 2009 meeting. The current application is now requesting approval to amend the previous application to include the request for approval to preserve and maintain original structural bricks with new mortar, and pave rear driveway with concrete exposed aggregate of washed stones.

After discussion, Mr. Berry made a motion that the application requests be approved as presented. Mr. Geisler seconded the motion.

VOTE:

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

The motion passed.

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(7) **CERTIFICATE OF APPROPRIATENESS - Byrum Geisler/Elizabeth McClanahan, 228 East Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval to construct wrought iron and brick pillar fence to enclose backyard, with property located at 228 East Main Street. Tax Map No. 13 (1) 97.**

This is a request to construct wrought iron and brick pillar fence to enclose backyard, with property located at 228 East Main.

The fence will consist of wrought iron segments, purchased from an antique salvage dealer that have been sandblasted and painted dark green (same shade as the background of the signs on front of existing structure). Each segment is approximately 5 ½ ft. tall and 10 ft. wide. Two segments will be joined together with a 4 in. x 4 in. wrought iron post painted the same color as the fence. Each 20 ft. segment will then connect to a brick pier to be constructed. The pillars will be constructed from bricks matching the existing chimneys on the building.

After discussion, Mr. Boyd made a motion to approve the wrought iron fence and brick piers as presented. Mr. Berry seconded the motion.

VOTE:

Mr. Boyd	Ay
Mr. Berry	Aye
Mr. Geisler	Abstained
Dr. Owens	Aye

The motion passed.

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(8) **CERTIFICATE OF APPROPRIATENESS - Joella Barber, Black's Fort Chapter, Daughters of the American Revolution**

Approximately two years ago a ten-plus ton, stone rock, donated by the Graystone Quarry near Lodi, was located on the Muster Grounds. The stone rock was selected by members of Daughters of the American Revolution and General William Campbell Chapter Sons of the American Revolution.

Ms. Barber made a request for approval of two (2) bronze plaques to be attached to the donated rock, recognizing the over-mountain men that gathered at the Muster Grounds.

After discussion, Mr. Berry made a motion that the two requested plaques be approved as presented. Mr. Boyd seconded the motion, with unanimous approval.

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(9) **DISCUSSION - Board of Architectural Review Compliance Letters**

At the August 5, 2009 Board of Architectural Review meeting, a motion was made and approved that property owners having properties deemed in need of attention, be notified by letter, requesting they produce a plan of action for repairing and preserving their properties. In the most recent letter mailed an additional language was added by stating, ***“Please be advised that, although planning department staff are willing to assist you with the preparation of a plan of action, compliance with Section 8-11 requires you or your representative to present this plan of action in person to the Board of Architectural Review.”*** The most recent letters mailed were to the following property owners:

- Sammy L. Campbell, 268 East Main Street
- Anne Hutton, 101 East Valley Street
- Harold Stanley, 284 West Valley Street

Board member, Byrum Geisler, recused himself from this discussion due to conflict of interest.

268 East Main Street

Mr. Sammy L. Campbell explained that he has the property located at 268 East Main Street listed with Meade Realty for selling purposes. There have been 15 inquiries to look at the property with 10 of the inquiries losing interest when they learned it was located in the Old & Historic District. The remaining inquiries have indicated if the structure was not there, they would purchase the property. He explained that he installed a new roof on the structure but paint will not adhere to the siding of the structure. Mr. Campbell stated that due to his personal financial situation he is in no position to repair this structure. He further reminded the Board that he came to the Board of Architectural Review several years ago, with plans to replace the windows and install vinyl siding on the structure and his request to complete this work was denied, however, two other applicants requesting the use of vinyl siding near the same period of time was granted permission to do so. Also, the Presbyterian Church installed 32 vinyl windows without having permission to do so.

Dr. Owens explained to Mr. Campbell that the duties of the Board of Architectural Review is to make sure structures do not deteriorate beyond a repairable state, further stating that the Town has an option to repair the structure and put a lien on the property, if the owner has no plans to repair the deteriorated condition. He further stated that the Board understands his desire to sell the property and the Board wishes him well in the sale, however, the condition of the structure is in great need of being repaired in order to stabilize it to reduce further deterioration. Mr. Campbell, again, stated that he is in no position or has no intentions of doing repairs; he just hopes that it can be sold before further action is taken by the Town.

It was suggested by Mr. Berry that Mr. Campbell might consider having an auction in order to try to sell the property. Mr. Campbell will contact Mr. Meade regarding this suggestion to see if this might be feasible.

101 East Valley Street

Ms. Anne P. Hutton explained that she was unclear as to exactly what property was being discussed. The letter she received stated **she owned the property** and there were photos enclosed, however, the photos were omitted for some reason. **She and her brother, together, own property on East Valley Street.** The Board clarified the location and Ms. Hutton was in agreement that she was part owner.

Ms. Hutton explained that last year the wind blew off the guttering on this structure. She immediately engaged a gentleman to repair the guttering, immediately thereafter he became ill and was hospitalized, and immediately thereafter, we had very bad winter weather. The guttering is now up and fascia board has been replaced. She thought all repairs had been completed except a few minor problems that were discovered when replacing the guttering. Plans are being made to complete those problems.

Dr. Owens stated the Board would have the Building Inspector stop by the property to see if all needed repairs have been completed. Ms. Hutton asked if the Building Inspector would be on the property. Dr. Owens replied, "with your permission". Ms. Hutton replied "**I grant no such permission**".

Dr. Owens thanked Ms. Hutton for her promptness in completing the needed repairs to the property located at 101 East Valley Street.

284 West Valley Street

Mr. Harold Stanley owner of the property located at 284 West Valley Street stated that he realizes there is general maintenance needing to be done to the structure located at 284 West Valley

Street. The property was purchased in 2004 and he has invested money into it every year, approximately \$17,000.00 in 2008. However, due to the economy, his income dropped between \$50,000 - \$60,000 last year; he has a lot of real estate to care for and he already had plans to do some repair work on this property this year, he isn't sure when it will be completed but assured the Board that it would be done but it would take some time. He further stated when he received compliance letter, he determined the property would be repaired and sold.

Dr. Owens explained that the compliance letter was only a notice to him that repairs needed to be completed and as long as the Board can see progress being made, he was in compliance with the Board. Mr. Stanley stated that the property would still be for sale.

The Martha Washington Inn

Mr. Jackson explained that he had received new drawings from Mr. Christopher Lowe for the awning addition at Litchfield Hall.

After review of the new drawings and a lengthy discussion, Mr. Geisler made a motion to approve the relocation of the "drive-thru" awning subject to the following conditions:

- The awning leading up the stairs and connecting to Litchfield Hall is to be removed in its entirety.
- The structure presented in 2008 as 'temporary' for inclement weather, to create an air-lock at the entrance to Litchfield Hall, will be removed and used only during the months of October 1 through April 1 annually.

Mr. Berry seconded the motion, with unanimous approval.

The Board's decision was based on the authority granted them by Article 8, Section 4-1a of the Old & Historic District Ordinance, as follows:

Section 8-4 Certificate of appropriateness required to erect, construct, reconstruct, alter, restore, move or demolish a building.

8-4-1 In order to promote the general welfare through the preservation and protection of historic places and areas of historic interest, the following review procedures shall be followed:

- a. Certificate of Appropriateness. Except as provided below in Sections 8-4-1b and 8-13-3, no building or structure within the Old and Historic District may be demolished or moved in whole or in part, nor may any architectural features of said building or structure which are subject to public view from any public street, right-of-way or place be altered in any way that affects the external appearance of the building or structure, including such items as roofs, chimneys, fences and color changes, without (i) prior approval of an application to the Board of Architectural Review ("BOARD") hereinafter created, and (ii) the Board's issuance of a Certificate of Appropriateness. Neither shall any building or structure hereafter be erected, constructed, reconstructed, altered, restored, moved or demolished within the Old and Historic District without the same prior approval and issuance of a Certificate of Appropriateness.*

FOR THE RECORD

During the discussion session it was suggested by Mr. Sammy L. Campbell and Ms. Anne P. Hutton that the roof of the Abingdon Municipal Building needs to be repaired and repainted, or replaced.

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(10) DISCUSSION - Revisions of Guidelines

A discussion of the revisions of the Guidelines continued. The Board will meet again on Wednesday, April 21, 2010 at 5:00 P.M. when further discussion of the revisions of the Guidelines will continue.

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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