

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
May 3, 2006 - 5:00 P.M

The regular meeting of the Board of Architectural Review was held Wednesday, May 3, 2006 at 5:00 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mrs. Betsy White, Chairman, called the meeting to order, welcoming visitors and explaining the purposes of the Board of Architectural Review.

ROLL CALL

Members Present: Mrs. Betsy White, Chairman
Mr. Harry McKinney
Mr. Andrew Hargroves

Comprising a quorum of the Board

Members Absent: Mr. Thomas C. Phillips
Mrs. Doris Shuman

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning

Visitors: Mrs. Pauline Howard
Mr. Robert "Bob" Howard
Mr. Matthew Crum
Mr. Brad Fluke
Ms. Kathryn Rose
Mr. Robert Campbell
Mrs. Gwen Campbell
Mr. Gary M. Kimbrell
Mrs. Susan M. Kimbrell
Mrs. Jan Hurt

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- (2) Approval of Minutes: Regular Meeting, January 4, 2006 (Incomplete)
Regular Meeting, April 5, 2006

Motion was made by Mr. McKinney to approve the minutes of the regular meeting, April 5, 2006, as submitted. Mr. Hargroves seconded the motion, with unanimous approval.

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- (3) Certificate of Appropriateness - **Pauline Howard, Owner and Bob Howard, Representative**, 126 West Valley Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to construct picket fence along Plumb Alley at the rear of property located at **126 West Valley Street. Tax Map No. 12 (1) 55.**

This is a request for approval to construct picket fence along Plumb Alley at the rear of property located at 126 West Valley Street.

The proposed project will be to salvage 8 ft. panels from a picket fence located at 122 West Valley Street, replacing the 4 in. x 4 in. posts with new 4 in. x 4 in. posts. The fence will run parallel with Plumb Alley to match other fences within the block between College Street and Church Street. The fence will not be in line with the fence at 122 West Valley Street, but set back approximately one foot to allow the fence to be located behind a tree currently there and allow those parking behind the Barter Theatre extra room when backing out. The fence will be approximately 50 ft. in height.

After discussion, Mr. Hargroves made a motion that the fence be approved. Mr. McKinney seconded the motion, with unanimous approval.

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- (4) Certificate of Appropriateness - **The Nature Conservancy, Matthew Crum, Representative**, 146 East Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to replace existing roof and guttering on structure located at **146 East Main Street. Tax Map No. 13 (1) 116.**

This is a request for approval to replace existing roof and guttering and to repaint structure located at 146 East Main Street. Mr. Jackson advised that he had approved a WAIVER for a request to repaint the structure, as the repainting will remain the same color as the existing color (gray).

Replacement Of Roof

Mr. Crum stated that the upper portion of the roof is covered with metal shingles, the lower portion of the roof is covered with a seamed metal roof, with the upper portion being in a very deteriorated condition. It is the desire of the applicant, in replacing the roof, that the entire roof be consistent with the same materials.

Mr. Fluke, contractor, stated that it requested to be allowed to replace the roofing with a 29-gauge, multi-ribbed panel, gray in color.

Mr. McKinney replied that the Guidelines are not real specific concerning metal roofing, however, the intent of the Board is to require replacement of materials that would be similar to material that would be a part of the historic fabric of Abingdon. He further stated that to be the most consistent in roofing in Town is that you have more narrow ribs rather than the intermediate style. He explained that the Board tries to promote the use of this same system which has a concealed fastener, or a more narrow rib, not so much of a pronounced intermediate rib.

Mr. Crum stated that the cost of the materials that Mr. McKinney referred to is approximately 35% more and due to being a non-profit organization, the difference in cost would pose a financial burden. Mr. Fluke stated the reason for the difference in cost being two factors, the material cost and labor cost for installation.

Mr. McKinney replied that he didn't think the Board couldn't deny the use of exposed fasteners, but the roofing must have a different profile, having a narrower ridge on the top.

Mr. Crum stated that he could appreciate the concern of the historic character of the area and he would not try to sway the Board one way or the other; his concern was much more practical, that the roof needs to be replaced and whether or not they can afford to replace it.

Mrs. White asked if Mr. Crum had explored having the roof cleaned and repainted. He and Mr. Fluke responded by saying had the roof been maintained over the years, that cleaning and

repainting could be a possibility but leaks have developed causing deterioration and the most feasible thing to do is to replace the roof.

Mr. McKinney recommended that the applicant research this matter and he felt that the applicant would be able to find a roof closer to the suggested profile and that there would not be much difference in the cost of the two.

The applicant and contractor agreed to this suggestion and there will be a called meeting for viewing of material samples.

Replacement Of Guttering

Mr. Crum stated that it is requested that 5-inch K Style, seamless guttering be approved for use to the replace the existing guttering. The existing guttering is the same type guttering as requested.

Mr. McKinney stated that the Guidelines specifically state that the guttering should not be this style, however, since the existing guttering is the same style as requested, the Board can approve this request and only ask that the applicant consider half-round guttering, since it is the preferred style. Mr. Crum stated that he has explored the possibility of the half-round guttering and that the cost was much more than the type requested for approval.

After discussion, the applicant agreed to have a sample of the guttering for viewing by the Board at the same time the roofing materials are viewed. The applicant will contact Mr. Jackson when the samples are ready.

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- (5) Certificate of Appropriateness - **Wines of Distinction, Kathryn Rose, Owner/Representative**, 230 East Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of one (1) sign to be located on property located at **230 East Main Street. Tax Map No. 13 (1) 97.**

This is a request for approval of one (1) sign to be located on property at 230 East Main Street. The size of the sign will be 18 in. x 24 in., having dark earth tone background, with ivory lettering. The sign will read **“WINES OF DISTINCTION HOME OF KATBIRDS COFFEEHOUSE WINES-GIFTS-GOURMET”**. The sign will be mounted from a 9’ x 7” post, however, a location for the placement of the sign/post is undecided and Ms. Rose asked the Board for suggestions.

After discussion, Mr. Hargroves made a motion that the sign be approved as presented, with bracket on post, subject to Mr. Jackson and Mr. C. M. Vernon, Jr., Director of Public Works, viewing the location, taking into consideration the visibility for applicant, and approving a placement location in the brick walkway (owned by property owner) going to front door of the building on east side (no further than street) but not into the boxwood. Mr. McKinney seconded the motion, with unanimous approval.

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- (6) Certificate of Appropriateness - **Robert and Gwen Campbell, Owners, Gwen Campbell, Representative**, 118 Valley Street, N.W., Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to remove existing carport roof and install composite decking and new exterior door for kitchen of structure located at **118 Valley Street, N.W. Tax Map No. 12 (1) 54. (Tabled from April 5, 2006 meeting).**

This application was tabled from the regular meeting, April 5, 2006, due to lack of detailed information regarding the proposed construction, including scaled drawings and materials to be used for the columns, balusters and railings.

The application is requesting approval to remove existing carport roof and install composite decking and new exterior door for kitchen of structure located at 118 Valley Street, N.W.

Mr. and Mrs. Campbell were present at the meeting and presented new plans for the proposed construction.

The newest plans for the proposed construction include the removal of the existing carport and replace with a carport with a deck area above. The deck surface will be a redwood color composite with treated lumber support columns. The railing will be wood-grain composite white in color. A new 10 light door will be installed in kitchen. Ten solar powered lights will be installed on corners of railing around deck area.

The size of center rails will be 1 in. x 1 in., covered with a synthetic slip cover, white in color, main support posts will be 6" x 6" posts with plan to extend the support posts above deck to appropriate height to be used as main posts, with cover over main posts. The main posts will be pressure treated wood.

Mr. McKinney stated that the treated posts should either be painted or stained with opaque stain to blend with main structure.

After discussion, it was the consensus of the Board that they will meet on the site after this meeting and view a more detailed sample sketch.

On site, the Campbells displayed the composite materials to be used and the roof concept was discussed. Mr. McKinney made several suggestions for fitting the roof over the deck as well as placement of the support posts, so that they are uniform and symmetrical. The Board agreed on these suggestions unanimously. The Campbells will return next month for official approval of the roof concept that was discussed.

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- (7) Certificate of Appropriateness - **Gary M. and Susan M. Kimbrell**, 244 Valley Street, N.W., Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to replace existing shingle roof with metal roof and install ceramic tiling of the staircase to front porch on existing structure located at **244 Valley Street, N.W.. Tax Map No. 13 (1) 36.**

This is a request for approval to replace existing shingle roof with metal roof and also, install ceramic tiling of the staircase to front porch on existing structure located at 244 Valley Street, N.W.

Replacement Of Roof

Mr. Kimbrell stated that after having patched the existing roof several times, more leakage has developed and it has been decided that the roof needs replaced. He further stated that since the structure originally had a metal shingle roof, it is requested that a standing seam roof, brown in color, be approved to replace the existing shingle roof.

Mr. McKinney asked if a synthetic shingle such as slate or wood shake shingle had been considered. He stated that a synthetic shingle is available, constructed of wood but looks like a

metal shingle; a synthetic slate is also available. He felt that this type roof would be more appropriate for this type structure than a standing steam metal roof.

Mr. Hargroves stated that this house was built during the 1800 – 1900’s and after doing research on this, found that metal shingles were used but standing seam metal roofing was not used on this type house.

After discussion, it was suggested by the Board that the applicant research this matter for other availabilities before a final decision is made by the Board.

Installation of Ceramic Tile On Staircase To Front Porch

Mr. Kimbrell stated that he purchased the ceramic tile and after the purchase realized this should be reviewed by the Board for approval.

It is requested that ceramic tile be approved for staircase to the front porch, due to deterioration of the existing materials. The ceramic tile will be laid on existing surface of tread and riser, with grouting and will be a “slate” color.

After discussion, Mr. Hargroves made a motion that the ceramic tile be approved, as presented, and that the roof request be tabled until the next regular meeting. Mr. McKinney seconded the motion, with unanimous approval.

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- (8) Certificate of Appropriateness - **Estate of Jack and Mary Ruth Bundy, Matthew and Alison Bundy, Representatives**, 110 Valley Street, N.E., Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to replace existing asphalt shingle roof with new 40 year shingle roof on structure located at **110 Valley Street, N.E.. Tax Map No. 12 (1) 48.**

This is a request to replace existing asphalt shingle roof on structure located at 110 Valley Street, N.E.

The proposed shingle will be a 40 years asphalt shingle, black in color.

After discussion, Mr. McKinney made a motion that the replacement of roof be approved, as presented. Mr. Hargroves seconded the motion, with unanimous approval.

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Discussion

- Mr. Jackson presented a sample of the signs to be ordered for placement in the Old and Historic District.
- It was the decision of the Board to change the meeting date of Wednesday, June 7, 2006 to Wednesday, May 24, 2006, 5:00 P.M.

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There being no further business, Mr. McKinney made a motion that the meeting be recessed, but to reconvene on the site of the Campbell property to review a more detailed description of the

requested deck project requested by Mr. and Mrs. Campbell. Mr. Hargroves seconded the motion, with unanimous approval.

Betsy White, Chairman

W. Garrett Jackson, Secretary