

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
SEPTEMBER 1, 2004 - 1:00 P.M.

The regular meeting of the Board of Architectural Review was held Wednesday, September 1, 2004 at 1:00 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mrs. Betsy White, Chairman, called the meeting to order. Mrs. White welcomed visitors and explained the purpose of the Board of Architectural Review.

ROLL CALL

Members Present Mrs. Betsy White, Chairman
 Mrs. Doris Shuman
 Mr. Thomas C. Phillips, Jr.
 Mr. Harry L. McKinney, Jr.

 Comprising a quorum of the Board

Members Absent: Mr. Andrew Hargroves, Vice-Chairman

Administrative Staff: Mr. Albert C. Bradley, Director of Planning Zoning
 Mr. Garrett Jackson, Town Planner

Visitors: Mrs. Mary G. Campbell
 Mr. Jim Bundy, Architect
 Ms. Charlene Truhlik
 Mr. Harold Stanley
 Mr. Peyton Boyd, Architect
 Mr. Christopher Lowe

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(2) Approval of Minutes: Regular Meeting, August 4, 2004

Motion was made by Mr. Phillips, seconded by Mr. McKinney, and unanimously resolved to approve minutes of the regular meeting, August 4, 2004.

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(3) **Certificate of Appropriateness - Robert J. and Mary G. Campbell**, 118 Valley Street, N.W., Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to replace existing roof on structure located at 118 Valley Street, N.W. Tax Map No. 12 (1) 54.

This is a request for approval to replace the existing grey, asphalt shingle roof on structure located at 118 Valley Street, N.W. A recent inspection indicated hail damage to the existing roof.

The existing roof will be replaced with shadow architectural type, green, asphalt shingles.

After discussion, Mrs. Shuman made a motion that this application be approved. Mr. McKinney seconded the motion, with unanimous approval.

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- (4) **Certificate of Appropriateness - Highlands Bankshares, Inc. (Jim Bundy, Architect/Representative),** Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of proposed addition to rear of structure located at **250 West Valley Street. Tax Map No. 11 (1) 91.**

This is a request for approval of proposed addition to rear of structure located at 250 West Valley Street. The proposed addition will include a patio constructed of brick, with all proposed improvements being visible from Valley Street and Plumb Alley. The proposed addition will have wood siding painted taupe in color, with stucco foundation (does not show). The roof trim, door trim, all wood will be painted white, with roof shingles being slate color. The proposed improvements will include an asphalt drive with landscaping to soften the adjoining parking lot area which will be redesigned to include an island with an increase of parking spaces. The structure will be used for office space but improvements will be designed in keeping with a residential character.

Mr. McKinney suggested that more landscaping be put between Plumb Alley and parking lot.

Mrs. White stated that Highlands Union Bank is to be commended for the desire to improve the community.

After discussion, Mrs. Shuman made a motion that this application be approved, subject to the board viewing samples of shingles, siding and paint colors at the next regular meeting. The motion was seconded by Mr. McKinney, with unanimous approval.

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- (5) **Certificate of Appropriateness - Daniel Blevins (Jim Bundy, Architect/Representative),** 315 East Valley Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of proposed renovation and conversion (residence to Bed and Breakfast Inn) of structure located at **315 East Valley Street. Tax Map No. 13 (1) 23 (Tract 2).**

This is a request for approval of renovation and conversion of residence to Bed and Breakfast Inn of structure located at 315 East Valley Street, built in 1824.

The west side of structure will be visible from East Valley Street. The renovations will include replacing existing roof with a dark green, standing seam metal roof. The structure will be repainted the same existing colors (green and white). The existing back porch will be demolished and replaced with a new porch to match existing front porch trim.

After discussion, Mrs. Shuman made a motion that this application be approved, subject to the Board viewing samples of paint colors at the next regular meeting. The motion was seconded by Mr. McKinney with unanimous approval.

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- (6) **Certificate of Appropriateness - Charlene Truhlik/Bill Purser (Charlene Truhlik, Representative), 147 East Valley Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for exemption of approval to remove rear addition for proposed replacement addition on structure located at 350 Gibson Street. Tax Map No. 12 (7) 2 and 3.**

This is a request for exemption of approval to remove rear addition for proposed replacement addition on structure located at 350 Gibson Street.

This structure is located on the west side of Green Springs Road, just to the left of Mt. Calm entrance.

Ms. Truhlik stated that when the rear addition was built, it was constructed with no foundation; it was built directly on the dirt, therefore, it has deteriorated and needs to be replaced. The addition will be removed and replaced with new addition which will not be visible from street, therefore, the nature of this request is for exemption of approval to remove rear addition.

After discussion, Mr. McKinney made a motion that the application be approved subject to applicant returning to the Board when the replacement addition is begun, **if the applicant sees that the foot print of the new replacement addition is different in size from the existing structure, or visible from the street.** Mrs. Shuman seconded the motion, with unanimous approval.

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- (7) **Certificate of Appropriateness - Harold and Kathy Stanley, 284 West Valley Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for proposed renovation of structure located at 284 West Valley Street. Tax Map No. 11 (1) 95.**

This is a request for approval of proposed renovation for structure located at 284 West Valley Street.

The applicants desire to convert an unused basement to an efficiency apartment.

The proposed renovation would consist of the following:

1. converting two wooden garage doors on the west side of the basement facing Wall Street to a 36-inch modern exterior door with a screen. This would be accomplished by closing in the opening with cinder blocks and painting them white to match the surrounding cinder block wall structure
2. install a 24-inch exterior door on the south side of the basement facing the side of the house behind existing structure. This door would be for access to the electrical panels for the apartment

- 3. install a window on the east side of the basement to conform with fire codes of having at least one window in a bedroom to exit, in case of fire (window will not be visible from street)

Mr. McKinney stated that he was concerned about the placement of doors. He felt that consideration should be given that the doors should be installed with a well, thought out way, stating that there would be a more uniform appearance if the 24 inch door was lined up with the existing window above the door. He also recommended wooden doors with glass in top, divided into panes.

After discussion, Mrs. Shuman made a motion that these requests be approved contingent upon the recommendations by Mr. McKinney regarding doors. Mr. Phillips seconded the motion, with unanimous approval.

Further discussion included suggestions and recommendations for the following requests:

- 1. install vinyl siding on the structure, yellow in color (roof line and the overhang is currently covered with vinyl)
- 2. the main part of the building which faces Valley Street, is brick and continually bleeds through the current white paint
- 3. the rear section of the structure, which faces Wall Street, currently has old "slate like" siding on it
- 4. basement cinder block walls and windows will be white
- 5. green window shutters
- 6. landscaping timber and brown decorative stones will be used in landscaping

After discussion, it was recommended by the Board that applying sealant to the existing brick and repainting them would be more desirable because the Guidelines discourage the use of synthetic materials.

It was further noted that the existing windows could be replaced with most any type of replacement windows as long as the appearance and size remains similar to existing windows.

Landscaping was briefly discussed but will be reviewed and considered for approval, along with other items discussed, at the regular meeting, October 6th, allowing Mr. Stanley time to consider the recommendations made by the Board.

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- (8) **Certificate of Appropriateness - Camberley's Martha Washington Inn, (Payton Boyd, Architect and Christopher Lowe, General Manager, Representatives, West Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of proposed swimming pool enclosure located at rear of premises of the Camberley's Martha Washington Inn**

This request is for approval of proposed swimming pool enclosure located at rear of premises at the Camberley's Martha Washington Inn.

Mr. Boyd stated that the original request for this pool did not include an enclosure. The applicant now desires to enclose the pool area in order for the pool to be used the entire year.

Pool construction enclosure is a packaged unit called "Structures Unlimited", consisting of an aluminum frame with open sides

The roof will consist of a translucent skylight material having a Japanese "soji" screen appearance. Other materials will consist of panel brick, glazing and side lights, and will have pre-finished aluminum doors, painted wood and painted metal handrail. The windows will match existing windows in the "President's Club".

After discussion, Mrs. Shuman made a motion that this application be approved. Mr. McKinney seconded the motion, with unanimous approval.

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- (9) **Certificate of Appropriateness - Waterford Holding Company, LLC (Jones and Associates Realty, Inc.), Carol F. Jones, Representative, 120 Court Street, S.E., Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to replace roof on existing structure located at 120 Court Street, S.E. Tax Map No. 13 (1) 104.**

This application was received after the agenda was mailed to board members, therefore, only a brief discussion took place.

After discussion, it was the consensus of the Board members that this application be tabled until the next regular meeting, allowing members time to preview the site and review application.

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- (10) **Discussion - Certified Local Government Grant**

Mr. Jackson advised that the Board of Architectural Review was granted \$2,500.00 of \$25,000.00 requested from the Virginia Department of Historic Resources. The Town will keep the proposed match of \$7,500.00, giving the Board \$10,000.00 to use on publishing the Guidelines and toward Historic Preservation lecture series expenses.

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There being no further business, a motion was made, duly seconded and unanimously approved that the meeting be adjourned. The meeting was adjourned at 2:55 P.M.


 Betsy White, Chairman

Albert C. Bradley, Secretary