

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING
NOVEMBER 4, 2009 - 5:00 P.M.

The regular meeting of the Board of Architectural Review was held Wednesday, November 4, 2009 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
Mrs. Doris Shuman

Comprising a quorum of the Board

Members Absent: Mr. Peyton Boyd
Mr. Byrum Geisler

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

Visitors: Mr. Christopher Lowe
Mr. George Pekar
Ms. Quinn Craughwell

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(2) Approval of Minutes Regular Meeting, October 7, 2009

The minutes of the regular meeting, October 7, 2009 were incomplete at the time of this meeting due to a recording malfunction.

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(3) **CERTIFICATE OF APPROPRIAENESS - Ian Loyd-Jones, Owner, dba Martha Washington Inn, Bristol Sign Company/Christopher Lowe, General Manger, Representative, 150 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval to remove existing sign and replace with new sign (same type of sign except change in colors) to be located at 150 West Main Street. Tax Map No. 12 (1) 121.**

This is a request for approval to remove existing sign and replace with new sign to be located at 150 West Main Street. The proposed sign will be the same type sign as the existing sign except change in colors. The proposed sign will be constructed of high density urethane foam, 5 ft. x 4 ft. 6 in. in size, with background color being Black, with Gold lettering and border. The sign will be displayed on the existing post and scroll bracket. The logo will be displayed on the sign with the wording "MARTHA WASHINGTON HOTEL & SPA".

After discussion, Mrs. Shuman made a motion that the requested sign be approved as presented. Mr. Berry seconded the motion, with unanimous approval.

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- (4) CERTIFICATE OF APPROPRIATENESS - **Ian Loyd-Jones, Owner, dba Martha Washington Inn, Christopher Lowe, General Manager/Representative**, 150 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval to construct shoppes at the Martha Washington Inn, a retail component for the hotel and the Town, **to be located next to Partington Place. Tax Map No. 12 (1) 121.**

This is a request for approval to construct shoppes at the Martha Washington Inn, which will serve as a retail component for the hotel and the Town. The proposed shoppes will be located next to Partington Place, on the lawn beside the ballroom annex. The structure will be seen from Main Street, but setback considerably.

Mr. Lowe explained that the proposed structures will be constructed of clapboard style, using hardiplank, painted in a light White color, with roofing to be a standing seam metal, Green in color, with matching guttering. The windows and doors will be standard in appearance to what the hotel currently has and all exterior lighting will match the existing lighting now in use at the Martha Washington Inn.

The Town Staff located photos of an older building which was demolished after 1993, originally located on the Martha Washington Inn property. This particular structure was used as a Dean’s Residence during the college years.

Dr. Owens explained that the Board will require more detailed information on the trim profile, brackets, type of windows, if the windows will have raised muttoms mounted on outside of glass surface, also, more specifics of the architectural style, number of levels and placement of the structures will be needed for any further review or consideration by the Board.

Mr. Taylor stated that it would be appropriate to request archaeological test pits for the site because the Archaeological Resource Survey Ordinance which the Board of Architectural Review and the Planning Commission have reviewed would require such pre-construction action, however, at this time, the ordinance has not been officially adopted by Town Council.

After discussion, Mr. Berry made a motion to approve the footprint for the proposed shoppes, subject to the structure’s location and layout to remain as discussed; with two-story part of structure facing Partington Place (Barter Café) and the one-story part of structure facing the hotel near parking lot and that this meeting be reconvened until Monday, November 16, 2009, 5:15 P.M. for further review, to allow ample time for the applicant to return to the Board with more detailed information. The motion was seconded by Mrs. Shuman, with unanimous approval.

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- (5) CERTIFICATE OF APPROPRIATENESS - **Sue Potter, Owner**, 163 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of installation of front and back storm doors for structure **located at 163 Valley Street. Tax Map No. 12 (6) 8.**

This is a request for approval to install storm doors at front door and rear door of structure located at 163 Valley Street. Each door will be full-view glass, being White in color.

After discussion, Mr. Berry made a motion that the storm doors be approved as presented. Mrs. Shuman seconded the motion, with unanimous approval.

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- (6) **CERTIFICATE OF APPROPRIATENESS - Main Street Property LLC, Owner, dba Cumberland Resources Corporation, Quinn Craughwell, Representative, 153 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of paved surfaces in the landscape of property, including replacement of existing asphalt parking lot with a gravel lot and brick sidewalks throughout property located at 143 West Main Street. Tax Map No. 12 (1) 79.**

This is a request for approval of all paved surfaces in the proposed landscaping to be done for property located at 143 West Main Street. The proposed landscaping consists of replacing the existing asphalt parking lot with a gravel lot and to brick sidewalks throughout the property. All modifications will be visible from Main Street, College Street, or Plumb Alley.

The existing asphalt parking lot will be replaced with small gravel, angular, brown stone from Abingdon Quarry and will match the gravel lot located at 153 West Main Street. The brick sidewalks will be constructed at the front and rear of the structure. The brick will be laid on top of a concrete base in a herringbone pattern. The bricks to be used will be Old Baltimore, full sized pavers by General Shale Brick, matching architectural paving bricks previously approved.

After discussion Mrs. Shuman made a motion to approve the landscape plans for paved surfaces and brick sidewalks as presented. Mr. Berry seconded the motion, with unanimous approval.

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- (7) **CERTIFICATE OF APPROPRIATENESS - Yellow Poplar Development LLC, Peyton Boyd, Representative, 448 Cummings Street, Suite 288, Abingdon, VA 24210; application for Certificate of Appropriateness for approval to amend previous application considered October 7, 2009 to include additional renovation to existing structure located at 239 East Main Street. Tax Map No. 13 (1) 67.**

This is a request for approval to amend the Certificate of Appropriateness which was approved for this property at the regular meeting, October 7, 2009. The requested amendment is for approval to include additional renovation to the existing structure located at 239 East Main Street.

The additional renovation includes new wood windows with sashes to match existing windows that will be restored where windows have been previously removed from the more recently added, framed rear portion of the building. A new door, which will feature a half glass over double panel pattern, will replace an existing false door with a less appropriate panel designed for the period of this building. The replacement door and windows will be painted to match the color of the existing siding, windows, and trim on the building.

After discussion, Mrs. Shuman made a motion to approve the requested amendment to the Certificate of Appropriateness approved at the regular meeting, October 7, 2009, to include window replacements/improvements as presented.. Mr. Berry seconded the motion, with unanimous approval.

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- (8) **DISCUSSION - Monument Markers – Muster Grounds**
 - The Black’s Fort chapter, Daughters of the American Revolution and the Historical Society of Washington County have presented a monument plaque to be placed on the Edmiston “rock” at the Muster Grounds. This monument was placed on the Muster

Grounds in the fall of 2007 by the same groups to honor the Edmiston family who lost so many at the Battle of King’s Mountain. This rock was brought from the old Edmiston quarry, on land owned by the same family. The plaque is a William Edmiston “Grumble Jones Marker”.

- The Black’s Fort chapter, Daughters of the American Revolution and the Historical Society of Washington County are proposing an additional plaque (a third, counting the one above and the one currently on the rock) which describes the conditions the Overmountain Men faced (clothing, transportation, food, or lack thereof) on the Campaign. This would leave one side of the rock without signage.

These items were referred to the Board of Architectural Review by the Town Council for review by the Board. It was the conclusion of the Staff that the Board appreciates the enthusiasm for remembering and honoring the past with such monuments but decided that this was entirely too many signs for the rock. The current marker on the sign is disproportionate to the rock, as shown in the photo reviewed. The Staff agreed with the placement of the William Edmiston “Grumble” Jones Marker, as it describes the significance and it is proportionate to the rock. This particular proposed sign will actually be duplicating information already on the National Park Service kiosk, located in the northeast corner of the property.

After discussion, Mr. Berry made a motion that these two items, along with any other modifications to the Muster Grounds property must be reviewed by the Muster Grounds Steering Committee. Mrs. Shuman seconded the motion, with unanimous approval.

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(9) DISCUSSION - Preservation Awards

There was a brief discussion regarding the proposed establishment of a “Preservation Award” to be awarded to those property owners who have completed total restoration of projects.

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(10) DISCUSSION - Old & Historic District Ordinance Review

This item was tabled until a later date in order to have more Board members present for discussion.

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There being no further business, Mr. Berry made a motion that this meeting be reconvened on Monday, November 16, 2009 at 5:15 P.M. to further discuss the application for Martha Washington Inn’s proposed shoppes. Mr. Boyd seconded the motion and it was unanimously approved that the meeting be adjourned.

Dr. Charles M. Owens, Chairman

W. Garrett Jackson, Secretary