

**TOWN OF ABINGDON  
HISTORIC PRESERVATION REVIEW BOARD  
WEDNESDAY, SEPTEMBER 2, 2020 – 5:15 P.M.  
ARTHUR CAMPBELL ROOM– MUNICIPAL BUILDING**

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, September 2, 2020, at 5:15 pm in the Arthur Campbell Room in the Municipal Building.

**A. WELCOME by Jeff Johnson – Chairman**

**B. ROLL CALL – Jason Boswell, Director of Planning**

Members of the Board Present:

**Mr. Mike Owens  
Mr. Michael Weaver  
Mr. Byrum Geisler  
Mr. Jeff Johnson**

Members of the Board Absent: **Mrs. Kristi Hartshorn**

**Comprising a quorum of the Board - Yes**

Administrative/Town Staff: **Mr. Jason Boswell, Director of Planning  
Mr. Mason Gragg, Town Planner  
Mrs. Janice Dornon, Administrative Assistant**

**C. APPROVAL OF MINUTES**

- **August 5, 2020, Regular Meeting**
- **August 13, 2020, Special Called Meeting**

**Minutes for August 5, 2020, Regular Meeting were tabled due to the absence of sufficient voting members.**

**On a motion by Mr. Geisler, seconded by Mr. Weaver, the Board approved the minutes for August 13, 2020, Special Called Meeting with one correction.**

**The roll call vote was as follows:**

**Mr. Mike Owens  
Mr. Michael Weaver  
Mr. Byrum Geisler  
Mr. Jeff Johnson**

The board approved the August 13, Special Called Meeting minutes as corrected.

#### **D. CERTIFICATE OF APPROPRIATENESS**

**1. Certificate of Appropriateness – John Legard; 201 Valley St. NW, & 203 Valley St. NW., Abingdon VA, 24210; owner. Application for Certificate of Appropriateness to create a rear entrance from King Street. Located at 201 Valley St. NW, & 203 Valley St. NW. Tax Map No (012-6-3 & 012-6-1)**

Mr. John Legard represented the property located at 201 & 203 Valley Street and is proposing an additional driveway off of King Street.

Mr. Johnson asked Mr. Legard if the property had been conveyed in his name. Mr. Legard answered that it had not yet been conveyed.

Mr. Legard is requesting a preliminary discussion on the King Street driveway before he goes through the expense of having the property surveyed and legal ownership of the property conveyed to him.

Mr. Legard plans to purchase his brothers interest in the carriage house and enough land on parcel 012-6-1 to put the new driveway across the two parcels. Robert L. Legard owns and resides at 203 W. Valley Street.

Mr. Legard would like to add additional parking for the renters that will reside in the carriage house. The parking area will be screened in with shrubbery and vegetation.

An encroachment permit will need to be submitted and approved for this project.

Mr. Jason Boswell explained that Administration would not approve the project before the property had been conveyed to Mr. John E. Legard III. If the board were to approve the rendering, the remaining phases could be approved administratively at a later date.

Mr. Johnson stated the board could approve the preliminary plans and assured Mr. Legard that they are in favor of the design, materials, and placement. The asphalt is appropriate with the grade/elevation of King Street.

**Mr. Geisler made a motion to approve the preliminary COA, contingent upon the property being conveyed to Mr. John Legard III, seconded by Mr. Owens.**

**The roll call vote was as follows:**

**Mr. Mike Owens  
Mr. Michael Weaver  
Mr. Byrum Geisler  
Mr. Jeff Johnson**

The board unanimously approved the preliminary COA for a driveway located at 201 & 203 Valley St. NW. John Legard will need to supply the proper documentation showing sole ownership of the carriage house and the allocated property prior to construction of the driveway.

**2. Certificate of Appropriateness – Donna Carneal; 155 E. Main Street, Abingdon, VA, 24210; owner. Application for Certificate of Appropriateness to add a brick/concrete patio to the back corner of the house. Located at 155 E. Main Street. Tax Map No (013-1-55)**

Ms. Carneal represented the property located at 155 E. Main Street. This Certificate of Appropriateness is a continuation from the August 13, 2020, Special Called Meeting. .

Ms. Carneal will be constructing two sets of steps at the rear of the property. The stairs will be 8' wide with rise of 8" on each. The material of choice is treated pine which will be painted light gray after curing.

The previously existing handrail will be reinstalled amongst the new construction. A 6-foot panel of privacy fence will be added to the existing fence.

**Mr. Owens made a motion to approve the revised COA as submitted, seconded by Mr. Weaver.**

**The roll call vote was as follows:**

**Mr. Mike Owens  
Mr. Michael Weaver  
Mr. Byrum Geisler  
Mr. Jeff Johnson**

The board unanimously approved the COA as presented for the property located at 155 E. Main Street.

**3. Certificate of Appropriateness – D. Evan Campbell; 126 Valley Street, NW, Abingdon, VA, 24210; owner.** Application for Certificate of Appropriateness to rebuild the deck at the rear of the structure with treated lumber. Stain will be Hill Country Brown from Sherwin Williams. Railing will be added to the upper deck. **Located at 126 Valley Street, NW. Tax Map No (012-1-55)**

Mr. Campbell represented the property located at 126 W. Valley Street. Mr. Campbell began by apologizing for having removed the rear deck without a permit.

The deck will be re-built with four 6 x 6 treated posts, 2 x 8 floor joists, and decorative, period specific handrails. Mr. Campbell proposed that the railings of the new deck be made of vinyl. The deck will have the same dimensions as the previous deck, 26' x 8'.

Mr. Johnson explained to Mr. Campbell that the guidelines state that the handrails should be constructed of wood.

Mr. Campbell will be finishing the deck with Sherwin-Williams Semi-Transparent, Hill Country Brown stain.

Mr. Johnson told Mr. Campbell that balusters could not be attached to the decking boards. Mr. Weaver feels that the design is appropriate for this style house and Mr. Owens agreed with that opinion.

**Mr. Owens made a motion to approve the COA request as submitted, with the modification of the wooden handrails and balusters, seconded by Mr. Geisler**

**The roll call vote was as follows:**

**Mr. Mike Owens  
Mr. Michael Weaver  
Mr. Byrum Geisler  
Mr. Jeff Johnson**

The board unanimously approved the COA as presented, with the modification of the wooden handrails and balusters, for the property located at 126 W. Valley Street.

**4. Certificate of Appropriateness – Alex Martin; 201 E. Main Street, Abingdon, VA; owner. A & E Bundy, 190 E. Main Street, Abingdon, VA 24210; representative. Application for Certificate of Appropriateness for the interior renovation of the 1<sup>st</sup> floor for retail space, 2<sup>nd</sup> & 3<sup>rd</sup> floor for office space. Replace window openings with bronze metal to match the original design. Located at 201 E. Main Street. Tax Map No (013-1-64)**

Mr. Matt Bundy represented the property located at 201 E. Main Street.

Mr. Alex Martin would like to create a rooftop deck on the building located at 201 E. Main Street and restore the storefront to the original design.

Mr. Nathan Berg of Wallberg Construction explained that the rooftop would be a 2000 square foot event space. The terrace will have two different egress routes: An elevator that is encased by a brick and glass vestibule and a staircase serving as an alternative exit. The deck will feature a wrought iron safety border and will accommodate a variety of vegetation. The fence/border will be 42” in height and setback approximately 4’ 8” from the edge of the structure. The HVAC will be enclosed and concealed from the public.

The street level window panels will replicate the appearance of the originals. Wallberg Construction and Bundy A & E is planning to use the best practices of modern construction to make the façade structurally sound while continuing to preserve the original materials and design.

Mr. Nathan Berg noted that the line of sight from the sidewalk would be minimal when attempting to view the rooftop structures. Any new materials needed throughout the project will match the original materials. The panels below the windows will be recessed and setback from the columns. Any steel used for window framing should be encased in wood features.

Mr. Johnson expressed that the design should replicate renderings W-05 and W-06 from the HPRB Packet for the September 2, 2020 meeting. These are the most recently submitted renderings.

**Mr. Weaver made a motion to approve the COA with the revised renderings and proposed rooftop terrace, seconded by Mr. Geisler. The roll call vote was as follows:**

**Mr. Mike Owens  
Mr. Michael Weaver  
Mr. Byrum Geisler  
Mr. Jeff Johnson**

The board unanimously approved the COA as presented for the property located at 201 E. Main Street.

**E. TAX ABATEMENT**

**1. Tax Abatement: Brad Dorris & Greg Lilly, owners. Tax abatement amount \$14,101.00. Located at 244 Valley Street NE, Abingdon, VA. Parcel Number, (013-1-36).**

Mr. Boswell represented the property located at 244 Valley Street NE.

Mr. Johnson stated that Town staff has reviewed the receipts for \$14,100 and they're acceptable for the work completed at 244 Valley Street, NE.

**Mr. Geisler made a motion to approve the Tax Abatement Application as submitted and asked that it be sent to the Town Manager, James Morani for approval, second by Mr. Weaver.**

The board approved the tax credits and motioned that it be submitted to the Town Manager for review and approval. If approved, it will be processed by the Tax Clerk and applied to the parcel.

**E. PUBLIC COMMENTS – None**

**F. DISCUSSION**

**G. OLD BUSINESS/MATTERS NOT ON THE AGENDA**

**H. ANNOUNCEMENTS - None**

**I. ADJOURNMENT**

**On Motion by Mr. Geisler, seconded by Mr. Weaver, for the Board to adjourn the meeting.**

**The roll call vote was as follows:**

**Mr. Mike Owens  
Mr. Michael Weaver  
Mr. Byrum Geisler**

**Mr. Jeff Johnson**

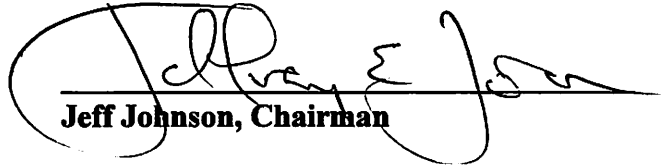
**Mr. Johnson declared the meeting adjourned.**

**Meeting adjourned at 6:08 P. M.**



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**Jason Boswell, Director of Planning**



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**Jeff Johnson, Chairman**