

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, APRIL 7, 2021 – 5:15 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, April 7, 2021, at 5:15 pm in the Council Chambers in the Municipal Building.

A. WELCOME by – Mr. Byrum Geisler

B. ROLL CALL – Jason Boswell, Director of Community Development

Members of the Board Present:

**Mr. Mike Owens
Mrs. Kristi Hartshorn
Mr. Michael Weaver
Mrs. Betsy White
Mr. Byrum Geisler**

Members of the Board Absent:

Comprising a quorum of the Board - Yes

Administrative/Town Staff:

**Mr. Jason Boswell, Director of Community
Development
Mr. Mason Gragg, Town Planner
Mrs. Janice Dornon, Administrative Assistant**

C. APPROVAL OF MINUTES

1. April 7, 2021, Regular Meeting

On a motion by Mr. Owens seconded by Mrs. Hartshorn, the Board approved the minutes for March 3, 2021, Regular Meeting as presented.

March 24, 2021, Special Called Meeting motion was deferred until the May 5, 2021 meeting.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Michael Weaver	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

The board approved March 3, 2021, Regular Meeting as presented.

March 24, 2021, Special Called Meeting motion was deferred at this time.

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Jeff Johnson, 102 E. Main Street, Abingdon, VA 24210; Owner. Application for Certificate of Appropriateness for brick repointing, storm windows, bay window repair, paint, roofing, and shutters. **Located at 102 E. Main Street, Abingdon, VA 24210. Tax Map No. (012-1-102)**

Mr. Jeff Johnson represented the property located at 102 E. Main Street, Abingdon, VA.

Mr. Johnson would like to do needed repairs to his home. He would like to replace and repoint specific brick, replace storm windows, and repair the bay window. He will be painting the trim with Sherwin Williams: White 7006. The mortar will be purchased from Limeworks, a lime-based mortar, # 150, for repointing the brick. The proposed storm windows will be Red Grandis with 1/8" glass.

Mrs. White asked about the mortar, since it seemed pertinent. Mr. Johnson responded by assuring that the best replacement mortar would be from the Limeworks Company.

Mr. Johnson went on to say that any replaced brick would be original. The property owner has left over bricks from previous renovation.

On a motion by Mrs. White and seconded by Mr. Weaver the Board approved the COA as presented.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Michael Weaver	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

The board approved the COA as presented for the property located at 102 E. Main Street, Abingdon, VA as presented.

2. Certificate of Appropriateness – Bob and Susan Howard, 122 Valley Street NW, Abingdon, VA 24210; Owner. Application for Certificate of Appropriateness to construct a fence inside the current fence. Located at 122 Valley Street NW, Abingdon, VA 24210. Tax Map No. (012-1-55A)

Mr. Bob Howard represented the property located at 122 Valley Street, NW, Abingdon, VA.

Mr. Howard is asking to install a fence around three-raised garden beds. The fence would keep the dogs out of the garden space. The fence will be constructed of pressure-treated wood, 4 x 4 posts, and 42” pickets. The pattern of the fence will match the existing fence.

Mrs. White said that the fence adheres to the guidelines for a backyard fencing.

On a motion by Mrs. Hartshorn and seconded by Mr. Owens the Board approved the COA as presented.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Michael Weaver	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

The board approved the COA as presented for the property located at 122 Valley Street NW, Abingdon, VA.

3. Certificate of Appropriateness – Foresta, Zane Triplett, 190 E. Main Street, Abingdon, VA 24210; Owner. Ryan Cooke, 15775 Porterfield Hwy, Abingdon, VA 24210; Representative for Jerry’s Sign & Awnings Inc. Application for Certificate

of Appropriateness for signage. Located at 190 E. Main Street, Abingdon, VA 24210. Tax Map No. (013-1-106)

Mr. Ryan Cooke represented the property located at 190 E. Main Street, Abingdon, VA.

Mr. Cooke explained that the projecting sign would be for a new restaurant. The sign dimension will be 19.2" X 30". The sign will be constructed of HDU: high-density urethane. The sign will be blue with white letters and a black border.

Mrs. Hartshorn asked if the sign bracket was already existing. Mr. Cooke answered that it is.

On a motion by Mr. Owens and seconded by Mr. Weaver, the Board approved the COA as presented.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Michael Weaver	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

The board approved the COA as presented for the property located at 190 E. Main Street, Abingdon, VA.

4. Certificate of Appropriateness – Chellas On Main, 182 East Main Street, Abingdon, VA 24210; Owner. Application for Certificate of Appropriateness to change the front door color and paint the window trim. **Located at 182 East Main Street, Abingdon, VA, 24210. Tax Map No. (013-1-108)**

Mrs. Jessica Smith represented the property located at 182 East Main Street, Abingdon, VA.

Mrs. Smith is asking to change the door color to Rachel Pink: Sherwin Williams #0026.

Mrs. Smith also asked to add an outdoor light to her COA. They discovered existing electrical on the façade when an old thermometer was removed. They would like to install a flush fixture.

Mrs. Smith would also like to remove the outdoor carpet and level the existing area for a safer entry.

Mrs. Hartshorn asked how the entry area would be leveled. Mrs. Smith stated they would use concrete to level the entrance.

Mr. Weaver made mention that Mrs. Smith should check the Americans with Disabilities Act for compliance.

On a motion by Mr. Weaver and seconded by Mr. Owens, the Board approved the COA as presented.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Michael Weaver	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

The board approved the COA as presented for the property located at 182 East Main Street, Abingdon VA.

5. Certificate of Appropriateness – Abdelbassett Ayeb, 134 Wall Street, Abingdon, VA 24210; Owner. Application for Certificate of Appropriateness to construct a concrete patio, install metal fencing, and prepare the wall for a mural. **Located at 134 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-16)**

Mr. Abdelbassett Ayeb represented the property located at 134 Wall Street, Abingdon, VA.

Mr. Bassett would like to pour a concrete to create a patio. The concrete patio will be located on the southern side of the structure. Mr. Bassett is hoping to install an exterior door that will match the existing front door. He is asking to install a black metal fence along the sidewalk to enclose the patio.

Mr. Weaver asked if the back edge of the sidewalk was the property line. Mr. Bassett said the sidewalk is in fact the property line.

Mrs. Hartshorn asked if there would be a barrier between the sidewalk and the new patio. Mr. Bassett responded with the fence would be installed for safety purposes.

Mrs. White told Mr. Bassett that the board would need to make sure that the height of the fence adhered to the guidelines.

Mr. Geisler asked Mr. Bassett if he had secured a company to purchase the fence from. The proposed fence would need to meet the requirements of the guidelines. Mr. Geisler asked what type of door would be installed.

Mr. Weaver asked which style fence Bassett would be installing. Mr. Bassett is unsure at this time.

Mr. Owens explained that the board couldn't approve a fence unless they knew exactly what the design and fence material would be.

Mrs. Hartshorn suggested that Mr. Bassett come back with a specific fence style and door design.

Mr. Weaver explained that if he could not supply precise design details, he would need to come back before the board at a later date.

Mr. Boswell explained that Bassett would need to pull an encroachment permit and a building permit for the patio work. Mr. Boswell suggested that Mr. Bassett speak with Mr. Rick Statzer, Building Official, about the American with Disabilities Act stipulations.

Mr. Geisler said they would table the fence and door design, but would entertain a motion to approve the conceptual concrete patio.

On a motion by Mrs. Hartshorn and seconded by Mr. Owens, the Board approved the COA for the concrete patio. Mr. Bassett is to come back before the board for the door and fence choices.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Michael Weaver	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

The board approved the COA for the concrete patio; Mr. Bassett is to return with fence and door details for the property located at 134 Wall Street, Abingdon, VA.

6. Certificate of Appropriateness – Ramsey & Betsy White, 133 E. Main Street, Abingdon, VA 24210; Owner. Application for Certificate of Appropriateness to add portico to shed. **Located at 133 E. Main Street, Abingdon, VA 24210. Tax Map No. (012-1-93)**

Mrs. Betsy White represented the property located at 133 E. Main Street, Abingdon, VA.

Mrs. White told the board that the COA for this project was approved over a year ago, but the work has yet to be completed. The plan is to create a garden and renovate the garden shed by painting it white. A stoop will be added to the shed, along with a small fountain to the garden.

On a motion by Mr. Owens and seconded by Mr. Weaver, the Board approved the COA as presented.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Michael Weaver	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

The board approved the COA as presented for the property located at 133 E. Street, Abingdon, VA.

7. Certificate of Appropriateness – Fields-Penn House, 133 W. Main Street, Town of Abingdon; Owner. Matt Henderson; Representative. Application for Certificate of Appropriateness to replace rear porch ceiling tiles, install exterior front porch lights, and replace the roof. Located at 208 West Main Street, Abingdon, VA 24210. Tax Map No. (012-1-125)

Mr. Matt Henderson represented the property located at 208 West Main Street, Abingdon, VA.

Mr. Henderson stated that the back porch ceiling of the Fields-Penn is in poor condition. The plan is to replace the ceiling with 1½” boards to replicate the front porch ceiling.

Mr. Geisler said he had personally taken a look at the back porch ceiling. He agreed that it is in disrepair and needs to be replaced.

Mr. Weaver suggested that when replacing the back porch ceiling, the installation of screening would aid in the deterrence of animals and insects.

Mr. Henderson said three can lights would be installed in the back porch ceiling. The bulbs would be a low wattage.

Mr. Henderson said that the roof needs to be replaced before further damage occurred. The roof has thinning spots, rust, and leaks in two spots. It currently has 24” standing seamed roof and would be replaced with 18” standing seam roof in flat black. The guttering was replaced two years ago, but the downspouts needs some repairs due to the micro-pile foundation work.

Mr. Owens noted that wall-mounted lights have never been on the façade of the home.

Mrs. White confirmed that the replacement roof would be a true standing seam roof with the appropriate ridge caps and matching color.

Mr. Henderson said that wall mount lights on the back porch are not possible without having visible conduit running up the wall.

On a motion by Mrs. White and seconded by Mr. Weaver, the Board approved the COA as presented.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Michael Weaver	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

The board approved the COA as presented for the property located at 208 West Main Street, Abingdon, VA.

8. Certificate of Appropriateness – Alex Martin; 201 E. Main. Street, Abingdon, VA; Owner. Nathan Berg, Wallberg Construction, Abingdon, VA 24210; Representative. Application for Certificate of Appropriateness for rooftop addition. Located at 201 E. Main Street. Tax Map No (013-1-64)

Mr. Nathan Berg, David Berg, Charlie Berg, and Matt Bundy represented the property located at 201 E. Main Street, Abingdon, VA.

Mr. Nathan Berg explained that the emergency stairwell would now be set back from Main Street to lessen visibility from the public view. The penthouse will be pushed back from the Court Street façade. The elevator shaft will remain in the same location. The elevator door will open up into a small vestibule leading into the penthouse. The elevator shaft is about two feet taller than originally approved, due to manufactures recommended installation. The eve of the penthouse currently measures about 4 feet; when construction is completed the eve will only protrude roughly 12 inches. The additional brick parapet wall will be increased 2' and the existing terracotta coping will be reused whenever possible atop the added parapet wall. Mr. Berg said that moving the penthouse back, reducing the penthouse eve, and increasing the height of the parapet wall would decrease the visibility of the rooftop structures from street level.

Mrs. White stated that there are two concerns with the rooftop construction: (1) new construction must be inconspicuous and must adhere to guidelines. (2) the raised parapet wall being 2 feet higher than originally approved.

Mr. Nathan Berg stated that the profile would not change.

Mr. Nathan Berg said that a 46 inch wrought iron fence would be placed around the perimeter, and set back one foot from the edge of the rooftop. The top of the railing will possibly be visible from various vantage points. The fence balusters will be spaced 3 ½ inches apart. The railing will match the existing fencing at the base of the building.

Mrs. White asked if the fence could be made less visible. Mr. Berg answered no, it is a standard safety feature.

Mr. Nathan Berg asked about installing a dumbwaiter for the restaurant. The dumbwaiter would be covered with hardie board and brick veneer. This piece of equipment would be visible from Valley Street and Plumb Alley.

Mr. Geisler asked for additional details and materials regarding the penthouse construction.

Mr. Nathan Berg told the board that they would like to use bronze metal and clear glass for the penthouse and the storefront.

Mrs. White addressed the view from Valley Street, saying it needs to be minimized. Mrs. White noted that it is the responsibility of the board to regulate items within the public view. The Valley Street view will have to be considered.

Mr. David Berg said they could create a rendering of the view from Valley Street.

Mr. Geisler asked even with the parapet wall raised what would be visible from Valley Street

Mrs. White asked about the aesthetics of the new parapet wall; would it have a balanced look when finished?

Mr. Matt Bundy added that the final vision would look entirely uniform.

Mr. Nathan Berg said that the Summers emblem would be centered and placed close to the top edge of the new parapet wall.

Mr. Geisler asked if anything could be done to make the elevator shaft less visible.

Mr. David Berg said Mr. Emmitt Yeary suggested making the elevator shaft look like a chimney.

Mr. Weaver suggested that they leave the elevator shaft as is and not to try to disguise it.

Mr. Owens asked the group if they could make a mockup of the finished site and bring it back before the board, showing what the finished parapet wall would look like.

Mrs. Hartshorn asked if the board could take a tour of the rooftop. Mr. Nathan Berg said that the board was welcome to tour the building at any time.

Mr. Geisler added that the board had to make sure that the design was within the guidelines and that the view should be as inconspicuous as possible.

Mr. Nathan Berg stated that the rooftop is more visible since the removal of the sycamore trees on Court Street.

Mrs. Hartshorn asked if there would be landscaping on the rooftop, and what type of lighting would be installed.

Mr. David Berg said that the lighting on the rooftop would be a warm light, and nothing that would adversely affect the surrounding community.

Mr. Geisler asked Walberg to return with a mock-up design to present to the board. This design should include the visibility from Valley Street and the visibility of the dumbwaiter.

Mr. Owens told the group that he felt the latest revision was headed in the right direction.

Mr. Nathan Berg said that they were diligently working to find the right balance. He reiterated the extreme importance of this building in the Old and Historic District.

Mr. Nathan Berg stated that they are trying to leave the existing columns and it's been an engineering challenge thus far.

Mr. Owens asked when they could expect to see the mock-up.

Mr. Geisler told the group that the storefront should be a replica of the original.

Mr. Geisler suggested that they table the COA at this time, and await the mockup design and onsite tour.

Mr. Geisler announced that the board would convene Tuesday, April 13, 2021, at 5:00 P.M. for an onsite tour of the project.

E. PUBLIC COMMENTS

F. DISCUSSION

1. Preservation Plan Discussion

The board decided to continue this discussion at a later date.

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA - None

H. ANNOUNCEMENTS - None

I. ADJOURNMENT

On Motion by Mr. Weaver, seconded by Mrs. Hartshorn, for the Board to adjourn the meeting.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Michael Weaver	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 6:55 P.M.



Mr. Byrum Geisler, Chairman



Jason Boswell, Director of Community Development