

**TOWN OF ABINGDON  
HISTORIC PRESERVATION REVIEW BOARD  
SPECIAL CALLED MEETING  
WEDNESDAY, MARCH 24, 2021 – 5:15 P.M.  
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A Special Called meeting of the Historic Preservation Review Board was held on Wednesday, March 24, 2021, at 5:15 pm in the Council Chambers in the Municipal Building.

**A. WELCOME by – Mr. Byrum Geisler**

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

Members of the Board Present:      **Mr. Mike Owens  
Mr. Michael Weaver  
Mrs. Betsy White  
Mr. Byrum Geisler**

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

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

Administrative/Town Staff:      **Mr. Jason Boswell, Director of Community  
Development  
Mr. Mason Gragg, Town Planner  
Mr. Cameron Bell, Town Attorney  
Mrs. Janice Dornon, Administrative Assistant**

**C. CERTIFICATE OF APPROPRIATENESS**

**1. Certificate of Appropriateness – Alex Martin; 201 E. Main. Street, Abingdon, VA; Owner. A & E Bundy, 190 E, Main St., Abingdon, VA 24210; Representative. Application for Certificate of Appropriateness for rooftop addition. Located at 201 E. Main Street and/or 102 Court Street. Tax Map No (013-1-64)**

Mr. David Berg and Mr. Nathan Berg represented the property at 201 E. Main Street and/or 102 Court Street.

Mr. Byrum Geisler began by making the point that construction proceeded until the town issued a Stop Work Order on March 10, 2021. This Stop Work Order should have immediately halted rooftop construction at 201 E. Main Street/102 Court Street. The design concept approved at the September 2, 2020 HPRB meeting was not being followed. At the initial September meeting, it was made clear that the only visible structures would be the elevator shaft and the stairwell. The design was modified beyond what was originally approved, without any additional notification. These changes include moving the stairwell closer to the Main Street edge, shifting the elevator shaft over toward Court Street, and adding a penthouse/conference room structure onto the center of the rooftop terrace. At this time, all of the referenced structures can be seen from the public view. After several months have passed, the representative has had ample opportunities to update the board with the revised designs. Additional review was not sought by the responsible party until the Stop Work Order was activated.

Mr. David Berg noted that with the good weather throughout March allowed Wallberg the opportunity to open the roof sooner than expected. The construction continued with the elevator shaft, stairway, and rooftop, using the weather as a good time to come through the roof. The design changes were made due to exposed structural elements and the need for two stairways to comply with the Virginia Construction Code. The brick on the rooftop is in poor condition, therefore the structural design was altered for weight support distribution. These structural concerns required design changes, which resulted in shifting the structures more toward the exteriors of the building envelope. The focus was on the building's structural integrity.

Mr. Nathan Berg told the board that the work had to continue after the Stop Work Order was issued so that the structure could be winterized properly.

Mrs. White noted that per the guidelines that a penthouse or additional building story should not be constructed unless it is substantially out of the public view. Rooftop additions should have setbacks from the principal façade of the building.

Mr. David Berg told the board that preservation was something Wallberg Construction took very seriously.

Mr. Weaver made the comment that the drawings were not created overnight. Mr. Weaver asked what the occupancy for the rooftop would be; Mr. David Berg answered, 50 Occupants.

Mr. Nathan Berg made it known that they intended to raise the outside parapet wall to reduce the visibility from the street. Mr. Berg said that this was a Design-Build Project, meaning that changes would need to be made, as issues were uncovered. The elevator's true travel distance was underestimated, causing the need for an additional height in the shaft. Mr. Berg stated that the rooftop conference room would be smaller once completed, and that the room would be flush with the elevator shaft. The eaves will be less

visible from the public view once completed. Additional eave was added to ensure that the open construction didn't receive any water damage. The interior portion of the roof couldn't withstand the heavy load of the stairwell, so it was brought closer to the edge for support.

Mr. Weaver asked about the ground level columns on the building. At the September 2, 2020 meeting it was decided that the columns would be historically replicated and remain visible.

Mr. White reiterated that the ground-level design would need to go back to the original design.

Mr. Nathan Berg told the board that the original front entrance doors had been discovered in the basement and would be restored and reused on the structure.

Mr. Geisler noted that the construction would need to be compatible with the size, scale, material, character, and historic fabric of the building.

Mr. Nathan Berg explained they intended to extend the parapet wall by precisely matching new brick to the existing. Mr. Berg said that with the current design, only the top penthouse beam would be visible from the public view. Mr. Nathan Berg noted that a parapet wall could be built with pre-cast materials to lessen public visibility.

Mrs. White stated that the first-floor façade could be easily remedied. The rooftop will have to be inconspicuous, with a well thought out design from an architect.

Mr. Geisler said that the new addition should be as inconspicuous as possible.

Mr. Weaver stated that a parapet wall would change the character of the building and possibly make the building top heavy.

Mr. David Berg suggested that they would look at a way to reduce the stairwell height. The owner is looking for ways to offset the additional cost by possibly leasing the rooftop to a high-end restaurant.

Mr. Geisler gave the option of withdrawing the March 24, 2021 Certificate of Appropriateness to allow time to revise the design and present the revisions to the board at a later date. Mr. Geisler also made it clear that the Stop Work Order was still in effect.

Mr. David and Mr. Nathan Berg decided to withdraw the March 24, 2020 Certificate of Appropriateness with the intent to present a revised design to the board at the next regular scheduled meeting.

#### **D. PUBLIC COMMENTS - NONE**

**E. BUSINESS/MATTERS NOT ON THE AGENDA**

**F. ADJOURNMENT**

**On Motion by Mrs. White, seconded by Mr. Owens, for the Board to adjourn the meeting.**

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

<b>Mr. Mike Owens</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mr. Byrum Geisler</b>	<b>Aye</b>

**Mr. Geisler declared the meeting adjourned.**

**Meeting adjourned at 6:10 P. M.**



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**Mr. Byrum Geisler, Chairman**



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**Jason Boswell, Director of Community Development**