TOWN OF ABINGDON, VIRGINIA
HISTORIC PRESERVATION REVIEW BOARD
SPECIAL CALLED MEETING
THURSDAY, DECEMBER 16, 2021, 5:15 P.M.
COUNCIL CHAMBERS
MUNICIPAL BUILDING

Welcome to the Historic Preservation Review Board Special Called Meeting. This is a citizen Board, appointed by the Town Council, to interpret and uphold the Historic Preservation Ordinance, which is Article 8 of the Abingdon Zoning Ordinance that protects the Historic District of Abingdon, which has been designated the Old and Historic District. Our aim on this Board is to provide a positive bridge between the property owners of the district and the design review process, so we welcome you to today's meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Anyone addressing the Board will approach the podium, identify your first and last name and give your complete mailing address.

A. WELCOME – Byrum Geisler, Chairman

B. ROLL CALL – Mayana Rice, Director of Community Development

C. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Abdelbassett Ayeb, 134 Wall Street, Abingdon, VA, 24210; Owner. Application for Certificate of Appropriateness to close in a small window on the front façade and paint mortar joints black. **Located at 134 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-16)**

D. ADJOURNMENT

S T A F F R E P O R T

TO: **ABINGDON HPRB**

FROM: **MAYANA RICE, COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: **REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A WINDOW AND PAINTING (MORTAR COLOR)**

PUBLICATION DATE: **DECEMBER 14, 2021**

MEETING DATE: **DECEMBER 16, 2021**

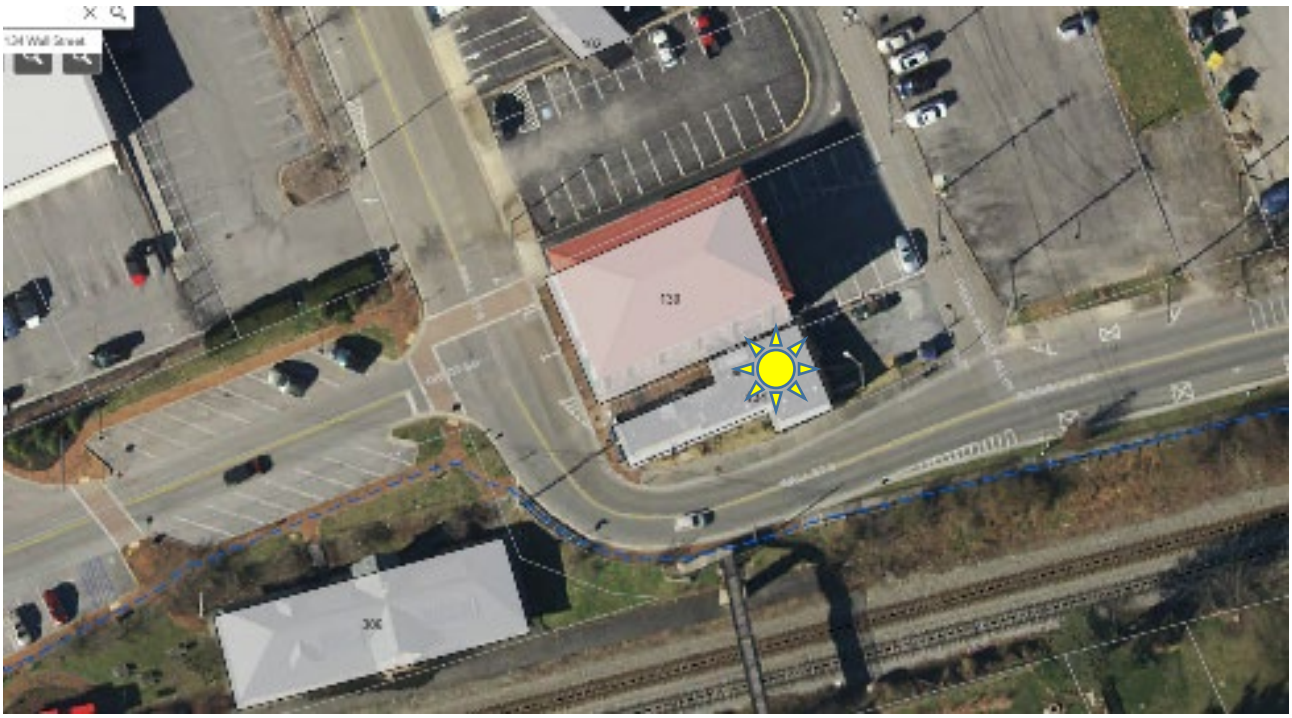
LOCATION: **COUNCIL CHAMBERS, TOWN HALL**
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Mr. Bassett has requested approval of a Certificate of Appropriateness for a previously reviewed project at 134 Wall Street (Parcel 019-2-16).

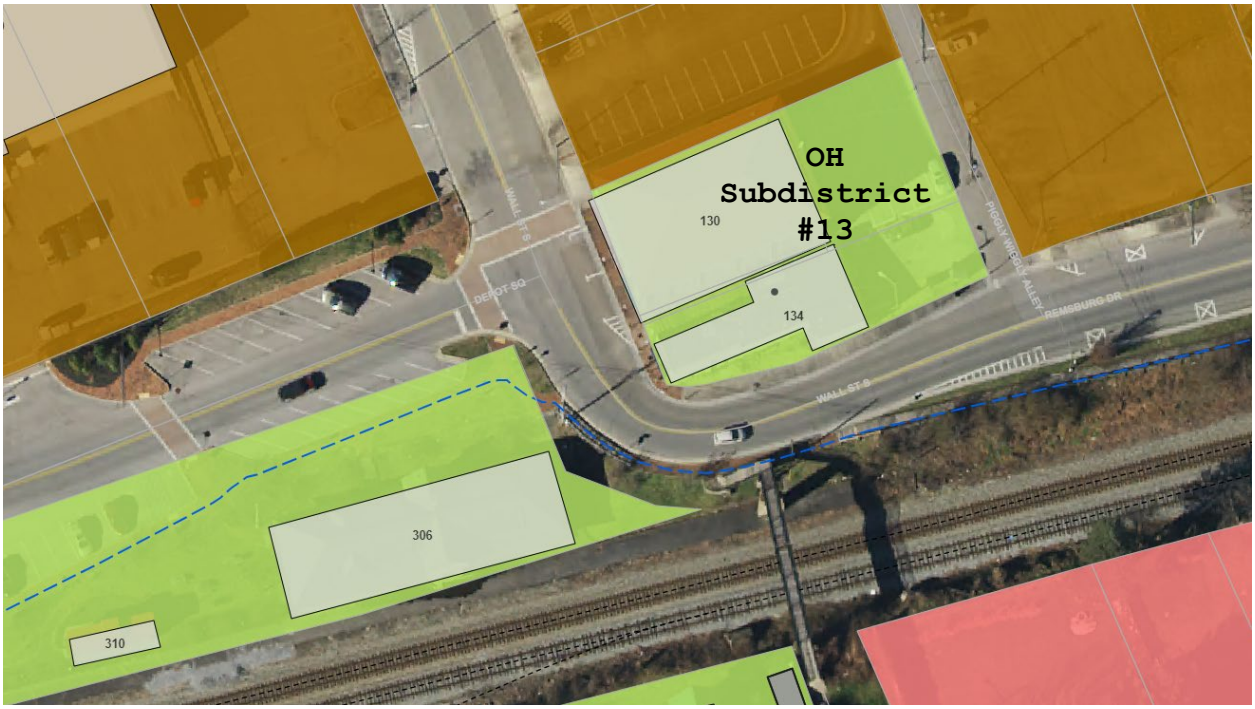
The property is within the Old and Historic Zoning District (OH) and is within Subdistrict Number 13 therefore requiring the approval of the HPRB prior to completion. The Property will continue to be a restaurant.

VICINITY MAP:



STRUCTURE:

ZONING MAP:



STAFF FINDINGS:

1. **Location.** The Subject Property contains approximately 0.112 acres and is legally described as SHORTRIDGE ACR .112. Generally, the Subject Property is located at 134 Wall Street.

2. **Background.** The site is currently in the process of being renovated. The applicant received prior approval for the renovations but is currently asking for an additional set of changes.

3. **Access.** Access to the site will continue to be Wall Street.

4. **Adjacent Land Uses/Zoning.** Adjoining properties are OH Subdistrict #13 and B-3.

5. **Applicable Requirements of the Old and Historic District**

   Zoning Ordinance

   8-4. Certificate of appropriateness required to erect, construct, reconstruct, alter, restore, move or demolish a building. [Ord. of 6-2-2003]

   8-4-1. In order to promote the general welfare through the preservation and protection of historic places and areas of historic interest, the following review procedures shall be followed:

   (a) Certificates of appropriateness. Except as provided below in Sections 8-4-1(b) and 8-13-3, no building or structure within the old and historic district may be demolished or moved in

whole or in part, nor may any architectural features of said building or structure which are subject to public view from any public street, right-of-way or place be altered in any way that affects the external appearance of the building or structure, including such items as roofs, chimneys, fences and color changes, without (i) prior approval of an application to the board of architectural review ("board") hereinafter created, and (ii) the board's issuance of a certificate of appropriateness. Neither shall any building or structure hereafter be erected, constructed, reconstructed, altered, restored, moved or demolished within the old and historic district without the same prior approval and issuance of a certificate of appropriateness.

Staff Findings: This renovation is subject to view from a public street or right-of-way. The HPRB is required to review and make a decision on the request.

Design Review Guidelines

7. Storefronts, Facades, Bulkheads and Display Windows of Commercial Buildings.
a. Storefronts and facades that are original should not be replaced but repaired as needed, adhering to original design features and using original materials whenever possible. If the original design is unknown and cannot readily be determined, a traditional design as described in sub-paragraph c. of this Guideline will apply.

b. Storefronts and facades within historic buildings that have been altered since 1945 should be reconstructed to original condition, based on pictorial or physical evidence of original location, design, size, configuration and materials. If the original design is unknown and cannot readily be determined, a traditional design as described in subparagraph c. of this Guideline will apply.

Staff Findings: The structure proposes the use of a brick façade. The request is to add a black mortar to provide details.

32. Recommendations for Paint and Paint Colors
a. Any owner wishing to repaint a building in a paint scheme which duplicates the existing paint colors may do so by securing a minor action permit from the Zoning Administrator.
b. All paint should be of high quality to provide a long lasting finish.
c. In most instances unpainted masonry should be left unpainted. See Guideline # 25.
d. Paint colors should be appropriate for the building's architectural style and design. The HPRB can recommend colors appropriate to particular architectural styles.

Staff Findings: The applicant has already painted the structure white and is now asking for black mortar to provide details.

45. Windows
e. New windows should have raised muntins visible on the outside of the glass surface. True divided-light muntins are preferred, but only if their cross-section profile is appropriate to the

architectural style of the building in both size and shape. Properly sized simulated divided lights with muntins permanently attached to the exterior face of the window are acceptable.

Staff Findings: The applicant has requested to "close small window".

REQUIRED ACTIONS OF THE HISTORIC PRESERVATION REVIEW BOARD:

A. **Sample Motions.** The role of the Historic Preservation Review Board in this instance is to decide on the Certificate of Appropriateness request. The following sample motions have been provided by Staff for consideration by the HPRB:

- **Sample Motion for Approval:** Having reviewed and considered the application materials, staff report, and public comment, in accordance with the requirements of Section 8-4 of the Town of Abingdon Zoning Ordinance, I move to approve the Certificate of Appropriateness for 134 Wall Street, with approval subject to all applicable laws and regulations.

- **Sample Motion for Denial:** Having reviewed and considered the application materials, staff report, and public comment, in accordance with the requirements of Section 8-4of the Town of Abingdon Zoning Ordinance, I move to deny the Certificate of Appropriateness for 134 Wall Street Certificate of Appropriateness.

- **Sample Motion for Continuance:** Having reviewed and considered the application materials, staff report, and public comment, I move to continue 134 Wall Street Certificate of Appropriateness for the purpose of (explain reason for continuance, and if applicable, specify any additional information that is being requested) until (state the date when the item will be heard again).

Exhibits:

A: Applicant's Submittal Packet

S:\Shared With Me\Planning Department\HPRB Meetings\HPRB\2021\12. December 2021\Special Called Meeting\Staff Report\Staff Report - 134 Wall Street.docx

Abingdon, Virginia

IMPORTANT NOTE:
The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than 2 weeks prior to the next scheduled meeting in order to be heard at that scheduled meeting of the Historic Preservation Review Board. Applications received after the deadline will be heard at the following month's meeting. If an application is not complete, it will not be included on the next meeting's agenda. To avoid delays, it is recommended that applicants review the Old Historic District's Design Guidelines found at: www.abingdon-va.gov/announcements.htm#BAR and meet with the Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENES

Town of Abingdon, Virginia

Historic Preservation Review Board
133 West Main Street · P. O. Box 789 · Abingdon, VA 24212
Phone (276) 628-3167 · Fax (276) 698-3412

Location of Property:	Historic District?: Yes ☒ No ☐
Business Name (if applicable): mamma mia	Tax Map No:
Applicant/Property Owner Name (PRINTED): BASSETT	Representative Agent(s) Name: BASSETT
Signature:	Firm:
Mailing Address: 134 Wall St	Mailing Address:
City: Abingdon, VA	City:
State/Zip: 24210	State/Zip:
Phone/Fax Number: 276 274 4229	Phone/Fax Number:
Email:	Email:

(Check The Appropriate Boxes – Check all that Apply)

X	Exterior Change		Addition		Relocation
	Wall/Fence		Deck/Porch		Demolition
	Driveway/Parking Area		New Structure/Building		Grounds/Landscaping
	Dumpster/HVAC, screen, etc.		Other _____		Other_____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credit/abatements for this project? Yes ☐ No ☒

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historical Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in denial of my proposal by the Review Board due to insufficient information. No material change in the apprearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modification to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed: _____ Date: 12 – 10 – 21

PLEASE READ:
Applicants are encouraged to submit completed applications with sufficient information to allow a clear understanding of the proposal by the Historic Preservation Review Board members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

- closing small window
- coloring mortar joints black.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

☐ Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration

☐ Site plan or plat of property

☐ Details of signage such as: material, color, mounting type & location, wording on sign

☐ A list of material including color samples that identifies the type and quality of materials to be used in the Proposed Project

☐ If you are, requesting tax credits for this project there will be a $50.00 application fee

☐ Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

_____ COA application has been reviewed and deemed to be complete.

_____ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

OPEN

USE
CROSSWALK
USE
CROSSWALK