



**TOWN OF ABINGDON, VIRGINIA
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, MAY 4, 2022 – 5:15 P.M.
COUNCIL CHAMBERS, MUNICIPAL BUILDING
CONTACT: JANICE DORNON
email: jdornon@abingdon-va.gov Phone: 276-628-3167**

Welcome to the Historic Preservation Review Board Regular 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. APPROVAL OF MINUTES

- **April 6, 2022 – Regular Meeting**
- **April 20, 2022 Special Called Meeting**

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness –*St. Thomas Episcopal Church, 124 East Main Street, Abingdon, VA.; owner. Lisa R. Walden, Bristol Sign Co.; representative. Application for Certificate for signage. Located at 124 East Main Street, Abingdon, VA 24210. Tax Map No. (012-1-97)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

E. TAX ABATEMENT

1. Tax Abatement –*Travis & Ashley Dyson, 228 Valley Street, NW, Abingdon, VA.; owner. Tax Abatement amount \$11,200.00. Located at 244 Valley Street, NE, Abingdon, VA 24210. Tax Map No. (012-1-67)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

F. PUBLIC COMMENTS

G. HPRB - BREAK

H. RECONVENE IN THE ARTHUR CAMPBELL ROOM FOR THE HISTORIC DISTRICT KICK-OFF EVENT DISCUSSION

I. BUSINESS/MATTERS NOT ON THE AGENDA

J. ADJOURNMENT

Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness –*Bob & Susan Howard, 122 Valley Street NW, Abingdon, VA.; owner. Application for Certificate of Appropriateness to paint exterior structure and three exterior doors. Located at 122 Valley St. NW, Abingdon, VA 24210. Tax Map No. (012-1-55A) (VIDEO 9:22 – 12:41)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

The Staff report was given by Mrs. Mayana Rice

Mrs. Rice stated that the applicants are proposing to paint the exterior of the home grey, HGSW9152, “Let It Rain”. They are also painting the four exterior doors, SW9177, “Salty Dog”. The home is currently painted grey; the new color will be similar. The shutters are currently black; this color will not change.

On a motion by Mrs. White seconded by Mrs. Hartshorn, the board approved the COA as presented.

The roll call vote was as follows:

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

2. Certificate of Appropriateness –*Godwin Realty, LLC, Alexander Godwin; 15187 Big Knob Road, Bristol, VA.; Owner. Application for Certificate of Appropriateness for signage. Located at 188 E. Main St, Unit 1, Abingdon, VA 24210. Tax Map No. (013-1-107A) (VIDEO 12:42 – 19:31)*

- A. Staff report**
- B. Applicant presentation**
- C. HPRB discussion and decision**

The Staff report was given by Mr. Gabe Cristofari

Mr. Cristofari stated that the applicants propose to install a 2' X 2' sign totaling 4 square foot, the sign will be made of metal, with a black background and white letters. The sign will be mounted into the existing holes and hung vertically by a bracket. The sign will not be illuminated. The guidelines allow the sign to be made of wood or polymer.

Mr. Bryan Godwin said he had signed a long-term lease for this space and would like to install a two-sided sign using the original holes. The board has suggested that the sign be wooden instead of metal.

On a motion by Mrs. White seconded by Mrs. Hartshorn, the board approved the COA as presented except for the sign material, it should be made of wood, not metal.

The roll call vote was as follows:

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

3. Certificate of Appropriateness –*Southeastern Retina Associates, 160 Cummings Street, Abingdon, VA.; owner. Jessica Cooke, Jerry’s Signs; representative. Application for Certificate for signage. Located at 160 Cummings Street, Abingdon, VA 24210. Tax Map No. (012-1-123) (VIDEO 19:32 – 32:24)*

- A. Staff report**
- B. Applicant presentation**
- C. HPRB discussion and decision**

The Staff report was given by Mrs. Mayana Rice

Mrs. Rice stated that the applicants are proposing to install a 46” X 46” freestanding metal sign with a black background and grey letters. This sign will not be illuminated, the sign will be constructed of metal, with a gray base. The square sign will be 57.21 inches in height, and the sign face will be 46” in height, giving the sign a total height of 8.6 feet. The total area of the sign will be 33 square feet. Being a commercial building this sign may be freestanding, per the guidelines.

Stephanie a representative from Southeastern Retina Associates stated that since the board felt that the sign design was too modern that the design could be changed and it could be mounted on a single pole.

The applicant and the board decided to table this COA until the mid-month meeting on April 20, 2022.

4. Certificate of Appropriateness –Mustafa Ahmed, Rendezvous International Cafe, 211 W. Main Street, Abingdon, VA.; owner. Jessica Cooke, Jerry’s Signs; representative. Application for Certificate for signage. Located at 211 W. Main Street, Abingdon, VA 24210. Tax Map No. (012-1-71) (VIDEO 32:25 – 53:08)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

The Staff report was given by Mrs. Mayana Rice

Mrs. Rice presented to the board that the applicant is requesting additional signs at his business, Rendezvous International Café. The applicant wished to add two additional signs measuring 12” x 18”, totaling 1.5 square feet, to the building to cover the silicone/bonding agent. One sign to have the restaurant logo and one as a directional sign. These additional signs are against guidelines. A sign was added to the multi-tenant sign just off Main Street, this sign was not approved. A logo of the coffee sold at this establishment was also installed, (Lavazza) and not approved. These signs will not be illuminated. The main sign on the building was approved at the HPRB meeting on February 16, 2022. The use of sandwich boards is currently allowed. A business may only have two signs. The logo sign of the Lavazza coffee is to be taken down and no other signs are allowed for this location.

On a motion by Mr. Owens, seconded by Mrs. White, the board unanimously approved the allowance of one additional sign in the multi-tenant base just off Main Street.

The roll call vote was as follows:

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

5. Certificate of Appropriateness –*Dennis & Rachel Campbell, 126 Valley Street, Abingdon, VA.; owner. Application for Certificate to install hot tub under an existing deck, with lattice privacy fence and arbor. Located at 126 Valley Street, Abingdon, VA 24210. Tax Map No. (012-1-55) (VIDEO 53:09 – 1:00:27)*

The Staff report was given by Mrs. Mayana Rice

Mrs. Rice told the board that the applicant is requesting to pour a concrete pad underneath the existing wood deck to place a hot tub. The Campbell's are requesting to add lattice that will run from the bottom of the existing deck to the proposed concrete pad and with the addition of Skip Cherry Laurels to add the needed privacy from Plumb Alley. To add privacy from the driveway they would like to install a lattice fence with a 47" arbor between the deck post closest to the driveway. The lattice and the arbor will be stained the same color as the existing deck. A previously approved COA for a garden fence has been approved.

Mrs. Campbell spoke on the privacy issues and the need for the lattice panels. The driveway fence will be approximately 16 feet with an arbor. The fence is to be a wooden picket style fence with a lattice border at the top.

Mrs. Rice instructed Mrs. Campbell of the need to apply for a Building and Electrical permits from the Building Department at Town Hall.

On a motion by Mr. Owens, seconded by Mrs. White, the board unanimously approved the COA as presented.

The roll call vote was as follows:

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

6. Certificate of Appropriateness –*Matt Smith, MNS Rentals LLC & Do It All Services, Kevin Reap, 212 W. Valley Street, Abingdon, VA.; owners. Application for Certificate of*

Appropriateness to paint existing shutters, replace metal roof on back addition, and cap the existing driveway. Construct a 20 x 20 pergola, paint the front porch, stucco retaining wall fronting Plumb Alley, an enclose back porch. Located at 212 W. Valley St., Abingdon, VA 24210. Tax Map No. (012-1-65) (VIDEO 1:00:28 – 1:27:37)

Waiver: Remove 140 feet of parking area located at the back of the property, (replacing with grass).

The Staff report was given by Mr. Gabe Cristofari

Mr. Cristofari explained that the applicant has requested the following exterior changes:

- 1.) to paint the white shutters black with SW 6258, Tricorn Black
- 2.) Frame in the covered porch with clapboard, bumping out the existing door and window, paint the porch a darker shade of blue from the house
- 3.) the CMU retaining wall is proposed to be covered in a natural stucco color (same color as the home or white)
- 4.) cap the existing asphalt adjoining Plumb Alley
- 5.) a waiver was approved for removal of approximately 1400 feet of asphalt and replace with grass/sod
- 6.) build a free-standing 20 x 20 pergola carport with 2 x 8 posts with footers and a 5V black metal roof, and framing to be painted white.

The addition to the home currently has 5V roofing material and is in need of replacement.

The HPRB board has requested replacing the 5V roof with a standing seam roof with no striations and for the applicant to return with a design for the steps and railing for the porch.

The applicant submitted a waiver to remove 1400 feet of asphalt in the rear of the property to be replaced with grass/sod.

The board also suggested using pea gravel instead of asphalt on the Plumb Alley parking site.

On a motion by Mr. Owens, seconded by Mrs. White, the board approved the COA as presented except for the use of a standing seam roof with no striations on the addition, the new pergola carport will be painted white, the stucco color on the retaining wall to be the same as the home or white and to return with the design for the steps and railing for the porch.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye

Mrs. Betsy White Aye
Mr. Byrum Geisler Aye

7. Certificate of Appropriateness –*Sinking Springs Presbyterian Church, 136 E. Main Street, Abingdon, VA.; owner. Emma Wyatt; representative. Application for Certificate for signage. Located at 136 E. Main Street, Abingdon, VA 24210. Tax Map No. (012-1-94) (VIDEO 1:27:38 – 1:46:26)*

The Staff report was given by Mr. Gabe Cristofari

Mr. Cristofari explained to the board that the Sinking Springs Presbyterian Church is requesting two temporary signs to display for a nine-month period to advertise the church's 250th Anniversary Celebration. The church is currently using a sandwich board to advertise church functions. The church is asking for the East Main Street sign to be a 3 x 6 rope banner frame with a 1 x 6 interchangeable detachable accessory sign. The interchangeable accessory sign will be used to display upcoming events throughout the 250-year annual celebration. This sign will be permanently affixed to the ground with 3-inch square posts.

The second sign will face Pecan Street and have a 3 x 10 rope banner frame, this sign will be displayed for a 9-month period. The sign will be supported by 4 inch round posts.

The church currently has one permanent sign and per the guidelines can have no more than two signs per business.

Ms. Emma Wyatt represented the church for this COA presentation asking the board to allow the signage for the duration of 2022. Ms. Wyatt than asked the board to consider that the new East Main Street sign be a permanent freestanding sign, permanently installed into the ground. If the church is asking for a permanent sign it would have to be made of wood. The current request is for the sign to be displayed until December 31, 2022. Ms. Wyatt also ask for fiber material to be used for one of the signs.

On a motion by Mrs. White seconded by Mr. Owens, the board approved the COA as presented, with both signs to be temporary with a removal date of December 31, 2022.

The roll call vote was as follows:

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

The church is asking to partner with the Town on installing light pole banners on the light poles in front of the church. This motion would have to be presented to the Town Council for approval.

On a motion by Mrs. White seconded by Mrs. Hartshorn, giving the boards support for the church to go before the Town Council to seek permission for the light pole signs for the 250th Anniversary.

The roll call vote was as follows:

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

8. Certificate of Appropriateness – Chris & Leslie Brewer, 212 White’s Mill Rd, Abingdon, VA.; owner. Nathaniel Brown, Barrington Landscape Architecture LLC; representative. Application for Certificate for landscaping features/grounds. Located at 212 White’s Mill Rd. Abingdon, VA 24210. Tax Map No. (013-1-26) (VIDEO 1:46:27 – 1:58:46)

Wavier: Refer to the wavier form and staff findings section of the staff report on wavier for more details.

The Staff report was given by Mr. Gabe Cristofari.

Mr. Cristofari presented the applicant’s request to the board. The Brewers are asking to build a new 21-inch Ballpark Brick-Central Shale brick wall with Portland mortar and a rear privacy fence along Whites Mill Road. A waiver was submitted for expanding the asphalt parking area, new pedestrian walkways, stairs, a rain garden, and new plantings. A bluestone walkway with raised garden beds will separate the main house and the garage. The porch stairs will be repaired to match the existing stairs. Currently, there are pipes protruding from the hillside, these will be eliminated except for one that will be used with the rain garden. It was suggested to use the existing brick from the hillside stairs to build a sidewalk to align with the new walkway.

The rear yard privacy fence will be Western Red Cedar and will be 6 feet in height with BEHR clear waterproof sealer to maintain a natural wood color. The fence will be anchored with concrete footers, which will not be in public view. Fence posts to be 6 x 6 x 6 with WRC post caps. Fence panels to be 8 feet wide, and consist of a bottom rail 3 inches off the ground, long vertical boards, a middle rail, shorter vertical rails, and a top rail. The fence will run the entire length of the backyard with a break to allow for a tree.

Ms. Brewer said that the brick wall would be a natural solution for the property, along with new plants.

On a motion by Mrs. White seconded by Mrs. Hartshorn, the board approved the COA as presented.

The roll call vote was as follows:

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

E. PUBLIC COMMENTS (VIDEO 1:14:01- 1:16:55)

F. DISCUSSION - None

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 1:58:58 – 2:01:30)

Mrs. Rice suggested a Special Called Meeting to be held on April 20, 2022, to allow several applicants to present their COAs. A grant from the National Trust for Historic Preservation was awarded \$2500.00 to be used in contracting a speaker for the Preservation Plan Kick-off event. Mrs. Rice is planning on inviting Mr. Mike Pulice and Ms. Aubrey Von Lindern to the kick-off meeting.

H. ADJOURNMENT

On Motion by Mrs. Hartshorn, seconded by Mrs. White, for the board to adjourn the meeting.

The roll call vote was as follows:

Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye

Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 7:14 P. M.

Byrum Geisler, Chairman

Mayana Rice, Director of Community Development

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

The staff report was given by Mrs. Mayana Rice.

Mrs. Rice explained that the applicant has requested to place a 20-foot storage container with an external height of 8 ft. 6in., to be located at the rear of the property.

Having numerous COA's approved the applicant asked to place a pod at the rear of the building, instead the application shows a request for a storage container. A nine-foot fence would be required to screen the storage container from public view, per HPRB guidelines the fence can only be six-feet in height. On a previous COA, a 10 x 12 shed was approved to be built four feet off the rear structure.

Upon a site visit to the property the following violations were captured:

1. Front entrance awning was approved to be 21 feet x 2 ft. 4 in with 7.5-inch white letters on the black awning. Staff estimated the installed awning is 26 ft. 5 in length and extends out 4 feet with nine-inch letters.
2. A staff visit revealed that the guttering was not installed. Upon a discussion with the owners, his plans are to not put the gutters up but to remove the sheathing material from the top of the pergola on the Southside of the structure. This is not a violation but the staff felt it necessary to bring it to the attention of the board.
3. A rear awning has been installed on the back of the building with the business's logo which represents another type of sign. This was not presented to the board for approval.

Mr. Ayeb asked that they postpone the violation discussion till a later date.

On a motion by Mr. Owens seconded by Mrs. White, the board unanimously denied the COA as presented.

The roll call vote was as follows:

Mr. Peyton Boyd	Absent
Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

2. Certificate of Appropriateness – *The Nature Conservancy, 146 E. Main St., Abingdon, VA; owner. Matthew Bundy, 190 E. Main St., Abingdon, VA; Representative. Application for Certificate of Appropriateness for an awning extension. Located at 146 E. Main St, Abingdon, VA 24210. Tax Map No. (013-1-116) (VIDEO 14:53 – 17:41)*

- A. Staff report**
- B. Applicant presentation**
- C. HPRB discussion and decision**

The staff report was given by Mrs. Mayana Rice.

Mrs. Mayana Rice noted that the applicant has requested to enlarge the roof structure at the rear of the building with 4 x 4 posts to match the existing posts. Color, material, and style will match the existing with a gray/black standing seam roof with all wooden materials to be painted white. The new structure will face Troopers Alley.

On a motion by Mrs. Hartshorn seconded by Mr. Owens, the board unanimously approved the COA as presented.

The roll call vote was as follows:

Mr. Peyton Boyd	Absent
Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

3. Certificate of Appropriateness – *Kenton Thompson, 301 Valley St., NE, Abingdon, VA; owner. Matthew Bundy, 190 E. Main St., Abingdon, VA; Representative. Application for Certificate of Appropriateness for roof penetration. Located at 301 Valley St., NE, Abingdon, VA 24210. Tax Map No. (013-1-21) (VIDEO 18:0 – 33:15)*

- A. Staff report**
- B. Applicant presentation**
- C. HPRB discussion and decision**

The staff report was given by Mrs. Mayana Rice.

Mrs. Rice stated that the applicant is proposing to construct a chimney to disguise an elevator shaft. The chimney will be constructed of Virginia Highlands bricks laid in a running bond as a veneer. The home currently has one chimney, past photos show that there were two chimneys at some point in time. The proposed size of the new chimney will be 5 x5 and the height will match the existing chimney.

The board asked if the height of the new chimney could be twelve inches shorter and the applicant agreed with the new height suggestion.

On a motion by Mr. Owens seconded by Mrs. Hartshorn the board unanimously approved the COA as presented.

The roll call vote was as follows:

Mr. Peyton Boyd	Absent
Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

4. Certificate of Appropriateness –*Southeastern Retina Associates, 160 Cummings Street, Abingdon, VA.; owner. Jessica Cooke, Jerry’s Signs; representative. Application for Certificate for signage. Located at 160 Cummings Street, Abingdon, VA 24210. Tax Map No. (012-1-123) (VIDEO 33:16 – 35:36)*

- A. Staff report**
- B. Applicant presentation**
- C. HPRB discussion and decision**

The staff report was given by Mrs. Mayana Rice.

Mrs. Rice reminded the board that this COA came before them on April 6, 2022, with a much larger sign design. After discussion by the board and the applicant, it was decided that the size of the sign was too large and the design was too modern. The applicant returned with a new design for a smaller sign and base.

The new sign will be freestanding, non-illuminated, double-faced, and have a metal frame, made of CDC carved HDU with a black background and white lettering. The sign will be supported by a black metal pole painted black.

Mr. Ryan Cooke represented the applicant and described the new sign and its changes. The new sign will be 3.75 square feet and mounted on a single steel pole.

On a motion by Mrs. White seconded by Mrs. Hartshorn, the board unanimously approved the COA as presented.

The roll call vote was as follows:

Mr. Peyton Boyd	Absent
Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

5. Certificate of Appropriateness –Regent St. Properties, LLC, P.O. Box 623, Marion VA 24354; owner. Nathan Berg, Wallberg Construction; Representative. Application for Certificate of Appropriateness for brick color & style, lighting, balcony details, and garbage receptacles. Located at 130 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-17) (VIDEO 35:37 – 47:13)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

The staff report was given by Mrs. Mayana Rice.

Mrs. Rice explained that the applicant is returning for items that were not approved at a previous HPRB meeting.

Mr. Nathan Berg presented the material for the project at 130 Wall Street:

1. Balconies – cast iron guardrails with decorative top rail.
2. Brick Colors – English Pub, tumbled to replicate historic brick.
Mortar Color – using dyed river sand to match existing. Mortar to be used on the elevator shaft and stairwell.

3. HVAC Screening – HVAC units to be placed on a balcony with dark bronze metal screening to simulate an old fire escape. The balcony will be enclosed for safety purposes with access by ladder only. The screen height will be 42 inches. The balcony platform will be wooden with wood trim.

4. Lighting – recessed low profile lighting under balconies
up/down lighted sconces on each side of front entry door
front windows – sconces mounted above windows underneath the awning to shine downward, will match sconces at the front entrance with the back sconces to match the front

On a motion by Mrs. Hartshorn seconded by Mrs. White, the board unanimously approved the COA as presented.

The roll call vote was as follows:

Mr. Peyton Boyd	Absent
Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

6. Certificate of Appropriateness – Vickie Wampler, 151 N. Church St., Abingdon, VA; owner. Application for Certificate of Appropriateness for an exterior change and new porch. Located at 151 N. Church St, Abingdon, VA 24210. Tax Map No. (012-1-51) (VIDEO 47:14 – 1:10:00)

- A. Staff report**
- B. Applicant presentation**
- C. HPRB discussion and decision**

The staff report was given by Mrs. Mayana Rice. Mrs. Rice explained that the applicant was approved for a front & rear stoop/porch on the new structure. Staff noted that the applicant did not comply with the approved COA or the issued Building Permit. A stop-work order was warranted observing that the second access into the structure was placed on the southern side of the building facing Plumb Alley. Per

the original discussions about the water drainage issues, it was suggested that the applicant not use Plumb Alley entrance as a driveway.

The board suggested that landscape be used to help with drainage and to not access the property from Plumb Alley.

Ms. Wampler apologized for the design changes made to the structure. Mrs. Wampler went on to explain the reason for the design change, if the door remained at the back of her property it would lead out to her neighbor's yard and compost heap. The structure's elevation will be less when the back fill is completed, giving way to three rows of cinder block being visible.

Ms. Wampler proposed to use wood railing and posts for the porch and outside steps. If a decorative finial is selected the design should be presented to staff for approval. If the exterior color changes from white it will need to be presented to the HPRB for approval.

Mrs. Wampler's daughter asked if a 911 address allowed for a parcel to have a driveway.

On a motion by Mrs. White seconded by Mr. Owens, the board unanimously approved the COA as presented to move the back stoop/porch to the southern side and to include the railing and porch posts except for the decorative finial for the porch/stair posts, (to be viewed by staff).

The roll call vote was as follows:

Mr. Peyton Boyd	Absent
Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

E. PUBLIC COMMENTS – NONE

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 44:50 – 50:33)

Mrs. Rice updated the members on the Historic District Kick-off meeting.

1. Consider a half-day conference.
2. Grant finalization.
3. Walking tour.
4. DHR – willing to speak on a topic of the board's choosing.
5. Exploring event venues for the meeting with Tonya Triplett.
6. DHR – request to invite all local localities to the event.

- 7. Funds may be used from the Community Development budget for sponsorship for this event. Allocation of fund would need to be distributed before the end of the 2022 fiscal years, June 30, 2022.
- 8. Reception options.

H. ADJOURNMENT

On Motion by Mrs. White, seconded by Mrs. Hartshorn, for the board to adjourn the meeting.

The roll call vote was as follows:

Mr. Peyton Boyd	Absent
Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mrs. Betsy White	Aye
Mr. Byrum Geisler	Aye

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 6:30 P. M.

Byrum Geisler, Chairman

Mayana Rice, Director of Community Development



STAFF REPORT

TO: ABINGDON HISTORIC PRESERVATION BOARD (HPRB)

FROM: GABRIEL CRISTOFARI, PLANNER/GIS SPECIALIST

SUBJECT: REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN

PUBLICATION DATE: April 27, 2022

MEETING DATE: May 4, 2022

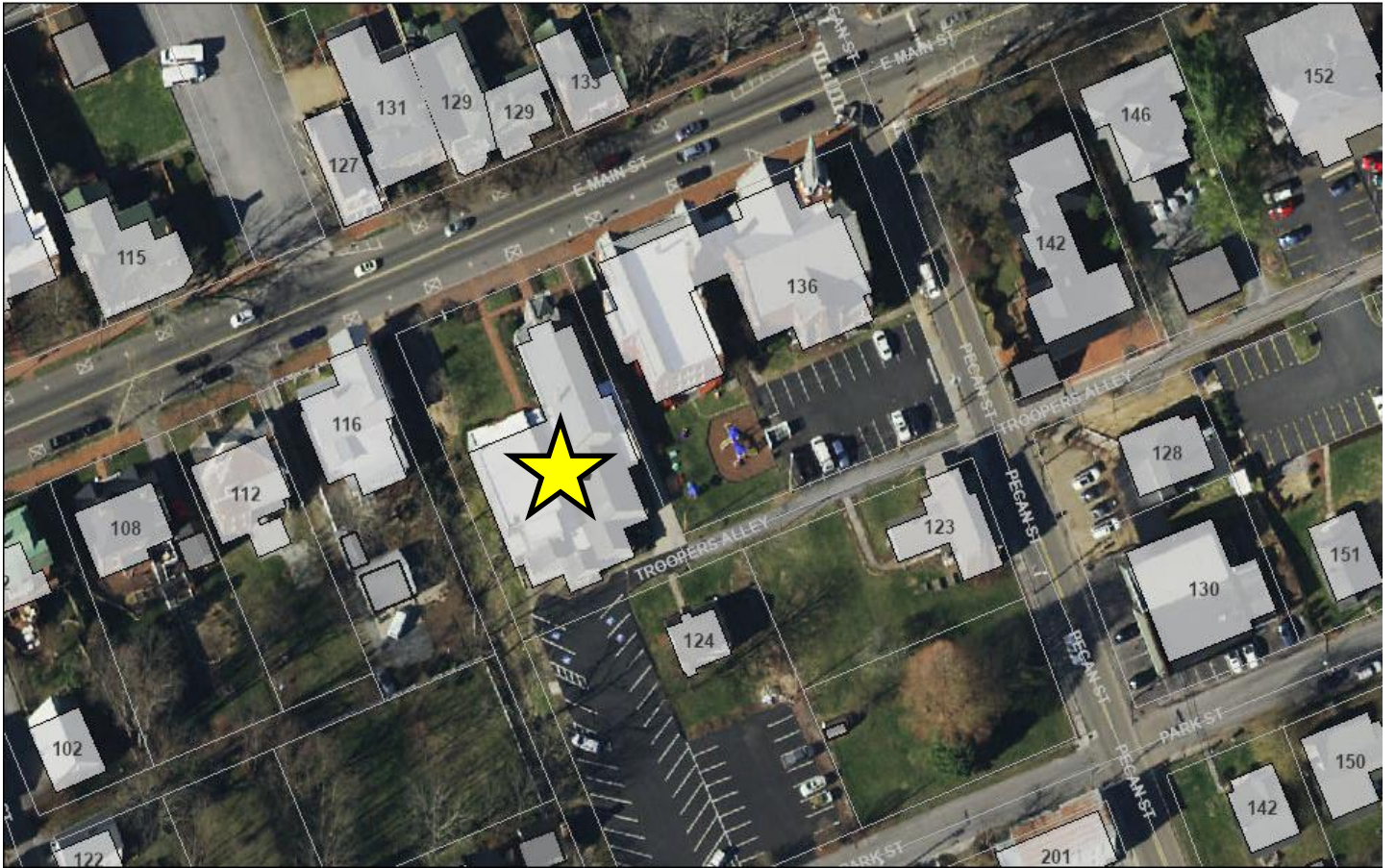
LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Saint Thomas Episcopal Church (Owner/Applicant) and Lisa R. Walden of Bristol Sign Company (Representative) has requested approval of a Certificate of Appropriateness for a sign. The property is located on 124 East Main Street (012-1-97). The proposed sign is more or less an in-kind replacement of the current sign found on the property's Main Street (North) side.

The property is within the Old and Historic Zoning District (Sub-District 2) and the Entrance Corridor, can be seen from a public right of way and is therefore requiring the approval of the HPRB prior to completion.

VICINITY MAP:



ENTRANCE CORRIDOR FRONTAGE:



View of East Main Street looking West. Red oval represents location of proposed sign.



View of East Main Street looking East

ZONING MAP:



STAFF FINDINGS:

1. **Location.** The Subject Property contains approximately 0.39 acres and is legally described as ACR .39 (Tax Map No. 012-1-97). Generally, the Subject Property is located at 124 East Main Street.
2. **Background.** There is currently a sign where the proposed sign is to be located. The parcel is located in both the Old and Historic District and the Entrance Corridor Overlay.
3. **Access.** Access to the site will continue to be East Main Street or Troopers Alley.
4. **Adjacent Land Uses/Zoning.** Adjoining properties are OH on three sides. To the South the property is zoned B1 (Limited Business District).

5. **Applicable Requirements of the Zoning Ordinance.**

General OH Old & Historic District Standards.

8-4 Certificate of appropriateness required to erect, construct, reconstruct, alter, restore, move or demolish a building.

General Sign Standards.

21-2-2. Application and permit.

(a) Sign permit required.

(1) No sign shall be erected, installed, altered, modified, refaced, re-hung, or replaced, without obtaining a permit pursuant to this article, except as otherwise provided in this article.

(2) Signs within the Town's old and historic district shall conform to the requirements of such district and require a certificate of appropriateness issued by the board of architectural review.

(3) For signs within the Town's entrance corridor, such permit shall conform to the requirements of such district and require a permit issued by the zoning administrator and/or Town Manager.

(4) No permit shall be issued by the zoning administrator except upon a determination that a proposed sign is in conformity with the requirements of this article and, where applicable, in conformity with the requirements of an approved site plan for the property upon which the sign is to be placed. Appeals from decisions of the administrator shall be taken to the Town's Board of Zoning

(5) After the issuance of an approved sign permit, the applicant may install and display the approved sign(s). Once installed, the administrator may inspect the sign(s) for conformance with the approved sign permit and this ordinance.

(b) An application for such a permit shall:

(1) Specify the type of sign to be constructed and the zoning district in which this sign is to be located.

(2) Be accompanied with plans including a sketch of the property indicating the lot frontage.

(3) Indicate the square footage and location of all existing signs on the property.

(4) The area, size, structure, design, location, lighting, and materials for the sign.

(5) Contain written consent of the owner or lessee of the land or building upon which the sign is to be erected

21-5-1. Standards.

(a) Any sign displayed in the Town of Abingdon, shall comply with:

(1) All provisions of this article;

(2) All applicable provisions of the Uniform Statewide Building Code and all amendments thereto; and,

(3) All state and federal regulations pertaining to the display of signage.

21-5-2. Sign area calculations.

(a) The following method shall be utilized in the calculations of sign area:

1. The sign area permitted under this article is determined by measuring the entire face of the sign including any wall work incidental to its decoration but excluding support elements for the sole purpose of supporting the sign.

2. For signs that are regular polygons or circles, the area shall be calculated by the mathematical formula for that polygon or circle. For signs

that are not regular polygons or circles, the sign area shall be calculated using the area within up to three rectangles that enclose the sign face.

3. The surface area of any sign made up only of individual letters or figures shall include the space between such letters or figures.

4. Whenever one sign contains information on both sides, sign area shall be calculated based on the largest sign face. Sides are not totaled.

21-5-3. Minimum setback. The minimum setback from any right-of-way, unless otherwise specified, is half the height of the sign.

21-6-1. District regulations.

a. The following requirements shall apply in the designated district, as appropriate, to permitted uses by right and special uses as may be permitted, subject to all other requirements of this ordinance.

b. Sign area square footage requirements are provided per sign unless specified as a total. Total area is calculated as an aggregate of all signs of that type.

OH Old and Historic District.

a. Signs within the OH district shall be subject to the Town of Abingdon Design Review Guidelines for the Old and Historic District, as amended, and require a certificate of appropriateness by the Board of Architectural Review board.

b. The board may approve the attachment or suspension of a sign from an existing freestanding or projecting sign or, in the case of a building on a site with more than one street frontage or more than one principal entrance, one additional freestanding or projecting sign per additional street frontage or principal entrance, if the board determines that such an arrangement is in keeping with the architectural character of the property.

Staff Findings:

The applicant has provided the necessary required materials for the COA application.

Design Review Guidelines

The Historic Preservation Review Board may differentiate its requirements on the basis of contributing versus noncontributing structures, visibility from public streets, ways or places and the nature of surrounding properties.

42. *Signs and Graphic Designs – Residential and Commercial Uses (The provisions of Article 21 of Abingdon’s Zoning Ordinance also apply to such signs and graphic designs).*

a. *Signs indicating current use (as opposed to signs designating historic significance) may be used only for commercial buildings, churches and bed and breakfast establishments.*

b. *Signs should be kept to a minimum, with **no more than two signs per building** or one sign per business whichever is greater. **Multi-tenant signs are limited to one per building**, and all signage for that building should be located on said sign.*

c. *Signs should be appropriate to the size or location of the building. **Individual signs should not exceed 4 square feet**. Double-faced signs are permissible, and the size limitations will be calculated by measurement of a single face only. **Sign size restrictions do not apply to hotels, theaters, restaurants and churches**. Board approval as to the size of these signs is required, and may be granted according to historic precedence.*

d. *Signs that are vintage 1945 or earlier (such as painted wall signs or those of metal and neon) should be preserved, maintained and repaired as needed. Accurate replications of signs (historic text excluded) which are established to have existed on the building in question may be permissible.*

e. *New signs should be fabricated to professional standards, out of traditional materials such as wood or polymer which closely replicates wood, with copper or bronze or other appropriate letters. Wood signs with sandblasted lettering may be appropriate. Signs of unfinished wood are not acceptable. The use of plywood is permitted so long as it is properly sealed from the elements with all visible edges of the plywood concealed.*

f. *Appropriate logos or symbols may be used. Colors should be coordinated with the overall building colors and have lettering appropriate to the size of the sign and the architecture of the building.*

g. ***In the case of commercial buildings, signs should be freestanding, affixed to the face of the building or otherwise placed at traditional sign locations.** Signs for churches or bed and breakfast establishments may be freestanding or attached to the face of the building.*

h. ***When mounted on masonry walls, signs should be anchored into the mortar, not the masonry.***

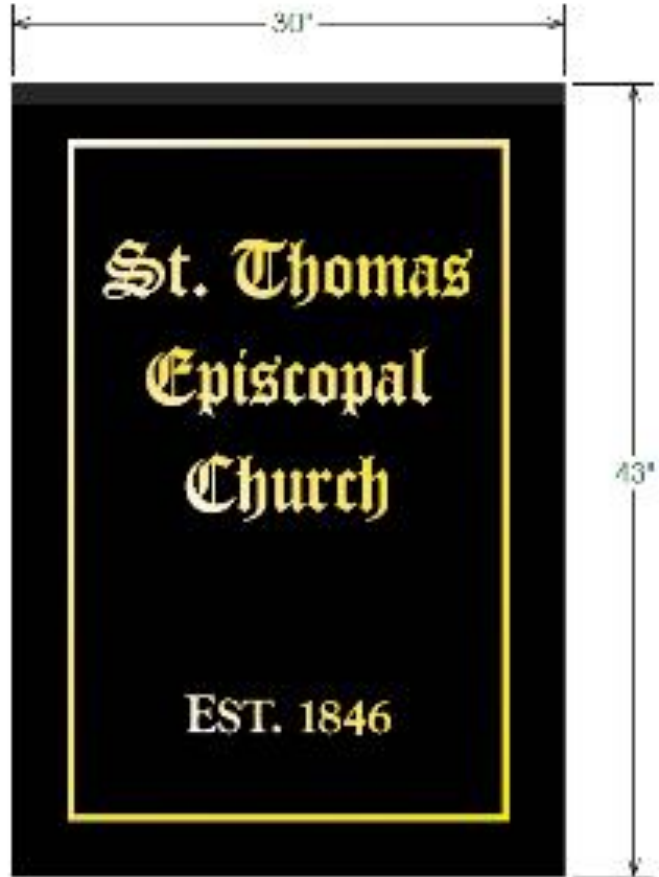
i. *Lighting should be concealed and should not use visible bulbs, flashing lights or luminous paints. Spot or up-lit lighting for signs is recommended, but they should not be backlit or internally lit.*

Staff Findings:

The proposed sign will be doubled sided 1 1/2" thick HDU engraved, painted black, hand painted gold leaf for the wording and border with a clear coated finish. The proposed sign will measure 43" tall x 30" wide = 9 sq. ft. replacing the existing sign in the front yard. The new manufactured sign will be the exact same size as the existing sign and installed at the same location. The only change will be the thickness of the sign and material, existing sign is wood not HDU.

A newly painted aluminum bracket and accompanying hardware will also be used.

EXISTING SIGN:



REQUIRED ACTIONS OF THE HISTORIC PRESERVATION REVIEW BOARD:

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 124 E. Main Street, with approval subject to all applicable laws and regulations.

Abingdon, Virginia



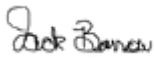
IMPORTANT NOTE:

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: 124 East Main Street	Historic District?: Yes
Business Name (if applicable): St. Thomas Episcopal Church	Tax Map No: 012-1-97
Applicant/Property Owner Name (PRINTED): St. Thomas Episcopal Church	Representative Agent(s) Name: Lisa R Walden
Signature: 	Firm: Bristol Sign Co. Walden, LLC
Mailing Address: 124 East Main Street	Mailing Address: PO Box 16938
City: Abingdon	City: Bristol
State/Zip: VA / 24210	State/Zip: VA / 24209
Phone/Fax Number: 276-669-0811	Phone/Fax Number: 276-669-0811
Email: lisa@bristolsign.com	Email: lisa@bristolsign.com

Project Type (list all that apply): Exterior Change

If other, please describe:

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abateements. Are you requesting tax credit/abateements for this project? **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 appearance 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: Lee R. Wilkins Date: April 22, 2022

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)

Manufacturing and installing one double sided 1 1/2" thick HDU engraved, painted black, hand painted gold leaf for the wording and border, clear coated finish, sign 43" tall x 30" wide to replace the existing sign in the front yard. The new manufactured sign will be the exact same size as the existing sign and installed at the same location. The only change will be the thickness of the sign and material, existing sign is wood not HDU.

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: **LW**
- Site plan or plat of property: **LW**
- Details of signage such as: material, color, mounting type & location, wording on sign: **LW**
- A list of material including color samples that identifies the type and quality of materials to be used in the Proposed Project: **LW**

-
- 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.

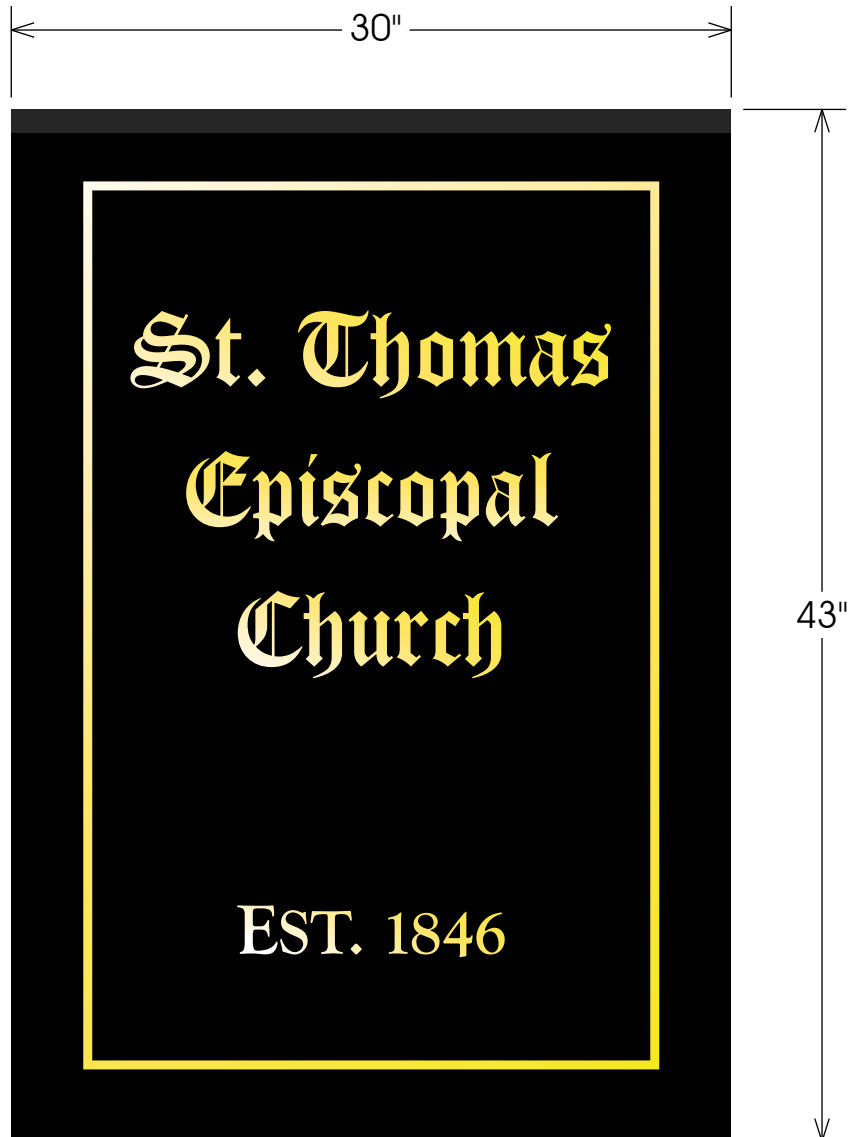
_____ List of adjoining property owners notified of this COA application has been attached to this application.

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

Attachments Submitted:

St. Thomas_HDU_01_01.pdf

EXISTING SIGN:



SPECIFICATIONS:

REMOVE EXISTING SIGN.

MANUFACTURE AND INSTALL:

(1) 43" X 30" DOUBLE SIDED HDU PANEL PAINTED WITH ENGRAVED GOLD LEAF LETTERING.

(1) NEW PAINTED ALUMINUM BRACKET AND HARDWARE.

COLORS: BLACK, GOLD.

Sketch Number: _01_01

Drawn By: RTF

Scale: 1 1/2"=1'

Date: 3-22-2022

PO Box 16938 - Bristol, VA - 24209 - 276.669.0811 - 800.736.6180 - Sales@BristolSign.com - www.BristolSign.com





STAFF REPORT

TO: ABINGDON HPRB

FROM: MAYANA RICE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A TAX ABATEMENT 228 VALLEY STREET, NW

PUBLICATION DATE: APRIL 28, 2022

MEETING DATE: MAY 4, 2022

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

REQUEST:

Travis and Ashley Dyson (Owners) are requesting a Certificate of Appropriateness for Tax Abatement for painting and repair.

The applicants received COA approval in September 2021.

Now they are requesting the Tax Abatement COA approval allowed per Section 66-71 of the Town of Abingdon, VA. Upon approval by the HPRB the request will be submitted to the Town Manager.

Staff recommends approval of the request for Tax Abatement in the amount of \$11,200 per our analysis of the receipts.

**Town of Abingdon, Virginia
Old and Historic District
APPLICATION FOR TAX ABATEMENT**



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

Per Article II, Division 5 of the Abingdon, Virginia Code of Ordinances, you may be eligible for property tax credit and/or abatement.

Location of Property: 228 Valley Street, NW	
Property Owner Name (PRINT): Travis and Ashley Dyson	Tax Map No: 012-1-67
Business Name (if applicable):	
Mailing Address: P.O. Box 2272	
City: Abingdon	
State/Zip: VA 24212	
Phone/Fax Number: 276-492-8204	
Email: awdyson@outlook.com	

Required information to be submitted with the application:

- Approved Certificate of Appropriateness from the Historic Preservation Review Board
- Copies of itemized receipts/proof of payment for work performed on exterior, or a total of expenditures certified by a CPA
- Before and after photographs
- If you have been approved for state/federal tax credits, please provide your approval form

Property owners within the town pay a combination of County and Town tax. Local Historic Tax Credits only apply to the town's portion of tax owed. Town taxes consist of both improvement value and land value . Credits will be issued against improvement value only. Tax credits are \$2,500.00 as to town property taxes for every \$2,500.00 of exterior maintenance, restoration, preservation, and rehabilitation work performed and documented on structures located within the Old and Historic District of town. Credits will be given toward the assessed value on the structure . The tax credit shall be allowed immediately following the tax year in which the work is complete.	EXAMPLE FOR \$2500 SPENT	
	Land Value \$65,000 (Will change if new assessment year)	Billing for May \$91.00 Billing for November \$91.00
	Improvement Value \$189,400 (Will not change for up to 10 years)	Billing for May \$265.16 Billing for November \$256.15
	ABATEMENT SCHEDULE	
	2016 Year	\$530.32
2017 Year	\$530.32	
2018 Year	\$530.32	
2019 Year	\$530.32	
1 st half 2020 year	\$265.16	
2 nd half 2020 year	\$113.56	

*Note if you are delinquent on any Town fee or license, you will not be eligible to accept benefit of this abatement.

To be Completed/Initialed by Planning Department Staff

COA was issued at the _____ HPRB meeting. \$ _____ is eligible for Historic Tax Abatement.

Signed _____ Town Manager



**Certificate of Appropriateness
Town of Abingdon Old and Historic District**

228 Valley St. NW
Abingdon, VA 24210

Travis & Ashley Dyson:

H.P.R.B. Meeting Date: 9-1-2021

Tax Map #:012-1-67

Action Taken By Historic Preservation Review Board

- Disapproved (See below for explanation)**
 Approved with Modifications (See below for explanation)
 Approved (As presented, with no modification)

Project Eligible for OF Tax Credit

Yes **No**

Modifications/Reasons for Disapproval

Signature J. Tyler Veale Date: 9/7/21

Chairman/Secretary

Town of Abingdon

Historic Preservation Review Board

THIS CERTIFICATE OF APPROPRIATENESS IS VALID FOR A PERIOD OF ONE (1) YEAR FROM THE DATE ABOVE. IF YOUR PROJECT HAS NOT COMMENCED WITHIN THIS ONE-YEAR PERIOD, PLEASE CONTACT THE TOWN OF ABINGDON PLANNING DEPARTMENT TO DISCUSS AND EXTENSION.

INVOICE

Ann Wampler DBA A&M
United States

BILL TO

Landmark Realty
Travis Dyson
228 Valley Street NW
Abingdon, 24210
United States

276-492-8204
tadyson@outlook.com

Invoice Number: 7

Invoice Date: October 10, 2021

Payment Due: October 10, 2021

Amount Due (USD): \$10,800.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
caulking all gaps in siding and trim will be caulked prior to painting with a high quality paintable caulk/sealant	1	\$0.00	\$0.00
wood rot repair rotted wood located on the awning above the 3rd floor door and the porch support post at its base will be replaced/primed/painted on all sides.	1	\$0.00	\$0.00
wood filler/bondo porch railing and pickets with knots will be filled with wood filler to prolong life of the wood, broken or damaged asbestos tiles will have bondo application to restore as close to original look prior to painting	1	\$0.00	\$0.00
3rd floor rot/damage assessment we will assess owner indicated damage/leak at 3rd floor roof line and discuss repair options prior to any work. \$45/hr for any repairs necessary	1	\$0.00	\$0.00
concrete block prep the concrete block facing reservoir street will be scraped and primed with a quality block primer. pictures indicate the paint has failed over time as indicated by pressure washing	1	\$0.00	\$0.00
paint main siding color 1 (light grey) lower block foundation color 2 (darker shade of grey) 4 doors/trim/windows color 3 (white) wood windows and porch will be scraped, assessed for damage or rot and primed prior to painting. colors and sheen applied provided by property owner	1	\$0.00	\$0.00

INVOICE

Ann Wampler DBA A&M
United States

Items	Quantity	Price	Amount
price this is a turnkey estimate meaning all materials will be provided by the contractor	1	\$10,800.00	\$10,800.00
Total:			\$10,800.00
Amount Due (USD):			\$10,800.00

Pay Securely Online



link.waveapps.com/dwdqcy-r3jnpc

Notes / Terms

This project is complete and has been inspected and accepted by Travis Dyson. Amount due is \$5800.00 with a previous payment of \$5000.00



Account: Personal Fund
Date: 4/12/2022

3898070369

1430
68-446/514
04

Ann Wampler



TRAVIS A. DYSON
ASHLEY W. DYSON
PO BOX 2272
ABINGDON VA 24212

03-17

1430

68-446/514
04

9-30-2021

Date

CHECK ASSURE
STABLE PROTECTION

Pay to the
Order of

Ann Wampler dba A&M

\$ 5,000⁰⁰

Five Thousand & 00/100

Dollars



Photo
Safe
Deposit
Details on back

First Bank
& Trust Company
Member FDIC • www.firstbank.com

For Portion of 228 Valley House Painting

Ashley Dyson

MP



Account: Personal Fund
Date: 4/12/2022

051404104

40466771

TRAVIS A. DYSON 03-17

Security Features exceed industry standards and include:

- ImageMatcher: Matching account and check number on back (Patent No. 9,249,939)
- MobileMark: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Weave: pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Photo Safe Deposit: icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive Ink on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back

5543335005

CHECK BOX FOR MOBILE/REMOTE DEPOSIT
WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE

ENDORSE HERE

X
Ann Wampler



TRAVIS A. DYSON 03-17
ASHLEY W. DYSON
PO BOX 2272
ABINGDON VA 24212

1411

68-446/514
04

10-11-2021 Date

CHECK NUMBER
TRAVIS DYSON

Pay to the Order of Ann Wampler DBA A&M

\$ 5800.02

five thousand eight hundred & 02/100

Dollars

Photo Safe Deposit Details on back

First Bank
& Trust Company
Member FDIC • www.firstbank.com

For 228 Valley St Pointy - Paid in full

[Signature]



Account: Landmark Operations
Date: 4/12/2022

>051404464<20210910
The First Bank & Trust Co.
Drawer#/Trans#: 00015/0027
HIN: 79230302000107

15 27 09/10/21

Charles M. Hansen
DBA Custom Clean

Landmark Realty
276-525-4255
228 Valley Street NW
Abingdon, VA 24210

4033

60-240/014

DATE 9-7-21

PAY
TO THE
ORDER OF

Custom Clean

\$ 400⁰⁰

Four Hundred & 00/100

DOLLARS



First Bank & Trust

OPERATIONS ACCOUNT

FOR

Invoice 2178

228 Valley Street

[Signature]

