



**TOWN OF ABINGDON, VIRGINIA
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, August 9, 2022 – 5:15 P.M.
COUNCIL CHAMBERS, MUNICIPAL BUILDING
CONTACT: GABRIEL CRISTOFARI
email: gcristofari@abingdon-va.gov Phone: 276-628-3167**

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 – Nathan Berg, Wallberg Construction, 190 E. Main Street, Abingdon, VA.; applicant. Application for Certificate of Appropriateness for exterior change. Located at 201 E. Main Street, Abingdon, VA 24210. Tax Map No. (013-1-64)**

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

C. PUBLIC COMMENTS

D. DISCUSSION

E. BUSINESS/MATTERS NOT ON THE AGENDA

F. ADJOURNMENT



STAFF REPORT

TO: ABINGDON HISTORIC PRESERVATION BOARD (HPRB)

FROM: GABRIEL CRISTOFARI, PLANNER/GIS SPECIALIST

SUBJECT: REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A EXTERIOR CHANGE

PUBLICATION DATE: August 9, 2022

MEETING DATE: August 9, 2022

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

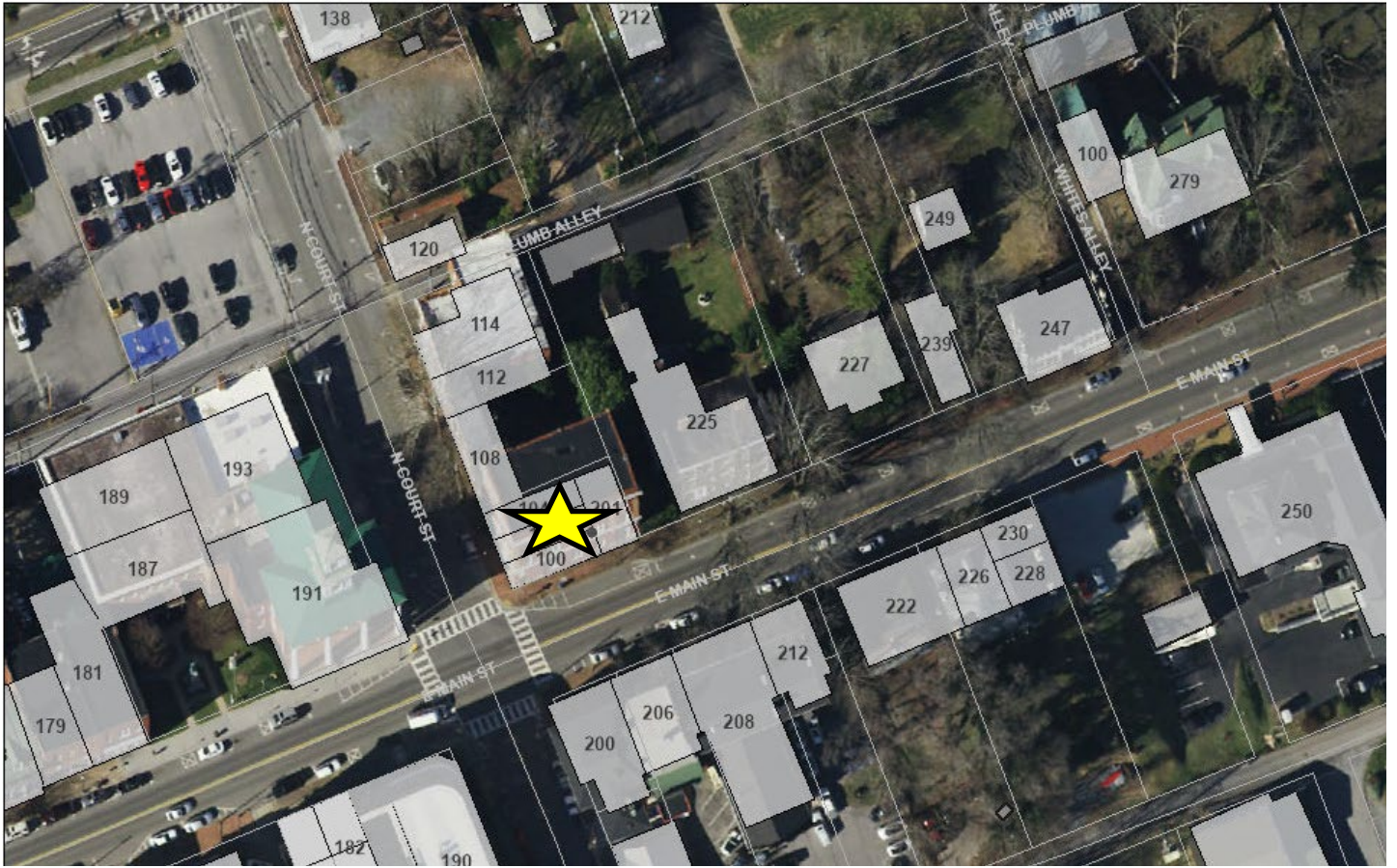
REQUEST:

Nathan Berg of Wallberg Construction (Owner/Applicant) has requested approval of a Certificate of Appropriateness for an exterior change. The property is located on 201 East Main Street (013-1-64). The exterior change consists of two possible options:

1. Widening the dumb waiter shaft by 30 inches. The shaft was already approved, but not at this width.
2. Attaching the required vents to the outside of the dumb waiter shaft, and having a pipe run into the North elevation of the addition.

The property is within the Old and Historic Zoning District (Sub-District 4), and can be seen from public right of way therefore requiring the approval of the HPRB prior to completion.

VICINITY MAP:



ENTRANCE CORRIDOR FRONTAGE:



View of E. Main Street looking East



View of E. Main Street looking West



View of Court Street looking South

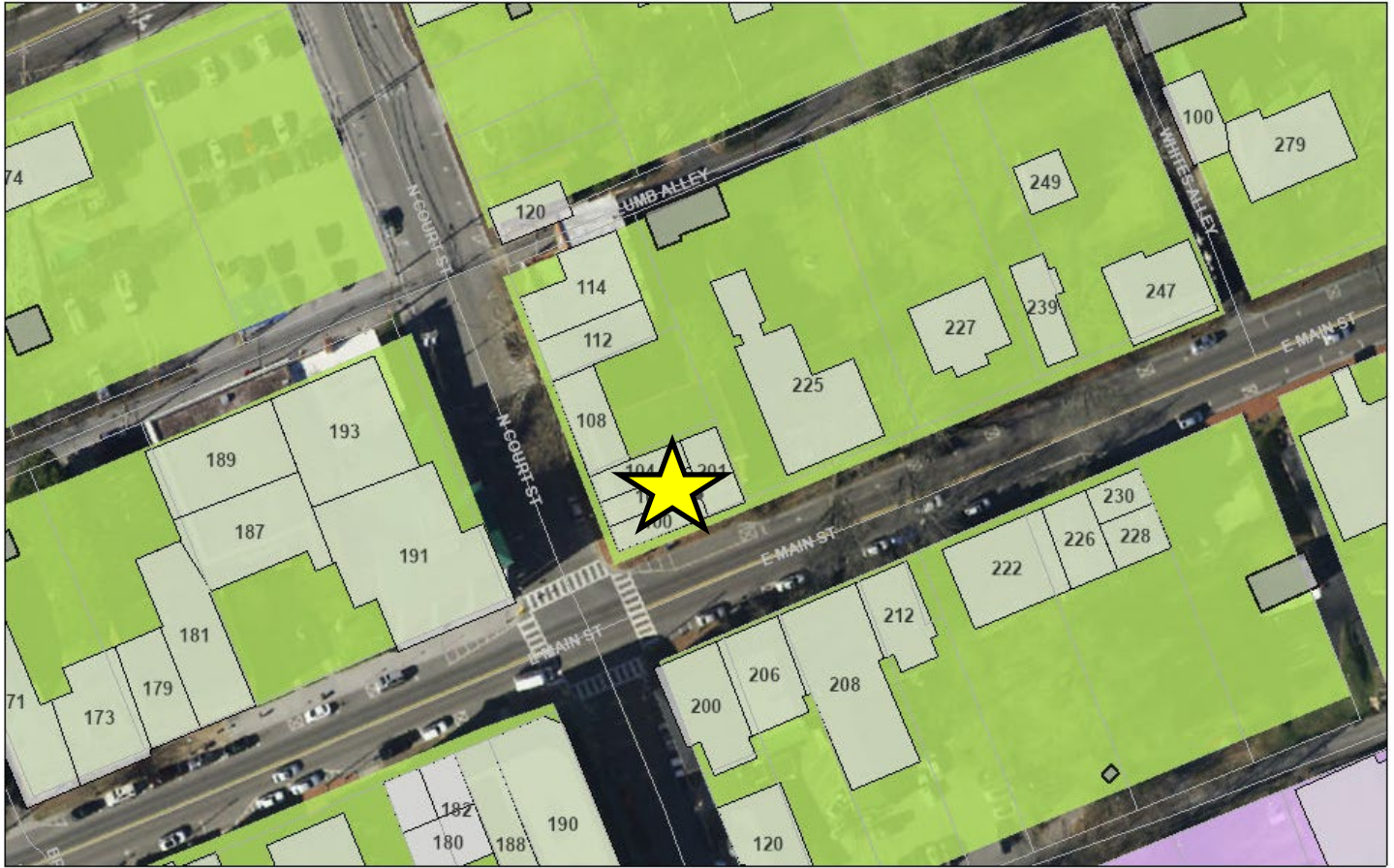


View of Court Street looking North



View from Plumb Alley

ZONING MAP:



STAFF FINDINGS:

- 1. Location.** The Subject Property contains approximately 0.08 acres and is legally described as PT 8 & 10 COURT & MAIN STS-STORE #100 ACR 0.08 (Tax Map No. 013-1-64). Generally, the Subject Property is located at 201 East Main Street.
- 2. Background.**

The dumb waiter shaft has since been constructed and was approved in 2021 by the HPRB.

Minutes from the HPRB 3/24/2021:

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.

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.

Minutes from the HPRB 4/7/2021:

Mr. Nathan Berg explained that the emergency stairwell would now be set back from Main Street to lessen visibility from 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 minimalized. 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 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. 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 has been an engineering challenge thus far. Mr. Geisler told the group that the storefront should be a replica of the original. Mr. Geisler announced that the board would convene Tuesday, April 13, 2021, at 5:00 P .M. for an onsite tour of the project.

Minutes from the HPRB 4/13/2021:

Mr. Nathan Berg of Wallberg Construction presented the newly revised plans of the rooftop terrace on the Summers Building. Wallberg Construction and Bundy A&E are proposing to shift the exterior stairwell away from the Main Street facade, reduce the eaves of the penthouse, and raise the height of the parapet wall. The brick being added to the parapet wall will be stained to match the existing material. The terracotta coping will be reused whenever possible and new coping will be added where necessary. The elevator shaft, dumbwaiter, and penthouse will be constructed of brick to appropriately tie the additions into the existing structure. COA approved as presented.

Minutes from the HPRB 8/3/2022:

Mr. Cristofari stated the applicant is proposing to widen the previously approved dumb waiter shaft located on the North elevation of the structure by 30 inches westward for a double-walled vent pipe for the hood system. The applicant previously anticipated being able to use a single-wall vent, which would have fit inside the dumbwaiter shaft as designed, but fire code has precluded them from doing that. The HPRB asked if the widening of the shaft would alter the configuration of the windows. Mr. Cristofari stated widening the shaft would not alter the configuration of the windows. HPRB asked if the shaft would block any of the windows. Mr. Cristofari stated the widening of the shaft would block windows. A majority of the windows blocked are not seen from a public right of way due to structures fronting

Court Street. However, the window for the rooftop addition would be blocked and visible from Court Street. David Berg acted as the representative for Nathan Berg. Mr. Berg stated the current shaft is approximately 4 ft. wide. The vent itself is round, brick color, and approximately 22 inches in diameter. The enclosure is not for the vent's functionality. The HPRB asked for clarification concerning if the vent could simply be painted red and attached to the outside of the dumb waiter shaft. Mr. Berg responded yes, the vent itself is approved for exterior installation. Mr. Berg presented a photo of the current exposed pipe to the HPRB. Mr. Berg stated the vent could be run on either side of the current dumb waiter shaft however, Mr. Berg believes Mr. Dalton would prefer the vent to be run on the Westside. Additionally the proposed enclosure as presented would not touch the building face. Mrs. Rice brought to the attention of the HPRB it appears two pipes are shown on the plan and not just one. She requested clarification from the applicant if there would be two pipes running up the building as opposed to one. Mr. Berg responded the fresh air return duct would make it larger. The alternative of running both pipes up the building would be the fresh air return duct does not have to go all the way up the face of the structure. Mr. Berg continued to clarify the cladding would not be brick but stucco to match the dumb waiter shaft color along with the structure's brick envelop. The current dumb waiter shaft is stucco too. Mr. Owens stated in his opinion the stucco shaft would be less inconspicuous than the pipe itself. Mr. Boyd and Mr. Geisler say they disagree. Mr. Berg asked if it would be helpful to provide renderings of how both options would look when comparing them side by side. Mr. Owens stated if piping were placed on the exterior, it would appear as an afterthought from the exterior, as opposed to having the enclosure appear as less of an afterthought when seen from the exterior. The HPRB suggested bringing back renderings of how the pipe itself and the enclosure would appear if the applicant has time to do so. Mr. Berg stated they had time to produce renderings for both visuals. The HPRB asked if a topper of some sort would be incorporated into the design. Mr. Berg stated the pipe would turn back over the 4th floor roof. David Berg representing Nathan Berg decided to table the proposed item and return with renderings showing the pipe with and without the stucco enclosure around the pipe at an HPRB Special Called Meeting on Tuesday August 9, 2022.

3. **Access.** Access to the site will continue to be East Main and Court Streets.

4. **Adjacent** Land Uses/Zoning. Adjoining properties are OH on all sides.

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.

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.

27. *New Commercial Building Additions.*

- a. *Additions at the rear of buildings are acceptable but should be compatible with the original building in terms of size, scale, proportions, roof pitch and rhythm of openings.*
- b. *Additions such as rooftop penthouses or additional stories should not be constructed unless the addition will be substantially out of the public view. Roof additions should be set back from the principal facade of the building.*
- c. *Exterior materials for additions should be compatible with those in the original building.*
- d. *Construction should be done in such a way that (i) removal of original walls and details from the rear of the original building is kept to a minimum; and, (ii) the addition is connected to the original building through existing door or enlarged window openings.*

STAFF FINDINGS:

Option 1:

Widen the previously approved dumb waiter shaft visible from Court Street and Plumb Alley by 30" westward for a double-walled vent pipe for the hood system. The proposed shaft will sit away from the face of the structure. The applicant previously anticipated being able to use a single-wall vent, which would have fit inside the dumbwaiter shaft as designed, but fire code has precluded them from doing that. Widening the shaft would result in the covering of windows (not visible from any public vantage point) located immediately to the right of the dumb waiter shaft seen slightly from Plumb Alley.

Option 2:

Attach a 22 in. diameter pipe per the description of David Berg on 8/3/2022 to the outside of the dumb waiter shaft. The pipe would be prefinished the same color as the dumb waiter shaft exterior.

Upon discussing the project with Mr. Statzer, Town of Abingdon's Building Official and a site visit to confirm, the shaft either is constructed of brick or a brick veneer. Mr. David Berg mentioned the dumb waiter shaft on 8/3/2022 was stucco. If the dumb waiter shaft has a brick veneer it may be unwise to attach the metal pipe to the exterior of the shaft. Veneers have minimal to zero internal structure strength due to a lack of interlocking courses.

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 the requirements of Section 8-4 of the Town of Abingdon Zoning Ordinance, I move to approve the Certificate of Appropriateness for 201 E. Main Street, with approval subject to all applicable laws and regulations.

Sample Motion for Denial: Having reviewed the requirements of Section 8-4 of the Town of Abingdon Zoning Ordinance, I move to deny the Certificate of Appropriateness for 201 E. Main Street.

Sample Motion for Continuance: Having reviewed and considered the application materials, staff report, and public comment, I move to continue 201 E. Main 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) .



TOWN OF ABINGDON


COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Office Use Only

Fees: \$ _____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS for OLD AND HISTORIC DISTRICT

Location of Property	Street Address			
	City, State, Zip Code		Parcel Number	
Applicant Information	Name		Phone	
	Mailing Address, City, State, Zip Code			
	Select Applicant Relation to Property below: Other, specify:		Email	
Owner Information	Name of Owner		Phone	
	Mailing Address, City, State, Zip Code			
	Name of Business (if applicable)		Email	
Project Description	1)	Is this property located in the Old and Historic District?		
	2)	Have you completed and attached the following required items: <input type="checkbox"/> Yes Site Plan for New Construction (more details below in number 3) <input type="checkbox"/> Yes Drawings for Alterations and New Construction (more details below in number 4) <input type="checkbox"/> Yes Description of Submittal Materials on Pages 2 and 3		
	3)	Does your Site Plan contain the following required items: <input type="checkbox"/> Yes Location(s) of all proposed and current structures on property <input type="checkbox"/> Yes Proposed landscape alterations denoted with callouts denoting what the alteration(s) are and the material(s) used		
	4)	Does your Drawings contain the following required items: <input type="checkbox"/> Yes Drawings for structures with all four elevations showing what the completed proposed project would appear as <input type="checkbox"/> Yes Drawings for landscape features (walls & fences) and signs <input type="checkbox"/> Yes Dimensions (length, width & height) are required on all drawings for all structures <input type="checkbox"/> Yes Drawing callouts to distinguish what is being proposed compared to what is existing <input type="checkbox"/> Yes Callouts need to note the material(s) and color(s), if applicable, of any architectural feature related to the proposed project		
Applicant Signature	I understand that the deadline for applications are due on the first Monday of the month in order for the application to be placed on that month's agenda. The staff needs to have sufficient time to review site plans and post public notices per VA code section 15.2-2204. Applications received after the deadline will be heard at the following month's meeting. If applications is not complete, it will not be included on the next meeting's agenda. To avoid delays, it is recommended that applicants meet with staff before the deadline to review the COA application. Applicants need to submit a complete application with sufficient information to enable clear understanding of the proposal by the HPRB members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations, or changes will result in delays.			
	I understand that I must be present at the HPRB Meeting on the date assigned by staff to present my proposal and that failure to attend may result in denial of my proposal by the members due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before received Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modification to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from that date of approval.			
	I understand if any changes to previously approved drawings or materials occurs for any reason, the applicant and/or representative must submit another Certificate of Appropriateness with the revised plans and materials for review by the HPRB. I further understand not complying will result in a stop work order.			
	I hereby certify that I am the owner of the record herein described property, or that the proposed work has been authorized by the owner of record and that I have been authorized to make this application as a designated agent. I agree to conform to all applicable state and local regulations, rules, and policies. In addition, I certify that an authorized Town representative shall have the authority to enter the area(s) described herein for the purpose of enforcing the provisions of the applicable code(s). I further authorize Town Staff to notify any adjoining property owners of this application for Certificate of Appropriateness. I certify all answers to questions and additional statements, within this application, are true, as confirmed by my signature below.			
	Applicant (Print Name)		Signature of Applicant	Date
				
Owner Affidavit	My signature below confirms that I am familiar with the Code of Virginia, Title 54.1-1111 which regulates contractors; I am aware that anyone who performs work for me is required to have a state contractor license and trade certification (if applicable); that I may be subject to with-holding taxes for those working on my project; and that I am not subject to licensure as a contractor or subcontractor for this project.			
	Property Owner (Print Name)		Date	
	Signature of Property Owner		Date	



TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

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CERTIFICATE OF APPROPRIATENESS SUBMITTAL MATERIALS CHECKLIST

Check the Appropriate Boxes Below Related to Changes/Additions to be Made	Required Submittal Materials	Detailed Description
IMPORTANT: Include a detailed description in the far left column of all requirements listed in the middle column pertaining to the appropriate boxes you check. (use additional sheets if necessary)		
<input type="checkbox"/> Awning	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Material 4. Color of material 5. Dimensions (length, width & height) 6. Mechanism of attachment to structure 	
<input type="checkbox"/> Chimney	<ol style="list-style-type: none"> 1. Location 2. Type of brick, sample needed 3. Type of mortar, sample needed 4. Dimensions (length, width & height) 	
<input type="checkbox"/> Cornice	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Material 4. Color of material 5. Dimensions (length, width & height) 6. Mechanism of attachment to structure 	
<input type="checkbox"/> Decks	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height) 6. Mechanism of attachment to structure 	
<input type="checkbox"/> Driveway, Parking and Paving	<ol style="list-style-type: none"> 1. Location 2. Material 3. Dimensions (length, width & height) 	
<input type="checkbox"/> Doors Residential & Commercial	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height) 	

Continued on Page 3



TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

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<input type="checkbox"/> Fences	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height) 	
<input type="checkbox"/> Foundation	<ol style="list-style-type: none"> 1. Material 2. Paint color with applicable 3. Dimensions (length, width & height) 	
<input type="checkbox"/> Gutter & Downspouts	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height) 	
<input type="checkbox"/> Lighting	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height) 	
<input type="checkbox"/> Roof	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height) 	
<input type="checkbox"/> Windows	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Materials 4. Type of glass 5. Paint color with applicable 6. Dimensions (length, width & height) 	
<input type="checkbox"/> Signs	<ol style="list-style-type: none"> 1. Location 2. Style/Design 3. Materials 4. Paint color with applicable 5. Dimensions (length, width & height) 	

BEFORE



AFTER



BEFORE



AFTER



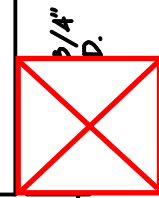


West Elevation

1/8" = 1'-0"

SUMMERS BUILDING

DUMBWAITER
SEE PG #2

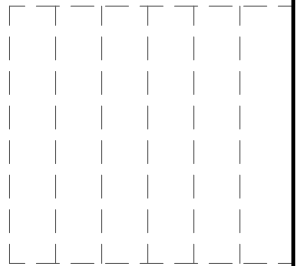


PROPOSED
VENT SHAFT
30" x 30"
Finish to match
existing masonry

DIMENSIONS PER PLANS PREPARED
BY 'SMITH/SLOVIK RESIDENTIAL
DESIGN GROUP - DALTON
RESIDENCE- 108 COURT ST,
ABINGDON VA.'

DALTON ADDITION

FUTURE ADDITION PER PLANS
PREPARED BY 'SMITH/SLOVIK
RESIDENTIAL DESIGN GROUP -
DALTON RESIDENCE- 108 COURT ST,
ABINGDON VA.'



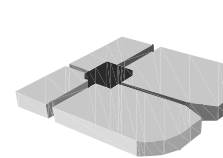
COURT YARD

FENCE 6'-5" A.G.

SITE PLAN

SCALE: 1" = 200'-0"

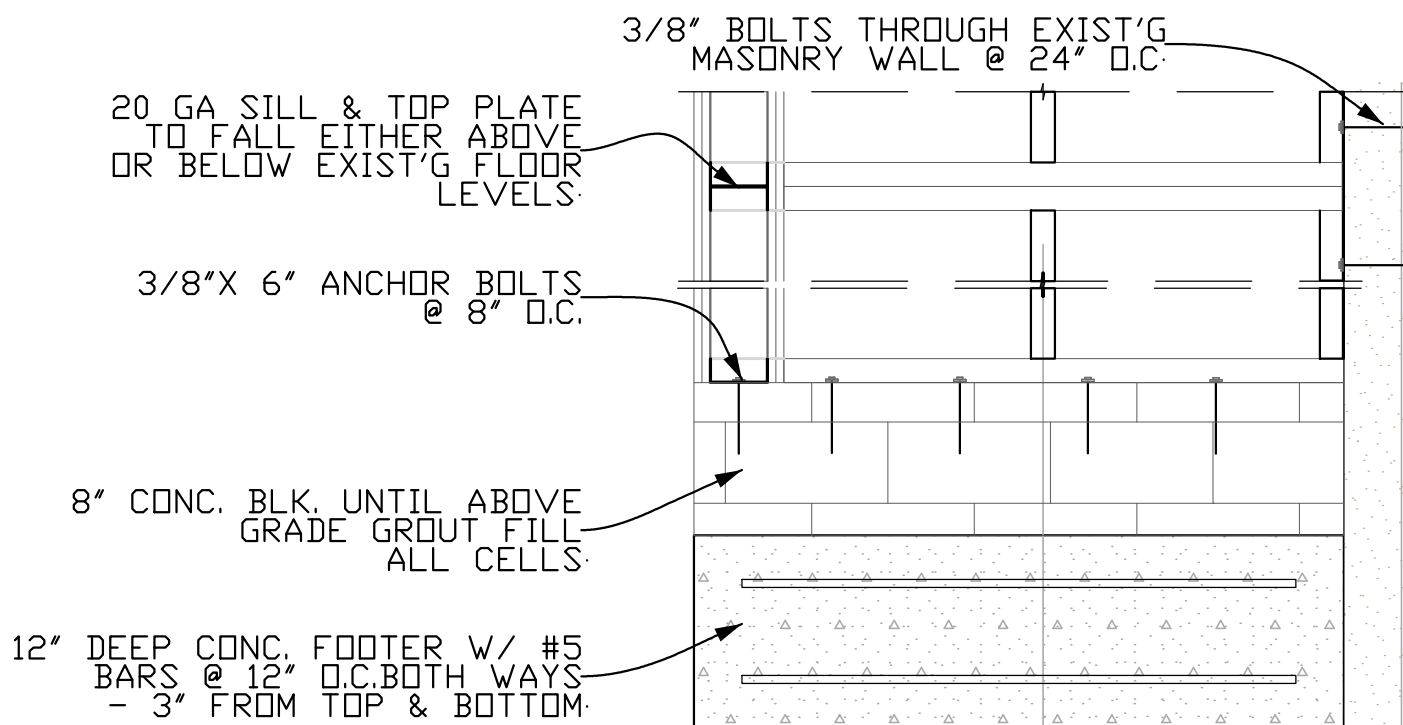
ALLEY WAY



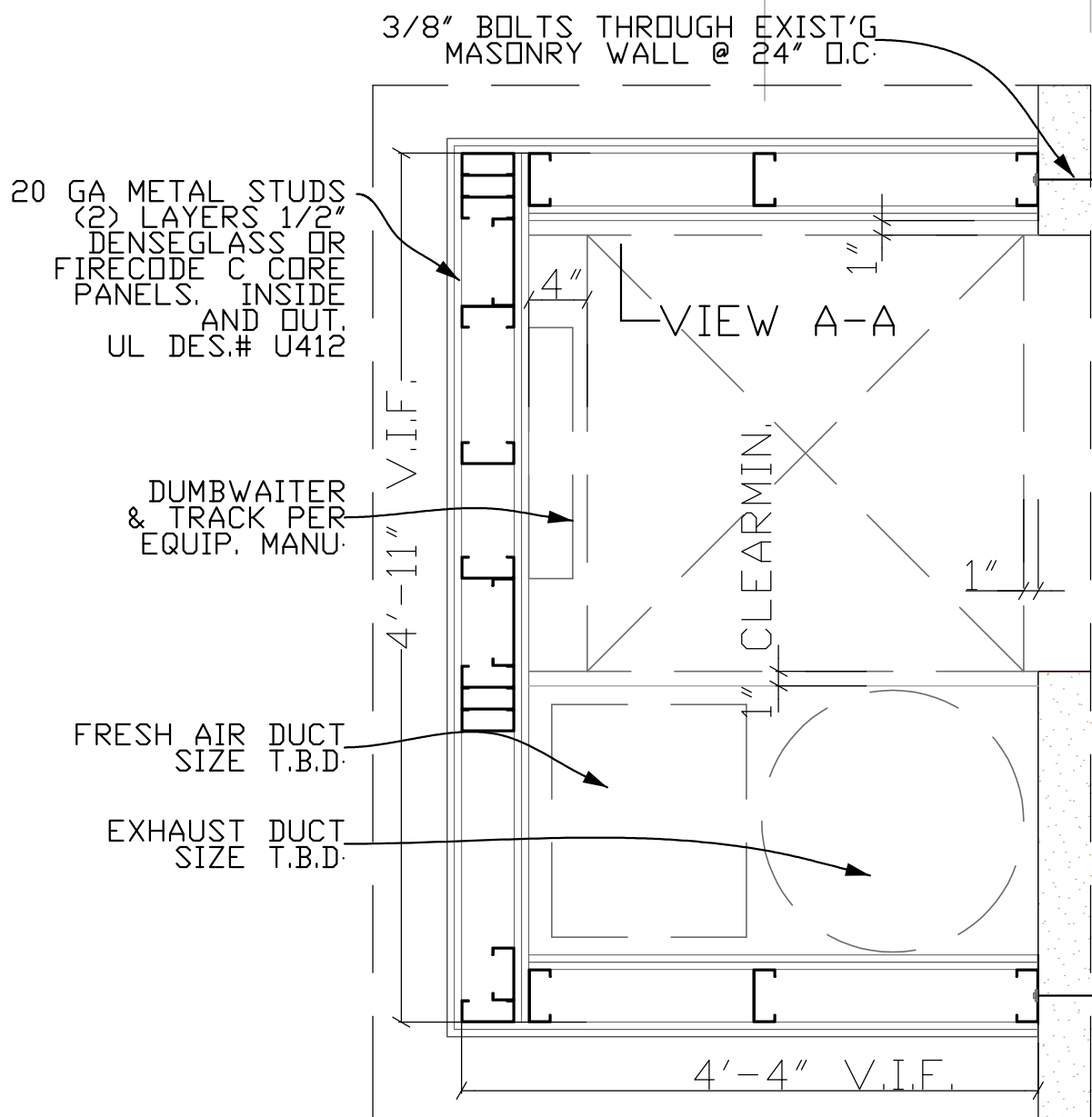
bundy

ARCHITECTURE & ENGINEERING

190 E MAIN ST ABINGDON, VA P. 276.628.1067 F. 276.698.3088



VIEW A-A



DUMBWAITER DETAIL
SCALE: 1" = 1'-0"

