

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, July 6, 2022 – 5:15 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, July 6, 2022, at 5:15 pm in the Council Chambers in the Municipal Building.

A. WELCOME by – Mr. Byrum Geisler

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

Members of the Board Present: **Mr. Mike Owens
Mrs. Kristi Hartshorn
Mrs. Betsy White
Mr. Byrum Geisler
Mr. Peyton Boyd**

Comprising a quorum of the Board – Yes

Administrative Town Staff: **Mrs. Mayana Rice, Director of Community
Development**

C. APPROVAL OF MINUTES

➤ **June 1, 2022, Regular Meeting**

**On a motion by Mr. Owens seconded by Mr. Boyd, the board approved the minutes for June 1, 2022, Regular Meeting as presented.
(VIDEO 2:54 – 3:33)**

The roll call vote was as follows:

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

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – *Tonya Triplett, Town of Abingdon, P.O. Box 789, Abingdon, VA.; owner. Application for Certificate of Appropriateness for two storm doors. Located at 208 West Main Street, Abingdon, VA 24210. Tax Map No. (012-1-125) (VIDEO 3:34 – 10:28)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice gave the staff report.

Mrs. Rice stated the applicant is proposing to install two glass storm doors, located at the main entrance facing W. Main Street and at the back door facing Remsburg Drive.

According to “Places In Time” Volume II written by Nanci C. King, the building was built in 1859 and is known as the Fields-Penn House. Originally, the building served as a residence for numerous owners throughout the years. The Town of Abingdon would go on to buy the property and restore the structure to serve as a historical house museum. The building no longer is a historical house museum, but currently serves as the Town of Abingdon’s Visitor Center. The applicant previously appeared before the HPRB on June 1, 2022, but decided to table their request.

The proposed storm doors will have a metal bar running horizontally across the middle. Directly behind the glass panes will be a metal screen. Functionally clip(s) hold the top pane in place. The clips can be unlatched and the top glass pane would slide down to the bottom of the door, leaving the glass panes on the bottom and a screen as the top section. The glass storm doors’ frame would be aluminum painted white to match the color of the existing wooden door, with a handle prefinished in a matte black color. Holes would need to be drilled into the existing wooden doorframe to properly install them. Please reference Sections 40-A, 40-C, and 40-D when addressing the installation, material, and appearance of new storm doors.

- a. *Screen and storm doors should be correctly sized to fit the opening for which they are intended and, whenever possible, openings should not be enlarged, reduced or shortened for new door installation.*
- b. *New screen doors should be appropriate to the style of house and may be of wood and either full-view or with structural members aligned with those of the original door.*
- c. *Storm doors should be of wood. Aluminum storm doors of full-view design with baked-on enamel or anodized finishes in colors complementary to the building are also acceptable.*

On a motion by Mrs. Hartshorn seconded by Mrs. White, the board approved the COA as presented on July 6, 2022.

The roll call vote was as follows:

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

2. Certificate of Appropriateness – *Daniel & Joan Lynch, 11602 Virgate Lane, Reston, VA.; applicant. Application for Certificate of Appropriateness for window and door replacement. Located at 268 Whites Mill Road, Abingdon, VA 24210. Tax Map No. (005-1-28) (VIDEO 10:34 – 17:48)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice gave the staff report.

Mrs. Rice stated the applicant is proposing to replace 34 existing windows and 2 doors. However, the applicant wishes to retain the original front entrance door and windows.

Based on a site visit the original structure located in the center of the building seems to have been added onto both its North and South elevations throughout the course of different owners undertaking building campaigns. A majority of the windows seen on the structure appear not to be original.

The applicant is proposing to replace 34 windows and 2 doors. Retention of the original wooden six-paneled front entrance door and original windows are to be excluded from the proposed changes. On either side of the original entrance door is one original three-over-two wooden double hung sash window with vinyl coverings over the casings. Vinyl placed over the original window casings was most likely done when a past building campaign involved installing new windows.

The windows remaining appear to be of a modern design being one-over-one by themselves or have a simulated divided light replicating the three-over-two original wooden windows. Vinyl coverings or the window casings themselves are vinyl. The proposed new windows will be Anderson 400 Series double hung sash wooden windows to match original with a full divided light, three panes wide and two panes high for each sash. A vinyl covering will be applied to the exterior. The exterior color will be sandstone matching the existing color of both the siding and windows.

The modern existing front door will be replaced with an Anderson door with a full divided light to match the windows.

Mr. Lynch clarified only one door (modern front door) will be replaced not two. Additionally Mr. Lynch is proposing to attach screens to the windows.

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

The roll call vote was as follows:

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

3. Certificate of Appropriateness – Jarrod Couch & Gene Couch of SWVA Direct Primary Care, 185 Valley Street NE, Abingdon, VA.; applicant. Application for Certificate of Appropriateness for a sign. Located at 185 Valley Street NE, Abingdon, VA 24210. Tax Map No. (013-1-4) (VIDEO 18:03 – 20:53)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice gave the staff report.

Mrs. Rice stated the applicant is proposing to install a sign. The sign will be located at the front of the property fronting Valley Street, double sided, measure 24 in. x 24 in. The sign and supporting structure are positioned on top of the right hand brick stair wall. The existing steel painted black posts on either side of the sign are roughly 4 ft. 3 in. tall.

There is a sign for Lester Insurance at the property. The proposed sign will be taking the place of the Lester Insurance sign. The steel posts and brackets painted black are existing.

The proposed freestanding sign will be located at the front of the property fronting Valley Street NE, double sided, measure 24 in. x 24 in. = 4 sq. ft., and be constructed of MDO. MDO stands for medium density overlay panel or MDO panel, is a paintable surface made of plywood with a weather-resistant resin overlay bonded to the wood by heat and pressure. The sign is positioned on top of the right hand brick stair wall laid in a running bond pattern.

Supporting the sign will be two existing steel posts painted black on either side of the sign. Existing steel brackets painted black are found along the bottom and top of the sign too.

Color scheme:

- White for the background
- Red text and blue for logo in the top section of the sign
- Black text in the bottom section of the sign

On a motion by Mr. Boyd 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
Mr. Peyton Boyd	Aye

4. Certificate of Appropriateness – *Gina Lopez, 16133 Providence Road, Abingdon, VA.; applicant. Application for Certificate of Appropriateness for repair and replacement of front entrance staircase. Located at 151 W. Valley Street, Abingdon, VA 24210. Tax Map No. (012-6-11) (VIDEO 21:12 – 31:36)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice gave the staff report.

Mrs. Rice stated the applicant is proposing to repair/replace broken/damaged wooden staircase boards, and paint the repaired/replacement wooden boards the original (existing) color.

Staff identified that work had started on the property. Staff issued a stop work order and notified applicant during the week of June 13th, that the property is located in the OH District and any repairs, alterations or new construction seen from a right-of-way, requires the submission of a COA and approval from the HPRB before any work can be undertaken.

The applicant proposes to repair and replace in kind the stairs leading up to the main entrance facing Valley Street. Boards beyond repair will be replaced with salt treated lumber. After the lumber has dried, the boards will be painted the original (existing) color.

In the future the applicant indicated plans to paint the faces of the cross gables the exact color to match existing. This would be a COA Waiver submitted when work is to be undertaken.

While on site, staff noticed a section of the balustrade is missing on the first landing on the left hand side leading up to the elevated front entrance. The missing section is highlighted by the red

rectangles on the before and after pictures. Due to the balustrade being a significant architectural feature connected to the overall aesthetic of the porch staircase, the missing section should be repaired and reattached, or if the section of balustrade has been disposed of, a replica should be produced. The majority of the railing has stayed in place and should be left as is, unless repair is needed. In which case another COA should be submitted detailing what work to the railing needs to be undertaken if any.

Ms. Lopez stated the building is in disrepair and a significant amount of rehabilitation is needed. Ms. Lopez explains the window panes have been painted for some odd reason, but intends to scarp the paint off the window panes, and inquires if she needs to come before the HPRB to do so.

The HPRB replied that a waiver would be applicable for any repairs related to returning the site back to its original appearance or like fashion of what is existing, or any task related to routine maintenance. Interior renovations do not need to go before the HPRB.

Mrs. Rice stated any interior renovations would require a building permit.

Ms. Lopez stated she possibly would want to replace in kind the existing lattice painted dark green and paint it the original color if not similar. Ms. Lopez also mentioned repainting the front door the exact color if not a similar color.

On a motion by Mr. Owens seconded by Mrs. Hartshorn, the board approved the COA with the following conditions:

- **Replace lattice and paint according to paint color presented at meeting.**
- **Paint front door according to paint color presented at meeting.**
- **Paint the gables white.**
- **Repair and replace front stairs and railings.**

The roll call vote was as follows:

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

5. Certificate of Appropriateness – Derek H. Webb, 147 Valley Street NE, Abingdon, VA.; applicant. Application for Certificate of Appropriateness for exterior changes, new construction and landscaping. Located at 147 Valley Street NE, Abingdon, VA 24210. Tax Map No. (012-1-43) (VIDEO 31:39 – 47:17)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice gave the staff report.

Mrs. Rice stated the applicant is proposing to complete the following exterior changes:

- Striping and repainting the original shutters black
- Attaching original shutters where missing
- Repair/replace decking boards on front porch and paint them a light grey
- Add a fence located at the back of the property (exact replica of fence at Fields-Penn)
- Remove overgrown hedges in front of house and replace with smaller hedges
- Construct an addition to the back of the house
- Construct craftsman style garage in the rear of the property
- Add driveway in rear of property
- Repair the wall and concrete steps leading to the house.

According to “Places In Time” Volume II written by Nanci C. King, the building was built in 1909 and is known as the Judge Reuben M. Paige House. Previously the HPRB approved a roof replacement at the June 1, 2022 regular Meeting, allowing the original Victorian pressed metal shingle roof to be replaced with a prefinished black standing seam metal roof.

Mr. Webb requested to repaint and repair specific sections of the soffit on both the main building and front porch. The main building has wooden brackets evenly spaced along the entire roofline of the main building. The front porch has no brackets but a simple cornice along the entire roofline. If any repairs are needed, an in-kind replacement should be installed to not alter the historic aesthetic of the building. If repainting is needed the same color paint should be used, unless an appropriate alternative is proposed by the applicant and approved by the HPRB.

Currently there is no driveway connected to 147 Valley Street NE. Mr. Webb proposed a rear access driveway. A driveway located in the rear of the property is eligible for a waiver. The driveway will be sufficiently shielded using existing landscaping, and cannot be seen from any vantage point on E. Valley Street. Staff will process this part of the renovation as a waiver.

The proposed rear yard fence (white painted wood) is wavier eligible because it would be shielded by landscaping, or unseen from any vantage point on E. Valley Street. There is currently no fence running along the North side of the property (rear yard). There are two metal fences running along the East and West sides of the property. These two metal fences appear to be original to the house. Mr. Webb intends on leaving the fences on the East and West sides of the property as is.

Mr. Webb proposed a second story addition on the rear of the structure. There will be very limited visibility of this addition from a public right of way. The addition has been identified as mimicking the first floor porch in size and design. However, if the addition is going to interrupt the roofline of the building the applicant should mention if it will or will not.

Mr. Webb proposed a garage located in the rear of the property. Mr. Webb stated he would bring back designs/drawings for the garage when the time comes to undertake the construction of the structure.

Mr. Webb proposed to repair and replace the damaged front porch decking boards and stairs leading to the elevated front porch. The porch stairs and decking boards are wooden. Both the decking boards and the runners for the porch stairs are painted a dark green color, whereas the porch stair risers and all remaining front porch architectural items are painted white. While on site, staff did observe sections of the porch in need of repair. New decking boards and porch stair items in need of replacement should be in kind. The applicant is proposing to paint the decking boards a light grey color (krypton).

Mr. Webb proposed to repair in kind the existing concrete retaining wall and stairs fronting E. Valley Street. The existing concrete retaining wall and stairs appear to be original based on a photograph found in "Places In Time" Volume II, written by Nanci C. King. While on site staff observed numerous section of the wall have either has significantly cracked, or spalled leaving the internal concrete exposed to the elements. According to Section 36-C of the Design Review Guidelines:

Retaining walls of concrete original to the property or built before 1945 should be preserved and maintained.

Mr. Webb proposed to strip and repaint the existing wooden louvered window shutters painted a dark green color (same as existing front porch deck boards), black (Black Magic). If additional shutters are found within the building, the applicant intends on reinstalling the window shutters where appropriate.

Mr. Webb proposed to remove the overgrown shrubs located at the front of the property is eligible for a waiver. Minor action F states:

Planting of grass, trees or shrubs and other landscape improvements, excluding, however, any landscape treatment, which would substantially alter the old and historic aspects of the particular building or structure or involve construction of fences, walls, walkways, pools, fountains and like improvements, which might affect the appearance of the historic site.

The removal of the overgrown shrubs will not substantially alter the old and historic aspects of the building or involve construction of fences, walls, walkways, pools, fountains and like improvements.

Mr. Webb stated the shutters were painted black, and the porch decking boards were painted gray at one point. The current paint is peeling off the shutters and porch decking boards revealing the previous colors underneath.

HPRB stated the proposed Craftsman style garage does not match the houses architectural style. Mr. Webb stated if he could find a brick matching those used to construct the main structure, the garage would not be Craftsman style, but match the house in architectural style.

HPRB stated it would be more important to attempt to match the architectural details of the house and the garage than focusing on finding a brick that matched. The garage envelope could be wooden clapboards rather than brick.

On a motion by Mrs. Hartshorn seconded by Mrs. White, the board approved the COA as presented. Designs/drawings for the garage will be presented at a future 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. Peyton Boyd	Aye

6. Certificate of Appropriateness – *Vickie Wampler, 151 N. Church Street, Abingdon, VA.; applicant. Application for Certificate of Appropriateness for new gutters. Located at 151 N. Church Street, Abingdon, VA 24210. Tax Map No. (012-1-51) (VIDEO 47:46 – 55:14)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice gave the staff report.

Mrs. Rice stated the applicant is proposing to install modern gutters to her cottage structure located at the back of the property. The cottage structure is a new build and was previously approved by the HPRB.

The original COA approval for the cottage structure was granted on October 6, 2021 followed by a building permit approval issued on November 19, 2021. In April 2022, staff identified that the applicant neither complied with the approved COA or Building Permit. A stop work order was issued upon observing that the second access onto the structure was placed on the southern side of the building, facing Plumb Alley. The applicant appeared before the HPRB at the April 20, 2022 Special Called Meeting to discuss the violations observed by staff. The HPRB approved the deviations, thus allowing the project to continue.

The applicant is proposing to install modern gutters with a modern cross section due to her indicating an unavailability of the approved half round metal gutters. According to section 19-E of the Design Review Guidelines:

- e. Hang-on type gutters and downspouts should be of painted metal or copper. Gutters should be half-round rather than “K” or ogee unless evidence indicates that “K” or*

Ogee is appropriate to the period, comparable style and age of structure. Downspouts should be round in cross section.

Additionally, according to section 19-D metal gutters and downspouts other than copper of prefinished metal should have all the surfaces of the gutter painted:

d) Metal gutters and downspouts (other than copper or prefinished metal) should be maintained by painting all surfaces, including the inside of the gutters.

Throughout the OH District, half-round gutters are preferred rather than K or Ogee, unless evidence K or Ogee is appropriate to the period, comparable style, and age of the structure. The applicant's main dwelling has later period gutters, resembling a modern gutter profile.

Ms. Wampler wanted to construct a wooden fence along Plumb Alley. She was notified she would have to return with a drawing of the fence.

Mr. Owens moved to deny the request, but failed to gain a second.

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

The roll call vote was as follows:

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

7. Certificate of Appropriateness – *Eric Smith, 180 E. Main Street, Abingdon, VA.; applicant. Matthew Bundy, Bundy Architecture & Engineering, Inc., representative. Application for Certificate of Appropriateness for retaining wall replacement. Located at 180 E. Main Street, Abingdon, VA 24210. Tax Map No. (013-1-108)*
(VIDEO 55:22 – 1:09:17)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice gave the staff report.

Mrs. Rice stated the applicant is proposing to construct a concrete Vertiblock retaining wall system, applying a light brown stucco material over the concrete. The proposed retaining wall is located at the back of the property fronting Troopers Alley.

Currently there is a railroad tie retaining wall in disrepair. A few of the large wooden ties have fallen in the road along with rock debris. This became a compliance case due to the nature of the

repairs required and the fact that this wall retains a parking area. A complaint was filed on May 10, 2022 regarding the retaining wall. After staff reviewed the complaint on May 11, 2022 a Certified letter was sent to the Old Hemlock LLC requesting correspondence by June 11, 2022 for a solution to repair the wall. Communication ensued with a final email sent on June 6, 2022 to Matt Bundy in reference to supplying a set of plans and a COA application for HPRB. This COA is a required step that will go towards closing this compliance case.

The existing railroad tie retaining wall is in disrepair with numerous ties and rock debris spilling out onto the Troopers Alley.

To the right of the existing railroad tie retaining wall is what appears to be a concrete retaining wall with a similar stucco or stucco like finish.

The applicant is proposing to replace the railroad tie retaining wall with a concrete Vertiblock retaining wall system and finishing the surface with a stucco like finish known as DPR acrylic produced by PAREX. DPR is a material made with Dirt Pick-Up Resistance (DPR) meaning the surface of the finish hardens and does not soften again under heat. The non-tacky surface provides high resistance to accumulation of dirt, mold, and pollutants. The color of the finish will be a light brown with what PAREX describes as a “sand fine” texture. According to Section 36-A of the Design Review Guidelines:

- a. Retaining walls of new construction should be of smoothed concrete or in stone designs such as cut stone, random rubble, coursed rubble or cobblestones. Retaining walls of brick are less appropriate but may in some instances be constructed.*

Essentially, the propose retaining wall will tie into the existing concrete retaining wall located to the right of the railroad tie retaining wall.

On a motion by Mrs. Hartshorn seconded by Mr. Boyd, the board approved the COA as presented in the staff report.

The roll call vote was as follows:

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

F. PUBLIC COMMENTS - None

G. BUSINESS/MATTERS NOT ON THE AGENDA

1. The town will be presenting the Park Street Project, as a courtesy to the HPRB to guarantee everyone is aware of the project. The project will not affect any historical resources and does not come under review of the HPRB. **(VIDEO 1:09:39 – 1:26:13)**

Kevin Worley presented the Park Street Project to the HPRB. The project started in 2017. No structures other than light poles are to be constructed.

2. Violation Letters Draft Review (VIDEO 1:26:19 – 1:31:14)

HPRB decided not to send letter to Godwin Reality.

HPRB decided to send letter to Mama Mia's.

3. Annual OH District Property Owner Letter Draft Review (VIDEO 1:31:15 – 1:34:19)

HPRB liked the idea of an annual OH District property owner letter

H. ADJOURNMENT

On Motion by Mrs. Hartshorn, seconded by Mr. Owens, 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. Peyton Boyd	Aye

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 7:01 P. M.

Byrum Geisler, Chairman

Mayana Rice, Director of Community Development

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H. ADJOURNMENT

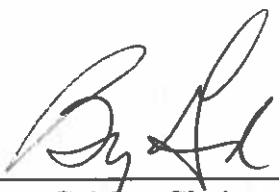
On Motion by Mrs. Hartshorn, seconded by Mr. Owens, for the board to adjourn the meeting.

The roll call vote was as follows:

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

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 7:01 P. M.



Byrum Geisler, Chairman



Mayana Rice, Director of Community Development