TOWN OF ABINGDON, VIRGINIA
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, OCTOBER 26, 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. CERTIFICATES OF APPRORIATENESS/NOTICE OF VIOLATION

1. **Notice of Violations –** *Abdelbassett Ayeb, 134 Wall Street, Abingdon, VA.; Owner. COA Violations Discussion. Located at 134 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-16)*

   A. Staff report

   B. Applicant presentation

   C. HPRB discussion and decision

2. **Certificate of Appropriateness** – *Healing Waters Counseling Center, Brad Kinder, Owner. 112 E. Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes. Located at 112 E. Main Street, Abingdon, VA 24210. Tax Map (012-1-100)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

E. PUBLIC COMMENTS

F. DISCUSSION

G. BUSINESS/MATTERS NOT ON THE AGENDA

H. ADJOURNMENT

S T A F F R E P O R T

TO:	**ABINGDON HISTORIC PRESERVATION BOARD (HPRB)**
FROM:	**GABRIEL CRISTOFARI, PLANNER/GIS SPECIALIST**
SUBJECT:	**COA VIOLATION DISSCUESSION AND RESOLVEMENT.**
PUBLICATION DATE:	**OCTOBER 19, 2022**
MEETING DATE:	**OCTOBER 26, 2022**
LOCATION:	**COUNCIL CHAMBERS, TOWN HALL** **133 WEST MAIN STREET, ABINGDON, VA**

Abdelbassett Ayeab (Owner/Applicant) was approved for numerous COA projects from August 2021 through January 2022 for 134 Wall Street (Parcel 019-2-16).

Upon staff observations a number of violations have occurred where the applicant did not follow conditions set forth in the previously approved COA applications, or did not acquire COA approval.

VICINITY MAP:

ENTRANCE CORRIDOR FRONTAGE:

View of 134 Wall Street looking North

View of 134 Wall Street looking South

View of Remsburg Drive looking East

View of Remsburg Drive looking West

ZONING MAP:

130
306
WALL ST S
DEPOT SQ
PIGGLY WIGGLY ALLEY
REMSBURG DR
WALL ST S

STAFF FINDINGS:

1. **<u>Location.</u> The Subject Property contains approximately 0.112 acres and is legally described as NICK & NATALIE R SHORTRIDGE ACR .112 (Tax Map No. 011-2-16). Generally, the Subject Property is located at 134 Wall Street.**

2. **<u>Background.</u>**

July 7, 2021: HPRB Regular Meeting (Minutes)

Mr. Bassett Ayeb represented property located at 134 Wall St., Abingdon, VA.

Mr. Bassett Ayeb proposed to dismantle the existing pergola, then use those material to build the new pergola on the side of the restaurant. Pergola to be a triangle shape with Plexiglass roof.

Mr. Weaver asked Mr. Ayeb how he would assure customer safety. Mr. Bassett Ayeb responded that he would install a fence or railing.

Mrs. Hartshorn said she was surprised that the concreate was red.

Mr. Bassett Ayeb will have to install half round guttering.

On a motion by Mrs. White, seconded by Mrs. Hartshorn, the board approved the COA with the addition of half round guttering installation.

<u>August 11, 2021: HPRB Special Called Meeting</u> (Minutes)

Mr. Ayeb, the owner of the property located at 134 Wall Street, proposed to remove a small window, existing entrance door, remove part of the roofline, and gate. The façade will be filled in with brick painted white to match the existing façade. A new entrance door to match the side door will replace the existing gate with an ADA compliant ramp built just inside the new door, with a new-sloped roof. **Replacement of the existing awning with a 21' x 2' 4" black awning with a white strip.**

If entrance lighting is changed, Mr. Ayeb will need to come before the HPRB board with a sample for approval.

Mr. Ayeb asked about building a 12 x 10 shed four feet off the rear of the building with a door and a pitched roof. Board explained that he would need to submit a COA with plans for the project to be approved.

On motion of Mr. Weaver, seconded by Mrs. White, to approve the COA as presented for the façade and awning only.

September 1, 2021: HPRB Regular Meeting

Mr. Abdelbassett Ayeb represented the property located at 134 Wall St., Abingdon, VA.

Mr. Ayeb would like to build a shed at the rear of the restaurant using 2 x 2 posts with a sloping roof. The board explained that Mr. Ayeb could not use vinyl siding on the shed. The board suggested the use of Hardie board and black asphalt shingles for the roof.

Mr. Ayeb asked about placing a sign in front of the National Bank on Main Street to help with the foot traffic for Mamma Mia, Mr. Vencill explained that the sign is out of the preview of the HPRB board. Mr. Ayeb will need to fill out a Town sign application and have the owner sign an owner's affidavit or have the owner apply for the sign permit.

On a motion by Mrs. White, seconded by Mrs. Hartshorn the board approved the COA for the shed using dimensions submitted, using accepted materials, asphalt shingles, and an appropriate door.

January 5, 2022: HPRB Regular Meeting

Mr. Ayeb is proposing to paint the letters on the awning red; the guidelines stipulate that the lettering color be complementary to the existing building. **Letters will be 7.5" in height.** *It was suggested that Mr. Ayeb be given a set of sign guidelines to use as a reference.*

Mr. Ayeb decided to paint the lettering white to blend in with the building.

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

4. **Adjacent Land Uses/Zoning. Adjoining properties to the North and West are zoned OH. To the East is a property zoned B-3 zones (Central Business District). To the South are OH and R-3 zones (Residential).**

Staff Findings:

Violation #1:

The awning on the primary elevation of the structure was approved to be 21 ft. x 2 ft. 4 in. with white lettering on the awning to be 7.5 in. tall.

Upon visiting the site, the awning is roughly 26 ft. 5 in. long and extends out roughly 4 ft., and the lettering on the awning is roughly 9 in. tall.

Staff have been provide a solution from Jerry's Signs in the form of a new proposal matching the previously approved COA applications presented on July 7, 2021 and January 5, 2022. Staff will notify Jerry's Signs after the HPRB has reviewed the new corrected proposal and found it appropriate according to previously approved COA applications.

<u>Violation #2:</u>

The applicant was not approved to install an awning on the South facing elevation over a door leading out onto a patio.

<u>Violation #3:</u>

The applicant was not approved to install a substantial awning on the East facing elevation.

COA Violation #4:

The applicant was approved to build a 12 x 10 shed using 2 x 2 posts at the back of the property. The roof was to be slopped and be black asphalt shingles.

The structure is a pre-built shed and was not built on site. The walls of the structure are wood or a material that resembles wood and painted brown. The roof is metal not painted with striations/ribs. The shed measures 10 x 20 and is larger than what was approved.

Building Violations:

A storage shed, approximately 200 square feet in size, was recently placed at the rear of the structure, with an electrical circuit from the existing building installed. The storage shed would be exempt from building permitting, however the installation of the electrical circuit is not and would be in violation of section 108.1 of the Virginia Uniform Statewide Building Code. An electrical permit application needs to be submitted for installation of the electrical circuit.

COA Violation #5:

The applicant was approved for a pergola with gutters. There was also a requirement for Plexiglas as the roof material. Instead the applicant added plastic. The applicants have never completed this project.

Building Violations:

Pergola Structure:
(BLD) 2018 VCC 2308.7.4 - The bottom of roof rafters cannot be notched more than 1/6 of member depth.
(BLD) 2018 VCC 2308.7.6 - Single 2x6-beam support end of roof rafters is over-spanned.
(BLD) 2018 VCC 2308.7.6 - Beam support at column need to bear on solid structure. (Screw attachment is not approved.
(ELE) NEC 314.15 - Open electrical boxes need cover.
(ELE) NEC 314.15Cable entry into electrical boxes needs to be sealed.
(ELE) NEC 400.12 - Cord from fan missing plug and cannot be spliced to fixed wiring

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Gutters:
The roof drainage from the pergola is currently discharging onto the Town's sidewalk. This is in violation of section 62-63 of the Town of Abingdon Municipal code. Roof drainage from the pergola needs to align with the Town of Abingdon Municipal Code section 62-63.

Building Violation:

BLD) 2018 VCC 1010.1.9.4 - Door lock on front entrance door cannot be "key operated" without indication door is locked, and must be identified with sign "Door to remain unlocked during public occupancy".

The HPRB should make motions that either:

1. Move to approve the alterations to the Approved COAs.

2. Move to require the applicant to make changes to match the Approved COAs

TOWN OF ABINGDON
133 WEST MAIN STREET • P. O. BOX 789 • ABINGDON, VIRGINIA • 24212

NOTICE OF VIOLATION

June 6, 2022

Re: Property located at 134 WALL St. (Mamma Mia)

Approval for:

1. A replacement of the existing awning on the primary façade with a 21' X 2' 4" black awning with a white strip. Approved August 11, 2021

2. Awing letters will be 7.5" in height and painted white. Tabled at January 5, 2022 Regular Meeting and then approved on January 19, 2022 Special Called Meeting.

3. An unattached 10 x20 shed located at the back of the property.

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

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

a. *Certificates of appropriateness.* Except as provided below in sections 8-4-lb and 8-13-3, no building or structure within the old and historic district may be demolished or moved in whole or in part, nor may any architectural features of said building or structure which are subject to public view from any public street, right-of-way or place be altered in any way that affects the external appearance of the building or structure, including such items as roofs, chimneys, fences and color changes, without (i) prior approval of an application to the board of architectural review ("board") hereinafter created, and (ii) the board's issuance of a certificate of appropriateness. Neither shall any building or structure hereafter be erected, constructed, reconstructed, altered, restored, moved or demolished within the old and historic district

without the same prior approval and issuance of a certificate of appropriateness.

Upon numerous site visits through the week of April 9, 2022 through April 13, 2022 the following were observed:

1. An awning roughly 26 ft. 5 in. long extending out roughly 4 ft., and lettering on the awning roughly 9 in. tall.

2. An awning of considerable size not approved by the HPRB located at the back of the building with a design and other content adhered to the black awning material.

8-6-2. *Duty to enforce and sanctions.* The board shall make its decision on each project brought before it and see to the enforcement of its decisions through the administrator and the Town's inspection department, to the end that buildings, structures or other resources of historic, architectural, or cultural significance are preserved insofar as they are appropriate and incongruous projects are prohibited. The failure of an applicant or any other person to observe the board's decisions shall be subject to the sanctions provided in Article 24, Section 24-2 of this ordinance.

Violations found when inspecting completed project:

1. The awning on the primary elevation of the structure was approved to be 21 ft. x 2 ft. 4 in. with white lettering on the awning to be 7.5 in. tall. Upon visiting the site, the awning is roughly 26 ft. 5 in. long and extends out roughly 4 ft., and the lettering on the awning is roughly 9 in. tall.

2. An awning of considerable size not approved by the HPRB located at the back of the building with a design and other content adhered to the black awning material.

3. An unattached shed located at the back of the property exceeds in length compared to previous approval for shed.

Please respond by August 24, 2022 with a plan of correction. The HPRB will need to review the deviations made based on previous approvals at an upcoming meeting.

Gabriel Cristofari
Town Planner
Phone: (276) 492-2234
Email: gcristofari@abingdon-va.gov

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

9-14-22

Mama Mia Italian Restaurant LLC
134 Wall Street
Abingdon, VA 24210

Re: 134 Wall Street - Final Inspections
Permit # 21-00158

The items identified below from final inspections conducted at the above referenced location remain open and have not been corrected. A temporary certificate of occupancy issued on January 24, 2022 to allow the building to be occupied prior to full completion for a period of 90 days, pending completion of these items, has now expired.

In accordance with section 115.2 of the Uniform Statewide Building Code, this letter shall serve as a N**otice of Violation** that these items need to be brought in to compliance. A period of 30 days, ending on **October 14, 2022**, will be permitted to make these corrections.

1. BUILDING PERMIT FINAL INSPECTION INSPECTOR: RSTATZER
   INSPECTION DATE: 01/18/22 INSPECTION RESULT: FAIL
   VIOLATION(S) TO BE CORRECTED:
   1. (BLD) 2018 VCC 1010.1.9.4 - Door lock on front entrance door cannot be "key operated" without indication door is locked, and must be identified with sign "Door to remain unlocked during public occupancy".

2. BUILDING PERMIT FINAL RE-INSPECTION INSPECTOR: RSTATZER
   INSPECTION DATE: 04/12/22 INSPECTION RESULT: FAIL
   VIOLATION(S) TO BE CORRECTED:

   Pergola Structure
   1. (BLD) 2018 VCC 2308.7.4 - The bottom of roof rafters cannot be notched more than 1/6 of member depth.
   2. (BLD) 2018 VCC 2308.7.6 - Single 2x6-beam support end of roof rafters is over-spanned.
   3. (BLD) 2018 VCC 2308.7.6 - Beam support at column need to bear on solid structure. (Screw attachment is not approved.
   4. (ELE) NEC 314.15 - Open electrical boxes need cover.
   5. (ELE) NEC 314.15Cable entry into electrical boxes needs to be sealed.
   6. (ELE) NEC 400.12 - Cord from fan missing plug and cannot be spliced to fixed wiring.

3. The roof drainage from the pergola is currently discharging onto the Town's sidewalk. This is in violation of section 62-63 of the Town of Abingdon Municipal code.

   § 62-63. Projecting eaves and gutters. [Code 1985, § 16-6]
   All buildings which are built on the line of a street in the Town or so that their eaves project over a sidewalk shall be so provided with gutters that there shall be no drip from the eaves upon the sidewalks. All gutters, the water from which may be emptied upon the streets, shall be so constructed as to discharge such water at the flow line of the curb and gutter or paved or unpaved roadside drainage ditch or swale. Flow from gutters or downspouts shall not be discharged across the surface of any sidewalks.

   VIOLATION(S) TO BE CORRECTED:

   1. Roof drainage from the pergola needs to align with the Town of Abingdon Municipal Code section 62-63.

4. A storage shed, approximately 200 square feet in size, was recently placed at the rear of the structure, with an electrical circuit from the existing building installed. The storage shed would be exempt from building permitting, however the installation of the electrical circuit is not and would be in violation of section 108.1 of the Virginia Uniform Statewide Building Code.

   VCC Section 108.1 When applications are required.
   Application for a permit shall be made to the building official and a permit shall be obtained prior to the commencement of any of the following activities, except that applications for emergency construction, alterations or equipment replacement shall be submitted by the end of the first working day that follows the day such work commences. In addition, the building official may authorize work to commence pending the receipt of an application or the issuance of a permit.

   Construction or demolition of a building or structure. Installations or alterations involving (i) the removal or addition of any wall, partition or portion thereof, (ii) any structural component, (iii) the repair or replacement of any required component of a fire or smoke rated assembly, (iv) the alteration of any required means of egress system, including the addition of emergency supplemental hardware, (v) water supply and distribution system, sanitary drainage system or vent system, (vi) electric wiring, (vii) fire protection system, mechanical systems, or fuel supply systems, or (viii) any equipment regulated by the USBC.

   VIOLATION(S) TO BE CORRECTED:

   1. An electrical permit application needs to be submitted for installation of the electrical circuit.

Sincerely,

Rick Statzer

Rick Statzer, CBO
Building Official
Town of Abingdon

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: 134 Wall St. Abingdon	Historic District?: Yes ☒ No ☐
Business Name (if applicable): mamma mia	Tax Map No:
Applicant/Property Owner Name (PRINTED): BASSEN	Representative Agent(s) Name:
Signature:	Firm:
Mailing Address: Same above	Mailing Address:
City: Abingdon	City:
State/Zip: VA / 24210	State/Zip:
Phone/Fax Number: 276 274 8229	Phone/Fax Number:
Email:	Email:

(Check The Appropriate Boxes – Check all that Apply)

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

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

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

Signed: _____ Date: 07 – 20 – 21

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

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

Aiming for mamma mia facade.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

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

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

☐ Site plan or plat of property

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

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

black + same Existing material

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

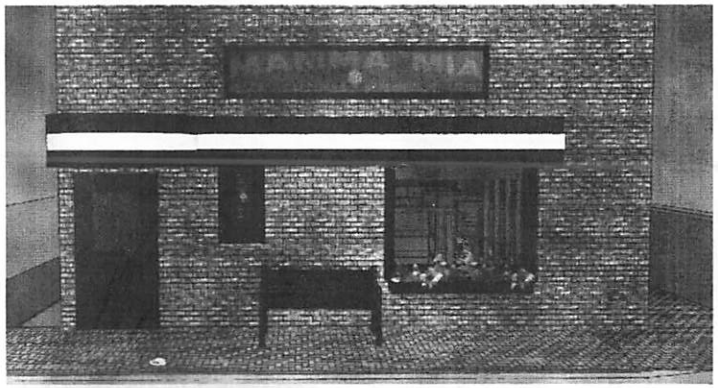
☐ Other (please attach more sheets if necessary)

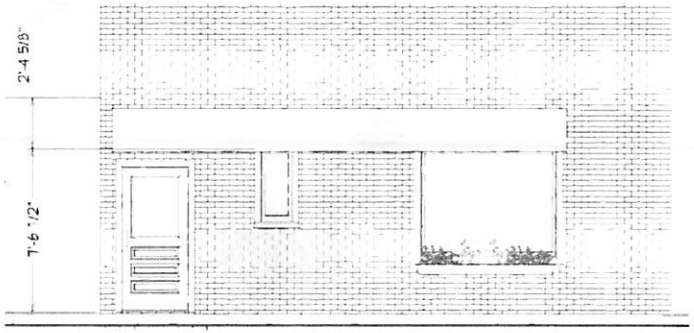
To be Completed/Initialed by Planning Department Staff

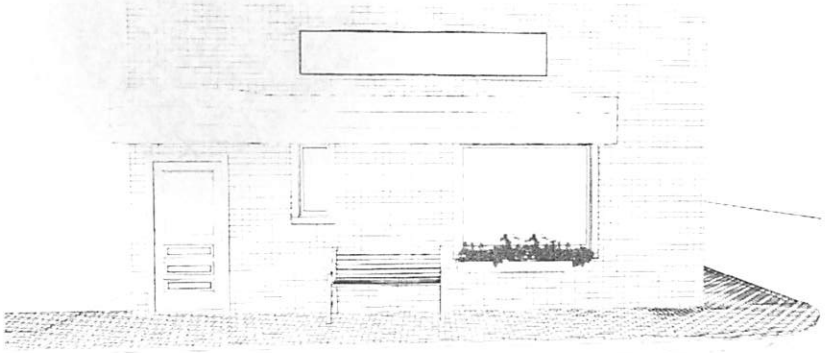
_____ COA application has been reviewed and deemed to be complete.

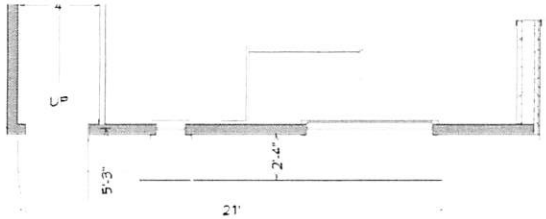
_____ List of adjoining property owners notified of this COA application has been attached to this application.

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









SAMPLE AWNING DETAILS

*SUBJECT TO LOCAL BUILDING CODES

Jessica Dye
P.O. Box 1974, Abingdon, VA 24212
(276) 971-4092
jdyedesigns@outlook.com

Proposed Awning for Building Facade

MOMMA MIA RESTAURANT
ABINGDON, VA 24210

Scale:
Not to Scale

Date:
01/20/2021

Sheet

1031

Abingdon, Virginia

IMPORTANT NOTE:
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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: 134 wall st.	Historic District?: Yes ☒ No ☐
Business Name (if applicable): Mamma mia	Tax Map No:
Applicant/Property Owner Name (PRINTED): Bassett Ayeb	Representative Agent(s) Name: Bassett + RL
Signature:	Firm:
Mailing Address: Same above	Mailing Address: Same above
City: Abingdon	City: Abingdon
State/Zip: VA 24210	State/Zip: VA 24210
Phone/Fax Number: 276 274 8229	Phone/Fax Number: 276 274 8229
Email:	Email:

(Check The Appropriate Boxes – Check all that Apply)

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

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

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

Signed: _____ Date: 12-21-20

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

inclosing the patio.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

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

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

☐ Site plan or plat of property

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

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

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

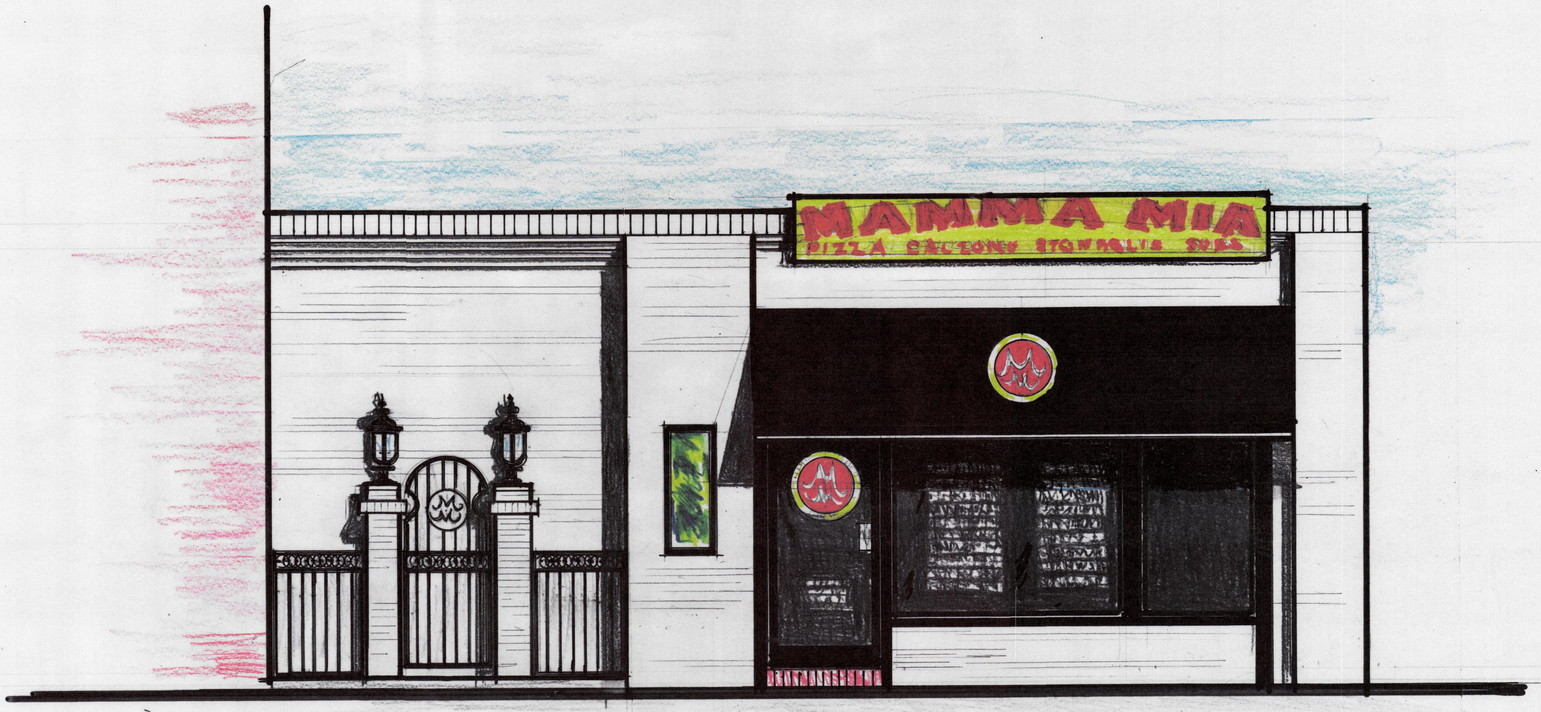
Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

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

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

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



FRONT ELEVATION

NOTE: ALL OTHER ELEVATIONS DO NOT CHANGE!

PROJECT TITLE

R.L. LIGHT, ARCHITECT
1098 W. MAIN - ABINGDON, VA.
(276) 676-0911

COMMONWEALTH OF VIRGINIA
R. L. LIGHT, JR.
CERTIFICATE No.
1967
CERTIFIED ARCHITECT
DEC. 20 2020

PRELIMINARY OR REVISION DATE	BY
PRELIM	
REVISION	
REVISION	
REVISION	

DRAWN
CHECKED
ISSUE DATE
JOB NO.
SHEET
OF SHEETS

R. L. LIGHT ARCHITECT © 2002.

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: 134 wall st	Historic District?: Yes ☒ No ☐
Business Name (if applicable): mama mia	Tax Map No:
Applicant/Property Owner Name (PRINTED): BASSETT	Representative Agent(s) Name: BASSETT
Signature:	Firm:
Mailing Address: 134 wall st	Mailing Address:
City: Abingdon	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number:	Phone/Fax Number:
Email: aygebbasset@gmail.com	Email:

(Check The Appropriate Boxes – Check all that Apply)

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

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

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

Signed: _____ Date: 8-14-21

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

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

Shedd behind the Restaurant 12' x 10 with picked metal Roof

Sign at corner (2' x 1') mounted on post

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

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

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

☒ Site plan or plat of property

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

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

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

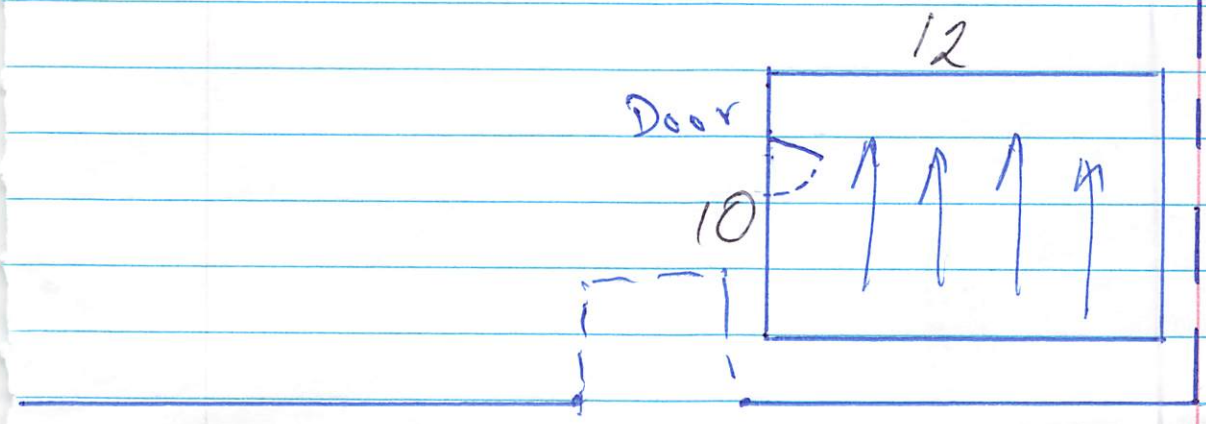
☐ Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

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

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

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


12
Door
10

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
SPECIAL CALLED MEETING
WEDNESDAY, AUGUST 11, 2021 – 5:00 P.M.
MAMMA MIA SITE
134 WALL STREET, ABINGDON, VA

A Special Called meeting of the Historic Preservation Review Board was held on Wednesday, August 11, 2021, at 5:00 pm on-site at 134 Wall Street, Abingdon, VA.

A. WELCOME by – Mr. Byrum Geisler

B. ROLL CALL – Mr. Tyler Vencill, Town Engineer & Interim Zoning Administrator

Members of the HPRB Present:	**Mrs. Kristi Hartshorn** **Mr. Michael Weaver** **Mrs. Betsy White** **Mr. Byrum Geisler**
Members of the HPRB Absent:	**Mr. Mike Owens**

C. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Abdelbassett Ayeb, 134 Wall Street, Abingdon, VA, 24210; Owner. Application for Certificate of Appropriateness to install an awning on the front of the building, side addition, and add a ramp. **Located at 134 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-16)**

Mr. Ayeb, the owner of the property located at 134 Wall Street, proposed to remove a small window, existing entrance door, remove part of the roofline, and gate. The facade will be filled in with brick painted white to match the existing façade. A new entrance door to match the side door will replace the existing gate with an ADA compliant ramp built just inside the new door, with a new-sloped roof. Replacement of the existing awning with a 21' X 2'4" black awning with a white strip.

If entrance lighting is changed, Mr. Ayeb will need to come before the HPRB board with a sample for approval.

Mr. Ayeb asked about building a 12 x 10 shed four feet off the rear of the building with a door and a pitched roof. Board explained that he would need to submit a COA with plans for the project to be approved.

On motion of Mr. Weaver, seconded by Mrs. White, to approve the COA as presented for the façade and awning only.

The roll call vote was as follows:

Mrs. Kristi Hartshorn	**Aye**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

D. PUBLIC COMMENTS

E. BUSINESS/MATTERS NOT ON THE AGENDA

F. ADJOURNMENT

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

The roll call vote was as follows:

Mrs. Kristi Hartshorn	**Aye**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 5:25 P. M.

Mr. Byrum Geisler, Chairman

Tyler Vencill, Town Engineer & Interim Zoning Administrator

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, SEPTEMBER 1, 2021 – 5:15 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, September 1, 2021, at 5:15 pm in the Council Chambers in the Municipal Building.

A. WELCOME by – Mr. Byrum Geisler

B. ROLL CALL – Tyler Vencill, Town Engineer & Interim Zoning Administrator

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

Members of the Board Absent:

Comprising a quorum of the Board – Yes

Administrative Town Staff: Mr. Tyler Vencill, Town Engineer & Interim Zoning Administrator
Mrs. Janice Dornon, Administrative Assistant

C. APPROVAL OF MINUTES (VIDEO 4:46 – 5:56)

- **August 9, 2021, Regular Meeting**
- **August 11, 2021, Special Called Meeting**

<u>August 9, 2021</u>

On a motion by Mrs. Hartshorn, seconded by Mrs. White, the board approved the minutes for the August 9, 2021, Regular Meeting as presented.

The roll call vote was as follows:

Mr. Mike Owens	**Abstained**
Mrs. Kristi Hartshorn	**Aye**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

August 11, 2021

On a motion by Mrs. White seconded by Mrs. Hartshorn, the board approved the minutes for August 11, 2021, Special Called Meeting as presented.

The roll call vote was as follows:

Mr. Mike Owens	**Abstained**
Mrs. Kristi Hartshorn	**Aye**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Susan & Rick Humphreys, 107 Park Street SE, Abingdon, VA, 24210; Owner. Application for Certificate of Appropriateness to change the exterior paint color. **Located at 107 Park Street SE, Abingdon, VA 24210. Tax Map No. (012-1-104) (VIDEO 5:57 – 8:01)**

Mr. Rick Humphreys represented the property located at 107 Park Street SE, Abingdon, VA.

Mr. Humphreys to use paint colors, AF180-Brown, HC123-Kennybunkport Green, and OC 131-White Down.

Mr. Humphreys is asking for Tax Credit on this project, paperwork has been submitted.

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**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

2. Certificate of Appropriateness –Vickie Wampler; 102 Valley St. NW, Abingdon, VA 24210; owner. Application for Certificate of Appropriateness to demo carport, fill in the sloping yard for better drainage. Construct a small cottage or an addition, and replace the roof. **Located at 102 Valley Street NW, Abingdon, VA 24210. Tax Map No. (012-1-51) (VIDEO 8:02 – 22:24)**

Ms. Vickie Wampler represented the property located at 102 Valley ST. NW, Abingdon, VA.

Ms. Wampler would like to demo a carport, grade work, add fill dirt for drainage issues, build a 36 X 24 cottage at the rear of the property, create a driveway off Plumb Alley, replace the roof on the main house with gutter work and add a deck on the back on the main house.

Ms. Wampler will need to bring in samples of the following materials for the board to approve.

1. Roof materials, shingles, and color
2. Drawing of the deck
3. Windows & Doors
4. Exterior lighting

On a motion by Mrs. White, seconded by Mrs. Hartshorn, the board approved the demo of the carport and the grade work only.

The roll call vote was as follows:

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

3. Certificate of Appropriateness – Doug Ellis, 485 Court Street, Abingdon, VA, 24210; Owner. Mustafa Ahmed, 217 W. Main Street, Abingdon, VA 24210; Representative. Application for Certificate of Appropriateness to install a permanent mural on concrete wall. **Located at 217 W. Main Street, Abingdon, VA. Tax Map Np. (012-1-71) (VIDEO 22:25 – 41:15)**

Mr. Doug Ellis represented the property located at 217 W. Main Street, Abingdon, VA.

Mr. Ellis is petitioning to have a mural painted on the concrete wall between 211 & 217 West Main Street. Only concept approval is being asked for.

Mr. Ellis and Ms. Christine Webb explained that they would be applying for grant funding and raising funds to cover the cost of the mural.

Mr. Geisler stated that the board would need to set criteria for this type of allowance.

Ms. White asked what the maintenance would entail; Ms. Webb responded that they would use the artist's recommendations for the mural's maintenance.

Mr. Ellis will have to present a design for approval of the mural that would incorporate the parking signage.

Mr. Ellis asked if the wall could be simply painted, the board would need to approve the paint color.

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

The roll call vote was as follows:

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

4. Certificate of Appropriateness – Travis & Ashley Dyson, 228 Valley Street NW, Abingdon, VA, 24210; Owner. Application for Certificate of Appropriateness for exterior paint color, rear deck, safety handrail, and sign. **Located at 228 Valley St. NW, Abingdon, VA 24210. Tax Map No. (012-1-67) (VIDEO 41:16 – 49:15)**

Mr. Travis Dyson represented the property located at 228 Valley Street NW, Abingdon, VA.

Mr. Dyson is changing the paint color from yellow to gray on the structure with dark charcoal trim work. The door will be painted white.

Motion 1:

On a motion by Mrs. Hartshorn seconded by Mr. Weaver, the board approved the COA for the paint only.

The roll call vote was as follows:

Mr. Mike Owens	**Aye**

Mrs. Kristi Hartshorn	**Aye**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

Mr. Dyson will be installing powder-coated handrails. Build an 8 x 12 wood deck with lattice, 6-panel door, demo staircase and rebuilding, exterior light fixture.

Mr. Dyson will have a 19" X 30" sign installed in front of the structure.

Motion 2:

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

The roll call vote was as follows:

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

5. Certificate of Appropriateness – Bradford & Smith, 158 W. Valley St. Street, Abingdon, VA, 24210; Owner. Jessica Cooke/Ryan Cooke, Jerry's Signs, 15775 Porterfield Hwy, Abingdon, VA 24210; Representative. Application for Certificate of Appropriateness for signage. **Located at 158 W. Valley Street, Abingdon, VA. Tax Map No. (012-1-60) (VIDEO 49:16 – 52:12)**

Ryan Cooke represented the property located at 158 W. Valley St., Abingdon, VA.

Mr. Cooke explained that Jerry's Signs would remove the existing sign, install a new post and sign.

On a motion by Mr. Owens, 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**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

6. Certificate of Appropriateness – Hope Thacker, 212 Salon Spa, 212 Valley St., Abingdon, VA, 24210; Owner. Jessica Cooke/Ryan Cooke, Jerry's Signs, 15775 Porterfield Hwy, Abingdon, VA 24210; Representative. Application for Certificate of Appropriateness for signage. **Located at 212 Valley Street, Abingdon, VA. Tax Map No. (012-1-60) (VIDEO 52:13 – 55:38)**

Ryan Cooke represented the property located at 158 W. Valley St., Abingdon, VA.

Mr. Cooke said that a single-sided sign would be mounted on the brick façade and the bottom sign would be removed.

On a motion by Mrs. Hartshorn, 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**
Mr. Michael Weaver	**Aye**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

7. Certificate of Appropriateness –Washington County Government; 1 Government Center, Abingdon, VA 24210; owner. William "Bill" Prince, BurWil Construction Co. 620 Locust ST. Bristol, TN, 37620; Representative. Application for Certificate of Appropriateness for exterior change, addition, and driveway/parking area/landscaping. **Located at 181 East Main Street, Abingdon, VA 24210. Tax Map No. (013-1-60) (VIDEO 55:39 – 1:19:05)**

Mr. William "Bill" Prince represented the property located at 181 East Main Street, Abingdon, VA.

Mr. Prince asked if the board had viewed the new sample wall.

Mr. Prince went over the material list explaining the use of FRP fiberglass for the cornice and columns. Columns to have a steel post for strength and filled with foam, made to look like wood, seam joints to be caulked. Mortar should match the Courthouse. Handrails to be steel.

Mr. Vencill explained the need for an encroachment permit and to secure a bond.

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

The roll call vote was as follows:

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

8. Certificate of Appropriateness – Abdelbassett Ayeb, 134 Wall Street, Abingdon, VA, 24210; Owner. Application for Certificate of Appropriateness to build a shed, 4 feet off the rear of the structure with a pitched roof and mount a sign on the corner post. **Located at 134 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-16) (VIDEO 1:19:06 – 1:29:57)**

Mr. Abdelbassett Ayeb represented the property located at 134 Wall St., Abingdon, VA.

Mr. Ayeb would like to build a shed at the rear of the restaurant using 2 x 2 posts with a sloping roof. The board explained that Mr. Ayeb could not use vinyl siding on the shed. The board suggested the use of Hardie board and black asphalt shingles for the roof.

Mr. Ayeb asked about placing a sign in front of the National Bank on Main Street to help with the foot traffic for Mamma Mia, Mr. Vencill explained that the sign is out of the prevue of the HPRB board. Mr. Ayeb will need to fill out a Town sign application and have the owner sign an owner's affidavit or have the owner apply for the sign permit.

On a motion by Mrs. White, seconded by Mrs. Hartshorn the board approved the COA for the shed using dimensions submitted, using accepted materials, asphalt shingles, and an appropriate door.

The roll call vote was as follows:

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

9. Certificate of Appropriateness – Fields-Penn House, Town of Abingdon; Owner. Matt Henderson; Representative. Application for Certificate of Appropriateness for the walkways, and ramp. **Located at 208 West Main Street, Abingdon, VA 24210. Tax Map No. (012-1-125) (VIDEO 1:29:58 – 1:46:12)**

Mr. Tyler Vencill represented the property located at 208 W. Main St., Abingdon, VA.

Mr. Vencill explained that a sloping brick sidewalk would be constructed to the front of the structure, move the existing fence back five feet and construct a brick sidewalk leading to the Main Street sidewalk, using existing brick if possible.

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**
Mr. Michael Weaver	**Abstained**
Mrs. Betsy White	**Aye**
Mr. Byrum Geisler	**Aye**

E. PUBLIC COMMENTS (VIDEO 1:46:13 – 1:48:18)

Mr. Humphreys thanked the board for their service. He also thanked Mr. Weaver for serving on the board and for his continued education as a member.

F. DISCUSSION (VIDEO 1:48:19 – 1:50:41)

1. Preservation Plan Discussion

Members decided to meet Tuesday, September 21, 2021, at 5:15 in the Arthur Campbell Room at Town Hall.

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

H. ANNOUNCEMENTS

I. ADJOURNMENT

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

The roll call vote was as follows:

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

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 7:10 P. M.

Byrum Geisler, Chairman

Tyler Vencill, Town Engineer and
Interim Zoning Administrator

S T A F F R E P O R T

TO: ABINGDON HISTORIC PRESERVATION BOARD (HPRB)

FROM: GABRIEL CRISTOFARI, PLANNER/GIS SPECIALIST

SUBJECT: REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A HANDICAP ACCESS RAMP

PUBLICATION DATE: October 19, 2022

MEETING DATE: October 26, 2022

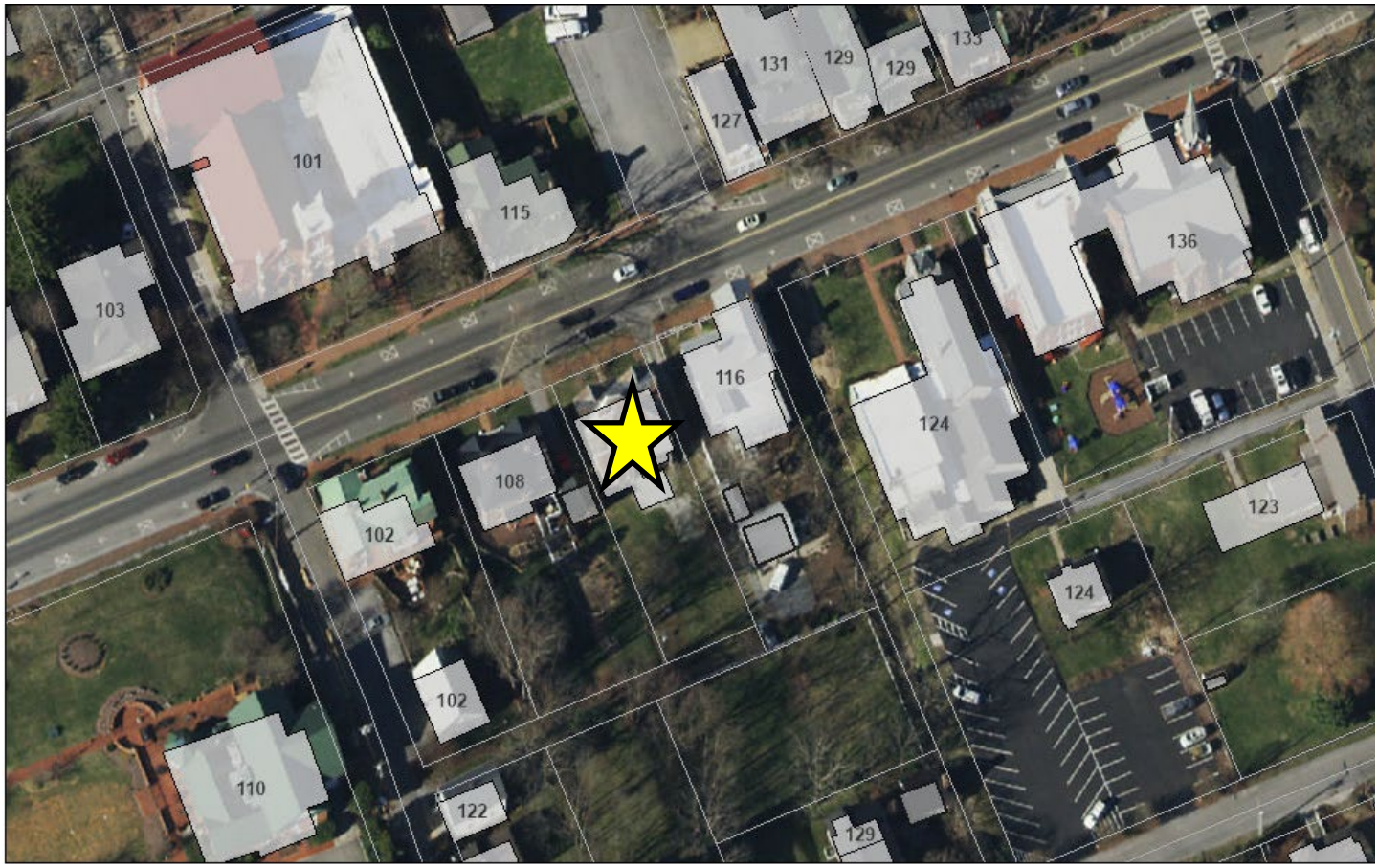
LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Bradley Kinder (Applicant/Owner) has requested approval of a Certificate of Appropriateness for a handicap access ramp. The property is located on 112 E. Main Street (012-1-100).

The property is within the Old and Historic Zoning District (Sub-District 2), the Entrance Corridor, and can be seen from a 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 West

ZONING MAP:

101
115
103
131
129
129
133
127
136
116
124
108
102
123
124
102
110
122
129

STAFF FINDINGS:

1. **Location. The Subject Property contains approximately 0.19 acres and is legally described as JAMES GORDON (DECD) AND MARGARET M CRAIG PROP ACR .19 (Tax Map No. 012-1-100). Generally, the Subject Property is located at 112 E. Main Street.**

2. **Background. Currently there is no handicap access ramp on the property. The existing wooden porch structure is located on a cement pad centered on the North facing elevation. A broken cement walkway leads from the brick sidewalk to the cement pad.**

3. **Access. Access to the site will continue to be East Main Street.**

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 ordemolish a building.

Design Review Guidelines

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

20. Handicapped Access Ramps.

a. *Ramp construction should not result in damage or removal of original historic material and should be readily reversible.*

b. *Ramps should be located at the rear or sides of the buildings they serve. If placement on the front of the building becomes necessary, it should be constructed of materials compatible with the existing structure. Brick, concrete and metal ramps are more acceptable at the rear or sides of a building.*

c. *Wood ramps should either be of simple design and configuration or designed to match an existing porch railing that has historic merit in terms of materials, dimensions and detailing. Ramp railings should be painted to match either the color of the porch railing or the overall paint color of the building it serves. If located substantially in the public view, the ramp should be screened with landscaping.*

41. Sidewalks and Walkways.

a. *Sidewalks and walkways that are original to a building or found elsewhere in the block in which they are situated should be preserved.*

b. *Sidewalks and walkways installed for a building should preferably be of smooth concrete, compatible in details, dimensions and placement with original or early sidewalks. Pea gravel secured with appropriate proprietary systems is also appropriate. Brick pavers or pavers that replicate brick may be appropriate in some instances.*

c. *Sidewalks and walkways of exposed aggregate or pebble-surfaced concrete are generally not appropriate in areas subject to the public view.*

d. *Sidewalks and walkways of asphalt or like materials are not acceptable.*

Staff Findings:

Previous meeting approval. *The applicant proposed to replace the broken concrete path leading from the Town brick sidewalk set in a herringbone pattern to a concrete porch pad. Brick pavers will be used and set in a herringbone pattern to match the Town's brick sidewalk. The brick paver color will be what is termed "Abingdon Blend".*

Reviewed at the previous meeting: The applicant is continuing to request approval to construct an L-shape handicap access ramp constructed of the same bricks used for the proposed walkway.

Street view of proposed walkway and handicap ramp

*Section 41-b of the Design Review Guidelines mentions, walkways installed for a building should preferably be of smooth concrete, compatible in details, dimensions and placement with original or early sidewalks. Pea gravel secured with appropriate proprietary systems is also appropriate. Brick pavers or pavers that replicate brick may be appropriate in some instances***.**

The handicap ramp will be constructed of sand and the same brick proposed for the walkway and be built in an L-shape tying into the front porch, but the right hand side porch balustrade will be need to be removed. Dimensions for the L-shape handicap ramp are proposed to be 40 ft. x 4 ft.

Section of balustrade proposed to be removed.

If the ramp is made of sand and brick pavers only with no concrete involved, the pavers could be removed by hand and the sand base shoveled away if the ramp was to be removed sometime in the future with no harm to the existing building. Referencing Section 20-a of the Design Review Guidelines mentions ramps should be readily reversible.

Staff would like to notify the board, construction of an accessible structure is being required per Virginia Existing Building Code related to ADA compliance.

404.3Alterations affecting an area containing a primary function.

Where an alteration affects or could affect the usability of or access to an area containing a primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains that shall also be accessible to and usable by individuals with disabilities, serving the area of primary function.

Exceptions:

1. *The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function*

The brick walkway will be centered on the Northside of the property leading from the Town owned brick sidewalk set in a herringbone pattern to a concrete pad supporting the wooden front porch structure. Dimensions for the walkway are proposed to be 24 ft. x 5 ft.

Examples of Access Ramps in OH District:

112 E. Main Street

266 E. Main Street April 2013

266 E. Main Street June 2018

108 E. Main Street May 2013

108 E. Main Street June 2018

250 E. Main Street April 2013

250 E. Main Street October 2021

Staff met with the Town of Abingdon legal counsel and DHR on 10/18/2022

Upon discussion with the DHR and the sentiments from the previous HPRB Meeting held on October 5th the decision that was made by the HPRB is still the best option:

The most acceptable action would be to have a straight in access point from the sidewalk to the front door, with no removal of any architectural element of the porch.

Another option that was brought to staff's attention by the DHR was installing a lift to the back of the structure's screened in area. The lift located here would be outside of public view and would only require a COA Waiver.

ACTIONS OF THE HISTORIC PRESERVATION REVIEW BOARD:
The role of the Historic Preservation Review Board in this instance is todecide 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 112 E. Main Street, with approval subject to all applicable laws and regulations.

Sample Motion for Denial: Having reviewed and considered the application materials, staff report, and public comment, in accordance with the requirements of Section 8-4of the Town of Abingdon Zoning Ordinance, I move to deny the Certificate of Appropriateness for 112 E. Main Street.

Sample Motion for Continuance: Having reviewed and considered the application materials, staff report, and public comment, I move to continue 112 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: 112 East Main St.	
	City, State, Zip Code: Abingdon VA 24210	Parcel Number:
Applicant Information	Name: Stuart Creek Hardscapes	Phone: 276 628 4986
	Mailing Address, City, State, Zip Code: 416 Mea	
	Select Applicant Relation to Property below: ☐ Property Owner ☐ Lessee ☐ Other:	Email:
Owner Information	Name of Owner: Healing Waters Counseling Center / Brad Kinder	Phone: 276 701 7018
	Mailing Address, City, State, Zip Code: PO Box 426 Cedar Bluff VA 24609	
	Name of Business (if applicable):	Email: bKinder@Healingwaterscc.com

Project Description

1) Is this property located in the Old and Historic District? ☑ Yes ☐ No

2) Have you completed and attached the following required items:
- ☐ Yes Site Plan for New Construction (more details below in number 3)
- ☑ Yes Drawings for Alterations and New Construction (more details below in number 4)
- ☑ Yes Description of Submittal Materials on Pages 2 and 3

3) Does your Site Plan contain the following required items:
- ☑ Yes Location(s) of all proposed and current structures on property
- ☑ 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:
- ☑ Yes Drawings for structures with all four elevations showing what the completed proposed project would appear as
- ☐ Yes Drawings for landscape features (walls & fences) and signs
- ☑ Yes Dimensions (length, width & height) are required on all drawings for all structures
- ☑ Yes Drawing callouts to distinguish what is being proposed compared to what is existing
- ☑ 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
Danny E Crowe		9/8/22

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)	Signature of Property Owner	Date

133 West Main Street • PO Box 789 • Abingdon, VA 24212
P: 276-628-3167 • F: 276-698-3412

Continued on Page 2

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

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)		
☐ **Awning**	1. Location 2. Style/Design 3. Material 4. Color of material 5. Dimensions (length, width & height) 6. Mechanism of attachment to structure	
☐ **Chimney**	1. Location 2. Type of brick, sample needed 3. Type of mortar, sample needed 4. Dimensions (length, width & height)	
☐ **Cornice**	1. Location 2. Style/Design 3. Material 4. Color of material 5. Dimensions (length, width & height) 6. Mechanism of attachment to structure	
☐ **Decks**	1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height) 6. Mechanism of attachment to structure	
☑ Sidewalk **Driveway, Parking and Paving**	1. Location Front Entrance 2. Material Abingdon blend brick 3. Dimensions (length, width & height)	paver, 24'x5' front 40'x4' ADA
☐ **Doors Residential & Commercial**	1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height)	

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☐ **Fences**	1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height)	
☐ **Foundation**	1. Material 2. Paint color with applicable 3. Dimensions (length, width & height)	
☐ **Gutter & Downspouts**	1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height)	
☐ **Lighting**	1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height)	
☐ **Roof**	1. Location 2. Style/Design 3. Material 4. Paint color with applicable 5. Dimensions (length, width & height)	
☐ **Windows**	1. Location 2. Style/Design 3. Materials 4. Type of glass 5. Paint color with applicable 6. Dimensions (length, width & height)	
☐ **Signs**	1. Location 2. Style/Design 3. Materials 4. Paint color with applicable 5. Dimensions (length, width & height)	

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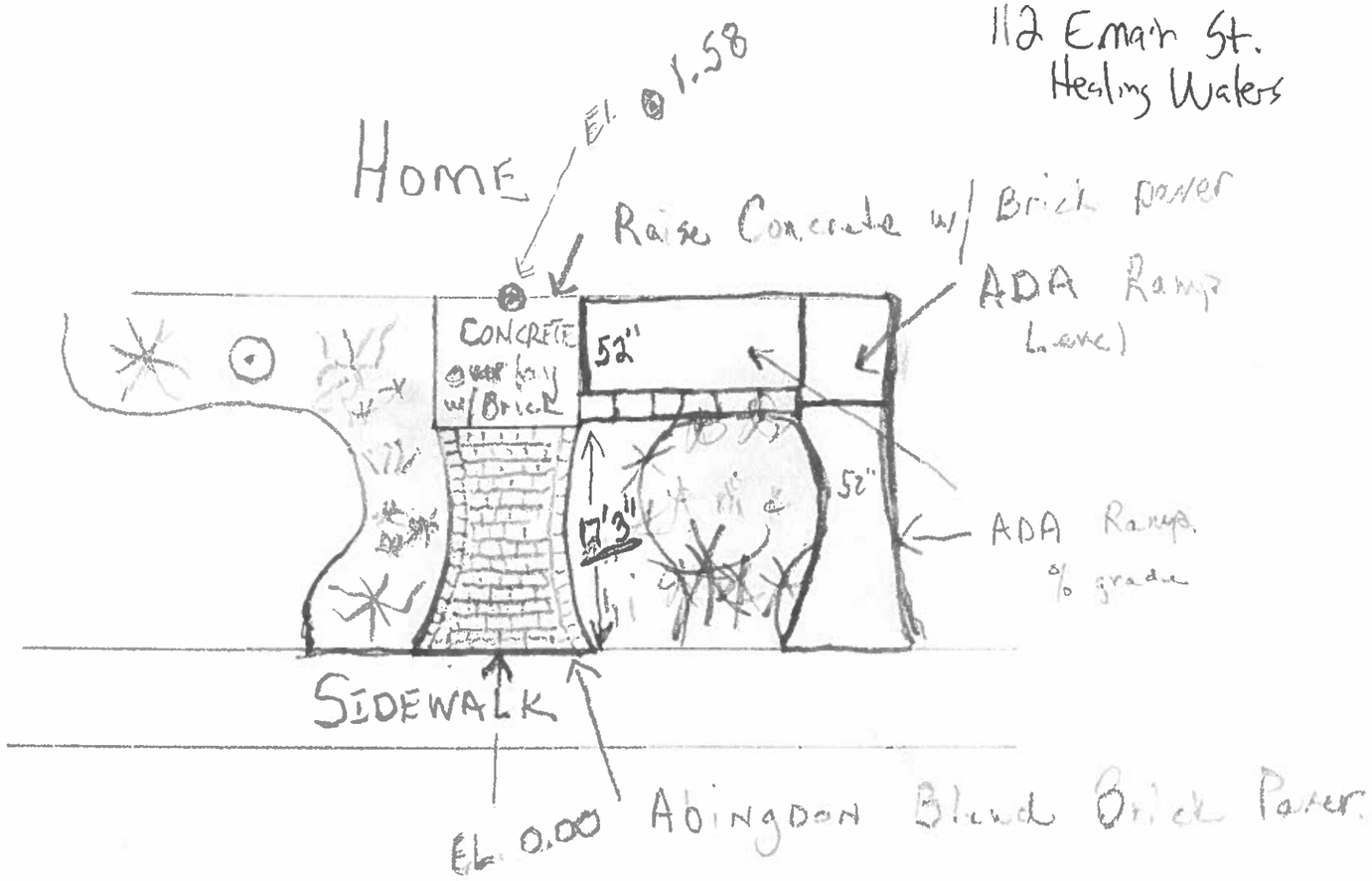
112 Emain St.
Healing Waters



276 698 4986

Stoffel Creek
Hardscapes
Danny Crowe