

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, NOVEMBER 2, 2022 – 5:15 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, November 2, 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
Mr. Byrum Geisler
Mrs. Betsy White
Mr. Peyton Boyd**

Members Absent: None

Comprising a quorum of the Board – Yes

Administrative Town Staff: Mrs. Mayana Rice, Director of Community
Development
Nick Howard, Planning Tech

C. APPROVAL OF MINUTES

➤ **October 5, 2022, Regular Meeting**

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness –David G Dalton, Owner. 108 N Court Street, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes. Located at 108 N Court Street, Abingdon, VA 24210. Tax Map (013-1-63) (VIDEO 3:00 – 18:46) (VIDEO 7:00 – 12:42)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice provided the staff report.

David Dalton (Applicant/Owner) and Nathan Berg (Representative) has requested approval of a Certificate of Appropriateness to install a draft system on top of the two chimneys seen from N. Court Street. The property is located on 108 N. Court Street (013-1-63). The property is within the Old and Historic Zoning District (Sub-District 4).

According to “Places In Time” Volume I written by Nanci C. King, the structure was built in 1803 and is known as the William King House. The William King House was the first brick house built in Abingdon and was known by the King family as “Grace Hill”.

The applicant is proposing to install two cone shaped draft systems on top of the northern and southern chimneys located at either side of the structure.

On a motion by Mr. Owens, seconded by Mrs. White, the board voted to approve the Certificate of Appropriateness as presented.

The roll call vote was as follows:

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

2. Certificate of Appropriateness – Nathan Berg, 201 E Main Street, LLC. Representative. Certificate of Appropriateness for Exterior Changes. Located at 201 E Main Street, Abingdon, VA 24210. Tax Map (013-1-64) (VIDEO 12:50 – 19:45)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice provided the staff report.

Nathan Berg (Applicant/Owner) has requested approval of a Certificate of Appropriateness to construct a staircase within an easement granted by the Town of Abingdon into the existing Town sidewalk. The property is located on 201 E. Main Street (013-1-64). The property is within the Old and Historic Zoning District (Sub-District 4).

There were three existing steps with brick treads located immediately outside of the side door located at the southeast corner of the structure. The base structure of the exterior stairs is concrete parged with stucco. A simple iron railing painted black was attached to the door surround and located on either side of the stairs. Currently there is a wooden stair structure built

over the existing steps to satisfy a temporary Certificate of Occupancy. An easement was granted to the applicant on October 20, 2022 to increase their encroachment into the Town owned sidewalk to construct the required egress stairs.

The applicant is proposing to construct a roughly 8 ft. 3 in. x 13 ft. 3 in. masonry symmetrical double staircase with landing located at the East stairwell of the Summers Building. The landing and stair treads will be constructed of brick masonry pavers, whereas the base will be cast in place concrete parged in stucco to match the primary structure, which has a masonry foundation parged in stucco. Iron railing to be painted black matching existing black iron railing on Court Street side of structure.

Building Code Sections:

VCC 1006.3.2 Egress based on occupant load.

Each story and occupied roof shall have the minimum number of separate and distinct exits, or access to exits, as specified in Table 1006.3.2. A single exit or access to a single exit shall be permitted in accordance with Section 1006.3.3. The required number of exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be maintained until arrival at the exit discharge or a public way.

VCC 1010.1.2.1 Direction of swing.

Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

VCC 1010.1.5 Floor elevation.

There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).

On a motion by Mrs. White, seconded by Mrs. Hartshorn, the board votes to approve the Certificate of Appropriateness as presented.

The roll call vote was as follows:

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

3. Certificate of Appropriateness – Abingdon United Methodist Church, Glenn Patterson, Representative. 101 E Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes. Located at 115 E Main Street, Abingdon, VA 24210. Tax Map ID (012-1-89) (VIDEO 19:45 – 25:10)

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

Mrs. Mayana Rice provided the staff report.

Glenn Patterson (Applicant/Owner) has requested approval of a Certificate of Appropriateness to replace a back door and transom window. The property is located on 115 E. Main Street (012-1-89). The property is within the Old and Historic Zoning District (Sub-District 5).

The applicant is also looking to replace the existing storm doors with a like for like replacement, the storm doors are a waiver item.

Wavier Eligible:

Replacement of metal storm doors with a like for like replacement. One storm door is located at the top of the wooden deck, the other faces East and is located in the courtyard.

COA Eligible:

Applicant is proposing to replace the existing wooden back door painted white located in the courtyard facing North with a six panel fiberglass door. In addition to replacing the existing wooden door the applicant is looking to replace what appears to be a louvered window transom with a one pane transom window. Neither the door nor transom openings will be changed.

On a motion by Mrs. White, seconded by Mr. Owens, the board votes to approve the Certificate of Appropriateness as presented.

The roll call vote was as follows:

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

4. Certificate of Appropriateness – Sonder, 152 E Main Street, Abingdon, VA 24210. Ryan Cooke, 15775 Porterfield Highway, Abingdon, VA 24210. Representative. Certificate of Appropriateness for Signage. Located at 152 E Main Street, Abingdon, VA 24210. Tax Map (013-1-115) (VIDEO 25:20 – 44:25)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice provided the staff report.

Sonder (Applicant/Owner) and Jessica Cooke of Jerry’s Signs (Representative) has requested approval of a Certificate of Appropriateness for a sign. The proposed signage will be hanging from the underside of the porch, and be CNC carved HDU (High Density Urethane). The property is located on 152 E. Main Street (013-1-115). The property is within the Old and Historic Zoning District (Sub-District 3).

Currently there is no existing sign located in the proposed location at 152 E. Main Street. When Abingdon Olive Oil Company was at this location a banner was located in the proposed sign location. The Greenway Trigg Building had a freestanding sign structure where all the tenant signs were located. The tenant sign structure has been removed as renovations have taken place and there are no plans to reinstall it.

The applicant is proposing to install a 48 in. x 12 in. = 4 sq. ft. CNC carved HDU hanging sign. The background color of the sign will be ivory with black lettering. The sign will be located in the second bay from the west side of the structure, between two ornate porch columns.

Upon speaking with Jessica Cooke, staff was informed the 18 in x 30 in. = 3.75 sq. ft. oval element is for Greenway Trigg LLC.

The element will match the design of the proposed Sonder sign. However, the backwards “N” appears to be associated with Sonder and not Greenway Trigg LLC. Both the proposed Sonder sign and element will be hung from metal hooks.

On a motion by Mr. Boyd, seconded by Mrs. White, the board votes to approve the Certificate of Appropriateness as presented.

The roll call vote was as follows:

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

5. Certificate of Appropriateness – Jimmy Caldwell, 222 Court Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Exterior Changes. Located at 222 Court Street, Abingdon, VA 24210. Tax Map ID (013-3-1) (VIDEO 44:40 – 48:57)

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

Mrs. Mayana Rice provided the staff report.

Jimmy Caldwell (Applicant/Owner) has requested approval of a Certificate of Appropriateness to construct a deck located at the rear of the structure. The property is located on 222 Court Street (013-3-1). The property is within the Old and Historic Zoning District (Sub-District 7).

Currently there is an existing small wooden deck with wooden stairs located at the rear of the structure.

The proposed deck will be an extension/replacement of the existing wooden deck located at the rear of the structure. The deck will be expanded to run from the back door to the southeast corner of the structure. The placement of the stairs will not be changed however some treads may be replaced if beyond repair.

The proposed deck will be constructed of primarily treated wood with bolts and anchors. The decking will be stained brown and the railing for the proposed deck will be wooden and painted white. The overall dimensions of the proposed deck are 21 ft. long x 12 ft. wide, and 8 ft. tall from the ground to the deck. From the deck to the top of the railing will measure 43 in. tall.

As with the existing deck the proposed deck will be open underneath supported by wooden square posts stained brown. The proposed deck and railing will match another existing porch on the North elevation in design. The only difference between the two would be the proposed deck will not have a roof.

The HPRB agreed to table the discussion for this application until a drawing of the project plan is provided by the applicant.

The roll call vote was as follows:

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

6. Certificate of Appropriateness – Mark T. Hurt, 165 W Main Street, Abingdon, VA 24210. Owner. Ryan Cooke, 15775 Porterfield Highway, Abingdon, VA 24210. Representative. Certificate of Appropriateness for Signage. Located at 165 W Main Street, Abingdon, VA 24210. Tax Map ID (012-1-76) (VIDEO 49:00 – 54:55)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice provided the staff report.

Mark T. Hurt (Applicant/Owner) and Jessica Cooke of Jerry's Signs (Representative) has requested approval of a Certificate of Appropriateness for a sign. The proposed signage will be freestanding, and be carved CNC. The property is located on 165 W. Main Street (012-1-76). The property is within the Old and Historic Zoning District (Sub-District 5).

Currently there is an existing freestanding sign for Conway Law Firm located at the property. The existing sign structure is constructed of wood and is similar to the freestanding sign structure for the Tavern located on the eastside of town.

The applicant is proposing to place the proposed sign in the same location as the Conway Law Firm sign located at the front of the property. The Conway Law Firm sign will be removed along with the wooden sign structure.

In place of the wooden sign structure a new metal sign post will be installed with an iron bracket, both will be painted black. The sign post is the exact same in design and materials compared to the business' other freestanding sign structure located next door at 159 W. Main Street.

The proposed sign will match the business' sign located at 159 W. Main Street too. The proposed sign will have a white background with black text and gold incorporated into the logo. The sign at 159 W. Main Street and the top sign proposed for 165 W. Main Street measure 18" x 30" = 3.75 sq. ft.

However, the bottom sign measuring 4.5" x 30" shown in the rendering would bring the overall sign approximately ½ square footage over the 4 square feet allowed. If the HPRB is not in agreeance, the applicant will choose to not add the additional lower section.

On a motion by Mrs. Hartshorn, seconded by Mrs. White, the board votes to approve the sign as presented.

The roll call vote was as follows:

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

7. Certificate of Appropriateness – Daris Clifton, 131 E Main Street, Abingdon, VA 24210.
Owner. Peyton Boyd, Peyton Boyd Architect PC. Representative. Certificate of Appropriateness for Exterior Changes. Locates at 131 E Main Street, Abingdon, VA 24210. Tax Map ID (012-1-92) (VIDEO 55:00 – 58:43)

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

Mrs. Mayana Rice provided the staff report.

Daris M. Clifton (Applicant/Owner) has requested approval of a Certificate of Appropriateness to repaint wooden siding/trim and front/side doors. The property is located on 131 E. Main Street (012-1-91). The property is within the Old and Historic Zoning District (Sub-District 5).

According to “Places In Time Volume II” written by Nanci C. King, 131 E. Main Street is known as the Samuel G. Keller House. The brick structure was built in 1909 and replaced a frame house. Later in 1973 Thomas E. George purchased the property and removed the front porch, and altered the façade to appear Georgian.

The applicant is proposing to paint the main entrance door SW 6258 Tricorn Black, and the board and batten side door, siding and trim SW 7537 Irish Cream.

Currently the wooden six panel front door, and a board and batten wooden side door to the left of the main entrance is painted a dark green color.

Currently the wooden siding and trim are painted an earthen tone cream color.

On a motion by Mrs. White, seconded by Mr. Owens, the board votes to approve the Certificate of Appropriateness as presented.

The roll call vote was as follows:

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

F. PUBLIC COMMENTS - None

G. BUSINESS/MATTERS NOT ON THE AGENDA

H. ADJOURNMENT

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

The roll call vote was as follows:

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

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 6:16 P. M.

_____ **Byrum Geisler, Chairman**

_____ **Mayana Rice, Director of Community
Development**

H. ADJOURNMENT

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

The roll call vote was as follows:


Mr. Mike Owens	Aye
Mrs. Kristi Hartshorn	Aye
Mr. Byrum Geisler	Aye
Mrs. Betsy White	Aye
Mr. Peyton Boyd	<input checked="" type="checkbox"/> Aye

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 6:16 P. M.



Byrum Geisler, Chairman



**Mayana Rice, Director of Community
Development**