

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

A regular meeting of the Historic Preservation Review Board was held on Wednesday, October 5, 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**

**Members Absent: Mrs. Betsy White
Mr. Peyton Boyd**

Comprising a quorum of the Board – Yes

Administrative Town Staff: **Mrs. Mayana Rice, Director of Community
Development
Gabe Cristofari, Planner/GIS Specialist
Nick Howard, Planning Tech**

C. APPROVAL OF MINUTES

➤ September 7, 2022, Regular Meeting

**Due to Mrs. Kristi Hartshorn not being at the September 7, 2022 Regular Meeting, the necessary quorum is not present to approve or modify the meeting minutes for September 7, 2022. Approval of September 7, 2022 Regular Meeting minutes will be done on November 2, 2022.
(VIDEO 2:38 – 2:52)**

D. CERTIFICATE OF APPROPRIATENESS

1. 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 101 E. Main Street, Abingdon, VA 24210. Tax Map (012-1-88) (VIDEO 3:00 – 18:46) (VIDEO 2:54 – 18:45)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Gabe Cristofari provided the staff report.

Glenn Patterson, Associate Pastor for Abingdon United Methodist Church (Applicant) has requested approval of a Certificate of Appropriateness for various exterior changes including gutter replacement, repair of roof membrane and sealing brick walls. The property is located on 101 E. Main Street (012-1-88). The property is within the Old and Historic Zoning District (Sub-District 5).

In 1883 trustees of the Methodist Episcopal Church South bought lots 7 & 8 from Henry Sinon. Construction of the church began in 1883. A 2-story frame parsonage was built on the east side of the church by 1890, but was torn down in 1954. A brick annex was added behind the sanctuary in 1914. In 1952 a new brick educational wing was constructed taking the place of two existing structures at the time.

The applicant is proposing to replace the existing k-style guttering found on the West and East sides of the structure with 7" k-style guttering. All existing rectangular downspouts (8) connected to the structure are proposed to be removed, and replaced with 8 new 3" x 4" downspouts. All gutters and downspouts will be prefinished white to match existing.

Upon visiting the site and conducting property research, staff found this property has gone through numerous building campaigns. In “A History of Abingdon United Methodist Church 1783-1985” written by Walter H. Hendricks is a historic photo showing the church during the 1894 Holston Conference.

The utilization of k-style gutters did not come into use until the mid-1900s. This structure was built in 1893. K-style guttering, while existing, is not what would have been on the original structure. However, it is hard to discern based on the historic photograph what type of guttering the 1883 church had. Most likely, given the date of construction they were half round with round downspouts

The applicant is proposing to power wash and seal the North, East, and South elevations of the 1952 brick addition. The sealant being used is called Seal-A-Pour, a solvent-based, silane and siloxane solution designed to damp-proof above grade masonry surfaces. Seal-A-Pore is a transparent, colorless, thin liquid. It bars water from exterior masonry (above grade) surfaces without changing the texture of the surface on which it is applied. Seal-A-Pore penetrates

masonry surfaces to keep water, dirt, and grime out of masonry pores. It protects mortar joints thereby minimizing damage caused by expansion and contraction.

Upon visiting the site, a few days after the 1952 brick faces had been power washed and sealant applied, staff observed there was very little if any change in appearance when comparing the wash and sealed brick face to one that has not been treated. The only noticeable difference was the area not power washed and sealed had black staining. No power washing or sealant will be applied to either the 1883 or the 1914 structures. Power washing should never be done on these types of bricks given their age, porosity, and softness when compared to modern bricks has seen used in the construction of the 1952 structure.

On the low-sloped roof of the 1956 brick addition, the modern roofing membrane had holes in the material allowing water to leak into the building. The modern roofing membrane cannot be seen from any public right of way vantage point.

Mr. Glenn Patterson addresses the board and states that he has been advised that the leak in the Fellowship Hall of the church is actually coming through the porous brick as opposed to coming through a crack like a traditional leak.

HPRB states that only half round guttering is permitted for a structure as old as this.

On a motion by Mr. Owens seconded by Mrs. Hartshorn, the board approved the COA as presented, with the caveat half round gutters with round downspouts need to be installed on any and all sections of the 1883 or 1914 structures seen from any public right of way.

The roll call vote was as follows:

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

2. Certificate of Appropriateness – *Healing Waters Counseling Center, Brad Kinder, Owner. 112 E. Main Street, Abingdon, VA 24210. Certificate of Appropriateness for External Changes. Located at 203 Valley Street NW, Abingdon, VA 24210. Tax Map (012-1-100) (VIDEO 18:56 – 49:35)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Gabe Cristofari provided the staff report.

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).

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.

The applicant is proposing 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". In addition to the proposed brick walkway, the applicant is proposing to construct an L-shape handicap access ramp constructed of the same bricks used for the proposed walkway. Lastly, the front porch will be raised to be level with the threshold of the front entrance.

Staff would like to notify the board, construction of a handicap access ramp and the raising of the porch to be level with the front entrance is required per Virginia Existing Building Code related to ADA compliance.

404.3 Alterations 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.

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 the same brick used for the proposed walkway and be built in an L-shape tying into the front porch, but the right hand side porch balustrade will be removed. The handicap ramp will be abutting the structure's northwestern face. Dimensions for the L-shape handicap ramp are proposed to be 40 ft. x 4 ft.

However, having the ramp abutting the historic structure could result in damage if the property was turned back into a residence and the new owners wanted eliminate the ramp.

Referencing Section 20-a of the Design Review Guidelines mentions ramps should be readily reversible; having the ramp abutting the historic structure may lessen the ramp's reversibility.

On a motion by Mr. Owens, seconded by Mrs. Hartshorn, the board approved the COA with the modifications, a straight in handicap accessibility ramp, with the option to have no handrails so long as grading standards can be met, or return with a sample of the handrail if grading standards cannot be met.

The roll call vote was as follows:

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

3. Certificate of Appropriateness – Robert L. Legard, Owner. 203 Valley Street NW, Abingdon, VA 24210. Certificate of Appropriateness for External Changes. Located at 203 Valley Street NW, Abingdon, VA 24210. Tax Map (012-6-1) (VIDEO 49:42 – 1:06:35)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Gabe Cristofari provided the staff report.

Robert L. Legard (Applicant/Owner) has requested approval of a Certificate of Appropriateness for significant repairs concerning two chimneys (chimneys 1 & 2) and the removal of one (chimney 3). The property is located on 203 W. Valley Street (012-6-1). The two chimneys proposed to have significant repairs completed are located toward the front (South) of the structure. The chimney proposed to be removed is located to the back (North) of the structure. The property is within the Old and Historic Zoning District (Sub-District 10).

According to “Places In Time Volume II” written by Nanci C. King the structure was built in 1896 and is known as the William J. Fickle House. According to the land card for the property, the structure was built in 1919.

The applicant is proposing to conduct significant repairs/rebuild sections of the two original chimneys located at the front (South) of the structure visible from W. Valley Street.

In addition, in order to do the work on two chimneys the applicant is proposing to remove a chimney located at the back (North) of the structure visible from East Alley and King Street.

The applicant believes this chimney was not original to the structure and was installed

at a later date to service a coal fired stove in the 2nd floor kitchen.

The front (South) two chimneys are constructed of brick and appear to have a lime-based mortar given the color and the amount of mortar missing from the larger of the two chimneys.

Much of the mortar under the middle belt course when looking at the larger of the two chimneys is gone (chimney 1). The narrower chimney (chimney 2) to the right of the larger chimney appears to have a grey earth tone stucco applied to the brick only under the middle belt course.

Whereas the larger chimney (chimney 1) has remnants of where the same gray earth tone stucco was applied, except the stucco appears to have been applied under the middle belt course, and the middle and top belt courses at one time.

From property research staff was not able to determine if the stucco was an original detail or something added at a later date.

The structure appears to have had many additions over the years, notably to the back (North). Many of the additions' fascia ends are squared off.

The cross gable section where the chimney is located has fascia matching that of the rest of structure, where each end of the fascia is rounded, leading staff to believe this cross gable is original to the house, or was a very early addition.

The only difference is the verge board seen on the front and side gable faces, whereas the rear cross gable face has clapboards. This is not an uncommon practice where the back of a structure was seen as lesser, thus not requiring the same amount of detail as more prominent elevations. The chimney (chimney 3) located here matches those located at the front (South) of the structure and mortar appears to be the same as well. A metal pipe was observed running up the North face of the chimney. It is staff's opinion this chimney (chimney 3) could be original to the structure, or a very early addition.

Mr. Geisler states his concern with using modern mortar with the historic bricks that are currently in place at the structure.

On a motion by Mr. Owens, seconded by Mrs. Hartshorn the board approved the COA with the modifications that the 3 chimneys be repaired with like for like bricks, and use a lime-based mortar for repointing. A sample of the lime-based mortar to be used needs to be submitted to staff for review before repairs can be undertaken.

The roll call vote was as follows:

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

4. Certificate of Appropriateness – *Christine Vittoria, Owner. 130 Wall Street NW, Abingdon, VA 24210. Certificate of Appropriateness for External Change. Located at 130 Wall Street NW, Abingdon, VA 24210. Tax Map (011-1-96) (VIDEO 1:10:14 – 1:13:38)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice provided the staff report.

Christine Vittoria (Applicant/Owner) has requested approval of a Certificate of Appropriateness for a storm door. The property is located on 130 Wall Street NW (011-1-96). The property is within the Old and Historic Zoning District (Sub-District 9).

There is currently no storm door where the proposed sign is to be located. According to the land card for the property, the structure was built in 1935.

The proposed storm door is to be placed on the front door and measure 42 inches x 82 inches. The addition of the storm door will not require the enlargement of the existing opening. The construction of the storm door will consist of a full glass panel with a metal frame prefinished in a black color and have brass hardware.

The current front door is wooden with a glass panel taking up the upper two thirds of the door. Behind the panel of glass are metal bars running from the bottom to the top of the panel with a decorative metal centerpiece. The bottom third of the door is a recessed wooden panel with a sill projecting out toward the street running the length of the bottom of the panel of glass previous mentioned. All elements of the door (wooden frame, metal bars/centerpiece, and hardware are painted black.

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. Byrum Geisler	Aye

5. Certificate of Appropriateness – Town of Abingdon, Owner. R. Dean Barr, 119 Campbell Street SW, Abingdon, VA 24210. Representative. Certificate of Appropriateness for Signage. Located at 308 Depot Square SW, Abingdon, VA 24210. Tax Map (019-2-15) (VIDEO 1:07:00 – 1:09:34)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mrs. Mayana Rice provided the staff report.

R Dean Barr (Applicant) has requested approval of a Certificate of Appropriateness for a sign. The property is located on 308 Depot Square SW (019-2-15). The proposed signage will be freestanding, and constructed of wood. The property is within the Old and Historic Zoning District (Sub-District 13).

308 Depot Square SW is located in the historic Train Station, once addressed as 306 Depot Square SW. The Train Station was converted into a small business incubator recently and broken up into three interior spaces to be rented out. There is currently a black painted metal pole in front of the property where a previous business, Abingdon Adventure used to hang a sign. Neither the sign nor business are still at the Train Station. In June 2022, HPRB approved a sign for a men's clothing shop sign at 304 Depot Square SW (the far eastern rental space in the Train Station).

The applicant is proposing to move a previously approved sign for an existing business established in 2001 as The Gallery @ Barr Photographics LLC previously located at 152 E. Main Street (Greenway Trigg Building), to 308 Depot Square SW (rental space in historic Train Station). The sign is proposed be located adjacent to the sidewalk in front of the Train Station.

The sign is constructed of wood and measures 2 ft. tall x 4ft. wide = 8 sq. ft. The sign will be attached to a wooden post painted a cream color with 4 x 4 sign brackets, closely resembling another sign on said property. Black metal accent/structural steel reinforcement brackets will also be used. The overall dimensions of the sign structure shall be approximately 9ft. 6in. tall, with the bracket frame for the sign being 4ft. 9in. wide and 2ft. 9in. high.

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. Byrum Geisler	Aye

F. PUBLIC COMMENTS - None

G. BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 1:14:02 – 1:30:30)

- 131 E. Main Street, COA Waiver for driveway brick pavers

Mrs. Mayana Rice asked if the board would be interested in seeing language where sufficient screening be only related to permanent features such as walls, fences, and structures, and not landscaping feature such as trees, bushes and other foliage. The board agreed they would be interested in the idea.

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
Mr. Byrum Geisler	Aye

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 6:16 P. M.

_____ Byrum Geisler, Chairman

_____ Mayana Rice, Director of Community
Development

The roll call vote was as follows:

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

F. PUBLIC COMMENTS - None

G. BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 1:14:02 – 1:30:30)

- 131 E. Main Street, COA Waiver for driveway brick pavers

Mrs. Mayana Rice asked if the board would be interested in seeing language where sufficient screening be only related to permanent features such as walls, fences, and structures, and not landscaping feature such as trees, bushes and other foliage. The board agreed they would be interested in the idea.

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
Mr. Byrum Geisler	Aye

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 6:16 P. M.



Byrum Geisler, Chairman



Mayana Rice, Director of Community
Development