

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, September 7, 2022 – 5:15 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, September 7, 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. Betsy White
Mr. Byrum Geisler
Mr. Peyton Boyd**

Members Absent: Mrs. Kristi Hartshorn

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

- **August 3, 2022 – Regular Meeting**
- **August 9, 2022 – Special Called Meeting**

On a motion by Mr. Owens seconded by Mrs. White, the board approved the minutes for August 3, 2022, Regular Meeting as presented. (VIDEO 0:15 – 0:40)

The roll call vote was as follows:

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

On a motion by Mr. Boyd seconded by Mrs. White, the board approved the minutes for August 9, 2022, Special Called Meeting as presented. (VIDEO 0:40 – 1:14)

The roll call vote was as follows:

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

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness *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) (VIDEO 1:15 – 13:29)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mayana Rice provided the staff report

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.

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.

Violation #2: The applicant was not approved to install an awning on the South facing elevation over a door leading out onto a patio.

Violation #3: The applicant was not approved to install a substantial awning on the East facing elevation.

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 sloped 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.

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.

The HPRB should make motions that either:

1. Move to approve the alteration to the approved COAs
2. Move to require the applicant to make changes to match the approved COAs.

Mrs. Rice explains that Mr. Ayeb was not able to attend tonight's meeting.

Mr. Rick Statzer Addressed the Board.

Mr. Geisler states that he would prefer to meet with Mr. Ayeb in a special called meeting.

HPRB believes Mr. Statzer can move forward with any violations he needs to process in the meantime regarding Mr. Ayeb.

Special called meeting tentative date set for September 28, 2022.

2. Certificate of Appropriateness – *Tonya Triplett, Town of Abingdon, P.O. Box 789, Abingdon, VA.; Owner. Application for Certificate of Appropriateness for Signage. Located at 300 Green Spring Road, Abingdon, VA, 24210. Tax Map No. (021-1-4)*
(VIDEO 13:30 – 24:26)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mayana Rice provided the staff report.

Town of Abingdon - Tonya Triplett (Representative) requested approval of a Certificate of Appropriateness for signage and a decorative bicycle. The proposed signage will be similar in both design and material usage to the Abingdon Welcome Center signs at the Fields-Penn House. The decorative bicycle will be painted a dull yellow-gold color.

There is currently no sign where the proposed sign is to be located.

The proposed sign will measure 36 in. x 16 in. = 4 sq. ft. and be similar if not exact in design and material usage to the signs located at the Abingdon Welcome Center.

There is a request for a decorative bicycle will be displayed outside painted a dull yellow - golden color. The purpose of this is to be directive. Many people come to the trail visitor's center and ask, "Where do I get on the trail?" This will hopefully allow for clearer direction.

Mr. Geisler expresses his concern for setting a precedent if the board approves the decorative bicycle. He proposes placing a sign at the trailhead instead of the bike.

Mrs. Triplett explains that the bicycle would not be a permanent structure. It would just need to be tacked down using small brackets or clamps.

On a motion by Mrs. White seconded by Mr. Owens, the board approved the COA as presented with the condition the decorative bicycle have a small arrow pointing in the direction where the trail begins stating “Mile 0”.

The roll call vote was as follows:

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

3. Certificate of Appropriateness – Jeffrey E. Johnson, 102 East Main Street, Abingdon, VA 24210; Owner. Application for Certificate of Appropriateness for Exterior Changes. Located at 102 East Main Street Abingdon, VA 24210. Tax Map (012-1-102) (VIDEO 24:32 – 30:00)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabriel Cristofari provided the staff report.

Jeff Johnson (Applicant/Owner) requested approval of a Certificate of Appropriateness for exterior changes. The proposed exterior changes include:

- Seal all gaps/holes/entryways between fascia and the brick
- Repair/cover decayed roof joists that are cantilevered to eliminate entry points
- Repair/seal gable vents to prevent entry of pests (squirrels, bats, birds, etc.)

According to “Places In Time” Volume I written by Nanci C. King, the structure was built in 1871 and is known as the John W. Barr House. John W. Barr bought lot 8 (where 102 E. Main Street sits today) and lots 5 and 7 from Michael Shaver’s heirs. Michael Shaver a blacksmith and Abingdon’s only silversmith previously owned lots 5, 7, and 8. All structures built by Michael Shaver on these lots burned down in 1856.

The applicant proposed to seal all gaps/holes/entryways between fascia and the brick, repair/cover decayed roof joists that are cantilevered to eliminate entry points, and repair/seal gable vents to prevent entry of pests (squirrels, bats, birds, etc.).

All work will be essentially not seen from public view. This work could be classified as maintenance; the reason for this application is that the applicant will be requesting town tax credits and requires the HPRB review/approve of the project to be eligible for tax credits.

Mr. Johnson stated any painting needed for the project would consist of using SW 7005, a white colored paint previous approved for a previous COA. Any mortar repairs needed would consist of using a lime-based mortar, specifically serial number 150 from Lime Works that was previous approved for work concerning a previous COA for repointing.

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

The roll call vote was as follows:

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

4. Certificate of Appropriateness – Bradley Kinder, P.O. Box 426, Cedar Bluff, VA.; applicant. Application for Certificate of Appropriateness for signage. Located at 112 East Main Street, Abingdon, VA 24210. Tax Map No. (012-1-100) (VIDEO 30:02 – 32:30)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mayana Rice provided the staff report.

Bradley Kinder (Owner/Applicant) requested approval of a Certificate of Appropriateness for a sign. The sign will be located at the front of the property, measure 32 in. x 16 in., roughly 5 ft. high, and be permanently affixed to the ground. The proposed sign will be double sided and proposed to read “Healing Waters Counseling Center”.

There is currently no sign where the proposed sign is to be located. The applicant had asked for a larger sign and were told that they needed to remain within the current standards.

Upon further discussion with the applicant on site on May 19, 2022 the applicant intends on illuminating the sign. The applicant has already run water and electrical lines out to the area in the front yard of the property. The proposed sign will be directly over the outlet if not close nearby. The lines are underground and cannot be seen from the right of way.

Section 23-A of the Design Review Guidelines states,

i. Lighting should be concealed and should not use visible bulbs, flashing lights or luminous paints. Spot or up-lit lighting for signs is recommended, but they should not be backlit or internally lit.

The proposed freestanding sign will be located at the front of the property, measure 32 in. x 16 in. = 3.6 sq. ft., be roughly 5 ft. high, and affixed permanently to the ground.

The proposed sign will be double sided and will read “Healing Waters Counseling Center”, be constructed of high-density urethane (HDU), the lettering and design will slightly protrude from the face of the sign and be painted white. The background will be painted a navy blue color, an interior border will be painted gold, and the outer border will be painted a bluish teal color.

Supporting the sign will be two wooden 6 in. x 6 in. or 8 in. x 8 in., posts painted white on either side of the proposed sign.

Jeff Easterling addressed the board.

He states that the sign falls within the 4 square feet standard for all OH signs.

The material of the sign will be wood based.

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

The roll call vote was as follows:

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

5. Certificate of Appropriateness – 201 E Main LLC, P.O. Box 623 Marion, VA, 24354; Owner. Nathan Berg, Summers Roof Cellar LLC, 190 East Main Street Abingdon, VA, 24210; Representative. Application for Certificate of Appropriateness for Signage. Located at 102 Court Street Abingdon, VA, 24210. Tax Map No. (013-1-64) (VIDEO 32:32 – 38:15)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mayana Rice provided the staff report.

Nathan Berg of Wallberg Construction, LLC (Applicant) requested approval of a Certificate of Appropriateness for signage. The proposed signage is a cast bronze plaque on the building and a projecting sign. There will be tenant identification signage inside the building that will be visible in the lobby for patrons.

There is currently no sign where the proposed sign is to be located.

The proposed wall signage will be a cast bronze plaque with a duranodic background attached directly to the face of the corner brick pilaster, located on the West elevation fronting Court Street. The proposed sign will measure 1 sq. ft. which is allowed. Restaurants are actually allowed a larger square footage for signage if desired. However, the applicants indicated that the primary purpose is to highlight the doorway to the lower level restaurant space.

Also proposed is a projecting sign. This sign will be no larger than the allowed 4 square feet. This will be attached to the building on the Main Street side of the building via a projecting arm. This sign is to allow pedestrians to visually identify the location of the building as they approach from either the east or western directions.

The sign was proposed to be duranodic an Alcoa trade name for an electrochemical treatment to aluminum that results in the development of color while protecting against oxidation.

Mr. Nathan Berg addressed the board.

He states that the Summers Roof and Cellar sign will be an aluminum clad sign with a polymer core. The aluminum will be coated with a material that will prevent any rust or deterioration.

The Plaque will be made of brass.

The bottom of the projecting wall sign will be approximately 7 ft. high from the ground.

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

The roll call vote was as follows:

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

6. Certificate of Appropriateness – Medstream Properties LLC, 76 Peachtree Road Suite 300 Asheville, NC, 28803; Owner. Nathan Berg, Wallberg LLC, 174 East Main Street Abingdon, VA, 24210; Representative. Application for Certificate of Appropriateness for Signage. Located at 174 East Main Street Abingdon, VA 24210. Tax Map No. (013-1-109) (VIDEO 38:20 – 40:44)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mayana Rice provided the staff report.

Nathan Berg of Wallberg Construction, LLC (Applicant) requested approval of a Certificate of Appropriateness for a sign. The proposed signage is a cast bronze plaque.

There is currently no sign where the proposed sign is to be located.

The proposed signage will be a cast bronze plaque with a duranodic background attached directly to the face of a stone pilaster, located on the North elevation fronting E. Main Street. The proposed sign will measure 18" x 18" = 3 sq. ft.

Duranodic is an Alcoa trade name for an electrochemical treatment to aluminum that results in the development of color while protecting against oxidation.

Mr. Berg states the sign will be slightly lower than what the model provided shows.

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. Betsy White	Aye
Mr. Byrum Geisler	Aye
Mr. Peyton Boyd	Aye

7. Certificate of Appropriateness – Grace & Henry McCarthy, 855 Sedgefield Street Durham, NC 27705; Owner. Application for Certificate of Appropriateness for Exterior Changes. Located at 315 Valley Street NE Abingdon, VA, 24210. Tax Map No. (013-1-23) (VIDEO 41:20 – 59:45)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabe Cristofari provided the staff report.

Grace & Henry McCarthy (Applicant/Owner) requested approval of a Certificate of Appropriateness for exterior changes and landscape features. The proposed exterior changes and landscape features include:

- Replacement of existing corrugated metal roof painted dark green with a metal standing seam roof with striations/ribs painted dark green
- Replacement of existing metal painted white half round gutters and round downspouts with k-style gutters and rectangular downspouts
- Concrete walkway
- New retaining wall constructed of grey stone pavers

According to “Places In Time” Volume I written by Nanci C. King, the building was built in the early to mid-1800s and is known as the Jacob Clark House. William Jones built an addition onto the western part of the structure in 1840. However, the land card states the structure dates back to 1900.

The applicant is proposing to install k-style gutters with rectangular downspouts.

Currently the structure has metal half round gutters and round downspouts painted white. Much of the current guttering was installed by the previous owner and was done inappropriately, causing water damage to other exterior components of the structure.

Several sections of guttering are missing and the downspouts are either not properly attached to the structure, or sections of the downspout are missing. In a few sections of the

guttering, a makeshift hole was cut to attach what appears to be a modern decorative rainwater-catching devices.

The applicant found a k-style downspout in the ground on the eastside of the structure at the Intersection (T), but upon investigation during a site visit staff found the downspout in the ground to be plastic and not original or historic.

Given the approximate age of construction being late 1820s-1900, it is highly likely this structure originally had half round gutters and round downspouts.

The following Design Guidelines explain the appropriate type of gutters and their installation:

- b. When installed, gutters and downspouts should not result in the removal of existing eave features and should be located away from significant architectural features of the associated building. Gutter straps should be nailed under and not on top of the roofing material.*

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

- e. Hang-on type gutters and downspouts should be of painted metal or copper. Gutters should be half-round rather than "K" or ogee unless evidence indicates that "K" or Ogee is appropriate to the period, comparable style and age of structure. Downspouts should be round in cross section.*

Modern decorative rainwater-catching devices appeared to have replaced appropriate downspouts.

Missing section of guttering along 2nd story eave on South facing elevation. One of many sections missing guttering.

The applicant is proposing to construct a new retaining wall of grey stone pavers three blocks high. Each block measures 11.63 inches long, 6.75 inches wide, and 4 inches high.

The proposed grey stone paver retaining wall will be three blocks high according to the dimensions provided and stand 1 foot tall. The proposed stone paver retaining wall will be located at the back of the property close to the back door found on the westside of the structure.

The following Design Guidelines explain the appropriate types of new construction retaining walls:

- a. *Retaining walls of new construction should be of smoothed concrete or in stone designs such as cut stone, random rubble, coursed rubble or cobblestones. Retaining walls of brick are less appropriate but may in some instances be constructed.*
- b. *Retaining walls of timbers, or railroad ties are not permitted. Retaining walls of artificial stone should not be constructed at the front of buildings. **Retaining walls not exceeding three feet in height may be constructed of artificial stone in the rear of buildings.***

There is an existing retaining wall made of poured concrete blocks made to appear as stone fronting E. Valley Street. The existing poured concrete block retaining wall is as high as the existing concrete stairs found directly off E. Valley Street. The existing retaining wall does not continue towards the back of the property.

The applicant is proposing to replace the existing corrugated metal roof with a type of metal standing seam roof with striations/ribs prefinished in Hunter Green.

Staff could not find any additional photos than the one located in “Places In Time” Volume I.

The following Design Guidelines explains the specifics concerning what roof sheathing materials are appropriate verses not appropriate:

Roofs should be retained, with original features such as cresting, chimneys, finials and cupolas, and, if possible with original roof materials such as metal shingles or standing seam metal sheet roofing. “R-type” profile metal roofing is not permitted. “5-V” profile metal roofing may be allowed only if the owner establishes that the original roofing was “5-V”. Buildings may be reroofed with similar substitute materials such as fiberglass reinforced asphalt shingles if the original materials are no longer present.

The applicant is proposing to pour a concrete walkway.

Staff found the previous existing walkway was concrete. Much of the walkway leading to both the front porch and back door on the West side of the structure was in very poor condition. This replacement is a near like for like replacement.

On a motion by Mrs. White seconded by Mr. Ownes, the board approved the COA as presented with the conditions, roof sheathing to be true standing seam with no striations or ribs between seams painted with color presented (Hunter Green). A sample of the roofing must be turned into staff for review before roofing can be installed. Half round gutters and round downspouts painted color as presented (White).

The roll call vote was as follows:

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

8. Certificate of Appropriateness – *David Dalton, 2933 Heathmoor Lane Charlotte, NC 28231; Owner. Steven Kasay, Kasay Construction, 11111 Treynorth Drive Cornelius, NC, 28031; Representative. Application for Certificate of Appropriateness for Exterior Changes. Located at 108 Court Street Abingdon, VA 24210. Tax Map No. (013-1-63)*
(VIDEO 59:46 – 1:10:30)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabe Cristofari provided the staff report.

David Dalton (Applicant/Owner) and Steven Kasay of Kasay Construction (Representative) requested approval of a Certificate of Appropriateness for exterior changes. The proposed exterior changes include:

- Replacement of existing metal standing seam roof painted black with a new 16" 24 gauge metal standing seam roof painted black
- Replacement of existing metal half round gutters with new 5" half round gutters to be painted either white or black
- Repaint front entry door to match existing
- Repaint front windows and shutters to match existing

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 5" half round aluminum gutters to be painted white or black and a 4" 24 gauge pre-fin kynar steel color round downspout.

Currently the structure has metal k-style gutters painted white and a round downspout traveling down the structure’s face and across the face of 112 and 114 Court Street, emptying into Plumb Alley. Given the date of construction it is probably safe to assume the existing k-style gutters were installed sometime in the mid-1900s, replacing what was originally metal half-round gutters.

Mr. Steven Kasay addressed the board.

Mr. Kasay states that all renovations will be like for like replacements.

Mr. Kasay states that the downspouts will be made to come straight down from the top of the building instead of going across the neighboring building.

On a motion by Mr. Owens seconded by Mrs. White, the board approved the application as presented with the conditions, downspouts to be located on downhill and uphill sides of the primary elevation. Downspouts to run straight down face of structure, go underneath sidewalk, and empty out into street drain. HPRB suggested black downspouts and white guttering would be best, but left final decision to applicant's discretion. Remove existing downspout running across face of 112 and 114 Court Street.

The roll call vote was as follows:

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

F. PUBLIC COMMENTS - None

G. BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 1:10:54 – 1:23:30)

1. 212 W. Valley Street Retaining Wall Color

Gabe Cristofari informed the board Mr. Smith called and asked with painting the retaining wall fronting Plumb Alley white would be allowed to match the trim of the structure. Mr. Smith's previous COA approval stated the retaining would be painted a natural stucco color.

On a motion by Mrs. White seconded by Mr. Owens, the board approved the amendment for the retaining wall to be painted white matching the structure's wooden trim.

The roll call vote was as follows:

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

2. 228 W Valley Street Memo COA Extension 9/1/2022-9/1/2023

3. 112 E. Main Street COA Waiver for trim color, window shutter color, and landscaping.

4. Mr. Peyton Boyd raises a question regarding a house in the OH district that wishes to paint the trim on the front of their house a different color. Located at 127 East Main Street, the owners wish to paint the trim on the front of the house to match the color of the windows in the rear of the house. The color of the windows has already been approved by HPRB

- which is why Mr. Boyd is inquiring about a COA Waiver on behalf of the owners.
5. Mr. Geisler closes the meeting by reading a note sent by Mr. Rick Humphries regarding the town's historic preservation event held in August.

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. Betsy White	Aye
Mr. Byrum Geisler	Aye
Mr. Peyton Boyd	Aye

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 6:43 P. M.

Byrum Geisler, Chairman

Mayana Rice, Director of Community Development

which is why Mr. Boyd is inquiring about a COA Waiver on behalf of the owners.

5. Mr. Geisler closes the meeting by reading a note sent by Mr. Rick Humphries regarding the town's historic preservation event held in August.

H. ADJOURNMENT

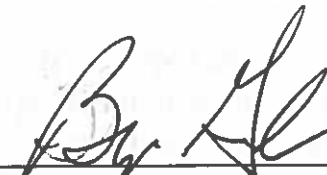
On Motion by Mrs. White, seconded by Mrs. Hartshorn, for the board to adjourn the meeting.

The roll call vote was as follows:

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

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 6:43 P. M.



Byrum Geisler, Chairman



Mayana Rice, Director of Community Development