

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

A regular meeting of the Historic Preservation Review Board was held on Wednesday, December 7, 2022, at 5:15 pm in the Council Chambers in the Municipal Building.

A. WELCOME by – **Mr. Byrum Geisler**

B. ROLL CALL – **Mr. Gabriel Cristofari, Senior Planner/GIS Specialist**

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, Assistant Town Manager
Mr. Gabe Cristofari, Senior Planner/GIS Specialist
Mr. Nick Howard, Planning Tech**

C. APPROVAL OF MINUTES

➤ **November 2, 2022, Regular Meeting**

C. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – *Derek Webb; 147 Valley Street NE, Abingdon, VA 24210. Owner. Application for Tax Abatement. Located at 147 E Main Street, Abingdon, VA 24210. Tax Map ID (012-1-43) (VIDEO 7:20 – 8:26)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabe Cristofari provided the staff report.

Derek H. Webb (Owner) are requesting a Certificate of Appropriateness for Tax Abatement for roof replacement.

The applicants received COA approval in June 2022.

Now they are requesting the Tax Abatement COA approval allowed per Section 66-71 of the Town of Abingdon, VA. Upon approval by the HPRB the request will be submitted to the Town Manager.

Staff recommends approval of the request for Tax Abatement per our analysis of the receipts. The maximum allowed tax abatement is \$25,000.

On a motion by Mrs. Hartshorn, seconded by Mr. Boyd, the HPRB voted to approve the Tax Abatement 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 – *Bradley Kinder; 112 E Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Handicap Access Ramp Railing. Located at 112 E Main Street, Abingdon, VA 24210. Tax Map ID (012-1-100)***
(VIDEO 8:45 – 16:35)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabe Cristofari provided the staff report.

Bradley Kinder (Applicant/Owner) has requested approval of a Certificate of Appropriateness for a handicap access ramp railing. 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).

October 5, 2022 Meeting Approval:

Applicant Request: 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”.

HPRB Decision: Straight in handicap accessibility with the options to either have no handrails if the grading is appropriate, or return with a sample of the handrail if required.

October 2022 Special Called Meeting Approval:

Applicant Request: 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".

HPRB Decision: A straight in brick walkway laid in a herringbone pattern using bricks termed "Abingdon Blend" leading from the Town sidewalk to the front door of the structure as presented. No part of the wooden porch structure should be altered.

The applicant is proposing a wrought iron railing prefinished black. The railing will be 42 in. (3.5 ft.) tall. There will be four 1 in. x 1 in. square wrought iron posts prefinished black on either side of the walkway spaced 6 ft. apart, centered on the soldier course of brick on the left and right side of the walkway. A twisted wrought iron bar prefinished black will run horizontally from one square post to the next acting as the horizontal brace. The top rail will consist of a 2 in. flat wrought iron bar prefinished black. The handrail be curved to match the curvature of the brick walkway, and will extend from 6 inches off town sidewalk to 6 inches away from front porch's wooden post.

The applicant has mentioned to staff the railing proposed was modeled after the one seen at St. Thomas Episcopal Church located at 124 E. Main Street, Abingdon. The church is less than a block away from the 112 E. Main Street.

Mr. Jeff Easterling (Representative) addresses the board.

Mr. Easterling states that the handrail will have twisted metal coming up from the ground, with a flat, smooth finish on the horizontal portion of the rail. His goal is for the rail to look very similar to the handrails located at the nearby church.

Mr. Boyd raises a question regarding the proposed height of the handrail.

Mr. Easterling states that he will ensure the handrail is compliant with ADA guidelines regarding the height of the handrail.

On a motion by Mr. Owens, seconded by Mrs. Hartshorn, the board voted to approve the handrail as presented, as long as its dimensions are ADA compliant.

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 – *The Nature Conservancy; 146 E Main Street, Abingdon, VA 24210. Owner. Matthew Bundy; 190 E Main Street, Abingdon, VA 24210. Representative. Certificate of Appropriateness for Basement Window Replacement and Widening of Opening. Tax Map ID (013-1-116) (VIDEO 17:11 – 29:42)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabe Cristofari provided the staff report.

The Nature Conservancy (Applicant/Owner) and Matthew Bundy (Representative) has requested approval of a Certificate of Appropriateness to replace the existing basement level windows and widen the window opening. The property is located on 146 E. Main Street (Parcel 013-1-116). The property is within the Old and Historic Zoning District (Sub-District 3).

There are currently three basement level windows seen from both E. Main Street and Troopers Alley. Two are located on the west side of the structure, the remaining one is located on the east side. They appear to be from a different building campaign than the other windows seen on the upper floors.

According to “Places In Time Volume II” this is the second structure to be built on this lot. St. Thomas Episcopal Church built the current structure in 1908, and was used as a rectory until 1942. Since that time, numerous individuals have owned the structure.

The applicant is proposing to replace the existing one-over-one basement windows with three one-over-one Anderson 400 Series double hung sash windows and expand the openings. The frame and panel will be wooden and painted white. Over the windows a full aluminum screen prefinished white will be set into the expanded opening. The existing windows measure 2'-6 x 4'-5.

Upon visiting, the structure appears to have gone through numerous building campaigns involving windows. Above the existing basement level windows there is a rectangular wooden panel, suggesting the windows were taller at one point in the past. The larger window surround is wooden and painted white. The existing smaller window surround is vinyl and prefinished a cream color. The window glass is thick but not wavy. Aluminum screens are set into the existing smaller window opening.

The picture seen on page 15, item 19 in “Places In Time Volume II” shows similar one-over-one windows seen during the site visit. No further historical documentation could be found.

Mr. Matt Bundy (Representative) addressed the board.

HPRB asks if any other exterior work will need to be done during the process of replacing the windows.

Mr. Bundy states that there will not be any additional exterior work done during this process.

He states that the new windows are about ten inches wider than the current windows. This will require cutting of the wall to make room for the new windows.

On a motion by Mr. Owens, seconded by Mr. Boyd, the HPRB 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

F. PUBLIC COMMENTS - None

G. BUSINESS/MATTERS NOT ON THE AGENDA

- **Discuss Annual Letter for OH Property Owners**
- **Discussion with DHR Representative Michael Pulice**

DHR Representative Michael Pulice spoke to the HPRB regarding National Historic Landmarks, National Register of Historic Places, Virginia Landmarks Register, and Local Historic Districts. He elaborated on tax credits, loans and other resources that may be available to the town through DHR. Mr. Pulice also discussed the town's options for expanding the historic district and the benefits of doing so.

H. ADJOURNMENT

On Motion by Mrs. Hartshorn, seconded by Mrs. White, the board voted 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 6:56 P. M.

_____ **Byrum Geisler, Chairman**

_____ **Gabriel Cristofari, Senior Planner/GIS
Specialist**

Meeting adjourned at 6:56 P. M.



Byrum Geisler, Chairman



Gabriel Cristofari, Senior Planner/GIS

Specialist