

**TOWN OF ABINGDON  
HISTORIC PRESERVATION REVIEW BOARD  
SPECIAL CALLED MEETING  
WEDNESDAY, JANUARY 18, 2023 – 5:15 P.M.  
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, January 18, 2023, 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. Dwayne Anderson  
Mr. Byrum Geisler  
Mr. Peyton Boyd  
Mrs. Betsy White**

**Members Absent:                      Mrs. Kristi Hartshorn**

**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. CERTIFICATE OF APPROPRIATENESS**

**1. Certificate of Appropriateness – *Abdelbasset Ayeb, 134 Wall Street, Abingdon, VA.; Owner. Application for Certificate of Appropriateness for a 10 ft. x 20 ft. shed placed at the rear of the property, and an awning installed to the front of the structure. Located at 134 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-16) (VIDEO 3:39 – 21:15)***

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Gabe Cristofari provided the staff report.

Abdelbasset Ayeab (Owner/Applicant) has requested approval of a Certificate of Appropriateness for a 10 ft. x 20 ft. shed located at the back of the property, and a 21 ft. awning with a 4 ft. depth. The property is located at 134 Wall Street (Parcel 019-2-16). The property is within the Old and Historic Zoning District (Sub-District 3).

The current structure located at 134 Wall Street is the second iteration to be constructed on this piece of land. The first structures being a store building and a small office were built in 1885, by proprietors Broyles and Jones. These structures were later torn down and replaced in the 1920s. In 1922, I.B. Wells built the current structure for the West End Barbershop and Billiard Parlor, A.H. Sprinkle was the proprietor. Since then the structure has had numerous owners and served Abingdon in a variety of ways including a bus station, taxi stand, a local art exhibit space, and restaurant.

The applicant was approved for numerous COA projects in the past few years. In December of 2022, a compliance case was opened due to previous COA violations. The compliance case was closed in January 2023 and all previous COA violations have been removed or corrected.

The applicant is proposing a 10 ft. x 20 ft. shed. The style of the shed is termed “lofted barn” according to the shed specs, with a 3-tab asphalt shingle roof, and LP SmartSide siding. The asphalt shingles will be a charcoal color, with both the trim and siding painted white. The existing structure on the property is stucco white. The sidewall height of the shed will measure 6 ft. tall, meaning the entire shed will stand over 6 ft. tall from the bottom of the shed to the top of the roof. The shed is a prebuilt structure and will be moved into the OH District and placed at the rear of the property. The shed would be highly visible from both Remsburg Drive and Piggly Wiggly Alley. There is an existing fence running along Remsburg Drive from the southeast corner of the existing structure to the back of the property where Piggly Wiggly Alley is. The existing fence stands at roughly 6 ft. tall, and would not shield the roof and possibly an upper portion of the wall.

The awning is proposed to be attached to the primary or West facing elevation using bolts and anchors. The awning will measure 21 ft. long with a depth of 4 ft., and a total height of 28 in. The awning will have a metal frame overlaid with black cloth. On the side of the awning facing W. Main Street, the word “PIZZA” in white lettering will be attached to the black cloth awning. The lettering for the word “PIZZA” will be 7.5 in. x 2 ft. = 1.25 sq. ft.

Mr. Ayeab states that he is requesting that the awning span across the entire width of the front of the building (about 27 feet). This differs from the 21 feet awning he requested on the application.

**On a motion by Mrs. White, seconded by Mr. Anderson, the HPRB voted to approve the Certificate of Appropriateness in two part. The shed to be approved as presented (10ft x 20ft, white in color, black asphalt shingles). The front awning was approved as presented, with the exception the front awning be 27 ft. to match the overall width of the structure. The wording “PIZZA” be on the side of the awning as presented, and no wording “ITALIAN”.**

**The roll call vote was as follows:**

<b>Mr. Peyton Boyd</b>	<b>Abstain</b>
<b>Mr. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**Mr. Dwayne Anderson      Aye**

- 2. Certificate of Appropriateness –Kenton Thompson, 301 Valley Street, NE, Abingdon, VA.; Owner. Application for Certificate of Appropriateness for two single car width steel garage doors prefinished to appear wooden. Located at 301 Valley Street, NE, Abingdon, VA 24210. Tax Map No. (013-1-21) (VIDEO 21:19 – 29:22)**

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Staff report provided by Gabriel Cristofari.

Kenton Thompson (Owner) has requested approval of a Certificate of Appropriateness for two single car width metal roll-up garage doors prefinished to appear wooden. The property is located on 301 E. Valley Street (Parcel 013-1-21). The property is within the Old and Historic Zoning District (Sub-District 2).

March 2, 2022: Kenton Thompson (Owner) and Matthew Bundy (Representative) requested approval of a Certificate of Appropriateness for a newly constructed garage, a front porch extension connecting the garage to the existing building and an attic buildout to the existing building. The newly constructed garage will be clad in 'LP' engineered Dutch style lap siding to match existing, and will be painted Sherwin Williams SW632 'Misty'. Trim and accents will be painted Sherwin Williams SW7005 'Pure White'. The new garage door will be aluminum and painted to match the trim.

The newly constructed garage will be set back into the property and vehicle access to the new construction will be located on Tanner Street. The extension of the front porch will connect the existing building to the newly constructed garage. An attic buildout will enlarge the existing small space in the attic to a larger space. Currently the windows on the attic level are too small for a human to get out of, meaning there is no form of egress of attic level currently.

Per the drawings submitted by the applicant the roof for the new construction, garage and porch will have a new standing seam metal roof to match existing. The new porch will have decorative column wraps to match existing. A new 36-inch railing to match existing. The garage's new door facing Valley Street will match the existing front door in style and finish. Siding, trim, and accents to be 'LP' engineered material. Siding is Dutch style lap siding to match existing siding. Garage door will be aluminum and painted to match trim color.

- Siding color matching existing is: Sherwin Williams 6232 'Misty'.
- Accent and trim color matching existing is: Sherwin Williams 7005 'Pure White'.

In the design guidelines garage doors made of vinyl, aluminum or steel should not be used. Wood paneled overhead roll-up doors are appropriate for new garages.

HPRB Decision: COA Application was approved with the following conditions:

1. Only the two attic level windows on the South facing elevation may be converted to the proposed larger window for egress purposes.
2. The new windows must match in material to the old windows. New windows must be wooden.

3. Garage doors for vehicles must be a wooden paneled overhead roll-up door and be a single car width.

April 20, 2022: Kenton Thompson (Owner) and Matthew Bundy (Representative) requested approval of a Certificate of Appropriateness for a new brick chimney penetrating the current standing seam metal roof. The new chimney will be constructed of Virginia Highland bricks laid in a running bond as a veneer.

On March 2, 2022 the applicant was approved for two wooden windows on the primary elevation matching the windows on the 1<sup>st</sup> and 2<sup>nd</sup> floor for egress purposes, due to an attic build out expanding the living footprint of the attic. Also a new garage and the expansion of the porch with all accompanying architectural features connecting the newly constructed garage to the primary structure was approved.

The proposed new chimney will be at the same height as the current chimney and per the drawings submitted, be hidden from public view when looking at the building head on from E. Valley Street (South Elevation). The proposed chimney would be prominently visible from the West, North, and East, Elevations. The proposed chimney is to disguise a roof penetration needed to accommodate a new elevator to be installed in the building. The applicant stated in correspondence with staff that the building originally had two chimneys. A previous owner removed one-chimney years ago, when the fireplaces and an interior wall removed on the first floor. Upon looking into the historic background of the building, I can confirm the building did have two chimneys at one point as seen in "Places In Time Volume II" by Nanci C. King. However, the proposed chimney appears to be larger in massing than the removed and existing chimney and is not located in the same location the previously removed chimney was. A concern staff has is how much of the existing roofing will need to be removed to accommodate for this change, per sections 29A and 29C of the design guidelines. Other sections of the design review guidelines such as 3C states when rebuilding, in whole or in part, is the only option, it should be done to match the original chimney design, and 37C states new dormers, roof decks, balconies or other additions should not be introduced on the front of buildings. However, additions of this type may be added to the roof on the rear or sides if they will not be prominently in the public view. Virginia Highland brick appears to match closely if not exactly to the brick used for the current chimney. The applicant has stated in correspondence with staff they are trying to match the brick and mortar for the proposed chimney to the existing as close as possible with materials available.

HPRB Decision: COA Application was approved with the following condition:

1. The height of the proposed faux chimney be decreased 12 inches and the faux chimney mirror the same detail in the existing chimney to the proposed faux chimney.

January 4, 2023: Mr. Thompson appeared before the HPRB to discuss the possibility of installing two single car width metal roll-up garage doors prefinished to appear wooden, instead of wooden garage doors due to an apparent lack of wooden garage doors available on the market.

HPRB Decision: HPRB directed Mr. Thompson to submit materials in for review at the next regularly scheduled HPRB Meeting.

The applicant is proposing to install two single car width roll-up doors. The proposed doors will be metal prefinished to appear as wood, with recessed panels and two horizontal rectangular windows at the top of the door.

The previous approval (March 2022) was to have two single car width wooden roll-up garage doors painted to match the trim. The approved painted color was Sherwin Williams SW7005 'Pure White'.

In the design guidelines garage doors made of vinyl, aluminum or steel should not be used. Wood paneled overhead roll-up doors are appropriate for new garages.

The board states that it will leave the color of the garage doors up to the homeowner. Mr. Thompson states that he will plan to paint the garage doors white.

**On a motion by Mrs. White, seconded by Mr. Boyd, the HPRB voted to approve the garage doors as presented, and to be painted white in color.**

**The roll call vote was as follows:**

<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mr. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mr. Dwayne Anderson</b>	<b>Aye</b>

**F. PUBLIC COMMENTS - None**

**G. BUSINESS/MATTERS NOT ON THE AGENDA**

- **Courthouse Cupola Lights**

**H. ADJOURNMENT**

**On Motion by Mr. Boyd, seconded by Mr. Anderson, the board voted to adjourn the meeting.**

**The roll call vote was as follows:**

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>

**Mr. Geisler declared the meeting adjourned.**

**Meeting adjourned at 5:50 P. M.**

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**Byrum Geisler, Chairman**

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

In the design guidelines garage doors made of vinyl, aluminum or steel should not be used. Wood paneled overhead roll-up doors are appropriate for new garages.

The board states that it will leave the color of the garage doors up to the homeowner. Mr. Thompson states that he will plan to paint the garage doors white.

**On a motion by Mrs. White, seconded by Mr. Boyd, the HPRB voted to approve the garage doors as presented, and to be painted white in color.**

**The roll call vote was as follows:**

<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mr. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mr. Dwayne Anderson</b>	<b>Aye</b>

**F. PUBLIC COMMENTS - None**

**G. BUSINESS/MATTERS NOT ON THE AGENDA**

- **Courthouse Cupola Lights**

**H. ADJOURNMENT**

**On Motion by Mr. Boyd, seconded by Mr. Anderson, the board voted to adjourn the meeting.**

**The roll call vote was as follows:**

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>

**Mr. Geisler declared the meeting adjourned.**

**Meeting adjourned at 5:50 P. M.**

  
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**Byrum Geisler, Chairman**

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