

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

A regular meeting of the Historic Preservation Review Board was held on Wednesday, February 15, 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**

Members of the Board Present: **Mrs. Kristi Hartshorn**
 Mr. Byrum Geisler
 Mrs. Betsy White
 Mr. Peyton Boyd

Members Absent: Mr. Dwayne Anderson

Comprising a quorum of the Board – Yes

Administrative Town Staff: Mrs. Mayana Rice, Assistant Town Manager
 Mr. Gabriel Cristofari, Senior Planner/GIS
 Mr. Nick Howard, Planning Tech

C. CERTIFICATE OF APPROPRIATENESS

1. *Certificate of Appropriateness – Derek H. Webb, 147 Valley Street NE, Abingdon, VA.; applicant. Application for Certificate of Appropriateness for a two story rear addition. Located at 147 Valley Street NE, Abingdon, VA 24210. Tax Map No. (012-1-43)*

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

Mr. Cristofari provided the staff report.

Derek H. Webb (Applicant/Owner) has requested approval of a Certificate of Appropriateness for a two-story frame addition located at the rear of the existing structure. The property is located on 147 Valley Street NE (Parcel 012-1-43). The property is within the Old and Historic Zoning District (Sub-District 2).

According to “Places In Time Volume II” written by Nanci C. King, the building was built in 1909 and is known as the Judge Reuben M. Paige House.

June 1, 2022 Regular Meeting: HPRB approved a roof replacement where the existing Victorian pressed metal shingle (Horseshoe Stamp) roof was replaced with a prefinished black standing seam metal roof.

July 6, 2022 Regular Meeting: HPRB approved the COA as presented. Designs/drawings for the garage would be presented at a future meeting.

- Requested to repaint and repair specific sections of the soffit on both the main building and front porch.
- Proposed a rear access driveway.
- The proposed rear yard fence (wood painted white) was eligible for a waiver because it would be shielded by landscaping, or unseen from any vantage point on E. Valley Street. At this time there is a fence on the side of the house that is temporary until the construction is complete and the fence in the rear can be built.
- Proposed a second story addition on the rear of the structure. There will be very limited visibility of this addition from a public right of way. The addition was identified as mimicking the first floor porch in size and design.
- Proposed a garage located in the rear of the property. Mr. Webb stated he would bring back designs/drawings for the garage when the time comes to undertake the construction of the structure.
- Proposed to repair and replace the damaged front porch decking boards and stairs leading to the elevated front porch. The porch stairs and decking boards are wooden.
- Proposed to repair in kind the existing concrete retaining wall and stairs fronting E. Valley Street.
- Proposed to strip and repaint the existing wooden louvered window shutters black (Black Magic).
- Proposed to remove the overgrown shrubs located at the front of the property is eligible for a waiver.

The HPRB granted the requests by the applicant.

However, the rear addition that was proposed to mimic the first floor porch is no longer doing that in the current design. While it is an extremely minimal portion that is visible from Valley Street, it does require the HPRB to review their previous approval as void and conduct a current analysis of the new COA.

The applicant is proposing a two-story frame addition onto the rear of the existing brick structure laid in a running bond pattern. Foundation for the two-story rear addition will consist of 8 in. exposed CMU. Sheathing for the frame structure will consist of LP SmartSide 6 in. lap siding painted white. All trim architectural features will be painted white to match existing. A plain 5 ½ in. wide frieze will run along the additions fascia matching the back or North elevation of the existing structure, and a standing seam metal roof prefinished black with k-style gutters with round downspouts will match existing.

In total, there will be nine one-over-one single hung sash windows and a modern door associated with the rear addition. Based on the last discussion with the applicant, the proposed windows will be vinyl. The configuration of the windows and door are such:

West Elevation: Three narrower one-over-one single hung sash windows will be centered on the first floor level, and a one-over-one single hung sash window will be centered on the second floor level directly above the first floor level window. The West elevation is the only visible elevation of the addition seen from a public right of way.

East Elevation: A modern door centered on the first floor level leading out into the back yard. A one-over-one single hung sash window centered on the second floor level directly above the modern door. A landing will be located directly outside the modern door. Staff has concluded based on site visits the East elevation cannot be seen from a public right of way.

North Elevation. Two one-over-one single hung sash windows will be evenly spaced on the first floor level, and two one-over-one single hung sash windows will be evenly spaced on the second floor level directly above the windows located on the first floor level. Staff has concluded based on site visits the North elevation cannot be seen from a public right of way.

There is an existing one-story frame enclosed porch/sunroom located at the proposed location of the two-story frame addition. Wooden panels painted white, and a reddish tinted metal low sloped roof make up the envelop of the one-story structure. Three pane by three pane casement windows create a central horizontal band running along the East, North, and West facing elevations of the framed enclosure. Centered on the North facing elevation wooden and a screen door painted white. It is staff's opinion this enclosure is not original to the structure.

Architectural features matching the existing structure include the prefinished black standing seam metal roof, the k-style gutters with rectangular downspouts, all trim architectural features painted white and the plain 5 ½ in. wide frieze running along the additions fascia matching the back or North elevation of the existing structure. LP SmartSide 6 in. lap siding painted white is an appropriate material, and a type design seen throughout the Old & Historic District where a wooden clapboard addition is attached to the rear of an existing brick structure.

However, the addition will require the removal of three wooden windows located on the North elevation. Two of the three windows to be removed are double hung sash, the top sash is three-over-two and the bottom sash is one singular square pane. This type window configuration matches what is seen throughout the exterior of the existing structure. The third window located on the second floor level is a smaller window with a screen attached. The addition's proposed roof would connect into the existing roofline, altering the roofline. Overall, the proposed window openings will line up and match the existing window openings as seen on 2/7/2023. The existing window openings will be converted to transitional points between the existing structure and proposed rear addition.

Foundation for the two-story rear addition will consist of 8 in. exposed CMU. According to the Design Review Guidelines, exposed CMU is not appropriate but should be finished with stucco or other finishes providing a textured surface.

Additionally wood construction is preferred for windows, the use of vinyl clad or aluminum-clad windows is acceptable so long as their dimensions are compatible with historic window openings.

Mr. Webb stated that he plans to place brick over the 8 inch exposed CMU on the foundation of the addition. He believes this section will not be visible from the public right of way and would be covered with landscaping. The board suggests using stucco for this section instead of brick.

Mr. Webb stated that his plan is to either keep the fence in its current location or to move it back a few feet towards the rear of the house to serve as a barrier for his dog.

On a motion by Mrs. White, seconded by Mrs. Hartshorn, the HPRB voted to approve the fence at its present location, or further back, and to be painted or stained white.

The roll call vote was as follows:

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

On a motion by Mrs. Hartshorn, seconded by Mr. Boyd, the board voted to approve the two-story frame rear addition as presented with either a grey or earth tone stucco finish applied to the CMU foundation, k-style guttering with round downspouts, and wooden windows clad in vinyl with simulated lights with mutins on the outside of the window panes.

The roll call vote was as follows:

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

- Discussion concerning meeting start time changing from 5:15 to 5:30**

The HPRB decided to move their meeting time to 5:30 instead of 5:15 from now on.

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:

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

Mr. Geisler declared the meeting adjourned.

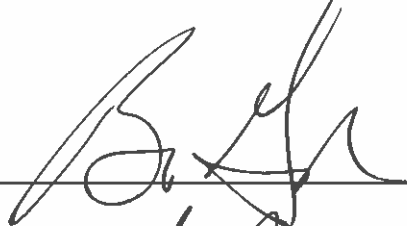
Meeting adjourned at 5:50 P. M.

_____ **Byrum Geisler, Chairman**

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

Mr. Geisler declared the meeting adjourned.

Meeting adjourned at 5:50 P. M.



Byrum Geisler, Chairman



Gabriel Cristofari, Senior Planner/GIS Specialist