

**TOWN OF ABINGDON  
HISTORIC PRESERVATION REVIEW BOARD  
REGULAR MEETING  
WEDNESDAY, APRIL 5, 2023 – 5:30 P.M.  
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, April 5, 2023 at 5:30 pm in the Council Chambers in the Municipal Building.

**A. WELCOME BY– Mrs. Betsy White**

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

Members of the Board Present:      **Mr. Dwayne Anderson  
Mr. Peyton Boyd  
Mr. Brooke Bunn  
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. Gabriel Cristofari, Senior Planner/GIS  
Mr. Nick Howard, Planning Tech**

**C. APPROVAL OF MINUTES**

➤ **March 1, 2023 – Regular Meeting**

**On a motion by Mr. Boyd, seconded by Mr. Anderson, the HPRB voted to approve the minutes as presented.**

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mr. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**D. CERTIFICATE OF APPROPRIATENESS**

1. ***Certificate of Appropriateness*** – *Abdelbassett Ayeab, 134 Wall Street, Abingdon, VA.; Owner. Application for Certificate of Appropriateness for installation of two windows into the rear addition. Located at 134 Wall Street, Abingdon, VA 24210. Tax Map No. (019-2-16)*

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Abdelbassett Ayeab (Owner/Applicant) requested approval of a Certificate of Appropriateness for two windows to be installed into the South and East facing elevations of the rear addition. 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).

According to aerials from 1948 and 1957, staff can confirm the rear addition is not part of the 1922 structure built by I.B. Wells. The 1922 structure was used as a barbershop and billiard parlor. The rear addition is no more than roughly 60 years old.

The applicant is proposing to install one 2 ft. 6 in. x 4 ft. 6 in. double hung sash vinyl window centered on the South elevation of the rear addition facing Remsburg Drive, and a second 2 ft. 6in. x 5 ft. double hung sash vinyl window centered on the East elevation of the rear addition facing Piggly Wiggly Alley. Both double hung sash vinyl windows will have simulated lights and be prefinished white.

Staff can confirm based on aerial photographs and other related property research, the rear addition was not constructed in 1922. At most, the rear addition is roughly 60 years old. No alterations are proposed concerning the 1922 section of the structure.

Mr. Ayeab stated that he is requesting the new window installation to increase air circulation and help lower the temperature in the kitchen of the restaurant during the summer months.

**On a motion by Mr. Boyd, seconded by Mrs. Bunn, the board voted to approve the application as presented.**

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

2. ***Certificate of Appropriateness – The Nature Conservancy, 146 E. Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for installation of guttering and downspouts for rear shed roof structure. Located at 146 E Main Street, Abingdon, VA 24210. Tax Map (013-1-116)***

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

The Nature Conservancy (Applicant/Owner) and Jon-Michael Davis (Representative) requested approval of a Certificate of Appropriateness for the installation of 6 in. k-style guttering with 4 in. x 3 in. downspouts prefinished black to match the standing seam roof of the open-air rear shed roof structure. 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 1).

Prior to the expansion of the open-air rear shed roof structure, the existing had a shed like roof structure hanging over an exterior door visible from Troopers Alley. The current structure had a standing seam blackish grey metal roof and measures roughly 4 ft. x 4 ft.

The applicant proposed a new shed style overhang matching the existing in materials, color and style. The existing standing seam metal roof is a greyish black with no striations and the support beams along with all the other wooden elements were painted white.

The shed style roof was proposed to extended out to be flush or nearly flush with the wall to the East of the overhang. The overhang was proposed to extend to the West covering the new incoming electrical service as seen in the drawing submitted. The support posts will be new 4 in. x 4 in. posts matching the existing.

**HPRB approved the COA application as presented.**

March 1, 2023:

The Nature Conservancy (Applicant/Owner) and Jon-Michael Davis (Representative) requested approval of a Certificate of Appropriateness to amend the previously approved enlargement of the rear shed roof structure covering the rear exterior door facing Troopers Alley. This amendment is in response to a stop work order issued on 2/10/2023 by Town staff due to a violation found conflicting with the previously approved COA of April 2022. The property is located on 146 E. Main Street (Parcel 013-1-116).

Violations:

- Roof sheathing does not match the existing standing seam roof observed prior to expansion. Existing roof was standing seam with no striations prefinished black. The roof sheathing observed now is standing seam with striations with exposed fasteners.

- The shed roof overhang extends out significantly further than what was presented and approved at the April 20, 2022 HPRB Special Called Meeting.

Staff issued a stop work order on 2/10/2023 due to the following violations observed while on site:

- Roof sheathing does not match the existing standing seam roof observed prior to expansion. Existing roof was standing seam with no striations prefinished black. The roof sheathing observed now is standing seam with striations with exposed fasteners.
- The shed roof overhang extends out significantly further than what was presented and approved at the April 20, 2022 HPRB Special Called Meeting.

The applicants propose to keep the shed roof overhang as seen now. This requested approval of a Certificate of Appropriateness is meant to amend the previously approved roof sheathing and enlargement of the rear shed roof structure covering the rear exterior door facing Troopers Alley.

Currently the shed roof overhang has a prefinished black standing seam roof with striations and exposed fasteners. According to the Design Review Guidelines, this is not an appropriate material. The overall depth of the shed roof is roughly 10 ft. 8 in. and extends significantly past the bump out.

**HPRB approved the COA application with the following condition:**

- **Remove inappropriate metal roof sheathing on shed roof structure and replace with true standing seam metal roof sheathing. True standing seam metal roof sheathing has no ribs or striations, the space between the standing seams are completely flat.**

The applicant proposed the installation of 6 in. k-style guttering with 4 in. x 3 in. downspouts prefinished black to match the standing seam roof of the rear shed structure. The guttering would be 11 ft. long and the downspout would be 8 ft. or less.

As observed in April 2022, the attached open-air rear shed roof structure did not have any guttering or downspouts attached. At the April 2022 HPRB meeting, the open-air rear shed roof structure was approved to have all wooden remaining architectural features painted white. The existing main structure has k-style guttering with rectangular downspouts prefinished white.

Applicant clarified that the proposed guttering will be white to match the rest of the structure.

**On a motion by Mrs. Bunn, seconded by Mr. Anderson, the board voted to approve the application with the condition, the proposed k-style guttering and 4 in. x 3 in. downspouts for the open air rear shed roof be prefinished white to match the existing guttering on the main structure in design and appearance.**

The roll call vote was as follows:

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

- 3. Certificate of Appropriateness** – *Alison Bundy, 190 E. Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Signage. Located at 190 E. Main Street, Abingdon, VA 24210. Tax Map (013-1-106)*

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Alison Bundy (Applicant/Owner) requested approval of a Certificate of Appropriateness for a sign. The proposed signage will be a wall sign hung from an existing metal scroll bracket prefinished black located on the Court Street side. The signage will be fabricated out of CNC carved high density urethane (HDU). The property is located on 190 E. Main Street (013-1-106).

The property is within the Old and Historic Zoning District (Sub-District 1).

Currently there are two wall signs attached in a similar way to 190 E. Main Street. One is located on the E. Main Street elevation (Foresta), the other is located on the S. Court Street elevation (Abingdon Redevelopment & Housing Authority). The existing bracket where the proposed wall sign will be hung is found further down the hill on the S. Court Street elevation.

The applicant is proposing to place a wall sign hung from an existing metal scroll bracket prefinished black located on the Court Street side. The signage will be fabricated out of CNC carved high density urethane (HDU). The background of the sign will be white with black used for lettering a design elements. The proposed wall sign will measure 16.94 in. x 34 in. = 3.99 sq. ft.

**On a motion by Mr. Anderson, seconded by Mr. Boyd, the board voted to approve the application as presented.**

The roll call vote was as follows:

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

- 4. Certificate of Appropriateness – Diane Pasick, 106 W. Valley Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Replacement of Windows Violation. Located at 106 W. Valley Street, Abingdon, VA 24210. Tax Map (012-1-52)**

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Diane Pasick (Applicant/Owner) requested approval of a Certificate of Appropriateness to replace windows on the West and South facing elevations. The Certificate of Appropriateness is in response to a stop work order issued on 2/7/2023 by Town staff due to the replacement of windows seen from a public right of way without an approved Certificate of Appropriateness. Additionally the applicant is requesting approval to repair the northwest corner of the brick retaining wall located at the front of the property. The property is located on 106 W. Valley Street (Parcel 012-1-52).

The property is within the Old and Historic Zoning District (Sub-District 2).

The existing windows were wooden prior to replacement, all other windows associated with the structure prior to replacement are either vinyl or could be wood clad with vinyl.

According to “Places In Time Volume II” by Nanci C. King, the structure was built in 1895 by Captain Benjamin P. Morrison. During the 1880’s as a coach and wagon maker, Morrison operated the Vaughan & Morrison wagon shop then located at the back of the lot.

Staff issued a stop work order on 2/7/2023 due to the following violation concerning the replacement of wooden windows on the West and South facing elevations without an approved Certificate of Appropriateness.

The applicant is proposing to keep the three sets of windows as installed.

Upon visiting the site to issue the stop work order on 2/7/23 and a regular site visit on 3/13/23, staff concluded the window openings had not changed. The only change observed from the replacement of the windows is the material. The material change consists of the existing windows being of wood construction, and then replaced with windows constructed of metal

The applicant is also requesting approval to repair the brick retaining wall running along their western property line. The repairs needed will utilize like for like materials.

Upon visiting the site on 3/13/23, staff observed the existing retaining wall is constructed using modern bricks and utilizes a Portland cement based mortar.

Mrs. Pasick stated that she completed the window replacement without submitting a COA application because she was under the impression that the windows were out of public view. Further investigation showed that the windows are indeed visible from multiple spots on the street.

Mrs. Pasick stated she would instead want to propose replacing the existing brick retaining wall with stone, closely matching the stone wall beside it.

**On a motion by Mrs. Bunn, seconded by Mr. Boyd, the board voted to approve the replacement of the existing brick retaining wall running along the property's western boundary line to stone, closely matching the stone wall beside it.**

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**On a motion by Mr. Boyd, seconded by Mr. Anderson, the board voted to approve the request to leave the windows installed prior to acquiring an approved COA, as presented.**

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**5. Certificate of Appropriateness – Mary Sorenson, 117 W Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Exterior Changes. Located at 117 W Main Street, Abingdon, VA 24210. Tax Map (012-1-84)**

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Mary Sorenson (Applicant/Owner) requested approval of a Certificate of Appropriateness for exterior changes and landscaping. The property is located on 117 W. Main Street (Parcel 012-1-84).

The property is within the Old and Historic Zoning District (Sub-District 1).

The one and a half story Craftsman style structure dates back to the early 1930's and is a contributing structure. The garage located at the rear of the property is noncontributing.

Front Courtyard:

The applicant proposed a ceramic birdbath located in the southeast corner green space of the property, along with a decorative rock formation close by. Within the front courtyard running along the concrete retaining wall are agave sculptures and garden beds. The existing brick walkways will be torn out, and replaced with earthen tone concrete pavers set in a herringbone pattern. The proposed rectangle made of earthen tone concrete pavers will occupy 206 sq. ft. of the front courtyard. The bricks from the existing walkways will be re-laid in a herringbone pattern as a perimeter around the centrally located earthen tone concrete pavers. Within the front courtyard, benches repurposed from a trolley will be evenly spaced throughout. The benches have a metal frame with wooden slates. The repurposed trolley benches will have a white painted metal frame, and a clear sealant applied to the wooden slates. In the southwest corner of the property will be a 10 ft. metal flagpole with associated gardens nearby. In addition to the proposed flagpole and garden space, the applicant wishes to have two repurposed trolley benches here as well. The existing unfinished wooden picket fence will be painted SW9542 "Natural White".

Back Yard:

The applicant proposes to paint the existing unfinished wooden picket fence running along the property's eastern boundary line SW9542 "Natural White". Underneath the existing wooden deck will be a space paved with the earthen tone concrete pavers used in the front courtyard. A metal fire pit will be placed in the back yard as well along with a ceramic fountain and associated plantings as shown on the submitted site plan.

Main Structure:

Original Brick Portion (Contributing):

The applicant proposes to paint the front and rear shed dormer siding and arched fascia SW7616 "Breezy", the main entrance door facing W. Main Street and brackets SW0048 "Bungalow Blue",



the porch ceiling will be painted SW9632 “Serenely”, trim and all remaining architectural features are to be finished SW9542 “Natural White”. A cast bronze address plaque will attach to the brick wall to the right of the main entrance door facing W. Main Street. A semicircular 6 in. high deck using composite wood will attach to the far west side of the main structure facing W. Main Street.

As observed on site by staff clapboards, doors, windows, trim, exposed rafters, fascia, brackets and any remaining architectural features not listed by name are painted white.

#### Rear Frame Addition:

The applicant is proposing to cut a door opening centered on the North elevation of the rear frame addition. The door opening will be the same size as the existing and previously approved door openings found on the West and East elevations. The door to be installed is identical to the Craftsman style door previously appeared at the March 2023 Meeting. The wooden deck will be torn down and reconstructed using wooden posts, composite wood decking and have a metal 42 in. high railing all painted white. There will be two additional wooden posts at the corners of the deck to provide more support. The proposed railing is comparable in design to the existing and others found in the neighborhood. However, the railing would be a material change from wood to metal.

#### Garage (Noncontributing):

The applicant is proposing to paint the wooden or wood substitute clapboards SW7616 “Breezy”, trim and all other architectural features will have a SW9542 “Natural White” finish. Fixed mounted shutters will be attached to each garage window respectfully found on the northern and southern elevations. Three new lighting fixtures will replace two existing metal fixtures found on either side of the existing wooden paneled garage doors, and the third attached to a post close by. The existing wooden paneled garage doors will replace with an 8-glass panel doors with a metal frame painted white.

On the South elevation of the existing garage, a wooden raised six paneled door prefinished white with security code pad is located in the western third of the South elevation. An eight-over-eight double hung sash wooden window clad in vinyl is centered on the South elevation.

On the East elevation are two squarish single car width wooden recessed paneled roll up garage doors prefinished white, with an exterior light on each of the garage doors’ outer edges.

On the North elevation is another eight-over-eight double hung sash wooden window clad in vinyl centered on the façade. The West elevation has no openings. The side gabled roof sheathing consists of grey asphalt shingles with k-style guttering and rectangular downspouts. On both the North and South elevations at the peak of the roof is a triangular vent.

The board stated that they do not see much difference between this new application and the application that was denied at the previous HPRB meeting in March.

Mrs. Sorenson is aware that the preferred material of garage doors in the Historic District is wooden or metal painted.

Mrs. Sorenson wished to replace the two garage doors with doors containing glass panels, lights, add fixed shutters to the two garage windows, new paint scheme, and three new light fixtures on the garage.

**On a motion by Mrs. Bunn, seconded by Mr. Boyd, the board voted to deny the front courtyard portion of the application.**

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**On a motion by Mr. Boyd, seconded by Mrs. Bunn, the board voted to approve the rear landscaping portion of the application as presented.**

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**On a motion by Mr. Boyd, seconded by Mr. Anderson the board voted to approve the paint scheme as presented with the condition that the brackets on the house be painted to match the proposed color for the trim on the original brick portion of the house. As well as approval of the installation of the bronze address plaque as presented.**

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**On a motion by Mr. Anderson, seconded by Mrs. Bunn, the board voted to approve the rear addition portion of the application. (Installation of a Craftsman style door into the North facing elevation of the rear addition located under the existing deck and reconstruction of the existing wooden deck).**

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**On a motion by Mr. Anderson, seconded by Mr. Boyd, the board voted to approve the paint scheme and all other items concerning the garage as presented.**

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**PUBLIC COMMENTS - None**

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

- 152 E. Valley Street COA Waiver, Kenneth Buer, Driveway Resurfacing
- 212 Whites Mill Road COA Waiver, Leslie Brewer, Front Porch Repair/Replacement
- 133 W. Valley Street COA Waiver, Bill Dayton, Repainting Exterior Architectural Features
- 134 Wall Street COA Waiver, Abdelbassett Ayeab, Reroofing Rear Addition
- Abdelbassett Ayeab discussed screening options for mechanical units on top of a walk-in freezer located at the back of 134 Wall Street

**G. ADJOURNMENT**

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

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

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**Mrs. White declared the meeting adjourned.**

**Meeting adjourned at 7:45 P. M.**

\_\_\_\_\_ **Betsy White, Chairman**

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

**G. ADJOURNMENT**

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

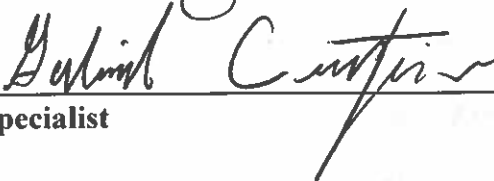
**The roll call vote was as follows:**

<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>

**Mrs. White declared the meeting adjourned.**

**Meeting adjourned at 7:45 P. M.**

  
\_\_\_\_\_ **Betsy White, Chairman**

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