

**TOWN OF ABINGDON  
HISTORIC PRESERVATION REVIEW BOARD  
REGULAR MEETING  
WEDNESDAY, MARCH 1, 2023 – 5:30 P.M.  
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, March 1, 2023 at 5:30 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:      **Mr. Dwayne Anderson  
Mr. Peyton Boyd  
Mr. Byrum Geisler  
Mrs. Betsy White  
Mrs. Kristi Hartshorn**

**Members Absent:    None**

**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**

➤ **February 1, 2023 – Regular Meeting**

**On a motion by Mr. Anderson, seconded by Mrs. White, the HPRB voted to approve the pair of 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. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Abstain</b>

➤ **February 15, 2023 – Special Called Meeting**

**On a motion by Mrs. Hartshorn, seconded by Mr. Boyd, the HPRB voted to approve the pair of minutes as presented.**

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

<b>Mr. Dwayne Anderson</b>	<b>Abstain</b>
<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>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

**D. CERTIFICATE OF APPROPRIATENESS**

1. ***Certificate of Appropriateness – Susan Howard, 122 W Valley Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Fencing. Located at 122 W Valley Street, Abingdon, VA 24210. Tax Map (012-1-55A)***

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Robert & Susan Howard (Applicants/Owners) requested approval of a Certificate of Appropriateness for fencing at the rear of their property. The property is located on 122 W. Valley Street (Parcel 012-1-55A).

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

Wooden picket fencing is already located at the rear of the property creating an area for the residents' garden beds.

The applicant is proposing to enlarge the raised bed garden area, remove the South facing fence and reuse it to extend the fence along the West side of the garden to the fence along the South facing edge of the back yard.

As stated by the applicant, the fence is 44 inches in height and the extension will be 16 feet in width. Essentially, the applicants will be relocating the South section of the existing fence, and connect it into the existing West section of fence. Thus, terminating into the South Section of fence located at the rear property line fronting Plumb Alley.

**On a motion by Mrs. White, seconded by Mr. Anderson, the HPRB voted to approve the Certificate of Appropriateness 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. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

2. *Certificate of Appropriateness – Kenneth Buer, 152 E Valley Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Driveway Paving. Located at 152 E Valley Street, Abingdon, VA 24210. Tax Map (013-1-51)*

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Kenneth Buer (Applicant/Owner) requested approval of a Certificate of Appropriateness to pave over his existing gravel driveway with asphalt. The property is located on 152 E. Valley Street (Parcel 013-1-51).

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

According to “Places In Time Volume II” by Nanci C. King what is now 152 E. Valley Street was built in 1910 and is known as the C.A. Jones House.

The applicant proposed to pave over the existing gravel/dirt driveway located along the West and South sides of the property with asphalt.

Upon visiting the site, staff found no previous traces of asphalt underneath the existing gravel. According to the Design Review Guidelines, asphalt is not an appropriate material for driveway surfaces.

Mr. Buer stated he is asking to pave his gravel driveway as a way to combat erosion caused by water runoff coming from Plumb Alley.

**On a motion by Mrs. White, seconded by Mrs. Hartshorn, the HPRB voted to deny the Certificate of Appropriateness as presented.**

After the first motion was made and voted on, Mr. Geisler informs Mr. Buer that if he decided to replace his gravel parking lot with more gravel, it would qualify for a COA Waiver. Mr. Buer asked for his COA application fee to be applied to his COA Waiver application fee.

**On another motion by Mr. Boyd, seconded by Mrs. White, the HPRB voted to apply Mr. Buer’s COA application fee to his COA Waiver 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>Mr. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

- 3. Certificate of Appropriateness** – *Mark T. Hurt, 159 W Main Street, Abingdon, VA 24210. Owner. Jerry’s Sign Company, 15775 Porterfield Highway, Abingdon, VA 24210. Representative. Certificate of Appropriateness for Signage. Located at 159 W Main Street, Abingdon, VA 24210. Tax Map (012-1-77)*

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Mark T. Hurt (Applicant/Owner) and Jessica Cooke of Jerry’s Signs (Representative) requested approval of a Certificate of Appropriateness for a sign. The proposed signage will be freestanding, and be .063 Aluminum with vinyl graphics. The property is located on 159 W. Main Street (012-1-77).

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

Currently there is no existing signage located at the proposed location located at the rear of the property. However, there is an existing freestanding sign located at the front of the property fronting W. Main Street. A metal signpost with a wrought iron bracket, both prefinished black make up the freestanding sign structure. This signpost’s design and materials were used as a template for the business’ approved freestanding sign structure located next door at 165 W. Main Street in November 2022. The existing sign has a white background with black text and gold incorporated into the logo. The existing sign measures 18" x 30" = 3.75 sq. ft.

The applicant is proposing to place the proposed freestanding sign at the rear of the property fronting Plumb Alley. The freestanding sign structure will consist of 3" x 3" decorative steel poles prefinished black. The freestanding sign structure poles match in material and color with the existing freestanding sign structure located at the front of the property fronting W. Main Street. However, when comparing the two the Plumb Alley freestanding sign structure is less ornate than the one found fronting W. Main Street which has a wrought iron bracket prefinished black. The proposed sign itself will be fabricated from .063 Aluminum with vinyl graphics. The existing sign fronting W. Main Street is carved CNC. A near identical color scheme (white background, black lettering, and gold design) and design are found between both the proposed Plumb Alley sign and the W. Main Street sign. The height of the proposed pole will be 72", and the proposed sign will measure 18" x 24" = 3 sq. ft. The

existing sign measures 18" x 30" = 3.75 sq. ft.

**On a motion by Mrs. Hartshorn, seconded by Mr. Anderson, the HPRB voted to approve the Certificate of Appropriateness 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. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

- 4. Certificate of Appropriateness – Mark T. Hurt, 165 W Main Street, Abingdon, VA 24210. Owner. Jerry’s Sign Company, 15775 Porterfield Highway, Abingdon, VA 24210. Representative. Certificate of Appropriateness for Signage. Located at 165 W Main Street, Abingdon, VA 24210. Tax Map (012-1-76)**

**A. Staff report**

**B. Applicant presentation**

**C. HPRB discussion and decision**

Mark T. Hurt (Applicant/Owner) and Jessica Cooke of Jerry’s Signs (Representative) requested approval of a Certificate of Appropriateness for a sign. The proposed signage will be freestanding, and be .063 Aluminum with vinyl graphics. The property is located on 165 W. Main Street (012-1-76).

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

Currently there is no existing signage located at the proposed location located at the rear of the property.

*November 2022:*

*The applicant proposed to place a freestanding sign in the same location as the Conway Law Firm sign located at the front of the property fronting W. Main Street. The Conway Law Firm sign would be removed along with the wooden sign structure.*

*In place of the wooden sign structure a new metal signpost would be installed with an iron bracket, both prefinished black. The signpost is the exact same in design and materials compared to the business’ other freestanding sign structure located next door at 159 W. Main Street. The proposed sign was designed to match the business’ sign located at 159 W. Main Street. The proposed sign would*

*have a white background with black text and gold incorporated into the logo. The sign at 159 W. Main Street and the top sign proposed for 165 W. Main Street measure 18" x 30" = 3.75 sq. ft. An additional bottom sign measuring 4.5" x 30" denoting this as an annex was hung directly under the 18" x 30" sign.*

*HPRB approved the sign as presented.*

The applicant is proposing to place the proposed freestanding sign at the rear of the property fronting Plumb Alley. The freestanding sign structure will consist of 3" x 3" decorative steel poles prefinished black. The freestanding sign structure poles match in material and color with the existing freestanding sign structure located at the front of the property fronting W. Main Street. However, when comparing the two the Plumb Alley freestanding sign structure is less ornate than the one found fronting W. Main Street which has a wrought iron bracket prefinished black. The proposed sign itself will be fabricated from .063 Aluminum with vinyl graphics. The existing sign fronting W. Main Street is carved CNC. A near identical color scheme (white background, black lettering, and gold design) and design are found between both the proposed Plumb Alley sign and the W. Main Street sign. The height of the proposed pole will be 72", and the proposed sign will measure 18" x 24" = 3 sq. ft. The existing sign measures 18" x 30" = 3.75 sq. ft. with an additional bottom sign measuring 4.5" x 30" denoting 165 W. Main Street as an annex hung directly under the 18" x 30" sign.

**On a motion by Mrs. Hartshorn, seconded by Mr. Anderson, the HPRB voted to approve the Certificate of Appropriateness 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. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

- 5. Certificate of Appropriateness – The Nature Conservancy, 146 E Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Awning Installation. 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 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.

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

Prior to the expansion of the 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.

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 proposed 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.

**On a motion by Mrs. White, seconded by Mr. Anderson, the HPRB voted to approve the extension of the overhang as is, but not the roof. The roof will need to be redone in the true standing seam style that matches the roof on the main structure.**

**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. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

- 6. *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 Yard/Courtyard:**

The applicant proposed to install a fountain in the southeast corner of the property with a rock garden close behind. In between the existing concrete retaining wall and the existing porch there will be a brick paved area set in a herringbone pattern matching the existing Town sidewalk. Within the brick paved area, six benches will be evenly spaced around the edge of the courtyard. At the center will be a rectangular area laid with hexagon shaped tiles similar in material and color to the square tiles used for the existing porch floor. In the southwest corner, there will be a stone fire pit set in a circular area of white pebbles. From the fire pit, to the southwest corner of the structure a walkway of white pebbles will lead to a garden consisting of different flora. On either side of the white pebble walkway will be crushed charcoal granite pebbles. Three more benches will be located in the southwest corner of the



front yard. Against the existing fence will be a semicircular deck. On the section of fencing where the semi-circular deck will be a mural. All existing fencing is to remain and be painted white.

**Back Yard:**

In the back yard will be another fire pit and two trolley cars. One trolley will be a food truck while the other will be a party/photo trolley. Both structures are required to be mobile. The intent of the applicant is to finish the trolleys to appear as the trolleys Abingdon once had. Metal frame awnings with plexiglass covers will be attached to the trolley cars. No change to the parking area surface will occur.

**Main Structure:**

**Original Brick Portion:**

The applicant proposed to paint the shed dormer siding, front door, arched porch fascia and corbels “Bunglehouse Blue”. Trim and remaining architectural features are to be finished “Extra White”.

As observed on site by staff clapboards, doors, windows, trim, exposed rafters, fascia, and corbels are painted white.

**Frame Rear Addition:**

The applicant proposed to paint the siding “Bunglehouse Blue”. Trim and remaining architectural features are to be finished “Extra White”. On the West elevation a Craftsman style wooden door will replace the existing wooden raised six paneled wooden door. The existing metal storm door will be removed. On the East and North elevations, an opening will be cut to allow for installation of an identical Craftsman style door proposed for the West elevation. An existing unfinished wooden deck will be torn down and reconstructed on the West elevation prefinished “Extra White”. Lighting will be attached to the deck. A screen will shield the deck from Plum Alley.

**Garage:**

The applicant proposed to paint the wooden or wood substitute clapboards “Bunglehouse Blue”. Trim and all other architectural features will have a “White Snow” finish. The wooden recessed paneled roll-up garage door closest to Plum Alley will be replaced with recessed two paneled French doors prefinished “White Snow”. A metal frame awning with plexiglass cover will be attached over the North facing window.

**Proposed French Doors:**

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.

Multiple residents addressed the board with public comments regarding this topic. The residents expressed concerns with traffic and safety on Plumb Alley, noise, and upholding the look and feel of the Historic District.

The HPRB clarifies that they are only taking action on exterior changes to the house visible from public view. Any discussion involved with outdoor events being held on the property will require a Special Use Permit and will go before the Planning Commission.

Mrs. Rice clarifies with the HPRB that since the two trolleys in the driveway are currently inoperable, the board can look at them as structures. OH District design standards can be required for these structures. If the trolleys are inoperable and not able to be moved, they would be considered permanent structures and would need to be put on permanent foundations along with other design requirements.

The board recommends the applicant come back with another proposal for the paint color for the house. They would be open to viewing multiple options that the applicant likes, so that a color can be agreed upon by all parties.

**On a motion by Mr. Boyd, seconded by Mr. Anderson, The Historic Preservation Review Board voted unanimously to recommend approval for only the following items:**

- 1. Repair the wooden deck located at the back of the structure as either needed or demolish and reconstruct to match the existing wooden deck in design, materials, and dimensions. The deck flooring can be Trex or another similar material. The wooden deck must be painted white.**
- 2. Replicate the awning in both design, materials, and dimensions found over the door opening on the West elevation of the rear frame addition to the newly created door opening on the East elevation of the rear frame addition.**
- 3. Replace existing door on West elevation of rear frame addition with the Craftsman style door as presented. Cut an opening in the East elevation of the rear frame addition allowing the Craftsman style door as presented to be installed. Both the West and East doors of the rear frame addition must match in design, material, and dimensions.**
- 4. The East door opening dimensions must match those of the door opening on the West elevation.**
- 5. Replace and enlarge the existing window near the West elevation rear frame addition door as presented.**

All other items were tabled for the April 5, 2023 Regular 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>Mr. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

#### **E. RE-ORGANIZATION OF HPRB**

- **Appointment of Chairman**

**On a motion by Mr. Boyd, seconded by Mr. Anderson, the board voted to nominate Mrs. Betsy White as Chairman of the board.**

**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. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

- **Appointment of Vice-Chairman**

**On a motion by Mr. Boyd, seconded by Mrs. White, the board voted to nominate Mrs. Kristi Hartshorn as Vice-Chairman of the board.**

**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. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

**PUBLIC COMMENTS - None**

#### **F. BUSINESS/MATTERS NOT ON THE AGENDA**

#### **G. ADJOURNMENT**

**On Motion by Mrs. Hartshorn, 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. Peyton Boyd</b>	<b>Aye</b>
<b>Mr. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

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

**Meeting adjourned at 8:11 P. M.**

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

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

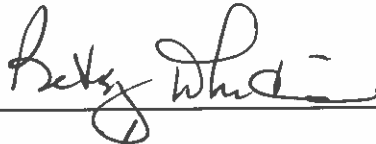
**On Motion by Mrs. Hartshorn, seconded by Mr. Anderson, the board voted to adjourn the meeting.**

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

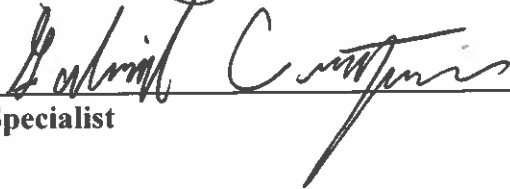
<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>
<b>Mr. Byrum Geisler</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>

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

**Meeting adjourned at 8:11 P. M.**



**Betsy White, Chairman**



**Specialist**

**Gabriel Cristofari, Senior Planner/GIS**