

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, MAY 3, 2023 – 5:30 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, May 3, 2023 at 5:30 pm in the Council Chambers in the Municipal Building.

A. WELCOME BY– Mrs. Betsy White (Chair)

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

Members of the Board Present: **Mr. Dwayne Anderson
Mr. Peyton Boyd
Mrs. Brooke Bunn
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

➤ **April 5, 2023 – Regular Meeting**

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

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mr. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Abstain

D. CERTIFICATE OF APPROPRIATENESS

1. **Certificate of Appropriateness** – *Chris & Leslie Brewer, 212 Whites Mill Road, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Replacement of Front Concrete Walkway and Landscape Lighting. Located at 212 Whites Mill Road, Abingdon, VA 24210. Tax Map (013-1-26)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabriel Cristofari provided the staff report.

Leslie Brewer (Owner/Applicant) and Nathan Brown of Barrington Landscape Architecture (Representative) has requested approval of a Certificate of Appropriateness for the replacement of the existing concrete walkway and front step with a combination of brick, and bluestone for the walkway, and wood for the front step. Light fixtures positioned throughout the site are proposed too. The property is located at 212 White's Mill Road (013-1-26). The two items proposed here are part of a landscape master plan.

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

According to "Places In Time Volume II" by Nanci C. King the structure at 212 Whites Mill Road was built in 1917 and is known as the Hugh G. Bradley House. The existing walkway and front step are concrete. The proposal you are reviewing today ties into the work approved back in April of 2022.

April 2022: Minutes, refer to included staff report for full details.

Certificate of Appropriateness – Chris & Leslie Brewer, 212 White's Mill Rd, Abingdon, VA.; owner. Nathaniel Brown, Barrington Landscape Architecture LLC; representative. Application for Certificate for landscaping features/grounds. Located at 212 White's Mill Rd. Abingdon, VA 24210. Tax Map No. (013-1-26).

Wavier: Refer to the wavier form and staff findings section of the staff report on wavier for more details.

The Brewers are asking to build a new 21-inch Ballpark Brick-Central Shale brick wall with Portland mortar and a rear privacy fence along Whites Mill Road. A waiver was submitted for expanding the asphalt parking area, new pedestrian walkways, stairs, a rain garden, and new plantings. A bluestone walkway with raised garden beds will separate the main house and the garage. The porch stairs will be repaired to match the existing stairs. Currently, there are pipes protruding from the hillside, these will be eliminated except for one that will be used with the rain garden. It was suggested to use the existing brick from the hillside stairs to build a sidewalk to align with the new walkway.

The rear yard privacy fence will be Western Red Cedar and will be 6 feet in height with BEHR clear waterproof sealer to maintain a natural wood color. The fence will be anchored with concrete footers, which will not be in public view. Fence posts to be 6 x 6 x 6 with WRC post caps. Fence panels to be 8 feet wide, consist of a bottom rail 3 inches off the ground, long vertical boards, a middle rail, shorter vertical rails, and a top rail. The fence will run the entire length of the backyard with a break to allow for a tree.

Mrs. Brewer said that the brick wall would be a natural solution for the property, along with new plants.

On a motion by Mrs. White seconded by Mrs. Hartshorn, the board approved the COA as presented.

The applicant is proposing to replace the existing concrete walkway and front step leading from the Town sidewalk to the full-length front porch. The proposed brick walkway will be set in a running bond pattern with 6" banded bluestone acting as a border around the entire walkway. Two slabs of bluestone will be inserted between the brick creating three roughly equal sections. The front step will be wood painted to match the exiting wooden porch. The riser for the front step will be white and the tread will be painted slate blue. The proposed wooden step will match the existing concrete step in dimensions.

Kichler path lights are proposed to be located at the northwest and southwest corners of the parking area, and along the bluestone path running along the north side of the structure. The path lights stand 2.125 ft. high and have a width of 7.25 in. at the top. Kichler accent lights are proposed to be located in front of the full-length porch within landscaping. All proposed lighting fixtures are aluminum powder coated black. The Design Review Guidelines state light fixtures should be recessed at ground level and a series of small fixtures lining a walkway or driveway is not recommended. The Kichler path lights are not recessed at ground level and are located in such a manner as to line the walkway found along the North elevation of the structure. The accent lights as located according to the plan and by design are more appropriate when referring to the Design Review Guidelines.

Mrs. Hartshorn clarified that there are two light post fixtures being proposed.

Front lights are recessed lights; the north side lighting is raised.

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

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Aye

2. ***Certificate of Appropriateness – Patricia W. Chaney, 112 Valley Street NW, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Exterior Changes. Located at 112 Valley Street NW, Abingdon, VA 24210. Tax Map (012-1-53)***

A. Staff Report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Gabriel Cristofari provided the staff report.

Patricia W. Chaney (Owner/Applicant) has requested approval of a Certificate of Appropriateness for replacing the existing concrete front walkway and steps with brick, refinishing exposed foundation walls, replacement of 17 existing windows, an additional porch railing, and general landscaping. The property is located on 112 W. Valley Street (012-1-53)

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

The Subject Property contains approximately .26 acres and is legally described as LOT - VALLEY ST (Tax Map No. 012-1-53). Generally, the Subject Property is located at 112 W. Main Street.

112 W. Valley Street is a non-contributing one-story, three-bay house built around 1953 in the Ranch style.

Foundation:

The existing exposed foundation on the East, South, and West appears to be constructed of masonry and has a light grey stucco finish. There are several cracks and isolated areas of spalling where a portion of the stucco has popped off.

The applicant is proposing to refinish the exposed foundation sections with an identical or similar light grey color stucco to match the existing. Refinishing would include patching any cracks or spalling observed. This action is waiver eligible.

Front Walkway:

The existing 42.5 in x 46 in. front walkway and steps connecting the Town's concrete sidewalk to the applicant's front porch is concrete. The front porch's foundation is constructed of modern brick and uses tile similar in hue to the bricks used as the porch's foundation for flooring.

The applicant is proposing to replace the existing concrete walkway and steps with brick, similar to the bricks used for the existing structure. The two steps will have be raised to create a more uniform and appropriate riser spacing for safety reasons. Many front walkways connecting a structure's front porch or primary entrance to the Town's concrete sidewalk are brick.

Front Porch Railing:

There is a simple wooden detached railing running along the east side of the front porch steps.

The applicant is proposing to install a railing to the west side of the front porch steps, matching in design, material, and color the existing simple wooden railing found on the east side of the front porch steps.

Landscaping:

In the past, there were overgrown bushes and other types of foliage planted along the front of the structure in the existing mulched planting area. Currently there is heavy decayed foliage or no foliage due to the previous plants dying.

The applicant is proposing to plant bushes and assorted other foliage in the mulched planting area where bushes and other types of foliage were planted.

Windows:

All existing window openings have a wooden frame. The windows themselves are vinyl and are of the Simonton brand.

The applicant is proposing to replace 17 existing Simonton windows with new Simonton windows matching the existing in design and material. The only two windows not proposed to be replaced are very small and located on the lower level of the structure. One is in the kitchen and the other is in a back room.

Mrs. Hartshorn clarified with Mrs. Chaney that she is only doing patchwork, instead of redoing the entire foundation.

Mrs. Chaney stated that she is hoping to only do patchwork unless the colors do not match.

Mrs. Chaney plans to do a like for like replacement of her windows.

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

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Aye

3. Certificate of Appropriateness – Garrett Jackson, 312 Bradley Street, Abingdon, VA 24210. Applicant. Certificate of Appropriateness for Signage. Located on Sidewalk in front of 108 N Court Street, Abingdon, VA 24210. Tax Map (013-1-63)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Gabriel Cristofari provided the staff report.

Garrett Jackson of Virginia's Lewis and Clark Legacy Trail (Applicant) has requested approval of a Certificate of Appropriateness for a sign. The proposed signage will be a freestanding Virginia Department of Historic Resources Historical Marker. The signage will be fabricated out of steel. The signage will be placed in the sidewalk in front of 108 N. Court Street (013-1-63).

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

The proposed signage will be placed in the Town owned brick sidewalk in front of 108 N. Court Street (013-1-63).

Currently there are two wall signs attached to the primary elevation of 108 N. Court Street. A small bronze National Register of Historic Places (NRHP) plaque identifying the structure's NRHP designation, and a metal plaque providing a brief history of the structure placed by the Old Abingdon Association.

The applicant is proposing to place the freestanding Virginia Department of Historic Resources Historical Marker in the Town owned brick sidewalk in front of 108 N. Court Street.

The signage will be fabricated out of steel and painted silver with black font and outline. This color scheme is standard for the Virginia Department of Historic Resources Historical Markers. The proposed signage will measure 42" x 40" = 11.67 sq. ft. The dimensions of the proposed signage are typical for this type of signage. The Town of Abingdon has many of these markers found throughout but are typically found on the actual parcel the structure or site sits on. For the sign not to interfere with pedestrians, the bottom of the sign must be at least 7 feet from the ground.

The proposed text for the signage:

In 1803, William King built Abingdon's first brick house, calling it 'Grace Hill.' An Irish immigrant, King made his fortune manufacturing salt in nearby Saltville, shipping it down river to New Orleans. William Clark, of the Lewis and Clark Expedition, lodged here on November 12, 1809 while traveling to Washington, referring to it as the 'Brick House.' Clark had previously lodged at King's Boat Yard, in present-day Kingsport, Tennessee and at "Capt.

Creg's" located one-mile west of here at the Muster Grounds, in 1801. Clark and Captain Merriwether Lewis, along with western Native tribal delegations, passed through Abingdon in 1806, on their way to report to President Jefferson, after their expedition to the Pacific.

The proposed signage is larger than OH standards typically allow.

Applicant stated that the white, Old Abingdon Association sign currently on the corner of the house is planned to be removed. The board stated that they would like to keep the sign.

Board asked if there is any possibility to lower the height of the sign. The proposed sign is currently 7 feet high from the base. The sign will need to be parallel to the building due to town sidewalk regulations.

The board would like to approve the sign and leave the orientation of the sign up to the committee and DHR.

On a motion by Mrs. Hartshorn, seconded by Mr. Anderson, the board voted to approve the design of the signage, but not the location. Signage location will be determined between applicant and Town staff at a later date.

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Aye

PUBLIC COMMENTS - None

E. BUSINESS/MATTERS NOT ON THE AGENDA

- 112 E. Main Street, COA Waiver for Window Shutter & Trim Repainting
- Kevin Worley presenting proposed sidewalk repair sections
- Historic Preservation Review Board Training (CLG Offered)
- Discussion on possible day to schedule work session (May 17th or June 14th)

G. ADJOURNMENT

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

The roll call vote was as follows:

Mr. Dwayne Anderson	Aye
Mr. Peyton Boyd	Aye
Mrs. Brooke Bunn	Aye
Mrs. Betsy White	Aye
Mrs. Kristi Hartshorn	Aye

Mrs. White declared the meeting adjourned.

Meeting adjourned at 6:43 P. M.

_____ **Betsy White, Chairman**

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

Mrs. White declared the meeting adjourned.

Meeting adjourned at 6:43 P. M.


_____ **Betsy White, Chairman**


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