

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

A regular meeting of the Historic Preservation Review Board was held on Wednesday, July 5, 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. Brooke Bunn
Mrs. Betsy White
Mrs. Kristi Hartshorn**

Members Absent: Mr. Peyton Boyd

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

- **May 3, 2023 - Regular Meeting**
- **May 16, 2023 – Special Called Meeting**
- **June 14, 2023 – Work Session Meeting**

On a motion by Mrs. Hartshorn seconded by Mr. Anderson, the board approved the minutes for May 3, 2023, Regular Meeting as presented. (VIDEO 7:20 – 7:50)

On a motion by Mr. Anderson seconded by Mrs. Hartshorn, the board approved the minutes for May 16, 2023, Special Called Meeting as presented. (VIDEO 7:51 – 8:18)

On a motion by Mr. Anderson seconded by Mrs. Hartshorn, the board approved the minutes for June 14, 2023, Work Session as presented. (VIDEO 8:19 – 8:45)

D. CERTIFICATE OF APPROPRIATENESS

1. ***Certificate of Appropriateness – Lori Pernell, 142 E Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Signage. Located at 142 E Main Street, Abingdon, VA 24210. Tax Map (013-1-117) (VIDEO 15:30 – 19:36)***

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Cristofari provided the staff report.

Lori Pernell (Owner/Applicant) has requested approval of a Certificate of Appropriateness for freestanding signage. The signage will be fabricated out of high density urethane (HDU). The signage will be placed in the front yard of the property. The property is located at 142 E. Main Street (Parcel 013-1-117).

The property is within the Old and Historic Zoning District (Sub-District 1), Entrance Corridor Overlay, and can be seen from a public right of way and is therefore requiring the approval of the HPRB prior to completion.

Parcel 013-1-117 contains one structure addressed as 142 E. Main Street and one auxiliary structure. The parcel is located in the OH Civic/Business focused Subdistrict (Subdistrict 1).

The structure currently is utilized as a multi-family rental property described as the Fountain Inn on Main Street, there is no signage at the property.

The applicant proposes to place a freestanding sign in the front yard of the property. The sign will be fabricated out of high density urethane (HDU), and be rectangular in shape with concaved corners measuring 18" x 32" = 4 sq. ft. Support for the freestanding sign consists of a steel bracket and 96" steel pole both prefinished black as seen in the rendering submitted. Background color of the sign will be black with white lettering and gold used for a fountain design. A tri-color border consisting of white, red, and gold is seen when moving from the center of the sign to its edge.

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

The roll call vote was as follows:

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

2. Certificate of Appropriateness - Martin & Daris Clifton, 131 E Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Exterior Changes. Located at 131 E Main Street, Abingdon, VA 24210. Tax Map (012-1-91) (VIDEO 19:40 – 37:26)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Cristofari provided the staff report.

Martin K. Alloy and Daris M. Clifton (Owner/Applicant) has requested approval of a Certificate of Appropriateness to replace the existing front door and windows located on the southern (primary) elevation. The property is located at 131 E. Main Street (Parcel 012-1-91).

The property is within the Old and Historic Zoning District (Sub-District 1), located in the Entrance Corridor, and can be seen from a public right of way therefore requiring the approval of the HPRB prior to completion.

The parcel is located in the OH Civic/Business focused Subdistrict (Subdistrict 1).

According to “Places In Time Volume II” by Nanci C. King the Samuel G. Keller House was built in 1909. Before Keller constructed the present brick structure, a frame structure existed at the site. Thomas E. George purchased the property in 1973. George would go on to remove the full-length front porch and change the primary façade to its present Georgian style.

The applicant proposed to replace all the existing southern (primary) elevation nine-over-nine, wooden rope pulley double hung sash windows painted a dark tannish color with nine-over-nine, wooden double hung sash windows painted “Classic White”. The lights will be insulated glass with muntins on the outside of the windows only.

Upon visiting the site, staff found the existing nine-over-nine, wooden rope pulley double hung sash windows have been nailed shut. The existing window lights are single non-wavy panes of with muntins on the outside and inside of the window. The applicant mentioned to staff the windows were replaced 50 years ago. However, evidence of the windows being rope pulley operated could mean the windows are actually older than 1973.

The applicant proposed to replace the existing raised six panel wooden door painted dark green and surround consisting of single pane thick lights and wooden panels painted a dark tannish color, with a wooden raised six panel door painted dark green to match existing with insulated double pane lights along the top and on either side of the door with muntins on the outside of the surround only. All trim will be painted "Classic White".

Based on a site visit and materials the applicant submitted, staff found a few differences between the existing and proposed items related to the door replacement are the lights around the door being one pane thick instead of insulated, and the existing has wooden panels on either side of the door where two lights would be installed when looking at what is proposed.

Lastly, the applicant proposed to fill in the top portion of the side door where vertical bars are currently with wood. This door is not original.

Mr. Alloy stated that the proposed front door will be painted the same color as the current door.

Mr. Alloy stated that the contractor proposed leaving the moldings of the windows so that it will remain with the same look. They will only be replacing the wood on the interior of the window.

The glazing will have exterior muttons.

Applicant stated that he plans to install a new knocker as well as a new mail slot that will be 3 inches wider to allow for magazines and larger packages to enter the slot.

Mr. Alloy stated that the proposed alley door will be installed to match the neighbor's alley door.

On a motion by Mrs. Hartshorn, seconded by Mrs. Bunn, the board voted to approve the application as submitted with the condition that all the trim on the house be painted the color "Classic White."

The roll call vote was as follows:

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

3. Certificate of Appropriateness – Vickie Wampler, 151 N Church Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Exterior Changes. Located at 151 N Church Street, Abingdon, VA 24210. Tax Map (012-1-51) (VIDEO 37:36 – 51:36)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Cristofari provided the staff report.

Vickie Wampler (Owner/Applicant) has requested approval of a Certificate of Appropriateness for fencing. The property is located at 151 N. Church Street (Parcel 012-1-51).

The property is within the Old and Historic Zoning District (Sub-District 2) and can be seen from a public right of way therefore requiring the approval of the HPRB prior to completion.

Parcel 012-1-51 contains two structures addressed 102 W. Valley Street and 151 N. Church Street respectfully. The parcel is located in the OH Residential focused Subdistrict (Subdistrict 2).

In October of 2021 a cottage like structure was approved by the HPRB. In the Spring/Summer of 2022 the cottage like structure was finished. A car port existed approximately in the same location the cottage like structure is now. On the southside of the once existing car port running along Plumb Alley was a wooden split rail fence.

The applicant proposes two options for review:

Option 1:

Fencing will be installed around the entire perimeter of 151 N. Church Street and extend to the southwest corner of 102 W. Valley Street. Fencing will be fabricated out of treated Southern yellow pine and painted white to match 151 N. Church Street. The fence design will consist of ¾ in. thick, 3 ½ in. wide, 3 ft. 5 in. tall equally spaced Gothic pickets, 4 in. thick, 4 in. wide, 6 ft. tall Gothic posts, and two 3 ft. high gates with 4 in. x 6 in. posts. One gate will face the driveway and the other will face Church Street. Hardware for the gates will be prefinished black.

Option 2:

Fencing will be installed along Plum Alley and at the rear of 151 N. Church Street terminating at the southwest corner of 102 W. Valley Street. Fencing will be fabricated out of aluminum powdered coated black. The fence design will consist of staggered pressed spear head topped pickets extending above the top rail

alternating in height. The fencing is preassembled into 6 ft. long sections comprised of 15 5/8 in. square pickets spaced 3 13/16 in. apart. 2 in. x 6 in. posts, and three 1 1/8 in. x 1 in. rails. There is rail at the bottom, and two along the top as shown. A 3 ft. gate with matching hardware will be incorporated into the fencing.

Before 151 N. Church Street was approved to be constructed through the HPRB in October of 2021, an open air front gabled wooden car port with an asphalt shingle roof was located at the site. To the left of the once car port was a wooden split rail fence running along Plumb Alley. The wooden split rail fence ran from the southwest corner of the property to the electric pole located at the southeast corner of the property. No other significant amount of fencing has been found to exist historically at the site.

The proposed fencing would need to be setback enough so as not to impede sight lines for drivers and walkers alike.

The board stated that it is in favor of the fence being constructed with wood and painted white.

The fence will be constructed at an angle on the corner of Plumb Alley and N. Church Street.

On a motion by Mr. Anderson, seconded by Mrs. Bunn, the board voted to approve option 1, being a wooden picket fence painted white, with Gothic pickets and posts and two gates was approved as presented. The West (rear) section of fencing will be 42 in. tall, whereas the remaining sections of fencing be 36 in. tall. A portion towards the back can be finished on both sides if the applicant so desires.

The roll call vote was as follows:

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

4. Expansion of OH District – 300 Block of E Main Street, 128 & 124 Park Street, 121 & 123 Railroad Street. (VIDEO 51:42 – 56:42)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

The board stated that it would like to include 401, 402 and 403 E. Main Street, in addition to the 300 block of E. Main Street.

The board stated that it would also like to include 128 and 124 Park Street, as well as 110, 115, and 118 Deadmore Street.

Mr. Anderson motioned to request that the Planning Commission initiate a zoning map amendment to include these addresses into the OH District. Mrs. Hartshorn seconded the motion.

The roll call vote was as follows:

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

PUBLIC COMMENTS - None

E. BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 56:50 – 1:02:40)

- **Continuation of 133 E. Main Street COA, Landscaping**
- **155 W. Valley Street – COA Waiver, Roof Replacement**
- **180 W. Main Street – COA Waiver, Replace Brick Sidewalk with Brick Pavers**
- **212 W. Valley Street – COA Waiver, Tempered Glass Installation**
- **171 W. Valley Street – COA Waiver, Roof Replacement**
- **180 E. Main Street – COA Waiver, Repainting Windows**
- **208 E. Main Street – COA Waiver, Windowsill Repair and Replacement**
- **Discuss Plaque Program**

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:

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

Mrs. White declared the meeting adjourned.

Meeting adjourned at 6:33 P. M.

 **Kristi Hartshorn, Vice Chair**

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