

**TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, MARCH 6, 2024 – 5:30 P.M.
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, March 6, 2024, 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
Mr. Peyton Boyd**

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 7, 2024 - Regular Meeting**

On a motion by Mr. Anderson seconded by Mrs. Bunn, the board voted to approve the February 7,2024 meeting minutes as presented. (VIDEO 7:05 – 7:41)

The roll call vote was as follows:

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

D. CERTIFICATE OF APPROPRIATENESS

- 1. Tax Abatement** – *Jeffrey E. Johnson, 102 E Main Street, Abingdon, VA 24210.*
Application for Tax Abatement. Located at 102 E Main Street, Abingdon, VA 24210.
(Tax Map 012-6-1) (VIDEO 7:45 – 11:07)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Cristofari provided the staff report.

Jeff Johnson (Owner/Applicant) is requesting a Tax Abatement for.

- Brick Repointing: Limeworks #150 Mortar.
- Bay Window Repair: Remove and replace all rotten wood and replace with treated pine.
- Paint: Sherwin Williams - White (#7006) on bay window.
- Seal all gaps/holes/entryways between fascia and the brick
- Repair/cover decayed roof joists that are cantilevered to eliminate entry points
- Repair/seal gable vents to prevent entry of pests (squirrels, bats, birds, etc.)

The applicant received COA approval in April 2021 and September 2022.

Now they are requesting the Tax Abatement COA approval allowed per Section 66-71 of the Town of Abingdon, VA. Upon approval by the HPRB the request will be submitted to the Town Manager.

Staff recommends approval of the request for Tax Abatement per our analysis of the receipts. The allowed tax abatement is \$15,095.70.

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
Mr. Peyton Boyd	Aye
Mrs. Kristi Hartshorn	Aye

2. Certificate of Appropriateness – Jeffrey E. Johnson, 102 E Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Fencing. Located at 102 E Main Street, Abingdon, VA 24210. (Tax Map 013-1-26A) (VIDEO 11:11 – 17:47)

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Cristofari provided the staff report.

Jeff Johnson (Owner/Applicant) has requested approval of a Certificate of Appropriateness to replace the existing wooden Gothic picket fence and the existing Dog Ear picket fence along with all accompanying metal hardware. The property is located at 102 E. Main Street (Parcel 012-1-102).

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

Parcel 012-1-102 contains two addressed buildings, 102 E. Main Street and 102 S. Church Street. 102 E. Main Street is located at the front (North) end of the lot, whereas 102 S. Church is located at the rear (South) end of the lot. The parcel is located in the OH Civic/Business-Focused Subdistrict (Subdistrict 1).

According to “Places In Time Volume I” written by Nanci C. King, 102 E. Main Street was built in 1871 and is known as the John W. Barr House. John W. Barr bought lot 8 (where 102 E. Main Street sits today) and lots 5 and 7 from Michael Shaver’s heirs. Michael Shaver, a blacksmith, and Abingdon’s only silversmith previously owned lots 5, 7, and 8. All structures built by Michael Shaver on these lots burned down in 1856. The three-story, three-bay building with elements of Greek Revival style possesses good architectural integrity, retaining its overall massing and historic period windows.

The garage located at the rear (South) end of the lot is a non-contributing circa 2000 building.

The applicant proposed to replace the existing wooden Gothic picket and wooden Dog Ear picket fencing along with all accompanying metal hardware.

The proposed pressure treated pine Gothic picket fencing will be 234 linear feet in total, 4 ft. tall with 2 in. spaced Gothic pickets, including two 6 ft. double drive gates, one 3 ft. walk gate, and one 4 ft. walk gate all painted SW7006 (White).

The Dog Ear picket fence used to screen the exterior HVAC system will be pressure treated pine and painted SW7006 (White). All posts will be embedded in concrete. Hardware for the proposed fencing will be fabricated out of ornamental aluminum prefinished black.

Staff has concluded the existing fence and metal hardware are not original to the site or part of an early site improvement, thus not a contributing resource.

Both the proposed Gothic picket and Dog Ear picket pressure treated pine fencing will be installed in the exact locations as their existing wooden fence counterparts. All proposed gate locations will be installed in the exact locations as their existing gate counterparts. Based on site observations the only differences between the existing and proposed is:

1. The existing fencing has been left natural, whereas the proposed fencing will be painted SW7006 (White).
2. The proposed pressure treated pine Gothic pickets will be spaced closer together than the existing.
3. The existing metal hardware is not ornate in design. Some of the existing metal hardware is painted black, whereas others were left unpainted. The hardware will be ornate and prefinished black.

Mr. Johnson said that the proposed fence will be more historically correct than the existing fence, but the dimensions will all be the same.

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

The roll call vote was as follows:

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

3. **Certificate of Appropriateness** – *Derek H. Webb, 147 Valley Street NE, Abingdon, VA 24210. Certificate of Appropriateness for New Construction & Fencing. Located at 147 Valley Street NE, Abingdon, VA 24210. (Tax Map 012-1-102) (VIDEO 17:55 – 39:20)*

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Cristofari provided the staff report.

Derek H. Webb (Owner/Applicant) has requested approval of a Certificate of Appropriateness for a variety of new construction projects.

1. Construct a new one-story frame garage located in approximately the Northeast corner of the lot.
2. Construct an outdoor kitchen consisting of salvaged brick and stone.
3. Install a driveway at the rear of the lot creating access to the proposed one-story frame garage.
4. Install an in-ground pool.
5. Install fencing along the East side of the property to match fencing on West side of property.

The property is located at 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. In February 2023 the HPRB approved a two-story rear frame addition.

The applicant proposes the following.

- Construct a new one-story frame garage located in approximately the Northeast corner of the lot.
- Construct an outdoor kitchen consisting of salvaged brick and stone.
- Install a driveway at the rear of the lot creating access to the proposed one-story frame garage.
- Install an in-ground pool.
- Install fencing along the East side of the property to match fencing on West side of property.

Aspects of these five projects can be seen from a public right of way, however most of this will be shielded or not seen due to a lack of available public access viewpoints.

First, the applicant proposes to construct a one-story, side gable frame garage.

The foundation for the proposed garage will be a concrete slab on a varying grade. Due to the location of the proposed garage and the type of foundation utilized, it will be only slightly visible if at all from any public viewpoint.

The sheathing for the proposed garage will consist of LP SmartSide 6 in. lap siding painted white, with either smart siding or custom woodwork as applicable for trim. The sheathing, trim, and paint finish was used for the February 2023 approved rear non-contributing 2023 frame addition, thus showing a

concerted effort to distinguish the historic contributing brick building built in 1909 from the new construction campaign projects that began in 2023.

Running along the entirety of the underside of the roof line will be equally spaced custom wood carved decorative brackets. These brackets will match those in material, design, and appearance of those on the historic contributing 1909 brick building and rear non-contributing 2023 frame addition.

Gutters and downspouts for the proposed garage will consist of K-style gutters and round downspouts to match the existing found on the historic contributing brick building built in 1909 and the rear non-contributing 2023 frame addition. Throughout the renovation process the gutters and downspouts on the 1909 historic contributing building have not been altered. In February 2023 K-style gutters and round downspouts were approved for the rear non-contributing 2023 frame addition.

Cladding the side gable roof will be standing seam prefinished black with no ribs, striations, or exposed fasteners. The proposed roof cladding will match the standing seam prefinished black with no ribs, striations, or exposed fasteners seen on both the historic contributing 1909 brick building, and the rear non-contributing 2023 frame addition. In June 2022, HPRB approved a standing seam prefinished black with no ribs, striations, or exposed fasteners roof cladding to replace the existing pressed tin shingle roof cladding once on the historic contributing 1909 brick building. In February 2023, HPRB approved a rear two-story frame addition with a standing seam prefinished black with no ribs, striations, or exposed fasteners roof cladding.

Based on the current approximate location of the proposed garage only the South and East elevations will be readily seen from E. Valley Street. The North Elevation cannot be seen from any public vantage point, whereas the West elevation may only be slightly visible if at all from E. Valley Street

On the South elevation a modern door slightly off center to the right, and a wood clad in vinyl window located to the right of the modern door can be seen from E. Valley Street. Both the modern door and wood clad in vinyl window will match those of the rear non-contributing 2023 frame addition. The West elevation will consist of four bays where there are three single car width metal garage doors and a modern door for humans. The applicant is open to having a wooden look or prefinished white to the proposed metal garage doors.

According to the Design Review Guidelines:

31. New Residential Construction of Secondary Buildings, such as Garages, Sheds and Other Outbuildings.

- a. Either solid paneled doors or those with windows should be used for garages. Doors of vinyl, aluminum or steel should not be used. Multiple garage doors are acceptable but each should be of single car width only. Wood paneled overhead roll-up doors are appropriate for new garages.*

HPRB in 2022 did approve metal single car width garage doors for 301 E. Valley Street in 2022 with the condition they were painted white to not give a fake wood appearance. The reason for straying from the Design Guidelines was due to the weight of the roll-up wooden garage doors proposed for 301 E. Valley at the time being too heavy for the motor.

Second, the applicant proposes to construct an outdoor kitchen using salvaged bricks from the historic contributing 1909 brick building and modern stone. The design and appearance will be similar to the pictures provided by the applicant. The proposed outdoor kitchen will only be seen slightly from E. Valley Street.

According to the Design Review Guidelines:

50. *Yard Features such as Pergolas, Gazebos and Fountains.*

c. If constructed of materials such as glass, metal or brick, these features may be placed near the rear of the lot if effectively screened by fencing or landscaping.

Third, the applicant proposes to install a new pea gravel or concrete driveway at the rear of the lot providing access to the proposed one-story frame garage. Both pea gravel and concrete are acceptable driveway surfacing materials especially given this is not an existing driveway.

Fourth, the applicant proposes to install an in-ground pool. This will be nearly impossible to see from E. Valley Street.

Lastly, the applicant proposes to install a wooden picket fence along the East side of their property to match the previously approved 2023 painted or stained white wooden picket fence running along the West side of the lot.

Mr. Webb stated that he would like to have a three bay garage but is open to having just two bays if space becomes an issue.

Mr. Webb stated that he is in favor of painting the garage doors white.

Motion 1, made by Mrs. Bunn, seconded by Mr. Anderson, to approve the application as presented to install a wooden picket fence painted white along the East side of the property to match the existing wooden picket fence on the West side of property.

The roll call vote was as follows:

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

Motion 2, made by Mrs. Bunn, seconded by Mrs. Hartshorn, to approve the application with modifications to construct a one-story frame garage located approximately in the Northeast corner of the lot.”

Approval Modifications / Conditions:

1. The proposed West facing garage located approximately in the Northeast corner of the lot may have 2 or 3 garage door bays depending on applicant's decision.
2. The garage doors be metal prefinished white.

The roll call vote was as follows:

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

Motion 3 made by Mr. Boyd, seconded by Mr. Anderson, to approve the application with modifications: Installation of an in-ground pool.

Approval Modifications / Conditions:

1. The in-ground pool was approved as presented with the condition the applicant be granted a two year extension.

The roll call vote was as follows:

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

Motion 4 made by Mrs. Bunn, seconded by Mrs. Hartshorn, to approve the application with no modifications regarding the installation of an outdoor kitchen consisting of salvaged brick and stone.

The roll call vote was as follows:

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

Motion 5 made by Mr. Anderson, seconded by Mrs. Bunn, to approve the installation of a driveway of either pea gravel or concrete at the rear of the lot creating access to the proposed one-story frame garage.

The roll call vote was as follows:

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

- 4. Certificate of Appropriateness – Joshua Fuller, 279 E. Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Roof Replacement. Located at 279 E. Main Street, Abingdon, VA 24210. (Tax Map 013-1-69) (VIDEO 39:24 – 44:26)**

A. Staff report

B. Applicant presentation

C. HPRB discussion and decision

Mr. Cristofari provided the staff report.

Joshua Fuller (Owner/Applicant) has requested approval of a Certificate of Appropriateness to replace the existing green 5V metal roof cladding with standing seam metal roof cladding prefinished black. The property is located at 279 E. Main Street (Parcel 013-1-69).

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

Parcel 013-1-69 contains two addresses, 279 E. Main Street and 100 Whites Alley. In addition to 279 E. Main Street and 100 Whites Alley there is an unaddressed auxiliary building located in approximately the Northwest corner of the lot. The parcel is located in the OH Civic/Business-Focused Subdistrict (Subdistrict 1).

According to “Places In Time Volume I” written by Nanci C. King, the building was built in 1857 and is known as the Adam Hickman House or The Cave House. A defining architectural feature of the Carpenter Gothic style, 2 ½ story, three-bay building is the icicle trimmed bargeboard with its carved acorn ends.

279 E. Main Street circa 1857, 100 Whites Alley circa 1856, and the unaddressed building is circa 1900. All buildings on the site are contributing.

The applicant proposed to replace the existing green 5V metal roof cladding with standing seam metal roof cladding prefinished black.

Originally the Adam Hickman House had a roof cladding of cedar shakes and was changed sometime after 1975 to 5V metal roof cladding. Since transitioning from cedar shakes to 5V, the roof cladding has been replaced at least once. The most recent replacement happened in May of 2013.

The 5V roof cladding for 100 Whites Alley and the unaddressed building are not under review at this time and have no repair or alteration proposed.

Mr. Fuller stated that the reason for the roof replacement is that there are at least 5 leaks in the current roof.

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

The roll call vote was as follows:

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

5. Certificate of Appropriateness – Rick Humphreys, 119 Park Street, Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at 119 Park Street, Abingdon, VA 24210. (Tax Map 012-1-107) (VIDEO 44:30 – 48:36)

A. Staff report

B. Applicant presentation

C. Public comment concerning item

D. HPRB discussion and decision

Mr. Cristofari provided the staff report.

Rick Humphreys (Owner/Applicant) and Jerry's Sign Inc. (Representative) has requested approval of a Certificate of Appropriateness to replace an existing freestanding sign with a new freestanding sign. The proposed freestanding sign will be installed in the exact location as the existing. The property is located at 119 Park Street (Parcel 012-1-107).

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

Parcel 012-1-107 contains two addresses, 119 and 129 Park Street. In addition to 119 and 129 Park Street there is an unaddressed auxiliary building located in approximately the Northeast corner of the lot. The parcel is located in the OH Civic/Business-Focused Subdistrict (Subdistrict 1). 119 Park Street currently houses A Tailor's Lodging.

The applicant proposes to install a freestanding non-illuminated oval and rectangular shaped signage in the exact location as the existing.

The proposed oval shaped signage will have a steel prefinished black frame, beige background, black lettering, and a brown breeches design beneath the business' name arched along the top of the proposed signage. Directly underneath the oval shaped signage is the rectangular shaped signage with a steel prefinished black frame, a beige background and black numbers representing the business' phone number.

Overall dimensions for the proposed oval shaped signage are 23 ¼ in. tall x 28 in. wide. Overall dimensions for the proposed rectangular shaped signage are 2 in. tall x 14 in. wide. The total square footage of the proposed signage is 4 sq. ft., both fabricated out of CNC carved HDU (High Density Urethane).

The mounting system consists of a new 3 in. long x 3 in. wide x 12 ft. tall steel post with a steel pyramidal square cap prefinished white, the existing wrought iron scroll bracket prefinished black, and four new steel coil chains prefinished black to match existing as represented in the rendering.

The only difference in both signs is the pole that is proposed.

Mr. Humphries addresses the board and requests a wooden post for the sign.

Mrs. Rice informs him that this request does not need a motion since it qualifies for a waiver. Today, the board is just voting on the metal pole for the sign, since the actual sign being proposed is a like for like replacement of the existing sign.

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

The roll call vote was as follows:

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

6. Certificate of Appropriateness – Addus Healthcare, 300 Valley Street NW., Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at 300 Valley Street NW., Abingdon, VA 24210. (Tax Map 011-1-98) (VIDEO 48:45 – 1:05:13)

A. Staff report

B. Applicant presentation

C. Public comment concerning item

D. HPRB discussion and decision

Mr. Cristofari provided the staff report.

Addus Homecare (Owner/Applicant) and Jerry's Sign Inc. (Representative) has requested approval of a Certificate of Appropriateness to install three freestanding signs and a wall sign. The proposed freestanding sign will utilize an existing metal post a metal scroll bracket. The property is located at 300 W. Valley Street (Parcel 011-1-98).

The parcel is located in the OH Residential-Focused Subdistrict (Subdistrict 2).

300 W. Valley Street was previously utilized as a dentist office but has been vacant for several years.

The applicant proposed to install a non-illuminated freestanding sign on the existing painted black steel post and wrought iron painted black scroll bracket located at the front (North) end of the lot fronting W. Valley Street. The sign will be fabricated from CNC carved HDU (High-Density Urethane) with a steel frame prefinished black. The sign will measure 18 in. x 32 in. for a total of 4 sq. ft. and will use hooks to mount to the existing wrought iron painted black scroll bracket.

There are two proposed freestanding parking signs. One sign will be placed in the front yard on the West side of the property. The sign will be aluminum with vinyl graphics mounted to an existing wooden post. The size will be 18 in. x 12in. for a total area of 1.5 sq. ft.

The other parking sign will be placed in the rear yard on the East side of the property. The sign will be aluminum with vinyl graphics mounted to an existing wooden post. The size will be 18 in. x 24 in. for a total area of 3 sq. ft.

A wall sign will be placed above the mailbox to the left of the front door. The sign will be aluminum with plotter cut vinyl graphics mounted using screws through the face of the sign.

The Design Review Guidelines state that signs should be kept to a minimum, with no more than two signs per building or one sign per business, whichever is greater. Staff contacted the applicant letting them know that only two signs are permitted according to the guidelines. An example of this is the Mark T. Hurt Law Offices at 159 W. Main Street where there is one freestanding business sign in the front yard and one freestanding parking sign in the rear yard.

Ryan from Jerry's Signs addresses the board.

Mrs. Hartshorn raises the concern that the applicant is requesting too many signs.

Mrs. White asks the applicant if the business owner would be agreeable to only being approved for two of the four signs requested.

On a motion by Mrs. Hartshorn, seconded by Mr. Anderson, the board votes to approve the application with modifications.

Approval Modifications / Conditions:

- 1. Two signs each no bigger than 4 sq. ft. each.**
- 2. One freestanding sign on W. Valley Street.**
- 3. An additional freestanding sign may be placed either on W. Valley Street or Wall Street.**
- 4. All existing signs, posts and signage be removed.**

The roll call vote was as follows:

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

PUBLIC COMMENTS - None

E. BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 1:06:30 – 1:15:30)

- COA Waiver – 107 Park Street (Identical Signage Replacement)**
- COA Waiver – 110 W. Main Street (Railing Repainting)**
- COA Waiver – 129 E. Main Street (Repainting House & Shop)**
- COA Waiver – 370 Valley Street (Landscaping)**
- Stop Work Order – 301 Front Street**

G. ADJOURNMENT

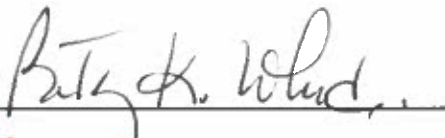
On motion by Mr. Anderson, seconded by Mr. Boyd, the board voted to adjourn the meeting.

The roll call vote was as follows:

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

Mrs. White declared the meeting adjourned.

Meeting adjourned at 6:45 P. M.


_____ **Betsy White, Chair**


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