

**TOWN OF ABINGDON  
HISTORIC PRESERVATION REVIEW BOARD  
REGULAR MEETING  
WEDNESDAY, APRIL 3, 2024 – 5:30 P.M.  
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, April 3, 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. Caleb Conklin, Planner I**

**AMENDMENT TO THE AGENDA (VIDEO 6:26 – 7:00)**

Mr. Cristofari proposed an amendment to the agenda to add an additional Certificate of Appropriateness for 147 E. Main Street, Derek H. Webb.

**On a motion by Mr. Anderson, seconded by Mrs. Bunn, the board voted to approve the amendment of the agenda by adding the additional COA for 147 E. Main Street, Derek H. Webb.**

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

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

**C. APPROVAL OF MINUTES**

- **March 6, 2024 - Regular Meeting (VIDEO 7:13 – 8:10)**

**On a motion by Mr. Anderson, seconded by Mr. Boyd, the board voted to approve the March 6, 2024, meeting minutes.**

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

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

- **March 18, 2024 – Work Session (VIDEO 8:11 – 8:48)**

**On a motion by Mrs. Bunn, seconded by Mr. Anderson, the board voted to approve the March 18, 2024, meeting minutes.**

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

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

**D. CERTIFICATE OF APPROPRIATENESS**

- 1. Certificate of Appropriateness – David G. Dalton; 188 Iron Gate Circle, Mooresville, NC 28117. Owner. Certificate of Appropriateness for Signage. Located at 170 E. Main Street, Abingdon, VA 24210. (Tax Map 013-1-110) (VIDEO 8:49 – 18:40)*

Mr. Cristofari provided the staff report.

David Dalton (Owner/Applicant) has requested approval of a Certificate of Appropriateness to alter two pieces of existing signage located at 170 E. Main Street.

1. Convert a temporary wall sign on the East elevation of the building into a permanent sign.
2. The removal of a projecting sign on the North elevation of the building. The property is located at 170 E. Main Street (Parcel 013-1-110).

170 E. Main Street functions as a mixed-use building, housing the White Birch Juice Company on the first floor, and Bo the Nest rentals on the second and third floors. The front (North) elevation projecting sign and rear (South) elevation wall sign were approved at the May 6, 2020, HPRB Regular Meeting. A third wall sign was proposed on the East elevation of the building during the May 6, 2020, Regular Meeting but was denied. The HPRB's reasoning was based on the Design Review Guidelines stating a maximum of two signs are allowed per building.

First, the applicant proposed to convert the existing temporary wall sign on the East elevation of the building to a permanent sign. The sign is fabricated out of chloroplast with applied vinyl graphics. The background is white, has black letters and numbers, and has a thin blue border. Measurements for the signage are 48 in. x 96 in. for a total of 32 sq. ft. The Design Review Guidelines state individual signs should not exceed 4 square feet.

Second, the applicant proposed to remove the front (North) elevation projecting sign and keep the rear (South) elevation wall sign for Bo the Nest rentals. Eliminating the front (North) elevation projecting sign would give the building a total of two wall signs meeting the maximum number of signs allowed according to the Design Review Guidelines.

The front projecting sign was fabricated from foam and applied vinyl graphics with an unpainted metal frame. Measurements for the sign are 14 in. x 14 in. for a total of 1.4 sq. ft. The projecting sign is attached to the brick building using an unpainted metal bracket.

The rear (South) wall sign is attached to the brick building using a two-sided metal frame, with the sign fabricated from foam and applied vinyl graphics. Measurements for the sign are 18 in. x 18 in. for a total of 2.25 sq. ft.

Mr. David Dalton (Applicant) stated that he bought the building in 2014 when there was a large for sale sign that was temporary and understands that his existing temporary sign is too large according to the Design Guidelines. He would like the temporary sign to be permanent because it is cost-effective for advertising. He also mentioned that he understood that a temporary sign can be placed on the building once every quarter for 30 days. Mr. Dalton asked if he could enlarge the front sign and put a phone number and website on the sign and then remove the side temporary sign.

Mrs. White (HPRB) clarified that the front sign is only 1.4 sq. ft., and it can be enlarged to a maximum of 4 sq. ft. with the removal of the temporary sign. Mr. Dalton stated he would be good with that option. Mrs. Hartshorn (HPRB) mentioned that the rear sign may be increased as well. Mr. Dalton stated the rear sign is primarily there for people not to walk in the back door of White Birch Juice. Mr. Anderson (HPRB) stated that he thinks the building will have a cleaner look with the front sign enlarged and the temporary sign removed.

Mrs. White asked the applicant if he was okay with the removal of the temporary sign and the front sign to be enlarged to the maximum size of 4 sq. ft. Mr. Dalton stated he would be willing to go that route and work with the town to meet the requirements. Mrs. White clarified that Mr. Dalton is withdrawing his request to make the temporary sign a permanent sign and the applicant wanted to increase the front elevation sign to 4 sq. ft. Mr. Dalton asked if he could change the

wording on the sign. Mrs. Hartshorn answered that the board won't tell the applicant what to put on it.

**On a motion by Mr. Anderson, seconded by Mrs. Hartshorn, the board voted to allow the applicant to increase the square footage of the front elevation sign to 4 square feet with the requirement that the applicant remove the temporary sign on the building.**

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

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

- 2. Certificate of Appropriateness – Matthew Bundy; 190 E. Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Solar Panel Installation. Located at 190 E. Main Street, Abingdon, VA 24210. (Tax Map 013-1-106) (VIDEO 18:41 – 28:05)*

Mr. Cristofari provided the staff report.

Matthew Bundy (Owner/Applicant) has requested approval of a Certificate of Appropriateness for installation of 33 low profile solar panels on the building's existing low sloped, stick framed, white TPO clad roof. The property is located at 190 E. Main Street (Parcel 013-1-106).

According to "Places In Time Volume II" written by Nanci C. King, 190 E. Main Street was built in 1910 and is known as the Dagmar Hotel. In 1910 Lewis Preston Summers contracted Daniel Musser to begin construction of a new hotel building. While excavating the foundation, the East wall of the Greenway Brothers Building collapsed. This part of the building was occupied by the Abingdon Pharmacy, operated by Dr. George F. Grant. Summers purchased this section of the Greenway Brothers Building, rebuilt the wall, and changed the façade to match that of the new hotel.

Completed in 1911, The Dagmar Hotel featured a basement storeroom, a barber shop and billiard hall on the ground floor, carpeted stairs leading to a colonnaded lobby and dining room on the second floor, with lodging rooms on the third floor. Summers leased management of the hotel to a Mr. Collier of Appalachia, and the Dagmar opened in May of 1912. The hotel only operated for a short period of time and would go on to have many uses through the years.

The three story, multi-bay, mixed use building has no discernable style with Neoclassical features. The building possesses moderate architectural integrity, retaining its overall massing but has replacement windows and doors.

The applicant proposed to install 33 low profile solar panels on the building's low sloped, stick framed, white TPO clad roof. Based on the solar panels observed in the submitted photo, each panel has an unpainted aluminum frame, and blue colored solar cells. Each low-profile solar panel will be attached to the low sloped, stick framed, white TPO clad roof using IronRidge Flat Roof Attachments consisting of a cast aluminum base, 16-point fastening pattern, and white formed membrane covers to match the color of the white TPO roof cladding.

TPO stands for Thermoplastic Polyolefin, which is a form of single-ply roofing membrane made of ethylene propylene rubber. The building’s low sloped, stick framed, white TPO clad roof features a parapet wall with black painted metal coping tapering down as an individual moves from the rear (South) to the front (North) of the building. At the rear (South) the parapet wall stands several feet high tapering down to roughly a few inches in certain sections at the front (North). All 33 low profile solar panels would be located adjacent to the second and third set of compressors located at the southernmost half of the existing low sloped, stick framed, white TPO clad roof. The low-profile solar panels would be 2 to 3 ft. lower than the second and third set of compressors. The only location where the existing HVAC systems can be seen is at the top of Court Street near Stonewall Heights. These panels will be low profile as indicated by the application. The parapet wall with black painted metal coping provides a permanent means of shielding. They will not be visible from the OH district rights of way.

Mr. Matthew Bundy (Applicant) stated that they want to install solar panels to get some green energy in the town. The building is at a high point in town with unobstructed sunlight. He mentioned that they are visible at the top of Hospital Hill on Court Street but are low profile. They have been stacked for six months now and the visible impact is to a low degree. The panels will be stacked on top of brackets which will not change the height. Mr. Bundy passed around pictures of the solar panels visible from public right-of-way.

Mrs. Hartshorn (HPRB) asked if there were any public comments regarding the panels up on the roof when the applicant was taking pictures. Mrs. White stated that the solar panels are hardly visible, and the parapet is hiding it.

**On a motion by Mr. Boyd, seconded by Mrs. Hartshorn, the board 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>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>

- 3. *Certificate of Appropriateness* – Donna Carneal, 155 E. Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Second Floor Balcony Reconstruction. Located at 155 E. Main Street, Abingdon, VA 24210. (Tax Map 013-1-55) (VIDEO 28:06 – 43:55)**

Mr. Cristofari provided the staff report.

Donna Carneal (Owner/Applicant) has requested approval of a Certificate of Appropriateness for reconstruction of a 6 ft. 5 in. x 7 ft. 8 in. balcony located on top of the front porch using original painted white wooden railing with a composite floor. The property is located at 155 E. Main Street (Parcel 013-1-55).

According to “Places In Time Volume II” written by Nanci C. King, 155 E. Main Street was built in 1893 and is known as the Cyrene Boice House. In 1797-1798 Col. Francis Preston

while living in Saltville purchased lots 3 and 4. By 1815 Col. Francis Preston and his family lived in a two-story frame building on lot 3, with General Preston's Law Office on lot 4. In 1832 the Preston family moved to a brick building, now part of the Martha Washington Inn. The two-story frame building would remain owned by the Preston family until 1892 when Cyrene and Eliza Boice acquired the property. In 1893 Cyrene and Eliza Boice constructed the current two and a half story building now occupying lot 3. Cyrene Boice was a merchant and lumber dealer.

The two-and-a-half-story, three-bay building has Gothic Revival style features. The building possesses good architectural integrity, retaining its overall massing and history period windows and siding.

The applicant proposed to reconstruct a 6 ft. 5 in. x 7 ft. 8 in. balcony located on top of the front porch using the original painted white wooden railing with a composite floor painted white.

According to the Sanborn Fire Insurance Maps, the Cyrene Boice House originally had a one story- wooden front porch wrapping around the primary (South) elevation gable of the cross-gable roof as seen in the 1897, 1902, and 1908 Sanborn Fire Insurance Maps. In 1913, the one-story wooden front porch was extended to where the primary (South) and secondary (West) elevations meet. In 1922, the previously extended one-story wooden front porch was decreased by roughly half, where the eastern half remained.

When referencing meeting minutes from previous HPRB Meetings, staff found on September 16, 1971, a Mrs. Tedd Blevins was approved to remove a majority of the front porch "leaving the 10 ft. x 10 ft. area at the front entrance". On September 27, 1971, Mrs. Tedd Blevins' previous approval was modified to "leave an area 10 ft. x 12 ft. at the front entrance".

According to a Department of Historic Resources (DHR) Reconnaissance Survey From form November 25, 1998, it stated "In the second-floor bay above the entrance is an original single-light glass and wood door with a rectangular transom. The door leads to a small balcony with original milled railing. When on-site staff identified the second-floor door over the main entrance has the same fluted surround as all the windows too.

Based on on-site observations and the previously stated historical information above, staff believe a 6 ft. 5 in. x 7 ft. 5 in. balcony was located on top of the front porch either originally or was an early addition to the building. Based on historical photographs found at the Washington County Historical Society, the "original milled railing" stated in the 1998 DHR Reconnaissance Survey From, matches the first-floor front porch wooden white painted railing as seen today. The three posts to which the South and East facing railings are attached as seen in the historic photographs, are the bottom third of the overall first floor front porch columns as seen today. Posts that terminate into the building are pilasters that also match those seen today on the first-floor front porch. The pilaster terminating into the East facing elevation is attached to the building just past the louvered shutter when open.

Since the balcony was an original architectural feature or an early addition a composite floor would not be appropriate. A more appropriate flooring type would be tongue and groove to match the first-floor front porch flooring as currently seen today painted white.

As a reconstruction, the balcony may need to meet current building codes. The railing would have to be 36 in. tall unless there is 3 ft. of level roof space between the railing and the eave.

Aside from the 36 in. tall railing building code requirement, the reconstructed balcony should match the historical photographs using the various first floor front porch architectural features as a template.

Mrs. White (HPRB) asked if the picture of the upper porch was a real picture or rendering. Mr. Cristofari (Staff) answered that it was a historic photograph. The porch then was torn down to a 10 ft. x 12 ft., with the railing being an original piece. Mrs. Hartshorn (HPRB) asked if the railing was original. Mrs. Donna Carneal (Applicant) answered she has the original railing in the basement but will need to modify it to fit the size of porch. Mr. Cristofari stated that if there is 3 feet of separation from the railing to the edge of the eave the railing does not need to be increased. He mentioned that the Building Official and himself will be on the property to take measurements to confirm this.

Mrs. Hartshorn asked how much weight the roof can hold and how much it will overhang. Mrs. Carneal answered that the platform would be floating. Mrs. White clarified that the applicant is looking to put back the balcony and increase in size slightly. Mrs. Hartshorn asked if the applicant had enough material to do that. Mrs. Carneal answered that she does, but the original railing would be modified. Mr. Cristofari stated that the board can approve the application as presented or have the applicant match the historic photograph where the balcony cannot extend to the gable. Mrs. Hartshorn asked the applicant if it will be used for decoration on the house or to be used as a porch. Mrs. Carneal stated she would like to use the porch.

Mrs. White clarified that the applicant wants to reconstruct the porch with a floor that matches the floor on the lower level, to modify the size to reach the gable, and to use the original railing with possible modifications to meet the building code. Mrs. Rice (Staff) asked if there would be any changes to the door. Mr. Cristofari answered that there would be no changes to the door.

**On a motion by Mrs. Bunn, seconded by Mr. Anderson, the board voted to approve the Certificate of Appropriateness as presented, with the reconstruction of the upper porch as it was originally with a slight increase in size to meet the building code and use the original materials and implement wood when necessary.**

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

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

**4. Certificate of Appropriateness – Jon and Kathy Treadway; 255 Valley Street NW, Abingdon, VA 24210. Owner. T.J. Pruitt; 1515 2<sup>nd</sup> Street, Richlands, VA 24641. Representative. Certificate of Appropriateness for Exterior Changes. Located at 255 Valley Street NW, Abingdon, VA 24210. (Tax Map 011-5-105) (VIDEO 43:56 – 1:09:27)**

Mr. Cristofari provided the staff report.

Jon & Kathy Treadway (Owner) and TJ Purett (Representative) have requested approval of a Certificate of Appropriateness for several exterior changes. The property is located at 255 W. Valley Street (Parcel 011-5-105).

According to “Places In Time Volume II” written by Nanci C. King, 255 W. Valley Street was built in 1895 and is known as the George R.B. Hagy House. The two and a half story, three bay building is built in the Queen Anne style. The building possesses good architectural integrity, retaining its overall massing, decorative woodwork and columns, and historic period windows. Access to the site will be from W. Valley Street, Potts Lane, and King Street.

The applicant proposed the following exterior changes.

1. Addition of two square two-over-two double hung sash windows on the far left.
2. Removal of one square two-over-two double hung sash window on the East elevation of the bump-out and patch with 8 in. aluminum siding to match existing exterior.
3. Reposition one square two-over-two double hung sash window on the North elevation of the bump-out (move to the right) then, patch previous window opening with 8 in. aluminum siding to match existing exterior.
4. Replace the far right existing rectangular two-over-two double hung sash window with one two-over-two double hung sash window.
5. Eliminate the dog leg roof, raising the roof 2 ft. to have the new roof be on one plane.

Based on the 1902, 1908, 1913, 1922, and 1928 Sanborn Fire Insurance Maps, 255 W. Valley Street’s building footprint has changed many times due to additions and alterations. On the submitted floor plan, a square two-over-two double hung sash window located on the East elevation of the bump-out to be removed, was stated by the applicant to be shielded from public view. While on-site staff could clearly see the square two-over-two double hung sash window from King Street. All proposed alterations can be seen from a public vantage point either from Potts Lane or King Street.

First, the proposed addition of two second story square two-over-two double hung sash wood clad windows with muntin on the outside on the far left of the North elevation, would add two new windows to a historic portion of the building. These two second story squares two-over-two double hung sash windows would be seen from King Street. According to the Design Review Guidelines.

Second, the removal of one square two-over-two double hung sash wood clad window with muntin on the outside on the East elevation of the second story bump-out, would be removing a window from a non-historic portion of the building. Then patch the previous window opening with 8 in. aluminum siding painted gray to match the existing exterior.



Third, reposition one square two-over-two double hung sash window on the North elevation of the second story bump-out (move to the right), would be removing a window from a non-historic portion of the building. Then patch the previous window opening with 8 in. aluminum siding to match existing exterior.

Fourth, replacement of the far right existing rectangular two-over-two double hung sash window with one square two-over-two double hung sash window, would alter a historic window opening in a historic portion of the building. This second story rectangular two-over-two double hung sash window would be seen from King Street.

Fifth, the alteration of the roof line for the dog leg rear addition would result in the alteration of a window and can be readily seen.

Mrs. White (HPRB) asked for clarification if the front façade would be touched. Mr. T.J. Pruitt (Applicant) stated that it would not be. Mr. Pruitt described that the siding would be removed for the bump out of the kitchen on the North elevation to use for patch work. The picture provided shows a wood grain but will be aluminum siding. Mr. Pruitt showed an example of the siding that would go back on the North elevation. Mrs. White asked if the existing siding is synthetic. Mr. Pruitt answered that it is aluminum siding.

Mr. Pruitt continued that they are proposed to remove the window on the East elevation for some of the interior design for the bathroom vanity. Mrs. Melissa Golding (Representative) stated she can answer questions on the interior design of the home. Mr. Pruitt stated that on the North elevation the two additional windows would be for an office. Mrs. Golding confirmed that the windows would be for natural lighting of the home. Mrs. Hartshorn (HPRB) asked if the windows are wood clad and not vinyl windows. Mr. Pruitt stated that they are vinyl windows. Mrs. Hartshorn asked if they wanted to go back with vinyl windows. Mr. Pruitt answered they were proposing aluminum clad. Mr. Cristofari (Staff) mentioned that the bump out is not historic.

Mr. Pruitt stated that the roof is shallow, and the proposal is to eliminate ponding. Mr. Cristofari stated that the window below the roofline is not historic, but the opening is. The board viewed Google Maps to see the street view of the house.

Mr. Boyd (HPRB) questioned the Design Review Guidelines with the definition of façade on the primary and secondary elevations. He stated that the rear elevation is not on the primary or secondary elevation using the definitions. The roof replacement will be an improvement for the house. Mrs. Hartshorn asked about the roofing material brought by the applicant. Mr. Pruitt stated that the shingles would match the existing and showed the board the shingle materials.

**On a motion by Mrs. Hartshorn, seconded by Mr. Anderson, the board 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>Mrs. Brooke Bunn</b>	<b>Aye</b>

<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Abstain</b>

5. ***Certificate of Appropriateness*** – Mark Simcox; 201 High Street NW, Abingdon, VA 24210. Owner. *Certificate of Appropriateness for Exterior Changes. Located at 301 Front Street, Abingdon, VA 24210. (Tax Map 019-1-44A) (VIDEO 1:09:28 – 1:47:49)*

Mr. Cristofari provided the staff report.

Mark Simcox (Owner/Applicant) has requested approval of a Certificate of Appropriateness for several exterior changes. The property is located at 301 Front Street (Parcel 019-1-44A).

The Section Master's House was built ca. 1857, coinciding with the construction of Abingdon's first depot and the arrival of the Virginia and Tennessee Railway. The railroad Section Master managed the workers who kept a particular section of the railroad in repair. The house is located across the railroad tracks from the passenger and freight depots. The Section Master's House is a contributing resource within Abingdon's Depot Square Historic District, which has a period of significance of 1856-1922. Access to the site will be from Front Street.

The applicant proposes a variety of changes that either require review by the HPRB or are Waiver eligible.

**Deck:** There is a modern wood deck with stairs at the back of the house, built with pressure treated lumber. The existing cable railing will be replaced with a traditional style wood balustrade with square balusters that are attached to the top and bottom rails. The deck and balustrade will be painted the same green as the other two porches. Requires review by the HPRB.

**A Driveway, Parking, and/or Paving:** Behind the house is a gravel patio area partially overlaid with stamped concrete pavers. This rear patio area will be improved and expanded as shown on the enclosed site plan. The patio will be paved with concrete or stone pavers. Requires review by the HPRB.

**Doors:** There are four existing exterior doors. The front entrance contains an altered wood door with an operable top light and two lower inset panels. The other three entrances are on the side and rear elevations and contain modern doors.

The existing front door will be retained. The operable top light will be removed and will be replaced with a fixed piece of glass. Staff found the top light was not operable but fixed already. The side door to the porch and the rear door to the deck will be replaced with new half-light wood doors. These doors will be painted green. The door openings will remain the same size. There will not be an exterior door to access the non-historic lean-to addition.

**Fencing:** The existing wood picket fence will be repainted with white paint. Waiver eligible.

**Gutter and Downspouts:** The existing ogee-style aluminum gutters and downspouts will be removed. New half-round metal gutters and round metal downspouts will be installed on the main roof and on the porch roofs. Gutter straps will be nailed under and not on top of the roofing material. Half-round gutters and round metal downspouts are appropriate. Requires review by the HPRB.

Lighting: Exterior lighting fixtures will be added on both sides of all three exterior doors. The fixtures will be simple, black metal sconces. Product information is enclosed. Requires review by the HPRB.

Roof: The standing-seam metal roofs (main roof and two porches) be scraped and repainted in the same color. The vinyl soffits will be removed. The wood vergeboards, fascia boards, eaves, and exposed rafter tails will be retained, repaired, and repainted. If any of these features are deteriorated beyond repair, they will be replaced in kind. Staff would like to know what type of paint is currently on the existing roof. Requires review by the HPRB.

Windows: The windows are all modern vinyl replacement windows. The modern windows will be removed and replaced with new double-hung wood windows. An old photo of the house indicates that the windows on the front section of the house may have been 6/6 so the new windows for this section will be 6/6 aluminum-clad wood, double-hung wood windows with simulated divided lights (see enclosed product information). The new windows on the rear ell will be aluminum-clad wood, double-hung 1/1 windows since there is no photographic evidence of what these windows looked like historically (see product information). The new windows will fit the existing openings. A window on the rear elevation of the non-historic, lean-to addition will be removed and a new, simple 1/1 or casement window (aluminum-clad wood) will be added on the side wall. This new window will be 24" wide x 12" high. The new windows will have a white color finish. The existing long, horizontal window on the side of the non-historic lean-to addition will be removed, framed in, and the opening covered with Hardie plank or Poly-Ash siding. Requires review by the HPRB.

#### Porches:

There are two porches: a three-bay porch on the front of the house and a side porch on the rear ell. The non-historic vinyl cladding has been removed from the porch ceilings and the conditions above evaluated. Most of the wood boards can be retained and repaired. Boards that are beyond repair will be replaced in kind. The vinyl lattice under the front porch will be replaced with square, wood lattice that is painted green. The wooden porch elements will be repainted in the same color as the existing green paint. Requires review by the HPRB.

Exterior Walls: The non-historic vinyl siding has been removed from the exterior walls, revealing wood weatherboards on the front section of the house and board-and-batten on the rear ell. Modern T1-11 sheathes the non-historic, lean-to addition on the south side elevation.

A significant amount of the wood weatherboard is in poor condition with evidence of rot, cracked boards, patching, and missing boards (see enclosed photos). The most significant weatherboard deterioration is found on the front, rear, and south side elevations. The north side elevation appears to be in the best condition, and it is anticipated that most of the boards on this elevation can be retained. The board-and-batten is in better condition than the weatherboard, but there are still instances of rot and deterioration.

The weatherboard and board-and-batten will be retained where feasible. Where these materials have deteriorated beyond reasonable repair, they will be removed and replaced in-kind. The conditions of the exterior window trim and sills will also be evaluated and replaced in kind as needed. All wood siding will be repainted white to match the current color. The trim and sills will be repainted green. The T1-11 will be removed from the non-historic, lean-to addition and

Hardie plank or Poly-Ash siding will be installed using the smooth side in a white color. Requires review by the HPRB.

Addition: The footprint of the non-historic, lean-to addition will be minimally expanded 4 feet to the west to accommodate MEP systems. The height and roof plane will match that of the rest of the existing addition. The exterior cladding and roof will also match the rest of the non-historic, lean-to addition. Requires review by the HPRB.

HVAC: The outdoor units for the HVAC system will be located on the south side elevation, next to the equipment room. The units will be screened from view with plantings or a painted wood fence. Requires review by the HPRB.

The owner of this property has applied for state and federal historic tax credits. The applications and approval letters to-date are enclosed with the COA application.

Mr. Cristofari (Staff) advised the applicant that the Town does not require lead testing and that to go over a method to eliminate any dangers. Mr. Mark Simcox (Applicant) stated that he was in contact with the painter, and they will have the equipment for the task. Mr. Simcox mentioned that they will be going for federal and state tax credits, and they have gotten approval by the national parks service. He apologized for accidentally going over the board's purview by thinking he had approval to do his work. The only removal so far is some siding and gutters.

Mr. Simcox mentioned that he will restore and keep the historic aspect of the building. Mrs. White (HPRB) asked for clarification on the deck. Mr. Cristofari stated that the applicant will alter the deck to make it historically accurate and remove the iron railing and paint it green. Mrs. Rice (Staff) mentioned that the patio will be paved with concrete or stone pavers. Mr. Simcox stated that concrete paving will not be a part of the proposal and stone pavers will be used.

Mrs. White asked if there would be four doors. Mr. Simcox answered that they will be deleting one door on the noncontributing shed. The other three doors will be appropriately put in to look historic. Mr. Simcox stated that the front fence is not salvageable. Mrs. Rice clarified that the applicant wants to replace the existing fence with the addition of fencing. Mr. Simcox stated that he would like to only replace the existing fence in the front. Mrs. Rice mentioned that the applicant can ask for additional fencing on the railroad tracks side of yard because the action is not waiver able. Mr. Simcox added that he would want fencing to be approved on the railroad tracks' side yard as well as the front yard. It would be a wooden picket fence as the front yard fence.

The board asked about the lighting. Mr. Simcox stated that they will use two simple sconces on each side of the door. Mrs. Hartshorn asked if that would be the only lighting and if any other exterior lighting would be added. Mr. Simcox answered there will not be anything other than stated in the proposal. He also mentioned a yellow sodium lamp on the back lot that is bright and wanted to discuss the future of the light. Mrs. Rice stated that the Town lamps are owned by AEP but will check into it.

Mrs. White asked about the roof being repaired. Mr. Simcox stated that the roof will be mainly scraped and painted. The board asked about the windows. Mr. Simcox stated that there will be six over six windows. The existing windows are vinyl windows and will be replaced with

wooden double hung windows on the West elevation. Mr. Simcox stated that the small window facing the railroad tracks will be removed and replaced. The board asked about the porches. Mr. Simcox stated they will retain the porches and replace wood for wood if needed. He will paint the porches green and replace the lattice with a square shaped design.

The board asked about the exterior walls. Mr. Simcox stated that on the North elevation the boards were in good shape and to retain most if not all the boards. On the South elevation there is a lot of termite damage. Some boards will be replaced, and some will be retained. The board asked about the addition. Mr. Simcox stated that it will be extended to install the HVAC and duct work. Mrs. White asked if the HVAC will be screened. Mr. Simcox stated he will screen with plantings or screen with wood.

The board agreed the proposal was detailed and will vote as a package. Mrs. Rice restated each section of the proposal to be voted upon. Mrs. Bunn (HPRB) asked if the front door glass is wavy glass. Mr. Simcox stated that he was unsure if it was wavy but would like to keep the same glass. Mr. Cristofari stated that the glass is not wavy, but it is thick, so it is an early rendition.

**On a motion by Mr. Anderson, seconded by Mr. Boyd, the board voted to approve the Certificate of Appropriateness with the wood deck with traditional balustrades as presented, stone pavers, deleting the shed door, putting new glass in the front door, replacing the wood doors with half-light, white fence to be replaced, white fence on the railroad side to be added to match the replacement fence, gutters will be half round, light sconces as presented, repaint the roof, replace the vinyl windows with wooden windows, retain and repair all the porches, expand the addition by four feet, and to add new HVAC that will be screened.**

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

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

**6. Certificate of Appropriateness – Derek H. Webb; 147 Valley St. NE, Abingdon, VA 24210. Owner. Certificate of Appropriateness for Exterior Changes. Located at 147 Valley St. NE, Abingdon, VA 24210. (Tax Map 012-1-43) (VIDEO 1:47:50 – 1:56:10)**

Mr. Cristofari provided the staff report.

Derek H. Webb (Applicant/Owner) has requested approval of a Certificate of Appropriateness for the installation of walkways and the replacement of existing concrete walkway. The property is located at 147 Valley Street NE (Parcel 012-1-43).

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. On July 6, 2022, the HPRB approved the repair of the existing concrete retaining wall and steps.

The applicant proposed to install brick paver walkways set in a herring bone pattern with concrete edging around the perimeter of the existing building and replace an existing concrete walkway with brick pavers set in a herring bone pattern with concrete edging.

Based on observations by staff while on-site the proposed brick walkways located at the northern half of the lot will be shielded by a fence and will not be visible from a public vantage point. The proposed walkways located in the southern half of the lot would be seen from E. Valley Street.

The existing concrete walkway connecting the existing concrete steps previously approved to be repaired to the existing wooden front porch may be original based on a photograph found in “Places In Time Volume II” written by Nanci C. King. Staff were unable to find any historical evidence showing the existing concrete walkway was brick at one point in time. If the new walkways are installed and the existing concrete walkway replaced with brick pavers set in a herring bone pattern with concrete edging, the primary walkway material would be different when compared to the existing concrete steps and retaining wall.

Mr. Derek Webb (Applicant) stated that when they were finishing the exterior of his house, the downspouts from the drains didn’t go anywhere and were not working properly and needed to be installed underneath the sidewalk. He preferred a brick walkway such as the brick on the Virginia Creeper Trail and didn’t want to copy the brick at his neighbor’s house next door. He wants to edge it with concrete. He mentioned that he will not touch the steps and will still repair the wall. He would prefer to have consistent sidewalk around the entire house with brick pavers and is looking for feedback from the board.

Mr. Anderson (HPRB) stated that he liked the brick sidewalk and asked the applicant if he would prefer the brick. Mr. Webb answered he believed the brick looks better and the existing concrete sidewalk was narrow and settling over time.

**On a motion by Mr. Anderson, seconded by Mrs. Bunn, the board 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>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mrs. Kristi Hartshorn</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>

#### **E. PUBLIC COMMENTS**

#### **F. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 1:56:11 – 2:00:20)**

- **COA Waiver – 254 Whites Mill Road (Driveway Resurfacing & Louvered Shutter Repair)**

Mr. Cristofari stated that the applicant wants to resurface their driveway and to repaint their shutters.

- **Historic Preservation Day 2024**

Mr. Cristofari stated that he sent out a poll regarding the Historic Preservation Day date to the board members. The dates to be voted on are either October 11<sup>th</sup>, 18<sup>th</sup>, or the 25<sup>th</sup>, 2024. The board discussed a time that would fit everyone's schedule. Mr. Cristofari stated he will send out another email for the board to pick a date.

**G. ADJOURNMENT**

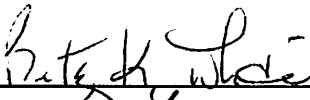
**On motion by Mrs. Hartshorn, seconded by Mr. Anderson, the board voted to adjourn the meeting.**

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

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

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

**The meeting was adjourned at 7:25 p.m.**

  
\_\_\_\_\_  
Betsy White, Chair

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