

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

A regular meeting of the Historic Preservation Review Board was held on Wednesday, June 5, 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
 Mrs. Jamie Barker, Planning Tech

C. APPROVAL OF MINUTES

- **May 1, 2024 - Regular Meeting (VIDEO 6:21 – 7:00)**

On a motion by Mr. Anderson, seconded by Mrs. Bunn, the board voted to approve the May 1, 2024, meeting minutes as presented.

The roll call vote was as follows:

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

D. CERTIFICATE OF APPROPRIATENESS

1. *Certificate of Appropriateness – William P. Truhlik; 344 Gibson Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for construction of a retaining wall. Located at 344 Gibson Street, Abingdon, VA 24210 (Tax Map 021-2-5) (VIDEO 7:01 – 11:18)*

The applicant proposes to construct a 45 ft. long x 8 in. wide x 32 in. tall CMU retaining wall with an earthen tone random ashlar stone veneer located on the west side of the lot. A Portland cement-based mortar will be used as the adhesive. Running along the top of the proposed CMU random ashlar stone veneered retaining wall will be a landscaped area consisting of flowers, shrubs, and mulch. The parking area partially enclosed by the proposed CMU random ashlar stone veneered retaining wall will consist of brown pea gravel.

When conducting research staff found the lot and its built primary and secondary resources are not located any of the Department of Historic Resources (DHR) Historic Districts designated within the Town of Abingdon, VA. Gibson Street was not a recorded area on any of the available Sanborn Fire Insurance Maps (December 1885, November 1891, July 1897, November 1902, February 1908, March 1913, June 1922, and October 1928). Nancy C. King provides no information concerning the building in Places in Time Volumes I, II, or III.

However, the Washington County Land Card for the property stated the building was constructed in 1950. None of the primary or secondary resources on this lot are contributing.

Charlene Truhlik (Applicant/Owner) stated that they needed a driveway and room for more than one vehicle, they had also had a problem with the Post Office not delivering packages because the carrier could not turn around in their driveway. This is why they decided to widen the driveway.

Mrs. White (HPRB) asked if it was on the side of the house. Mrs. Truhlik responded that it was.

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

The roll call vote was as follows:

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

2. ***Certificate of Appropriateness – Daniel Swanson; 15514 Branch Street, Abingdon, VA 24210. Applicant. Vickie Wampler; 151 N. Church Street, Abingdon, Va 24210. Owner. Certificate of Appropriateness for primary and secondary porch railing replacement. Located at 151 N. Church Street, Abingdon, VA 24210 (Tax Map 012-1-51)) (Video 11:22 – 21:11)***

The applicant proposes to replace the existing untreated wooden primary (East elevation) and secondary (South elevation) porch landing and stair railings painted white. The applicant has selected two options for the HPRB to review.

Staff inspected the railing and found most of the existing wooden balustrade or railing was fabricated from untreated wood. The untreated wood used is rotting or saturated with water due to direct environmental exposure. Today, untreated wood is much more porous than wood used in the 1700's, 1800's, and even the early 1900's thus resulting in the untreated wood rotting immediately once exposed to environmental phenomena.

Both options proposed would closely match the existing untreated wooden railings painted white in design and partially appearance concerning finished color. However, the material would be changing from untreated wood, wood being a traditional building material to a plastic composite material. In terms of design and appearance, the top rail, bottom rail, and newel posts based on the options provide a similar or exact match to existing. However, the balusters or pickets would change from round turned pickets to traditional square pickets.

The first option, Deckorators Classic is an 8 ft. x 2 ¾ in. x 3 ft. prefinished white composite deck and rail kit. The second option, Trex Transcend is a 67 ½ in. x 3. ¼ in. x 36 in. prefinished white composite deck and rail kit. Between the two options Trex Transcend would have a textured appearance simulating wood grain whereas Deckorators Classic would have a smoother appearance more akin to plastic.

When comparing the proposed plastic composite railing options provided to the existing primary and secondary wooden porch columns, the material would not match. According to the Design Guidelines. New Residential Construction of Secondary Buildings, such as Garages, Sheds and Other Outbuildings, traditional materials should be used if in the public view.

Trex as a building material has only been allowed as decking for non-historic or modern porches or decks when not readily seen from a public right-of-way, or when not directly connected to an existing historic porch or deck. Treated wood painted or prefinished metal balustrades or railings of a simple traditional design have typically been approved for non-historic or modern porches or decks.

Mrs. White (HPRB) asked for clarification that it was the railings and not the spindles that are being replaced. Daniel Swanson (Owner/Applicant) stated that they would need to replace the entire railing, but not the columns that support the roof over the front door. Mr. Swanson then stated that they had constructed the handrail out of all wood components with a couple of coats of paint. There are now some problems with a gap under the handrail that is too high, it should have been lower. The second problem is that the wood is not holding up to weathering since they were installed in November of 2022. The applicant is now requesting to replace the rails completely with a material

that would withstand weathering better as well as lowering the railing so that it complies.

Mrs. Hartshorn (HPRB) expressed a preference for the Trax product that looks more like wood than the Deckorators Classic product that looks more like plastic. Mr. Swanson stated that the Deckorators Classic product is a vinyl composite material that is less expensive and easier to work with. He also said that the Trax product is aluminum but is different in construction. He also clarified that while the example picture showed some of the material in a brown color, what would be installed would be all white with a wood texture if they use the Trex material.

Mrs. White asked which product the applicant would prefer. Mr. Swanson stated that he would prefer the Deckorators Classic product because it is easier to work with and less expensive but is open to either option.

Mrs. White stated that natural materials is are usually required in the Historical District, and while this specific house is a newer build house the board would prefer something that looks more like original materials such as the Trex option, that looks more like wood.

Mr. Boyd (HPRB) asked about the top rail on the Trex product, if it was a molded shape or just a square like the bottom. Mr. Swanson stated that they both would be a square shape as it is a pre-built product from Lowes.

Mrs. White asked if the new balusters would be square versus the current turned balusters. Mr. Swanson affirmed that they would be squared that would match another house close by.

On a motion by Mrs. Hartshorn, seconded by Mr. Anderson, the board voted to approve the COA using the second option, the Trex version, as presented.

The roll call vote was as follows:

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

- 3. *Certificate of Appropriateness – Andrew Neese; 174 E. Main Street, Abingdon, VA 24210. Applicant. Certificate of Appropriateness for automatic fence installation, demolition and signage. Location at 201 E. Main Street, Abingdon, VA 24210. (Tax Map 013-1-64). (VIDEO 21:15 - 59:01)***

Section 1

Andrew Neese (applicant/owner) had originally submitted three different options for window signage but stated at the start of the staff report that that option A and Option C would no longer be needed. Only the sign from option B with the sign on the transom located above the door would need

to be considered. Mr. Cristofari (Staff) clarified that the sign did need to be white lettering only and not frosted as some of the examples submitted had shown.

Mr. Boyd (HPRB) asked if the only sign would be on the transom as shown in the photo given as an example. Mr. Neese confirmed that would be the desired sign location. Mrs. White (HPRB) asked about the size of the sign and if it would be within guidelines. Mr. Cristofari stated that it would need to be 4 square feet in size. Mrs. Hartshorn (HPRB) asked if the sign would be vinyl letters or painted on. Mr. Neese stated that they would not be a product that could be easily removed, the letters would be professionally stenciled in.

Mr. Cristofari stated that the transom sign would be over the door that led directly to the business, were as other option led into the lobby. Mrs. Hartshorn asked to clarify the size of the sign. Mr. Cristofari stated that the size of 4 square feet would need to be in the motion.

On a motion by Mrs. Hartshorn, seconded by Mrs. Bunn, the board voted to approve section 1 signage part of the COA, approving option 3 of a traditional stenciled sign over the transom of the front door of the business specifying that the size of the sign conforms to guidelines, in white.

The roll call vote was as follows:

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

Section 2

Option A: A prefinished black fence no higher than 4 ft. to 6 ft. tall either fabricated from all aluminum or part aluminum and part wood. Length will be close to 100 ft. across the front of the parking lot. Gate to have an operator located inside the parking lot not on the outside if possible, sliding the gate toward E. Valley Street. The fence will have a key code for the front entrance so tenants can punch in their number for access.

Option B: An operator gate that is made of black aluminum and has wood panel fencing, no higher than 6 ft. tall on either side of the apron extending all the way to each property line. Close to 100 ft. in length. For both option A and option B, the height of the fence can only be 4 ft. tall. No power automated gates or fences exist in the Old & Historic District. However, the power automated gate/fence is designed to appear as a metal fence like those seen throughout the Old & Historic District. A power operated gate at this location is required to slide and not swing open because of the gate/fence proximity to the public sidewalk. The mechanical system operating the gate would be placed on the interior of the gate/fence and partially screened from public view.

Mr. Neese did present an example of a smaller gate that might be a better option. As well as a wooden

fence to surround the parking lot that would go with option B and the metal gate. Going with the wood fence you are more cost effective than having an entirely metal fence all the way around.

Mrs. Hartshorn asked where the dumpsters are currently located and if that would be a problem after putting in the fence. Mr. Neese answered that they are in the back of the parking lot, and they did not know yet if the gate would be a problem with trash collection. The only problem that is foreseen would be if someone forgets to open the gate when the truck backs out. Mr. Neese also stated that they could give the driver of the truck a garage door opener so they would always have access.

Mrs. Hartshorn asked for clarification on where the fence and gate would be located. A photo was pulled from Google maps showing a street view of the parking lot off Court St. Mr. Neese described where the fence would lay, and Mr. Cristofari demonstrated with the cursor. Mr. Neese stated that the plan is for the fence to go all the way to the end of the property line. They would also like to have a place for tenants to enter and exit the parking lot to the sidewalk. Currently there isn't a good way to keep the public from parking in the lot, and having a private parking lot is a part is a perk of being a tenant of the Summer's building.

Mrs. Hartshorn asked if they had considered just doing a gate and not including the long wall. Mr. Neese stated that they had considered that option. Mrs. White asked about the height of the proposed fence, which could be between six and four feet. She wanted to know if the applicant would only want the solid wood fence versus the wrought iron fence that doesn't obstruct the view as much. Mr. Neese asked if a picket fence would be preferred, a wooden picket fence would be an option to consider. Mr. Neese also clarified that there needs to be something on the side of the gate to help to hide the mechanism used to support the gate as it slides open and closed. Without a fence to the side of the gate that mechanism would be very visible and would not look appealing.

Mrs. Hartshorn asked if the gate could not open into the parking lot instead of sliding. Mr. Neese stated that it would hit the cars and block parking spots. Mrs. Hartshorn stated that the mechanism for the slide would not fit into the historical district. Mr. Neese stated that a barrier fence around the parking lot would help to tie everything together.

Mrs. White stated that having a solid fence would block off the view of other historical buildings in the area, but a picket fence would still allow visibility, especially if it was kept at four feet. Mrs. Rice (Staff) stated that if they did go with a wooden picket fence then painting it black would help it blend in with the gate that is proposed. Mr. Neese stated that would have no problem painting it black.

Mr. Geisler requested to make a public comment that according to the guidelines state that solid board fences are not allowed. If the gate is approved, it could also open this option up for other locations in the historic district. Mr. Geisler also stated that having coverage on the sides of the gate would be more visually appealing. He also wanted clarification of the material the gate would be constructed of. Mr. Neese stated that it would not be actual wrought iron because the weight would cause the mechanism to break constantly. It will be made to look like wrought iron but be a lighter material. The idea of having fencing to the sides of the gate was to be able to hide the mechanism. Mrs. Rice brought up that code and also stated that traditional plantings such as hedges and shrubs are acceptable alternatives for fencing in the Historical District. Mrs. White asked if there would be

a pillar or marker at the end of the gate to hide the mechanism to open the gate. Mr. Neese stated that his original idea was to have a picket fence. Mrs. Hartshorn stated that she had not seen a black picket fence and that they are usually white. Mrs. Rice clarified that having a metal fence that would match the gate in aesthetics then having hedges in front to screen the fence would look appropriate.

Mrs. Hartshorn requested that they look at the gate currently installed at the Martha Washington Inn to get an idea of what has already been installed. The landscaping and bushes help to block the view of the mechanism the opens and closes the Martha's current gate. Mrs. Hartshorn also wanted to know if there would be just a code box or if a device like a garage door opener could be used to gain access to the parking lot. Mr. Neese stated that is possible and tenets could purchase them as needed.

Mr. Neese asked if a hedge along Court St instead of a fence would be an acceptable option. It was agreed that this would be an acceptable option, with Mrs. Bunn clarifying that it would just be a hedge and a metal gate, there wouldn't be a metal fence behind the hedge, and Mr. Neese agreed. Mr. Boyd pointed out that Court Street slopes and that getting a fence that looked level with the parking lot and the road would be difficult, and a hedge could be trimmed in different ways to match the slope. Mr. Neese agreed and stated that this was an issue they had looked at when looking to put in a fence.

The board did ask for clarification on the height of the hedge which was decided to be no more than 4 feet high to not obstruct the view of neighboring houses. Mr. Boyd asked if the gate would have a rounded top or be flat across. Mr. Neese showed on the example given that the gate he prefers would be straight across on the top, without a curve. Mrs. Hartshorn asked if the gate would be black or a matte black, and Mr. Anderson stated it should just be black.

On a motion by Mr. Anderson, seconded by Mrs. Hartshorn, the board voted to approve section 2, the gate and fence part of the COA, for an 18 ft. long x 4 ft. high flat top aluminum prefinished black gate as presented. Adjoining on either side of the gate facing N. Court Street are hedges no more than 4 ft. high. The gate's control box should be located on the interior to be shielded by hedges no more than 4 ft. high.

The roll call vote was as follows:

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

Mrs. Rice asked if they would be changing the surface of the parking lot moving forward or adding more gravel. Mr. Neese stated that they had recently added more gravel.

Section 3

Remove a wood framed shed that is fully surrounded by dying trees. The applicant seeks to take the

wood framed shed that is already falling apart so they can cut the trees on that section of the parking lot. According to the applicant the wood framed shed sits between multiple trees that are halfway dead.

Upon conducting a site visit, staff found the existing wood framed shed in a state of disrepair. Structurally the existing wood framed shed appears to be structurally compromised. Specifically, the existing wood framed shed leans drastically to the East. Nearly the entire existing wood framed shed is covered with various forms of bio-growth. Based on the Sanborn Fire Insurance Maps, the existing wood framed shed does not appear in either 1885, 1891, 1897 or 1902. However, in 1908, 1913, and 1922. 1928 Sanborn Fire Insurance Map showed no change. A one-story wood framed auxiliary building wood can be seen in the approximate area of the existing wood framed shed. Staff cannot determine if the one-story wood framed shed is the existing wood framed shed.

According to the Department of Historic Resources (DHR) VCRIS database, the existing wooden framed shed is not recorded as a primary or secondary resource.

Mr. Cristofari stated that the lot had changed a lot over the years and that there used to be a house in the lot at some point in the past but no longer existed. The current shed does not appear to be historic in nature, and the structure appears to be compromised.

On a motion by Mrs. Bunn seconded by Mr. Anderson, the board voted to approve the demolition of the wood framed shed as presented.

The roll call vote was as follows:

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

- 4. Certificate of Appropriateness – Glenn A. Harrison; 146 Crestview Drive, Abingdon, VA 24210. Owner. Certificate of Appropriateness for exterior changes. Location at 212 E. Valley Street, Abingdon, VA 24210. (Tax Map 013-1-37A). (VIDEO 59:03 – 1:12:39)**

The applicant proposes to construct a wood framed shed porch addition onto the West elevation of the existing wood framed building, remove the existing brick landing and steps, and replace all rotted wooden clapboards and trim as needed on the West elevation.

An existing brick landing with brick steps using a Portland cement-based mortar as seen below has undergone a variety of settlement issues. Subsequently the settlement issues have caused water damage and rotting to the base plate, header, and studs supporting the door frame. The existing brick landing and steps sit directly against the brick foundation laid in a running bond pattern, and the wooden clapboards immediately around the door opening cladding the exterior walls of the building.

The six raised panel door prefinished white located on the West elevation of the building is modern and neither original nor historic. Staff could not find any historical evidence at this time to determine whether the door opening is original to the building or historic. The rotted wooden baseplate, header, and studs below the existing modern door on the West elevation will be removed and replaced with pressure treated wood to repair under framing of the door. Portions of the rotted exterior wood clapboards surrounding the door and wall will be replaced with wood clapboards painted SW #7006 "Extra White" to match the existing.

A new wood framed shed porch will be constructed in the exact location as the existing brick landing and steps. A bed of brick pavers and pea gravel will be placed underneath the shed roof porch and extend to the outer edge of the drip line of the shed roof.

Per the rendering provided, the porch will be constructed using 1 in. x 6 in. pressure treated wood decking and be 48 in. long x 40 in. wide. The porch will have three steps with a 33 in. width, 12 in. treads, and 6. ½ in. rise. The porch will be attached to the building using pressure-treated hanger board and supported by 4 in. x 4 in. concrete anchored square posts. The porch will be painted SW #7006 "Extra White" to match the existing building.

The shed roof will be closed end using 1 in x 6 in. shiplap siding, with a 1:4 pitch roof constructed with pressure treated wood. Western States "Classic Green" color standing seam metal roof without ribs, striations or exposed fasteners will clad the shed roof, matching the existing buildings roof cladding. The shed roof will be 12 ft. long x 6 ft. wide, extending 10 ft. above the brick foundation. The shed roof will be attached to the building by a hanger board and supported with 4 in. x 4 in. square posts. All wood will be painted SW #7006 "Extra White" to match the existing building. To meet the building code, the wood framed shed porch will need to be raised to have the proposed porch landing be the same elevation as the door. Additionally, handrails and railings will need to be added. An example of handrails and railings used on the North and South elevation could be used to maintain a consistent design.

Mr. Harrison (Owner) stated that he has replaced the siding on the side of the building with the steps that need repair, and the wood is rotting again. His hope is that adding a shed roof will help stop water damage. If the landing is raised, then an extra step will be required. The door is not historical, they were added to meet fire code when the building was moved away from the property line. The side steps have settled and allowed water to get trapped between the landing and building which is damaging the wood of the building. The need to add an additional step would require the proposed awning to be lengthened to cover all the steps. Extending the awning would also help to keep water out of the joints and help to keep the joints from rotting in the future. If the steps are extended, then a tired post would be required to hold up the railing.

Mrs. Hartshorn (HPRB) asked for clarification that the awning would be made of metal and not fabric. Mr. Harrison said it would be metal and would match what is on the rest of the building. It would be the original green color that might not match the current green color due to aging and fading. Mrs. White (HPRB) stated that the west side of the building is not seen very well from any public view.

Mr. Cristofari (Staff) stated that the type of railing would need to be clarified for the motion. Mrs. Hartshorn asked if the building had a ramp for access already, and Mr. Harrison stated they have a ramp on the other side of the building.

Mr. Harrison stated that the pressure treated wood would have to age for up to a year before they could paint it, but the plan is to paint it white.

On a motion by Mr. Boyd seconded by Mr. Anderson, the board voted to approve to demolish existing brick landing and steps on the Western elevation and replacing it with a wood framed shed porch to match the existing structure and door. Additionally, adding railings consisting of materials and design to match existing railings, to be painted white, and to extend shed roof as presented an additional 1 ft. to 2 ft. toward Plumb Alley.

The roll call vote was as follows:

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

- 5. Certificate of Appropriateness – Franklin White & Heidi Dixon-White; 277 W. Valley Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for construction of garage. Located at 277 W. Valley Street, Abingdon, VA 24210. (Tax Map 011-5-108) (VIDEO 1:12:42 – 1:26:55)*

The foundation will be a concrete slab on grade not visible from any public right-of-way. The garage portion of the concrete slab will measure 28 ft. x 26 ft., and the porch portion of the concrete slab will measure 8 ft. x 26 ft. Along the bottom of the proposed garage will be an earthen tone ashlar stone veneer on the primary (East elevation) and secondary (South elevation).

The siding will use 5 in. or 6 in. lap siding, Masonite, or a similar wood composite siding. Within the pediment of the gable and shed roof will be a wood composite shingle. All wooden siding and shingles will be painted SW Exterior, K33 W 251, 6504-05822, Extra White. A two recessed panel composite door with three panes in the top portion of the door will be painted white. The door will be located on the South elevation of the garage.

The garage will have two 10 ft. x 8 ft. one car width foam core metal garage doors stamped Shaker style with a row of windows as seen in the photo provided on the East elevation. The foam core metal garage doors will be painted white. Recently garage doors for new garages have been allowed to be metal.

Wood vinyl clad, single hung windows (3 pane grid on upper sash) on each end of garage attic. Side by side single hung windows (4-lite grid on upper glass) on porch side of garage (facing the rear of the existing house).

4 in. K-style gutters and rectangular downspouts will be installed to match those on the existing primary building. K-style gutters and rectangular downspouts are an appropriate gutter and downspout type given this is a 2024 building.

A front gable roof and shed roof extension extending to the East will be clad in a prefinished gray standing seam metal cladding with no ribs, striations, or exposed fasteners to match the existing primary building's roof style and color. The porch roof will have a 3:12 pitch with the garage roof having a 10:12 pitch.

Exterior lighting fixtures are still to be determined. Examples were provided after the packet had been sent out and this was included for the board to see.

A 5 ft. tall dog ear cedar panel fence will be installed to tie into the existing fence on the property line back into the northwest corner of the garage.

Mrs. White (HPRB) asked if the fence would extend back toward King St. Mrs. Dixon-White (Owner) answered yes that was the plan.

Mr. Cristofari (Staff) showed examples of the lights and stated that the applicant was willing to use brick around the bottom of the garage instead of the stone that is shown in the examples. Brick would better match the existing building.

Mrs. Hartshorn (HPRB) asked if there would be a driveway going into the garage. Mr. Cristofari answered there is already an existing driveway that would lead into the garage.

Mrs. Dixon-White stated that the only part of the garage that would be visible from King St to the public would be a solid wall, with the doors facing in or toward the neighbors. Mrs. White asked if the applicant was requesting to change the foundation to brick or just an option. Mrs. Dixon-White stated that it was an option if that was more agreeable, and that the example of the tight fixture might appear slightly different when completed. Mr. Anderson (HPRB) stated that he preferred the brick, with general agreement from the rest of the board, Mrs. Hartshorn stated that it would match the house. Mrs. White stated that brick is an original material versus the synthetic material used to achieve the stone-like appearance.

Mrs. Hartshorn asked if the garage doors would be vinyl. Mrs. Dixon-White stated the garage doors would be metal, but vinyl backed with a foam core. Mrs. Hartshorn asked if the siding would be vinyl, and it was clarified by Mr. Cristofari that it would be a Masonite, a wood composite that would be acceptable for a new construction.

Mrs. Rice (Staff) wanted to clarify that this would not become an accessory dwelling unit, that the upper floor of the garage would not be turned into an apartment. Mrs. Dixon-White stated that no, it would just be storage space.

Mr. Boyd (HPRB) asked if the brick on the foundation would only be on two sides. Mrs. Dixon-White answered yes because the other two sides would be seen because of the slope of the land.

Mrs. Bunn (HPRB) asked if the windows would be paned or have the appearance of paned glass. Mrs. Dixon-White stated that the windows they looked at would have dividers on the inside of the glass. While they would be one large piece of glass, they would have the appearance of paned glass. Mrs. Rice read the following from the Design Review Guidelines.

Mrs. White asked the applicant if this would be acceptable to have the muntins on the outside of the glass instead of on the inside. Mrs. Dixon-White agreed that was something they would agree to, if it was just the muntins and didn't require separate panes of glass. Mr. Boyd clarified that this was to cut down on glare from the windows, if the muntins is on the inside, it could appear as one pane of glass when light is reflected off it.

On a motion by Mrs. Bunn seconded by Mr. Anderson the board voted to approve the application as presented with the stipulation of brick on the foundation, the muntins on the exterior of the glass, light fixtures similar to what was presented.

The roll call vote was as follows:

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

- 6. *Certificate of Appropriateness – Joshua Fuller; 279 E. Main Street, Abingdon, VA 24210, Owner. Certificate of Appropriateness to reconstruct second floor balcony. Located at 279 E. Main Street, Abingdon, VA 24210. (Tax Map 013-1-69). (VIDEO 1:27:00 – 1:40:43)***

The applicant proposes to reconstruct the second level of a wraparound porch onto an existing one-story wraparound porch. The reconstructed second floor balustrade and flooring would match the existing first floor porch balustrade and flooring in material, design, and appearance.

According to the 1885, 1891, and 1897 Sanborn Fire Insurance Map, the Adam Hickman House had a two-story wraparound porch. Mr. Cristofari showed on the Sanborn Maps where the second story porch existed up until 1902 when it was removed and never replaced.

On the second floor, six-over-six double hung sash wood windows are the predominant window type and configuration. When looking at the rear (North elevation) of 279 E. Main Street, there is one six

pane wood window that has a different pane configuration than the other second-story windows located on the North, East, and South elevations. Due to the difference in pane configuration, it is evident the opening has been altered and could have been a six-over-six double hung sash wood window or a door to access the second-story porch area. The six-pane wood window as a surround molding the other five six-over-six double hung sash wood windows on the second story lack. Staff could not find any historical evidence at this time showing this opening was a door, however the difference in the surrounding molding may be an indicator of the opening being a door at one time. If a door were to be placed where the six-pane window currently exists, a single leaf recessed four panel wooden door painted white would be appropriate.

The existing wooden first floor balustrade is ornate and painted white. The flooring is tongue and groove. If approved the reconstructed second floor balustrade would need to meet building code in terms of balustrade height, and distance between the bottom rail and porch flooring.

Mr. Cristofari (Staff) observed that the cut out shown on the rendering for the new balustrade look elongated compared to the existing balustrade, but that this could just be the way they are drawn.

Mr. Fuller (Applicant/Owner) asked if the historical photo he had provided was a part of the presentation. Mr. Cristofari stated that the photo wasn't from the 1800s, it was taken after 1922 when a bay window was installed, so this is why it wasn't included. Mr. Fuller stated that he does have a photo that shows a second story balcony on the house, but the date the photo was taken is unknown. Originally there would have been a door on the front parallel to the main door, Mr. Fuller only proposed adding a door to the side to access the second-floor balcony. After demolition of the interior of the house the location of the door was apparent with just plywood covering where the door was located.

Mr. Fuller proposed using the same type of wood decking that exists. He also clarified that the rendering of the new balustrade might appear different, but they would be using templates of the existing balustrade to create the new balustrade. Mr. Fuller requested raising the height of the railing up to 42 inches if approved, he would work to still make it match the existing railing even with the increase in height. The timeline for the project would be to have the second story porch completed within the next couple of months.

Mrs. White (HPRB) asked if the proposed porch would be a complete wrap around. Mr. Fuller yes it would wrap all the way around. Mrs. White wanted to clarify that the slanted roof they say above the current porch would not be the floor of the new porch. Mr. Fuller stated correctly that after taking up some of the existing parts of the slanted roof that the flat flooring from the removed second story porch still exists underneath, it was just covered but the roof seen today. Mr. Cristofari stated that Mr. Fuller had brought in some machine-cut nails that he recovered when he removed the cover, that shows that the deck was from the 1800's and did not have a railing. Mr. Fuller stated that he would also create a moisture barrier so that water would not leak down and create rot on the lower-level deck.

Mrs. Hartshorn (HPRB) asked what kind of drainage was currently installed. Mr. Fuller answered that it was just guttering currently. The plan is to tie the moisture barrier into the existing drainage

system. Mrs. White asked if they planned to put a roof on the second story porch. Mr. Fuller stated he does not plan on adding a roof over the second story porch.

Mr. Fuller added that it is hard to know what kind of shape joists and wood are in while they are covered, and while he does expect to have to replace the wooden joists to make is safe and up to code. He also plans on placing the new balustrades to match up with the lower balcony, so they will not stagger. Mr. Boyd (HPRB) asked what material the balustrade will be made of. Mr. Fuller stated it would be pressure treated wood that is painted once it is dry.

Mrs. Bunn (HPRB) asked if the existing railing is 36 inches high. Mr. Fuller believed that it was lower, between 30-36 inches, but he wasn't sure. Mr. Cristofari added that because they are reconstructing the new balustrade to look like the old not repairing existing is does need to be higher to match current code. With it being on the second floor and farther way the height difference will not be very apparent. Mr. Fuller stated that he understood the parameters needed for the new balustrade and will make it safe as well as visually consistent.

On a motion by Mr. Anderson seconded by Mrs. Bunn the board voted to approve the application for the reconstruction of the second level wrap around porch as presented.

The roll call vote was as follows:

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

- 7. Certificate of Appropriateness – Shelley Gadola; 821 S. Beaver Dam Ave, Damascus, VA 24236 Owner, and Josh Fuller; 279 E. Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for freestanding signage. Located at 266 E. Main Street, Abingdon, VA 24210. (Tax Map 013-1-93). (VIDEO 1:40:56 – 1:45:11)*

The applicants propose to install a 2 ft. long x 2 ft. tall equaling 4 sq. ft. aluminum freestanding signage. The background of the proposed freestanding signage will be dark green. Centered within the 2 ft. long x 2 ft. tall, the proposed freestanding signage will be a white circle. Within the white circle will be dark green letters along the top and bottom curves. Centered within the white circle are blue mountains and a yellow crescent moon as shown in the rendering provided. The applicant has not decided if the chain links will be prefinished with a specific color or left their natural silver metallic finish.

Mrs. White (HPRB) stated that the size of the sign appears to meet guidelines. Mr. Fuller (Applicant) stated that if they could remove the old sign without damaging any of the decretive metal work around it they would just replace the old sign with the a new one, then they would not need the bar across the top to hang the new sign from. Mrs. White clarified that the applicants would like to be

able to use either option depending on the ability to save the existing metal work or not. Mr. Fuller agreed that would be the best option.

On a motion by Mr. Hartshorn seconded by Mr. Anderson the board voted to approve the sign application as presented with the option to keep the existing structure and replace existing signage with proposed signage.

The roll call vote was as follows:

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

- 8. *Certificate of Appropriateness – Dean Barr; 119 Campbell Street SW., Abingdon, VA 24210. Applicant. Levi Tignor; 209 W. Main Street, Abingdon, VA 24210. Owner. Certificate of Appropriateness for window signage. Located at 203 W. Main Street, Abingdon, VA 24210 (Tax Map 012-1-72). (VIDEO 1:45:29 – 2:00:34)***

The applicant requests for the allowance of two unapproved window signages.

1. A vinyl graphic applied to the Southeast window.
2. Hanging neon signage in the Southwest window.

In the Southeast commercial display window, a vinyl graphic has been applied. The applied vinyl graphic measures 62 in. long x 32 in. tall equaling 13.778 sq. ft. The color scheme of the vinyl graphic consists of green, purple, and white as seen in the photo provided. According to the Design Guidelines signs should not exceed 4 square feet. Double-faced signs are permissible, and the size limitations will be calculated by measurement of a single face only. Sign size restrictions do not apply to hotels, theaters, restaurants, and churches. Board approval as to the size of these signs is required and may be granted according to historic precedence.

However, from a design perspective the applied vinyl graphic for The Gallery matches those for the other businesses who have existing vinyl graphics adhered to their commercial display windows as a form of signage.

In the Southwest commercial display window, is hanging neon signage. The neon signage measures 29 in. long x 34 in. tall equaling 6.847 sq. ft. When lite the rectangular border is yellow and the letters within the rectangular border are purple. This neon signage has been with the business since its inception. When on site staff observed a third piece of signage sitting on the metal sill of the Southwest window. The square footage for the third piece of signage was not provided and should be removed from the window. According to the Design Guidelines signs should be kept to a minimum, with no more than two signs per building or one sign per business, whichever is greater. Multi-tenant signs are limited to one per building, and all signage for that building should be located on said sign.

Mr. Barr (Applicant) stated that the smaller red custom framing sign that used to hang outside previous locations that the business resided in, he had no problem removing that sign. Mrs. White (HPRB) stated that the amount of signage did exceed the guidelines and asked how the board wanted to move forward. Mrs. Hartshorn (HPRB) stated that the board has been very strict on the signage in the past and worked to make sure signage looked historically appropriate and met the guidelines. Mrs. Hartshorn expressed a desire to be consistent with enforcing the guidelines.

Mr. Barr stated that the building he resides in is not a historical building and pointed out that the other businesses in the building have very similar signage in their windows. Mrs. Hartshorn pointed out other businesses that had appeared before the board in the past and been told to take down excessive signage that had not followed through with the order. Mrs. Hartshorn pointed out that they do have rules on the type and number of signed for a reason, but a building built in 1972 that was intended to be a commercial building might need some different considerations.

Mr. Geisler stepped up for public comment, and reminded the board about discussions in the past about some areas in the Historic District that weren't as strict. Mrs. White asked how the other businesses obtained their signs. Mr. Barr stated that the signs in the space before he took over tenancy were bigger than his current signs, and there were two signs instead of one. Mrs. Rice (Staff) added that the Planning Commission, which covers zoning, has taken to ensuring that window signage is accounted for, whereas in the past window signage was not counted in the number of signs allowed.

Mr. Cristofari read from the guidelines "The Historic Preservation Review Board may differentiate its requirements on the basis of contributing versus noncontributing structures, visibility from public streets, ways or places and the nature of surrounding properties." This building was built in 1975 which makes it not contributing, and has commercial display windows, which is different from most other windows and spaces in the OH district. Typically, window signage is restricted to 4 sq ft sure to the type of windows generally found in the OH district, but with this window being different it could lead to being less strict in this case.

Mrs. White agreed but wanted to caution going forward in case the historical district was expanded to be open to having different guidelines for strictly commercial buildings and noncontributing structures. A large portion of the Historic District consists of converted houses. Mr. Boyd (HPRB) stated that the structure the applicant occupied was never intended to be a residence so would not have the same consideration as a former residence converted to a commercial property.

Mrs. Hartshorn asked what was on the second floor of the building. Mr. Barr stated that there was a counseling center directly above and a Jujitsu gym beside that. The upstairs portion is very broken up with some of the space also being used by different businesses. Mrs. Hartshorn suggested containing window signage to be allowable only on street level to prevent signage from being added to the rook as an example. Mr. Anderson stated that it does look good as presented, and if the applicant is willing to remove the small red sign saw no problem allowing the other signage in place. Mr. Barr reiterated that that he was planning on removing the small red sign because it blocks the view of art for sell hung inside.

On a motion by Mrs. Hartshorn seconded by Mrs. Anderson, the board voted to approve the signage that is present with the caveat that the small red sign will be removed from the window.

The roll call vote was as follows:

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

E. PUBLIC COMMENTS

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

Mrs. Rice informed the board that the grant for the preservation day in October and staff has created a list of what they would like to happen.

- Want a presentation of the preservation plan for the cemetery
- Cleaning the stones information
- Plans for the Virginia 250 in 2026
- Mike Pulas has agreed to come to talk about masonry
- Have the ETSU student present his research on the African American cemetery
- Possibility of preservation awards.

G. ADJOURNMENT

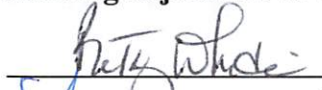
On motion by Mr. Anderson, seconded by Mrs. Hartshorn, the board voted to adjourn the meeting.

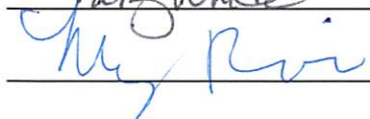
The roll call vote was as follows:

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

Mrs. White declared the meeting adjourned.

Meeting adjourned at 7:29 PM





Betsy White, Chair

Gabriel Cristofari, Senior Planner/GIS Specialist