

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
RECONVENED MEETING
(FROM APRIL 3, 2013)
APRIL 17, 2013 - 5:15 P.M.

A reconvened meeting of the regular meeting, Wednesday, April 3, 2013, for the Board of Architectural Review was held on Wednesday, April 17, 2013, at 5:15 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Dr. Charles M. Owens, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

Members Present: Dr. Charles M. Owens, Chairman
 Mr. Jason Berry
 Mrs. Betsy White
 Mr. Peyton Boyd
 Mr. Byrum Geisler

Comprising a quorum of the Board

Members Absent: None

Administrative Staff: Mr. W. Garrett Jackson, Assistant Town Manager
 Director of Planning/Zoning
 Mr. Sean Taylor, Assistant Director Planning/Zoning
 Mrs. Deborah Icenhour, Town Attorney
 Mrs. Cecile Rosenbaum, Town Clerk
 Ms. Rebecca Moody, Environmental Planner/
 Sustainability Coordinator (Absent)

Visitors: Mr. Steve Smith, K-VA-T (Food City)
 Mr. Charlie Fugate, K-VA-T (Food City)
 Mr. Don Smith, K-VA-T (Food City)

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- (2) **CERTIFICATE OF APPROPRIATENESS - K-VA-T Food Stores, Inc., Charlie Fugate, Representative**, P. O. Box 1158, Abingdon, VA 24212; application for Certificate of Appropriateness for approval to relocate existing structure **located at 217 N. Court Street. Tax Map No. 13 (1) 8. (Tabled from meeting, April 3, 2013).**

Mr. Jackson gave a summary of the April 3, 2013 meeting, explaining that there were two (2) applications from the applicant; the first application requested the demolition of the existing structure located at 217 N. Court Street; with a motion by Mr. Byrum Geisler to deny this request, seconded by Mr. Peyton Boyd and unanimously approved to deny the request for demolition of this structure. The second application requested approval to relocate the existing structure located at 217 N. Court Street, and after a great deal of discussion regarding this, a motion was made by Mr. Boyd, seconded by Mr. Geisler to deny the request, to relocate the structure, with the remaining members voting as follows: Mr. Berry voted against the motion, Mr. Boyd voted for the motion, Mr. Geisler voted against the motion, with Mrs. White abstaining from the vote, due to conflict of interest. Therefore, the request to relocate the structure was denied. After further

discussion, Mr. Berry made a motion to approve relocation of the structure, with caveats; there being no second to the motion, the motion was withdrawn. Mr. Geisler made a motion to table this application for further discussion and to recess the meeting until this meeting date, Wednesday, April 17, 2013.

Mr. Steve Smith gave a summary of why K-VA-T wants to relocate the structure and how it would look on the proposed relocation site which is located on the east side of Court Street. At the present time the lot has much growth on it that is not consistent with the character of the immediate area or the Town's ambitions for the general Valley Street area. The Board's approval of the Certificate of Appropriateness would allow K-VA-T to proceed to purchase, clean and develop the lot in an appropriate manner to place the relocated house upon it with appropriate landscaping, with pea gravel driveway. The relocation of the structure on the subject property will also enhance the immediate area by creating more open space in the neighborhood and placing the structure on a lot that is in need of development. All of this will contribute to making the Town a more attractive and desirable place in which to live.

Mr. Smith stated that present plans include relocation of the structure, place it on the market for sale, with condition that the structure would be restored to original state and functional condition. He further stated that without relocating the structure it would not be feasible to renovate the interior of the house, however if relocated, there would be an obligation and an opportunity to invest in the renovation to make it a more sound structure.

Discussion continued with several suggestions being made for the possibilities of this structure.

Dr. Owens voiced concerns regarding the plans and type of renovation after the relocation, if approved.

Mr. Geisler asked if K-VA-T would restore the structure if it was allowed to be moved.

Mr. Boyd stated his concerns were that the site across the street would require considerable earthwork to accommodate this structure and would alter the existing topography of the district, possibly damaging the structure and as a result, relocating diminishes the value of the structure.

Mrs. White stated that the end result of this request will be a big, visible event in Abingdon.

Dr. Owens commented that relocating the structure might be the only way to preserve it.

Mr. Jackson asked if there was the potential that the Board would receive anything regarding the enlargement of the entrances for the new headquarters and Mr. Smith replied "no".

After discussion, Mr. Berry stated that based on the Board's previous discussion, two weeks ago, and with the intent to do the right thing, both for the corporation and the piece of property, so that it isn't intentionally lost as a whole, he wanted to make a motion to approve the request to relocate the structure at 217 N. Court Street, to the lot on the east side of Court Street, with a few caveats and contingent upon the applicant verifying proof of ownership of the lot and complete details as to what will be done to the property, with the applicant to report back to the Board with complete details before any work occurs. There was no second to this motion.

The discussion of this matter continued with several suggestions being offered.

Mr. Boyd asked that the applicant provide more information on specifics of the relocation.

Mr. Geisler suggested that details of work on new site should be reviewed before any decision is made on this request.

Mr. Berry suggested that the staff give proof of why this structure is historic.

Mrs. White reminded the Board and the applicant that any changes made to this structure must be approved by this Board.

Mr. Smith stated that K-VA-T is willing to do whatever the Board suggests, in order to bring the structure in compliance with the Guidelines; there are reasons for doing the restoration the right way and if need be, Mr. Smith stated that his comment regarding this can be put in writing.

After discussion, Mr. Berry made a motion that the meeting be recessed for approximately one (1) week, to allow the applicant sufficient time to provide detailed plans for this property. Mr. Geisler seconded the motion, with unanimous approval.

Dr. Charles M. Owens, Chairman

W. Garrett Jackson, Secretary