



TOWN OF ABINGDON

133 WEST MAIN STREET

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July 17, 2017

G. Claire Trent, Project Manager
USACE Norfolk District Regulatory Office Townstern Section
Virginia Highlands Field Office
Post Office Box 1295
Abingdon, VA 24212-1295

Via email: Claire.Trent@usace.army.mil and U S Mail – First Class

Re: The Meadows Project – Planview Map and Raze Plan for Outbuildings

Dear Ms. Trent:

The Town of Abingdon (hereinafter “Town”) is in receipt of your email dated Friday, July 14, 2017 regarding a final piece of information that you need in order to complete the Memorandum of Agreement between all parties involved in The Meadows Project. As requested, I am providing you with a “Planview Map” (Exhibit 1) and a narrative describing how and to the extent the structures will be removed (i.e., depth of excavation, type of equipment used, and how/where disposed). The following outlines the Town’s intentions regarding the property:

House

The Main House will be preserved and renovated for future use. The Town will be faced with the practical challenge of coupling departmental uses with historic and aesthetic appeal and appearances to allow the House to put its best foot forward and serve the public concurrently at its optimum. Please note that the House currently has no HVAC or utilities, two expensive components to the restoration project. Repairs and replacements shall be addressed during the development phase. The Town possess a limited number of replacement terra cotta tiles for any incidental repairs to the roof.

The Town plans to raze a recent addition to the back of the Main House, consisting of 624 square feet, by using a backhoe. The bricks will be removed by hand first and carefully stored for future repairs and use. The Town plans to have a roll-off container available and the backhoe will load the discarded, unusable materials into the container for proper disposal at the landfill located

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in Bristol, Virginia.* The Town expects minimal ground disturbance or depth of disturbance outside the boundaries of the concrete floor.

The in-ground concrete swimming pool will not be removed as this area will be filled with dirt from the neighboring retail site, thereby keeping ground disturbance to a minimum.

The Town will be contracting with Aaron Brumitt, RPA with S&ME to be on site for the demolition of the designated outbuildings and will rely on his guidance relative to preservation of materials that can be salvaged and/or reclaimed. The Town will be photographing and cataloging each step of the process.

Concrete Block Garage

The Concrete Block Garage is a wooden shed structure encased in cinderblock walls. The floor is concrete and is in very bad condition with large splits throughout. The garage's metal hip roof is also in poor condition. The Town plans to raze this structure with the use of a backhoe. The cinderblock will be removed by hand first and any wood on the interior of the structure that is in good, useable condition will be salvaged for reclamation purposes. Upon inspection, the Town did not note any handmade nails or hardware, but if any are found the Town will remove those by hand and preserve them to use in another location on the property. The Town plans to have a roll-off container available and the backhoe will load the discarded, unusable materials into the container for proper disposal at the landfill located in Bristol, Virginia.* Once the debris has been removed, the concrete floor will be removed with the aid of the backhoe and placed in the roll-off container. The Town expects minimal ground disturbance or depth of disturbance outside the boundaries of the existing concrete floor.

The Town will be contracting with Aaron Brumitt, RPA with S&ME to be on site for the demolition of the designated outbuildings and will rely on his guidance relative to preservation of materials that can be salvaged and/or reclaimed. The Town will be photographing and cataloging each step of the process of removal.

Frame Garage

The Frame Garage, a newer structure, was most likely constructed in the 1960's. It is a predominantly aluminum structure with a concrete floor. The Town plans to raze this structure with the use of a backhoe and the Town does not anticipate any materials at this time that will be reclaimed or salvaged. The Town plans to have a roll-off container available and the backhoe will load the discarded, unusable materials and refuse into the container for proper disposal at the landfill located in Bristol, Virginia.* Once the debris has been removed, the concrete floor will be removed with the aid of the backhoe and placed in the roll-off container. The Town expects minimal ground disturbance or depth disturbance outside the boundaries of the existing concrete floor.

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Cottage

The Cottage is a wooden frame building in poor condition with an array of unmatched window styles, a deteriorated porch floor and a partial brick veneer exterior with peeling stucco facade. The original structure has been altered and remodeled, thereby greatly compromising same with poor quality additions made at numerous times over the life of the structure. The Cottage, as evidenced throughout its interior, is believed to have been utilized heavily most recently as a shelter for either a gaze of raccoons, a phil of groundhogs and/or a scurry of squirrels. Prior to providing shelter for wild animals, etc., the Cottage served as rental property for the owner.

The Town plans to raze the Cottage but not before carefully removing any/all brick and/or limestone from exterior walls, interior floors, interior fireplace(s) and foundation. Said materials will be removed by hand, using appropriate hand tools, and will be reused and reincorporated into the restoration and maintenance of the House. Further, the Town will move carefully through the entire razing process as to ensure that any handmade nails and/or hardware is salvaged along with other usable materials that might possible be incorporated as historic relics into the planned sports complex buildings.

The limestone foundation will be evaluated only after the structure has been removed. Should said foundation be in solid condition and located reasonably close in proximity to the area of the planned amphitheater, the Town plans to leave it in place and incorporate same into an aesthetic or historic feature within the outdoor facility. If not located in reasonable proximity to the amphitheater site, the Town will strive to make use of the materials in some other aesthetically acceptable method, as professionally determined. The origin and significance of said native limestone materials shall be appropriately denoted and labeled by permanently attaching engraved/cast brass plates or appropriate permanent signage explaining the significance of same. The salvaged materials will be stored in a covered and secure location which is approximately two (2) miles from the subject site. The Town will be placing any materials deemed unusable into a construction roll-off container for appropriate disposal at the landfill site in Bristol, Virginia.

The Town will be contracting with Aaron Brumitt, RPA with S&ME, to be on site for the demolition of the designated outbuildings and will rely upon his guidance relative to preservation and retention of materials that can be salvaged and/or reclaimed. The Town will be photographing and cataloging each step of the process of removal, retention and storage.

Shed

The Shed is an unsteady wood framed structure with a dirt floor. The Town plans to raze this building with the use of a backhoe. The debris will be placed in a construction roll-off container and disposed of at the landfill in Bristol, Virginia.* A wooden sign on this structure stating "PRATT FARM" will be removed prior to demolition and incorporated it into the house in

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some regard. The extent of the site disturbance will be mitigated as the Town removes materials and disturbance will be held to a minimum.

The Town will be contracting with Aaron Brumitt, RPA with S&ME to be on site for the demolition of the designated outbuildings and will rely on his guidance relative to preservation of materials that can be salvaged and/or reclaimed. The Town will be photographing and cataloging each step of the process of removal.

Metal Barn

The Metal Barn is a fairly modern structure, circa 1960-1970, with the prior owners' children's initials in the small concrete entrance way to the tack room. This aids in dating the barn to this era, which is a metal structure with a wooden framing on the inside with a dirt floor. There is concrete in the small tack room and the entranceway. The Town plans for this barn to be disassembled, in part or in whole, and reconstructed on another Town site located on Hillman Highway, known as The Fairview Homestead. This barn could serve as a secured covered location for some of the salvage materials from the other razed structures mentioned herein. The small concrete areas will not be removed as this entire site will be filled with dirt from the neighboring retail construction, thereby keeping ground disturbance to a minimum. Several areas of the barn appear to be made from low grade exterior particle board which has deteriorated over the years. The debris will be placed in a construction roll-off container using a backhoe. and disposed of at the landfill in Bristol, Virginia.* The Town owns a flatbed tractor trailer and plans to use this piece of equipment to haul the salvaged materials directly to the Fairview site.

The Town will be contracting with Aaron Brumitt, RPA with S&ME to be on site for the demolition of the designated outbuildings and will rely on his guidance relative to preservation of materials that can be salvaged and/or reclaimed. The Town will be photographing and cataloging each step of the process of removal.

Wooden Barn

The Wooden Barn appears to be one of the oldest outbuildings with a date of 1929 scratched in the concrete slab floor. The barn has wooden slats on the exterior that the Town plans to remove with hand tools and salvage for use in the construction of an equipment shed for the Sports Complex. The wood will be stored and covered in a secure location and the sides cataloged as they are removed to ensure reference and properly denoted on a brass plate when the structure is re-erected. Any unusable debris will be placed in a construction roll-off container using a backhoe and disposed of at the landfill in Bristol, Virginia.* The concrete slab floor will be left in place as it will be included the area where fill dirt from the neighboring retail site will be placed as a foundation for the Sports Complex. Ground disturbance will be kept to a minimum.

The Town will be contracting with Aaron Brumitt, RPA with S&ME to be on site for the demolition of the designated outbuildings and will rely on his guidance relative to preservation of materials that can be salvaged and/or reclaimed. The Town will be photographing and cataloging each step of the process of removal.

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The Well House, Tack Room, Carriage Barn

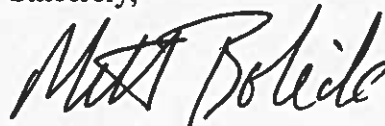
The Well House, Tack Room and Carriage Barn are closely located together and are constructed from brick and/or concrete block. The Town plans to raze these structures and salvage as much of the reusable brick as possible. The Carriage Barn has wooden black shutters that the Town plans to salvage and reuse on the Equipment Shed or at the Main House. The brick and shutters will be removed with hand tools and stored in a covered and secured location. The concrete slab floors will be left in place as it will be included in the area where fill dirt from the neighboring retail site will be placed as a foundation for the Sports Complex. Ground disturbance will be kept to a minimum. Any existing plumbing will be removed by Town crews prior to demolition and the debris will be added to the roll-off container.

The concrete silo structure is closely positioned to the rear of the Carriage Barn. The Town plans to contract with a licensed and bonded commercial crane operator to raze the silo in an approved and safe commercial method. The debris will be left in place as it will be included in the area where fill dirt from the neighboring retail construction will be placed as a foundation for the Sports Complex. Ground disturbance will be kept to a minimum and mitigated as the structure is removed.

The Town will be contracting with Aaron Brumitt, RPA with S&ME to be on site for the demolition of the designated outbuildings and will rely on his guidance relative to preservation of materials that can be salvaged and/or reclaimed. The Town will be photographing and cataloging each step of the process of removal.

If you should have any questions or need additional information, feel free to contact me. Town look forward to our update meeting on Thursday.

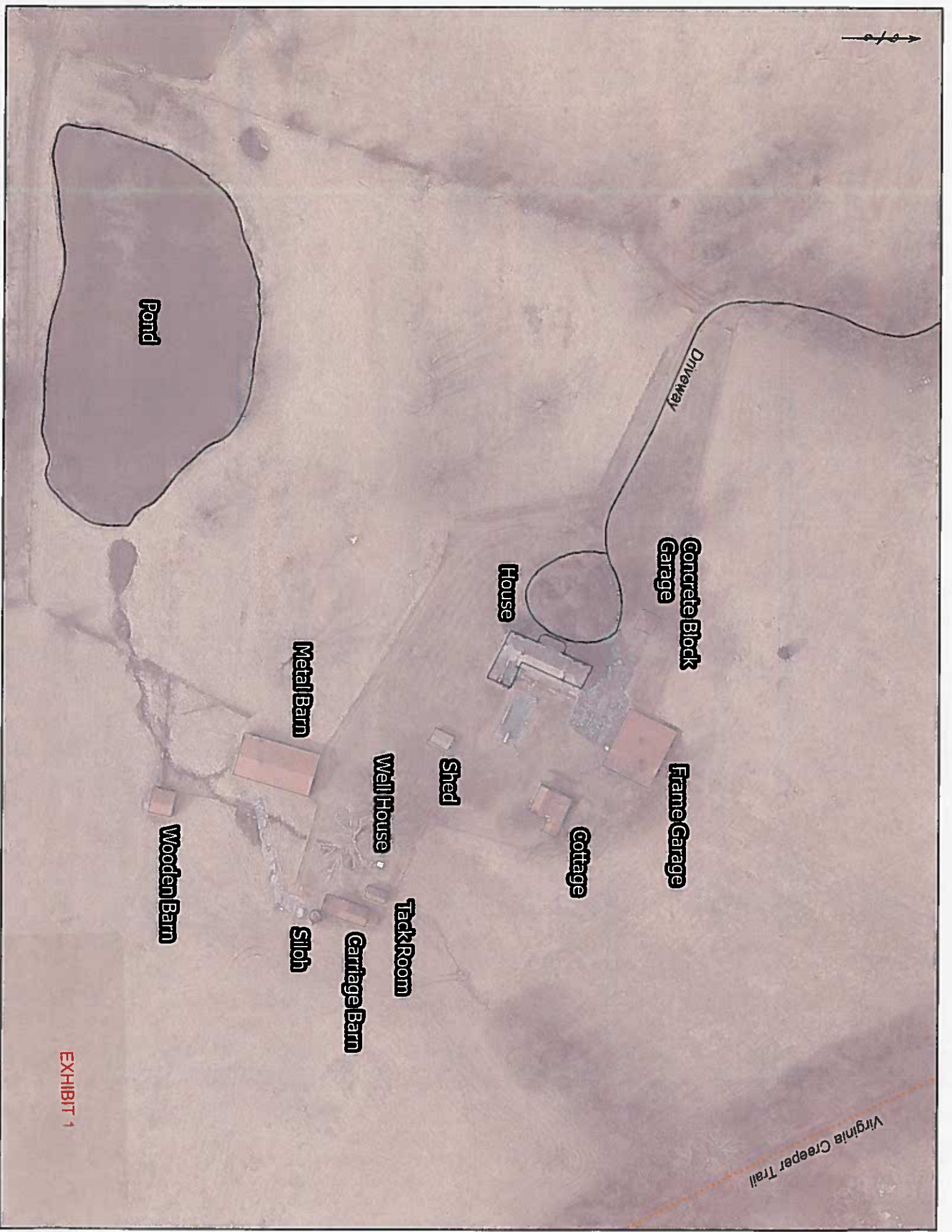
Sincerely,



Matthew Bolick, Director
Public Services/Construction

MB/cmr

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Concrete Block Garage

Frame Garage

Cottage

House

Shed

Metal Barn

Well House

Tack Room

Carriage Barn

Slab

Wooden Barn

Pond

Driveway

Virginia Creeper Trail

EXHIBIT 1



Aaron Brummitt, M.A., RPA

Principal Officer and Archaeology Principal Investigator

Mr. Brummitt serves as a Project Manager for environmental projects and the Principal Investigator for Cultural Resources studies. He manages all aspects of cultural resources studies including authoring Memorandums of Agreement and data recovery plans, writing, editing, and final production of project proposals and reports, and overseeing field investigation and laboratory analysis. Mr. Brummitt's education and experience includes the proper execution of cultural and environmental resource management and federal consultation law under the requirements of NEPA, NHPA, and other regulations.

Mr. Brummitt has directed numerous archaeological investigations serving a variety of local, state, and federal agencies, as well as a number of public utility groups and many private-sector industrial, commercial, and residential developers. He is familiar with consultation requirements of various State and Tribal Historic Preservation Offices (THPOs and SHPOs) and has experience conducting consultation with multiple THPOs and other tribal entities. Mr. Brummitt's qualifications meet the Secretary of Interior's Professional Qualifications Standards (defined in 36 CFR 61) for an Archaeologist.

Key Projects and Assignments

Recent Projects

Archaeological Data Recovery at Oak Bluff (38BK267) Berkeley County, South Carolina | September 2015-present

Principal Investigator. The significant components at this site consisted of the remains of the 18th century Presbyterian and Dissenter Church and associated cemetery, the 19th century plantation house, and an early 20th century tenant house. (#4213-15-119)

Archaeological Data Recovery at Stratton Place (38CH2449) Charleston County, South Carolina | July 2015-present

Principal Investigator. This site was a large multicomponent site with a variety of prehistoric components, most notably a number of early Woodland houses and historic remains ranging from the colonial period to early twentieth century. (#4213-15-032)

Archaeological Data Recovery at Rebellion Farms (38BK2091) Berkeley County, South Carolina | April 2014-present

Served as Principal Investigator and Field Director. This site was a large multicomponent site with a variety of prehistoric components, most notably a number of early Woodland houses and historic remains ranging from the colonial period to early twentieth century. The early colonial component was associated with an early Barbadian trader and was one of the first European settlements in the area. (#1134-13-172)

PROJECT ROLE

Principal Investigator,
Archaeology

EDUCATION

- M.A., Anthropology, University of South Carolina. 2002
- B.A., Anthropology, University of Tennessee, 2002
- Field School at the Berry Site, Warren Wilson College, 2001

PROFESSIONAL MEMBERSHIPS

- Register of Professional Archaeologists
- National Trust for Historic Preservation
- Society for American Archaeology
- Southeastern Archaeological Conference
- Archaeological Society of South Carolina
- Council of South Carolina Professional Archaeologists
- Southern Georgia Archaeological Research Team
- Oklahoma Anthropological Society



Assessment of Significant Archaeological Resources at the Johns Island Executive Airport

Charleston County, South Carolina

Served as Principal Investigator and Project Manager for the assessment of significant archaeological resources at JZI. This task was designed to help the Charleston County Aviation Authority in their commitment to maintain the Civil War related fortifications and other resources.

Archaeological Survey for Proposed Expansion of the Gene Snyder Airport

Pendleton County, Kentucky

Served as Principal Investigator and Field Director.

Cultural Resources Reconnaissance, East Bend Station Haul Road Boone County, Kentucky

Served as Principal Investigator and Field Director for the background research and initial reconnaissance of the proposed haul road at East Bend power plant.

Archaeological Survey and Deep Testing for the Proposed Athletic Fields, University of the Cumberlands

Whitley County, Kentucky

Principal Investigator and Field Director for the Survey conducted in advance of the construction of new athletic fields. Because the project was located in an active floodplain, this study required deep testing as an attempt to identify archaeological remains that were buried beneath the alluvium.

Past Archaeological Projects

Archaeological Survey and Evaluation of the Proposed Pecan Grove Housing Development

James Island, Charleston County, South Carolina

Completion of an Archaeological Survey and Evaluation of Four Sites at the Proposed Stilley Sand Mine

Marion County, South Carolina

Principal Investigator

Data Recovery Investigations at 38CH2145 The Village at Bull's Bay

Charleston County, South Carolina

Principal Investigator

Relocation of the Fortner-Moore Cemetery

Greenville, Tennessee

Principal Investigator

Archaeological Data Recovery at the McMillin House (40BY192)

Bradley County, Tennessee

Principal Investigator