

**TOWN OF ABINGDON  
HISTORIC PRESERVATION REVIEW BOARD  
REGULAR MEETING  
WEDNESDAY, FEBRUARY 7, 2024 – 5:30 P.M.  
COUNCIL CHAMBERS– MUNICIPAL BUILDING**

A regular meeting of the Historic Preservation Review Board was held on Wednesday, February 7, 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**  
  **Mrs. Brooke Bunn**  
  **Mrs. Betsy White**  
  **Mr. Peyton Boyd**

**Members Absent: Mrs. Kristi Hartshorn**

**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**

**C. APPROVAL OF MINUTES**

- **January 3, 2024 - Regular Meeting (VIDEO 6:45 – 7:21)**

**On a motion by Mr. Anderson, seconded by Mrs. Bunn, the board voted to approve the January 3, 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>Mr. Peyton Boyd</b>	<b>Aye</b>

**D. CERTIFICATE OF APPROPRIATENESS**

1. ***Certificate of Appropriateness – Abingdon United Methodist Church, 115 E. Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes. Located at 115 E. Main Street, Abingdon, VA 24210. (Tax Map 012-1-89) (VIDEO 7:22 – 30:12)***

**A. Staff report**

**B. Applicant presentation**

**C. Public comment concerning item**

**D. HPRB discussion and decision**

Mr. Cristofari provided the staff report.

Abingdon United Methodist Church (Owner) and Glenn Patterson (Applicant) have requested approval of a Certificate of Appropriateness for a variety of exterior changes.

1. Replacement of two existing 14 ft. sections of K-style gutters prefinished white with two 14 ft. sections of half round gutters prefinished white.
2. Replacement of three existing round downspouts prefinished white with three round downspouts prefinished white.
3. Replacement of 10 existing single pane double hung sash windows fabricated out of various materials.
4. Installation of metal roof cleats.

The property is located at 115 E. Main Street (Parcel 012-1-89). The property is within the Old and Historic Zoning District (Sub-District 1) and can be seen from a public right of way therefore requiring the approval of the HPRB prior to completion.

The parcel is in the OH Civic/Business focused Subdistrict (Subdistrict 1). According to a reconnaissance survey conducted by DHR in 2020, 115 E. Main Street is a 2 story, five bay building constructed around 1830 with elements of Greek Revival style. The building possesses good architectural integrity, retaining its overall massing and historic period doorway. The building shows up on all known Sanborn Fire Insurance Maps except for 1885, the only reason being the 1885 Sanborn Fire Insurance Maps did not survey the area where 115 E. Main Street is located. Most alterations throughout the building's history in terms of footprint are associated with the front porch and various rear additions. Access to the site will continue to be E. Main Street or Plumb Alley. Adjoining properties are OH on all sides.

The applicant proposes to replace two existing 14 ft. sections of metal K-style gutters located along the eaves of the primary (South) elevation, with two 14 ft., 6 in. sections of metal half round gutters. The proposed 14 ft. half round gutters will be prefinished white to match the existing gutter color finish.

In addition to replacing the two 14 ft. sections of K-style gutters with two 14 ft., 6 in. half round gutters, the applicant proposes to replace the three existing metal round downspouts prefinished white with round metal downspouts prefinished white to match existing.

The round metal downspout transferring the runoff water from the encapsulated gutter system

of the wrap around front porch terminates into a metal pipe in the ground. The existing plastic rectangular connection linking the round downspout to the round pipe will be replaced with a round connection to be more conducive when connecting the downspout and pipe together.

Based on the 2-story, five bay brick building's earliest documented date of around 1830 according to 2020 DHR reconnaissance survey, half round gutters and round downspouts are an appropriate gutter and downspout style for this building. The existing metal K-style prefinished white gutters are an inappropriate gutter type. The existing metal prefinished white downspouts are round and are the appropriate downspout type. All other gutters and downspouts associated with the building will remain in place.

Next, the applicant proposes to replace a total of 10 single pane double hung sash windows with Anderson double pane double hung sash wood clad in vinyl windows. Staff could not find documentation showing the original windows for 115 E. Main Street at this time. Based on site observations it appears all other aspects of the window assemblage (window frame, window surround, sill, shutter hardware, and shutters) are original to the building, and should not be touched in any way. The window openings are not proposed to be changed and should remain as such.

The five existing prefinished white windows on the second floor facing E. Main Street are aluminum one-over-one single pane double hung sash, where both the top and bottom sashes have roughly an equal height and width. The replacement Anderson double pane double hung sash windows will be 34  $\frac{3}{4}$  in. x 61  $\frac{1}{2}$  in., and fabricated out of wood clad in vinyl, prefinished white. The existing five aluminum one-over-one single pane double hung sash windows are not original to the brick building given the brick building construction date of 1830.

Two existing prefinished white windows directly behind the brick building fronting E. Main Street located on the second floor in an early historic now vinyl clad addition is aluminum one-over-one single pane double hung sash, where the bottom sash is nearly two times as tall as the top sash. The replacement Anderson double pane double hung sash windows will be 34  $\frac{1}{2}$  in. x 61  $\frac{3}{4}$  in. fabricated out of wood clad in vinyl and prefinished white.

Two existing prefinished white windows located on the second floor facing East in an early historic now vinyl clad addition are wooden rope and pulley one-over-one single pane double hung sash, where both the top and bottom sashes have roughly an equal height and width. The replacement Anderson double pane double hung sash windows will be 26  $\frac{1}{8}$  in. x 41  $\frac{3}{4}$  in. fabricated out of wood clad in vinyl, prefinished white. Due to these windows being rope and pulley and wooden these are more appropriate for a historic structure.

One existing prefinished white window located on the second floor facing East in an early historic brick clad addition is wooden rope and pulley one-over-one single pane double hung sash, where both the top and bottom sashes have roughly an equal height and width. The replacement Anderson double pane double hung sash window will be 30  $\frac{1}{8}$  in. x 41  $\frac{3}{4}$  in. fabricated out of wood clad in vinyl and prefinished white. Due to these windows being rope and pulley and wooden these are more appropriate for a historic structure.

Lastly, the applicant proposes to install metal cleats prefinished green to match the color of the existing true standing seam roof. These metal cleats will match the metal cleats found on

the United Methodist Church's 1883 roof.

Mr. Glenn Patterson (Applicant) stated that the gutters on the upper level were challenged with the previous snow and rain and that replacement would help solve the issue and agreed that half round would be appropriate. He also mentioned that the gutter connecting to the ground is rotted out and replacement of the gutter would be appropriate. Mr. Boyd (HPRB) asked where the pipe leads to in the ground. Mr. Cristofari (Staff) answered that the pipe empties into the side yard of the property beside the sidewalk.

Mr. Patterson stated that the contractor that wrote up the quote for the front elevation replacement windows was confident that the windows in question are not the original windows to the house. He mentioned the windows are leaky and unattractive and that the proposed plans would make the house look better with better insulation. Mr. Boyd asked if they're aluminum, and if the sash would be replaced and the frame would remain. Mr. Patterson answered he is unsure. Mr. Cristofari clarified that the window is aluminum and installed in there. The surround on the outside of the window is wood and will not be replaced. The shutters, shutter hardware, the surround, and the sill would remain intact.

Mr. Patterson stated that the rear elevation windows would be replaced and to be the same type of window. Mrs. White (HPRB) asked for clarification on the year of the addition to the house. Mr. Cristofari answered that the addition was built in 1902 and expanded in 1913 and the vinyl siding shown was actually iron in 1902 and 1913.

Mr. Patterson stated that when the roof was installed, no metal cleats were put on and would like to install them. Mrs. White asked if the applicant had the cleats already. Mr. Patterson answered that he would need to purchase them. The church next door has cleats on the roof and the house would have a similar design. Mrs. White asked if these cleats would be an appropriate design. Mr. Cristofari answered that it would be, and they are all around town.

**On a motion by Mrs. Bunn, seconded by Mr. Anderson, the board voted to approve the gutters 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>Mr. Peyton Boyd</b>	<b>Aye</b>

**On a motion by Mr. Boyd, seconded by Mrs. Bunn, the board voted to approve the downspouts 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>Mr. Peyton Boyd</b>	<b>Aye</b>

**On a motion by Mr. Boyd, seconded by Mr. Anderson, the board voted to approve the windows 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>Mr. Peyton Boyd</b>	<b>Aye</b>

**On a motion by Mr. Anderson, seconded by Mrs. Bunn, the board voted to approve the cleats 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>Mr. Peyton Boyd</b>	<b>Aye</b>

- 2. *Certificate of Appropriateness – Scott & Donna Seagle, 136 Valley Street NW, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes. Located at 136 Valley Street NW., Abingdon, VA 24210. (Tax Map 012-1-57) (VIDEO 30:47 – 1:06:46)***

**A. Staff report**

**B. Applicant presentation**

**C. Public comment concerning item**

**D. HPRB discussion and decision**

Mr. Cristofari provided the staff report.

Scott and Donna Seagle (Owner/Applicant) have requested approval for a Certificate of Appropriateness to replace a portion of their main roof, specifically the front porch section with a true standing seam roof prefinished black, the rest of the roof will be clad in new black asphalt shingles. The true standing seam roof will have no striations, ribs, or exposed fasteners. The property is located at 136 W. Valley Street (Parcel 012-1-57).

The property is within the Old and Historic Zoning District (Sub-District 2) and can be seen from a public right of way therefore requiring the approval of the HPRB prior to completion.

The parcel is in the OH Residential focused Subdistrict (Subdistrict 2). The 1 ½ story, three bay, brick Craftsmen/Bungalow style building according to a February 2020 reconnaissance survey conducted by DHR was constructed around 1920. The dwelling possesses good architectural integrity, retaining its overall massing and a few historic period windows.

According to the DHR 2020 reconnaissance survey the dwelling does fall into Abingdon's Historic District's period of significance (1788-1936), making the resource contributing. However, an empty lot can be seen on the 1928 Sanborn Map where 136 W. Valley Street would be located today. The applicant at the September 2023 HPRB Regular Meeting stated the building was built in 1937. Access to the site will continue to be W. Valley Street or Plumb Alley. Adjoining properties are OH on all sides.

The applicant proposes to replace a portion of their main roof, specifically the front porch section of the existing gray asphalt shingle roof with a true standing seam roof with no striations, ribs, or exposed fasteners prefinished black, the rest of the roof will be clad in new black asphalt shingles.

Staff could not find any historical evidence stating or showing 136 W. Valley Street's original roof cladding but did not see any evidence of the roofline ever being altered. There are no known examples in the Town of Abingdon's Old & Historic District where a structure's main roof consists of two different roof cladding materials. Adding transitional point(s) where water runoff transitions from asphalt shingles to metal roofing, could result in additional opportunities for water infiltration due to a lack of uniformity related to the roof's cladding.

Allowing such a change would set a precedent to where a building or structure's main roof could be clad in two different materials.

There is a prefinished black R-type metal roof with striations, ribs, and exposed fasteners found on the bay window on the West elevation. The R-type roofing observed on site is thought not to be original to the building.

Based on site observations, both the main building and detached garage have roofs clad in gray asphalt shingles. The only metal roof cladding observed at 136 W. Valley Street is on the bay window on the West elevation of the main building.

When examining the front porch in November of 2023, staff observed water damage (wood rot) at various locations on the wooden fascia, specifically on the eastern half of the front porch. There was limited to no water damage (wood rot) observed on the western half of the front porch.

The pitch of the front porch's roof appears to be equal to or more than 2:12 which by building code is an appropriate pitch for an asphalt shingle roof to shed water runoff. The applicant stated at the September 2023 Regular Meeting, the roof has two layers of underlayment and an ice shield underneath the existing asphalt shingles. Additionally, the applicant stated all flashing had been redone recently. However, while on site in January 2024, staff observed there is no flashing around the chimney or front gable dormer. A lack of flashing at these two locations could cause water infiltration to occur.

Mr. Scott Seagle (Applicant) stated that an architectural engineer took a sample of the asphalt shingle to a metal roofing supplier to match colors. They found out that the closest color comparison would be charcoal rather than black. Mrs. White (HPRB) asked if the whole roof or partial roof will be replaced. Mr. Seagle answered that only partial roof will be replaced. The entire roof was replaced around 10 years ago, and they have been having water issues

starting 5 years ago.

Mrs. White mentioned to Mr. Seagle that the report stated that the slope of the roof is suffice and that the flashing may have be a cause to the water problem. Mr. Seagle stated that there is flashing on the dormers. Mr. Anderson (HPRB) asked where is the water coming in. Mr. Seagle answered that the water is getting in several feet from the dormer on the right side.

Mrs. White emphasized the different roofing materials being used and how it would look unusual. Mr. Seagle mentioned the idea of increasing the slope of the roof. Mrs. White stated that the Town Building Official has sent a letter stating that the roof's pitch was suffice and that it would make more economic sense to continue with asphalt shingles. Mr. Cristofari (Staff) clarified what the project consists of to clear up any confusion. Mrs. White asked if the applicant was willing to go back with asphalt shingles. Mr. Seagle stated that they can do that, but he thinks it may be a temporary fix.

Mrs. Bunn (HPRB) asked if the applicant was living in the house before the roof was replaced originally, and if there was water damage before. Mr. Seagle answered that there was water coming in when they decided to replace the roof. Mr. Cristofari asked about the idea of removing the gutter that is not original to the building to reduce exposure. Mr. Seagle answered that he thinks it won't make a difference. Mrs. Rice (Staff) asked the applicant if he knew if the twin house had the front part added and if the twin house may have had the same issue, so the roof was sloped more, and gutters extended. Mr. Seagle answered that he was unsure. Mr. Boyd (HPRB) expressed his concern about matching the roof material. Mr. Anderson asked if the twin house had the same issues with water. Mr. Seagle answered that they probably didn't.

Mrs. White asked about the flashing issue. Mr. Seagle stated that the dormer had recent flashing put on. Mr. Boyd asked where the transition would go for the different materials because it looked like a curve. Mr. Seagle stated that it would be at the transition of the sharp intersection. Mrs. White asked the applicant why he thinks the metal would fix the problem and not the shingle. Mr. Seagle answered that he talked with the contractor and was advised to do a long-term metal roofing option. Mrs. White asked if extending the gutter would help with the issue. Mr. Seagle answered that he thinks it won't make a difference and may make it worse. Mrs. Bunn emphasized the position of the downspout going to the problem area. Mr. Seagle mentioned two vents near the dormer that may be letting water in too.

**On a motion by Mrs. Bunn, seconded by Mr. Anderson, the board voted to deny the metal roof as submitted.**

**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>Mr. Peyton Boyd</b>	<b>Aye</b>

**On a motion by Mrs. Bunn, seconded by Mr. Anderson, the board voted to allow the applicant to relocate the downspouts to match the sister house.**

**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>Mr. Peyton Boyd</b>	<b>Aye</b>

**E. PUBLIC COMMENTS - none**

**F. OLD BUSINESS/MATTERS NOT ON THE AGENDA**

- **Discussion Concerning Possible Expansion of OH District to Specific West Main Street Properties.**

Mrs. Rice (Staff) stated that there is a request by the current building owner of 301 W. Main Street if there is any interest in expanding the OH District to include the structure and the other buildings in between on Main Street. Mrs. Rice further discussed that the process would be a map amendment and to bring the idea to the board to think about. There was brief discussion of the buildings that would be brought in to the OH District. The board was in favor of staff contacting business owners to see if there was interest in expanding.

- **134 Wall Street Sunroom Addition Interpretation**

Mr. Cristofari (Staff) stated that the owner of Mama Mia Restaurant had an interest in a sunroom addition or expanding the outdoor seating area. The owner wanted to get the boards thoughts before hiring an architecture. Mr. Anderson (HPRB) stated his preference would be expanding and that the sunroom would not be appropriate. Mrs. White (HPRB) mentioned that the owner came to the board previously about drainage issue. Mr. Cristofari said that the business would still need gutters to go to the drainage basin. The board agreed that if the owner came to the board with an appropriate design, they would be able to visualize the project better. Mrs. Rice (Staff) mentioned that there are no sunrooms in the Historic District at the time and could help the board make their decision when it comes time. Byrum Geisler (Citizen) stated his concern of the addition to the building not following National Park Service Guidelines and being consistent with the structure.

- **Annual OH Letter Send Out Update**

Mrs. Rice (Staff) discussed the annual OH letter the board requested staff to do to let residents know that they were in the OH District. There were several comments from the community that the letter was certified, and it was done this way because it was certified the first time it was sent out. She asked the board if they wanted to keep the annual letters being sent out and if they wanted them to be certified. The board agreed to send the letter out just not certified for next time. Mrs. Bunn (HPRB) mentioned that she got comments from people saying that the letter was not signed, and they thought they violated something in the town. Mr. Anderson (HPRB) stated that he understood why it was certified because it lets staff know who received



it. Mrs. Rice emphasized that the letter was mainly for accountability where people realize they are in the OH District. The board discussed future action with the letter. Staff will bring the letter to the board next year and the board will decide at that point.

- **COA Waiver – 127 W. Main Street (Exterior Repairs)**
- **COA Waiver – 208 E. Main Street (Security Camera Installation)**

Mr. Cristofari gave a brief overview of the security camera installation. The camera was kept from the windows and doors. It is hidden near the downspouts and painted white.

- **COA Waiver – 314 E. Main Street (Front Porch Reconstruction)**

Mr. Cristofari gave a brief overview of the reconstruction of the front porch. The front porch will be wood and go back as the same design.

- **Stop Work Order – 240 Dale Street**
- **Stop Work Order – 269 King Street**

#### **G. ADJOURNMENT**

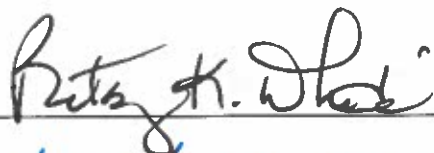
**On motion by Mr. Anderson, seconded by Mrs. Bunn, the board voted to adjourn the meeting.**

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

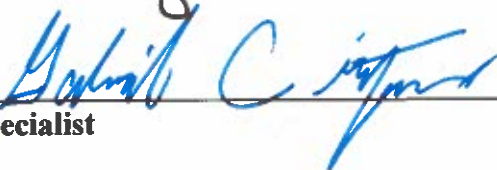
<b>Mr. Dwayne Anderson</b>	<b>Aye</b>
<b>Mrs. Brooke Bunn</b>	<b>Aye</b>
<b>Mrs. Betsy White</b>	<b>Aye</b>
<b>Mr. Peyton Boyd</b>	<b>Aye</b>

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

**The meeting was adjourned at 7:03 p.m.**



**Betsy White, Chair**



**Specialist**

**Gabriel Cristofari, Senior Planner/GIS**