

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, February 18th, 2020 at 6:30 p.m. at the Smithfield Center.

Members Present:

Trey Gwaltney - Chairman
David Goodrich
Gary Hess
Ronny Prevatte
Russell Hill
Justin Hornback

Members Absent:

Julia Hillegass – Vice Chair

Staff members present:

John Settle
Joseph Reish

There were approximately two (2) citizens present. The media was not represented. Chairman Gwaltney welcomed everyone to the meeting.

Election of Officers:

The Community Development & Planning Director, Mr. John Settle, stated that each year the BHAR elects officers. He opened the floor for nominations for Chairman. Mr. Goodrich nominated Trey Gwaltney. Mr. Hess seconded the nomination. There were no other nominations.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Mr. Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the nomination. The nomination passed.

Mr. Settle opened the floor for nominations for Vice Chair. Mr. Goodrich nominated Julia Hillegass. Mr. Hornback seconded the nomination. There were no other nominations.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Mr. Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the nomination. The nomination passed.

Community Development & Planning Director's Report:

Mr. Settle reported that the 2019 Isle of Wight County Comprehensive Plan was adopted by the Board of Supervisors. It will soon be available online.

Upcoming Meetings and Activities:

Monday, February 24th – 3:00 PM – Town Council Committee Meetings
Tuesday, February 25th – 3:00 PM – Town Council Committee Meetings
Tuesday, March 3rd – 6:30 PM – Town Council Meeting
Tuesday, March 10th – 4:00 PM – Pinewood Heights Management Team Meeting
Tuesday, March 10th – 6:30 PM – Planning Commission Meeting
Tuesday, March 17th – 6:30 PM – BHAR Meeting

Public Comments:

There were no signups for public comments.

Board Member Comments:

There were no Board member comments.

Roof Change – 231 Cary Street – Noncontributing – Joseph Reish, applicant:

Mr. Settle reported that the applicant wishes to replace the existing green “three tab” asphalt shingle roof with a brown architectural asphalt shingle roof on the detached garage. This will match the new roof that was approved for the primary building by the BHAR at its September 17th, 2019 meeting. Staff recommends approval as submitted.

The applicant, Joseph Reish, of 231 Cary Street stated that he had originally only planned to change the roof on the house. A recent storm blew some shingles off the detached garage. He was asking for approval for the detached garage also.

Mr. Goodrich made a motion to approve the application as submitted. Mr. Hill seconded the motion. Chairman Gwaltney called for the vote.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Mr. Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney stated that they would move to Item 9 on the agenda to give other applicants time to arrive.

Assorted Exterior Alterations – 206 Cary Street – Contributing – R&S Renovations, LLC, applicant:

Mr. Settle stated that the applicant wishes to make the following improvements to the property in question:

- (1) The painting and reinstallation of the red vinyl shutters that were previously on the building “Ornamental Grass” (SWVS 411).
- (2) The replacement of the existing unpainted wooden front door with a fiberglass door featuring a single panel and a large $\frac{3}{4}$ light window with six lights, to be painted “Ornamental Grass” (SWVS 411) to match the shutters.

Town staff recommends that this application be approved under the condition that the existing dilapidated front door be repaired or replaced with a door of similar materials and style and painted “Ornamental Grass” (SWVS 411) to match the shutters. If fenestration is needed on the inside of the home from the area of the front façade currently occupied by the front door, a glass or “full view” storm door should be installed, so long as the doorframe is not damaged as a result (see page sixty-eight of the Smithfield Historic District Design Guidelines). Ideally, this storm door should match the color of the front door.

The applicant, Ryan Smith, of 103 Monroe Court in Carrollton stated that the door has a large crack down the center of it. It was not meant to be an exterior door. He plans to put a fiberglass door in. He wants to bring more light into the foyer with the door and transom light. A solid door would be less expensive but he wanted more appeal with a glass door. The property has vinyl siding and it is in good shape. He had replaced the roofing with a previous approval. The exterior trim colors will remain the same.

Mr. Goodrich made a motion to approve this application as presented noting that the BHAR acknowledges that the existing front door is not original to the exterior of the home. Mr. Hess seconded the motion. Chairman Gwaltney called for the vote.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Mr. Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Amendment of Prior Approval – Lot 244 Drummonds Lane – Unclassified – Willkris Services, LLC, applicant:

The applicant received approval to construct a new single-family detached dwelling on the property at the Tuesday, September 17th, 2019 meeting of the Board of Historic & Architectural Review. The approval entailed the following: *The proposed house will be covered by a brown-colored architectural asphalt shingle roof, preceded by Hardie board eaves (soffit and fascia). The walls of the house will be covered in three (3) different styles of Hardie board siding. The first is a horizontally-lapped style, featuring a woodgrain pattern of a gray color, the second is a cedar shake shingle style, of a chestnut brown color, and the third is a board-and-batten style of an off-white color. The house will rest on a concrete block foundation, which will be skim-coated and painted white. The primary façade of the building will be adorned by a front porch with square, white-colored, polyvinyl chloride (PVC) columns. The house will be accessed by a fiberglass front door of a dark blue color with a six (6) pane window, and the house will be fenestrated by several vinyl six (6) over six (6) double-hung sash windows of a white color. All windows will be bordered by four inch (4") white-colored PVC trim. All remaining trim on the house will be Hardie trim. The house will feature white aluminum gutters and downspouts.* The applicant now wishes to amend their prior approval by requesting the following changes:

- (1) Substituting the proposed dark blue front door color with a maroon color- the front door on the house was mistakenly shipped to the applicant in this color.
- (2) The height of the front porch has required the addition of handrails. The applicant wishes to install square, white-colored PVC handrails in between the existing square, white-colored PVC columns on the front porch.

Staff recommends approval as submitted.

The applicant, Mr. William Campbell, lives at 213 Keswick Place in Smithfield. Willkris Services, LLC is his company name and the builder for this property. He stated that when he ordered the door it had a factory finish that he and his wife liked. They would like to keep it as is. The house is for sale. It is a fiberglass door that can be painted if needed. He would like to put square PVC handrails up. He is flexible. The house is almost complete.

Mr. Hill asked if the 6 x 6 columns on the corners are PVC? Mr. Campbell stated that they are 6 x 6 pressure treated posts with a PVC sleeve. Mr. Hill explained that in the past the BHAR usually ask for wrought iron or aluminum railings, but this home is unclassified. Mr.

Campbell stated that he has found that wrought iron and aluminum had corrosion issues over time. He is flexible since this is a spec house.

Mr. Goodrich made a motion to approve the application as presented. Mr. Prevatte seconded the motion. Chairman Gwaltney called for the vote.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Mr. Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Discussion Item – New Construction – Lot 3, Clay Street – Unclassified – Willkris Services, LLC, applicant:

The applicant is interested in purchasing the property in question to construct a single-family detached dwelling on the premises. The lot is bordered by noncontributing and unclassified properties and is likely less than thirty feet in width, which means that (at best) the proposed building will be less than twenty feet wide. The applicant is entertaining the idea of constructing a single-bay, 2.5 story “shotgun house”, but anticipates that the house will be unconventional in many respects. For instance, the applicant anticipates utilizing fiber cement siding on the primary façade, reserving vinyl siding for the side and rear facades. Any guidance from the BHAR on this proposed building would be helpful for the applicant in his consideration of this property. Town Staff encourages discussion among the members of the BHAR before the applicants proceed with purchasing the property and submitting an application for BHAR review and decision for the new construction of a single-family detached dwelling on the premises.

Mr. Campbell, the applicant, stated that his concept plan is shown with the house on stilts. He would not be building on stilts. It would have a typical crawlspace foundation. It would also be the same height as the other houses around it. It was the only rendering he could find for a narrow home. For discussion purposes only, he is using it to explain his plan. All of the surrounding homes have varying types of siding. He would like to use a composite siding on the front of the house with vinyl siding on all other sides. He would maintain high standards on the front of the home. The other homes will be so close to the new one that the sides and back will not really be seen.

Chairman Gwaltney and Mr. Settle thanked the applicant for coming to the BHAR for discussion on the property.

Mr. Hess asked if the applicant planned to keep the enclosed porch. The applicant stated that he plans to do the porch as shown on the plan. He is waiting for the surveyors to finalize everything so he knows if it will fit. He may have to make the house a little bit smaller but prefers to maintain the look of the front porch. He believes it is what gives it the curb appeal. Mr. Hess asked about the side setbacks. Mr. Campbell explained there would be five feet on either side. He will know more after the surveyors have finished.

Mr. Settle explained that the setbacks from the rear boundary line would be twenty-five feet, five feet from the side boundary lines, and a varied setback on the front boundary line. However, the figure of eighteen feet is provided to accommodate 2 parking spaces which must be provided onsite. It means there can be no encroachment further than eighteen feet to accommodate the parking.

The applicant requested feedback from the BHAR members on the siding situation. He knows that he has a lot more approval to go through before a final decision; but the siding situation is a critical one for him. He does not want to buy the property until he knows about the siding.

Mr. Hornback believes the design is appropriate with the houses in the area. He does not have any problem with the material choices. His main concern is having two parking spaces there since it would take up the whole front of the property.

Mr. Campbell stated that if the house could encroach in the rear setback; he would have more room in the front. The surrounding homes only have one parking spot to park in.

Chairman Gwaltney asked Mr. Settle if the applicant could apply for a waiver for the second parking space. Mr. Settle stated that there are two issues: parking and rear setbacks. There are avenues in other zoning districts to waive parking and loading requirements which are typically special use permit items. He also stated that the #1 objective, secondary to the lot being developed, is to lessen the parking problem. There is an ongoing parking issue in this particular area. Encouraging and requiring off-street parking is his #2 objective. As for waiving the rear yard setback, there is a special yard exception available for non-conforming lots in the instance of new construction of a single-family detached dwelling. This applicant would qualify. He would have to apply to the Board of Zoning Appeals. The applicant stated that he might be able to put the parking on the sides.

Chairman Gwaltney reminded everyone that the BHAR is discussing the architecture of the proposed new home.

The proposed project was favorably received by the BHAR. Mr. Hill took issue with the applicants' proposed use of vinyl siding on the side and rear façades. Additionally, the BHAR expressed concern over the proposed location for off-street parking; but acknowledged that the location of required parking spaces was outside of their purview.

Amendment of Prior Approval – 110 N. Mason Street – Contributing – Wigwam Properties, LLC, applicant.

At its Tuesday, January 21st, 2020 meeting, the Board of Historic & Architectural Review conditionally-approved the applicants' application to make the following improvements to the property in question:

- (1) The repair or replacement of the existing dilapidated front porch step railings with wood, to be painted "Pure White" (SW 7005) to match the proposed color of all trim.*
- (2) The removal of the back stairs, landing, awning, and doors.*
- (3) The replacement of all damaged horizontally-lapped white vinyl siding on the building with the same material.*
- (4) The replacement of the existing gray asphalt shingle roof with an "Oyster Gray" colored architectural asphalt shingle roof.*
- (5) The repainting of the front doors "Commodore" (SW6524).*
- (6) The repainting of the front porch floor "Lazy Gray" (SW 6254).*

(7) *The repainting of the forward-facing gables “Honest Blue” (SW 6520).*

(8) *The repainting of the front porch ceiling “Hinting Blue” (SW 6519).*

(9) *The repainting of all trim “Pure White” (SW 7005).*

The applicant wishes to amend their prior approval by changing the proposed color of the forward-facing gables in item seven above from “Honest Blue” (SW 6520) to “Commodore” (SW 6524) to match the front door color. Town staff recommended that this application be approved as submitted.

The applicant was not at the meeting to speak on behalf of the project. Mr. Hornback stated that the project had a stop work order about a month ago. Mr. Settle explained that it was issued through Isle of Wight County. It was his understanding there were several interior projects going on that did not have permits.

Mr. Hornback made a motion to approve the application as submitted. Mr. Goodrich seconded the motion. Chairman Gwaltney called for the vote.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Mr. Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Roof Change (After-the-Fact) – 111 N. Mason Street – Contributing- Rhonda Endrusick, applicant.

On Wednesday, January 29th, 2020, the applicant replaced an existing gray “three-tab” asphalt shingle roof with a “charcoal black” colored architectural asphalt shingle roof. The applicant purchased the property less than three months prior to replacing the roof and was unaware that such an action would warrant review and decision by the Board of Historic & Architectural Review. Additionally, she has indicated that she replaced the roof to meet a deadline set by her insurance provider, who threatened to cancel her homeowners’ insurance policy if the roof was not replaced immediately. Town staff recommended that this application be approved as submitted.

The applicant did not attend the meeting to speak. The Board agreed that the charcoal black roof looks better than the previous gray roof.

Mr. Hess made a motion to approve the application as submitted. Mr. Hornback seconded the motion. Chairman Gwaltney called for the vote.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Mr. Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

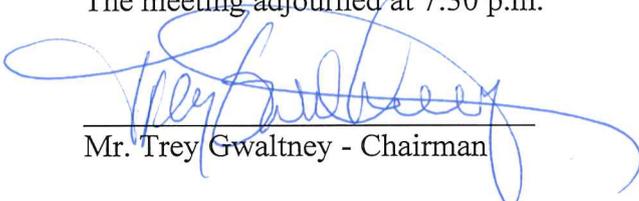
Approval of the Tuesday, January 21st, 2020 Meeting Minutes.

Mr. Settle stated that he had spoken with the Town Attorney and he had reviewed the minutes and recommended that they be approved as submitted.

Mr. Goodrich made the motion to approve the minutes and Mr. Hill seconded the motion. Chairman Gwaltney called for the vote.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Mr. Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

The meeting adjourned at 7:30 p.m.



Mr. Trey Gwaltney - Chairman



Mr. John Settle – Director of Community
Development & Planning