

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, April 18<sup>th</sup>, 2017. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Chris Torre, Vice Chairman; Ms. Julia Hillegass, Mr. Ronny Prevatte, Mr. Russell Hill, Mr. David Goodrich, and Mr. Gary Hess. The staff members present were Mr. Joseph Reish, Planning Technician and Mr. William H. Riddick III, Town Attorney. There were seven (7) citizens present. The media was not represented.

Chairman Gwaltney – Ladies and gentlemen, we will call our April meeting of the Board of Historic and Architectural Review to order. Thank you all for coming tonight. The first item on our agenda is the Planning Technician's Report.

Planning Technician – Thank you, Mr. Chairman. We have three (3) items to report. Over at the VFW, Mr. Saunders modified a zoning/sign permit to install a couple more Armed Forces placards on the building. They have had three (3) or four (4) of the branches approved at one of the meetings. They wanted to add one more. Mr. Saunders exercised a bit of Planning and Zoning Administrator authority and went ahead and approved it. Over at 145 Sykes Court, there is a house that has a very strange porch on the rear. It probably sticks out about ten (10) feet with no columns for support. They were having some foundation issues and requested to be able to add columns to the rear porch. With it being in the rear of the structure and not visible from the right-of-way, we went ahead and administratively approved that. Part of that was for safety as well. Last but not least, over at 124 Main Street, our Planning and Zoning Administrator approved a wall and a detached sign. There is a stipulation in the ordinance that allows him to approve smaller signs administratively. We have had so much going on the last few months that we just went ahead and administratively approved it. Thank you.

Chairman Gwaltney – The sign approval can be done if it is the same size, same style, or just changing the name. There is a certain amount of turnover in town so he does have the authority to do that and not take up time at a meeting for some of those things. Our next item is Upcoming Meetings and Activities. They are listed on the agenda for you to review. Next on our list is Public Comments. I believe we have a few people signed up.

Planning Technician – We have two (2) on the list. The first is Ms. Carolyn Torre.

Chairman Gwaltney – Please state your name and address for the record.

Ms. Torre – I live at 32 Main Street. I just wanted to speak tonight to thank you so much on behalf of Preserve Smithfield and, I believe, the majority of the residents and businesses in the historic district for being unanimous in bringing that forward to the Town Council to not demolish Pierceville. It meant a great deal to hear that. At the Town Council meeting at the beginning of the month, they affirmed what you said. I had hoped to see the next step on the agenda tonight. I read over the ordinances and I think the next step is to get the Planning and Zoning Administrator, Mr. Saunders, on board to go in and get the work assessed that needs doing and start getting that done which is my interpretation of what I have read. I have been reading a lot about how the historic preservation movement in this country went through from the federal level with acts passed. It is really very fascinating. I would like permission to send you a link that I found of the history of it that I think would be really interesting. You are really so empowered as the BHAR. I know that many consider you to be merely advisory; but you really do have the power based on what I have been reading about the federal, state, and local levels. The power that you have in your office is amazing. I believe that my husband, Mr. Torre, will be giving you all some information that he found too that backs up all of that. I was really grateful to read it because towns like Smithfield are rare and they really need you. They are disappearing all over the country. It is really valuable that you care and work so hard. You have long days and you come and talk and meet and make sure that our town stays what it is. There are some houses, that as a resident in the historic district, I am kind of worried about. I walk down the street and I see some that are in a really bad way. I think, as is Pierceville, they are almost demolition by neglect situations. Some are not inhabited. There is one on South Mason. I remember being in a meeting and a gentleman was mad at your decision and kicked in the glass door of this building on his way out. This was months and months ago. He is just letting that exterior rot in that beautiful white Victorian. I just feel like that the ordinances do empower you. I know you know this. I hope you know that we, who also care about our town, are really grateful for what you do; but there are some more expeditious measures that I think could be taken. I think we would really love to see that; not just for Pierceville although more immediately Pierceville. It is hard to tell our neighbors that they are out of line and you have to follow the ordinances; but I think it is time to start getting really strict. Thank you very much.

Chairman Gwaltney – Thank you for your comments. We try to do the best we can.

Planning Technician – We have one more signup, Mr. Stuart Resor. He has an item on the agenda also. If you want to come up and make a public comment that is not about your agenda item then you can.

Mr. Resor – Bonnie and I live at 2102 Governor's Point Drive in Suffolk. There is something very important that I forgot to mention during the Pierceville discussions. It will just take a second. In the city of Del Mar, they authorized the demolition of the Del Mar Hotel. It was half demolished and for five (5) years that giant wreck of a building stood there as an eyesore. It took forever to clean that up. So, maybe the town should ask for a bond on any of these demolitions if you approve them. Thank you.

Chairman Gwaltney – Are there any more signups?

Planning Technician – No, sir.

Chairman Gwaltney – Our next item is Board Member Comments. Are there any members who wish to comment on anything? Hearing none, we will move to New Construction Single Family Home – Lot 252 Cokes lane – No Designation – Stuart and Bonnie Resor, applicants. Is there anyone here to speak on behalf of this application?

Mr. Resor – Good evening. We have just a few changes. I know we have been in here a few times. This project has gone through some refinement; all for the better. We tried to listen to everyone including the neighbors. We are adding a shed in the back. We are not going to propose to build a garage as we did early on in the game plan. The house has changed since thirty (30) days ago in some very minor ways. If you look closely at the model, you will see that the loft dormer is now three (3) windows instead of six (6). The porch beneath it is two (2) columns instead of four (4). It may not seem like much of a change. We are on a very tight budget with this project to even get it started. That does help us a little bit. We have also taken the entire house and shrunk it by one foot all the way around. We did not change the model but the drawings show that. That just fine tunes our game plan. If you like, I can say a few things about our shed proposal.

Chairman Gwaltney – That is going to be coming up.

Planning Technician – Yes. The shed will be the next item on the agenda.

Chairman Gwaltney – Let's do what we need to do about the house and then we will do what we need to do about the shed. Do you have anything else to say about the house application?

Mr. Resor – I am ready for comments.

Chairman Gwaltney – Are there any comments from the Board members? Is there any change in any of the materials used for the project?

Mr. Resor – There is no change in any of the materials or colors or windows. All of the other details remain unchanged. The location is still unchanged. The roof slopes, section, and all of that are still pretty much the way it was at our last public hearing.

Mr. Hill – Do you still plan to use vinyl columns on the front porch?

Mr. Resor – We are open to any suggestions. We went by your projects, Mr. Hill. The Azek columns used there look great. If the Board has a suggestion there, we are open to any ideas; but for now that looked pretty good. I do not know if you need to put that in the record or not.

Mr. Hill – I voted against you last time. I do not know if you remember that. It is the reason I voted against you because of the vinyl columns. If you are going to spend this kind of money to make a historical house, I believe all of your columns on the house front and back should be a PVC or Azek material so it does not look like vinyl. The whole intent is not vinyl soffit. You are going to do vinyl trim.

Mr. Resor – We do not like the vinyl look.

Mr. Hill – Me either.

Mr. Resor – It holds up and customers like it. We will be glad to shift that to the Azek if that is your suggestion.

Mr. Hill – It would be my suggestion. Other than that, I do not have a problem with it.

Mr. Hess – We do try to stay away from vinyl if we can.

Chairman Gwaltney – Yes, we do. The windows are vinyl. It is hard to stay away from those. The columns will be much more in keeping with all the other architectural materials that we are trying to do in the historic district.

Mr. Hill – Are you trimming the windows with a four (4") inch PVC trim as well?

Mr. Resor – It is clear heart pine; all of the window surround that you see and corner trim. It should tie in nicely with other homes that are there; the same for the soffits.

Chairman Gwaltney – Just to be clear, we talked about the columns a lot but does that include the railings and all of that.

Mr. Hill – Yes. I think he proposed real wooden rails to start with. The posts were my only concern.

Mr. Resor – That is correct.

Mr. Hill – On his drawing, he has the tapered posts it looks like to me. It is tapered from a ten (10”) to a six (6”) it looks like to me.

Mr. Resor – It is a structural post with a pine surround but I guess the Azek is all one piece.

Mr. Hill – We build our own with a salt treated 4” x 4” post and build to them with the Azek. It gives you the structure so then you just cover it basically.

Mr. Resor – That was our game plan. We will have the structure that is covered and not the vinyl.

Chairman Gwaltney – Are there any other comments?

Mr. Hill – I will make a motion that we accept this as presented as long as Azek columns are installed on the front and back.

Mr. Goodrich – Second.

Chairman Gwaltney – A motion has been made and properly seconded. Roll call vote.

On call for the vote, seven members were present. Mr. David Goodrich voted aye, Chairman Gwaltney voted aye, Mr. Gary Hess voted aye, Mr. Russell Hill voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Mr. Chris Torre voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – The motion passes. Thank you very much, Mr. Resor. Our next item is Garden Shed – Lot 252 Cokes Lane – No Designation – Stuart and Bonnie Resor, applicants.

Mr. Resor – Thank you. I am going to pass the shed down the line if that is okay.

Planning Technician – I know it is redundant but if you would state your name for the record on more time please.

Mr. Resor – Our project is at 116 Cokes Lane. We live in Governor’s Point in Suffolk, Virginia. The shed is pretty critical to our game plan. There is no lockable storage close by or accessible to us. Fortunately, the crime rate is very low. We have never lost even a screwdriver on any of our projects. We think our buyers will love to

walk out on that deck in the back of the house and look down and see a very useful little shed. It is 10' x 12'. We are researching the cost of that. Basically, we are going to take a prefab type shed and add trim and detail to it to upgrade it and make it look a little more interesting and maybe hold up a little longer. We are probably going to put it up on brick piers. You can see those underneath. There are some very old bricks out there. We were not sure if all the clay there, at one point in time, was made into bricks. It is possible that the bricks that are there are part of the old Cockes Manor. It is in the back of the lot kind of in the corner. There is a flat area there that somebody leveled off who knows how long ago; maybe for the same purpose. The property used to have a large two story duplex on it. It was a little bit south of where ours is going. It had two 'Santa Claus' houses as the neighbor called them. They were so small that only Santa Claus could live in them. There were four units on this property in years past. It turned out to be an advantage to us. We have just purchased our water meter yesterday. Everything else is a go. TowneBank is going to help us to the finish line on this. We are pretty confident that once we start it; it will go all the way. The neighbors seem to be pretty happy. One of the neighbors was very upset about the rough conditions of this property for many years. Today, she is going to get a little extra mulch that we have. She is very happy.

Chairman Gwaltney – Are there any questions or comments from the Board?

Ms. Hillegass – Is the red that you are proposing the same as the window accent on the house.

Mr. Resor – That is the idea. It is a deep red; not a real bright red.

Mr. Hess – How do you propose to anchor the shed?

Mr. Resor – We are going to have some concrete footings. At this point, we really have not detailed that but it will have to have a strap of some kind that anchors that down.

Chairman Gwaltney – I was interested to hear that you are buying a pre-made shed and bringing it in and dressing it up. Have you considered any other type of siding besides T1-11 which I am assuming the shed would probably come with?

Mr. Resor – We would be glad to do that. We have done this in the past over in Eclipse and it really came out nice.

Mr. Prevatte – Wouldn't Hardie Board be easy to use as siding?

Chairman Gwaltney – I would think you would put it right on top of the T1-11.

Mr. Hill – He is trying to cut the cost.

Mr. Resor – We could accept that idea.

Mr. Prevatte – It holds paint well. It will be a lot easier to paint believe me.

Mr. Resor – We would be glad to put it on there to match the house. It would also extend the life by another fifty (50) years.

Mr. Prevatte – That is the way I would go. T1-11, after about three (3) or four (4) years, it just falls apart.

Mr. Resor – That would be acceptable to us.

Chairman Gwaltney – I think it would fit better in the district overall and would certainly tie in with the house.

Mr. Prevatte – Plus, you can get it in prefinished colors. The color would hold up longer.

Mr. Resor – It is possible we can order it with that. Plywood does give a structure a lot of strength.

Mr. Prevatte – If you do not keep T1-11 painted every three (3) to four (4) years, it looks terrible. It starts to weep water up from the bottom. If you have piers, I guess you are going to put concrete with piers on top.

Mr. Resor – We are going to try to use some of the old brick down there. Just how we will anchor it, I am not sure; but probably underneath. It will be up off the ground. It is not going to go on a slab.

Mr. Prevatte – I would consider Hardie Board siding.

Mr. Resor – Okay. Let the record show that we will accept Mr. Prevatte's wishes that it be Hardie Board sheathed.

Mr. Prevatte – Like I said, that is the way I would do it. It looks nicer.

Mr. Hill – You are ordering pre-colored siding for the house any way; aren't you?

Mr. Resor – That is our hope.

Mr. Prevatte – I would say that you can probably build a shed cheaper with Hardie Board siding than you can with T1-11.

Mr. Resor – We will have plenty of T1-11 on the site anyhow. We are hoping to build the shed first unless there is an objection to that.

Planning Technician – Zoning wise, you can build an accessory structure on a site. I believe it needs to be within six (6) months to a year of initiation of the primary structure construction. I think it is six (6) months. Provided it is approved, he can get a

zoning permit for the shed before he builds the house so he can use it to keep tools in.

Zoning wise, it can be done.

Mr. Resor – We were the first to mow that property in a very long time. We would like to keep our mower in there.

Planning Technician – I think he is right about the mowing.

Mr. Goodrich – Mr. Chairman, I would like to move for approval of the request with the addition of Hardie Board siding on the outside of the shed.

Ms. Hillegass – Second.

Chairman Gwaltney – A motion has been made and properly seconded that we approve as presented with the addition/change of siding material from T1-11 to Hardie Board to match the house.

Mr. Goodrich – My motion was not for the color to be matching the house. Somebody said to match the house. Did you mean color wise or simply siding wise?

Mr. Hess – I do not think we are talking about changing the color.

Mr. Goodrich – I just wanted to make that clear. I was only making a motion to approve it as presented with the Hardie siding.

Chairman Gwaltney – Our motion is that we accept this application as presented with a change of siding from T1-11 to Hardie Board to match.

Planning Technician – I think he wanted to match the window accents.

Town Attorney – That is not what he said. His motion was to approve as presented with the condition that he uses Hardie Board in a style to match the house not a color to match the house. Is that correct, Mr. Goodrich?

Mr. Goodrich – That is correct.

Town Attorney – And you seconded that Ms. Hillegass.

Ms. Hillegass – Yes. That is what I seconded.

Chairman Gwaltney – I should have asked this before. Is this a straight cut or German cut or beaded board? Which one is it?

Mr. Resor – We would like to use the one with the little bead on it.

Chairman Gwaltney – That is what I am getting at about the style. If you use the beaded on the house, you would use the beaded on the shed. So, are we clear on what our motion is? All those in favor signify by saying aye, opposed say nay.

On call for the vote, seven members were present. Mr. David Goodrich voted aye, Ms. Hillegass vote aye, Vice Chairman Torre voted aye, Mr. Gary Hess voted aye,

Mr. Russell Hill voted aye, Mr. Ronny Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Mr. Resor – Thank you.

Planning Technician – You can get your permit for the shed as soon as you want.

Chairman Gwaltney – Our next item is Garden Shed – 106 North Mason Street – Landmark – Amy Ring, applicant. Do we have anyone here to speak on that?

Mrs. Amy Ring – I reside at 106 North Mason Street. My application tonight is to replace an existing garden shed with a new one. The old one has suffered some blows over the years. It has a hole in the roof. It is a little on the small side for our tools, bikes, and lawnmowers. We would like to replace it with one that is slightly larger and maybe have it be side loading. Instead of a narrow single door, we would like to have double barn doors so it is easier to get things in and out of the building. It will not be on a concrete foundation. It will be raised because it tends to get a little bit wet there during heavy storms. We would like to have it raised slightly on a skid on cement blocks. We are just replacing an existing shed with a similar new one. I am trying to get estimates now to have it stick built as well as looking at some of the pre-fab models as well. The picture that you have is pretty much the style that we would like. We would like to paint it the same colors as the house. The shingles would be the same as what is on the house.

Chairman Gwaltney – Are there any questions from the Board members?

Mr. Prevatte – What kind of paint are you planning on using?

Mrs. Ring – Do you mean the colors that we are going to use? The colors would be the same as on the main house. It is called ‘Weathered Oak’.

Mr. Prevatte – What I was going to suggest was maybe a solid stain and not paint. The solid stain will look like a paint but you will not have the flaking and the buildup. This T1-11 has a tendency to move a lot weather wise. You will have a lot of ‘alligatoring’ if you use paint. It is too much. I would just go with the stain.

Mrs. Ring – Do you mean a natural wood color stain?

Mr. Prevatte – Yes, or you could even go with something like Sherwin Williams has for decks. Deck stain would be good. It is just a suggestion.

Chairman Gwaltney – I am going to repeat myself and ask this applicant. Have you or would you consider putting something like Hardie Board on this structure?

Mrs. Ring – It is not a bad suggestion. We were just discussing it as we were listening to the other applicant. We do not have Hardie Board on our house at all so we would like to request to maybe do wood siding similar to what is on the house.

Chairman Gwaltney – Well, on the addition to the brick portion of the house, I guess it is just pretty much straight siding. If you want to put wood on it, we would probably not disagree with that; but if you wanted something that would stand up longer with less maintenance Hardie Board works pretty well. I think given the status of this property as a Landmark and your property's location to other Landmark properties it kind of deserves a little higher scrutiny than other properties that are not as visible or are not adjacent to Landmark properties. I would really want to see something other than T1-11 siding. With Landmark properties, accessory buildings like this really need to reflect some similar architecture or period of architecture to the main structure. I am not going to ask you to build it out of brick; but some sort of siding material that would at least have the appearance of a building that might have been built in conjunction with that structure. I think you can do it and come up with a style that will blend or match nicely with the addition on the main building. You still have regular cedar shakes on the smaller addition but architectural shingles on the main house. I am thinking some type of architectural shingles would be good for the shed.

Mr. Hill – She has architectural shingles on the shed application.

Chairman Gwaltney – Even if you bought something pre-made, I think if it came looking like this, we would probably want you to do some kind of alteration to the outside to make it look better. Mr. Hill, you are kind of the foundation guy. Do you want to speak about the foundation?

Mr. Hill – They can do either one. If they pre-build it, you are going to have to do four (4) piers; one in each corner. You will probably need three (3) on each side because it is sixteen (16') foot long. It will need some kind of anchor bolt tie down. Probably in your situation, stick built will probably be your best option. I am not trying to tell you what to do; but getting that shed in there will not be easy because of where it is located. By the time you buy the shed and do all the alterations, you will probably be better off stick building it anyway. You do not want to buy a shed with T1-11 that is thirty-five (\$35.00) dollars per sheet and cover it with Hardie Board when you can buy plywood for twelve (\$12.00) dollars per sheet.

Chairman Gwaltney – I went through this several years ago with a shed in my back yard. I looked at different options of modifying a pre-built shed. I just ended up designing my own. It has Hardie Board on it that matches the house. I was actually able to get two (2) stories out of it without it looking too big because it is supposed to look like a smokehouse; in my case. It is actually a scale model of the one at Windsor Castle; but I could put two (2) floors in it which worked out nice. Are there any more comments?

Mr. Hill – I do not have a problem with the shed at all. I think you just probably need to look into it as a stick built and probably change the door style on it. The reason I say that is because wood frame doors like that may last two (2) years in our environment. I do not think you would have a problem putting a double six panel steel door there. I think it would look good with Hardie Board and a PVC trim or something like that on it. It will last for many years. You would be spending money towards the good. There are a tremendous amount of changes to her application. I do not know how to present that.

Chairman Gwaltney – I was going to ask how much of a hurry are you in to do this?

Mrs. Ring – We are not in a big hurry.

Chairman Gwaltney - Would you like to take all that we have said tonight and go back and sort of revisit the ideas and maybe getting more prices on stick building?

Mrs. Ring – I do not have an issue with doing the lap siding, the architectural shingles, and a change to the door style.

Mr. Hill – I would do a steel six (6) panel door there. They make a double door like that. The doors in the plan are only two (2") inches thick. There is really nothing to them but a 2" x 4" on the inside and a 1" x 4" on the outside. In two (2) years, it will fall off. There is no doubt about that.

Chairman Gwaltney – You can come look at mine if you want. Mine are wood.

Mr. Prevatte – You can get Hardie Board 4' x 8' sheets. If you really wanted to, you could go over that with Hardie Board sheets.

Mr. Hill – The doors on the shed will be facing towards the patio anyway; right?

Mrs. Ring – Right.

Mr. Hill – So, you will not be able to see them from any other structure regardless. Six (6) panel doors are not uncommon.

Mr. Prevatte – T1-11 is on a skid. If you are not careful, they will rot in no time.

They do not tell you that but it happens. It just wicks right up as I said before.

Chairman Gwaltney – We are trying to figure out something to tell you so you can go ahead and get moving with it unless you just want to come back another month.

Mr. Hill – I will make a motion that we accept it as presented as a stick built building with Hardie Board.

Town Attorney – No. You cannot do that.

Mr. Hill – A building with Hardie Board siding and true double doors on the front.

Town Attorney – No. You cannot say Hardie Board either because she said she might want to use wood or Hardie Board or cedar siding or something equivalent to that which is more proper than the Hardie Board.

Mr. Hill – You are right. I will try again. I would like to make a motion that we accept this application with a cedar or Hardie Board siding versus T1-11 and some kind of solid double doors on a six (6) brick piers foundation.

Mr. Prevatte – Piers to keep it off the ground because it will last much longer.

Mrs. Ring – I just have one question for the Board. If I decide to go slightly smaller is that appropriate or do I need to come back for that?

Town Attorney – Smaller is okay but bigger is not.

Chairman Gwaltney – As long as the materials are all as listed here.

Mr. Hess – I will second the motion.

Chairman Gwaltney – A motion has been made and properly seconded to accept the application to build a shed not to exceed twelve (12') foot by sixteen (16') foot. It will not be covered in exposed T1-11 but with some sort of wood planking or Hardie Board, architectural shingles, a six (6) pier or solid foundation, and solid doors including up to steel paneled doors. The color will match the house. All those in favor signify by saying aye, opposed say nay.

On call for the vote, seven members were present. Mr. David Goodrich voted aye, Mr. Gary Hess voted aye, Vice Chairman Torre voted aye, Ms. Hillegass voted aye, Mr. Russell Hill voted aye, Mr. Ronny Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Our next item is Approval of the March 21<sup>st</sup>, 2017 Meeting Minutes.

Town Attorney – Mr. Chairman, I made some minor revisions and corrections to the minutes and would recommend they be approved as revised and corrected.

Ms. Hillegass – So moved.

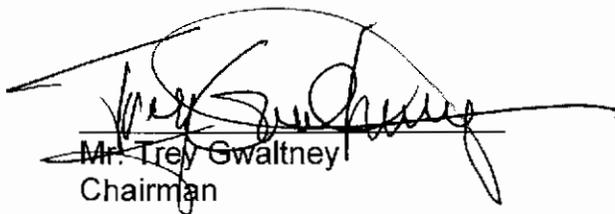
Mr. Hess – Second.

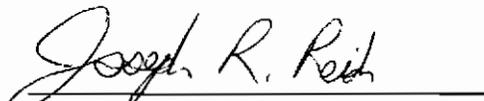
Chairman Gwaltney – A motion has been made and properly seconded that we approve the minutes with minor revisions. All those in favor signify by saying aye, opposed say nay.

On call for the vote, seven members were present. Mr. Ronny Prevatte voted aye, Mr. David Goodrich voted aye, Mr. Gary Hess voted aye, Ms. Hillegass voted aye, Mr. Russell Hill voted aye, Vice Chairman Torre voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Our meeting is adjourned.

The meeting adjourned at 7:17 p.m.

  
Mr. Trey Gwaltney  
Chairman

  
Mr. Joseph Reish  
Planning Technician