

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, June 16th, 2020 at 6:30 p.m. at the Smithfield Center.

Members Present:

Trey Gwaltney - Chairman
Julia Hillegass – Vice Chair
David Goodrich
Gary Hess
Russell Hill
Justin Hornback

Board Members absent:

Ronny Prevatte

Staff members present:

John Settle – Community Development & Planning Director
William H. Riddick, III – Town Attorney
Tammie Clary – Planner

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

Community Development & Planning Director’s Report:

Mr. Settle introduced Tammie Clary who is the new Town Planner. He thanked her for her contributions to the Planning Department since her arrival.

Upcoming Meetings and Activities:

Monday, June 22nd – 3:00 PM – Town Council Committee Meeting
Monday, June 22nd – 6:00 PM – Town Council Continued Meeting
Tuesday, June 23rd – 3:00 PM – Town Council Committee Meeting
Tuesday, July 7th – 6:30 PM – Town Council Meeting
Tuesday, July 14th – 4:00 PM – Pinewood Heights Management Team Meeting
Tuesday, July 14th – 6:30 PM – Planning Commission Meeting
Tuesday, July 21st – 6:30 PM – BHAR Meeting

Public Comments:

There were no signups for public comments.

Board Member Comments:

Vice Chair Hillegass asked about the possibility of closing off Main Street for outdoor seating for the restaurants. Mr. Settle stated that it was discussed at Town Council. The Town Manager has been working on it with the business owners to come up with a plan.

The Town Attorney updated the BHAR on the case for the Pierceville arguments. In about three weeks, there should be a decision one way or another from the Circuit Court judge as to whether Mary Crocker can demolish the house. He explained that Mrs. Crocker asked the BHAR for permission to demolish the house. The BHAR said no. The statute requires that it is listed for sale for a period of one year and the land pertaining thereto. The owner listed all 35 acres for 1.5 million dollars; not just the house with less acreage. The Town contends that the

owner has not complied with the statute. Had they complied, the owner would have had the right to demolish the house. It was contrary to the intent of the statute. The statute is designed in case an owner is not willing to maintain the house then the owner can offer it for sale. The owner did that but not for a reasonable price. The Town has made its argument. The owner had many offers for less acreage including the house; but the owner would not sell it as such. The owner had offered to give the Town a half-acre including the house. The Town did not want it due to the problems and expenses that went along with it. There were a couple of other offers as well. The owner had demonstrated that she was willing to subdivide the property. However, when it came time to satisfy the code provisions, they offered it for sale at 1.5 million dollars for 35 acres. It is in the judge's hands at this point.

Assorted Exterior Changes – 352 S. Church Street – Landmark – Joseph Howell, applicant:

The Community Development & Planning Director reported that the applicant wishes to make the following exterior changes to the existing building:

- (1) The replacement of the existing dilapidated tan-colored horizontally-lapped wooden weatherboard siding with “Monterey Taupe” colored horizontally-lapped Hardie board siding.
- (2) The replacement of the existing dilapidated wooden trim, soffits, fascia boards, crown moulding, and porch rim joist covers with Azek materials of a like color and appearance.
- (3) The replacement of the front porch's existing dilapidated gray-colored tongue-in-groove two-inch wooden decking boards with “Brownstone” colored tongue-in-groove two-inch Azek decking boards.
- (4) The replacement of the existing dilapidated wooden front porch columns with fiberglass columns of a like color and appearance.
- (5) The replacement of the existing dilapidated wooden front porch banisters with Trex banisters of a like color and appearance.
- (6) The replacement of three existing dilapidated wooden nine-over-nine double-hung sash windows (two on the north façade of the building and one on the east façade of the building) with Pella Lifestyle Series aluminum-clad wooden nine-over-nine double-hung sash windows with exposed muntins, which will match the color of the existing windows.
- (7) The replacement of one existing dilapidated wooden four-over-six double-hung sash window on the south façade of the building with a Pella Lifestyle Series aluminum-clad wooden four-over-four double-hung sash window with exposed muntins, which will match the color of the existing window.
- (8) The omission of two windows from the south façade of the building- according to the owner, these windows light areas of the building's interior which have been converted into closet space.

Town staff recommends approval under the following conditions, in accordance with items four and five on page sixty-eight of the *Smithfield, Virginia Historic District Design Guidelines*:

- (a) The applicant must repair the two existing windows that are proposed to be omitted, or replace them with windows of comparable materials, colors, and configurations to those which are to be utilized for the four other window replacements authorized by this approval.
- (b) The four-over-six window on the south façade must be replaced by a four-over-six window, not a four-over-four window.

Mr. Joseph Howell, the applicant, stated that he wants to renovate the front of the house and the south side of the house. He asked the Board to reconsider the condition of the elimination of the window. The area was converted into a linen closet which is only about four square feet. He needs the wall space for shelving which cannot happen if the window remains. There would be a cost for a window that serves no purpose from the inside of the house. The applicant shared material samples with the Board.

Chairman Gwaltney asked for consideration from the Board.

Mr. Hornback asked why he was not replacing the windows on the second floor. Mr. Howell stated that they were in relatively good shape, and for budget reasons. He has made arrangements with the contractor to do those at a later date.

Chairman Gwaltney stated that there are four windows on the driveway side currently. The applicant wants to eliminate the second from the front to allow for a linen closet. He would like to omit the fourth window as well but understands the Board's concerns. Mr. Hill stated that the house is only twelve feet from the house next door. The fourth window does not match and was added at some point. It was not original to the house and no one will see it from the street.

Mr. Goodrich asked if any repairs would be done to the windows on the north side of the house. The owner stated no. The north side windows are in good shape. Mr. Goodrich asked if the north side siding would be painted at the time the owner is replacing siding on the front and south side. Mr. Howell stated that he had not planned to do that. In 2000, another master bedroom was added which has Hardi-plank. He prefers not to go through the cost of re-painting the siding since he will do more renovations in a couple of years as finances permit.

Mr. Hill made a motion to approve the application under the condition that the 4/6 window on the south façade be replaced by a 4/6 window, not a 4/4 window. 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, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Roof Change – 319 Main Street – Non-Contributing – 319 Main, LLC, c/o Franklin Hall, applicant:

Mr. Settle reported that the applicant wishes to remove the existing dilapidated porch roof and supporting elements on the southwest side of the building. These features will be replaced by

a navy blue-colored awning identical to the ones present on the front (northwest) side of the building. Town staff recommends approval as submitted.

Mr. Mark Hall of 7432 Barton's Landing in Isle of Wight County spoke for the application. He stated that the porch was added to the property by the previous owner. He painted it when he purchased the property. The porch is leaking and he feels its best to just demo the porch. He would like to put a nice, clean awning on it instead. It will be comparable to what is currently on the front of the building.

Mr. Goodrich made a motion to approve as presented. Vice Chair Hillegass 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, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Assorted Exterior Changes – 349 Main Street – Landmark – Hallwood Properties I, LLC, applicant:

Mr. Settle explained that the applicant wishes to make the following exterior changes to the existing building:

- (1) The removal of the existing storm windows.
- (2) The replacement of the existing green-colored metal half-round gutters and downspouts with aluminum half-round gutters of either a "Linen" or "Musket Brown" color. The applicants are seeking the approval of both colors so that they can decide which color that they would like to use later in their project.
- (3) The replacement of the existing green-colored wooden soffits and fascia boards with Hardie board materials of a nearly identical appearance- all of which are to be painted "Dard Hunter Green".
- (4) The replacement of the existing green-colored wooden crown moulding with a composite material of a nearly identical appearance, which is to be painted "Dard Hunter Green."
- (5) The replacement of the existing dilapidated green-colored wooden two-over-two and six-over-six double-hung sash windows on all sides of the building with Andersen Woodwright Series composite-clad wooden two-over-two double-hung sash windows with exposed muntins, which are to be "Forest Green" in color. This color comes with the windows and is similar to the "Dard Hunter Green" color.

Town staff recommends approval as submitted.

Mr. Mark Hall, the applicant, stated that this landmark property is in a state of disrepair. He has owned it for about a year. He plans to use the proper materials to ensure longevity. He is attempting to match all the good things about the building as they exist. The windows are not operational. Glass has been replaced in them and is not original. Gutters were removed from the structure some time ago. He would like to install new ones to keep the water away from the

foundation. Mr. Hall shared color samples with the Board members. All materials will be composite that will last forever.

Mr. Goodrich recommended approval as submitted. Vice Chair Hillegass 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, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Approval of the Tuesday, May 19th, 2020 Meeting Minutes:

The Town Attorney recommended approval of the minutes as presented.

Vice Chair Hillegass made the motion to approve the minutes. Mr. Goodrich seconded the motion. Chairman Gwaltney called for the vote.

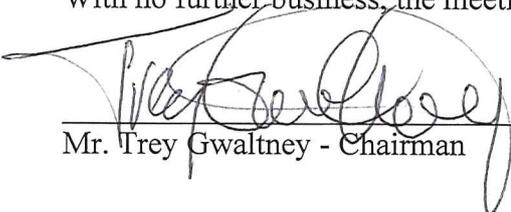
On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

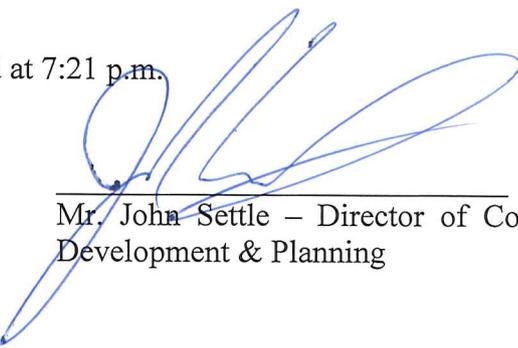
Mr. Goodrich reminded the Board that an approval was given to the owner of 352 S Church St for a partial renovation. He encouraged the members to look at the north side that is not being renovated. He just wanted to make everyone aware that the north side is in bad shape. The windows are about to fall out. Chairman Gwaltney stated that he is not certain the BHAR can ask for additional renovations. The Town Attorney stated that everyone is glad for the renovations the applicant is doing. Chairman Gwaltney stated that he is fixing the sides that show the most deterioration, and that he plans other future renovations as finances permit.

Mr. Goodrich stated that he would need to come off the BHAR since he is moving out of town. Only two people on the Board can live outside of town, and there are already two. He has enjoyed his tenure on the Board and would like to come back one day if that were to work out.

Chairman Gwaltney, on behalf of the BHAR members, thanked Mr. Goodrich for his service, input, and devotion. He wished Mr. Goodrich well in his new home.

With no further business, the meeting adjourned at 7:21 p.m.


Mr. Trey Gwaltney - Chairman


Mr. John Settle – Director of Community
Development & Planning