

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, August 15th, 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 – I would like to welcome everyone to the August meeting of the Board of Historic and Architectural Review. The first item on our agenda is the Planning Technician's Report.

Planning Technician – Thank you, Mr. Chairman. The only thing I have to report is the item for Pierceville did not make it in time to be placed on the agenda this month so we will pick that back up next month. We have a Board of Zoning Appeals meeting at 7:30 p.m. tonight. We will not be doing the slide shows just in case we get a little lengthily with this meeting. We will continue with the slide show next month as well. There were no administrative approvals since the last meeting.

Chairman Gwaltney – The next item on the agenda is Upcoming Meetings and Activities. There is a list provided for you to review. The next item is Public Comments. Do we have anyone signed up for public comments tonight?

Planning Technician – Yes, Sir.

Ms. Betty Clark – I live at 120 North Church Street. I am confident that whatever plans that are proposed tonight for the two new barns at Windsor Castle will be acceptable. I hope that you will keep in mind before you approve new construction that the town has an obligation to preserve its history. Preservation should come before new construction.

Chairman Gwaltney – Next on the agenda is Board Member Comments. Are there any board member comments? I wanted to remind you to take a look at the Smithfield Foods buildings so we can talk about it when we continue the designation exercise. Next on the agenda is a Front Porch Roof Color Change – 206 Cary Street – Contributing – Ryan Smith, applicant. Do we have a report?

Planning Technician – Yes, Sir. The application for this property was before you last month for the overall roof and windows. The motion was made to have the applicant pick a roof color for the front porch. I believe the board wanted to see the standing seam

metal roof instead of architectural shingles on the front porch. The primary choice was the terra cotta color for the roof. I know the board does not like options a whole lot but they choose a green color for their second choice which is included in the packet.

Chairman Gwaltney – Do we have anyone to speak on behalf of this project?
Please state your name and address.

Mrs. Shae Smith – I live at 103 Monroe Court, Carrollton. As it was stated at the last meeting I wanted to keep the metal roof on the front porch. Our roofing contractor provided us with color options and the panel profile. We are going to go with the simple flat profile on the standing seam roof. We have chosen the terra cotta color as our first choice.

Chairman Gwaltney – Do you plan on leaving the shutters or paint them a different color?

Mrs. Smith – They need to be repainted. We are considering keeping the brown color.

Chairman Gwaltney – You can get administrative approval to change the color on the shutters.

Planning Technician – They can get administrative approval to keep the same color but if the color changes they would need approval from the board. The shade doesn't matter if it is lighter or darker as long as you keep the same general color.

Mrs. Smith – Okay.

Chairman Gwaltney – Is the main roof going to remain architectural shingles?

Mrs. Smith – Yes architectural shingles. It is kind of a grayish color with some brown tones to it.

Chairman Gwaltney – The main roof is not visible from the street. Are there any comments from the board?

Mr. Hill – I would like to make a motion to approve as presented.

Ms. Hillegass – Second.

Chairman Gwaltney – All those in favor say aye, opposed say nay.

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

Chairman Gwaltney – Next on the agenda is a Window Change – 110 Main Street – Landmark – Wayne Davis – Smithfield Inn / Smithfield Foods, applicant. Do we have a report?

Planning Technician – Thank you, Mr. Chairman. It is on the same property as the Smithfield Inn but it is a smaller structure behind that you cannot see from Main Street called the “Garden House”. I believe it has a few rooms for rent. It was built in the 1900’s. The windows may or may not be original but they have some wear to them. It will be white vinyl windows. The grid patterns will match. Some of them are 9 over 6 grid and some are 6 over 6 grid. The grid will be one inch contoured grid applied on the glass. So they should look a little better than the ones inside the glass. It will be white vinyl and the trim will not change just repainted white.

Chairman Gwaltney – Do we have someone here to speak on behalf of this?

Mr. Wayne Davis – I live at 112 Main Street. We are replacing the windows with energy efficient ones. We are trying to make the building look nice and more energy efficient. The windows will open easier because currently they are not going to open without a lot of force.

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

Mr. Hill – This is a landmark structure. I realize it is not visible from Main Street but where the property is located doesn’t change our guidelines. We do not generally approve vinyl windows for a landmark structure. There are other products but they are more expensive.

Town Attorney – What are they?

Mr. Hill – They are made by Anderson but I cannot remember the name of them. They are a solid clad window. They are a true vinyl window.

Mr. Hess – It is going to be tough for them to pay that much for a window just because they are trying to make it look better.

Chairman Gwaltney – What did we put on the school house across from the old fire department? I am not sure what product they ended up using.

Mr. Goodrich – How many windows are we talking about?

Mr. Davis – Seventeen.

Chairman Gwaltney – Any of you recall what we did for Ms. Ealey’s school house across from the old fire department? They replaced more than seventeen windows. We told them it had to be a certain way and if they got administrative approval it was okay.

Mr. Hess – I cannot remember the details but somebody asked to do vinyl windows I objected then I was corrected. I was informed much to my surprise that vinyl is acceptable.

Town Attorney – I do not think it was vinyl.

Mr. Hess – Yes they were. I was so shocked because I had done all my homework and research.

Chairman Gwaltney – Was that the one on James Street?

Mr. Hess – Yes. We even talked a little bit about changing the guidelines so everybody would be clearer on what is and what is not acceptable in regards to windows. For me at this point I am totally confused.

Ms. Hillegass – That was not a landmark structure.

Mr. Hess – No.

Ms. Hillegass – I think that was probably the issue.

Planning Technician – Keep in mind this is an accessory structure to a landmark structure if that matters.

Mr. Davis – Because it was built in the 1900's is why it is a landmark. Does that fall out of the timeframe for a landmark?

Chairman Gwaltney – The paper in front of us says it is a landmark unless we research to see if it is listed incorrectly that is how it is designated. So if an error occurred we would need to research and change the classification of it. We have not gotten to that street. We cannot change that tonight.

Planning Technician – The Smithfield Inn building is a landmark.

Chairman Gwaltney – It is adjacent to a landmark piece of property.

Planning Technician – How many buildings are on the property?

Mr. Davis – Just the main building and the garden house.

Chairman Gwaltney – How much of a rush are you on this project?

Mr. Davis – I would like to get it done before winter.

Chairman Gwaltney – Would you be willing to let us do some more research on what our records show of some things that have been done in the past and check on the destination of the building. We can do some of this stuff over the next thirty days. We can table this until next month when we can revisit some of those things.

Mr. Davis – No problem.

Chairman Gwaltney – Is there any objections from the board?

Ms. Hillegass – It sounds reasonable.

Mr. Davis – If management decided to upgrade to a vinyl clad like it is on the main building would that speed the process up or do we have to wait until next meeting?

Town Attorney – If it has already been approved on the landmark structure then it would be fine.

Chairman Gwaltney – I know about a year or two ago you did all but the porch.

Mr. Davis – Yes.

Chairman Gwaltney – If we approved a certain style of window for the Smithfield Inn I cannot imagine why we would not allow the same style window to be used on the garden house.

Town Attorney – You can make that decision tonight.

Chairman Gwaltney – If approved tonight and they want to do it next week then they can get administrative approval.

Mr. Hess – I would like to make a motion to coordinate with the Planning Technician if you decide to upgrade the windows to match the ones that were approved for the Smithfield Inn.

Mr. Hill – Second.

Chairman Gwaltney – A motion has been made and properly seconded for them to coordinate with the Planning Technician if they decide to upgrade the windows to match the ones that were approved for the Smithfield Inn. Otherwise let us know so we will continue to do the research. Roll call vote.

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

Chairman Gwaltney – Next on the agenda is a New Storage Building and New Maintenance Building – 301 Jericho Road – Landmark – T. Carter Williams – Historic Windsor Castle LLC, applicant. Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. They are proposing a new maintenance and storage building at Windsor Castle Park. Everything is supposed to match the existing barns as closely as possible to the styles, materials, and colors. The standing seam metal roofs will match what is there. The siding will be wooden and painted red to match the existing barns. The doors and windows will match. There is

one change at the south elevation of the maintenance building the garage doors on the site plan were supposed to be roll up doors. However, Mr. Williams said they are going to be wooden sliding doors to match the barns as closely as possible. The picture I took of the existing building came out pink but it is actually a darker red. On the site plan I highlighted the two proposed buildings to show where they would go. On the site plan building one primary and building one reserve are going to be septic drain fields.

Chairman Gwaltney – Is there anyone to speak on behalf of this project?

Mr. Carter Williams – I live at 500 Moonefield Drive. Chairman, ladies, and gentlemen thank you for allowing us to be here. We are going to embark on building these buildings which the concept has already been approved. We need approval for the roof, siding, and doors. The storage building will have a unit sitting outside for heat and air. We will put it on the back side to make it inconspicuous as we possibly can. We will put a fence around it to match the existing barns. It will look like an addition with a door so you can get in and out. There is a little controversy between Mr. Roger Ealy, Mr. Rick Bodson, and myself about what we are going to put on the roof. I want to put standing seam. The building calls for 5-V groove metal like on the other two buildings adjacent to it. The cost of it is about three times more than the 5-V groove metal. The doors will be sliding doors. When the doors are shut you will not be able to tell the difference from the rest of the building unless you look at the seam around it. It will be board and batten approved by the Department of Historic Resources in Richmond. All of the buildings will be brand new.

Chairman Gwaltney – Is part of the buildings board and batten?

Mr. Williams – All four sides up to the gables are board and batten.

Chairman Gwaltney – I am guessing because there are drain fields there will be plumbing.

Mr. Williams – Both of them will have a half bath. In the half bath we will have a sink. In the storage barn it will have a three compartment deep sink and a half bath. It will have a commercial washer and dryer for washing the table cloths. It will only be used three times a year but you cannot pump and haul sewage. You have to have a septic tank. It is two fields and two separate systems one for each building. You have to have a reserve field every time you put in a septic system. You have to have the main one that is operating and a reserved field in case something happens. It is the logical place to put them. It was done by an engineer.

Chairman Gwaltney – I know this has been approved by the Department of Historic Resources but for the record was there any consideration given to relocating other older buildings to the property for this purpose or just build new buildings.

Mr. Williams – What plans?

Chairman Gwaltney – The plans for this project for all the restoration.

Mr. Williams – The Department of Historic Resources will not even let us use the wood from the Wombwell house, outbuildings, and barns. We cannot bring another piece of wood on the property from another building. We have photos that show where those two buildings were. We were refurbishing the other two buildings as we were tearing some of the siding off to get to the big 12X12 and 14X14 inch timbers some of the timbers were charred pretty bad. There is no other charred wood around them we think those two buildings burned down then they used some of the charred timbers to build the later period buildings. We have pictures to prove where the buildings were located and what they were made of.

Chairman Gwaltney – I was not aware of that. You are building new buildings that basically are replacing and replicating buildings that were actually on those spots.

Mr. Williams – It would have never happened if it was not for this project that the VA Events is funding. Smithfield would never see those two buildings being built.

Chairman Gwaltney – I am not about to throw myself in between the three gentlemen who are at odds over the roofing material for this project.

Mr. Williams – Please don't.

Chairman Gwaltney – There was a decision made about a roof that was put on a building which was said to be a standing seam but it was a type of standing seam that I have never seen before. I would like some clarification on the difference between 5-V standing seam and the form of 5-V roof on the Christian Outreach building.

Mr. Williams – The 5-V groove is a manufacture material that came out probably in 1950's before that it was a 4-V. One of the buildings out there has 4-V it is all to pieces so it will have to be replaced. They do not make 4-V anymore. It's a manufacture galvanized or galvalume type material which galvalume is a better product and different fastening system. The 5-V groove comes in lengths from eight to sixteen feet long. You put them on the roof and nail them down. The manufacture standing seam is a heavier material. The old standing seam roof material came in a roll. You would use a special tool to crimp it and run it through a machine. Then they came out with an electric tool

that was used to put it on then you use the machine to crimp it. Recently they came out with a stainless steel standing seam roof which the outbuildings at Windsor Castle have the standing seam on them so we used the stainless steel. The stainless steel will last forever. You cannot tell the difference between the galvanized and stainless steel.

Chairman Gwaltney – How does the Christian Outreach building fit into that?

Mr. Williams – The Christian Outreach building is a different type of manufacture standing seam material. It is the same thickness but longer panels. The Christian Outreach building has a higher seam and Mr. Riddick's office has a lower seam which is the old type.

Vice Chair Torre – What is the difference in the cost for the 5-V product as opposed to the standing seam?

Mr. Williams – Three times more for the standing seam. That is why we have cost restraints. The existing barns that is adjacent to that is the 5-V groove metal on both of them. So if you put 5-V groove on these two buildings then they will match. The granddaddy of them all is the standing seam and that is what one of three gentlemen would like to put on the buildings.

Chairman Gwaltney – Are you painting the roofs or leaving them natural?

Mr. Williams – No painting will be done on any of the roofs. The two roofs will be left natural. It will either be 5-V galvalume which is better than the galvanized or the standing seam natural color.

Mr. Hill – One type of roof is on the two story house and another type is on the one story.

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

Ms. Hillegass – I would like to make a motion to approve as presented.

Mr. Hess – Second.

Chairman Gwaltney – A motion has been made and properly seconded to approve as presented. All those in favor say aye, opposed say nay.

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

Chairman Gwaltney – Next on the agenda is Approval of the July 18, 2017 Meeting Minutes.

Chairman Gwaltney – Next on the agenda is Approval of the July 18, 2017

Meeting Minutes.

Town Attorney – Mr. Chairman, there were right many corrections and revisions to the minutes. I think Ms. Crocker deserves the right to be called Mrs. Crocker. There were mostly grammar and typos. I have revised and would recommend the minutes be approved as revised.

Ms. Hillegass – I would like to make a motion to approve the minutes as corrected.

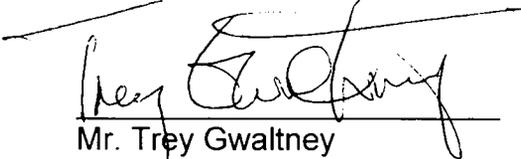
Mr. Hess – Second.

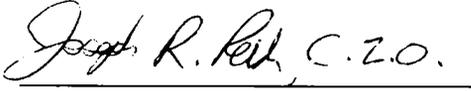
Chairman Gwaltney – All those in favor say aye, opposed say nay.

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

Chairman Gwaltney – Our meeting is adjourned.

The meeting adjourned at 7:07 p.m.


Mr. Trey Gwaltney
Chairman


Mr. Joseph Reish
Planning Technician