

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, September 17th, 2019 at 6:30 p.m. at the Smithfield Center.

Members Present:

Trey Gwaltney - Chairman
Julia Hillegass – Vice Chair
David Goodrich
Gary Hess
Russell Hill
Ronny Prevatte

Members Absent:

Justin Hornback

Staff members present:

John Settle
William H. Riddick, III
Joseph Reish

There were approximately nine (9) citizens present. The media was not represented. Chairman Gwaltney welcomed everyone to the meeting.

Welcoming of Newest Member, Mr. Justin Hornback

Chairman Gwaltney explained that Mr. Hornback could not join the meeting this evening. He will be joining the BHAR soon.

Election of Vice-Chairman

Chairman Gwaltney opened the floor for nominations. Mr. Goodrich nominated Julia Hillegass. The nomination was seconded by Russell Hill. There were no other nominations. Nominations closed and 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. Prevatte voted aye, Ms. Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the nomination. The nomination passed.

Community Development & Planning Director's Report:

Town staff and Vice Chair Hillegass enjoyed an informative day at the August of 2019 Certified Local Government (CLG) training workshop, which was held on Thursday, August 8th, 2019 at the Smithfield Center.

At its Tuesday, August 6th, 2019 meeting, the Town Council denied the owner of 502 Grace Street's application for demolition as a matter of right. The Town Attorney explained that by order of the court they were required to rescind the decision.

On Friday, July 26th, 2019, Town staff approved a zoning permit waiver for the stabilization of the southwest wall of Christ Episcopal Church (111 S Church St).

On Wednesday, August 28th, 2019, Town staff approved a zoning permit application for the installation of landscaping and walkways around "Windsor Castle" (301 Jericho Rd), pursuant to Smithfield Zoning Ordinance (SZO) Section 3.M.E.5.B.6.

Upcoming Meetings and Activities

Monday, September 23rd – 3:00 PM – Town Council Committee Meeting

Tuesday, September 24th – 3:00 PM – Town Council Committee Meeting

Tuesday, October 1st – 6:30 PM – Town Council Meeting

Tuesday, October 8th – 6:30 PM – Planning Commission Meeting

Tuesday, October 15th – 6:30 PM – BHAR Meeting

Public Comments

No one was signed up for public comments. Chairman Gwaltney asked if anyone would like to speak? Hearing none, he moved to:

Board Member Comments

Vice Chair Hillegass gave an update on the Virginia Department of Historic Resources training. She felt it was very informative. She asked the Community Development & Planning Director to follow up with them about providing copies of the presentation from the August meeting to the BHAR. She had not received anything; but she said that they had said they would send them so that she could share it with the rest of the Board.

Amendment of Prior Approval – Lot 244, Drummonds Ln – Unclassified – Willkris Services, LLC, applicant.

The Community Development & Planning Director reported that the applicant received an approval to construct a new single-family detached dwelling on the property at the Tuesday, January 15th, 2019 BHAR meeting. The approval entailed the following: The house will be covered by a charcoal-colored asphalt shingle roof, preceded by wooden fascia wrapped in white-colored aluminum, and concealed by guttering. The fascia will be underlined by vented or beaded vinyl. The walls of the house will be covered in two (2) different styles of Hardie board siding. The first is a horizontally-lapped style, featuring a woodgrain pattern of a khaki brown color- the second is a half-round cedar shake style, of a chestnut brown color. The house will rest on a concrete block foundation, which will be clad in tan-colored stucco. The primary façade of the building will be adorned by a front porch with square white-colored polyvinyl chloride (PVC) columns, resting on a gray or green-colored cement front porch. The house will be accessed by a fiberglass front door of a red or brown color, and fenestrated by several vinyl four (4) over one (1) double-hung sash windows of a tan or light brown color. All windows will be bordered by four inch (4”) white-colored PVC trim. All remaining trim on the house will be white-colored PVC. The applicant now seeks amended approval to accommodate a change in massing, materials, and color. 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. Staff recommends approval as submitted.

The applicant, Mr. William Campbell of Willkris Services, thanked the BHAR for the original approval but explained there was a site change and house changes necessitating the amendment. He felt that Mr. Settle did a great job explaining the changes and stated that he would be happy to answer any questions from the Board.

Chairman Gwaltney and Vice Chair Hillegass felt that the exterior façade was too busy.

Mr. Hill made the motion to approve the application 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. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Renewal & Extension of Prior Approvals – 231 Cary St – Non Contributing – Joseph Reish, applicant.

The Community Development & Planning Director reported that at its Tuesday, July 18th, 2017 meeting, the BHAR approved an application for a roof change at 231 Cary St. This approval entailed the following details:

The replacement of an existing green three (3) tab asphalt shingle roof with a brown architectural asphalt shingle roof. Additionally, at its Tuesday, July 18th, 2017 meeting, the BHAR approved an application for the installation of a new accessory building at 231 Cary St. This approval entailed the following details: The installation of an eight foot (8') by sixteen foot (16') garden shed in the rear yard at 231 Cary St. The proposed shed will be covered by a brown architectural asphalt shingle roof, sided in T1-11, accessed by a wooden door, and the entirety of the shed will feature wooden trim. The door, siding, and trim will be painted white to match the color of the primary building. Finally, at its Tuesday, September 19th, 2017 meeting, the BHAR approved an application for the deletion of the chimney at 231 Cary St. This approval entailed the following details: The removal of the existing interior masonry chimney prior to the replacement of an existing green three (3) tab asphalt shingle roof with a brown architectural asphalt shingle roof, as approved by the BHAR at its Tuesday, July 18th, 2017 meeting. The applicant is applying for renewals of the expired approvals from Tuesday, July 18th, 2017, and an extension of the valid approval from Tuesday, September 19th, 2017. Staff recommends approval as submitted.

The applicant, Joseph Reish, explained that several things happened that prevented him from pursuing the projects which was why he was requesting the renewal and extension.

Mr. Goodrich made the motion to approve the renewal and extension of prior approvals for 231 Cary Street. 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. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

New Construction – 156 Riverview Ave. – Non-Contributing – Saint Joseph’s Reserve, LLC, applicant.

The Community Development & Planning Director reported that the applicant is seeking approval to construct a new single-family detached dwelling on the property. The house will be covered by an estate gray architectural asphalt shingle roof, preceded by wooden eaves (soffit and fascia) wrapped in white-colored aluminum. 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 dark gray color, the second is a fish scale shingle style of a blue color, and the third is a board-and-batten style of a white color. The house will rest on a concrete block foundation, which will be clad in red brick. The primary façade of the building will be adorned by a front corner porch with a wooden white-colored square column, resting on a red brick-clad concrete block foundation and pier, and entered by the use of white-colored wooden railings. The house will be accessed by a red front door, made of steel, featuring a twelve (12) pane window, and the house will be fenestrated by a series of vinyl six (6) over one (1) double-hung sash windows of a white color on the primary and side façades, and one (1) over one (1) double-hung sash windows of a white color on the rear façade. All windows will be bordered by white Hardie board trim and inoperable two (2) panel wooden shutters which are to be painted black. A single-car attached garage on the primary façade of the home will be accessed via a white-colored “carriage house” style garage door fenestrated by two (2) elongated quarter-moon lights. All pergolas projecting from the primary façade will be made of wood and painted white. Staff recommends approval as submitted.

The applicant, Mr. Eric Payntar, informed the Board that this particular house does not have a pergola in the front. He felt that the staff report was thorough otherwise. He presented the color selections to the Board for review. Chairman Gwaltney asked if all Board members had seen the color changes, which they had. Mr. Hill asked why the applicant chose to use vinyl aluminum soffits and trim. The applicant stated that it would be a wood soffit wrapped in aluminum and painted white. He is doing it that way in an attempt to save building costs. Mr. Hill explained that PVC trim is preferred. The applicant stated that he is trying to save where he can save. He had read the architectural guidelines and did not see anything that prevented him from using wood with aluminum wrap. The Community Development and Planning Director informed the Board that there is nothing in the guidelines for soffits and fascia specifically. The question that the Board has to answer, in the absence of guidance and clarity, is if it is appropriate for the district. The Town Attorney stated that it is new construction versus a historic structure. Mr. Hill stated that he has done three houses in that neighborhood and he has put PVC trim on them. The applicant asked if the Board would approve it with either/or then he would price it both ways. If it is not too far off he would consider using the PVC trim. Mr. Hill stated that the cost difference would be quite a bit but the appearance would look much better in his opinion.

Mr. Goodrich made a motion to approve the application as amended with the color change. 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 nay, Mr. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There was one vote against the motion. The motion passed.

The applicant asked for clarification if he decided to go with PVC trim. The Town Attorney said the Board could vote on that. Mr. Hess made a motion to approve the PVC trim if the applicant decided to use it. 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. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

New Construction – 200 Riverview Ave – Contributing (Approved for Demolition 2019-04-16) – Saint Joseph’s Reserve, LLC, applicant.

The applicant is seeking approval to construct a new single-family detached dwelling on the property. The house will be covered by an estate gray-colored architectural asphalt shingle roof, preceded by wooden eaves (soffit and fascia) wrapped in white-colored aluminum. 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 blue color, the second is a cedar shake shingle style of a gray color, and the third is a board-and-batten style of a white color. The house will rest on a concrete block foundation, which will be clad in gray brick, with a squared rubble course stone veneer on the primary façade. The primary façade of the building will be adorned by a gabled portico with white-colored square wooden columns, resting on a gray brick-clad concrete block foundation, and entered by the use of white-colored wooden railings. The house will be accessed by a black-colored steel front door featuring a twelve (12) pane window, and the house will be fenestrated by a series of vinyl six (6) over one (1) double-hung sash windows of a white color on the primary and side façades, and one (1) over one (1) double-hung sash windows of a white color on the rear façade. All windows will be bordered by white Hardie board trim and inoperable board-and-batten black-colored wooden shutters. A single-car attached garage on the primary façade of the home will be accessed via a white-colored “carriage house” style garage door fenestrated by two (2) elongated quarter-moon lights. All pergolas projecting from the primary façade will be made of wood and painted white. Staff recommends approval as submitted.

Chairman Gwaltney asked for clarification on the existing home on the property. The Community Development and Planning Director explained that the existing home is a 2-story gable front home with a porch and was approved for demolition several months ago. It is classified as a contributing building and has not yet been demolished. The new home will be classified as Non-Contributing once it is built. Mr. Eric Payntar, the applicant, presented colors for the home to the Board. He asked to have the same option as his previous application in

regards to the soffit and fascia board. He would like to have the option of aluminum wrap or vinyl at his discretion.

Mr. Goodrich made a motion to approve as presented with the option of PVC soffits and fascia or aluminum wrapping. 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 nay, Mr. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There was one vote against the motion. The motion passed.

Amendment of Prior Approval – 210 Drummonds Ln – Noncontributing – JVC, LLC, applicants.

At its Tuesday, December 18th, 2018 meeting, the BHAR approved an application for the new construction of a single-family detached dwelling at 210 Drummonds Ln. This approval entailed the following details: The house will be covered by a weathered wood or brown-colored architectural asphalt shingle roof. The walls of the house will be covered in LP SmartSide engineered wood siding, which features a wood grain pattern, and will be lapped horizontally with seven inches (7”) of exposure- it will be “Rockwood Green” in color. The house will rest on an existing cinderblock foundation, which will be clad in “Rockwood Green” colored stucco. The primary façade of the building will be adorned by a front porch supported by square columns, and decked in “chateau brown” colored treated lumber. The house will be accessed by a fiberglass front door of a “chateau brown” color, and fenestrated by several vinyl four (4) over one (1) double-hung sash windows of a white color. All trim on the house, to include the window trim, door trim, eaves, and columns, will consist of CertaTrim polyvinyl chloride (PVC) of a “pacer white” color. The applicant now wishes to amend their approval to entail the removal of the gabled projection or blind dormer from the middle of the roof. Staff recommends approval as submitted.

The applicant, Vincent Carollo, explained that during construction the gable projection was problematic. He is asking to remove it altogether.

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

Accessory Structure – 301 Jericho Rd – Landmark – Historic Windsor Castle Restoration, LLC, applicants.

The applicant has applied to install a new wooden picket fence in several areas of the property within the vicinity of the main house (301 Jericho Rd). The run of fencing located alongside and in front of the front yard of the house will not exceed forty-two inches (42”) in height. Additional fencing (not to exceed six feet (6’) in height), will be located alongside and behind the rear yard of the house. Additional fencing will be added around the exterior units of the house’s heating, ventilation, and air conditioning system- this fencing will also not exceed six

feet (6') in height. The fence will be painted white in the spring of 2020- allowing the salt-treated lumber to fully dry. Staff recommends approval as submitted.

The applicant, Rick Bodson for Historic Windsor Castle Restoration, clarified that since the application was submitted all of the fencing will not exceed forty-two inches except for the HVAC fence.

Mr. Goodrich made the motion to approve, as amended, the fencing which will not exceed forty-two inches in height with the exception of the HVAC fence. 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. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Color Change – 346 Main St – Landmark – Peninsula Development Corporation, applicant.

The applicant wishes to repaint their house one (1) of the following three (3) options, in order of their personal preferences:

- 1.) “Dark Iris” (4009-5) siding, “Wispy White” (7006-1) trim, and “Dorian Gray” (SW7017) porch decking.
- 2.) “Bluebird Feather” (SW9062) siding, “Cotton White” (SW7104) trim, and “Morris Room Grey” (SW0037) porch decking.
- 3.) “Powder Blue” (SW2863) siding, “Classical White” (SW2829) trim, and “Sage” (SW2860) porch decking.

In all three (3) preferences, the roof will be painted with a light gray-colored elastomeric coating. Staff recommended that this application be approved as submitted.

The applicant was available to answer any questions from the Board. He explained that the first option was not his preference for color. His wife would like option #2.

Mr. Prevatte made a motion to approve the application under the condition that option #2 is utilized by the applicants. 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. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Amendment of Prior Approval (After-the-Fact) – 206 Riverview Ave – Non-Contributing – Almond Contracting & Consulting, Inc., applicants.

At its Tuesday, November 21st, 2017 and Tuesday, December 19th, 2017 meetings, the BHAR approved an application for the new construction of a single-family detached dwelling at 206 Riverview Ave. This approval entailed the following details: The house will be covered by a light brown architectural asphalt shingle roof, preceded by a tan Hardie board soffit and tan polyvinyl chloride (PVC) fascia. The walls of the house will be covered in an olive-colored Hardie board horizontally-lapped style siding with a woodgrain pattern, with an AZEK belt line dividing the house between floors. The house will rest on a concrete block foundation, which will be clad in light brown-colored stucco. The primary façade of the building will be adorned

by a porch covered in a shed-style roof with a gabled projection above the front door- the roof will be supported by tan Hardie board-wrapped square columns joined by tan AZEK railings. A tan AZEK deck will stand to the rear of the house. The house will be joined to the sidewalk by a large walkway extending from the entrance to the front porch. The house will be accessed by a Craftsman-style front door with a stained wood finish and a large sidelight, and the house will be fenestrated by a series of vinyl three (3) over one (1) single-hung sash windows of an off-white/cream color. Virtually all trim on the house will consist of tan-colored PVC. The house will feature white aluminum gutters and downspouts. The applicants now wish to amend their approval (after-the-fact). The house is now covered by a black architectural asphalt shingle roof, preceded by vinyl-clad soffits and wooden eaves clad in beige aluminum wrapping. The walls of the house are covered in a beige-colored fiber cement siding that will be painted "Vogue Green" (SW0065). The house rests on an unfinished concrete foundation. The primary façade of the building is adorned by a porch covered in a shed-style roof with a gabled projection above the front door- the roof is supported by square wooden columns joined by wooden railings- all of which (including the decking) are to be painted "Artifact" (SW6138). The front porch is accessed by a flight of wooden stairs clad in white aluminum sheathing. A wooden deck stands to the rear of the house, which will be painted the same color as the front porch. The house is accessed by a white Craftsman-style front door that is to be painted "Smokey Topaz" (SW6117) and features a large sidelight. The house will be fenestrated by a series of vinyl three (3) over one (1) single-hung sash windows of a white color. Virtually all trim on the house consists of white aluminum that is to be painted "Ethereal Mood" (SW7639). The house will feature white aluminum gutters and downspouts. Staff recommends approval under the condition that the concrete foundation be covered with stucco in accordance with the earlier BHAR approvals, the siding and trim remain unpainted, the porch and deck be painted to match the trim, and the front door be painted a color other than "Smokey Topaz" (SW6117). The Community Development and Planning Director explained that in the guidelines the preferred material for fascia and soffits is not noted.

The applicant explained that they tried to accommodate the original approvals but it was an honest mistake. He explained that they were open on how to fix it to satisfy the Board.

Chairman Gwaltney appreciated the applicant being up front about the issues. He explained that the Board is here for a purpose and felt that everyone could work together to get everything taken care of. Mr. Hill pointed out that there were a lot of differences between what was previously approved and what was done.

The applicant agreed; but felt the colors still turned out great. He would like to be able to keep the colors as is.

A lengthy conversation was held about material types used and the colors. There is a large expanse of foundation and a discussion was held about a contrasting color from the color of the house. Staff had suggested many alterations to the application for approval.

Mr. Goodrich made a motion to approve the application as amended to show that the house is currently roofed in a gray-colored architectural asphalt shingle roof, under the condition that the

concrete block foundation be covered with stucco, the siding remain unpainted, the porch and rear deck be painted white, the front door be painted “Vogue Green” (SW0065), and the stucco, porch decking, and front step treads be painted a dark-brown color to be reviewed and approved by town staff. 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 nay, Mr. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There was one vote against the motion. The motion passed.

Addition – 223 N Church St – Non-Contributing – Ernest Dent, applicant.

The applicant wishes to expand the existing five foot (5’) by ten foot (10’) covered front porch to a size of twelve feet (12’) by 14.5’. The proposed porch will be constructed of Fort McHenry brick to match the existing brick as closely as possible. The porch will be fully covered by a new shed roof, which will be covered in green architectural asphalt shingles to match the existing shingles covering the rest of the building, sided in the same sandstone-colored vinyl siding that currently exists on the side of the porch roof, and wrapped with sandstone-colored coil stock and guttering in keeping with the materials present on the rest of the house. The roof will be supported by a series of posts sleeved in black TimberTech post skirting. The posts will be joined by black steel railings. The porch will be accessed by a set of brick steps central to its front side. Staff recommends approval as submitted.

The applicant, Ernest Dent, was available for questions from the Board.

Vice Chair Hillegass made a motion to approve as presented. 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. Prevatte 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 – 129 Sykes Ct – Non-Contributing – Gwaltney Properties One, LLC, applicant.

The applicant wishes to make several exterior changes to the existing single-family detached dwelling, which entail the following:

- (1) The replacement of the existing black-colored asphalt shingle roof with a slate-colored architectural asphalt shingle roof.
- (2) The replacement of the existing deteriorated white-colored horizontally-lapped weatherboard siding and wooden trim with “Spanish Olive” colored “Dutch lap” style vinyl siding and “Silver Mist” colored vinyl trim.
- (3) The replacement of the existing deteriorated white-colored wooden eight (8) over eight (8) double-hung sash windows with white-colored vinyl six (6) over six (6) double-hung sash windows.
- (4) The installation of “Pebble Stone Clay” colored vinyl shutters of a raised panel style.

- (5) The replacement of the existing white-colored aluminum door with a Masonite steel door featuring raised panels and a fanlight. The new door is to be painted “Pebble Stone Clay” to match the shutters.
- (6) The addition of a gabled portico to cover the existing front porch, supported by round fiberglass columns to be painted “Silver Mist” to match the trim on the rest of the building.
- (7) The painting of the chimney “Spanish Olive” to match the siding.

Staff recommends approval under the condition that the original wooden windows be retained and repaired or replaced in keeping with standard six (6) on page sixty-eight (68) of the Smithfield Historic District Guidelines (SHDG): which state: *Construct new [replacement] windows and doors of wood or metal and match the style of the building . . .*

The applicant, Trey Gwaltney of Gwaltney Properties Two, LLC, went on record to say that he is involved in this property but could answer questions. The contractor was in attendance and available for questions also. The Town Attorney explained that since Mr. Gwaltney was the applicant that he should step away from his chair and that Vice Chair Hillegass could conduct this part of the meeting. Vice Chair Hillegass asked if the contractor and applicant would like to speak. The contractor explained that the property was a non-contributing property. The Community Development & Planning Director explained that virtually all the buildings on Sykes Court date back to the end of WWII. The house is only visible for half of the year. As the contractor stated, there is an abundance of vinyl siding in that district. Mr. Hill reminded the Board that they have had many applications for vinyl siding and that many were turned down. He felt that just because it was on a different street that it should not change the Board’s opinion on vinyl siding. Vice Chair Hillegass asked if those had been contributing structures. Mr. Goodrich stated that the Board should be cautious about setting a precedent; particularly since the applicant is actually the Chairman of the BHAR. Mr. Goodrich felt that the Board should not be too rigid. He felt that common sense should factor in. He explained that all the homes have vinyl siding on this street. If the Board refused the applicant’s use of vinyl siding, then it would cause the house to stand out from the others in the neighborhood, when it should look like the others. Mr. Hess asked the Community Development & Planning Director to explain why he recommended approval with vinyl siding. Mr. Settle explained that the entirety of the street features either vinyl siding or asbestos shingle siding. He believes that all of the homes on the street are non-contributing or unclassified, including one that is of relatively new construction. The home is not visible within the context of contributing or landmark properties. It is visible only in the context of non-contributing or unclassified properties. This is an issue not addressed by the guidelines. He explained that it ultimately comes down to what the Board feels is appropriate for the district. Mr. Hess explained that if the Board rules in favor of the vinyl siding then the town should keep a record of why it was decided. The Town Attorney read from the guidelines to provide clarity for the Board. There are no contributing structures on the street. It states that vinyl siding is prohibited for structures adjacent to landmark structures. There are no landmark structures on this street. It further states that the Board should consider the surrounding buildings when

determining the appropriateness of synthetic siding on new buildings. It does not address this directly; but may give the Board guidance on what they want to do.

Mr. Goodrich made a motion to approve the application as presented. Mr. Hess seconded the motion. Vice Chair Hillegass called for the vote.

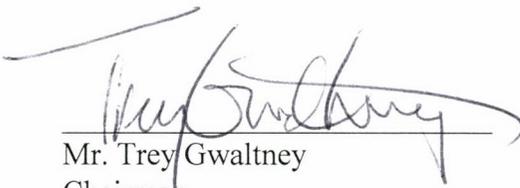
On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted nay, Mr. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney abstained. There was one vote against the motion and one abstention. The motion passed.

Approval of the Tuesday, July 16th, 2019 Meeting Minutes.

The Town Attorney recommended approval as presented. Vice Chair Hillegass made the motion to approve the minutes and 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. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

The meeting adjourned at 8:13 p.m.



Mr. Trey Gwaltney
Chairman



Mr. John Settle
Community Development &
Planning Director