

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, October 15th, 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
Justin Hornback

Staff members present:

John Settle
William H. Riddick, III

There were approximately six (6) citizens present. The media was not represented. Chairman Gwaltney welcomed everyone to the meeting.

Welcoming of Newest Member, Mr. Justin Hornback

Chairman Gwaltney welcomed Justin Hornback to the Board. He will be a great asset.

Community Development & Planning Director's Report:

Joseph Reish, the Town's Planning Technician & Code Enforcement Officer, represented the Town at the Virginia Association of Zoning Officials' (VAZO's) 2019 fall conference. Town staff has administratively approved the relocation of the Civil War Trails sign from its original location at Lot 420, S. Church St. to a position immediately adjacent to the Ivy Hill Cemetery historical highway marker.

Upcoming Meetings and Activities:

Monday, October 28th – 3:00 PM – Town Council Committee Meeting
Tuesday, October 29th – 3:00 PM – Town Council Committee Meeting
Tuesday, November 5th – 6:30 PM – Town Council Meeting
Tuesday, November 12th – 6:30 PM – Planning Commission Meeting
Tuesday, November 19th – 6:30 PM – BHAR Meeting

Public Comments:

There were no signups for public comments.

Board Member Comments:

Ms. Hillegass thanked Mr. Settle for sharing the training information with the Board.

Signage – 111 S Church St – Landmark – Christ Episcopal Church Trustees, C/O William Egan, applicant.

The applicant wishes to install two (2) new detached signs on the premises. The proposed signs will be eight feet (8') tall and 8.75 square feet in area. They will be located one foot (1') from the front boundary line of the property. The signs will be constructed of fiberglass, and will hang from "L" shaped black steel tubes. External light-emitting diode (LED) light bars will provide downward illumination to the signs. Because the proposed signs are illuminated, and

because they conflict with several provisions of the Smithfield Zoning Ordinance (SZO), BHAR review and decision is required pursuant to SZO Sections 3.M.E.7.A.8 and 10.K.3.g. The proposed signs conflict with the following SZO Sections:

(1) 10.E.2: only one (1) sign of each sign type is permitted per street frontage, per premises. The property in question has two (2) street frontages, and currently enjoys one (1) detached sign.

(2) 10.E.6: neither sign will be landscaped in accordance with this provision, owing to the fact that there is not enough space between the front wall of the primary building and the back of the sidewalk.

(3) 10.K.3.b.3: the proposed signs are located within five feet (5') of the public right-of-way (ROW).

(4) 10.K.3.b.4: neither sign will be landscaped in accordance with this provision, owing to the fact that there is not enough space between the front wall of the primary building and the back of the sidewalk.

Staff recommends approval under the condition that the landscaping surrounding the existing detached sign at the corner of S. Church St. and Main St. be brought into compliance with SZO Section 10.E.6, which states:

. . . A landscaped planting area shall be provided around the base of any detached sign. The planting area shall contain a minimum of two (2) times the area of the sign, be a minimum of four (4) feet in width . . . the detached sign shall be located approximately in the center of the planting area, and be landscaped with a combination of low-growing shrubs and groundcovers (other than grass), including a minimum of four (4) shrubs . . .

Mr. Bill Egan – 205 Clipper Creek Lane in Smithfield. Mr. Egan is the structural engineer of record for the rehabilitation going on at the church. He explained that they are trying to bring more exposure to the church which is a vibrant part of the community. Each sign will be located at each entrance. Concrete was poured at the south wall where the stained glass windows are located. Interior structural work will be starting in the coming weeks.

Vice Chair Hillegass asked about the lighting for the sign. It will shine downward to illuminate just the sign. Mr. Goodrich asked why the church needs two signs. Mr. Egan explained that the first sign is pretty much hidden by the trees. The goal is to have the other signs so that people going west will be able to see it. Visibility is the main issue. Mr. Goodrich asked if the current sign will be maintained on the property. Mr. Egan stated that it would. They would like to bring more visibility to the oldest church in Smithfield. It was founded in 1832 and has historical significance. Vice Chair Hillegass asked if the church is comfortable with the landscaping recommendation. Mr. Egan stated that they were. It will be a nice enhancement.

Vice Chair Hillegass made the motion to approve the application with the condition that the landscaping surrounding the existing detached sign, at the corner of S. Church St. and Main St., is brought into compliance with the Smithfield Zoning Ordinance. Mr. Hess seconded the motion. Chairman Gwaltney asked all in favor to say aye, opposed say nay.

On call for the vote, seven members were present. Mr. Goodrich voted nay, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, 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 S. Mason St – Noncontributing – Smithfield Union Lodge AF&AM #18, C/O Michael Vandever, applicant.

The applicant wishes to construct a single story, 8.5' wide, and nine foot (9') deep, gabled portico addition to the front façade of 223 S. Mason St. The addition will be central to the primary façade, intended to shield the area immediately forward of the front door from the rain. The roof will be supported by two (2) treated wooden columns sheathed in polyvinyl chloride (PVC), covered in black architectural asphalt shingles with a ridge vent, and sided with wooden horizontally lapped weatherboard siding, which is to be painted white. The addition will feature Hardie brickmould trim, Hardie board soffits and fascia, and beaded porch panels, all of which will be white in color. Staff recommends approval as submitted.

Mr. Michael Vandever – 212 Moonefield Drive in Smithfield. Mr. Vandever was available for comments or questions from the Board.

Chairman Gwaltney asked how this addition would affect the sign with all the emblems on it. Mr. Vandever stated that the addition will be below the sign. The sign will remain the same. Vice Chair Hillegass believes it will add some architectural interest to the building.

Mr. Goodrich made a motion to approve as presented. Vice Chair Hillegass seconded the motion. Chairman Gwaltney asked all in favor to say aye, opposed say nay.

On call for the vote, seven members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback 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 – 232 S. Mason St – Contributing – Brandon & Amber Mieras, applicants.

The applicant is seeking approval for the installation of a six foot (6') tall dog-eared wooden fence in the rear yard of 232 S. Mason St. The applicant has stated that they would be willing to entertain the installation of a six foot (6') tall board-on-board wooden fence in instead of the dog-eared fence. Staff recommends approval under the condition that the proposed fence be either stained or painted white.

Mr. Brandon Mieras – 232 S. Mason Street in Smithfield. Mr. Mieras stated that he and his wife moved into the home a week ago. They would like to be able to keep their dogs in a fenced yard.

Mr. Goodrich made a motion to approve as amended to allow for the use of either of the two fence styles presented by the applicant under the condition that the proposed fence be either stained or painted white. Mr. Hill seconded the motion. Chairman Gwaltney asked all in favor to say aye, opposed say nay.

On call for the vote, seven members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback 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) – 301 Jericho Rd – Landmark – Historic Windsor Castle Restoration, LLC, C/O Rick Bodson, applicant.

At its Tuesday, September 17th, 2019 meeting, the BHAR approved an application for the following improvements: The installation 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 forty-two inch (42”) tall fencing will be located alongside and behind the rear yard of the house. Fencing will also be added around the exterior units of the house’s heating, ventilation, and air conditioning system. This fencing will 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.

The applicant now seeks an after-the-fact amendment of their prior approval, which will read as follows: The installation of 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 forty-two inch (42”) tall fencing will be located alongside and behind the rear yard of the house. A wooden, dog-eared fence will also be added around the exterior units of the house’s heating, ventilation, and air conditioning system. This fencing will not exceed six feet (6’) in height. Both fences will be painted white in the spring of 2020 allowing the salt-treated lumber to fully dry.

Staff recommends approval as submitted.

Mr. Rick Bodson – Historic Windsor Castle Restoration, LLC. Mr. Bodson is available for questions from the Board.

Vice Chair Hillegass asked why they changed from pickets to dog-eared fencing. Mr. Bodson explained that the initial installation was not done in a workmanlike fashion. After seeing it as a picket fence, it seemed a bit odd and did not provide the opacity that they wanted to shield the HVAC units. He believes this is a better visual barrier and it will not be dissonant with the perimeter fence.

Mr. Goodrich made a motion to approve the application as presented. Vice Chair Hillegass seconded the motion. Chairman Gwaltney asked all in favor to say aye, opposed say nay.

On call for the vote, seven members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback 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 – Lot 407, S Church St – Unclassified – Thomas & Robin Ivy, applicants.

The applicant is seeking approval to construct a new single-family detached dwelling on the property. The house will feature a hipped roof, covered by a pewter gray-colored architectural asphalt shingle roof, preceded by white-colored Hardie board eaves (soffits and fascia). The walls of the house will be covered in “Evening Blue” (JH70-30) colored, horizontally-lapped Hardie board siding and white-colored Hardie trim. The house will rest on a concrete block foundation, which will be clad in red “Williamsburg” style brick, joined with “Roanoke Grey” mortar. The primary façade of the building will be adorned by a gabled portico balcony with a

white-colored balustrade and white-colored square wooden columns, resting on the roof of a single-story front porch with a hipped roof and white-colored square wooden columns. The porch will be surrounded by white-colored railings. The house will be accessed by a red-colored composite front door featuring side and transom lights- the balcony will be accessed by a glass door with a red-colored border. The house will be fenestrated by a series of vinyl one (1) over one (1) double-hung sash windows of a white color, with the exception of the two (2) windows on the second floor of the primary façade, which will be six (6) over one (1) double-hung sash, and four (4) windows on the side façades, which will be single-pane casement windows. All windows will be bordered by white Hardie board trim and inoperable two (2) panel black-colored composite shutters. A two (2) car attached garage on the rear façade of the home will be accessed via two (2) white-colored “Craftsman” style garage doors which will enter into a “French basement.” A series of screened porches on the first (1st) and second (2nd) floors of the rear façade will project from the main massing of the building via a jetty, supported by square wooden columns of a white color. Staff recommends approval as submitted. The applicant has provided several samples for review by the Board. Prior to the meeting, the Director of Community Development & Planning emailed the site plan provided by the applicant. The Board had some concern about the placement on the lot. According to the historic guidelines, it states that it is not preferred that new construction dwarf, obstruct, or otherwise eclipse a historic viewshed; particularly one that pertains to a landmark building. Additionally, the guidelines encourage a varied setback. In this case, the applicant is proposing a twenty-five foot (25’) front yard setback next to a house that has almost no setback on one side and a large setback on the opposite side. In the context of this application, staff would consider this a varied setback. The building next door is classified as a landmark. The property is encumbered by the one hundred foot (100) foot RPA.

Mr. Tom Ivy – 220 Grace Street in Smithfield. Knowing that this is an entrance corridor to the town’s historic district, Mr. Ivy stated that he took the time to try to design a piece of property that would accentuate the character of Smithfield. A lot of thought was put into how it was situated on the lot. Mr. Ivy did not wish to obstruct anyone’s view. The pine trees will have to be taken down but the Dogwood tree will remain. Mr. Ivy also indicated that the staff report incorrectly noted that the windows on the proposed dwelling would be vinyl- in actuality they would be composite windows.

Vice Chair Hillegass stated that it looked as though they had adequately addressed staff concerns about the viewshed and the varied setback. She made a motion to approve the application as amended to include composite windows instead of the vinyl windows initially proposed by the applicant. Mr. Hill seconded the motion. Chairman Gwaltney asked all in favor to say aye, opposed say nay.

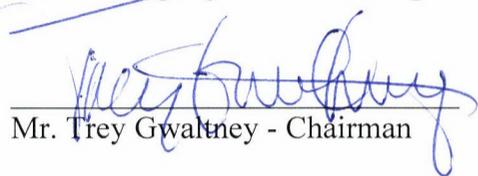
On call for the vote, seven members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback voted aye, Mr. Prevatte voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

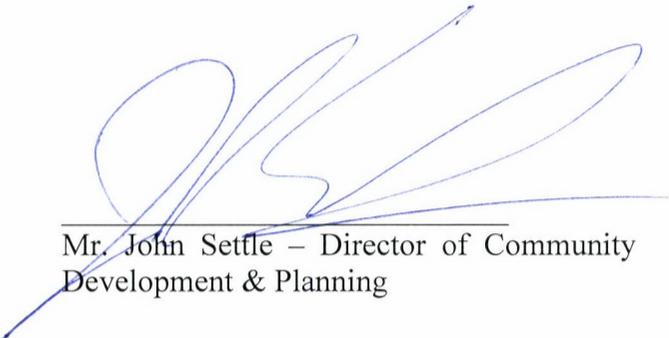
Approval of the Tuesday, September 17th, 2019 Meeting Minutes.

The Town Attorney reviewed the summary minutes and made one change. He recommends they be approved as revised. Vice Chair Hillegass made a motion to approve the minutes. Mr. Goodrich seconded the motion. Chairman Gwaltney asked all in favor to say aye, opposed say nay.

On call for the vote, seven members were present. Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Hornback 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 7:13 p.m.


Mr. Trey Gwaltney - Chairman


Mr. John Settle – Director of Community
Development & Planning