

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, November 15th, 2016. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Chris Torre, Mr. Ronny Prevatte, Ms. Julia Hillegass, Mr. Russell Hill and Mr. David Goodrich. Mr. Gary Hess was absent. The staff members present were Mr. William G. Saunders IV, Planning and Zoning Administrator and Mr. William H. Riddick III, Town Attorney. There were three (3) citizens present. The media was not represented.

Chairman Gwaltney – Ladies and gentlemen, here we are once again this month for our November meeting of the Board of Historic and Architectural Review. I will call this meeting to order. The first item on our agenda is the Planning and Zoning Administrator's Report.

Planning and Zoning Administrator – Thank you, Mr. Chairman. There was one administrative approval in the past month at 308 Grace Street to replace a wood privacy fence in the rear yard to match a section that existed in the rear yard. I would like to thank Russell Parrish for his service on the Board. For those of you who may or may not be aware, Russell has had an extended project outside of town. He knew that he would miss a few meetings. It has been extended and he found it necessary to resign from the Board because of the extended leave. With that being said, I would like to welcome two (2) new members to the BHAR tonight. We have Mr. Russell Hill who has been on the other side of the table a number of times. We also have Mr. David Goodrich. We welcome these gentlemen to serve our Board in the future. I would also make you aware that there has been some type of audio visual glitch with the projector. We will not be able to do the Historic District Designation Review tonight. That is all I have, Mr. Chairman.

Chairman Gwaltney – Okay. I would like to echo the remarks of our Planning and Zoning Administrator and welcome our two (2) new members. I am sure they will go through an orientation to get to know how things work here. I think they are both very qualified for this. They will bring a lot of good things to the table. On behalf of the Board, I would like to welcome you all. I am glad you can be a part of this. The next item on our agenda is Upcoming Meetings and Activities. There is a list provided. Does anyone have any questions about that? Hearing none, we will move to Public Comments. Do we have any public comments tonight? Hearing none, we will move to Board Member Comments. Does any Board member have any comments?

Ms. Hillegass – I would like to welcome our new members.

Chairman Gwaltney – Our next item is the Election of Vice Chair.

Planning and Zoning Administrator – I would add for the new members that typically we hold elections of officers every January. One of the members that has been replaced was our Vice Chairman so we are going to hold an election for Vice Chair tonight so we have a full slate of officers.

Chairman Gwaltney – I will open the floor for nominations for Vice Chair.

Mr. Prevatte – Mr. Chairman, I would like to nominate Mr. Chris Torre.

Chairman Gwaltney – We have a nomination for Mr. Torre. Do we have any other nominations for this position? Hearing none, Mr. Torre has been nominated for Vice Chairman. All in favor say aye, opposed say nay.

On call for the vote, six members were present. Chairman Gwaltney voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, Mr. David Goodrich voted aye, Mr. Chris Torre abstained, and Mr. Russell Hill voted aye. There was one abstention. The motion passed.

Chairman Gwaltney – Mr. Torre has been elected as Vice Chairman. Our next item is Demolition/Replacement of Primary Structure – 222 Astrid Street – Non-Contributing – Carl Lewis, NDS Services LLC, applicant. Is there anyone here to speak on behalf of this?

Mr. Carl Lewis – I live at 20246 Battery Street in Battery Park.

Chairman Gwaltney – Do we have a staff report?

Planning and Zoning Administrator – Yes. I would put on the record, particularly for the new members, that recently Mr. Lewis was before the Board to apply for a demolition permit and construction of a new home on Astrid Street due to a fire that damaged the home. At the September meeting, the Board did approve conditional demolition of the existing home and, in concept, the replacement of the house. However, there was some concern that the front porch was not representative of the craftsman style of the existing porch. So, a condition was put on Mr. Lewis to redesign the porch and come back the following month to have the Board review the porch further. Unfortunately, the submittal of the revised drawings did not make it in time for the October meeting. So, Mr. Lewis is before us tonight. In your packet, there are two (2) sets of drawings. There are photographs that show the original home there. You can see the front porch on it. The drawings that have the two (2) large pictures on it are the

two (2) that came before you that have a kind of Chippendale style railing. Those are the ones that originally came before the Board in September. The ones that have four (4) drawings on the same sheets, that were received on October 19th, are the revised drawings that were resubmitted. They do not show a railing on the porch. They show a slightly different porch column. That is all I have, Mr. Chairman.

Chairman Gwaltney – Okay. So, I will briefly recap. The house is gone. It has been demolished and we had granted permission for that. The condition that we had put on this was that what would be rebuilt in its place would be similar in architectural style to what was there originally. The house is listed on our inventory as a bungalow style. The porch was the main focus and the main question here. In looking at what we had last time and what we have this time, I will first open it up to any comments that any other Board members might have regarding the changes and how they do or do not reflect the architectural style that we wanted to achieve.

Mr. Hill – What is the exterior of the house?

Mr. Lewis – We are going with the Hardie Plank.

Mr. Hill – What is on the foundation?

Mr. Lewis – It will be stucco.

Mr. Prevatte – Hardie Plank will hold paint well too.

Mr. Lewis – I will be using the pre-painted. Then we will not have to worry about it.

Mr. Prevatte – It is baked on.

Mr. Lewis – Ladies and gentlemen, I went over to Drummond Lane and took a couple of pictures. In the architectural drawings, the craftsman style columns did not come out the way the columns should be. The asymmetrical design used in craftsman bungalow style building will be used on the front porch. We will go approximately three (3) to three and one half (3 ½) feet off the deck of this concrete slab that we are going to use for the porch with brick. It will be the same way that the old porch was built.

Chairman Gwaltney – So, the picture that we are looking at of this olive green house will be representative of what your new plans are going to be.

Mr. Lewis – Yes. It is a house on Drummond Lane. The only change will be that we will have brick columns that will go up about three and one half (3 ½) feet. It will then go into the asymmetrical column.

Chairman Gwaltney – Are you shifting the porch off center like on this too?

Mr. Lewis – I am going to line it up in the center. It will not be off centered; it will be centered.

Chairman Gwaltney – I think that the photograph that he has passed around comes closer to what we were trying to achieve than the drawing.

Ms. Hillegass – Yes. It is clearer than what is in the rendering.

Mr. Prevatte – It will be nice.

Chairman Gwaltney – It is like the drawing with the porch in the same location and the bottom of the post is brick which is what I think is meant to be represented here in the drawing. The columns will be reflective of what is in the photograph. Are there any other comments on this or the rest of the house? We focused on the porch but there are three (3) other sides to the house.

Planning and Zoning Administrator – The plan for the house was approved in the previous action. It was just the porch that you wanted further insight into.

Ms. Hillegass – Mr. Chairman, with the changes to the porch we discussed this evening, I would make a motion to approve.

Mr. Prevatte – Second.

Chairman Gwaltney – We have a motion and a second to approve the construction based on the changes, drawings, and pictures submitted. Is there any further discussion? All those in favor say aye, opposed say nay.

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

Chairman Gwaltney – Okay. You are clear to move ahead with this project with a combination of the drawing and the picture. Thank you. Our next item is Front Porch Railings – 114 Thomas Street – Contributing – C. Ray and Susan J. Snyder, owners. Is there anyone here to speak on behalf of this? Please state your name and address for the record.

Mrs. Susan Snyder – I live at 114 Thomas Street.

Chairman Gwaltney – We are glad to have you. Could we have a staff report please?

Planning and Zoning Administrator – I have a few comments. Mrs. Snyder, feel free to correct me if I am mistaken about any of this. I believe that the railings on the

front porch have been added without any type of review or permitting. A notice was sent to what we thought were the existing owners; but, I believe, the house had changed hands in the meantime. You are a very new owner of the home.

Mrs. Snyder – Yes. For about three weeks. The date on the picture is October 13th. We actually closed on the house on the 14th. We did not even own it when the picture was taken. I can clear up some of the reason why he put it up. We used the VA Loan and the VA inspector came to make sure everything is safe. They said that it had to have a porch rail due to safety reasons which is why they threw it up really quickly. When we planned to purchase the house, we drove by and saw them putting up the railings. My first thought was that I did not think they got approval. I knew it was only once per month for meetings. I was not surprised when I saw it but it was not in our hands at that time.

Planning and Zoning Administrator – We did not intend to welcome you to town that way. I do apologize. I believe Mrs. Snyder inherited this situation. It was something that was done in order to facilitate a closing. Unfortunately, the process was not appropriate.

Mrs. Snyder – It is not what we would have put up. It is not what we would have liked. When it went up, we thought the best thing to do at this point was to paint it white and to make it not be such an eyesore. We decided to wait and see what was said before we put any effort into putting paint on it.

Mr. Prevatte – Is it sturdy?

Mrs. Snyder – It is not sturdy. The inspector passed it but it really needs a lag bolt at the bottom of the steps to secure it.

Chairman Gwaltney – I have a question; a very direct question just to see how far this thing needs to go. You said that it is not what you would have chosen to put there. You do not think it looks good. You called it an eyesore. Do you have plans or want to take it down?

Mrs. Snyder – When I said eyesore, I think the bare wood is not attractive.

Chairman Gwaltney – I do not think any of us will disagree with you on that. Before we have a lot of discussion about this, do you want to take it down and put something else up?

Mrs. Snyder – We would have to figure out what that is. I would not want to tear it down right away because we have grandchildren who might fall. Our plans were to

research what was there before or if there was even a porch to kind of make it look like it belonged.

Chairman Gwaltney – Would you want to table this for a month and do some research and come back to us again when you have decided what you want to do about it?

Mrs. Snyder – I guess what I need to know, if you are in agreement, is should it come down? What is your opinion?

Chairman Gwaltney – That is what we would discuss tonight; but I feel like it is your house. If you bought it and are stuck with it and want to get rid of it, we do not need to be involved in that until you want to put something else there.

Mrs. Snyder – To me, if it was painted white, it would be fine.

Mr. Prevatte – Actually, it is a nice looking railing.

Mrs. Snyder – The raw wood against the house looks bad.

Mr. Prevatte – Just put some lag bolts in it.

Mrs. Snyder – The plan was to put lag bolts and paint it white. We might want to do something else down the road.

Chairman Gwaltney – I guess I am just saying that if that road is not going to be too long; we could just move on with that plan then we would not have to drag all of this out and go through it. If you do not think that is the case then we can.

Mrs. Snyder – It is not high on the priority list. The sidewalk is a tripping hazard right now so that needs to be the next thing.

Chairman Gwaltney – I guess we can discuss it and decide if it meets with our approval or whether something needs to be done with it.

Mrs. Snyder – If you are happy with painting it and putting lag bolts in it, we could research it later. We are not in any hurry to tear it down unless no one is happy with it.

Chairman Gwaltney – I guess the next question that I have is if we were to decide that lag bolts, paint, or stain is going to make it acceptable to us; does it then go to the building inspector? Does it go through that process for somebody else to come out there and check it out?

Town Attorney – No. It is done. The building official is not coming out there.

Chairman Gwaltney – Okay. I know we kind of start a process for things.

Town Attorney – That ship has sailed.

Chairman Gwaltney – I am okay because I am not going to inspect it.

Mr. Prevatte – Another alternative that you could use would be turned balusters instead of square posts.

Mrs. Snyder – We did not know if the iron was something that was there.

Mr. Prevatte – This will be pretty once you get it painted, I think. It is new.

Mrs. Snyder – I think so. It will look good once it is not bare wood anymore. It does need some kind of lag bolt to secure it at the bottom.

Vice Chairman Torre – I make a motion to approve it as submitted.

Chairman Gwaltney – I guess what is submitted is to keep it and paint it white.

Mrs. Snyder – Yes.

Mr. Prevatte – We like to have things painted.

Chairman Gwaltney – We have a motion to accept this as presented; constructed as it is with white paint put on it. I think the back rails next to the house look a little unfinished. They might get a cap to match the rest of the posts. The ones against the house do not look like they have a cap on them like the rest. We have a motion to accept this as proposed with white paint.

Mr. Prevatte – Second.

Chairman Gwaltney – Is there any further discussion? Hearing none, a motion has been made and properly seconded. All in favor say aye, opposed say nay.

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

Mr. Prevatte – Get some white stain and put two (2) coats on it. Let it weather a little first.

Mrs. Snyder – Someone else told us to wait a while.

Mr. Prevatte – Give it time to dry out. If you use a couple of coats of stain, it will not blister like paint. Every two (2) or three (3) years, you put a coat on it and it is good to go.

Chairman Gwaltney – You could also keep thinking about that wrought iron.

Mrs. Snyder – That is probably what I will do. I have to think about windows and everything else also.

Chairman Gwaltney – Our next item is Back Porch Railings – 206 Drummonds Lane – Contributing – Curtis Harris, applicant. The agenda says that it is contributing

but the application says that it is non-contributing. Correct me if I am wrong; but it is a non-contributing property. Do we have anyone here to speak on this?

Mr. Curtis Harris – I live at 18133 Muddy Cross Drive.

Chairman Gwaltney – Do we have a staff report?

Planning and Zoning Administrator – Yes sir, Mr. Chairman. This application came before the Board in December of 2014, I believe. The STOP Organization had someone draw up a plan to renovate the exterior of this home. It is good in that it was a very detailed plan. Unfortunately, the contractor had some trouble finding some of the materials that were specified here. He constructed part of this project with materials that were not outlined in this plan. This plan specifically calls for a fir Richmond rail with 1" x 2" pickets. I think when the contractor could not readily find that material he constructed it with treated pine with a 2" x 4" handrail and 1" x 1" pickets. Now, he finds himself before you tonight in hopes of getting 'after the fact' approval for the railings as they have currently been installed.

Mr. Harris – Like Mr. Saunders said, this was a STOP Organization contract. I talked to the gentleman who actually drew up the plans and submitted them two (2) years ago. His intention was to use the fir type material to give it the historic look. We constructed the back porch mid-summer. We could not find the Richmond rails or the fir material. The lady that lives there is an elderly lady with a handicapped son. For safety reasons, we went ahead and built the rails out of the material that was available. Now it has come time to close out the project. I went back and talked to the gentleman with the STOP Organization. He is okay with what is out there. It just has to be completed if approved by you all. Completed means it will get a PVC covering at the bottom where the band board is at. The 4" x 4" posts are covered in a PVC material. The rail and the pickets will be stained white. Doing the research for the material here in the area, I can find the handrail part but I cannot find the fir pickets. Everybody that I talked to is going back to a pressure treated 1" x 3" cut.

Mr. Prevatte – Fir is hard to find.

Mr. Harris – Yes. I have even gone off to Northern Virginia to lumber mills. They are running out or they do not have it.

Mr. Prevatte – If you do, it is expensive. You do not have that twisting characteristic about it either.

Mr. Harris – Right. The rail itself has been up there. We finished constructing it in July. We have had a couple of pickets twist which we replaced.

Mr. Torre – Were there other deviations; or was it just the material?

Mr. Harris – It was just the availability of the material.

Mr. Torre – So, are the dimensions all in accordance with the drawing?

Mr. Harris – Except for the pickets. The fir pickets that he had planned before were a 1" x 2". The pickets that I have up here are the standard 1" x 1".

Mr. Prevatte – Did he not want to consider AZEK at the time?

Mr. Harris – He did not. I do not know why.

Mr. Torre – So, all other aspects are in conformance with the original.

Mr. Harris – Yes, sir.

Chairman Gwaltney – And all of it ends up being white.

Mr. Harris – It all ends up being white. The only thing that will be stained are the rail and the pickets. Everything else is wrapped in a PVC material.

Chairman Gwaltney – But will the rail and the pickets be the color that they are?

Mr. Harris – They will be white.

Chairman Gwaltney – They will be stained white as opposed to wrapped white.

Mr. Harris – Correct.

Chairman Gwaltney – But everything will be white.

Mr. Harris – Correct.

Chairman Gwaltney – Has all of the Hardie Plank been done including the eaves? Is it all complete?

Mr. Harris – Yes, sir.

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

Mr. Prevatte – Did he ever consider cedar?

Mr. Harris – I do not believe he did.

Chairman Gwaltney – So, here is a loaded question for you. What is your Plan B if we do not accept this?

Mr. Harris – Plan B would be a fir handrail and going back to pressure treated pickets. It would, basically, be going back to pickets that you have now but they will be thinner which would be more susceptible to warping. It is what he had on the plans. If I was to go back to the STOP Organization and ask for cedar or some other better

material, they would deny it because the contract has already been signed. The money has been allocated.

Town Attorney – You would need to come up with a reason to deny it, Mr. Chairman. It is a non-contributing house. If you are thinking about turning it down then you need to look at your guidelines and find a reason to turn it down. I cannot find a reason.

Chairman Gwaltney – I do not know that I have one either. I just wondered what his plan would be.

Town Attorney – Well, it is kind of an academic exercise then.

Mr. Hill – Did you wrap the 4" x 4" post prior to putting the rails up?

Mr. Harris – We did not because we knew there was a possibility of them coming back down.

Mr. Hill – So, you still have to take them down to wrap the 4" x 4" posts. Is that correct?

Mr. Harris – Right. At the time that we ran across it, we could not get the materials. It was a safety issue. We went ahead and tried to safe it up the best we could.

Mr. Hill – So, you are wrapping them in three quarter (3/4) PVC material.

Mr. Harris – Right.

Mr. Hill – I make a motion to accept it as it is.

Mr. Torre – Second.

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

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

Mr. Prevatte – This is pretty much the norm anyway.

Mr. Harris – Thank you very much.

Chairman Gwaltney – Thank you. Our next item is the Historic District Designation Review – Cedar Street and Chalmers Row. We are going to bypass this item due to some technical difficulties. They will get pushed off another month. The last item on the agenda is Approval of the October 18th, 2016 Meeting Minutes.

Town Attorney – I recommend approval as presented.

Ms. Hillegass – So moved.

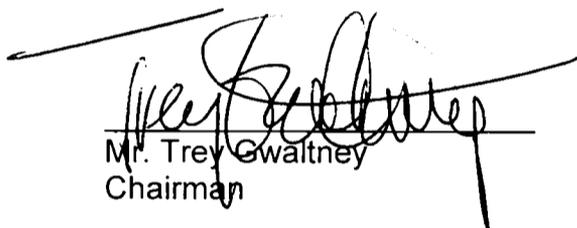
Mr. Prevatte – Second.

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

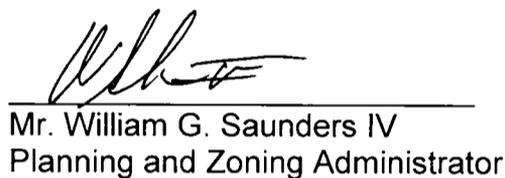
On call for the vote, six members were present. Chairman Gwaltney voted aye, Vice Chairman Torre voted aye, Ms. Julia Hillegass voted aye, Mr. Ronny Prevatte voted aye, Mr. David Goodrich voted aye, and Mr. Russell Hill voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – We stand adjourned.

The meeting adjourned at 7:07 p.m.



Mr. Trey Gwaltney
Chairman



Mr. William G. Saunders IV
Planning and Zoning Administrator