

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, November 19th, 2019 at 6:30 p.m. at the Smithfield Center.

Members Present:

Trey Gwaltney - Chairman
Julia Hillegass – Vice Chair
David Goodrich
Gary Hess
Ronny Prevatte
Justin Hornback

Board Members absent:

Russell Hill

Staff members present:

John Settle
William H. Riddick, III

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

Community Development & Planning Director’s Report:

On Thursday, October 24th, 2019, Town staff administratively approved the replacement of the wall sign at 103 Main St. (TPIN 21A-10-E000) for the Isle of Wight County Museum. An illustration of the sign is included in the agenda packet.

Upcoming Meetings and Activities:

Tuesday, December 3rd – 6:30 PM – Town Council Meeting
Tuesday, December 10th – 6:30 PM – Planning Commission Meeting
Monday, December 16th – 3:00 PM – Town Council Committee Meetings
Tuesday, December 17th – 3:00 PM – Town Council Committee Meetings
Tuesday, December 17th – 6:30 PM – BHAR Meeting

Public Comments:

There were no signups for public comments.

Board Member Comments:

There were no Board member comments.

Amendment of Prior Approval (After-the-Fact) – 116 S Mason St – Landmark – Lisa Jones, applicant

On Tuesday, July 16th, 2019, the applicant received approval from the BHAR to undertake the following improvements: . . . *[the addition of] a single blind shed dormer addition to the northwest roof plane of her house, which will be central to this portion of the roof, and sided in scalloped or “fish scale” wooden cedar shake shingles. To better accommodate this addition, the existing silver metal roof on the entirety of the house will be replaced with a gray architectural asphalt shingle roof. Lastly, the applicant wishes to repaint the horizontal siding Chelsea Gray” (SW 2850), the cedar shake shingle siding “Classic French Gray” (SW 0077), and the eaves (soffit and fascia) “Festoon Aqua” (SW 0019). All window and door trim is to*

remain white in color . . . The applicants are now seeking to amend their earlier approval (after-the-fact) to include the following items:

- (1) The installation of two vinyl one over one double-hung sash windows on the shed dormer addition.
- (2) The removal of the black metal railings from the front stoop.
- (3) The installation of two vinyl one over one double-hung sash windows in the gable of the primary façade.
- (4) The removal of all vinyl shutters present on the house.
- (5) The installation of one vinyl one over one double-hung sash window in the gable on the rear façade.

In keeping with pages sixty-four through seventy-two of the Smithfield Historic District Design Guidelines (SHDDG), Town staff recommends that this application be approved under the following conditions:

- (1) The original windows from the front and rear gables be repaired and reinstalled, if they were not discarded. Otherwise, the vinyl windows should be replaced with wooden six-over-six double-hung sash windows.
- (2) The window on the gable of the primary façade should be reduced to a single, central window.
- (3) The vinyl windows on the dormer addition should be replaced with wooden six-over-six double-hung sash windows.

Ms. Lisa Jones asked for the amendment especially for the windows. Her budget went way over her estimate due to the addition of Hardi plank siding. Due to an approaching storm, she made the decision to put in the vinyl windows. The window that was replaced was a vinyl window that was falling apart which matches all of the other windows on the house. At some point in time, she would like to upgrade all of the windows. Currently, the windows are lopsided. She installed Hardie plank siding rather than painting the existing siding. The shutters were broken. She removed those and eventually would like to put wooden shutters up.

Mr. Goodrich wanted to clarify that the windows replaced were vinyl and that all of the other windows are vinyl. Ms. Jones stated that was correct.

The Town Attorney asked the applicant if she had checked with the building official about the railing. Ms. Jones said that she will have to install a railing for the steps. The old railing was falling apart and she was concerned about the liability. Chairman Gwaltney explained to Ms. Jones that she will have to come back to the Board when she replaces the railing.

Mr. Hess stated that he was surprised the Town had a landmark property with all vinyl windows. He asked how long the vinyl windows had been there. Chairman Gwaltney stated it had been a very long time ago. He pointed out that the applicant has offered to install dividers to make them match the other windows. The windows in question are on a third floor; two sides are not readily seen as the one in the front. Mr. Hess explained that the Board frequently has to tell people that they have to restore it as it was. In her case, the previous windows were vinyl. He stated that the Board would not generally entertain a request for vinyl windows on a landmark

property. He believes that if this request is approved it should be clarified as an exception denoting why the Board allowed it. Mr. Settle added that the staff report indicates that the windows were originally wood prior to their replacement. Prior to the staff reports circulation to the Board, it was circulated to the applicant. The applicant verified in writing that this application met the scope of her intentions. He explained that does not necessarily mean that it was accurate but it means that the applicant looked at it and agreed that it was basically what she was trying to do. The staff report could have been wrong. There was never an inspection by Town staff as to what the windows were made of. They were never a part of the original application.

Mr. Goodrich made a motion to approve the application as presented and made note that these were extenuating circumstances by no fault of the owner. The Town Attorney did not feel that was a good precedent to set; particularly, with landmark properties. Chairman Gwaltney asked about the other two items in the application: the metal railing and the removal of the shutters. The applicant explained that the siding is aluminum and the shutters are plastic. They are weathered and have broken. Mr. Settle asked for one more item to be added to the motion which is the substitution of the wooden fish scale shingle siding with Hardie plank fish scale siding. Mr. Goodrich agreed to amend his motion.

Chairman Gwaltney stated that the motion is to approve the application as amended to include the removal of the vinyl shutters on the sides and the rear of the building as well as the replacement of the original fish scale cedar shake shingle siding with Hardie board siding of the same style. Mrs. Hillegass seconded the motion. Chairman Gwaltney asked all in favor say aye, opposed say nay.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess 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.

Other – 205 S Church St – Landmark – Gordon & Deborah Holloway, applicants.

The applicant wishes to replace an existing paver patio in the same footprint with similar materials. A retaining wall will border the patio, constructed of roughly coursed ashlar. Ashlars are a square, stone masonry units. Town staff recommends that this application be approved as submitted.

The applicant, Mr. Holloway, was available for questions from the Board.

Chairman Gwaltney asked if the applicant was having to fill in any of this area or just re-topping it. Mr. Holloway explained that it currently has a wooden retaining wall that will come down and they plan to rebuild it with the ashlar.

Mr. Prevatte made a motion to approve as presented. Mr. Hess seconded the motion. Chairman Gwaltney asked all in favor say aye, opposed say nay.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess 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 Structures (After-the-Fact) – 214 Drummonds Ln – Unclassified – Charles & Carol Alston, applicants.

The applicants have already installed a ten foot by twelve foot garden shed in the rear yard at 214 Drummonds Lane. The proposed shed will be covered by a silver standing seam metal roof, sided in red T1-11, accessed by wooden double doors, and the entirety of the shed will feature white wooden trim. The colors selected by the applicants were chosen in order to match the general appearance of the primary building. Additionally, the applicants are seeking approval to install a six foot tall almond colored vinyl privacy fence along much of the property's side boundary lines. The fence will tie into an existing wooden fence located along the rear boundary line. There is one amendment to this application that was noted in the illustration and not the staff report. The fence will connect to the sides of the primary building. Town staff recommends that this application be approved under the condition that the proposed fence be changed to a white colored fence.

Mr. Charles Alston, the applicant, stated that they have been trying to move in but were holding off until a decision was made about the fence and shed. The realtors never mentioned that they would need a zoning permit. He was available for questions from the Board members.

Mr. Hornback asked the applicant if he would have a problem installing the recommended white fence instead of the almond colored. The applicant stated that he and his wife have no problems with a white fence.

Mr. Goodrich made a motion to approve the application with staff's recommended condition of a white fence. Mr. Hess seconded the motion. Chairman Gwaltney asked all in favor say aye, opposed say nay.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess 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 – 215 Cary St – Noncontributing – Thomas & Melody Gehring, applicants.

The applicants are seeking approval to install a nine foot tall, twelve foot by sixteen foot pergola on the premises. The proposed pergola will be supported by steel tubing boxed in treated lumber, all of which is to be stained. The pergola will be installed over a proposed brick patio, constructed of bricks salvaged from prior work undertaken on the primary building. Town staff recommends that this application be approved under the condition that the applicants consolidate lots 2 and 3A so that the proposed pergola does not straddle an existing boundary line, or relocate the proposed pergola so that it is at least five feet from the boundary line in between these two lots. There is also a third option that the Town Attorney presented. It would be a relocation of the boundary line closer to Grace Street.

The Town Attorney explained that the applicant owns two adjacent lots. One of which is vacant and the Town has an easement on it for drainage from the old water tower. The applicant wants to move the line so that the easement and the property line are in about the same location. It makes both lots more useful and has no impact on the Town.

Mr. Gehring, the applicant, explained that all of the different options that he had have been resolved. If he ever wants to sell the property, the new owner will not have any issues. By moving the pergola, it will be in the back of the property.

Mr. Prevatte believes that pergolas are very attractive if they are maintained. Mr. Goodrich made a motion to approve the application as submitted. Mr. Hess seconded the motion. Chairman Gwaltney asked all in favor say aye, opposed say nay.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess 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.

Color & Window Change – 320 Grace St – Landmark – Barbara Mastaglio, applicant.

The applicant is seeking approval to paint the front door “Bunglehouse Blue” (SW0048). Additionally, the applicant wishes to install a new composite two-over-two double-hung sash window of a white color on the southwest side façade of the primary building. Town staff recommends that this application be approved as submitted. A color sample has been provided by the applicant.

The applicant, Barbara Mastaglio, stated that she wants to paint the door and the door casing “Bunglehouse Blue.” They would also like to add the window over the kitchen sink. It was previously blocked off and they would like to add it back. It will improve the façade. It will match the other windows in style. All of the other windows are wood but she would like to use a composite window. It looks just like the wooden ones.

Vice Chair Hillegass made the motion to approve the application as amended to include painting the trim around the door. Mr. Hess seconded the motion. Chairman Gwaltney asked all in favor say aye, opposed say nay.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess 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 – 327 Main St – Contributing – Jedidiah & Jamie Coburn, applicants.

On Tuesday, July 16th, 2019, the applicants received approval from the BHAR to undertake the following improvements: . . . *repaint the siding of the building “Slate Tile” (SW 7624). All trim will remain white . . .* The applicants are now seeking to amend their earlier approval to include the painting of the front porch roof and front door of the building “Homestead Brown” (SW7515, NU12). Town staff recommends that this application be approved as submitted. The applicants provided a color sample to the Board.

Mr. Prevatte recused himself from this application since he is doing the painting for this application.

The applicant, Mr. Jedidiah Coburn, stated that he had not originally planned to paint the porch roof but is seeking permission to do that. He would also like to paint the porch floor the same color brown as the door.

Mr. Goodrich made the motion to approve the application as amended to include the painting of the front porch floor. Chairman Gwaltney asked all in favor say aye, opposed say nay.

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

Roof Change – 340 Main St – Landmark – Beverly Hunter, applicant.

The applicant is seeking approval to replace the existing asphalt shingle roof on the primary building with an architectural asphalt shingle roof of either a “Pewter Gray” or “Weathered Wood” color. Town staff recommends that this application be approved as submitted. The applicant provided samples to the Board.

The applicant, Beverly Hunter, was available for questions. She stated that the work needs to be done.

Mr. Hess made the motion to approve the application amended with the condition that the applicant may choose either of the asphalt shingle roofing colors that were submitted. Vice Chair Hillegass seconded the motion. Chairman Gwaltney asked all in favor say aye, opposed say nay.

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess 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.

Window Change – 348-354 Main St – Contributing – WEB 3715, LLC, C/O Ed Bowman, applicant.

The applicant wishes to replace all of the existing vinyl one-over-one double-hung sash windows on the primary building with wooden clad windows with sash clad exteriors and interior wood. These windows will be one-over-one double-hung sash windows. Town staff recommends that this application be approved as submitted.

The applicant, Mr. Ed Bowman, explained that he is going through the historic and state tax credit process to rehabilitate this property to its original use. It used to be a four unit apartment building. They plan to replace windows and remove the aluminum wrap and restore the original wood jambs so that the new windows will fit. They are also removing the aluminum and vinyl products that are covering the ceilings and trim of the front and back porches. The existing columns will be changed by wrapping them with a Hardie plank material to make them look like box columns. The railings will be a white painted railing instead of the current exposed pressure treated wood. A major portion of the work will include foundation work to resolve settling issues with the building. The front porch will be getting a new standing seam metal roof. It will be painted black. The exterior brick will be cleaned.

Chairman Gwaltney asked Mr. Bowman to return to the BHAR at a later date with all of the improvements that he noted which were not included in his application.

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

On call for the vote, six members were present. Mr. Goodrich voted aye, Mr. Hess 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.

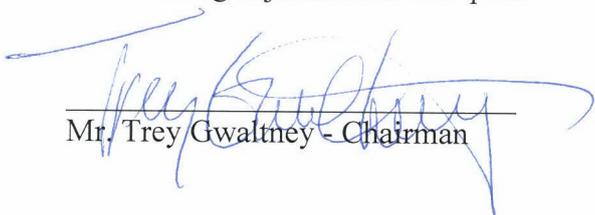
Chairman Gwaltney had a few comments and questions. He is glad the applicant is taking on the project. He asked the applicant if the property would stay as a brick box with the other enhancements they already have planned. The applicant explained that the enhancements are taking the property back to what it was originally. It has nice black and white tile in the bathrooms. It will stay exactly how it was except for the back portion. It will have an open kitchen, laundry area, and central heating and air conditioning instead of the small gas unit heaters. He will be applying for a building permit soon. All the tax credits are in place. We have had to go through three rounds of amendments for that. He has owned the property for two to three years. Chairman Gwaltney asked if he planned to still have four apartments. The applicant stated there would still be four apartments. It has a lot of character. It will be great housing right on Main Street. There is plenty of parking in the back.

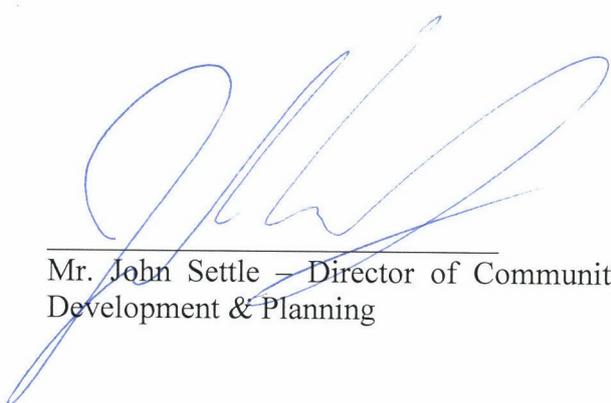
Approval of the Tuesday, October 15th, 2019 Meeting Minutes.

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 7:45 p.m.


Mr. Trey Gwaltney - Chairman


Mr. John Settle – Director of Community
Development & Planning