

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, December 18th, 2018. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Ronny Prevatte, Mr. Gary Hess and Ms. Julia Hillegass. Mr. Russell Hill, Mr. David Goodrich, and Mr. Chris Torre were absent. The staff members present were Mr. Joseph R. Reish, Planning Technician; Mr. John Settle, Planning and Zoning Administrator; and Mr. William H. Riddick III, Town Attorney. There were three citizens present. The media was not represented.

Chairman Gwaltney – I would like to welcome everyone to the December meeting of the Board of Historic and Architectural Review. The first item on our agenda is the Planning and Zoning Administrator's Report.

Planning and Zoning Administrator - Thank you, Mr. Chairman. There are two items on the Planning and Zoning Administrator's report. On December 4, 2018, staff became aware of several exterior changes to 145 Riverview Ave, a non-contributing property. Under the Smithfield Zoning Ordinance, staff is allowed to approve certain improvements to non-contributing properties within the Historic Preservation Overlay. Staff is prepared to issue a letter of support to the property owner, which will include a firm reminder that further improvements may require BHAR approval. There is an attachment following the agenda in the packet showing the before and after appearance of the building. Concerning the second item, on December 4, 2018, staff became aware that the dumpster enclosure approved by the BHAR at its Tuesday, October 16, 2018 meeting exceeded six feet in height, utilized a style of treated lumber that was not "dog-eared", and was painted cream in color. Additionally, two heliacal embellishments were also visible on the enclosure's exterior. This contradicted the application approved by the BHAR, which was for a dumpster enclosure that was supposed to be no taller than six feet in height, utilizing "dog-eared" style treated lumber, and painted white in color. At this point, I would like to make the board aware that the agenda deviates from what staff will do. Staff will issue a notice of correction to the applicant in this case giving them thirty days to comply with the letter.

Chairman Gwaltney – Next on the agenda is the Upcoming Meetings and Activities. The list is provided for you to review. The next item on the agenda is Public Comments. We have no one signed up for public comments. Next is Board Member Comments.

Ms. Hillegass - Based on the information in the staff report you are going to send Mr. Duncan a letter requiring him to remove what is there and replace it with what was approved.

Planning and Zoning Administrator - At this point, there are two actions that would bring it into compliance with the ordinance. One would be to seek after the fact approval and the other would be to bring the existing structure into compliance with what was approved by the BHAR.

Ms. Hillegass - Can you stress to him that he should bring it into compliance with what was approved?

Planning and Zoning Administrator - I will be certain to remind him of the board's wishes.

Ms. Hillegass – Thank you.

Chairman Gwaltney - Next on the agenda is a Color Change – 107 Thomas Street – Contributing – Vicky Adams, applicant. Can we have a staff report?

Planning Technician - Thank you, Mr. Chairman. I am sure the board remembers last month and the month before when Ms. Adams came before the board seeking approval to paint the house the yellow color that it is currently. However, now she would like to paint the house a revised color. I believe it is toned down like the board asked for. She would like to paint the house a "colonial yellow" that would include the dormers and the addition but she will leave the trim the color it currently is. This is not an after-the-fact approval for this one. I would consider this a new application.

Chairman Gwaltney – Is there anyone here to speak on this application?

Ms. Vicky Adams – I live at 107 Thomas Street. Mr. Reish, I don't think your copier got the shade correct. It looks more like an orange.

Ms. Hillegass – We have the original color chips.

Planning Technician – I went to Sherwin-Williams to request eight additional color chips because I was worried that our copier would mess up the color. The copier can make a color look different than what it really is. I wanted to avoid any potential confusion this go around.

Ms. Hillegass - I prefer this color over the current color on the house.

Mr. Prevatte - It actually doesn't have a whole lot of yellow in it.

Chairman Gwaltney – The “colonial yellow” color will include all four sides, the dormers, and the addition. The chimney, railings, and trim are going to be the white that it is now.

Ms. Adams - All the trim will remain the white that it is now. The chimney is an off-white.

Ms. Hillegass - Will the shutters stay black?

Ms. Adams - Yes.

Ms. Hillegass - I would like to make a motion to approve the application as presented.

Mr. Hess - Second.

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

On call for the vote, four members were present. Chairman Gwaltney voted aye, Mr. Prevatte voted aye, Mr. Gary Hess voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – The next item on the agenda is a Demolition & New Construction - 210 Drummonds Lane - Non-Contributing - JVC LLC, applicant. Can we have a staff report?

Planning and Zoning Administrator – Thank you, Mr. Chairman. On Friday, November 2, 2018, staff administratively approved the demolition of a non-contributing building at 210 Drummonds Lane. Staff will note that this approval was given after it had been found that most of the building had already been demolished and that delaying its complete removal would have produced a hazard. The applicant now desires to construct a new single-family, detached dwelling on the property, utilizing the existing foundation, and keeping the existing building footprint intact. The existing concrete block foundation will be covered in stucco that will match the color of the siding. The house will have engineered wood or L. P. Smart Siding wrapped horizontally with seven inches of exposure in embellished simulated grain all which will be "Rookwood dark green" in color. The roof will be covered with architectural style asphalt shingles, weathered wood, brown in color. The porch will be constructed with “chateau brown” colored treated lumber that will project from the primary façade. Trex may be used instead of treated lumber for the front porch. The house will be fenestrated by white vinyl double

hung windows with a four over one grid pattern. It will have a fiber glass front door “chateau brown” in color. The front porch columns, window trim, fascia board, soffit, and all other trim will consist of “pacer white” colored PVC, CertaTrim. Staff will also note that the plans differ from the staff report. There is a brick covered foundation illustrated but, in fact, it will be stucco. This was an error in illustration. Also, the floor plan of the attachments illustrate that the porch will be constructed of concrete but it will, in fact, be constructed of either treated lumber or Trex.

Chairman Gwaltney - Can you go back to the part that you read about the first deviation?

Planning and Zoning Administrator - Yes, Sir. The illustration shows that the foundation will be brick but it will be clad in stucco.

Chairman Gwaltney - Is there anyone here to speak on this application?

Mr. Vincent Carollo – I’m with JVC Holdings. Our address is 1807 South Church Street, Suite 200-A. I live at 22 Main Street. Some time ago we bought 210 Drummonds Lane with the existing house that was in terrible shape. Our initial thoughts were to see what we could do to restore it. We decided to take it down to the foundation. Mr. Thomas Beverly, my architect, has come up with these elevations. I apologize for the foundation illustration error and that the plans for the front porch-show that it is still in concrete. These changes were made several times. I would like to thank Mr. Reish for being patient with me on the drawings.

Chairman Gwaltney - Will the foundation be covered in stucco?

Mr. Carollo - It is a veneer on the exterior. We would like to put a stucco finish on it. We would like to match the color of the siding with a dark green color.

Chairman Gwaltney – We had a discussion about the color of the foundation on the house on Riverview Ave. They wanted to paint the foundation the same color as the siding but the board suggested to them not to. I think the house was green. We felt that the foundation should be a separate color from the rest of the siding. Would you consider another color?

Mr. Carollo – The house is sitting in a bowl. We thought if you do a two tone it would split the house from the foundation.

Planning Technician – I think you are talking about 206 Riverview Ave.

Mr. Carollo – Do you have a color in mind? Do I take the color chip to Mr. Reish?

Chairman Gwaltney – I don't know if they want to take on the burden of making the decision about the colors.

Planning Technician – We can do it either way.

Chairman Gwaltney – You can take them to Mr. Reish. I think something in the brown tone will complement the colors that you have.

Mr. Prevatte – You can make it a couple of shades lighter or darker so that it blends in.

Mr. Reish – Are you asking for some degree of contrast?

Ms. Hillegass – Yes.

Mr. Hess – What do you think about the windows?

Chairman Gwaltney – This is a new house so I think that is a different point to consider than some of the other issues that we have had before us in reference to the windows.

Planning Technician – I am pretty sure that the house at 206 Riverview Ave had vinyl windows.

Chairman Gwaltney – I think with a new house it is different.

Planning Technician – The window trim will be PVC flat trim. It will not be an aluminum wrap.

Chairman Gwaltney – Mr. Carollo, the discussion that we are having is that we are not fond of replacement windows on older structures.

Ms. Hillegass – I am okay with the windows on a new structure.

Mr. Hess – I just don't want to set a precedent. I am good with vinyl windows on a new construction.

Planning Technician – They proposed vinyl windows at 228 Clay Street.

Chairman Gwaltney – We were okay with that?

Planning Technician – Yes it was approved. That is the LP Smart Siding and the other sample is the PVC trim.

Mr. Prevatte – How much difference is this in price compared to Hardie board?

Mr. Carollo – The Smart Siding is slightly less expensive than the Hardie board. I gave Mr. Reish the Hardie board that we used somewhere else by mistake. This has a little PVC in it.

Chairman Gwaltney – I was surprised to see wood when I turned it over.

Mr. Prevatte – That is the new version of Masonite. Masonite is good but if you get it wet that is it.

Mr. Carollo – The stuff is strong. If the application is one hundred percent correct, priming it, and keeping the joints the way they are supposed to be will make the product last a long time.

Chairman Gwaltney – Does it require to have a backing surface behind it or could you put it directly onto the studs?

Mr. Carollo – There should be some type of sheeting. You will see some type of fabric or insulation boards. You still have to prime the back part to seal it.

Mr. Prevatte – That would insulate better than Hardie board.

Mr. Carollo – It does.

Mr. Prevatte – Wood is the best.

Planning Technician – That is the same material that they used at the house on Clay Street, but we didn't know what it was.

Chairman Gwaltney – We didn't have a sample of it.

Mr. Hess – I would like to make a motion to approve the application as presented with the condition that they change the color on the foundation.

Mr. Prevatte – Second.

Chairman Gwaltney – A motion has been made and properly seconded to approve as presented with the condition that they change the color of the foundation to a brown tone or slightly lighter. All those in favor signify by saying aye, all opposed say nay.

On call for the vote, four members were present. Chairman Gwaltney voted aye, Mr. Prevatte voted aye, Mr. Gary Hess voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Next on the agenda is Approval of the Tuesday, October 16, and Tuesday, November 20, 2018 Meeting Minutes.

Town Attorney – Mr. Chairman, I would recommend that both sets of minutes be approved as presented.

Ms. Hillegass – So moved.

Mr. Prevatte – Second.

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

On call for the vote, four members were present. Chairman Gwaltney voted aye, Mr. Prevatte voted aye, Mr. Gary Hess voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

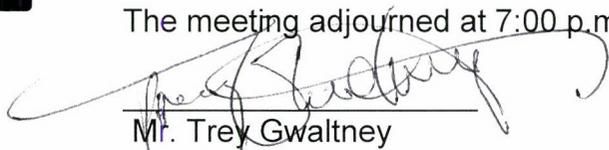
Planning Technician – Mr. Chairman, before you close the meeting I would like to make an announcement. Mr. Settle will be taking over as the staff representative to the BHAR starting the first of the year. It has been a pleasure working with you all. I have greatly enjoyed my tenure with the board.

Chairman Gwaltney – Mr. Reish, you certainly have made it a pleasure for us all to be on the board under your direction and assistance. We look forward to seeing more of Mr. Settle and all the good stuff you told us he was going to do.

Planning Technician – I cannot guarantee he will make as many mistakes and make you laugh as much I have but I can guarantee he will do a good job.

Chairman Gwaltney – Our meeting is adjourned.

The meeting adjourned at 7:00 p.m.



Mr. Trey Gwaltney
Chairman



Mr. Joseph Reish
Planning Technician