

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, April 16th, 2019. The meeting was called to order at 6:30 p.m. Members present were Mr. Chris Torre, Vice Chairman; Mr. Gary Hess, Ms. Julia Hillegass, Mr. Russell Hill, Mr. Ronny Prevatte, and Mr. David Goodrich. Mr. Trey Gwaltney was absent. The staff members present were Mr. John Settle, Planning and Zoning Administrator; and Mr. William H. Riddick III, Town Attorney. There were twelve citizens present. The media was not represented.

Vice Chairman Torre – I would like to welcome everyone to the April meeting of the Board of Historic and Architectural Review. I would like to introduce some distinguished guests from the Virginia Department of Historic Resources, Mr. Marc Wagner and Aubrey Von Lindern. The first item on our agenda is the Planning and Zoning Administrator's Report.

Planning and Zoning Administrator – Thank you, Mr. Vice Chairman. I would like to make the board aware that town staff is aware that the exterior appearance of the new, single-family, detached dwelling at 206 Riverview Avenue differs significantly from what was approved by the BHAR at its November 21st, 2017 meeting. We have communicated with the property owner on this and he has agreed to apply for another BHAR approval at the May meeting. I would like to remind our board members that our CLG training in August will be in Smithfield. If you have not already, please signup.

Vice Chairman Torre – 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 one signed up for public comments.

Ms. Theresa Mulherin – I live at 206 Washington St. I did speak with John Settle before the meeting, but I wanted to say that as of 5:00 PM today, the BHAR agenda packet had still not been posted on the Town website.

Next is Board Member Comments.

Vice Chairman Torre – Next on the agenda is a Color & Siding Change – 106 Thomas Street – Contributing – Hill's Enhancements, Inc, Russell Hill, applicant.

Mr. Russell Hill – I live at 103 Quillen Point Lane. The proposed packet in front of you is a Hardie siding change at 106 Thomas Street. We will pull all the exterior wood and clapboard off because it is rotten in several places. The owner visited several jobs that I have done. We will take all the siding off, insulate the house, and put ½ inch plywood on. We will put new Hardie and composite trim on the house. The “Monterey

Taupe" color that we chose is almost identical to the existing house color. There will be no structural changes.

Mr. Prevatte – Is the owner present?

Mr. Hill – No.

Ms. Hillegass – Do you have samples?

Mr. Hill – Yes.

Ms. Hillegass – It is very close to what is on there now.

Vice Chairman Torre – I was out there today and noticed there is quite a bit of detail in the existing window trim. It was my mistake I should have asked Mr. Settle for his staff report. Are you going to replace the existing window trim along with the siding?

Mr. Hill – Yes.

Vice Chairman Torre - Are you going to duplicate the details?

Mr. Hill – Yes. We will run one by four composite trim around it with the bead that goes around it just like it does now.

Vice Chairman Torre – Are there any other comments?

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

Mr. Goodrich – Second.

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

On call for the vote, six members were present. Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill abstained, Mr. Prevatte voted aye, and Ms. Hillegass voted aye. There was one abstention. There were no votes against the motion. The motion passed.

Town Attorney – For the record Mr. Hill abstained.

Vice Chairman Torre – Next on the agenda is a Demolition & New Construction – 156 Riverview Avenue – Non-Contributing – St. Joseph's Reserve LLC, Eric Payntar, applicant. Can we have staff report?

Planning and Zoning Administrator – Thank you, Mr. Vice Chairman. This is a demolition and new construction at 156 Riverview Avenue. The applicant is seeking approval to demolish the existing dilapidated non-contributing single-family detached dwelling and 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

white Hardie board eaves with soffit and fascia. The walls of the house will be covered in three 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 with stone accents on the primary façade. 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 featuring a twelve pane window, and fenestrated by a series of vinyl six over one single-hung sash windows of a white color. The one over one single-hung sash window will be used on the rear façade. All the windows will be bordered by white Hardie board trim and inoperable two panel charcoal gray-colored vinyl shutters. A single car attached garage on the primary façade of the home will be accessed via a white-colored twelve panel garage door fenestrated by four, four pane fixed windows. All pergolas projecting from the primary façade will be made of wood and painted white.

Vice Chairman Torre – Is there anyone to speak on this application?

Mr. Eric Payntar – I live at 1500 Reynard Road, Suffolk. The structure needs to be demolished. We provided a site plan that shows the placement on the lot but that is not the official site plan for submittal for our building permits. We tried to lay out the details in the package.

Mr. Goodrich – Is there anyway the sound system can be turned up I cannot hear anything?

Ms. Hillegass – Mr. Riddick, should we address the demolition separate from the proposed new construction?

Town Attorney – You can. If you don't approve one the rest of it is mute. In other words if you don't approve the demolition there is no point to approve the rest of the application.

Ms. Hillegass – Perhaps he starts the demolition, then maybe people will have issues with the proposed new construction?

Town Attorney – I don't understand your question.

Ms. Hillegass – Should we approve or deny the demolition first?

Town Attorney – Yes.

Ms. Hillegass – People may have questions or changes that they want done to the new construction so we may want to deal with that separately.

Town Attorney – That is very logical. Mr. Vice Chairman, Ms. Hillegass pointed out you might want to discuss the demolition issue first and then you can dive into the design and construction issues.

Vice Chairman Torre – Do we need a motion for that?

Town Attorney – Yes, Sir.

Ms. Hillegass – I would like to make a motion to deal with the demolition separate from the new construction.

Mr. Goodrich – Second.

Vice Chairman Torre – A motion has been made and properly seconded to deal with the demolition separate from the new construction. All those in favor signify by saying aye, all opposed say nay.

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

Town Attorney – You need a motion to deny or approve the demolition.

Ms. Hillegass – I would like to make a motion to approve the demolition.

Mr. Goodrich – Second.

Vice Chairman Torre – A motion has been made and properly seconded to approve the demolition. All those in favor signify by saying aye, all opposed say nay.

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

Vice Chairman Torre – Next is the discussion of the new construction at 156 Riverview Avenue. Are there any questions or comments?

Ms. Hillegass – I like the elevations that were submitted. I don't see the garage door matching the details that we received. I think we would prefer a carriage house style door rather than what you have shown on the specs for the garage door.

Mr. Payntar – We can make those adjustments.

Vice Chairman Torre – Have you already selected the windows?

Mr. Payntar – We have selected the vinyl clad windows with the grid pattern, six over one or six over zero for the front and the two sides of the house. We would like to

put one over one or zero over zero on the back of the house to take advantage of the water view.

Ms. Hillegass – Your elevation on the front shows six over six.

Mr. Payntar – Yes it does. When I put the picture in here for the material selections I was trying to reflect a six over one.

Ms. Hillegass – Okay.

Mr. Payntar – My apologies with the software they were not able to put that together for me in a timely matter so I submitted what I had. I tried to show the window that I intended to put on the front and the two sides.

Ms. Hillegass – You want six over one on the front of the house?

Mr. Payntar – Correct.

Ms. Hillegass – Will the small windows still be two over two?

Mr. Payntar – Yes.

Mr. Goodrich – Will the red color on the front door be a subdued red that would go with the brick?

Mr. Payntar – Correct. It is not going to be a bright red like Mickey Mouse or anything like that. My intention with all the colors, is to get through the demolition, then come back with the final details once we have gone through the design work with Land Planning Solutions for the construction drawings. Any comments I receive here we can take back to work into the plans. I am open to change.

Vice Chairman Torre – You are not actually looking for total approval tonight just approval to go forward?

Mr. Payntar – Correct.

Vice Chairman Torre – You would come back at a later date with plans, specifications, materials, and color samples?

Mr. Payntar – Yes. I wanted to give you a general idea on what I intend to build so we could get the demolition approved.

Ms. Hillegass – I would like to make a motion to table the new construction until we have more details.

Mr. Hill – Second.

Vice Chairman Torre – A motion has been made and properly seconded to table the new construction until we have more details. All those in favor signify by saying aye, all opposed say nay.

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

Mr. Prevatte – How are you going to address the asbestos siding?

Mr. Payntar – I will leave it up to the contractor to dispose of it properly.

Vice Chairman Torre – Next on the agenda is a Demolition and New Construction – 200 Riverview Avenue – Contributing – St. Joseph's Reserve, LLC, Eric Payntar, applicant. Can we have a staff report?

Planning and Zoning Administrator – Thank you, Mr. Vice Chairman. This is an application for demolition and new construction at 200 Riverview Avenue. The applicant is seeking approval to demolish the existing, dilapidated contributing single family detached dwelling and 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 white Hardie board eaves, soffit and fascia. The walls of the house will be covered in three 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 squared rubble course stone veneer-clad concrete block foundation, and entered by the use of white-colored wooden railings. The house will be accessed by a black-colored front door featuring a twelve pane window, and fenestrated by a series of vinyl six over one single-hung sash windows of a white color. The one over one single-hung sash windows will be used on the rear façade. All windows will be bordered by white Hardie board trim and inoperable board-and-batten black-colored vinyl shutters. A single-car attached garage on the primary façade of the home will be accessed via a white-colored twelve panel garage door fenestrated by four, four pane fixed windows. All pergolas projecting from the primary façade will be made of wood and painted white.

Vice Chairman Torre - Is there anyone to speak on this application? We will approach this the same way we did before. We will approve or deny demolition and then have discussion on the new construction.

Ms. Hillegass – I would like to make a motion to approve the demolition.

Mr. Goodrich – Second.

Vice Chairman Torre – A motion has been made and properly seconded to approve the demolition. All those in favor signify by saying aye, all opposed say nay.

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

Vice Chairman Torre – Next is the discussion of the new construction.

Mr. Goodrich – Why is that house a contributing structure?

Planning and Zoning Administrator – My understanding is because the house dates back to the late 19th or early 20th century, its age at the time of the assessment was likely why.

Town Attorney – It is pretty obvious Mr. Goodrich that it is not. It may have the designation but not the benefit to the community.

Ms. Hillegass – I have a question about the style of the shutters. I believe we denied an application for similar shutters on Thomas Street.

Town Attorney – Ms. Hillegass was that on a contributing house?

Ms. Hillegass – That was on the yellow house that we love so much.

Town Attorney – There is a different standard for contributing structures and new construction. Mr. Payntar, are you planning on coming back for approval on this house or approval to get started on this one?

Mr. Payntar – I want to get approval to start on it and start our design work. If there are any issues with what you see then when we are doing our design work we can include those details. I put together what I believed was acceptable.

Ms. Hillegass – I don't hate it but we just denied similar shutters.

Mr. Hess – When do you anticipate starting construction on both houses? Do you anticipate doing both of these since they are side by side simultaneously?

Mr. Payntar – I plan to demolish them at the same time and then start at 156 Riverview Avenue. Because 156 Riverview is a simpler build. There are less challenges there. I will come for approval for both of them at the same time. I will build 156 Riverview first then 200 Riverview.

Mr. Hess – Since you have approval to demolish them do you anticipate doing that soon?

Mr. Payntar – Maybe within the next month.

Vice Chairman Torre – When do you anticipate coming back with more complete materials, colors, and samples?

Mr. Payntar – Probably two months from now. I will try to get on next month's agenda but that might be a little tight with construction drawings and everything. I will be looking for feedback if you see anything that you do not like.

Vice Chairman Torre – As Mr. Riddick pointed out, standards for different kinds of designations are slightly different. But generally speaking the board has a problem with vinyl.

Mr. Payntar – Are you referring to the shutters?

Vice Chairman Torre – Yes.

Mr. Payntar – We can build wood shutters, that is not a problem.

Mr. Prevatte – You can make board-and-batten shutters out of one by fours.

Mr. Payntar – This is good feedback I can incorporate on the next go around.

Vice Chairman Torre – The more specific the detail, the better your chances.

Mr. Payntar – Do I go to Mr. Settle for feedback on whether there may be issues?

Vice Chairman Torre – Yes.

Ms. Hillegass – Would it be easier if we do a pre-application meeting?

Planning and Zoning Administrator – Are you talking about for the new construction of a single-family detached dwelling?

Ms. Hillegass – Yes.

Planning and Zoning Administrator – I think it would be easier if I get with the applicant and then send an email to the board members saying that these are the materials that Mr. Payntar would like to use.

Ms. Hillegass – Do we need to table the specifications of the new construction? I would like to make a motion to table the new construction until we have more details.

Mr. Goodrich – Second.

Vice Chairman Torre – A motion has been made and properly seconded to table the new construction until we have more details. All those in favor signify by saying aye, all opposed say nay.

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

Vice Chairman Torre – Next on the agenda is a Color Change – 204 Cary Street – Contributing – Nelson & Shannon Moody, applicants. Can we have a staff report?

Planning and Zoning Administrator – Thank you, Mr. Vice Chairman. This is a color change for 204 Cary Street. The applicants wish to paint the siding “Living Greige” and the front door “Lemon Kiss.” All trim will remain white. Additionally, the applicant desires to replace the existing inoperable brown louvered vinyl shutters with inoperable black two panel shutters. I have a sample of the color swatches to pass around to the board members. The yellow color as it appeared in the staff report is much brighter than it actually is. The gray color is at the bottom of the swatch.

Vice Chairman Torre – Is there anyone to speak on this application?

Mr. Nelson Moody – I live at 105 Chrisfield Circle. I would like to change the color of the house, replace the shutters that exist with new shutters, and the front door will be a different color. The existing shutters are vinyl.

Vice Chairman Torre – Are there any comments or questions?

Ms. Hillegass – I think this will be a nice improvement to the property. I would like to make a motion to approve the application as presented.

Mr. Goodrich – Second.

Vice Chairman Torre – 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, six members were present. Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Mr. Prevatte voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Vice Chairman Torre – Next item on the agenda is a Fence – 210 Cary Street – Contributing – Robert & Janice Dolensky, applicants. Can we have a staff report?

Planning and Zoning Administrator – Thank you, Mr. Vice Chairman. This is an application for a fence at 210 Cary Street which is a contributing property. The applicant wishes to install a six foot tall wooden dog-eared fence in the same footprint as an existing fence running along the northwestern boundary line of the property. Additionally, the applicant wishes to install a forty-two inch tall wooden dog-eared fence in the same footprint as an existing fence running between the easternmost corner of the dwelling and the southeastern boundary line of the property. I hope the illustration that is attached is clear enough for the board.

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

Mr. Robert Dolensky – I live at 210 Cary Street. Currently the six foot privacy fence that runs between my property and the other property is falling down. I have spoken to the owner of that property, who has not lived there for over ten years. I have his permission to tear down the fence. The plan is to move one inch over from the current fence once it comes down and replace that with a dog-eared six foot privacy fence. We currently have a forty-two inch fence with a gate that comes across my driveway on the left side of my property. On the right side I would like to put the same kind of fence. The only difference is that it is going to be solid wood. There are not going to be any gaps between the pickets.

Vice Chairman Torre – Are there any questions or comments?

Mr. Prevatte – What kind of wood is that made of?

Mr. Dolensky – It is pine.

Mr. Prevatte – Are you going to paint it?

Mr. Dolensky – I will either paint or waterproof it. I have to wait until it dries after it goes up before I can do that.

Mr. Prevatte – We would like to see them stained or painted.

Mr. Dolensky – I would like to stain it the red wood color which it is currently. I have to wait to see how it looks after it dries.

Mr. Hill – Which way do you plan on turning the fence?

Mr. Dolensky – I will have the good side out since it faces the street.

Mr. Hill – Okay. On the back as well?

Mr. Dolensky – On the back of my yard it is going to be a chain link fence that you will not be able to see.

Mr. Hill – Okay.

Ms. Hillegass – The new fence will also be to the left of the house?

Mr. Dolensky – Yes. The fence on the left is the six foot privacy fence.

Ms. Hillegass – Will the good side be facing out as well?

Mr. Dolensky – On that side, I will face the good side towards my neighbor's yard.

Mr. Hill – I would like to make a motion to approve the application as presented with the condition that the decorative side of the fence needs to be on the outside of both fences.

Ms. Hillegass – Second.

Vice Chairman Torre – A motion has been made and properly seconded to approve the application as presented with the condition that the decorative side of the fence needs to be on the outside of both fences . All those in favor signify by saying aye, all opposed say nay.

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

Vice Chairman Torre – Next on the agenda is a Roof Change – 325 Grace Street – Contributing – Jason Witcher, applicant. Can we have a staff report?

Planning and Zoning Administrator – Thank you, Mr. Vice Chairman. This an application for a roof change at 325 Grace Street. The applicant wishes to replace all of the existing metal roofs on the dwelling with architectural asphalt shingle roofs. The desired colors, as selected by the applicant, are black, dark slate gray, and antique silver. The applicant prefers to use antique silver in order to best emulate the appearance of the existing roof. The appearance of all three of the proposed materials is included in the staff report.

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

Mr. Jason Witcher – I live at 325 Grace Street. Currently, the roof on the house I believe is the original roof. It is individual tin shingles. When it rains I have water coming into two rooms of the house. I have attempted to repair it in places to maintain the existing roof.

Vice Chairman Torre – Are there any questions or comments?

Mr. Goodrich – If we approve the use of the architectural shingles, I recommend that we not approve the antique silver color. I don't think that color will look nice on the house.

Mr. Prevatte – Is it a standing seam roof?

Mr. Witcher – No. They are actually individual metal shingles that interlock. It leaks badly in two rooms of the house. I am sure it is going to get worse as time goes by.

Mr. Prevatte – They are pretty.

Mr. Witcher – The roof is rusted. The previous owners did not take very good care of it. I tried to get roof paint and repaint part of it but since it was so rusty it did not work very well.

Vice Chairman Torre – Would you be opposed to considering a different color rather than silver?

Mr. Witcher – No I am not opposed. I thought the silver would look kind of like it does now. I am fine with any color.

Vice Chairman Torre – The section of our guidelines that pertains to roofs says many metal roofs have been replaced with composition shingles. They should have a thirty year minimum rating. It really does not address color for roofs. I agree with Mr. Goodrich, the silver would not be a good choice.

Mr. Witcher – That is fine.

Ms. Hillegass – I think we would recommend the “dark slate gray”, if that is agreeable to you?

Mr. Witcher – That is fine.

Mr. Prevatte – Sometimes you can’t replicate what is there.

Mr. Witcher – Yes.

Mr. Goodrich – I would like to make a motion to approve the application as presented under the condition that they use the “dark slate gray” colored shingles.

Ms. Hillegass – Second.

Vice Chairman Torre – A motion has been made and properly seconded to approve the application as presented under the condition that they use the “dark slate gray” colored shingles. All those in favor signify by saying aye, all opposed say nay.

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

Vice Chairman Torre – Next on the agenda is Approval of the February 19th, 2019 Meeting Minutes.

Town Attorney – Mr. Chairman and members of the board I have reviewed the minutes with some input from the board and have made some minor changes. I would recommend the minutes be approved as corrected.

Ms. Hillegass – So moved.

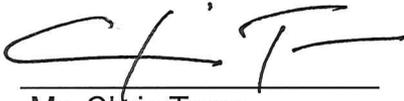
Mr. Goodrich – Second.

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

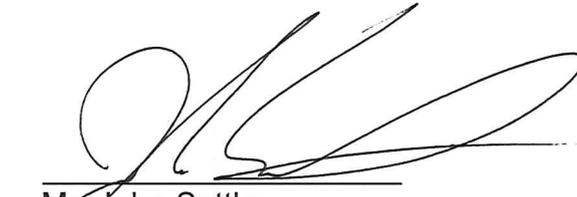
On call for the vote, seven members were present. Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Vice Chairman Torre – Our meeting is adjourned.

The meeting adjourned at 7:15 p.m.



Mr. Chris Torre
Vice Chairman


Mr. John Settle
Planning & Zoning Administrator