City of Suffolk
HISTORIC LANDMARKS COMMISSION

February 13, 2020

THE REGULAR MEETING
OF THE
HISTORIC LANDMARKS COMMISSION
WILL BE HELD AT 9:00 A.M. IN
CITY COUNCIL CHAMBERS
CITY HALL BUILDING

Note: If You Cannot Attend This Meeting,
Please Notify the Planning Division
by 12:00 Noon,
Wednesday, February 12, 2020
(757) 514-4060

PREPARED BY THE CITY OF SUFFOLK
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DIVISION OF PLANNING

AGENDA

Historic Landmarks Commission Meeting
Thursday, February 13, 2020
9:00 a.m.

I. Call to Order: Chairman

II. Roll Call

III. Approval of the Minutes

IV. New Business

1. **Request for Certificate of Appropriateness HLC2019-00033**, submitted by Evelio Marulanda, property owner, for after-the-fact exterior alterations to property located at 131 Clay Street. The property is further identified as Zoning Map 34G18, Block A, Parcel 352, Suffolk Voting Borough, zoned CBD, Central Business District, and HC, Historic Conservation Overlay District.

2. **Request for Certificate of Appropriateness HLC2019-00047**, submitted by Justin Bush, Bush and Taylor P.C., property owner, for after-the-fact exterior and site alterations to property located at 205 Grace Street. The property is further identified as Zoning Map 34G18, Block A, Parcel 87, Suffolk Voting Borough, zoned RM, Residential Medium zoning district, and HC, Historic Conservation Overlay District.

V. Old Business

VI. Staff Reports

1. Enforcement Updates
   a. Property Maintenance
   b. Zoning

2. Administrative Approvals

VII. Adjournment

MINUTES
HISTORIC LANDMARKS COMMISSION
January 9, 2020
9:00 A.M.

The regular meeting of the Historic Landmarks Commission was held on Thursday, January 9, 2020, at 9:00 a.m., in the Council Chambers of Suffolk City Hall, 442 W. Washington Street, Suffolk, Virginia, with the following persons present:

MEMBERS PRESENT:
William Bissell
Susan Coley
Mary Austin Darden
Merritt Draper
Oliver Hobbs
Edward King
Larry Riddick
Vivian Turner

STAFF:
Claire Jones, Secretary
Sean Dolan, Assistant City Attorney
Kevin Wyne, Current Planning Manager
Grace Braziel, Planner I
Connie Blair, Planning Technician

MEMBERS ABSENT:
George Bailey

The meeting was called to order by Chairman Hobbs. The roll was called by Ms. Jones and the Chairman was informed that a quorum was present.

APPROVAL OF THE MINUTES: The minutes of the previous meeting were approved as presented.

NEW BUSINESS:

Request for Certificate of Appropriateness HLC2018-00026, submitted by Jean Claude Noel, applicant and property owner, for after-the-fact installation of fencing at property located at 237 Pinner Street. The property is further identified as Zoning Map 34G18, Block A, Parcel 153, Suffolk Voting Borough, zoned RM, Residential Medium zoning district, and HC, Historic Conservation Overlay District.

The public hearing item was introduced by Chairman Hobbs, followed by a staff report from Grace Braziel, Planner I. Ms. Braziel stated that the subject property is located within the original Suffolk Historic Conservation Overlay District and is part of John Franklin Pinner's "New Town," which expanded to the north of Bank Street sometime after 1877. The 200 block of Pinner Street is significant as the location of Pinner's residence, at 231 Pinner Street, and that of his son, Beauregard, at 227 Pinner Street. A number of late nineteenth and early twentieth century architectural styles are also present, including Queen Anne, Colonial Revival, Tudor Revival, and Vernacular structures. The period of

significance dates from the John Pinner House, circa 1870s, to the construction of the son's house in the 1930s. The streetscape is notable for its wide spacing between houses with low walls and mature landscaping. Overall, this section of the street is largely intact and retains a strongly cohesive historic impression.

The subject property is a contributing Queen Anne residence constructed circa 1900, with a wood weatherboard structural system, gable asphalt shingle roof, and a Vernacular porch with Tuscan columns. It is the only house on the west side of the street without fencing, with the exception of the 6-foot-tall wooden fence recently installed at the front of the house.

Ms. Braziel explained that the applicant submitted a request for fencing in 2018 that was found to be incomplete. Staff advised the property owner of the application requirements and requested additional information at the time. In October 2019, a 6-foot-tall wooden fence was found to have been installed adjacent to the front corner of the house without a COA and a notice of violation was issued. The applicant is now requesting after-the-fact approval of the 6-foot-tall wooden fence as well as installation of a black aluminum fence and walkway gate to extend along the existing sidewalk bordering the eastern and northern property lines.

Ms. Braziel explained that the Guidelines support the use of tall screen fencing for side and rear yards where it is not visible from the public way. The present location of the 6-foot-tall fence is directly adjacent to the front façade of the house and is highly visible from Pinner Street and not screened in any way. The fence is also inconsistent with the existing streetscape and fencing along Pinner Street. Therefore, staff recommends that the privacy fence be moved to the rear corner of the house and be screened with landscaping to reduce the visual impact to the Historic District. Ms. Braziel noted that the applicant is proposing to paint the wood fence white, which is also appropriate and recommended for approval.

Ms. Braziel then addressed the requested aluminum fencing. The Guidelines state that decorative fencing is usually used where fences will be visible from public streets in front or side yards and can be no more than 4 feet in height if they are 50% or more open. The proposed black aluminum fence and walkway gate would be highly visible as the property fronts both Pinner and Finney Avenue. It is generally consistent with the existing fencing along Pinner Street as well as elsewhere in the District and meets the height requirements outlined in the Guidelines. As such, staff recommends approval of this request with the conditions noted in the staff report.

The public hearing was opened. There being no speakers in favor or in opposition of the application, the public hearing was closed.

The Commission briefly discussed the location of the 6-foot-tall fence and its impact from the street. Following this discussion, a motion was made by Commissioner Riddick to approve staff's recommendations as presented. The motion was seconded by Commissioner Draper and approved by a recorded vote of 8-0.

Request for Certificate of Appropriateness HLC2019-00038, submitted by Ben Clay, applicant and property owner, for exterior material alterations and window replacement on property located at 130 Brewer Avenue. The affected area is further identified as Zoning Map 34G17, Block 2 B, Parcels 18, 19, and 20, Suffolk Voting Borough, zoned RM, Residential Medium Density zoning district, and HC, Historic Conservation Overlay District.

The public hearing item was introduced by Chairman Hobbs, followed by a staff report from Kevin Wyne, Current Planning Manager. Mr. Wyne reminded the members that they considered the applicant's request to replace all exterior siding on this property at the HLC meeting on October 17, 2019, but tabled it for additional information and because the applicant also proposed changes in his public comments that were not part of that request. The Commission also requested a mock-up of the proposed siding compared to a repaired section of the existing siding.

Mr. Wyne reviewed the significance of the subject property and its location within the 2004 West End Historic District of the Suffolk Historic Conservation Overlay District. The contributing single family dwelling was built in the Colonial Revival style circa 1910-1925. The house is 5 bays wide with a central entrance and projecting center bay. The entrance contains a one lite denticulated transom, one lite paneled sidelights, and fluted pilasters. The wide molded wood cornice features dentils and modillions. The center bay on the second story is arched and contains a tripartite window. The window lintels and sills consist of wood and the front porch columns are scored and rest on concrete piers.

The applicant is proposing to replace all existing exterior siding with Hardie plank siding in a similar color. In addition, the applicant is requesting to replace all existing wood molding, dentil block, and window trim with Hardie material, and to replace 48 original wood windows with vinyl replacement windows.

The structure is large and architecturally significant, approximately 6,000 square feet in size. There is visible evidence of moisture damage; however, there is a significant portion of siding where it appears repair is feasible. In accordance with Chapter 4 of the Historic District Design Guidelines in regard to wood materials, one should "repair rotten or missing sections rather than replace the entire element" and "replace wood elements only when they are rotten beyond repair."

The applicant is requesting to replace the cornice, dental boards, molding, modillions, and window trim with Hardie plank; however, these elements appear to be in a state of good repair and no documentation was provided to support the need to replace them. Mr. Wyne noted that the Guidelines support restoration of these features and only in instances where these features are missing should they be replaced. In those instances, in-kind replacement with wood material is supported. Mr. Wyne added that it does not appear that James Hardie products would successfully replicate these wood elements.

The applicant is also requesting to replace 48 of the 62 existing wood windows on the home with vinyl replacement windows that match the existing windows in configuration. With the exception of the sunroom windows on the rear elevation, these windows consist of a 1/1 configuration. The majority of the sunroom windows consist of a 3/2 configuration. Windows not proposed for replacement include all the

first story windows on the front elevation including the front door side-lites and all the windows on the shed addition. Several windows on the sunroom addition have been boarded up and are not proposed to be replaced.

Mr. Wyne stated that the Historic District Design Guidelines identify windows as a major character and style-determining feature of a historic building. The Guidelines discourage their replacement and offer clear direction on the preservation of windows and the criteria for evaluating the installation of replacement windows. The Guidelines further state the removal of historic materials shall be avoided; therefore, the rehabilitation or repair of the deteriorated window section(s) should be the primary objective.

The contractor's statement and pictures indicate that the windows proposed for replacement show wood rot and/or no longer function. Some of the windows have peeling paint and sill damage, but it does not appear that all of the windows need to be replaced and repair of the windows has not been addressed. The applicant is proposing to replace all windows with vinyl replacement windows that match the configurations, but not the details of the existing windows. All of the 1/1 windows feature lugs in the upper sashes. The proposed replacement windows do not include this feature. The curved glass windows on the front façade of the second story will require curved glass replacements, but no rendering has been provided to show an acceptable in-kind replacement of these unique windows.

According to Chapter 4 of the Guidelines, new windows may consist of painted wood, metal clad, or vinyl clad. Vinyl replacement windows are not appropriate for contributing historic structures in the District. The Guidelines state that if the replacement of wood windows is required on a structure, it is recommended that wood windows be used on the highly visible front façade, and a vinyl clad or metal clad replacement window be utilized on all other facades in accordance with the Historic District Design Guidelines. Mr. Wyne noted that the replacement of windows requested for this property in 2005 required wood to be used.

Mr. Wyne explained that replacing all existing wood siding, molding, window trim, and 48 wood windows would have a greater visual impact in the neighborhood because the structure is so large. Furthermore, replacement of these existing wood features with a synthetic material on the entirety of the structure would threaten the contributing status of this valuable historic resource. Woodwork provides a level of craftsmanship that is not present and cannot fully be replicated with synthetic materials. Finally, the Guidelines do not support replacing original features that are in good or repairable condition. The applicant has not demonstrated the conditions that would require replacing most of the windows and all of the trim. As such, staff recommends denial of this request with the conditions noted in the staff report.

The public hearing was opened and Mr. Ben Clay, property owner, spoke in favor of the application and provided sample trim materials to the HLC. There being no additional speakers for or against the application, the public hearing was closed.

The Commission discussed the general condition of the structure and the siding and trim materials the applicant wants to use, and whether those materials would match the existing materials. They also

discussed whether the contractor proposing to do the work has preservation experience and whether other paints would work for the siding. They agreed that preservation of the windows was important and discussed the precedent this decision could set. Following this discussion, a motion was made by Commissioner Darden to approve staff's recommendations on items 5 through 9 in regard to the windows and to allow replacement of the existing siding, moldings, and trim with Hardie Plank material that matches the existing. The motion was seconded by Commissioner Riddick and approved by a recorded vote of 8-0.

OLD BUSINESS:

Chairman Hobbs asked for the status of the Guidelines update. Ms. Jones stated that staff has been going through an extensive review of the draft standards and comments will be sent to the consultants. After revision, the standards will be brought back to the Commission.

STAFF REPORTS:

Enforcement Update:
Donald Bennett, Property Maintenance Official, reported on the following properties:

- 342 N. Main Street – Court case heard on 1/2/20 and continued until 3/5/20
- 129 Wellons Street – Court case dismissed on 12/5/19
- 179 E. Washington Street – Court case continued until 3/5/20
- 131 Clay Street – Property owner has submitted application for COA
- 127 Brewer Avenue – Court case continued until 3/5/20
- 127 Clay Street – Court case dismissed on 12/5/19

Zoning Update:
Ms. Jones stated that Zoning staff was attending another meeting and reported on the following properties:

- 131 Clay Street – Property owner has submitted application for COA
- 237 Pinner Street – Commission made decision on this case earlier in meeting
- 205 Grace Street – Property owner has submitted application for COA

Administrative Approvals:
Ms. Jones provided a brief report on the three administrative COAs approved since the last HLC meeting in November.

There being no further business, the meeting was adjourned.

HISTORIC LANDMARKS COMMISSION January 9, 2020			Motion: To approve staff's recommendations as presented 1st: Riddick 2nd: Draper		Motion: To approve staff's recommendations on items 5 through 9 and to allow replacement of all siding and trim with Hardie plank material 1st: Darden 2nd: Riddick	
COMMISSIONERS	ATTENDANCE		HLC2018-00026		HLC2019-00038	
			8-0		8-0	
	PRESENT	ABSENT	YES	NO	YES	NO
Bailey, George		X				
Bissell, William N.	X		X		X	
Coley, Susan	X		X		X	
Darden, Mary Austin, *Vice Chair*	X		X		X	
Draper, Merritt	X		X		X	
Hobbs, Oliver, *Chair*	X		X		X	
King, Edward L.	X		X		X	
Riddick, Larry	X		X		X	
Turner, Vivian	X		X		X	

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DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

To: Historic Landmarks Commission

From: Grace Braziel, Planner I

Date: February 13, 2020

Subject: **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HLC2019-00033**, submitted by Evelio Marulanda, property owner, for after-the-fact exterior alterations to property located at 131 Clay Street. The property is further identified as Zoning Map 34G18, Block A, Parcel 352, Suffolk Voting Borough, zoned CBD, Central Business District, and HC, Historic Conservation Overlay District.

STAFF REPORT

Overview of the Subject Property and Surrounding Area

The subject property is located at 131 Clay Street and was included as part of the East Washington Street District expansion (2002) of the Suffolk Historic Conservation Overlay District. All of the dwellings immediately surrounding the subject property were constructed between 1895 and 1910 and are comprised of Queen Anne or Italianate architecture; therefore, they are contributing to the Historic District. The East Washington District expansion also contains a mix of contributing and non-contributing commercial buildings that surround residential neighborhoods.

According to the National Register of Historic Places Nomination Form, the subject property is a contributing Queen Anne style dwelling constructed between 1895 and 1910. The structure is two and one-half stories in height, two bays wide, and features a second story bay window and turret. The building was previously converted to a multiple unit dwelling and has a rear two-story ell.

Case History

In the spring of 2015, the subject dwelling experienced fire damage to the rear and side of the structure resulting in heavy damage to the second story rear addition/apartment and the majority of the roof. Sometime thereafter, the original standing seam metal roof was removed, with the

exception of the standing seam metal that remains on the turret. The previous property owner submitted an application for a Certificate of Appropriateness, HC-2015-20, to request to replace the original standing seam metal roof with architectural grade shingles and to make repairs that included in-kind replacement of existing sections of vinyl siding and replacement of three windows located on the side and rear of the structure. The Historic Landmarks Commission, at their meeting of October 8, 2015, voted to approve the COA with the condition that the roof be replaced with silver standing seam metal in order to match the turret and to preserve the historical integrity of the structure. Sections of vinyl siding were also approved to be replaced in-kind and the windows were allowed to be replaced with cladded wood windows with simulated divided lites in a 6/6 or 8/8 pattern. The scope of work approved by the 2015 COA was not completed and the property was later sold to a new owner.

In 2017, the new property owner installed an architectural grade charcoal-colored shingle roof, with the exception of retaining the metal roof on the turret, without obtaining a COA. A Notice of Violation was issued on December 6, 2017, and on April 4, 2018, the owner submitted a COA application to the Planning Department. During a site visit to evaluate the pending request, staff noted that many sections of the cornice and siding were missing on the south elevation and an unpermitted addition on the second floor at rear of the structure was under construction. The applicant submitted an after-the-fact request for the replacement of the metal roof with an asphalt shingle roof but did not submit an application for the second story rear addition.

At the May 10, 2018, meeting of the Historic Landmarks Commission, the request for after-the-fact replacement of the standing seam metal roof with an architectural shingle roof was denied. The applicant then appealed the decision to City Council. City Council by a unanimous vote of 8-0 upheld the Commission's denial for the architectural shingle roof that was installed. The applicant then sold the property without reinstalling the standing seam metal roof or obtaining the required permitting for the second story rear addition. The required roofing material has never been installed and the property remains in violation of the City Council ruling.

The current property owner and applicant acquired the subject property in June 2019 and has since removed the illegal second story addition and started to demolish the contributing first story rear addition without obtaining a COA.

Public Notice

This request has been duly advertised in accordance with the public notice requirements set forth in Section 15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. A notice, containing a copy of the staff report, was also provided to the applicant on February 7, 2020.

Proposed Actions

The applicant's requests include the following:

Rear Elevation:

1. After-the-fact approval of the demolition of the first story rear addition. This includes the

removal of the last wall section and an existing window on the south side of the addition.

2. Construct a covered rear porch, 17’ x 7’ in size, with a wooden handrail 34” to 38” in height on the existing first floor edition’s foundation. The porch is proposed to have four 6” x 6” treated wood posts supporting a shed roof and will utilize the existing stairs. The roof material is proposed to be ribbed metal in black and all treated wood is proposed to be painted with the color white.
3. Enclose two 4 over 4 wood windows on the first floor rear of the building using white vinyl siding.
4. Enclose one door opening located on the first floor rear of the building using white vinyl siding.
5. Reopen a boarded up window opening on the second floor and install two 6 over 6 white vinyl clad wood window.
6. Enclose the door opening located on the second floor using white vinyl siding.
7. Replace missing sections of white vinyl siding on the second floor.
8. Cover the wood siding on the first floor where the addition was removed with white vinyl siding to match the rest of the house.
9. Install a new ½-lite white steel door, on the first floor rear elevation.

Southern Elevation:

10. Replace missing sections of white vinyl siding.

Front Elevation:

11. Install a new oval lite white steel front door.

Northern Elevation:

12. Replace missing and damaged sections of white vinyl siding.

Site Modifications:

13. Install a driveway 7’5” x 15’ in size onto Clay Street along the northern property line.

Condition Statement

Due to the previous fire damage caused to the rear of the structure, an engineer’s letter was required to assess the proposed reuse of the addition foundation for the proposed porch. The documentation provided states that the foundation is in fair to good condition. The only concern expressed is a concrete footer underneath the foundation wall and piers that has been undermined by erosion of the soil. It is recommended that a retaining wall be constructed across the opening leading to the cellar and that the eroded areas be backfilled into the cellar area to support the footer. It was also recommended that a new concrete footer be constructed to support the pier and the wall. This work will be reviewed and approved by the building official and will not be visible when complete.

Surrounding Characteristics

As stated, the subject property is located within the East Washington Street boundary expansion. The surrounding properties consist of contributing residential buildings constructed in the early

1900s. Two commercial buildings are also located across from the subject property, one of which is contributing. A detailed description of adjacent and nearby properties is provided below.

133 Clay Street – Contributing Italianate style dwelling that was constructed between 1895 and 1910. As of the time of nomination, this property consisted of a standing seam metal roof.

129 Clay Street – Contributing Queen Anne style dwelling constructed between 1895 and 1910.

127 Clay Street – Contributing Queen Anne style dwelling constructed between 1895 and 1910.

124 Clay Street – Non-contributing one-story Vernacular commercial building constructed between 1960 and 1975.

122 Clay Street – Contributing Italianate style dwelling constructed between 1895 and 1910.

116 Clay Street – Contributing Queen Anne style dwelling constructed between 1895 and 1910.

215 Market Street – Contributing two and one-half story Colonial Revival dwelling constructed between 1926 and 1935. (Currently the structure is used as an office.)

Site Modifications

The applicant is requesting to install a 7'5" x 15' concrete driveway along the northern property line to provide off-street parking for the residence. The driveway would utilize an existing concrete apron to provide access to Clay Street.

Applicable Regulations

A. Suffolk Historic District Design Guidelines

Chapter 1, Section F, Appropriate Design of Additions and Alterations for Buildings:

- Changes to historic buildings should be appropriately designed to be compatible with the architecture and overall character of the historic district. Additions and alterations to buildings require careful design in order to preserve and strengthen the character of the district. To this end, repair and maintenance activity involving exterior materials,

finishes, windows, doors, awnings, signage, fencing and landscaping should be carefully planned to avoid negatively affecting the district's overall character.

Chapter 4, Section C.3. Guidelines for Window Preservation:

- *Avoid Replacing Original Windows:* Replace windows only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs, when available. Replacement windows should be designated to match the original in appearance, detail, material, profile, and overall size as closely as possible. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing, or the appearance of the frame.

- *Maintain the Original Window Patterns:* Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that do not fit the window opening.

- *New Window Materials:* New windows may be constructed of painted wood, metal clad, or vinyl clad. Unfinished or anodized is not permitted. When evaluating the acceptability of replacement windows, the following criteria shall be used:
    - Kind and texture of materials;
    - Architectural and historical compatibility;
    - Comparison to original window profile;
    - Level of significance of original windows to the architectural style of the building; and
    - Material performance and durability.

Chapter 4, Section D. Doors:

- Door openings are a major character and style-determining feature of an historic building.
- Many of the doors are wood with different types of panels.
- Avoid changing the number, location, or size of doors by enlarging or reducing the original door opening or installing replacement doors that do not fit the original openings.
- Base reconstruction on physical evidence from the original door or on old photographs if they are available and use appropriate materials, finishes, and details.

Chapter 4, Section J.1. Typical Entrances and Porches:

- *Secondary Porches* are side or rear porches and can be one or two stories in height. Many have been closed in to form spaces like pantries or sun rooms.

Chapter 4, Section J.2. Guidelines for Residential Porches:

- Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations that radically changes the historic appearance. Give more importance to front tor side porches than to utilitarian back porches.

Chapter 5, Section D. Off-Street Parking and Driveways:

Most of the residential buildings in the historic district have driveways on one side of the house. Typically, driveways should be located such that they align with the side yard of the property and extend at least 20 feet past the front of the house.

In terms of paving, driveways should have a traditional appearance, based on historic paving materials used for residential settings, such as river gravel, rotten rock, exposed aggregate concrete, colored concrete, brick, concrete pavers in a brick or cobble style, or other traditional paving type. Asphalt paving should be restricted to parking lots only.

B. Secretary of the Interior Standards:

As stated in the Secretary of the Interior Standards, new additions, exterior alterations, and new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff Analysis

Along the rear façade of the subject property, the applicant is requesting after-the-fact approval to demolish a first story addition and replace it with a 1-story covered rear porch to be built on the existing foundation. The majority of the demolition has already taken place except for the southern wall, which is still standing but is proposed to be demolished. Included in this wall is a 2 over 1 wood window original to the addition. The second story addition begun by a previous owner without the necessary permits has also been removed and is not proposed to be replaced.

The proposed covered rear porch is proposed to be constructed using four 6 x 6 treated wood posts with a wooden handrail to be 34” to 38” in height and consisting of square wood balusters; however, the height of the wooden handrail is required to be a minimum of 36” to meet building code. The porch will be built on the existing foundation and the porch floor will consist of pine decking boards. The porch will use the existing stairs for access, but the applicant has not proposed any handrails for the steps. All wooden elements are proposed to be painted white, which is the appropriate treatment of wooden elements within the Historic District. The porch is proposed to have a shed roof clad in black ribbed steel. Exposed fastener roofing of this type is typically used only on accessory structures but can be considered appropriate for a utilitarian back porch with lower visibility and clear separation from the main roof. It will also serve to differentiate the newly constructed rear porch from the main structure’s original features. The wood and metal materials proposed for the porch are modern but are compatible in type with the traditional materials that would be used for a historic residential building.

As part of the porch construction, the applicant is proposing to close an existing door opening at the south corner of the rear wall and cover the area with white vinyl siding to match the rest of the structure and to install a new ½-lite white steel door in the door opening located in the center

of the rear wall. Because the rear wall was previously obscured by the now demolished addition, it is unknown what doors may have previously existed or when they were installed. While closing original openings is not supported by the Guidelines, it is unlikely that both door openings were original to the structure and closing one would not appear to have a significant visual impact on the structure. The first floor rear wall currently has wood siding; therefore, staff recommends that the door opening be covered with wood siding and painted white to match the rest of the rear wall.

In addition, on the first floor rear wall the applicant proposes to remove and enclose two 4 over 4 wood windows and replace the wood siding with white vinyl siding to match the rest of the structure. At an unknown date, a first story and second story addition was added to the home. The additions have been demolished revealing the original rear section of the home which still has wood siding. The remaining wood siding should be preserved and repaired first before replacing it. The replacement siding, if the siding is beyond repair, should be replaced with like material. The proposed vinyl siding is not an appropriate replacement material for wood siding. Additionally, removing original wood windows and closing historic openings should be avoided as this would alter the appearance of the structure. No documentation was provided indicating that the two 4 over 4 wood windows are beyond repair. It is recommended that the two wood windows remain and be restored if necessary.

For the second story, the applicant is proposing to install two 6 over 6 white vinyl clad wood windows on the rear structure. Also located on the second floor is a door opening that used to lead into the previous second floor rear addition that is proposed to be closed. The missing vinyl siding on the second floor is proposed to be replaced with white vinyl siding.

Installation of vinyl siding along the rear wall where it is missing and the installation of 6 over 6 or 8 over 8 vinyl clad wood windows had previously been approved as part of HC-2015-20. The previously approved alterations were allowed because the majority of the structure had vinyl siding before being added to the District. As stated above, windows should only be replaced when they are missing or beyond repair. Vinyl clad wood windows are appropriate for secondary elevations where the window is missing, and the replacement window matches the existing windows in profile and configuration.

Along the southern façade, the applicant originally proposed to replace two white vinyl windows on the third floor with two 6 over 6 white vinyl clad wood windows. The request to replace the two vinyl windows with two 6 over 6 vinyl clad wood windows is an improvement and encouraged; however, the applicants most current request is to leave the two white vinyl windows as they are. The two vinyl windows were installed without the proper permitting and are an outstanding violation. It is recommended that the two vinyl windows be replaced with two white vinyl clad wood windows. Additionally, the applicant is proposing to replace missing and damaged sections of white vinyl siding as previously approved in 2015.

Along the front façade, the applicant is proposing to replace the existing single leaf wood front door with a new oval lite white steel door. The existing front door is a single leaf wood door with fanlight that was present at the time of nomination. It is proposed to be replaced although no documentation was submitted indicating that the wood door is beyond repair. The current wood

door is a historically appropriate door in material and design that does not appear to require replacement. It is recommended that the wood door remain and be restored as necessary.

Along the northern façade, the applicant is proposing to replace missing and damaged sections of white vinyl siding. The replacement of the missing and damaged white vinyl siding, as previously stated, was approved in 2015. The applicant is also proposing along the northern elevation the installation of a 7'15" x 15' concrete driveway that would lead out onto Clay Street. There is already an existing driveway entrance onto Clay Street that has been used to park along the northern side of the home. The properties that surround the subject property along Clay street have driveways similar to the one being requested, making this request consistent with the existing setting. Installing a concrete driveway in this location would also prevent any erosion to the ground where cars have been parking.

Overall, the requested after-the-fact demolition of the first story addition and replacement with a rear covered porch can be considered appropriate since the original material has already been removed and the proposed porch is generally compatible with the structure. The proposed porch would utilize materials that are compatible with the primary structure and with materials used on historic residential buildings. The applicant's proposal to install two 6 over 6 vinyl clad wood windows on the second floor of the rear addition was previously approved in 2015. Visually the requested covered rear porch and window installation would have little to impact on the Historic District. The applicants request to install a concrete driveway along the northern property line of the property is consistent with other properties on the street and in the District.

The request to remove two 4 over 4 wood windows and replace wood siding with white vinyl siding is not an appropriate replacement material; therefore, staff recommends denial of this request. Additionally, the front single leaf wood door has not been documented being beyond repair; as such, the wood door should remain and be restored or repaired.

Summary and Recommendations

Based on the previous findings of fact, staff recommends **approval** of the following actions and conditions in regard to Certificate of Appropriateness, HLC2019-00033:

Rear Elevation:

1. After-the-fact approval of the demolition of a first story rear addition. This includes the removal of the last wall section on the right side of the addition.
2. Create a covered rear porch, 17' x 7' in size, on the existing foundation as submitted. The covered porch is to have 6 x 6 treated wood posts with a wooden handrail that shall be a minimum of 36" in height, and a ribbed steel metal shed roof in black. All treated wood components of the rear deck shall be painted utilizing the color Outside White (CW712) or equivalent from the approved Williamsburg Color Collection.
3. Enclose a door opening located on the right side of the rear of the building to be covered with wood siding and painted the color white to match the existing color of the structure.
4. Install two 6 over 6 white vinyl clad wood windows on the second floor.
5. Replace missing sections of white vinyl siding on the second floor.
6. Install a new first floor rear door ½-lite white steel door.

Southern Elevation:

7. Replace missing sections of white vinyl siding.
8. Replace two vinyl windows located on the second floor with two white vinyl clad wood windows.

Northern Elevation:

9. Replace missing and damaged sections of white vinyl siding.

Site Modifications:

10. Install a driveway 7’5” x 15’ in size onto Clay Street along the northern property line as submitted.

Staff recommends **denial** of the following actions requested by Certificate of Appropriateness, HLC2019-00033:

Rear Elevation:

1. Enclose two 4 over 4 wood windows on the first floor rear of the building using white vinyl siding to match the rest of the house.
2. Replace the wood siding on the first floor with white vinyl siding to match the rest of the house.

Front Elevation:

3. Install a new oval lite white steel front door.

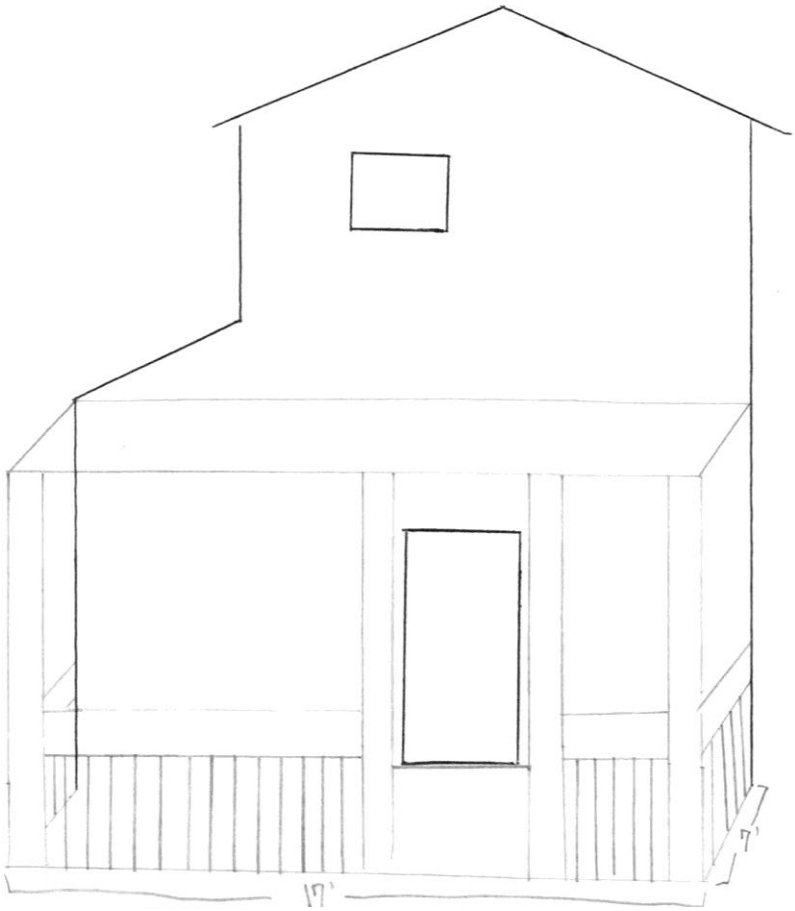
Attachments

cc: Evelio Marulanda, property owner

PORCH HAND RAIL

RECEIVED
DEC 30 REC'D
PLANNING

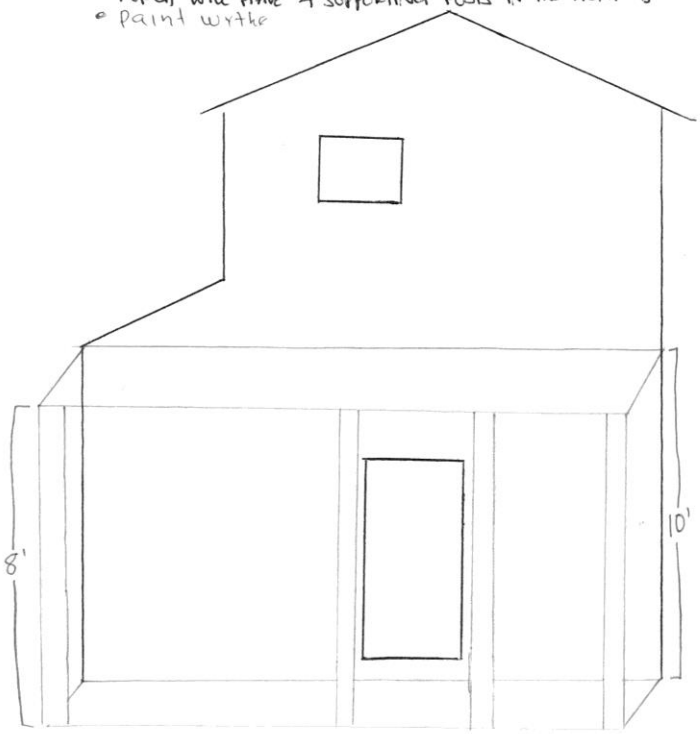
* INSTALL NEW HAND RAIL AROUND THE BACK PORCH 7'x 17' & PUT DOWN FLOORING WITH PINE DECKING BOARD.
Handrail Height 34" to 38" inches



DEC 30 REC'D
PLANNING

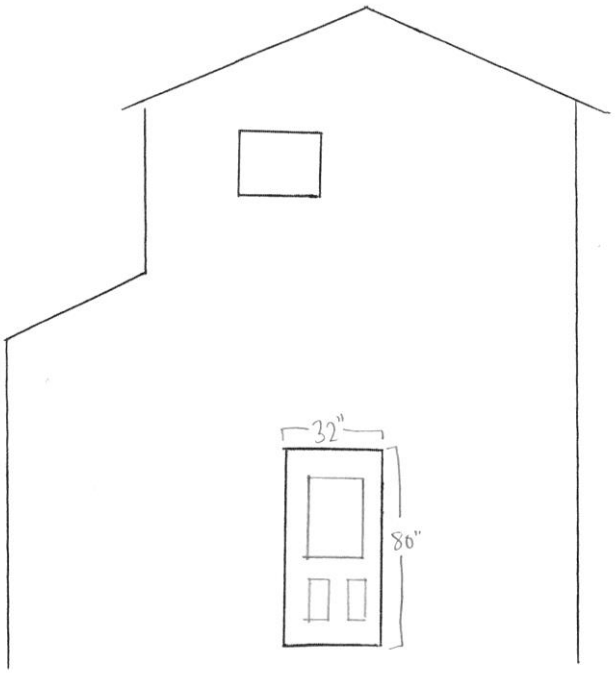
NEW BACK PORCH

- METAL ROOF, WITH POSTS 4x4 & 2x6 SUPPORTING THE ROOF
- BACK OF THE PORCH WILL BE 10' TALL
- PORCH WILL HAVE 4 SUPPORTING POSTS IN THE FRONT 8'
- Paint white



IVED
REC'D
NING

REPLACE DOOR FOR BACK PORCH WITH A NEW ONE 32" x 80"



Home / Doors & Windows / Exterior Doors / Front Doors / Steel Doors / Doors With Glass

Internet #202518600 Model # 05187 Store SKU #133290

• NEW BACK DOOR

Share Save to Favorites Print

Masonite >

32 in. x 80 in. Premium Clear 1/2-Lite Mini-Blind Right-Hand Inswing Primed Steel Prehung Front Door with Brickmold

★★★★½ (28) Write a Review Questions & Answers (13)

- Durable, steel design offers an elegant look
- High-definition panels provide architectural interest
- Baked-on primer offers a smooth, ready-to-paint surface

You're shopping **Ashburn**

Home / Lumber & Composites / Decking / Deck Stairs

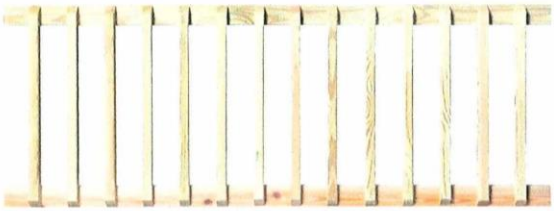
Best Seller

Pressure-Treated 6 ft. Handrail

★★★★ (107)

Ashburn Store

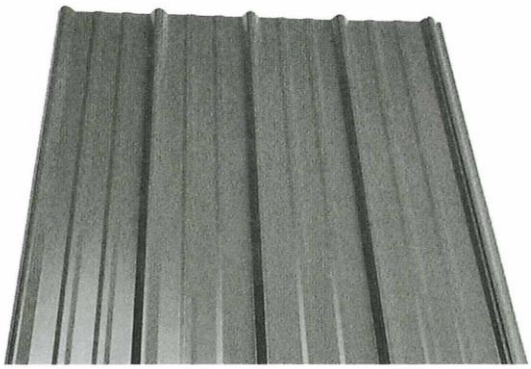
✔ **12 in stock** **Aisle 25, Bay 001** store map

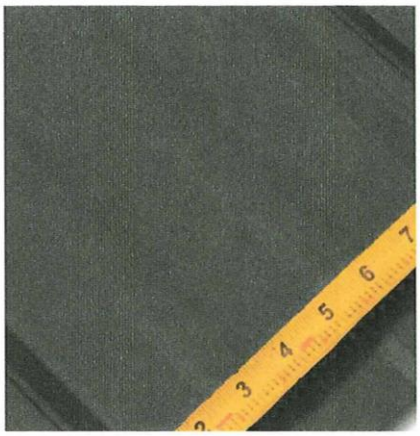


Metal Sales >

10 ft. Classic Rib Steel Roof Panel in Charcoal

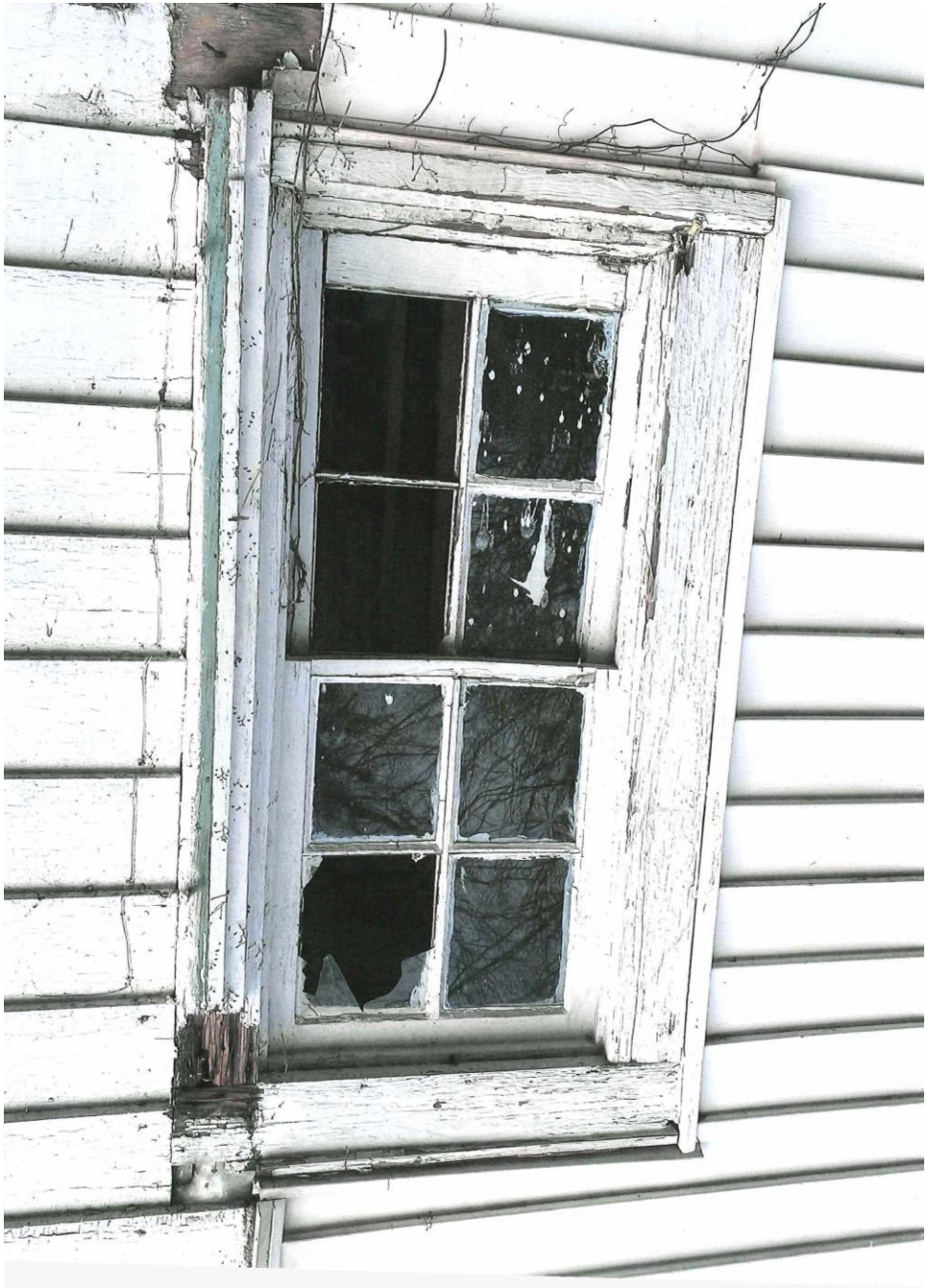
★★★★½ (319)





Color Family: **Gray**

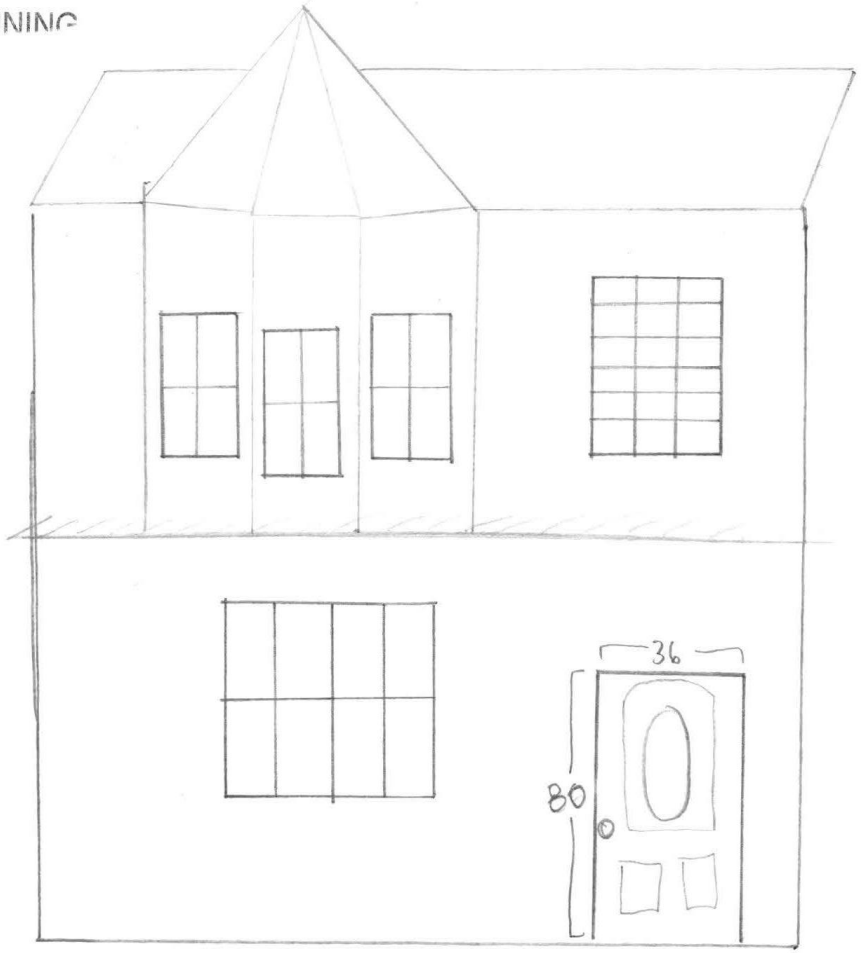
IMAGE UNAVAILABLE

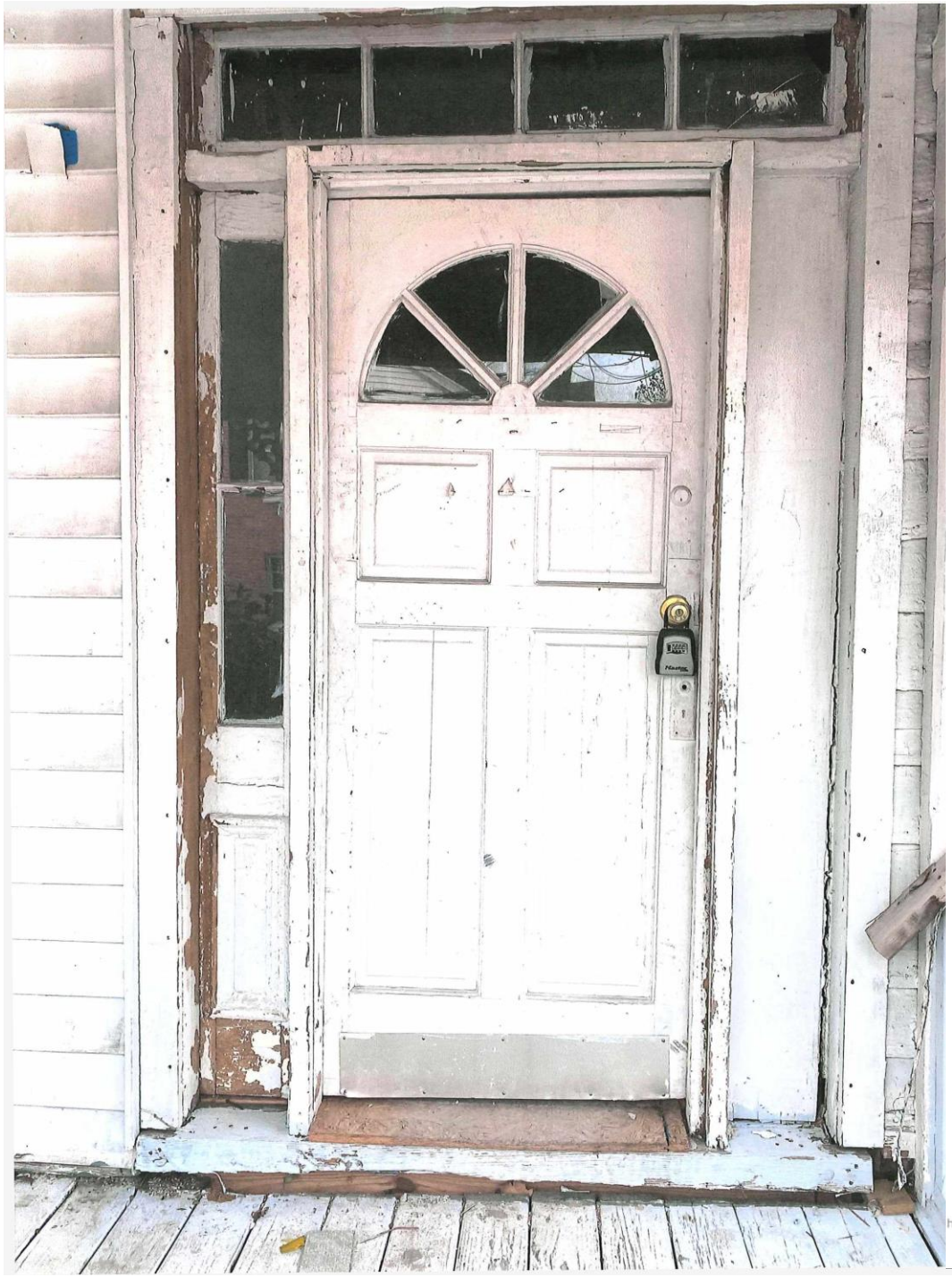


ECEIVED
EC 30 REC'D
ANNING

REPLACE FRONT DOOR

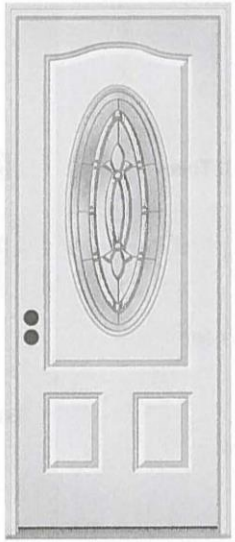
- IT'S IN BAD CONDITIONS & CANNOT BE FIXED
- THE NEW DOOR AS SHOWN BELOW WILL BE 36" x 80"





Home / Doors & Windows / Exterior Doors / Front Doors / Steel Doors / Doors With Glass

Internet #202036110 Model # THDJW166700562 Store SKU #533543



Exterior View

NEW FRONT DOOR

Share Save to Favorites Print

JELD-WEN >

36 in. x 80 in. 3/4 Oval Lite Blakely Primed Steel Prehung Right-Hand Inswing Front Door

★★★★½ (66) Write a Review Questions & Answers (43)

- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 37-7/16 in. x 81-3/4 in.

$355.00

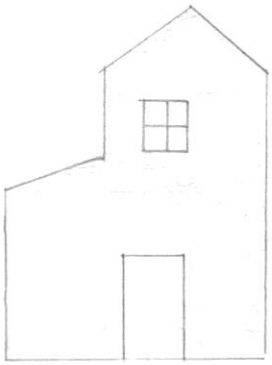
RECEIVED
AUG 06 2019
PLANNING

Save up to $100 on your qualifying purchase.
Apply for a Home Depot Consumer Card

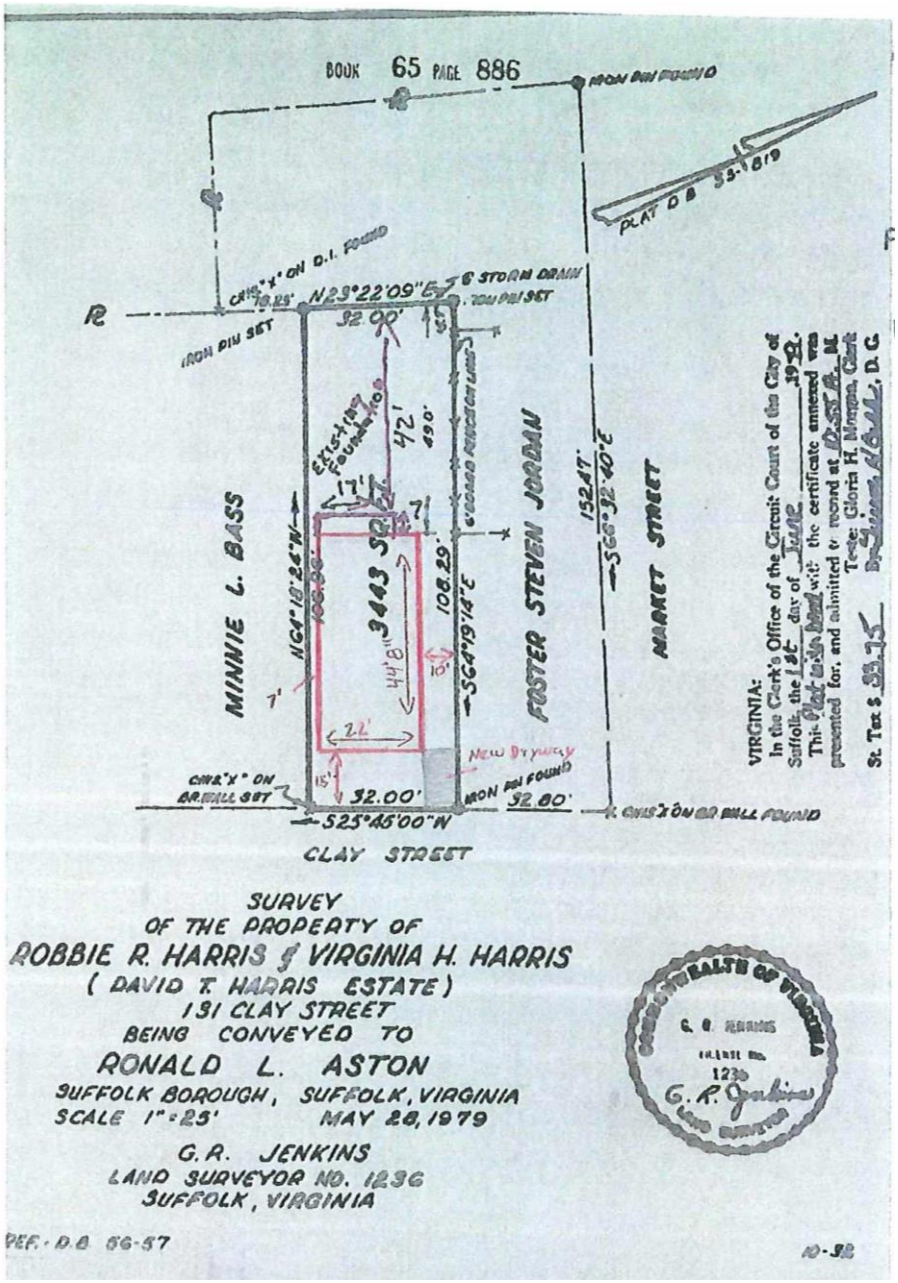
Door Handing: **Right-Hand/Inswing**

RECEIVED
DEC 30 REC'D
PLANNING

REPLACE SIDING THAT IS MISSING OR DAMAGED WITH WHITE VINYL SIDING - BOTH SIDES OF THE HOME, AS WELL AS THE ENTIRE BACK AREA NEEDS REPLACING.



* GREY SHADED AREAS SHOW WHAT IS TO BE REPLACED.


BOOK 65 PAGE 886
IRON PIN FOUND
PLAT D.B. 33-819
CH 1/2 "X" ON D.I. FOUND
N23°22'09"E
6" STORM DRAIN
IRON PIN SET
IRON PIN SET
32.00'
42'
49.0'
EXISTING FOUNDATION
6' BOARD FENCE ON LINE
MINNIE L. BASS
N64°18'24"W
3443 SQ. FT.
108.29'
S64°19'14"E
FOSTER STEVEN JORDAN
152.47'
S66°32'40"E
MARKET STREET
44'8"
22'
New Dryway
CH 1/2 "X" ON BR. WALL SET
32.00'
IRON PIN FOUND
32.80'
CH 1/2 "X" ON BR. WALL FOUND
S25°45'00"W
CLAY STREET
VIRGINIA:
In the Clerk's Office of the Circuit Court of the City of Suffolk, the 1st day of June, 1979.
This Plat with the certificate annexed was presented for, and admitted to record at 10:55 A.M.
Teste: Gloria H. Morgan, Clerk
St. Tax $ 33.75
SURVEY
OF THE PROPERTY OF
ROBBIE R. HARRIS & VIRGINIA H. HARRIS
(DAVID T. HARRIS ESTATE)
131 CLAY STREET
BEING CONVEYED TO
RONALD L. ASTON
SUFFOLK BOROUGH, SUFFOLK, VIRGINIA
SCALE 1" = 25'
MAY 28, 1979
G.R. JENKINS
LAND SURVEYOR NO. 1236
SUFFOLK, VIRGINIA
COMMONWEALTH OF VIRGINIA
G. R. JENKINS
LICENSE No.
1236
G. R. Jenkins
LAND SURVEYOR
REF. - D.B. 56-57
10-32

131
133

CITY OF SUFFOLK

442 W. WASHINGTON STREET, P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

To: Historic Landmarks Commission

From: Grace Braziel, Planner I

Date: February 13, 2020

Subject: **REQUEST FOR CERTIFICATE OF APPROPRIATENESS HLC2019-00047**, submitted by Justin Bush, Bush and Taylor P.C., property owner, for after-the-fact exterior and site alterations to property located at 205 Grace Street. The property is further identified as Zoning Map 34G18, Block A, Parcel 87, Suffolk Voting Borough, zoned RM, Residential Medium zoning district, and HC, Historic Conservation Overlay District.

STAFF REPORT

Overview of the Subject Property and Surrounding Area

The subject property is located at 205 Grace Street within the original Suffolk Historic District that was created in 1987. Grace Street is part of a northern extension of "New Town," which developed around 1888 and is characterized by its interesting mix of modest vernacular buildings and more impressive "stylistic" structures. The street was planned northward from Bank Street to the west of the G.W. Truitt property, a significant Classical Revival structure located at 204 Bank Street.

The 200 block of Grace Street consists almost entirely of two-story Vernacular frame dwellings built in the last two decades of the nineteenth century, giving it a strongly cohesive historic impression. Three of these dwellings have been converted to duplexes, but the overall appearance of the street is largely unchanged from the period of significance.

According to the National Register of Historic Places Nomination Form, the subject property is called the Sally Ann Apartments and is a contributing Vernacular structure constructed circa 1910. The residential structure is a 3 story dwelling and consists of a wood frame with stucco and a pyramidal hipped roof. The structure has a Vernacular porch with 2-story square stucco piers and has pedimented gabled dormers.

Case History

A site visit was made to the subject property after an anonymous complaint was made stating that exterior work was being done without a Certificate of Appropriateness. Staff found that a 6-

foot tall wooden fence trash enclosure had been installed at the rear corner of the yard along the southern property line and that a portion of the first and second story wood porch ceilings and fascia boards were covered by white vinyl materials along the primary facade. A Notice of Violation was issued on November 7, 2019, and the owner subsequently submitted a COA request to the Planning Department, which is detailed below.

Public Notice

This request has been duly advertised in accordance with the public notice requirements set forth in Section 15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. A notice, containing a copy of the staff report, was also provided to the applicant on February 7, 2020.

Proposed Actions

The applicant's requests include the following:

1. After-the-fact removal of wood porch ceilings and soffits on both the first and second floor porches on the primary façade to be replaced with vented white PVC materials.
2. After-the-fact removal of wood fascia boards on the primary façade to be replaced with wood wrapped with white PVC materials.
3. Repair missing concrete located along the bottom right side of the second floor balcony. All concrete along the bottom of the second floor balcony is proposed to be wrapped with white PVC materials.
4. Replace existing rotten knee wall caps on the first floor front porch with like materials to be painted to match the existing color.
5. Repaint first and second floor balcony caps and floors with like colors.
6. Repaint all entry doors with like colors and install new white full view storm doors on each unit.
7. Repair a section of stucco on the column closest to Bank Street on the first floor to be painted to match the existing color.
8. Replace damaged and missing black jelly jar style light fixtures at each unit front door with a new wall light fixture to match the existing in color and style.
9. After-the-fact installation of a trash enclosure 6'8" x 25' in size, to extend from the existing fence located at the rear corner of the yard along the southern property line. The enclosure consists of two sections of 6-foot-tall wooden fence with capped corner posts and an 18' north facing opening. The fencing is proposed to be painted white.

Condition Statement

A condition statement was submitted with the application outlining the current condition of the porch ceiling boards, soffit, fascia boards, and the first floor rail cap. The condition statement states that the current wood ceiling boards and soffit are installed over a concrete ceiling and are rotten and beyond repair due to water damage. They have been replaced with white PVC materials. The fascia boards are also stated to be rotten and beyond repair due to water damage and are proposed to be replaced with like material and wrapped in white aluminum. Lastly, the first floor knee wall caps are stated to be rotted due to ill repair and maintenance and are

proposed to be replaced with the same material.

Surrounding Characteristics

A detailed description of adjacent and nearby properties is provided below.

126 Bank Street – Parking lot that serves the church and daycare at 202 N. Main Street.

132 Bank Street – Contributing religious structure constructed circa 1916. This church has a wood frame and aluminum siding with a complex gable roof and consists of 3 wood frame structures.

204 Bank Street – Truitt House. Contributing Classical Revival residential structure constructed circa 1909. This structure is 2 ½ stories and consists of brick with a central front gable roof and a 2-story Greek Revival portico with 6 classical columns.

201 Grace Street –Contributing Vernacular residential structure constructed circa 1880. This structure has 3 stories with a wood frame covered in aluminum siding and was altered to accommodate apartments.

203 Grace Street – Contributing Vernacular residential structure constructed circa 1880. This structure features a 2 story home with a wood frame, Vernacular porch, and a gable roof.

207 Grace Street – Contributing Vernacular residential structure constructed circa 1900. This structure is 2 stories with a Vernacular porch and consists of a wood frame with aluminum siding and a cross gable roof.

208 Grace Street – Contributing Vernacular residential structure constructed circa 1895. This structure is 2 stories and consists of a wood frame with aluminum siding and a cross gable roof.

Site Modifications

The applicant is requesting to create a trash enclosure at the southern rear corner of the property using two sections of 6-foot tall wood fence with capped posts at each end that connect to the existing privacy fence on the southern property line. The purpose of the trash enclosure is to provide an area to visually conceal 14 trash cans from the street. The trash enclosure is 6’8” x 25’ and the fencing is proposed to be painted white.

Applicable Regulations

A. Suffolk Historic District Design Guidelines

Chapter 4, Section D.2. Guidelines for Doors:

- *Storm Door Guideline:* If purchasing a storm door, look for one that is mostly glass so that it does not cover up the historic door. Paint aluminum storm doors to match other doors or trim.

Chapter 4, Section F.2.b. Guidelines for Wood Materials:

- Replace wood elements only when they are rotten beyond repair. Match the original in material and design or use substitute materials that convey the same visual appearance.
- Materials other than historic materials which may replicate the qualities of the original may be acceptable as substitutes if the Historic Landmarks Commission determines that the substitute or synthetic material will produce the overall character, appearance, and performance.
- *Conditions Statement:* A signed statement, with exhibits, from a licensed carpenter or general contractor stating the condition of the existing wood, ability to be repaired, need for replacement, proposed corrective measures, and options to replacement is required as supporting documentation for any application for a Certificate of Appropriateness.

Chapter 4, Section H.2. Guidelines for Synthetic Siding

- *General:* Synthetic siding can be acceptable as a substitute for the original materials where the original siding materials have been removed, where the siding materials have deteriorated beyond repair as determined by the Historic Landmarks Commission, or to additions to the primary historic building.
- *Vinyl Siding:* Vinyl siding is not acceptable as a substitute siding material.
- *Aluminum Siding:* Aluminum siding is not acceptable as a substitute siding material.

Chapter 5, Section E.4 Tall Screen Fencing:

- Tall screen fencing is usually for side and rear yards where it is not visible from a public way to enclose the yard for security, privacy, and/or for restricting pets. These fences can be made of wood, brick, wrought iron, or stucco (when stucco is used for the primary dwelling). Tall fences should be constructed of wood slats of at least ¾" thickness to avoid warping and provide adequate durability. Where wood fencing is used, it shall be painted or stained an opaque color. Chain link fencing and other wire fencing is prohibited.

B. Secretary of the Interior Standards:

As stated in the Secretary of the Interior Standards, new additions, exterior alterations, and new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff Analysis

Along the primary façade of the subject property, the applicant is requesting after-the-fact approval to remove wood ceiling boards and soffits on the first and second floor and replace them with vented white PVC material that has already been installed. The applicant is also requesting to remove wood fascia boards along the first and second story and is proposing to replace them with like materials to be wrapped in white aluminum. Additionally, the applicant is requesting after-the-fact approval for the installation of a 6'8" x 25' trash enclosure located at the rear corner along the southern property line, which has been created by installing two sections of 6-foot-tall wooden fence with capped posts that abut an existing privacy fence.

A condition statement was submitted as part of the application that stated that the wood ceiling boards, soffit, and fascia boards were rotten due to water damage and beyond repair. The applicant is requesting to replace them with vented PVC materials on both the first and second stories. As stated above, wood elements should only be replaced when they are missing or beyond repair and the replacement should match the original in material and design. A substitute material may be acceptable for the replacement of original wood material if the Historic Landmarks Commission determines that the substitute or synthetic material will produce the overall character, appearance, and performance. Chapter 4, Section H.2. of the Historic District Design Guidelines, provides guidelines when determining the appropriateness of synthetic material and states that vinyl and aluminum siding is not acceptable as a substitute siding material. Moreover, vinyl has not been allowed to cover or replace wood materials except in cases where they existed at the time that a property was added to the District. Accordingly, staff recommends that the wood ceiling boards and soffit be replaced with like material and be painted white to match the existing color.

The applicant is also requesting to remove wood fascia boards on both the first and second floor of the primary façade and replace them with like material wrapped in white PVC materials. Additionally, the applicant proposes to repair a missing section of concrete located along the bottom right side of the second floor balcony. All sections of concrete below the second story balcony are also proposed to be wrapped in white aluminum to be continuous with the fascia. As previously stated, wood materials beyond repair should be replaced with like material. Metal is not an appropriate alternative material when replacing wood or when considering new siding or trim materials. Staff recommends that only the wood that is beyond repair be replaced with like material and be painted white to match the existing color. Additionally, staff recommends that the missing section of concrete be replaced as proposed but not be wrapped in metal.

At the rear corner of the property along the southern property line, the applicant is requesting after-the-fact approval for the installation of an enclosure to store trash cans to accommodate the multiple apartment units while visually concealing them from the street. The trash enclosure consists of two sections of 6-foot tall wood fence with capped posts at each end that connect to the existing privacy fence on the southern property line. The enclosure created is 6'8" x 25' in size with an 18' opening facing the rear yard to be able to store and pull out the trash cans. The opening in the trash enclosure is not visible from the public street due to the narrow side yard and the orientation of the opening being parallel with the southern boundary line.

According to the Guidelines, tall screen fencing is usually for side and rear yards where it is not

visible from the public way. The proposed fencing is visible from Grace Street; however, the location is in a rear yard and is typical of fencing that can be seen in rear yards throughout the District. The new fencing is also located adjacent to an existing 6-foot-tall wooden fence and is approximately 95 feet away from the sidewalk, which minimizes its visual impact from the street. Additionally, the applicant proposes to paint the fencing white, which is the appropriate treatment of wood fencing as outlined in the Historic District Design Guidelines.

Lastly, the applicant is requesting various exterior alterations that are minor actions and can be approved administratively but will be considered under this application. The applicant proposes to replace missing and rotten sections of the wood knee wall cap that are beyond repair on the first floor porch with new wood caps to be painted to match the existing in color. The applicant also proposes to repair a section of stucco on a column closest to Bank Street with like material and paint it to match the existing color. The replacement of wood with like material and the repair of stucco with like material is the appropriate treatment and is considered a minor action. Additionally, the applicant is requesting to install a white full view storm door on each unit door and proposes to replace each black wall light fixture at each unit door with a new wall light fixture to match the existing in color and style. Chapter 4, Section D.2. states that storm doors should mostly be glass so that it does not cover the original door and to paint the aluminum storm doors to match other doors and trim. The storm doors proposed are white full view, so the original doors will not be covered up and will be clearly seen. The storm doors will be white, which matches the existing trim color. The existing black jelly jar wall light fixtures at each unit door are proposed to be replaced with light fixtures to match the existing in color and style. All of these requested alterations meet the Historic District Design Guidelines.

Overall, the requested after-the-fact replacement of the first and second story wood porch ceiling boards and wood soffit with white PVC materials is not consistent with the Guidelines or actions elsewhere in the District; therefore, staff recommends denial of this request. Additionally, staff recommends denial of the request to replace wood fascia boards on the primary façade with wood wrapped in white PVC in addition to wrapping the concrete located at the bottom of the second story balcony.

As requested, the installation of two 6-foot-tall wooden fence sections in the rear yard is consistent with rear fencing on the property and in the District and is minimally visible from Grace Street. The enclosure also visually enhances the property by concealing the trash cans that serve the multiple unit apartment building. Lastly, the requested minor actions listed above meet the Historic District Design Guidelines.

Summary and Recommendations

Based on the previous findings of fact, staff recommends **approval** of the following actions and conditions in regard to Certificate of Appropriateness request, HLC2019-00047:

1. Replacement of wood ceiling boards and soffits on both the first and second floor porches on the primary façade with like material to be painted white to match the existing in color.
2. Replacement of sections of wood fascia boards on the primary façade that are beyond repair with like materials to be painted white to match the existing color. Documentation

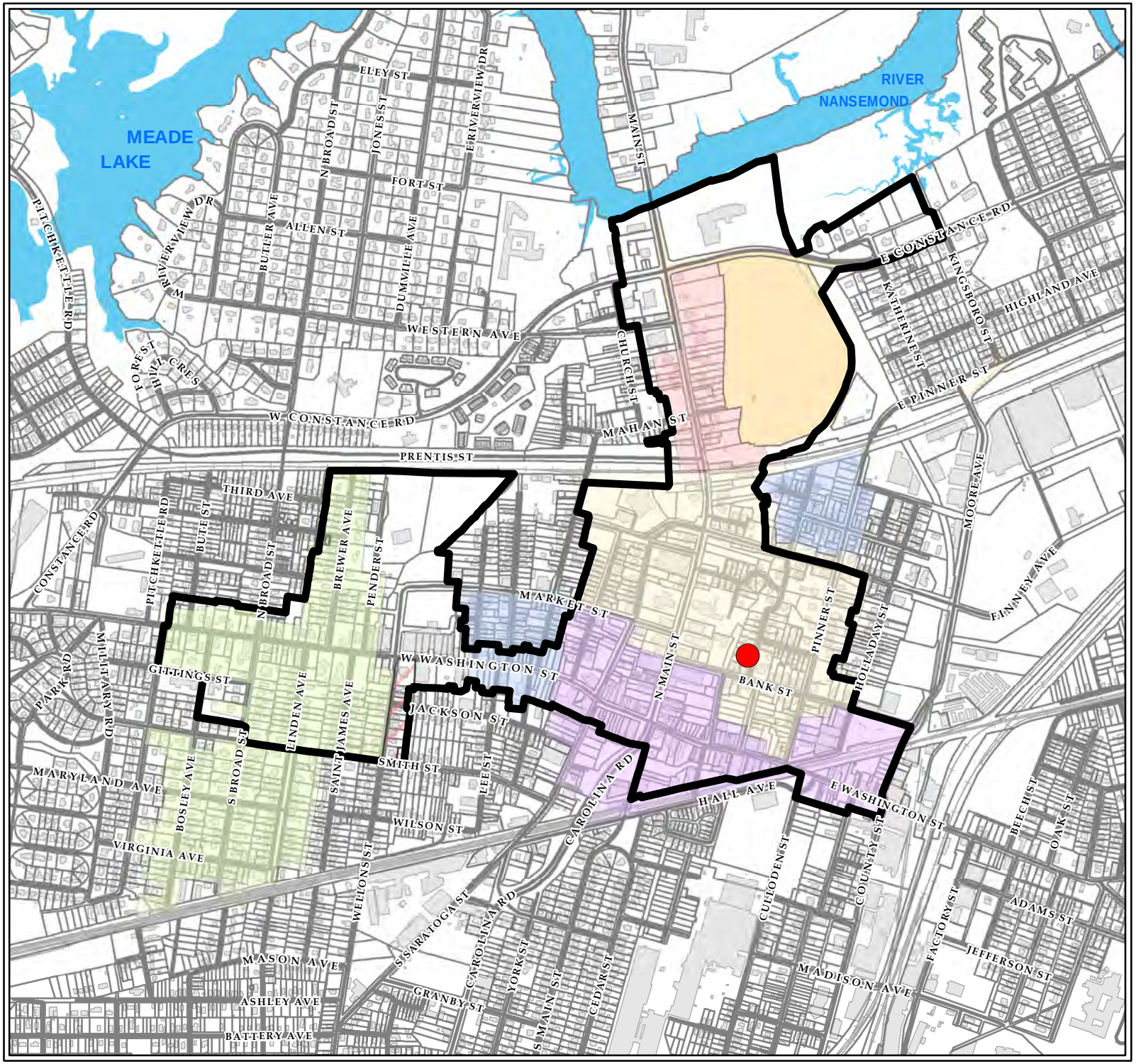
of deteriorated condition must be provided prior to removal of any remaining original material.

3. Repair missing concrete located along the right side of the second floor balcony.
4. Replace missing knee wall caps on the first floor with new wood caps to be painted the same color.
5. Repair a section of stucco on the column closest to Bank Street with like material to be painted to match the existing color.
6. Install a white full view storm door on each unit door located on the front façade.
7. Replace existing or missing black jelly jar light fixtures at each unit front door with a new wall light fixture to match the existing in color and style.
8. Install two sections of 6-foot-tall wooden fence with capped posts to create a trash enclosure 6'8" x 25' in size extending from the existing fence located at the rear corner along the southern property line. The fencing is to be painted white.

Attachments

cc: Justin Bush, Bush and Taylor, P.C., property owner

Suffolk Historic Conservation Overlay District & National Register Historic Districts



Legend

Type of Overlay

- Historic Overlay District

DISTRICT

- CEDAR HILL DISTRICT (2006)
- EAST WASHINGTON STREET DISTRICT (2002)
- Historic Overlay
- NORTH MAIN STREET DISTRICT EXTENSION (1998)
- ORIGINAL SUFFOLK DISTRICT (1987)
- SUFFOLK DISTRICT EXPANSION (2004)
- WEST END DISTRICT (2004)
- WEST END DISTRICT EXPANSION (2004)

HC2019-00047

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Parcel and Zoning information has been developed to provide a graphic representation of the Real Estate Property Tax Maps. The boundaries of any parcel may have been adjusted to provide a more visually pleasing presentation. User should refer to instrument of transfer (deed or plat) for legal boundary location and perimeter or area measurements.

Aerial Photography captured March 1999. A limited area of the City was reflown in March of 2001. The most up-to-date photography available was used to capture planimetric information.

N

1:12,500
1 inch = 1,042 feet

City of Suffolk Department of
Planning & Community Development
Updated : 1/24/2020

User Name: bsmith
Date: 1/24/2020

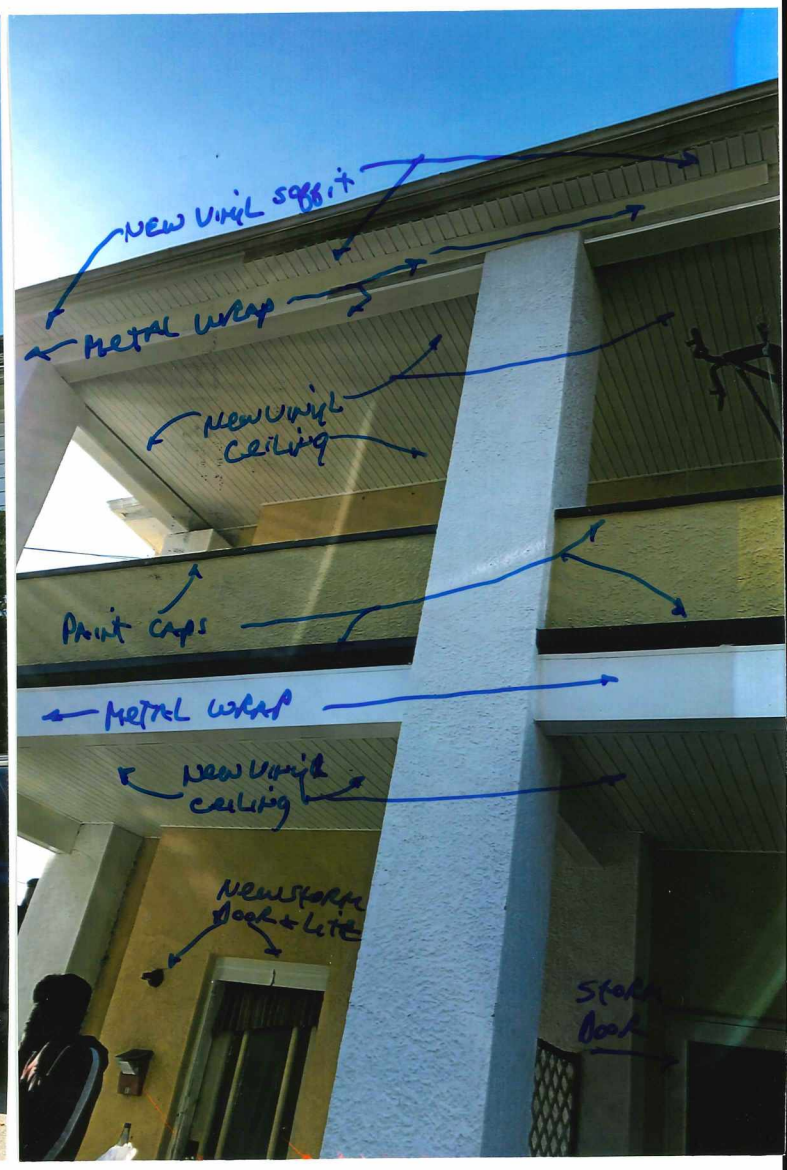
ZONING / LAND USE MAP
HLC2019-0047

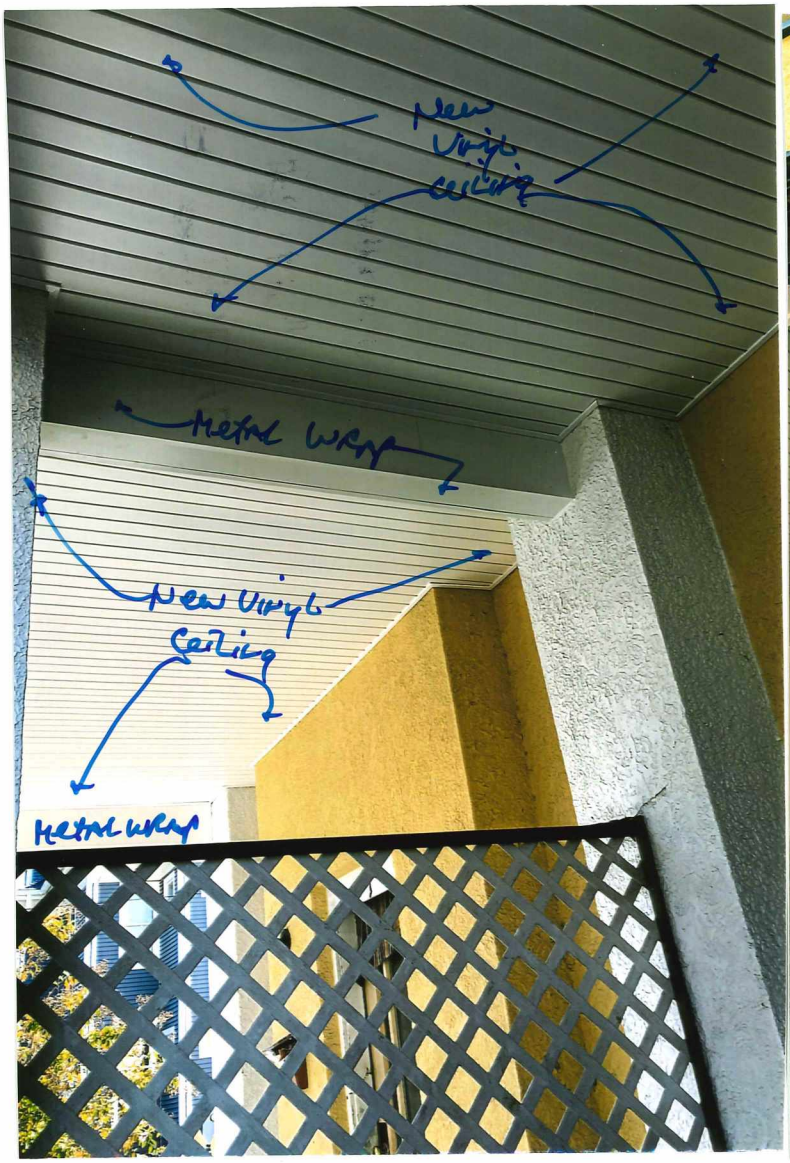
User Name: bsmith
Date: 1/24/2020

METAL WRAP
NEW VINYL SOFFIT
PAINT CAPS
205 WRAP
METAL
NEW VINYL CEILING
METAL WRAP
PAINT CAPS

NEW VINYL SOFFIT
STORM DOOR
METAL WRAP
205
STORM DOOR
FIX STUCCO

STORM DOOR
NEW LITE
STORM DOOR
NEW LITE
NEW CAP


NEW VINYL SOFFIT
METAL WRAP
NEW VINYL CEILING
PAINT CAPS
METAL WRAP
NEW VINYL CEILING
NEW STORM DOOR + LITE
STORM DOOR


New Vinyl ceiling
Metal wrap
New Vinyl ceiling
Metal wrap

Metal wrap
Fix concrete
New Vinyl ceiling
Storm door
New Light

New Vinyl Soffit
Metal Wrap
New Vinyl Ceiling
Paint Cap
Replace Missing Concrete
New Vinyl Ceiling
Paint Cap

New Vinyl Soffit
New Vinyl Ceiling
Storm Door
Paint Caps
Metal Wrap
New Vinyl Clg
Fix Stucco
Storm Door
Paint Caps

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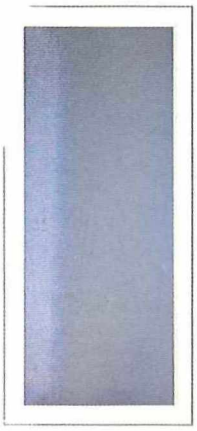
DEC 16 REC'D
PLANNING

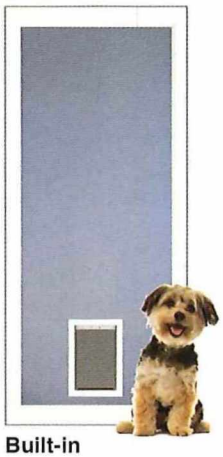
Classic

All the dependable features you expect in a fullview storm door plus a 2-closer system with hold-open button on bottom.



Fullview with screen

36-in x 81-in
32-in x 81-in
custom SIZES AVAILABLE



Built-in Pet Door

8-in x 12-in pet flap

36-in x 81-in
32-in x 81-in

Hold Open Closer
- Holds door open with tap of toe
- Top closer adds dependable opening and closing

Secure Elegance®

Premium construction with 1-5/8-in thick frame • Dual heavy duty weatherstrip • Multipoint lock with matching handles offer enhanced security protection • EasyHang® Installation gives you the confidence to install it yourself • Limited Lifetime Warranty protection*

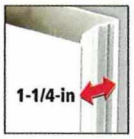
Protection
$1000 break-in protection guaranteed with engineered glass security layer. See an associate for details.

Glass
Engineered glass inner layer blocks harmful UV rays and protects the inside from fading.

Secure Locking
Secure 3-way locking hooks for protection against forced entry.

Williamsburg

Interchangeable glass and screen for seasonal ventilation
- Heavy duty weatherstrip
- EasyHang® Installation gives you the confidence to install it yourself • Limited Lifetime Warranty protection*



Construction
Durable construction with heavy-duty aluminum frame.

2 Handle Finishes
Matching handles inside and out with BUILT-IN deadbolt lock.

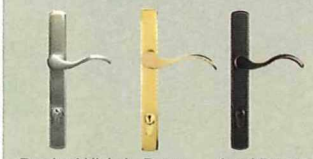
Straight

Brushed Nickel | Aged Bronze | Matte Black

Matching handles inside & out with BUILT-IN deadbolt lock.

EasyHang®
No cutting gives you the confidence to install it yourself.

Secure Elegance®



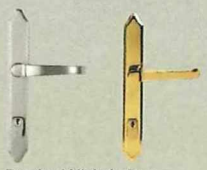
Brushed Nickel | Brass | Aged Bronze

White | Almond | Sandstone | Brown | Black | Green | Cranberry

36-in x 81-in
32-in x 81-in
custom SIZES AVAILABLE

KeepSafe® Glass

Williamsburg



Brushed Nickel | Brass

White | Almond

36-in x 81-in
32-in x 81-in
custom SIZES AVAILABLE

Clear Glass

* Visit the Lowes.com product detail page for additional warranty information.

HLC2019-00047 205 Grace Street

Black wall light to be replaced with a new black wall light to match in style and color.

205 Grace Street

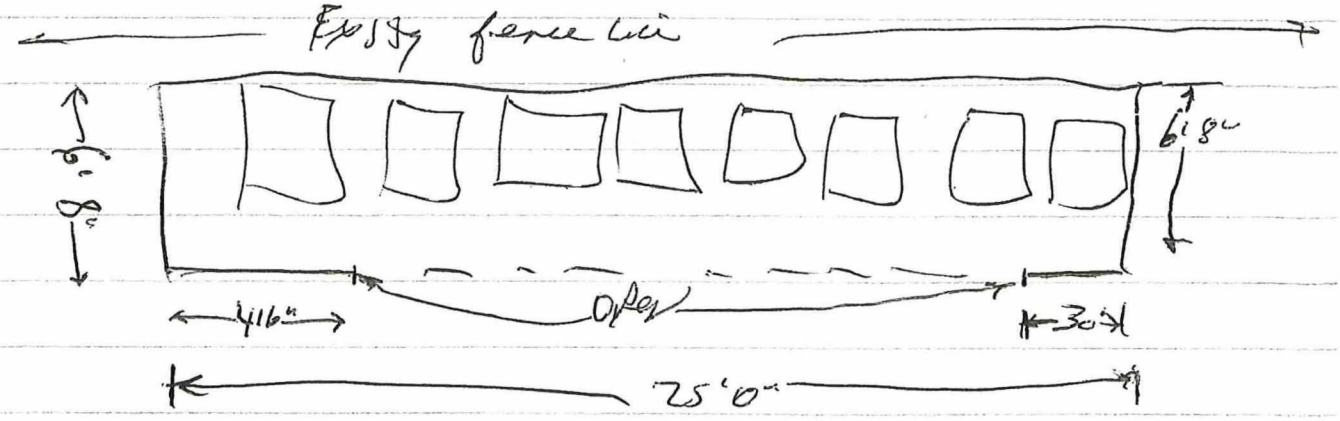
RECEIVED
JAN 24 2020
PLANNING

03/04/2019

TO: GRACE BRAZIEL | FROM: JOHN WEAVER / 757 717 4756

* TRASH ENCLOSURE @ 205 GRACE ST. |

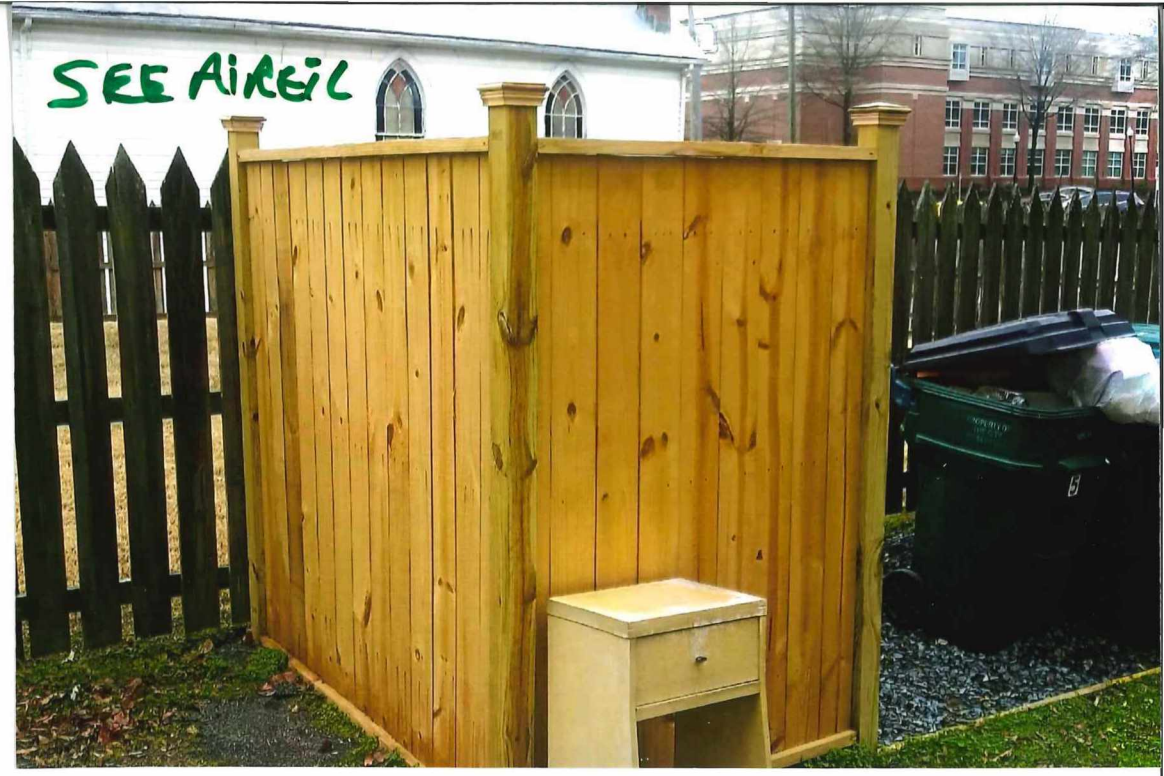
* ENCLOSURE TO BE PAINTED WHITE *



RECEIVED
JAN 24 2023
PLANNING

HLC2019-00047 205 Grace Street

Street view of the trash enclosure from Grace Street.


SEE AIREIL

SEE AIREIL
1
6

PROPERTY MAINTENANCE CODE ENFORCEMENT UPDATE
FEBUARY 2020

ADDRESS	CODE VIOLATION(S)	STATUS
342 N MAIN ST	PROPERTY MAINTENANCE - PEELING AND PEELING PAINT - DETERIORATED ROOF - DETERIORATED PORCH - DETERIORTAED EXTERIOR WALLS	COURT CASE CONTINUED UNTIL 3- 5-20.
123 WELLONS ST	PROPERTY MAINTENANCE - PEELING AND PEELING PAINT	CITED ON 1-30- 20.
179 E WASHINGTON ST	PROPERTY MAINTENANCE -DETERIORATED EXTERIOR WALLS -DETERIORATED WINDOWS AND DOOR.	COURT CASE CONTINUED UNTIL 3-5-20.
131 CLAY ST	PROPERTY MAINTENANCE - DETERIORATED EXTERIOR WALLS - DETERIORATED EXTERIOR DOORS -DETERIORATED FRONT PORCH -DETERIORATED ROOF	THE NEW PROPERTY OWNER IS IN THE PROCESS OF SUBMITTING AN APLLICATION FOR A COA. NOTE. AWAITING STRUCTURAL ENGINEER REPORT FOR THR REAR FOUNDATION
127 BREWER AVE	PROPERTY MAINTENANCE - PROPERTY MAINTENANCE - PEELING AND PEELING PAINT ON WOOD SURFACES - DETERIORATED ROOF AND GUTTERS - DETERIORATED PORCH - DETERIORTAED EXTERIOR WALLS -DETERIORATED RETAINING WALL AND MASONARY	COURT CASE CONTINUED UNTIL 3-5-20

Zoning
Case Activity Report
February 2020

PROPERTY OWNER(S)	***LOCATION***	***VIOLATION(S)***	***JUDGEMENT***	***INSPECTOR***
Andres Evelio	131 Clay St	Doing work without an approved COA	NOV sent 7/18/2019	Matt
JANICE L SIGNORE TR	128 Brewer Ave	Doing work without an approved COA	NOV sent 1/23/2020	Christine
Justin Thomas Bush, Reg. Agent	205 Grace St	Install trim and fence, no COA	NOV sent 11/7/2019	Christine

HISTORIC CONSERVATION OVERLAY DISTRICT
GENERAL CERTIFICATE OF APPROPRIATENESS

Application Number: HLC2020-00002

THIS CERTIFICATE MUST BE POSTED IN A VISIBLE LOCATION ON THE PREMISES

This is to certify that the following actions meet the requirements of Section 31-413 of the Unified Development Ordinance:

Property Address: 308 W. Washington Street
Tax Map #: 34G17(A)*132
Property Owner: Charles Parr
Owner's Address: 1119 Pine Valley Drive
Zoning District: CBD, Central Business District, and HC, Historic Conservation Overlay District

The following actions/conditions are approved:

1. Replace the existing black bitumen and metal roof, which is not visible to the right of way, with a white TPO membrane roof.

THIS CERTIFICATE IS VALID FOR SIX (6) MONTHS. THE APPROVED ACTION(S) MUST COMMENCE WITHIN SIX (6) MONTHS UNLESS AN EXTENSION IS GRANTED BY THE HISTORIC LANDMARKS COMMISSION OR THE ADMINISTRATOR.

Signed: _____
(Zoning Administrator)

Date: 2/5/2020

Signed: _____
(HLC Secretary)

Date: 2/5/2020