

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, March 21st, 2017. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Ronny Prevatte, Mr. Russell Hill, Mr. David Goodrich, and Mr. Gary Hess. Mr. Chris Torre, Vice Chairman and Ms. Julia Hillegass were absent. The staff members present were Mr. William G. Saunders IV, Planning and Zoning Administrator, Mr. William H. Riddick III, Town Attorney, and Mr. Joseph Reish, Planning Technician. There were seven (7) citizens present. The media was not represented.

Chairman Gwaltney – Ladies and gentlemen, we will call our March meeting of the Board of Historic and Architectural Review to order. I would like to welcome everyone tonight. The first item on our agenda is the Planning and Zoning Administrator's Report.

Planning and Zoning Administrator – Thank you, Mr. Chairman. 502 Grace Street was before you last month for an application for the demolition of Landmark structures. It is on appeal, automatically, to the Town Council. It is on their April 4th Town Council agenda. You may see the notice in the newspaper for the next couple of weeks. It will not be a public hearing at Town Council; however, comments can be made about that item during citizen comments at that meeting. I would also like to say, with regret, that I will probably be leaving this Board as its staff representative and turning it over to the capable hands of Joseph Reish. He has filled in for me from time to time. I am shifting some of my duties around to make some time for some larger projects that have been postponed. This is one of the things that is a result of that. I will still be helping Joe put the packets together. He has already been doing a lot by working with the applicants. He has been delivering and assembling the packets. He also staffs the Board of Zoning Appeals. He is no stranger to meetings. This will probably be the last meeting of my tenure; however, I will fill in for Joe if he needs somebody to fill in for him. That is all I have tonight, Mr. Chairman.

Chairman Gwaltney – Thank you. I would like to say that we welcome Joe to this new position. We will, very much, miss the guidance and assistance of Mr. Saunders who has been a very helpful piece of this puzzle as many of you understand and know. We look forward to good changes and still having you on board to help when we need it. Our next item is Upcoming Meetings and Activities. They are listed on the agenda. The next item is Public Comments. Is anyone signed up for public comments?

Planning and Zoning Administrator – Yes, we do. The first one is Ms. Robbie Younger.

Chairman Gwaltney – Please come to the podium and state your name and address.

Ms. Younger – I reside at 19001 Farm Road in Smithfield. I also own 324 Main Street with the Painted Garden Gallery. I have been there for eighteen (18) years. I am here to support Bonnie and Stuart Resor in their application to build a craftsman style home on Cockes Lane. I have seen the beautiful work they did on Cedar Street. It was the home that Mr. Bob Redlin had bought. I believe they really add to the community. We need more people like that. I think it is a lovely building. I think it would really add to the historic district. I hope that you will go forward and let them come. The more we get like this; it will continue to add to the historic district. It will make it beautiful as it is. I just hope you go forward with their plans and let it happen. Thank you.

Planning and Zoning Administrator – Our next speaker is Ms. Betty Clark.

Ms. Clark – I live at 120 North Church Street. I am also here to support Bonnie and Stuart Resor's application for 252 Cockes Lane. I believe it was this Board that decided that the red barn behind the Smithfield Inn should be torn down. It is a Contributing structure. If that can be torn down, should we give them grief for wanting to build a nice little cottage in the historic district that will only help beautify the historic district? Thank you.

Planning and Zoning Administrator – The next speaker is Mr. Stuart Resor. If you want to talk about something other than your application, you can come on up. If not, you can wait until your application is presented.

Mr. Resor – I will wait.

Chairman Gwaltney – Are there any other public comments? Hearing none, we will move to Board Member Comments. Are there any comments from the Board? Hearing none, we will move to New Construction – Single Family Home – Lot 252 -116 Cockes Lane – No Designation – Stuart and Bonnie Resor, applicants. This property is a vacant lot with no designation. Could we have a staff report please?

Planning and Zoning Administrator – Yes, sir. There have been some changes from the previous meeting. Currently, it is a proposal to construct a +/- 2168 square foot single family home. The proposed materials include dark blue Hardie Board clapboard siding which will be extended over the foundation on the sides and rear. Before, it had

painted split face block. The trim is white wood. The soffit is white Hardie Board. The fascia is white wood. The roof is dark grey architectural shingles. There will be copper on the cupola. The windows are Pella double hung vinyl windows with top row grills with dark red accents on the sashes. The exterior door is stained wood with raised panels and lights. The foundation front is now a brick veneer rather than the faux brick that was proposed last time. The front porch will be concrete with white vinyl columns and stained wood steps. You have a number of enclosures in your packet to go along with that information.

Chairman Gwaltney – Is there someone here who would like to speak on this application?

Mr. Stuart Resor – We live at 2102 Governor's Point Drive in Suffolk. Good evening, members of the Board of Historic and Architectural Review, Mr. Saunders, Mr. Reish who we meet with frequently, and Mr. Riddick who we see often. We thank him for his service to the town. I would like to thank the speakers who came up here and spoke in our favor of my application. I would like to introduce Bonnie as well. She is as much involved in every detail as I am. When we were last here, there were a number of suggestions. We followed very closely everything that was said. Mr. Saunders helped us, word by word, through that. We had some notes but went over it in more detail. We have changed the game plan without compromising our design. We are no longer going to propose any phased sections of the project. What you see there is what we will build in one phase. We have deleted the Phase 3 garage element. I do not think there have been any garages on Cockes Lane. If a buyer, at some point in time, wants to add that on they can. We moved the house to the center of the lot. We have combined it all into one single element. We have added a shed. For the record, this property will be 116 Cockes Lane. This lot is one of the few vacant lots in the historic district. I would be curious to know how many new homes come before the Board that are in the historic district, not remodels; but completely new homes. How often do you see that?

Chairman Gwaltney – Not many; but it happens now and then.

Mr. Resor – The property was part of a much larger lot years ago that included the William and Eliza Cocke Manor. It was built right where the Visitor's Center is currently. We are not going to go into that history tonight. We have researched it pretty thoroughly. If anybody wants more information on that, we are available. We will be giving a little presentation at the museum in May or June on it. As Mr. Saunders

mentioned, we have Hardie Board pretty much all the way to the ground. We are not going to have exposed block as we had on the previous design. We are going to go with the vinyl columns on the front as Mr. Prevatte suggested. They will be very permanent. The railings though will probably be a wooden railing design. We now have quarter inch (1/4") plans available for those who want to see them. We have a brick veneer sample here. We think it will fit in nicely with the area. The grout color will be sort of a tan/grey color. The water table or contour brick at the top will be sort of like what you see at Bill Riddick's office. The Hardie Board will be the dark blue color. The accent colors on the windows will be red. There will be no casement windows. These windows will probably be made by Pella like we used at the Pretlow house. They are a double sash window. They should tie in very nicely with the historic district. They will echo very nicely the windows right next door in the Alfred Godwin house. We are going to call it a craftsman style house for those that were confused on the style. We are going to build it all in one phase. That is our game plan. There will be historic touches throughout the project. We should blend in nicely with the existing homes in the community. We are also receiving very positive feedback from Public Works and the Town Manager about some improvements to Cockes Lane. Nothing is set in concrete; but in the process of doing this project our surveyors surveyed all of Cockes Lane. They went all the way from Main Street down to Cedar Street and all the way up Drummond Lane. There is hardly a corner out there that they have not already located. The town has agreed to try and step forward with a survey of all of Cockes Lane. There is a light directly in front of the house. It is a Cobra type light in front of what is just a vacant lot. We got positive feedback from the town on that to try to come up with a historic type light to replace it. They are going to try to tack on repaving Cockes Lane when they finish fixing Main Street. It will make a huge difference to us and our project. They are going to put new signage out there. There is no sign at all at the bottom side at the low end. There is no one way sign. They are going to have the street sweeper go down Cockes Lane. They are, hopefully, going to participate in a historic marker on Main Street that honors the incredible life and service of Lt. William Cocke. The neighbors seem to all be okay with this project. We have had no negative feedback of any kind. They were all invited. To sum up, it will all be built in one stage. There will be a central access that the design balances on. We have a big lot. There are no houses right up against us. There is tons of room before you get to Main Street. This house will set an example and will influence

other things that other people may come to the town to do. We hope to set the bar high.

We are open to any questions that you may have.

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

Mr. Hill – You are talking about using white wood on the fascia. What is it actually?

Mr. Resor – It will be a clear pine.

Mr. Hill – Are you going to paint it?

Mr. Resor – It will be pre-primed and painted on site.

Mr. Hill – Have you considered using an Azek material or something of that nature?

Mr. Resor – We have; as well as the decking on the porches. At this point, we have not chosen that material.

Mr. Hill – The reason I ask is because of the columns on the front porch. You did a good job with everything you presented; but the columns probably ought to be made out of Azek material or a MDF material instead of a vinyl to stay historically correct.

Mr. Resor – That is fine with us.

Mr. Prevatte – You can get fiberglass that looks like wood. It paints up just like wood. It is called Permacast.

Mr. Resor – We were offered columns from one of the Thomas Jefferson's projects. The price was fifteen hundred (\$1,500.00) dollars. We did not take it. They were a little beat up.

Mr. Hill – They are very easy to make out of a 1 x 6 or 1 x 8 to make square columns. It is not hard to do. You can wrap a 4 x 4. I have several houses on Washington Street that I did them on. You can ride by and look at them. All of it is Azek or MDF material on those houses including the trim and everything.

Chairman Gwaltney – I have a question to see if I am reading this right. On the rear of the house, the drawing has a reference to windows like on the front.

Mr. Resor – That is just sort of x-ray vision as seen through to the back. There will be no dormer on the rear.

Mr. Hess – I have just one question. Is that display board that the house is sitting on to scale with the lot?

Mr. Resor – The cork layers are exactly to the topography scale.

Mr. Hess – You are right. It is a good size lot.

Mr. Resor – The lot was never a shiny mowed lawn. It has always been just a kind of forgotten heap. We took eleven (11) tires out of there. It was the very first thing we did. We are still dragging stuff out of there. It is never going to go back to that.

Mr. Goodrich – Mr. Chairman, I move that we accept the proposal as presented.

Mr. Prevatte – Second.

Chairman Gwaltney – A motion has been made and properly seconded that we approve the application as presented. On call for the vote, five members were present. Mr. David Goodrich voted aye, Chairman Gwaltney voted aye, Mr. Gary Hess voted aye, Mr. Russell Hill voted nay, Mr. Ronny Prevatte voted aye. There was one vote against the motion. The motion passed.

Chairman Gwaltney – The motion has passed.

Mr. Resor – Thank you.

Mr. Goodrich – Mr. Resor, what is the timeline for beginning construction?

Mr. Resor – Our next move is to get a variance on the front yard setback. We cannot build way down on the lot. It is not going to work too good. Assuming we clear that, we are going to go through a very thorough cost study. We have to get some geotechnical engineering as there is uncompacted fill. We will also need structural engineering. We will have to go through the permit hoops with the town and the county. Do not expect anything real soon except our cleanup of the property. We would hope to build the little shed so we have a good spot to lock things up. One of the neighbors is letting us use their porch. Is there any precedent for building a shed first?

Chairman Gwaltney – I was going to make the comment that while we have approved the house; we have not approved the shed. It is not in the application.

Mr. Resor – We will come back for that.

Chairman Gwaltney – It will require another application for that structure.

Planning and Zoning Administrator – Zoning wise, we do not have an issue allowing you to put a shed on there before the house is built as long as the Board approves the design and you get the proper permit for it. You can put that first.

Chairman Gwaltney – You can get with the Planning Technician about getting that application done.

Planning and Zoning Administrator – We will need the same information as far as materials and colors as we needed for the house.

Planning Technician – Mr. Chairman, when Mr. Goodrich ask about the timeframe, we typically allow one (1) year to start and two (2) years to finish. If you do not finish in two (2) years, we put the applicant back in front of the Board. My recommendation is that you plan on having it done in two (2) years.

Mr. Resor – Thank you.

Chairman Gwaltney – I compliment you on your model and your display. It is quite nicely done. We do not usually get all of that. Our next item is Garden Shed (After the Fact) – 144 Sykes Court – Non-Contributing – Remigio Holmes, applicant. Could we have a staff report please?

Planning and Zoning Administrator – Yes, sir. This is an approval, after the fact, for an 8 x 10 garden shed at 144 Sykes Court. They initially built it with materials that were not acceptable in the historic district. They have altered their plan now and propose to use wood siding white in color. I believe it will be a T1-11 style product. The trim is wood painted white. There will be grey or black architectural shingles on the roof. They will have a wood door painted white and wood window painted white. You have a picture in your packet of a different shed that was approved by the Board a few years back. It is next to Hallwood Properties at the corner of Grace and Cary Streets in the back yard. It is a similar T1-11 wood, white window, white door, and dark architectural shingles. This is what they propose to try to do a similar product to.

Chairman Gwaltney – Do we have anyone to speak on this? Please state your name and address for the record.

Ms. Monica Celaya – Good evening. I live at 144 Sykes Court. I am the roommate of Remigio Holmes who also resides at the property. We are here to present the construction of the shed. First off, we definitely apologize for the building after we received notification. We were definitely not aware of the process. We would like to make our apologies. We definitely plan to make the needed corrections in order to be approved by the Board. Mr. Holmes talked to Mr. Reish about all of the details leading to the change for the garden shed. We are here to take any notes or feedback from the Board. Hopefully, we will be able to get it approved so we can still have a shed for the household.

Chairman Gwaltney – Are there any comments from the Board?

Mr. Hess – If you get approval, how long will it take for you to have it redone?

Ms. Celaya – I would say no more than three (3) to four (4) months just because of the weather.

Planning Technician – They would also get the standard one (1) year to start and two (2) years to finish provided it is approved.

Chairman Gwaltney – I can picture the changes. We know it will be T1-11 and have shingles on it. One of the things I noticed about it was the foundation. I do not know if this was stick built or if you folks did it yourself. It is just sitting on some concrete blocks. I am not an expert on foundations; but my only concern was if it is stable. I am not sure how long it has been there. The foundation, to me, did not appear super solid. I know that is not part of your application. While you are doing this work, you may want to look at fixing that. My concern would be if a hurricane comes through and it's laying on its side the next morning or something like that. The foundation did not look real solid. I know that sheds are usually brought in on skids and set blocks. It just did not look real solid. I guess the most I can do at this point is to encourage you to explore that part of this building while you are doing the other work.

Ms. Cathy Celaya – I live at 144 Sykes Court. I just wanted to add that the other reason we put it on blocks from the beginning was because we are renters. So, we are just trying to add to the property. We spoke to the landlord and he gave us the go ahead without us knowing that we had to come before the Board. Part of it, was the fact that it was removable which is why it is not on a firm foundation; but we can add to the foundation if we need to.

Chairman Gwaltney – I do not mean that you have to do brick and mortar with footings. It just did not look solid and I do not know how else to say it.

Mr. Hill – Was it a pre-built building that was brought in and put there?

Ms. Celaya – Our roommate, Remigio Holmes, built the shed. He was the one that filed the application.

Mr. Hill – My suggestion is to just put down two (2) anchor tie downs with a strap on each side of it. It will keep the cost down from doing a solid foundation. You would still be able to remove it later on. It is required by code.

Ms. Celaya – Okay.

Mr. Prevatte – Is the frame salt treated?

Chairman Gwaltney – The frame is already there.

Mr. Prevatte – I have not looked at it.

Planning and Zoning Administrator – It has particle board walls. They need to put something more appropriate on the outside of it.

Chairman Gwaltney – It is visible from two (2) streets. So, I am glad you are here to try to rectify this. We understand that people do not always know all the rules. You are renting the house and do not own the house. I applaud you for coming and wanting to make it right. This is our advice on how to do that. Are there any other comments or questions on this item?

Mr. Goodrich – I would like to make a motion to approve as presented.

Mr. Hill – Second.

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

On call for the vote, five members were present. Mr. David Goodrich voted aye, Mr. Gary Hess voted aye, Mr. Russell Hill voted aye, Mr. Ronny Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – We will now move to Historic District Designation Review – Cedar Street, Chalmers Row, and North Church Street. Our Planning and Zoning Administrator will present the information.

Planning and Zoning Administrator – We have been off of this for a while. We do not have a bulky packet for you. We are going to try to do it digitally, henceforth. Again, in case anybody missed it, we did put the slideshow in the packet on the website even though they are not in your hard copy packets. We will go through them tonight and see if there is any discussion or concerns with the staff recommendation on any of these. I am just going to go through these and if anybody wants to stop and discuss one feel free to stop me.

1 – 24 Cedar Street - Cedar Street Apartments – no designation. Recommended designation is Non-Contributing.

201 Cedar Street – Trinity Methodist Church – Landmark. Recommended designation to remain a Landmark.

223 Cedar Street – This used to be the old Pretlow Cultural Center. It has been turned into a residence. It is currently Contributing and recommended to stay Contributing.

225 Cedar Street – Currently Contributing. Recommended to remain Contributing.

301 Cedar Street - Currently Contributing. Recommended to remain Contributing.

304 Cedar Street – Currently Non-Contributing. We wondered if it was an oversight because it is very similar to another home on the street that is Contributing. Staff recommends bumping it up to Contributing like its mate elsewhere on the street.

325 Cedar Street – Current designation is Non-Contributing. This is a more contemporary home. Recommended to remain Non-Contributing.

327 Cedar Street – This is another contemporary home adjacent to Chalmers Row. Staff recommends it to remain Non-Contributing.

509, 511, 513 Cedar Street – This is the Patriots Landing Apartments. Currently they are no designation. Staff recommends Non-Contributing.

Planning and Zoning Administrator – That completes Cedar Street.

Chairman Gwaltney – Could you refresh us on no designation please?

Planning and Zoning Administrator – No designation is when something is built new and it was not already in the ordinance as something. No designation is just that; it does not have a designation yet because it is new construction since the last survey was done. Our next street is North Church Street.

111 N. Church Street – This is Smithfield Foods Engineering building. It is currently Contributing and recommended to remain Contributing.

113 N. Church Street – This is the old firehouse. It is now apartments and commercial properties. It was Non-Contributing. Staff recommends bumping it up to Contributing.

117 N. Church Street – Smithfield Winery. It was Non-Contributing. Staff recommends bumping it up to Contributing. (The BHAR consensus was for this to remain Non-Contributing – see discussion pages 12 – 21)

119 N. Church Street - Currently Contributing. Recommended to remain Contributing. (Due to certain architectural features)

120 N. Church Street – Currently Non-Contributing. Recommended to remain Non-Contributing.

121 N. Church Street - Currently Non-Contributing. Recommended to remain Non-Contributing.

Mr. Hess – I have a question about 121 North Church Street. It is part of the Smithfield Winery. When they finish with the renovations that we approved some time ago, will it be reviewed again? Will all three (3) of those units, that the Smithfield Winery has, be designated the same?

Planning and Zoning Administrator – They are three (3) different units and will remain three (3) different units as far as the designations. By the time you all get around to reviewing designations again, if they have made all of those approved changes, you may want to raise their designation at that time.

201 N. Church Street – Currently Non-Contributing. Recommended to remain Non-Contributing.

210 N. Church Street - Currently Non-Contributing. Recommended to remain Non-Contributing.

213 N. Church Street - Currently Non-Contributing. Recommended to remain Non-Contributing.

217 N. Church Street - Currently Non-Contributing. Recommended to remain Non-Contributing.

220 N. Church Street - Currently Non-Contributing. Recommended to remain Non-Contributing.

221 N. Church Street - Currently Non-Contributing. Recommended to remain Non-Contributing.

223 N. Church Street - Currently Non-Contributing. Recommended to remain Non-Contributing.

225 N. Church Street - Currently Non-Contributing. Recommended to remain Non-Contributing.

Planning and Zoning Administrator – We will now move on to Chalmers Row. We had a tough time with this one. So many homes have come and gone on this street. The lots have been changed around. It was tough to figure out what houses were there and what were not there and when they were built. We had to do a bit of research to get this straightened out on Chalmers Row.

203 Chalmers Row – Currently is Non-Contributing. Recommended to change to Contributing.

205 Chalmers Row - Currently Non-Contributing. Recommended to remain Non-Contributing. It is a more contemporary home.

207 Chalmers Row – Currently has no designation. Recommended to change to Non-Contributing.

211 Chalmers Row - Currently has no designation. Recommended to change to Non-Contributing.

212 Chalmers Row – Currently Non-Contributing. Recommended to change to Contributing.

215 Chalmers Row – Currently Contributing. Unless there was a mix up in the address, we wondered why. We recommend this one be changed to Non-Contributing.

Planning and Zoning Administrator – Those are all that we have for tonight. If there are no concerns or comments, we will add these recommendations to the list. At the end of all the streets, we will take a vote on the whole package.

Mr. Hill – I have a question. For the houses that have gone to Contributing, do they have vinyl windows in them or do we know that? I ask because Contributing houses in the historic district are not supposed to have vinyl windows. Is that correct?

Planning and Zoning Administrator – Typically, the Board has been more lenient as far as windows go on everything but Landmark properties to some degree. If you are looking at a house that gets a certain amount of stature at, say, one hundred (100)

years old and this survey was done thirty (30) years ago, the house that was seventy (70) or eighty (80) years old might be one hundred (100) years old now. Some that were Non-Contributing then were still built at the turn of the century and might now be one hundred (100) years old. Even if someone has come along and put vinyl windows in or something, we still recommend the change because it is a more historic structure than some of the newer construction.

Mr. Hill – I was just curious that if we changed some of them would we have a problem later on down the road. Somebody could say that someone else has it on their house and they are Contributing and I am Contributing. I just do not want to open up a can of worms.

Chairman Gwaltney – I also have a question. I am sort of curious as to how staff processed this. As long as we monitor it, it is a good thing. There is a lot of refurbishing, renovations, and development of buildings in the historic district. I am questioning you all, as staff, as you look at these and make your decision. Some of these are built around the same time and are the same age. Certain ones have had changes made to them and it appears that some of them have now become Contributing while others have remained Non-Contributing. It leads me to think that the façade has changed and that somehow changes the status of the property; but I also saw other buildings that are not, to my knowledge, extremely old but look like there has been some work done to them and the facades maybe have been embellished. They have had notable changes to them and their status has moved up. I guess I am trying to figure out if you were looking at the building for what it possibly originally was or are you looking at the way it looks now? I feel like I am seeing some of them going both ways.

Planning and Zoning Administrator – Would you like to discuss any of them? To some degree, it is both. We are not just going by the age of the home. If someone has chopped off every element of the house that was a feature that might have some architectural significance and is just a box now, it counts against it. We are not going to take something that somebody built very recently, even though it is nice, and make it Contributing because it does not have the age to it. Which street would you like to go back to?

Chairman Gwaltney – It is the first house on Chalmers Row. I hope I am remembering it correctly. You had said you had a lot of trouble with it.

Planning and Zoning Administrator – We had a lot of trouble with the whole street. So many homes have been demolished and so many have been replaced. The addresses had changed on them all. It was tough to sort out the whole street.

Chairman Gwaltney – I am looking at the house and I do not think it is unattractive. It certainly has a particular type of architecture that it represents to me; but I do not think it is the architecture from the original building.

Planning and Zoning Administrator – Unless I am mistaken, it is an old house.

Mr. Hill – It probably is old. The footprint has not changed. It is an old house and the porch is original.

Planning and Zoning Administrator – It is a vernacular house dated between 1890 to 1910 according to the survey from twenty (20) years ago. It is a one hundred (100) year old house. It has architectural features that are historic but it is also one hundred (100) years old. There is another home on the street that has gingerbread features but it is a contemporary house. It has the look of a vernacular but it is a contemporary house. There is another that is a vernacular from the turn of the century. While it does not have amazing features, it is a one hundred (100) year old house. Again, we are just making recommendations. It is up to you all if you want to change them. We are putting forth our best idea. If you all want to make changes to that, it is your decision. There is another one that, obviously, was improved amazingly; but it is also a historic building in the town being the old fire department from around 1939. It is not one hundred (100) years old yet; but I can see how we might bump it up. We do not have a date on another one. It was Non-Contributing before; but because of the improvements to it and knowing that it is an older building, we recommended Contributing. If you all think it should stay Non-Contributing, we will certainly understand.

Chairman Gwaltney – My comment is not that it should not be Contributing. I just want to make sure that we are all on the same page about why we would decide that we would upgrade that building. It is more attractive than it was; but is that the criteria?

Mr. Hill – It has the historical age of the house.

Planning Technician – Mr. Chairman, if I may, some of them were bumped up from Non-Contributing to Contributing based on age alone. We looked at what it looked like; but when the survey was done twenty-five (25) years ago some of those homes are now changed based on age alone.

Chairman Gwaltney – I can understand that.

Planning and Zoning Administrator – In the staff report, I added some information about the designations. Non-Contributing structures are those that were built less than fifty (50) years ago or have been altered to such a degree that they are no longer representative of the period in which they were built or are in such poor physical condition that their retention is difficult. A majority of the Non-Contributing buildings were built at an appropriate scale and of material compatible for the district. However, unlike the earlier buildings, many of the newer commercial structures are dominated by large parking lots and a number of Non-Contributing residences have deeper setbacks than neighboring historic dwellings. Contributing properties contribute to the historical character of the town; but, do not contain certain Landmark structures. It can be whatever elements you think relate to a contribution to the historic character of the town. It can be age, design, or a combination of the two. Landmark structures are all from the 18th century to pre-Civil War. Structures with architectural significance from the period after the Civil War shall be considered Landmark structures. This is from our guidelines. The ordinance, itself, is similar. It states: 'all structures designated on the map are structures from the 18th century to pre-Civil War or structures of architectural significance from the period after the Civil War shall be considered as Landmark properties designated as properties which contribute to the historic character of the town but which do not contain Landmark structures shall be known as Contributing.' It is pretty broad. I think if you feel that this contributes to the district now compared to what it was before the Winery fixed it up then you are justified in moving it up. If you do not think it has met that standard then you can leave it as Non-Contributing.

Town Attorney – I think it is very subjective. I will give you a really hard one. How about my office building? It is twenty-three (23) years old. It was built to 18th century specifications. I went to great expense to do that and make it look like it fits in. People say it looks like an old building; but it is a new building so it could be designated either way. I do not care which one you call it because it does not bother me. I am not concerned one way or the other.

Chairman Gwaltney – But if you want to put different windows in it then it will matter.

Town Attorney – No because we allow sashes in old structures. It is just a nod to realistic conditions. You can call it either one; but, I think it is really up to this Board to make that kind of decision.

Planning and Zoning Administrator – Do you know if your office was ever surveyed? It will probably be either no designation or Non-Contributing. I have not gotten to Main Street yet; but I would probably recommend it be bumped up to Contributing. It would just be my recommendation.

Town Attorney – I went to great pains and expense to make it look like an old building. It is not though. A lot of people think it is and it needs some paint which makes it look even older.

Mr. Hess – You could say the same thing about the Taste of Smithfield building. They took it down and put it back up.

Town Attorney – Yes. It looks better than the old one.

Chairman Gwaltney – With all three of the buildings of the Smithfield Winery, one of which is done and the other two (2) are being worked on, no one would deny that it is an improvement to the façade of the structure that is there.

Town Attorney – The dilemma you will have with that is that it is not consistent or compatible with any of the historically, significant architectural styles.

Chairman Gwaltney – That is right. It is what I am saying.

Town Attorney – But there is no requirement that it has to be. It is a new structure. There is nothing in here that says you have to build something that this Board likes.

Chairman Gwaltney – Well, with all of the pieces that Mr. Saunders just read, it is kind of either a certain age or it possesses or lends itself to a contributing architectural element. I would look at that and say that I do not know that it does either one. Again, it is not in my agenda to put that particular building up or down. It is just so we can explain the changes.

Town Attorney – You could argue that the one in the middle to the right of that building has more of an architectural element to blend in with the town's architecture than the one off to the left.

Planning and Zoning Administrator – It is very unique. It was already Contributing. Mr. Chairman, it sounds like you would prefer the Smithfield Winery to remain Non-Contributing.

Town Attorney – It should be a consensus of the Board.

Planning and Zoning Administrator – What is the consensus of the Board? We can change that one on the list.

Mr. Hess – I would like to suggest that once the renovations are finished that we revisit it. In my mind, it would seem odd to have part of the Smithfield Winery, which is connected, to be different designations.

Planning and Zoning Administrator – There will still be three (3) storefronts.

Mr. Hill – But they are all attached.

Chairman Gwaltney – But they are three (3) separate buildings.

Mr. Hill – I realize that but you cannot see the inside walls from the outside. The front of the building is all flat. It looks like one building from the outside.

Chairman Gwaltney – As you know, they are in the second and third portion of it. We approved a design for the three facades to be done to appear as individual buildings. They finished one and still have the other two (2). I do not want to get stuck on the Smithfield Winery. It was just an example that as we change these designations I just want us all to understand why they are going one way or the other so that when we have to come to an agreement or consensus on it we are all on the same page.

Mr. Hess – I would like to clarify something with Mr. Saunders. With the house construction that we approved tonight, when that is final, would it automatically be Non-Contributing because it is brand new?

Planning and Zoning Administrator – It would have no designation until such time as we update the survey and give it one.

Chairman Gwaltney – Or if he gets it done before we get to his street.

Town Attorney – To use it as an example, new construction and the fact that it does not really have any significant architectural style, what would your consensus be?

Chairman Gwaltney – I feel that his house would offer as many architectural elements or more than the center building of the winery. There is a bit of a mix of stuff going on; but there are pieces of that you can see throughout the district. Like your office, it is a new property but look at the architectural elements that it offers. I am not necessarily trying to compare your office to his application for his house.

Town Attorney – I have a suggestion. Maybe you consider amending your designations to take that into consideration. You could say that a Contributing structure offers significant architectural style or something like that. Maybe it is not tied strictly to

age; but, rather to something else. It is up to you all. I am not saying you have to do that but you can.

Chairman Gwaltney – It sort of says that in here.

Mr. Hess – I do not think it is precluded because it is not fifty (50) years old.

Planning and Zoning Administrator – No because it says ‘homes that are older than fifty (50) years but have been altered to such a degree that they are no longer representative of the period in which they were built or are in such poor condition their retention is difficult.’ Age really should not be a factor by itself except in the case of a Landmark where it is 18th century or pre-Civil War.

Town Attorney – Here is the really interesting sentence in that definition. It states: ‘properties which contribute to the historic character of the town.’ When you look at that, it does not have any historic character. It is an interesting style. It is attractive.

Chairman Gwaltney – The winery may be contributing. It is attractive and people like it. We approved it; but I do not know about the classification.

Mr. Hill – Like the two (2) houses I did on Washington Street. They are the only two (2) houses on that street that are historically correct that are still existing. Everybody else still has vinyl. Those houses were built in the 1940’s. If you look at the characteristics such as soffits and overhangs that contributes to what you are trying to accomplish.

Chairman Gwaltney – I guess it comes down to the word ‘contributing’. Does the winery contribute to the historic character of the district? It is nice and attractive. I guess I would question whether that contributes to the historic character of the district. Mr. Hess – I think you could find something like that on the street at Daytona Beach.

Planning and Zoning Administrator – Okay. So that is two (2) for Non-Contributing. We need a consensus.

Chairman Gwaltney – Based on what we have discussed, I would say it does not contribute to the historic architecture and character of our historic district which may make them happy. It would be easier to make changes later on. I do not know. When you look at what the classification is, it is either Contributing or Non-Contributing. I do not feel like it contributes. The only thing I feel that contributes there is the three (3) little overhanging lamps there.

Town Attorney – It contributes and enhances the curb appeal to what was otherwise a very bland structure. It does not meet this definition.

Mr. Hess – It is very attractive.

Town Attorney – But it does not meet the definition of historic character.

Chairman Gwaltney – It contributes to the overall ambience and pleasure of being downtown.

Town Attorney – Correct but that is not the definition.

Planning Technician - When we looked at them, it was one of the criteria. Has this building been improved since the last survey? Age and what type of improvements had been done to them.

Planning and Zoning Administrator – But they make a salient point about whether the improvement of the character related to the historic district. After this conversation, I would argue that it should probably remain Non-Contributing.

Chairman Gwaltney – I will speak ahead to the other two (2) they are doing. We have approved the design. It is an improvement. We approved for them to do what they are going to do to the other two (2) buildings. But I do not think they are going to be contributing to the existing historic nature of the district. It remains to be seen. I guess we will vote on what they are now.

Town Attorney – There is no requirement that new construction has to be Contributing.

Chairman Gwaltney – I am not saying that it has to. It is why we were able to go ahead and do their design. I think, in holding true to what we are supposed to do, we do not require them to be Contributing; but when it is time for us to decide whether they are or not then we have to look at it and decide. We might say it is nice, it is an improvement but it is not really Contributing. I think we need to be able to say that.

Mr. Hess – We need to be able to say Non-Contributing without it having a negative connotation.

Chairman Gwaltney – That is exactly what I was thinking. It is not like every time you move up a step, it makes you a better property owner because of it.

Town Attorney – Mrs. Clark, at 120 N. Church Street, has a very attractive building; but it is contemporary. It used to be a Western Auto.

Chairman Gwaltney – It is Non-Contributing. It is one of the other ones that are right across the street from the Smithfield Winery. All of those buildings were probably built right around the same time. They have all been modified in different ways. I feel they were all basically an improvement which is a matter of taste. The other two (2)

Smithfield Winery buildings will be an improvement over what they are; but it does not mean that they are contributing to historic character of the district. They are an improvement, visually, to what might have been there before. They are more appealing to most of the people who live around there and, hopefully, to the people who come to visit our town. None of those are historically accurate or contributing. Mr. Riddick's building is relatively new; but, in a different case, it is contributing to the elements of architecture and the materials that were used. As he stated, painstakingly, he took the time to build that building. I am sure that all of us commend him and the people that do that kind of work to make a building fit in.

Mr. Hill – So, really the question is, when you look at a building, is it historically correct from the time when the building was built or is it a replica of that?

Chairman Gwaltney – Or, at least, does it contribute and add the same historic elements.

Mr. Hill – Window sills, the width of the trim, and a lot of that makes that decision.

Chairman Gwaltney – As you pointed out, Mr. Riddick, a new building does not have to be designed like that. However, I think it does state that a new property has to be designed to blend and fit in based on the Board's approval. We pride ourselves in having a wide range of architecture in this historic district. However, I think there are certain types of architecture that are not part of our historic character.

Mr. Hess – Yes. We saw one that looked like a modular home that was listed as Contributing.

Planning and Zoning Administrator – That one could have been an address mix up. The addresses were crazy on Chalmers Row.

Chairman Gwaltney – It is without too much regret that I opened this can of worms. I just think that, as we vote on your recommendations which we are glad to have and glad to take into consideration, we all need to be onboard and understand what it is we are using as a criteria to make the decisions to change or keep these designations.

Planning and Zoning Administrator – It is not very finite which is why we want you all to have the power to review, approve, modify, or veto. It is just a recommendation from staff.

Chairman Gwaltney – And we are glad to have it. It is as gray as the jacket on General Lee. Still, however we are going to vote, we need to know how we are determining how to vote. That is all I will say.

Mr. Hess – Are we going to take a vote on this particular property tonight?

Planning and Zoning Administrator – Could we have a show of hands to get a consensus on whether it should remain Non-Contributing or become Contributing?

Chairman Gwaltney – Are we going to vote on the whole package?

Planning and Zoning Administrator – As long as you are not bringing anything else up, everything else does not change. We would just change this one. If you want to go through all of them again and have a conversation about them then we can.

Town Attorney – Ask the question, Mr. Chairman, on what is the consensus on 117 N. Church Street.

Chairman Gwaltney – What is the consensus on 117 N. Church Street? Should it be Contributing or Non-Contributing?

Mr. Goodrich – Non-Contributing.

Mr. Prevatte – Non-Contributing.

Mr. Hill – Non-Contributing.

Mr. Hess – Non-Contributing.

Chairman Gwaltney – There are five (5) votes for Non-Contributing.

Planning and Zoning Administrator – It passes. We will make that change. Are there any concerns with any of the others?

Chairman Gwaltney – There is one building at the Smithfield Winery that has some architectural elements to it and the rest do not. As I recall, they are done in three (3) different colors so they really look like three (3) different buildings. I think the awnings were slightly different with one having stripes. There were lighting fixtures that were slightly different. If they do what they presented which we are counting on them to do, it will look like three (3) different storefront commercial properties.

Planning and Zoning Administrator – You are correct, Mr. Chairman.

Chairman Gwaltney – So, I think they are going to be similar in nature to this one. It is a box that will have a new front on it. I do not think the new front is going to necessarily contribute. It is going to be attractive and nice. People will probably like it. I think the building in the middle which we seem to be leaving as Contributing is based on the architectural elements such as the windows, the curved door, and the pediment at the top. It is elements that it already has. It possesses those. I do not recall them applying to tear that down or anything. They are working around all of that. That building had a little more going for it from day one. The two (2) on either side and the one across

the street were, basically, big boxes. The additions and elements that were added to them do not necessarily contribute to the historic character of the district. If they were to take the building on the corner and do a brick face with handmade bricks and beige border with a green standing seam roof across the top of it, we would still say it is a Non-Contributing building but it has nice stuff.

Planning and Zoning Administrator – Thank you all for your feedback. We will get a consensus on every packet and put it all into an updated ordinance. The updated ordinance will come to you for a vote. It will then go to Planning Commission as an ordinance revision and public hearing. Then, it will go to Town Council. It is why we do not want to change this every time someone builds a new house.

Chairman Gwaltney – Thank you all for your diligence, attention, and your patience. Our next item is Approval of the February 21st, 2017 Meeting Minutes.

Town Attorney – Mr. Chairman, I have reviewed the minutes. Mr. Hess was able to recall what he had said on page 14. It is now discernable. I have made those changes and recommend the minutes as revised.

Ms. Hess – So moved.

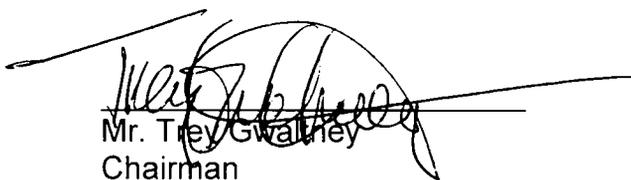
Mr. Prevatte – Second.

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

On call for the vote, five members were present. Mr. David Goodrich voted aye, Mr. Gary Hess voted aye, Mr. Russell Hill voted aye, Mr. Ronny Prevatte voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Our meeting is adjourned.

The meeting adjourned at 7:48 p.m.


Mr. Trey Gwaltney
Chairman


Mr. William G. Saunders IV
Planning and Zoning Administrator