

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, February 20th, 2018. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Chris Torre, Vice Chairman; Mr. Russell Hill, Mr. David Goodrich, and Mr. Gary Hess, Ms. Julia Hillegass and Mr. Ronny Prevatte were absent. The staff members present were Mr. Joseph Reish, Planning Technician, and Mr. William H. Riddick III, Town Attorney. There were seven (7) citizens present. The media was not represented.

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

Planning Technician – Thank you, Mr. Chairman. I have one item to report. Item number ten; the window frosting for 131 Main Street needs to be pulled from the agenda at the request of the applicant. He called this afternoon they are going to put some curtains or blinds rather than window frosting.

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

Mr. Goodrich – A few months ago, I believe Mr. Torre brought it up that he had attended a meeting in Danville. We discussed briefly the possibility of having a pre-meeting with people who would like to put in applications to do some work. I was made aware this week through a realty company that there was an individual who is interested in buying one of the historic homes to do this project and that project. I am wondering if it is in our best interest to pursue the opportunity to at least have a committee of this group available for people who are proposing to do a project and are not at the point to submit an application. I believe it is a concern of some of the potential buyers of some of the historic properties in town that are for sale.

Chairman Gwaltney – I think that is good point. I do recall a brief discussion that we had about that in the last meeting.

Town Attorney – You have to be careful because you cannot have an advisory committee that binds the rest of the board. If you had such a committee and they met with homeowners, the subcommittee of the board couldn't give an advisory opinion that would bind the board.

Chairman Gwaltney – That is not where I am going necessarily. Just to get two or three board members together to figure how we could do something like that.

Town Attorney – You have to give notice that you are going to meet.

Mr. Goodrich – Is there anything that precludes citizens from asking “can we do this if we buy this house”. Everybody that comes before us now actually has something they want to do.

Town Attorney – Your subcommittee needs to develop some sort of mechanism for doing something like this.

Chairman Gwaltney – Back to the idea of the subcommittee, would you two gentlemen and perhaps a third be interested in having a meeting to review and bring back some ideas and topics that were brought up at the meeting. Maybe touch base with Mr. Riddick to see if it is okay.

Town Attorney – I would be happy to meet with you two. Mr. Torre, do you have some experience with that based on the seminar you went to?

Vice Chair Torre – Other towns do that as a matter of course.

Chairman Gwaltney – If the three gentlemen and Mr. Riddick are in agreeable to meet next month before our next BHAR meeting to see where we can go with this.

Town Attorney – I think we should make Mr. Goodrich the chairman of the subcommittee since he brought it up? If it is going to be three of you then you need to let the town clerk know so she can put a notice out. We can use the conference room at town hall to meet.

Chairman Gwaltney – This would not be to review any applications but to discuss the possibilities to see what options might come from the resources that you have. Maybe we can put something in place to help people.

Mr. Hill – You may be able to put together literature that is similar to our guidelines that might be a little easier that would cover siding, roofing, and windows that our standard covers.

Planning Technician – I have been working on something of that nature to be able to distribute to the public.

Mr. Hess – I would like to suggest that Mr. Reish join us in the meeting.

Planning Technician – Absolutely.

Chairman Gwaltney – A year ago before we started the historic designation of all the properties, we discussed some ideas on how to educate people about what we do. I

tabled it until we finished the historic designation process. So it may be good timing to let you do some base work on some of the stuff we have in place to see how it folds together. We are hoping to finish our historic designation process tonight.

Vice Chair Torre – The next BHAR seminar is at VMI in Lexington on March 29 if anyone is interest. They are looking for participates.

Chairman Gwaltney – Mr. Reish, can you get that information and send it to everyone. Mr. Goodrich, I will leave it up to you to organize the meeting.

Mr. Goodrich – I sure will.

Chairman Gwaltney – Next item on the agenda is a Fence – 386 South Church Street-Contributing-Arthur Hitch, applicant. Can we have a staff report?

Planning Technician – It is a proposed picket style fence in the rear and side yards at 386 South Church Street. The applicant proposes two options for the finish on the fence. One is to paint it white and the other is to stain it. I would recommend if the board approves this that you make a condition to one of the two within six months of approval.

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

Planning Technician – Unfortunately, Mr. Hitch is not here.

Mr. Goodrich – I doubt you could see the fence except perhaps from the bridge coming across from Windsor Castle.

Chairman Gwaltney – I looked as I drove by it is kind of hard to see through that little driveway.

Mr. Goodrich – I would like to make a motion to approve the application as presented with either sealed with clear coat or painted white to be done within six months.

Vice Chair Torre – Second.

Town Attorney – It says we can stain natural wood color or paint white which ever you would recommend.

Chairman Gwaltney – Can we amend your motion that it should be painted white?

Mr. Goodrich – Yes.

Chairman Gwaltney - A motion has been made and properly seconded to approve the application as presented to paint the fence white within six months. All those in favor signify by saying aye, opposed say nay.

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

Chairman Gwaltney – Next on the agenda is a Siding Change-204 Cary Street-Contributing- Nelson Moody, applicant. Can we have a staff report?

Planning Technician - Thank you, Mr. Chairman. Mr. Moody would like to change the siding and shutters at 204 Cary Street. He proposes to use vinyl siding, clay in color. The two shutters will be black with a raised panel style. He proposed to leave all the wood trim exactly the same. He also wants to cover the front porch rafters with a white vinyl flat sheet. You will not be able to see that too much. The siding and the shutters of course will be visible.

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

Mr. Nelson Moody – I live at 105 Crisfield Circle. I own the property at 202 and 204 Cary Street. There are four houses right in a row that look similar. Three out of the four have vinyl siding on them. I believe all the surrounding houses except for the one across the street have wood siding. The houses on both sides of the street have vinyl siding. It will look a lot better than the asbestos shingles that are on there now.

Vice Chair Torre – Mr. Moody, do you think the asbestos shingles are the original?

Mr. Moody – No. Actually it has regular wood underneath it.

Mr. Goodrich – Are you proposing to remove the asbestos shingles or cover them?

Mr. Moody – I plan to cover them. Those old homes have plaster walls and not a lot of insulation. When they cover the asbestos shingles they cover it with padding. By leaving them on there you don't get the asbestos in the air. You cover it with some type of sheeting before you apply the vinyl siding on top of it. It actually helps with the insulation of the home. I believe I counted twenty out of thirty-four homes on that street that have vinyl siding on them.

Chairman Gwaltney – I think we all know that the siding is probably going to have some discussion on it. I would like to address the shutters. Is there a reason that you have chosen the panel shutters over louver shutters?

Mr. Moody – The one I own on the corner has panel shutters on it. The shutters that you are talking about you get a lot of wasp and different things like that in there.

Chairman Gwaltney – I am questioning it from more of appropriateness of style to the period of the house which I think the louver shutters would be more appropriate for that age house than the panel shutters.

Mr. Moody – Okay.

Chairman Gwaltney – I recognize your point that they might cause some other maintenance issues. I think you should pick a style that is more in line with the period of the house.

Mr. Moody – Okay. It has louver shutters on it now.

Chairman Gwaltney – You are proposing to replace it with panel so that is why I brought it up. I don't think it is any big secret that we are not big fans of vinyl siding. The guidelines specifically says no to vinyl siding. Are there any other comments? I understand that there are other houses in the historic district that have vinyl siding. I know there are houses that put vinyl on it before the board existed. I recognize your statement that there are other buildings on that street that have vinyl siding. However, our task is to look at things as we move from this point forward.

Mr. Hess – We are here to consider one property and one property alone. Our guidelines are very clear that vinyl is not the preferred option. I believe the house next door which is under renovation right now I think we told them Hardie board.

Chairman Gwaltney – Have you considered Hardie board?

Mr. Moody – I am not a big fan of Hardie board. I have seen houses that moisture gets up underneath the Hardie board and it starts to rot. I was at a house today at Morgart Beach that moisture has gotten underneath the Hardie board and it has started to rot. It is only about three years old.

Vice Chairman Torre – Is there any particular reason that you want to do this? I went by your house today and it looks like it is in fine shape to me.

Mr. Moody – It is in fine shape. I just think it would look better with vinyl siding on it. I did not know the man next door was going to change his to Hardie board.

Vice Chairman Torre – The reason for the modification is aesthetics. You just want it to look better.

Mr. Moody – Yes, Sir.

Vice Chairman Torre – Our guidelines tell us that the only approved alternate for wood is cementitious Hardie board. This board just finds vinyl siding unacceptable.

Mr. Moody – Why do you not like vinyl?

Chairman Gwaltney – I will read this paragraph. It talks about why they don't like it. It says synthetic siding does not have the same patina, texture, or light-reflective qualities of original materials such as wood, brick, shingle, or stone. In addition to changing the appearance of a historic building, synthetic siding can make maintenance more difficult because it covers up potential moisture problems that can become more serious. And siding, once it dents or fades, needs painting just as frequently as wood.

Mr. Moody – Hardie board fades.

Chairman Gwaltney – The Hardie board that I have on my house when I installed it was only offered in a prime so I painted it. I would like to repaint it because some of it has faded. The Hardie board that I put on my house several years later which at that time they offered pre-painted. It looks fine. I don't know if I will say the same thing in twenty years. I know they have improved the product and offer several different colors. The product that I used that was pre-painted has worked out fine.

Mr. Hill – The finish is guarantee for twenty years.

Mr. Goodrich – Mine has faded. I don't think it has been ten years.

Chairman Gwaltney – We are not here as representatives of the Hardie board company. It certainly looks as close to wood more than anything else. The overlapping seams and the way the trim and everything are tied back into it. It is just so obvious that it is a vinyl wrapped house.

Mr. Moody – I am not going to wrap any of the windows or the wood.

Chairman Gwaltney – Not being a contractor there is an L-lip or eye joint that you use to cover all those edges. You may not be wrapping the trim of the window but you are going have all those pieces that go around it. That is where the edges of the siding stop and you have to cap it with that other piece. I am not against vinyl because I have a rental house that is not in the historic district that has vinyl siding. But in the historic district it is a different story.

Mr. Moody – I believe Hardie board cost a lot more than vinyl does.

Chairman Gwaltney – I think you are probably right.

Mr. Moody – I think it is probably more to install it. I know the house down the street from me has Hardie board on it. From a distant I cannot tell the difference.

Chairman Gwaltney – Your disadvantage is your house sits right on the sidewalk. It will be obvious that the house has vinyl.

Mr. Moody – Since the houses next door have vinyl on it would not make any difference. Is the man going to put Hardie board on his house?

Chairman Gwaltney – We can certainly verify that through the minutes to find out what we approved for him to do. But if your property was adjacent to a landmark property it would be prohibited without consideration. But your property is contributing and the ones next door are contributing.

Mr. Moody – I think the one on the corner is different than the other three as far as contributing or noncontributing.

Mr. Hess – I think the reality is there are more than a few instances within the historic district where work has been done in the past without asking that has resulted in things that would not meet the standards that we are held to now. I think we have to apply the standards that the town and the state have provided for us. Vinyl siding should not exist on any house on your street. But we cannot go back and undo what was done twenty or ten years ago. We can only talk about what we do going forward. There are a number of alternatives. I would encourage you to look to see what other alternatives might be at your disposal.

Mr. Moody – I don't know of any alternative other than the Hardie board or go back with the original siding that was on there.

Vice Chair Torre – There was a gentleman here last month who struggled with approval of Hardie board. There was a lot of discussion in asking him to do the replacement in wood. Even Hardie board is tough. I would like to make a motion we deny the application as presented.

Mr. Hess – Second.

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

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

Mr. Moody – If I decide to paint the house like it is and still put shutters on there would you want the louver shutters. Would I have to come back to the board to get approval for the color?

Chairman Gwaltney – You can paint the material of the house that is there and replace the shutters with similar material. If the color changes for the siding or the shutters you would have to come back for approval.

Mr. Moody – Okay.

Chairman Gwaltney – I know this was not the outcome you were hoping for. We certainly appreciate as a landlord of rental property that you want to do something to keep it looking nice and abide by the guidelines of the historic district. Next item on the agenda is a Roof Change-117 South Mason Street – Landmark-Justin Hornback, applicant. Can we get a staff report?

Planning Technician – Thank you, Mr. Chairman. At 117 South Mason Street it has a main section of roof and two turret roofs. On the two turret roofs it has cedar shake. I think it was there when the house was rehab years ago.

Chairman Gwaltney – I can tell you that those cedar shakes were put up within the last twenty years.

Planning Technician – They are starting to get a little bit of wear and tear to them. According to Mr. Hornback the rest of the house has EchoStar polymer slate replica roofing. He proposes to match the two turret roofs and add the EchoStar polymer slate replica roofing to match the existing roof. It should seal up the leaks that he has.

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

Mr. Justin Hornback – I live at 117 South Mason Street. We have renovated most of the main roof with the exception of the metal porch roof that was already preexisting. We purchased the house with the EchoStar material. There are leaks around the turret areas. We thought it was due to the installation of the new roof. We have made some repairs here and there on the roof but we keep finding new leaks. We are looking at a more permanent solution. The thought process was to either go back to the matching material as oppose to the cedar shakes so that we are not doing this so frequently.

Chairman Gwaltney – Are there any comments?

Mr. Goodrich – How has the EchoStar work for you on the rest of the house?

Mr. Hornback – On the rest of the house it has been great. We also have it on the garage addition that we built a few years ago. We have not had any issues. We are at the limit of the slope requirements with a relatively low slope on the main portion of the main house.

Mr. Goodrich – I ask the question because that is what is on my house. On the side of the house that faces the south all of them have started to curl. I just wanted to point out that they have not worked on a portion of my house because of the sun.

Mr. Hornback – Yours has been on longer than mine so I might be in that state in a few years.

Chairman Gwaltney – Living across the street from Mr. Hornback and having to look at his house every morning the shingles that he has put on the house look nice. The product he has used on the major portion of the roof looks nice. It seems to be installed well and some copper channels and things he has put on it seems to work. Are there any other comments?

Mr. Hess – I looked at it today. I think it will be a considerable improvement.

Chairman Gwaltney – What is your plan for the peaks at the top?

Mr. Hornback – I plan to reuse those if possible.

Chairman Gwaltney – They are wrapped at the base in copper but I think they are wood. You may want to take some pictures of the Gwaltney house to come up with something similar to put on top of this. You plan to seal the top of it with a decorative element that is appropriate to the scale and design of the rest of it.

Mr. Hill – I would like to make a motion to approve the application as presented.

Mr. Goodrich – Second.

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

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

Chairman Gwaltney – Next item on the agenda is a Garden Shed – 132 Main Street – Landmark – Historic Smithfield Inc. and Lawrence Pitt, applicants. Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. It is at the old courthouse on 132 Main Street. Mr. Pitt and the Historic Smithfield Incorporated are proposing to construct a 14X17 shed. He has received approval from the Virginia Department of Historic Resources. The roof will be a CertainTeed “Grand Manor” style asphalt shingles in a slate color to match the courthouse building. The siding will be Hardie board in

autumn tan. The trim will be white and the door will be Hardie plank red in color. It will be behind the courthouse off to the right adjacent to the old jail on South Mason Street.

Chairman Gwaltney – I serve on the Historic Smithfield Board so I will abstain from voting. Is there anyone to speak on this application?

Mr. Lawrence Pitt – I live at 110 Commodore Lane. I am seeking your approval for a storage building. The picture you see in your packet is actually a rendering from the old smoke house at Windsor Castle Park. The property at one time was owned by the APVA (Association for the Preservation of Virginia Antiquities). They ran into some difficulties raising enough money to take care of all the structures they have scattered across Virginia. The Historic Smithfield Inc. is very instrumental in trying to preserve things around the town and felt it would be a good project for them. The Historic Smithfield Inc. bought the property from the Virginia Department of Historic Resources. It carries an easement with it that is controlled by the Virginia Department of Historic Resources. The easement says it has to look like what is there. Anything that is done on the property has to be approved by the Virginia Department of Historic Resources. We have submitted the drawings and specification to the Virginia Department of Historic Resources and they have approved that part of it. In 2012, we did a restoration of the old courthouse building. We extended the gutters to the downspouts and trench the water out to the outfall. In the process of doing that they required us to do an archeology dig where we plan to put the trenches for the downspouts going into the outfall. We knew we were going to build a building so we had two test units at the site where the building is going. We still have to do what they call a modified dig before we can do anything. That will take place after we do the survey to determine where the property lines are. Once we get that done we will locate the building. Looking at the courthouse the storage building will be on the very back of the property. The back side of the building will back up to the restaurant and the alley. The doorway will be facing Mason Street. It will be at least five feet off the property line or maybe a little bit more. It will be position so that it blends in with the other buildings. The Association for the Preservation of Virginia Antiquities has done a wonderful job over the years maintaining the building. They continue to run things prior to the Historic Smithfield Inc. taking ownership. We want them to continue to do that. The Historic Smithfield Inc. is not in the business of doing that type of work they have a lot of other things that they are involved in. One of the problems is they have a lot of costumes, chairs, tables and things they try to keep in

the courthouse building but it is a very difficult job to do. The Association for the Preservation of Virginia Antiquities and the Historic Smithfield Inc. has raised enough money to build the building. The purpose of the building is to give them storage.

Chairman Gwaltney – Are there any comments? Do you have any samples of the shingles?

Mr. Pitt – I don't have any samples. It is a CertainTeed. I have a picture what it looks like. It is a heavy shingle where the bottom edges are clipped. It kind of gives it a scalloped look.

Mr. Hess – I was having a little trouble when I looked at the property today trying to visualize where the storage building would be situated. Is it going to be visible from both Mason Street and Main Street?

Mr. Pitt – You have a little gap that you can look through to see it from Main Street. It will be visible from Mason Street.

Mr. Hess – There is not enough room to tuck it behind the courthouse where that round piece comes out.

Mr. Pitt – We did not think it was appropriate to put it there. That is a standalone structure. We did not want to crowd anything up next to it to take away from the appearance.

Mr. Hess – You said this is modeled after the smoke house at Windsor Castle.

Mr. Pitt – Yes.

Mr. Hess – I am not expert on smokehouses but should it have a chimney on it.

Mr. Pitt – Smokehouses don't have a chimney.

Chairman Gwaltney – You don't want the smoke to get out. I think the smokehouse is square. The footprint is square.

Mr. Pitt – It might be. We tried to get it as large as we could. One of the requirements of the easement is not to use more than sixteen percent of the vacant property that is there. It is to the max. It gives them a pretty good storage area but not as much as they probably would like to have.

Chairman Gwaltney – I don't think a building much bigger than this would be appropriate.

Mr. Pitt – The storage building that is under construction next door is facing the back of the house. This one would be pointed the same way toward Mason Street. It will be at least five feet off the property line. We may pull it forward just a little bit.

Mr. Hess – As you look through there obviously you can see the alley and part of the Smithfield Inn. I notice there were a couple of large utility panels along the back side as well. It might actually improve the aesthetics a little bit because it would cover some of that.

Mr. Pitt – It is kind of close in that area where all the cars are parked at the back of the Smithfield Inn.

Vice Chairman Torre – This is not a home depot sort of storage shed that we normally face with approving. You actually hired an architect.

Mr. Pitt – The architect drew the sketch to make the presentation rendering.

Vice Chairman Torre – At some point are you going have to continue with the architect in order to get the drawings.

Mr. Pitt – No. We have enough expertise. I can build it.

Vice Chairman Torre – We do not know exactly where on the site it is going to be.

Mr. Pitt – It is going to be in the back corner. The storage building that is on the adjacent property will line up with this one. We have to survey the property to find the property line. It will be five feet toward the alley. It might be ten feet off the side property line.

Chairman Gwaltney – Part of the storage to be in this building will be the costumes and things that they use at the courthouse. Is there any sort of heat, air conditioning, or dehumidifier for the building?

Mr. Pitt – There will be a dehumidifier in the building.

Mr. Hess – It will have electricity.

Mr. Pitt – Yes. We will run a line underground from the existing building.

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

Mr. Hess – Second.

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

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

Chairman Gwaltney – Next on the agenda is a Storm Window-213 South Church Street-Landmark-Henry Earl, Jr., applicant. Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. At 213 South Church Street the applicant proposes to put a storm window system on the house. The exterior will be aluminum storm windows. It also has an interior piece that I did not include. The two piece system that completely encases the existing windows and should help preserve it nicely. The proposed storm windows are basically one over one so you can see the existing window grid pattern on the inside. The applicant proposes to match the existing tan color as close as possible. The picture is a salesman sample in a brown. The finish product should match the color of the existing windows.

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

Mr. James Reynolds – I live at 5052 Madeira Road, Virginia Beach. I would like to get permission to put nine storm windows on the front of the house and two on the back for Mr. Henry Earl. He is eighty-eight years old. He couldn't be here tonight. I have a picture of the storm window I can show you.

Chairman Gwaltney – Are they designed with two pieces of glass and one screen?

Mr. Reynolds – Yes.

Chairman Gwaltney – Is this the exterior part?

Mr. Reynolds – Yes. He wants to cut down on the sun rays.

Chairman Gwaltney – Do you have any of the other interior part?

Mr. Reynolds – You can get interior or exterior. He wants exterior.

Planning Technician – Is he getting both?

Mr. Reynolds – Just the exterior.

Planning Technician – I apologize to the board, (for misinformation about the interior part of the stormwindow)

Chairman Gwaltney – Are there any comments?

Mr. Hess – I have one question which I think you have already answered in a way because you said nine windows. What about the three windows on the dormers on the roof?

Mr. Reynolds – He is not doing those.

Mr. Hess – He is not planning to do those at all.

Chairman Gwaltney – I bet he would tell you he does not live in the attic.

Mr. Hess – I assume part of the reason for this is to preserve the wood that is there.

Mr. Reynolds – Yes. He wants to cut down on the sun rays. It is unbelievable in the summer time.

Chairman Gwaltney – You mention cutting down on the sun rays so are they tented in some way.

Mr. Reynolds – Yes. It has the R-factor just like a regular window. It will cut down about forty-five percent of the sun rays.

Mr. Hill – Are the windows custom made for each one of these sizes?

Mr. Reynolds – Yes.

Mr. Hill – So the mullions in that are going to line up with the mullions in the existing window exactly.

Mr. Reynolds – That is correct.

Mr. Hill – Do all of them have the same width of material on the sides, top, and bottom?

Mr. Reynolds – Yes.

Vice Chair Torre – Mr. Hill mentioned mullions but there is not going to be mullions in the storm windows.

Mr. Hill – I meant the vertical sash. I wanted to make sure it was going to line up. He has nine over nine verses clear window sash on the bottom if that sash did not line up perfectly it would look horrible from the road.

Chairman Gwaltney – This is showing something a little different right there.

Mr. Hill – That is pretty wide.

Chairman Gwaltney – I am not really sure if that is what we are seeing in this picture. I guess it is.

Mr. Hill – Yes. It is two and half inches at least.

Chairman Gwaltney – You said the color for the windows is going to match. Will the factory paint them to match or will they be painted once they are installed on the house?

Mr. Hill – The factory will paint them.

Chairman Gwaltney – Are there any other comments? There are several homes in the historic district that have storm windows. Some of which I am sure were done before the board existed and some I imagine have been approved by the board.

Mr. Goodrich – I believe this style of storm windows is going to be more functional. The invisible storm windows that are on my house are one whole sheet of glass making it impossible to maintain. You have to take the whole sheet of glass out each time to do anything.

Chairman Gwaltney - The sash that is on this model that we are looking at you can move the top one up and down and the bottom up and down.

Mr. Hill – They open from the inside. Will all those windows open?

Mr. Reynolds – No.

Mr. Hess – Can we see that one more time? I want to see how big that center piece is? There is no way to tell from the picture how big the windows are.

Town Attorney – The windows are big on that house.

Mr. Goodrich - That will definitely go right across the center.

Mr. Reynolds – Yes.

Town Attorney – I have replacement windows. All my windows open.

Chairman Gwaltney – The size is about the same because they are nine over nine. I have the same thing on my house. These are custom cut to fit.

Mr. Hill – The windows are not square so they have to be made.

Mr. Goodrich – I really do not have a problem with it. I have a problem if they utilize the screens. The screens themselves would take away from what is already there.

Chairman Gwaltney – I would like to have this gentleman install these windows on my house because I still have divided windows at the top and bottom. I agree the screen being over the mullions like that would look weird. However, I would say in this case since these windows were changed out in “1910” or “1912”, I believe. They will not interfere with anything behind it because it will be one big sheet of glass.

Mr. Goodrich – I think the screens would take away from the look of the house. I am not opposed to the windows.

Chairman Gwaltney – Does each set come with two pieces of glass and one screen?

Mr. Reynolds – No.

Chairman Gwaltney – You can remove the screen without removing the glass.

Mr. Reynolds – Yes.

Vice Chairman Torre - What is the metal attached to? Are you going to screw that on to the existing wood sash?

Mr. Hill – It will attach to the frame. It has a strip that it sits on.

Chairman Gwaltney – Depending on the design of the window you might lose a small bit of architectural element.

Mr. Hill – You would probably lose about a half inch.

Chairman Gwaltney – People are going to know they are storm windows. As these houses get older and more expensive to maintain, we have said this before I think it is another example of approving something that in the long run helps to maintain the longevity of the structure. These windows do not last forever. I have the original windows and glass on my house. They need to be glazed and painted. I assume a product like this will last longer before the glazing and painting needs to be done. I think it is another step in the direction of trying to preserve these houses for the future. Every effort has been made to make these windows fit but not take away from the integrity of the house.

Vice Chairman Torre – The appearance is not going to be altered.

Chairman Gwaltney – I think if you stand ten feet away from the house you would be blind not to recognize that it has had this addition to it. It makes the home affordable for people to maintain it and pass it on to the next generation. We have houses in the town that we have had issues with and fought battles with trying to get improvements and maintenance done. It all comes back to money and the people cannot afford to do the work. If you have someone that is willing to put the money into the property to make it last longer at some point you have to say this is what we have to do. If they do it in a way that distracts the least amount possible then I think it is a give and take. We can only demand so much.

Mr. Hess – I don't know what else you can do to try to preserve the windows.

Mr. Hill – There is not much you can do. Are you going to do any work to the existing windows?

Mr. Reynolds – No.

Chairman Gwaltney – Are they in need of any work?

Mr. Reynolds – I don't think so.

Mr. Hess – If there is any work that is required I hope it is done before the insulation of the windows.

Mr. Hill – I was just curious if that was part of his proposal or not.

Chairman Gwaltney – Does the sash in the windows kind of pop out of the frame?

Mr. Reynolds – No, Sir.

Chairman Gwaltney – You would have to take the frame off to remove the glass for any reason.

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

Mr. Hill – Second.

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

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

Mr. Hess – It has nothing to with number ten on the agenda it just reminded me that Smithfield Foods came before us for another issue. I am not sure if they have done anything or not behind the Smithfield Inn now that it has changed hands.

Chairman Gwaltney – Mr. Riddick, in reference to the red barn behind the Smithfield Inn that Smithfield Foods had requested to build another structure there. Since the Smithfield Inn has changed hands do we know if that portion of the property conveyed.

Town Attorney – I have no idea.

Chairman Gwaltney – We discussed a similar topic about changing hands.

Town Attorney – Did she buy the property?

Chairman Gwaltney – Yes.

Town Attorney – I didn't know that.

Chairman Gwaltney – We are not sure if she got the red barn.

Town Attorney – I would suspect not because that is behind the parking lot.

Chairman Gwaltney – Our first question would be who owns it. If it is still Smithfield Foods they would still be under their timeline to do it. They have a year to start it and two years to finish.

Mr. Goodrich – Did we approve the garden shed that is going up behind the old jail or was that done prior to me coming onto the board over a year ago?

Chairman Gwaltney – They applied for an application that would not have met with overwhelming approval from the board. The same night someone else applied for a similar situation they were fortunate enough to listen to us talk about the whole process of saying we do not like this and we think you should do that. They voluntarily said we would like to change some of what we are presenting and to use Hardie board. They recognized it was not going to fly so they said they would be happy to put Hardie board on. It has not been done yet. They were still buying the shed but they were going to alter the exterior of it.

Mr. Goodrich – I remember that now.

Planning Technician – She is waiting for Mr. Morgan to finish it.

Mr. Goodrich – Now that you have given details about it I do recall it.

Chairman Gwaltney – Next on the agenda is Historic District Designation Review – North Mason Street, South Mason Street, Riverview Avenue, Sykes Court, Underwood Lane, Washington Street.

Planning Technician – We will start with the old jail.

106 North Mason Street – Landmark and recommended to remain Landmark.

107 North Mason Street – Contributing and recommended to remain Contributing.

110 North Mason Street – Contributing and recommended to remain Contributing.

111 North Mason Street – Contributing and recommended to remain Contributing.

112 North Mason Street - Contributing and recommended to remain Contributing.

117 North Mason Street - Contributing and recommended to remain Contributing.

203 North Mason Street - Contributing and recommended to remain Contributing.

205 North Mason Street - Contributing and recommended to remain Contributing.

207 North Mason Street - Contributing and recommended to remain Contributing.

211 North Mason Street - Non-Contributing and recommended to remain Non-Contributing.

112 South Mason Street – Landmark and recommended to remain Landmark.

113 South Mason Street – Landmark and recommended to remain Landmark.

116 South Mason Street – Mr. Saunders and I were questioning why this one is Landmark.

Town Attorney – It is not a Landmark. If that is a Landmark then everything on North Mason Street should have been.

Chairman Gwaltney – I think it should be contributing because it has some architectural fixtures.

116 South Mason Street – Landmark and recommended to change to Contributing.

117 South Mason Street – Landmark and recommended to remain Landmark.

121 South Mason Street – Non-Contributing and recommended to remain Non-Contributing.

205 South Mason Street – Landmark and recommended to remain Landmark.

213 South Mason Street - Landmark and recommended to remain Landmark.

220 South Mason Street – Contributing and recommended to remain Contributing.

223 South Mason Street – Non-Contributing and recommended to remain Non-Contributing.

228 South Mason Street - Non-Contributing and recommended to remain Non-Contributing.

229 South Mason Street – Contributing and recommended to remain Contributing.

232 South Mason Street – Contributing and recommended to change to Non-Contributing.

233 South Mason Street – Contributing and recommended to remain Contributing.

236 South Mason Street – Contributing and recommended to change to Non-Contributing.

101 Riverview Avenue – Non-Contributing and recommended to remain Non-Contributing.

121 Riverview Avenue - Non-Contributing and recommended to remain Non-Contributing.

122 Riverview Avenue - Non-Contributing and recommended to remain Non-Contributing.

145 Riverview Avenue - Non-Contributing and recommended to remain Non-Contributing.

146 Riverview Avenue - Non-Contributing and recommended to remain Non-Contributing.

149 Riverview Avenue - Non-Contributing and recommended to remain Non-Contributing.

150 Riverview Avenue – No designation. We recommended it become Contributing.

151 Riverview Avenue - Non-Contributing and recommended to remain Non-Contributing.

154 Riverview Avenue – No designation. We recommend it become Contributing.

156 Riverview Avenue - Non-Contributing and recommended to remain Non-Contributing.

200 Riverview Avenue – Contributing and recommended to remain Contributing.

203 Riverview Avenue – Non-Contributing and recommended to remain Non-Contributing.

207 Riverview Avenue - Non-Contributing and recommended to remain Non-Contributing.

208 Riverview Avenue - Non-Contributing and recommended to remain Non-Contributing.

210 Riverview Avenue – Contributing and recommended to change to Non-Contributing.

212 Riverview Avenue – Contributing and recommended to remain Contributing.

129 Sykes Court - Non-Contributing and recommended to remain Non-Contributing.

131 Sykes Court - Non-Contributing and recommended to remain Non-Contributing.

132 Sykes Court - Non-Contributing and recommended to remain Non-Contributing.

135 Sykes Court - Non-Contributing and recommended to remain Non-Contributing.

136 Sykes Court – Contributing and recommended to remain Contributing.

139 Sykes Court – Contributing and recommended to change to Non-Contributing.

140 Sykes Court - Contributing and recommended to remain Contributing.

144 Sykes Court – Non-Contributing and recommended to remain Non-Contributing.

145 Sykes Court - Non-Contributing and recommended to remain Non-Contributing.

106 Thomas Street – Contributing and recommended to remain Contributing.

107 Thomas Street - Contributing and recommended to remain Contributing.

110 Thomas Street - Contributing and recommended to remain Contributing.

111 Thomas Street - Contributing and recommended to remain Contributing.

114 Thomas Street - Contributing and recommended to remain Contributing.

102 Underwood Lane – Contributing and recommended to remain Contributing.

106 Underwood Lane - Contributing and recommended to remain Contributing.

123 Underwood Lane - Contributing and recommended to remain Contributing.

103 Washington Street – Non-Contributing and recommended to remain Non-Contributing.

105 Washington Street - Non-Contributing and recommended to remain Non-Contributing.

107 Washington Street - Non-Contributing and recommended to remain Non-Contributing.

108 Washington Street - Non-Contributing and recommended to remain Non-Contributing.

110 Washington Street - Non-Contributing and recommended to remain Non-Contributing.

111 Washington Street - Non-Contributing and recommended to remain Non-Contributing.

201 Washington Street - Non-Contributing and recommended to remain Non-Contributing.

202 Washington Street - Non-Contributing and recommended to remain Non-Contributing.

203 Washington Street - Non-Contributing and recommended to remain Non-Contributing.

205 Washington Street – Non-Contributing and recommended to remain Non-Contributing.

206 Washington Street – No designation. We recommended Non-Contributing.

209 Washington Street – Contributing and recommended to remain Contributing.

210 Washington Street - Contributing and recommended to remain Contributing.

211 Washington Street – Non-Contributing and recommended to remain Non-Contributing.

212 Washington Street – Contributing and recommended to remain Contributing.

215 Washington Street - Contributing and recommended to remain Contributing.

216 Washington Street - Contributing and recommended to remain Contributing.

219 Washington Street – Contributing and recommended to change to Non-Contributing.

220 Washington Street – Contributing and recommended to change to Non-Contributing.

221 Washington Street – Non-Contributing and recommended to change to Contributing.

223 Washington Street – Non-Contributing and recommended to remain Non-Contributing.

Chairman Gwaltney – So that puts us we need to be with all of historic designation.

Planning Technician – Correct.

Chairman Gwaltney – Now what happens is the town staff will go through the list and make any of the changes once that is complete the recommendations of the changes will go to town council for approval.

Planning Technician – Yes. There will be a revision in the ordinance.

Chairman Gwaltney - Next on the agenda is Approval of the January 20th, 2018 meeting minutes.

Town Attorney – Mr. Chairman and members of the board, I have made several corrections including a correction to the editorial comment by the chairman as to the age of his home. I would recommend the minutes be approved as corrected.

Mr. Goodrich – Mr. Chairman, before you get to the motion. I was contributed to saying over half of what I was saying in the minutes and that was not me. I think it was Mr. Hess. Mr. Hess got credited for a couple of things I said. I have marked them all.

Town Attorney – You can just give them to me and we will give them to the town clerk. She will make the corrections. I recommend the minutes be approved as corrected with my and Mr. Goodrich corrections.

Mr. Hess – So moved.

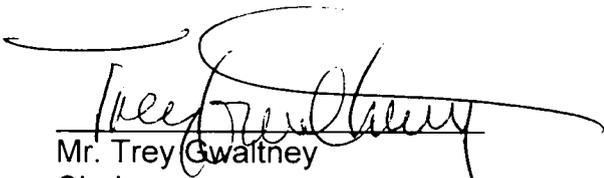
Mr. Goodrich – Second.

Mr. 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. Chairman Gwaltney voted aye, Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, and Vice Chair Torre voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Our meeting is adjourned.

The meeting adjourned at 8:32 p.m.



Mr. Trey Gwaltney
Chairman



Mr. Joseph Reish
Planning Technician