

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, August 21st, 2018. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Russell Hill, Mr. David Goodrich, Mr. Chris Torre, Vice Chairman; and Ms. Julia Hillegass. Mr. Gary Hess and Mr. Ronny Prevatte was absent. The staff members present were Mr. Joseph R. Reish, Planning Technician and Mr. William H. Riddick III, Town Attorney. There were eleven citizens present. The media was not represented.

Chairman Gwaltney – I would like to welcome everyone to the August 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 four items to report this evening. At 111 South Church Street, we authorized an emergency stabilization of a large stain glass window. Also at 111 South Church Street, a waiver was issued to repair the bell tower roof trusses with like material, style, and color. At 111 Institute Street, a waiver was issued to repaint the lap siding the existing color not the cedar shake siding. Also replace the roofing shingles with brown, architectural roofing shingles to match existing, add gutters, remove dilapidated metal shed, and remove unused propane tank. At 402 Grace Street, the shipping container behind the COP should be removed by the end of September. Unfortunately there is no way to prevent it in the historic district or zoning.

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

Ms. Hillegass – Why are the handicap ramps a bright yellow on all the sidewalks and not brick like on Main Street?

Planning Technician – I believe the Virginia Department of Transportation installed them with no input from the town.

Chairman Gwaltney – Do they control the sidewalks as well as the streets?

Planning Technician – That is an engineering question. I think they control the sidewalks on certain roads that have VDOT right-a-ways.

Chairman Gwaltney – Do they have control of the maintenance of the sidewalks?

Planning Technician – I will ask Mr. Griffin and report back to you between now and next week.

Ms. Hillegass – A lot of people dislike the ramps because they are unsightly. We need the ramps but don't need to be yellow.

Chairman Gwaltney - Next on the agenda is a Revised Proposed Single Family Dwelling - 228 Clay Street - No Designation-Andrea Agle & Ryan Cere, applicants. Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. Ms. Agle and Mr. Cere received approval to build a house at 228 Clay Street in June. All the materials and styles were approved at the June meeting. After consulting with an architect, they discovered that they could get more square footage out of the same footprint if they change the roof angles. There is no material change but there is a slight roof angle change. It was previously approved with charcoal black shingles, Colonial gray siding, and black shutters. We confirmed that the windows are one over one grid.

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

Mr. Ryan Cere – I live at 228 Clay Street. The foundation is inaccurate on the architect rendering. We will put stucco on the foundation and the columns in the front will have the stone.

Chairman Gwaltney – How much of a change in the roof line from what was approved in June?

Mr. Cere – The biggest change is from the first floor to the second floor. There was a traditional gable roof parallel to the road with the second floor being perpendicular so you have the two fascia of the gables opposite of each other. The fascia on the front is still similar to the first floor. Now the roof line from the second floor will continue down through the first floor to give us a vaulted ceiling to allow us to move the staircase for head clearance.

Chairman Gwaltney – Have you considered dormer windows instead of the gables?

Mr. Cere – Yes. We can change a few things since we are doing the framing. I would be fine with that look. The only thing is cost.

Chairman Gwaltney – It is kind of odd to have almost two exact gables over top of each other.

Mr. Hill – Is it adding square footage upstairs?

Mr. Cere – Yes.

Chairman Gwaltney – Are the stairs going up on the right wall?

Mr. Cere – They will go straight up the right wall. The only way we could have head clearance was to shift the roof line.

Mr. Hill – You may want to run the ridge line of the “A” frame of the new dormer up to the original “A” frame of the house and spread it all the way across from corner to corner. It will give you a lot more space. As far as cost it would probably be the same amount of money.

Mr. Cere – That was one of the things that we asked for but he did not receive our voice mail.

Chairman Gwaltney – Is there any head room in the upper gable?

Mr. Cere – No.

Chairman Gwaltney – Is there anything in the upper gable?

Mr. Cere – Yes.

Chairman Gwaltney – They are not gaining or losing no matter what they do with it.

Mr. Hill – You would gain two hundred and fifty square feet up there.

Chairman Gwaltney – Is there an attic?

Mr. Cere – Yes.

Mr. Hill – He would have an eight foot ceiling in the whole front room. It would look a lot better from the road.

Chairman Gwaltney – Is there a stairway to the attic?

Mr. Cere – It would be just a pull down. You would basically have three equal gables at the top second floor.

Mr. Hill – The lower would look like a porch roof and the other one would be incorporated into the main roof. It would not look like the same size.

Chairman Gwaltney – I don't know.

Planning Technician – You can always table it.

Chairman Gwaltney – They probably don't want to do that.

Mr. Cere – I do not know if we will get a revised set of plans from the architect. I think the two dormers on the second floor might be a little bit more balance and appropriate in terms of the space.

Ms. Hillegass – Is it a hardship to get the plans for next month meeting?

Mr. Cere – We would like to have approval so that we can move forward as soon as we get everything in line. It would be a hardship. The problem is he broke the agreement.

Mr. Hill – We have already approved the main part of the house so that would not hold him up from getting the foundation started.

Vice Chair Torre – I think we should let them move forward. I would like to make a motion that we approve the application as presented. If they want to come back to change the roof line that is up to them. It is going to take them a month to get that far along with the construction.

Ms. Hillegass – 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 nay, Vice Chair Torre voted aye, Mr. Goodrich voted nay, Mr. Hill voted nay, and Ms. Hillegass voted aye. There were three votes against the motion. The motion denied.

Chairman Gwaltney – I think the reason this was denied was mainly due to the upper gable. I think we have approved most of the other stuff. We don't want to hold you up on the project. I think we need to revisit the roof line and gable again.

Mr. Hill – If he does the full gable or two dormers then we probably can accept it.

Town Attorney – Mr. Hill, you can make that motion anytime you want to.

Mr. Hill – I would like to make a motion that we approve the application with an amendment to change the roof line with full gables or two dormers whatever you prefer.

Mr. Goodrich – Second.

Chairman Gwaltney - A motion has been made and properly seconded to approve the application with an amendment to change the roof line with full gables or two dormers that could be approved administratively. All those in favor signify by saying aye, opposed say nay.

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

Chairman Gwaltney – Next on the agenda is Dumpster Enclosure - Public Parking Lot, Corner of Main Street and Commerce Street - No Designation - W. Lee Duncan, applicant. Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. Mr. Duncan is seeking approval to construct a ten foot by ten foot dumpster enclosure at the parking lot at the intersection of Main Street and Commerce Street. He wants to use “dog eared” style treated lumber. It will be six feet tall. The placement of it will take up the last two parking spots closest to the pump station in the public parking lot. The reason it is situated at an angle so the truck can pull in and empty it without having to turn around. I believe he needs to go to Town Council for the final approval because it is public property. The board is just looking at the design of it.

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

Mr. Lee Duncan – I live at 12170 Modest Neck Road, Ivor. I am here because Wharf Hill Brewing Company needs a dumpster. The proper disposal of waste products is the prime importance to health to any community.

Chairman Gwaltney – Are there any comments from the board?

Town Attorney – Did you bring a visual aid?

Mr. Duncan – Yes. It is leaning against the wall. That is a little longer than the actual fence height.

Planning Technician – Will it be on a concrete slab?

Mr. Duncan – Yes. There will be a concrete slab because the soil cannot handle the dumpster being move in and out. There will be a front swinging gate for the dumpster to be moved in and out. The side gate will be for people to access without using the larger gate.

Ms. Hillegass – Will it be for other merchants to use?

Mr. Duncan – Yes. There will be a business at some point upstairs above Wharf Hill Brewing Company.

Chairman Gwaltney – Will there be a shared expense?

Mr. Duncan – We are going to take care of all the expenses for the time being. But in the future if anyone is interesting chipping in that would be great.

Ms. Hillegass – Are the big trash cans in the alley?

Mr. Duncan – No. We do not have any lot space outside. The footprint of the building and the lot size are the same. We keep the trash cans inside the building.

Ms. Hillegass – I didn't know if you used the alley further down.

Mr. Duncan – That belongs to the cleaners and old shoe shop. There is no way to get a truck in at that angle to pick it up. We all use trash cans. We have five trash cans and it is not enough for our needs. A dumpster would be a big help.

Ms. Hillegass – I see the need for the dumpster. I think it is very generous of Mr. Duncan to take this on. 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, Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hill voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Next on the agenda is a Window Brace – 111 South Church Street – Landmark – Christ Episcopal Church, Bill Egan, Jr. Warden/Trustee, applicant. Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. We gave emergency approval to stabilize a stained glass window at 111 South Church Street. Although this is considered after the fact application, Mr. Saunders and I would like to ask the board to consider the application without after the fact prejudice. We were contacted by Mr. Egan with the Christ Episcopal Church at 111 South Church Street with a request for emergency repair to stabilize the stained glass window. It appears some of the wall may not be as structural sound as it needs to be to support the large stain glass window. In the best interest of the Historic district we granted him the emergency authorization to stabilize the window. We thought it would be better to bring a window brace before the board than a window replacement. He has put three boards across the front. They hope once the wall is secure the brace will be removed. However, we thought it would be best for him to come before the board to ask for permanent approval. The two boards holding the window in place have been painted to match the trim and building.

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

Mr. Bill Egan – I live at 205 Clipper Creek Lane. We noticed sand coming out of the base of the window. We pulled the trim off and notice some rotten wood. When we

pulled the trim off the sand poured out of the wall on the inside and the outside. The wall has three or four layers of brick and if you touch it with your finger the sand would pour out. The clap was designed to deliver the load from the window. We could see the five by five timber that the window is secured with is no longer connected. We only had putty and paint holding it up until we put the brace on it. The brace is not intended to be there permanently. We are going to pull the stucco off to see how extensive the loss of the material is.

Chairman Gwaltney – Are there any questions or comments?

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

Ms. Hillegass – 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, Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hill voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Next item on the agenda is an Addition, Porch Addition, Roof Change, and Siding Change – 301 Jericho Road, Windsor Castle Manor House – Landmark – Historic Windsor Castle Restoration LLC, T. Carter Williams, applicants.

Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. It is a major exterior restoration that Mr. Williams, Mr. Bodson, and Mr. Ealy have undertaken at the Manor House. They would like to replace the existing architectural shingles with a cypress shake roof. They would like to redo the siding from a smooth stucco to a block pattern stucco. They would like to add an addition on one side and a porch addition on the other side. The main section of the building is going to have a cypress shake shingles with a block pattern stucco finish but the addition will not. The addition will have a standing seam metal roof with a smooth stucco finish. Based on the Department of Historic Resources and the United States Secretary of Interior recommended that the addition stand out to be noticeably different from the original.

Ms. Hillegass – It is more of a requirement.

Planning Technician – Yes. The proposed addition and porch roof is going to be a metal standing seam, silver in color. The addition and porch trim is wood painted white. The siding on the addition will be a smooth stucco with a lime wash, sand in color. The windows will be wood painted white with a six over six grid pattern. It will be different from the main house which has a nine over nine pattern. The proposed porch will be wood painted white. The Manor house roof will be a cypress shake shingles, brown in color. The exterior finish will be a block pattern finish, sand in color.

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

Mr. Roger Ealy – I live at Mount Holly Creek Lane. I know there was some concerns of matching but there are examples in Smithfield of additions that do not match. The Wharf Hill Antiques and the old jail to name a few. In Smithfield you jump from the early seventeen hundreds into deco modern. It adds a lot of interest. That is one reason that the addition on Wharf Hill Antiques was approved. The scale of the addition is approximately a quarter less than the main house and there are a few differences on the roof and the stucco.

Town Attorney – Mr. Chairman, I would like to point out there is a very prudent sentence in the letter from the Department of Historic Resources. It says “Deviation from the approved scope of work may result in the denial of the Virginia rehabilitation tax credits, and integral component to the success of the overall project at the Windsor Castle property.”

Mr. Rick Bodson – I live at 115 Commodore Lane. Ms. Melinat did point that out. The Department of Historic Resources doesn't send rehabilitation with tax credits in order to qualify for the tax credits you have to rehab to the standards of the Department of the Interior. Somewhere along the line in the transfer of ownerships from the two private owners a historic easement was given to DHR. If anything is done to the building it needs to be within the frame work of the historic easement. If we do not follow the standards we would be in a minor violation of the historic easement The Department of Historic Resources could deny the tax credit for the work done on the house.

Chairman Gwaltney – Is there any comments?

Ms. Hillegass – 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, Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hill voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Next is a Siding Color Change, Trim Color Change, Shutters – 107 Thomas Street – Contributing – T. Vicky Adams, applicant. Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. Ms. Adams put in an application asking to change the siding color a yellow color called “Rayo de Sol” which was denied last month. Ms. Adams wanted to come before the board with a revised color, paint the trim white, and add some black vinyl shutters to the house. The color is similar to the one last time but I believe it is a little bit different.

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

Ms. Vicky Adams – I live at 107 Thomas Street.

Chairman Gwaltney – Are there any questions or comments?

Mr. Hill – Are the shutters going to be vinyl or composite?

Ms. Adams – I can only afford wood.

Chairman Gwaltney – Is the color black?

Ms. Adams – They come that way.

Chairman Gwaltney – I think it will be a very yellow house.

Ms. Adams – It is supposed to be like sunshine. My grandfather’s house and father’s house were yellow. They were called “Sunnyside.” I would like to have the same.

Ms. Hillegass – Our concerns last month were that the colors were not really in keeping with the architect of the house. If it was a paler yellow or a cream color like it had been before I think the board members would be more agreeable to it. We have the bumble bee house on Main Street.

Ms. Adams – There is a yellow door on the next street over from me.

Ms. Hillegass – But that is a door not a whole house.

Ms. Adams – The mustard color was a lot closer to the Mansion on Main and some other houses.

Chairman Gwaltney – The Mansion on Main and what you refer to as the bumble bee house has Victoria architecture and this is a Colonial.

Ms. Adams – It is a Cape Cod. It was built in “1939.”

Vice Chair Torre – What color is the roof?

Ms. Adam – It is a brownish color. My son is suggesting that I add some white to make it slightly paler.

Mr. Lee Duncan – I live at 12170 Modest Neck Road. I asked my mother if it is possible for them to add pigment to the paint. They told her no. He suggested getting a couple more gallons to custom mix it to be more appropriate for a “1940” house.

Chairman Gwaltney – Are there any other questions?

Mr. Goodrich – Are the shutters going to be vinyl?

Ms. Adams – Yes.

Mr. Goodrich – What color would the chimney be painted?

Ms. Adams – It will stay an off-white.

Mr. Goodrich – In our guidelines vinyl shutters are not allowed.

Town Attorney – The guidelines with respect to paint is on page eighty-nine. Shutters should be wood (rather than metal or vinyl) and should be mounted on hinges.

Mr. Goodrich – Since I have been on the board we have not approved vinyl shutters.

Chairman Gwaltney – Would anyone like to make a motion to split the application?

Mr. Goodrich – I would like to hear more discussion on the color before a motion is made to separate the two.

Chairman Gwaltney – She has chosen not to use the darker yellow. She is applying for a lighter yellow. The applicant said she would alter the lighter color to make it even lighter by adding some white paint to it.

Ms. Adams – I will paint the side addition white not yellow.

Mr. Goodrich – We all have our preference of color. That color would not be my preference. It is not appropriate for that style home.

Chairman Gwaltney – I don’t think we have dealt with something like this before. Do we consider the actual age of the house? Do we consider the architectural design of it? What it represents as a Colonial Revival house?

Ms. Adams – Why do you keep calling it a Colonial Revival?

Chairman Gwaltney – The elements I think classify it as a Colonial Revival.

Ms. Adams – The pitch of the roof and dormers are more of a Cape Code.

Town Attorney – It is not like the Pollard's Cottage

Chairman Gwaltney – Exactly.

Town Attorney – Are you familiar with Pollard's Cottage?

Ms. Adams – No.

Town Attorney – It is on Cary Street. It is an old house that looks pretty much like this. It was built in the "1780."

Mr. Hill – Are you leaving the dormers white on the addition?

Ms. Adams – Yes

Mr. Hill – If you left the addition white and paint the main house yellow it does not really go together.

Ms. Adams – So by leaving the dormers white that would draw them together.

Mr. Hill – It would draw that addition back.

Mr. Goodrich – What color is the door going to be painted?

Ms. Adams – It is painted red like the other three houses on my street.

Mr. Goodrich – So the door will remain red with the house being yellow.

Ms. Adams – It is not a bright red.

Mr. Hill – It is a rust color. I would like to make motion to approve with an amendment to leave the addition and the dormers white, tone down the yellow, and use a true solid wood or composite shutter.

Mr. Goodrich – Second.

Chairman Gwaltney - A motion has been made and properly seconded to approve with an amendment to tone down the yellow paint on the main house, leave the addition and dormers white, and use a solid wood or composite shutter. All those in favor signify by saying aye, opposed say nay.

On call for the vote, five members were present. Chairman Gwaltney voted aye, Vice Chair Torre voted nay, Mr. Goodrich voted aye, Mr. Hill voted aye, and Ms. Hillegass voted aye. There was one vote against the motion. The motion passed.

Town Attorney – The guidelines for a Colonial Revival state that softer colors should be used on these buildings, with the trim painted white or ivory, since this style reflects a return to classical motifs. I think the board is trying to let you have your yellow. They are giving you a way to get there by soften the yellow from the bright color. That

way they are in compliance with their guidelines and letting you paint the house the way you want it.

Chairman Gwaltney – Next on the agenda is a Sign – 337 Main Street – Contributing –Dr. Rachel Abbott, applicant. Can we have a staff report?

Planning Technician – Dr. Abbott would like to put a sign advertising for her new chiropractic business at 337 Main Street. Originally when she brought the sign rendering to us we thought that having the two signs were too many. But Mr. Saunders assure me that because there are two street frontage you can have two attached signs. We are in compliance with the ordinance. It is better to have them both on the same side. At first we thought we would bring it before the board because it was out of compliance with the ordinance because of the two signs. After I had already put it on the agenda we determined that as far as the number of signs it meets the ordinance but the sign is a little bit too large for the ordinance. If you convert a residential structure to a commercial structure eighteen square feet is the max. The sign is twenty square feet which is slightly over so we thought we would bring it before the board. We wanted to present it as she presented it to us.

Chairman Gwaltney – The only reason that this is coming before us tonight is the difference of two square feet.

Planning Technician – Yes. I believe Mr. Saunders would have administratively approved it if it was the right size.

Chairman Gwaltney – Do we have anyone to speak on this application?

Dr. Rachel Abbott – I live a 2937 Victory Avenue, Norfolk. I am surprised it is two feet larger because my last knowledge it was because of the two signs on the building.

Planning Technician – It was a last minute thing. Everything was already lined up to show to the board tonight. So we decided to present it to the board as you presented to us.

Dr. Abbott – I would ask the board to consider to approve it as is. If you would like me to reduce the size I will. It is kind of hard to grow a business if I cannot have a sign.

Ms. Hillegass – Is everyone okay with the size of the sign?

Dr. Abbott – Yes.

Planning Technician – Interesting enough when I research this Mrs. Cole had the same issue with her sign being too large.

Ms. Hillegass – I think the shape of the logo dictates the shape and size. 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 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, Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hill voted aye, and Ms. Hillegass voted aye. There was no votes against the motion. The motion passed.

Chairman Gwaltney – Next item on the agenda is an Exterior Renovation - 111 Institute Street – Contributing – Sean Homer, applicant. Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. Mr. Homer would like to do some exterior renovation at 111 Institute Street. We were able to administratively approve several things that he wanted to do which was stated in my report. However, he would like to do a lot more stuff to it. He would like to replace the existing wooden windows with composite windows. They are Anderson composite which might be a fiberglass. It is a synthetic window with wood on the inside and synthetic on the outside. He would like to replace all of them with six over one grid pattern. The first floor has yellow siding and the second floor has cedar shake siding. He would like to remove the cedar shake siding and replace it with lap siding either with wood or Hardie board. He wants to keep the wood that is there. He may want to use wood so that it matches or a composite so it is more maintenance free. The siding will be painted yellow. The existing front porch and front door are red. He wants to remove the red paint and stain the front porch and front door a dark walnut. He wants to remove the vinyl siding in the rear and put Hardie board or wood to match what is there. He would like to remove a chimney. Mr. Homer mentioned that he was not sure which chimney he wanted to remove. I could have administratively approved it but he had it in his packet so I thought I would bring it before the board because it is a feature of the house. He would like to remove the solar heating panel in the back of the house.

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

Mr. Sean Homer – I live at 111 Institute Street. I hope you like the yellow on my house.

Ms. Hillegass – Will the columns on the porch and the trim remain white?

Mr. Homer – Yes.

Planning Technician – I forget to add to the report that he would like to use the existing wood window trim and paint it white.

Vice Chair Torre – I cannot tell by looking at your submittal how the mullions work on the windows that you have selected. Have you seen the windows in person?

Mr. Homer – I have not bought them yet. I was waiting for approval on the six over one grid pattern.

Chairman Gwaltney – Are you asking if they are inside or outside the glass?

Vice Chair Torre – Yes.

Mr. Homer – The dividers will be in between the window pane.

Mr. Hill – Are they Anderson windows?

Mr. Homer – Yes.

Mr. Hill – They will be a true divided light. If they are Anderson windows they will not be inside the panes. All the Anderson windows will have it inside the grids. A true divide light which is composite exterior and wood interior. We don't like dividers inside the glass. Have you considered putting Hardie shake on the end of the house?

Mr. Homer – The cedar shakes tend to fall off. I don't know how well the Hardie shakes stay on over time compared to the cedar shakes. I wanted to do it all to match the current siding.

Mr. Hill – The cottages at the Smithfield Station Bridge have had Hardie shakes on them since "1999" and have not been painted. They hold up very well. It would take a lot of character away from the house to change the shake look to a lap siding.

Mr. Homer – If we go in that direction I would probably do it on the dormers as well.

Mr. Goodrich – Have you decided which chimney you are going to remove?

Mr. Homer – The functional chimney in the house is downstairs. I would like to remove the chimney that has been boarded up on the inside of the house. The one closest to the edge of the house maybe the most appropriate way to describe it.

Mr. Goodrich – Is it necessary to remove the chimney? Are you having an issue?

Mr. Homer – We are doing the entire roof so we thought it would better to remove the chimney then.

Vice Chair Torre – We are bound to our guidelines. Part of the guidelines say construct new windows and doors of wood or metal and match the style of the building. Use replacement windows with true divided lights or interior and exterior fixed muntins

with internal spacers to replace historic or original examples. False muntins and internal removable grilles do not present an historic appearance and should not be used. You may wish to reconsider your selection of windows. Do not remove an historic element unless there is no other option. Do not replace an element if it can be repaired. I am referring to the chimney. If you absolutely don't have to remove the chimney it would probably be a good idea to consider saving it.

Mr. Homer – If the board thinks it is more appropriate to leave it I would not have an issue with it.

Town Attorney – Mr. Torre, you probably could not hear Mr. Hill but he pointed out that the windows that Mr. Homer has selected meet our guidelines. They have an exterior fixed muntins on both sides. Mr. Hill is very familiar with Anderson windows. He says they meet our guidelines.

Vice Chair Torre – Good.

Mr. Hill – The footprint of the chimney that you are trying to remove does it go all the way to the living room?

Mr. Homer – It goes all the way down to the ground into the crawl space.

Mr. Hill – It is taking up square footage. You would have to leave it all.

Mr. Homer – I would have to leave it all.

Chairman Gwaltney – I believe on the corner of James Street we let them take a chimney down.

Mr. Goodrich – I can make a motion but we have had so many discussions about varies things. I would like for us to review our discussion because there are some things we may or may not approve.

Town Attorney – You can use his checklist on his application that covers everything.

Chairman Gwaltney – On the application he is requesting to remove one chimney. We have allowed them to be removed in the district before. The existing windows are to be replaced with applied dividers. The windows should be wood interior clad. The grid patterns will be six over one. The current yellow wooden siding will stay. He wanted to replace the shake siding on the sides and dormers. We have discussed the possibility of a Hardie product, keep the shakes, and not use a lap siding. The rear siding will be a wood or Hardie product. The yellow color will remain. The white trim will remain. We have not discussed the color of the porch. I guess no one has an

issue with that. The front door will be a stained dark walnut. The solar panels will be removed.

Planning Technician – The window trim will be wood, white in color.

Chairman Gwaltney – If you decide to put some sort of shake material would you keep the same color or change it.

Mr. Homer – You mean to maintain the color of the cedar.

Chairman Gwaltney – The Hardie product would come pre-painted or you would have to paint it.

Mr. Homer – Okay. If we are going to maintain some sort of shake then I will use the same color that we have there now.

Town Attorney – Ask him if that is acceptable to him because for you to approve it and he does not want it does not work very well. Mr. Homer, the board proposes that instead of removing the siding where the shakes are that you would replace them with a Hardie plank and maintain the same color. Is that agreeable to you?

Mr. Homer – I can work with that. I think I heard that you would like for us to maintain both chimneys on the house.

Mr. Goodrich – In my opinion the chimney adds to the roof line of the house.

Mr. Homer – I can leave both of them.

Ms. Hillegass – As long as it not causing any structural issues.

Chairman Gwaltney – You are giving up some square footage inside.

Mr. Homer – It's okay.

Mr. Goodrich – Is it your intent to take the chimney down to the roof line or take it all the way down?

Mr. Homer – We were definitely going below the roof line. I am thinking of opening up the kitchen where the one chimney runs. It runs close to the kitchen and living room.

Mr. Goodrich – Now that changes my opinion. I would sacrifice the look for you to be able to change the interior the way you want. I think we should give him the option.

Town Attorney – If you do not care one way or the other and you expressed your preference then give him the option. He may find that it is fine or he may find it is structural necessary to take it off. He may decide it is a benefit to him to gain square footage on the inside.

Mr. Goodrich – I would like to make a motion to approve the application as presented with an amendment to replace the cedar shakes with composite shake of the same color and the removal of the chimney at the owner's discretion.

Ms. Hillegass – Second.

Chairman Gwaltney - A motion has been made and properly seconded to approve the application with an amendment to replace the cedar shake with composite shake of the same color and removal of the chimney at the owner's discretion. All those in favor signify by saying aye, opposed say nay.

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

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

Planning Technician – Thank you, Mr. Chairman. Mr. Moody had some concerns about the flat roof section and the standing seam metal roof section for the one story addition in the back of 204 Cary Street. He has had a lot of problems with leaks over the years. The standing seam metal has a lot of holes and rust on it. The flat section of the roof is leaking. He would like to change the angle of the roof. He would like to angle the section to give it enough pitch to drain properly. He would like to replace the flat section and standing seam metal section with architectural asphalt shingles, charcoal in color to match his house on the corner.

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

Mr. Nelson Moody – I live at 105 Crisfield Circle. I bought the house about eight years ago. I have painted the roof and patched it a couple of times. I found out the flat part has no breathing room. Between the ceiling and the roof on the flat part it is stuffed with insulation that takes up the whole space. It makes the ceiling sweat in that area. The contractors suggested that I raise the roof about twelve inches. I think the picture that you have has the asphalt shingles on it. It is two shingles between the roof line and the window seal. I am going to leave one roll of asphalt shingles underneath the window and take off the asphalt shingles from the roof line all the way up. The pitch will not be changed on the metal roof on either side until it gets to where I am raising it up.

Chairman Gwaltney – Is it enough of a pitch on the new addition of the roof?

Mr. Moody – Yes. It is going to give more air space to help the room breath better. After I take the metal roof off and put the shingle roof on I am going to put a ridge line on there.

Town Attorney – Is it visible from the street?

Planning Technician – Just barely.

Mr. Moody – If you ride by there you can see it. If you are walking by there you cannot see it.

Planning Technician – It is currently screened by some red tip bushes. But we try not to use vegetation to give administrative approval in case the vegetation is removed. I neglected to mention there are a few sections of the remaining brown trim in the back he would like the option to paint it white to match everything else. I put it on the application to give him the option if he wants to do the slight color change on the trim.

Mr. Moody – I would like to replace the fascia boards on the back side. They will be wood. I would like to paint them white instead of brown to match the ginger trim that is around the front of the house and over the porch. I came before the board when I bought the house to get approval for the brown trim and the color of the house now. I think the white would look better.

Chairman Gwaltney – Are you doing the shingles on both sides?

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

Mr. Hill – 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, Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hill voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Mr. Goodrich – I have something that I didn't bring up at the board members comments. I would like for you to replace me on the education sub-committee. I do not have the time to bring the committee together. I do a lot of volunteer work and that is not doing justice to what the committee should be doing.

Chairman Gwaltney – I will talk to you about making some changes and decide what we need to do. Thank you for what you have done with it. Next on the agenda is Approval of the July 17th, 2018 meeting minutes.

Town Attorney – Mr. Chairman, I recommend the admission of one word and recommend the minutes be approved as presented.

Ms. Hillegass – So moved.

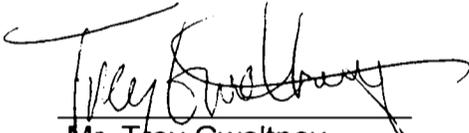
Mr. Goodrich – Second.

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

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

Chairman Gwaltney – Our meeting is adjourned.

The meeting adjourned at 8:24 p.m.



Mr. Tley Gwaltney
Chairman



Mr. Joseph Reish
Planning Technician