

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, October 17th, 2017. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Chris Torre, Vice Chairman; Ms. Julia Hillegass, Mr. Russell Hill, Mr. David Goodrich, Mr. Ronny Prevatte, and Mr. Gary Hess. The staff members present were Mr. Joseph Reish, Planning Technician and Mr. William H. Riddick III, Town Attorney. There were six (6) citizens present. The media was not represented.

Chairman Gwaltney – I would like to welcome everyone to the October 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. The three properties that were found in HPO violation last month, letters have been sent out given them ninety days to make repairs or come before the board. There are no other administrative approvals to report.

Chairman Gwaltney – Next item on our agenda is Upcoming Meetings and Activities. There is a list provided for you to review. Next on the agenda is Public Comments. We have no one signed up for public comments. Next on the agenda is Board Member Comments. Are there any board member comments? We have two applicants tonight. One of them given by the amount of paperwork I think is going to require a fair amount of discussion. The other one has less paperwork I think will need less discussion. If the board approves, I would like to switch the order of the two applicants on the agenda to perhaps accommodate the applicant who may be here for a short amount of time. Next is a Roof Change – 210 Main Street – Non-Contributing – John Bolling, applicant. Do we have a report?

Planning Technician – Thank you, Mr. Chairman. The house on 210 Main Street has cedar shake shingles that are getting in bad shape. They are becoming discolored and pieces are falling off. The applicant would like to replace them with asphalt material shingles. The brochure classified it as a luxury shingle. It is an architectural style. It is going to be a weathered wood color to match the color of the cedar shakes as much as possible.

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

Mr. John Bolling – I live at 210 Main Street. The shingles need to be replaced. I would like to put architectural shingles on the house.

Chairman Gwaltney – Are there any questions or comments?

Mr. Hill – Can I look at the shingles? Are they traditional architectural shingles?

Mr. Bolling – Yes. I think this one is similar to the one on the house right across the street.

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

Mr. Goodrich – Second.

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

On call for the vote, seven members were present. Chairman Gwaltney voted aye, Mr. Hess voted aye, Mr. Hill voted aye, Ms. Hillegass voted aye, Mr. Goodrich voted aye, Mr. Prevatte 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 an Exterior Renovations – 226 South Church Street – Contributing – Brian & Judith Lally, applicants. Do we have a report?

Planning Technician – Thank you, Mr. Chairman. Mr. and Mrs. Lally would like to do some extensive exterior renovations. They will put new roofs on some of the different architectural features, replace windows, and color change. There will also be some renovations to the out building as well.

Chairman Gwaltney – The application includes two structures and a lot of different pieces, parts, and portions of the structures. Like we have done in the past if we feel there are some parts that we need more information we can divide it up. It is a lot to take in at one time. Do we have anyone to speak on this application?

Mr. Brian Lally – I live at 226 South Church Street with my wife Judith Lally. We would like to thank the board for hearing our application tonight. The main roof on the house has probably thirty year old shingles on it. We are going to replace them with carriage style asphalt shingles. We are going to completely fix the exterior of the house then the inside which needs just as much updating. We need to fix the outside to prevent water leaks and air leaks that cause a lot of mechanical and heating cost. We are replacing all of the tin roofs, standing seam metal roofs, and window caps. The window caps have a tin covering on most of the windows in the house. The drainage system that comes off of the metal roof has to be repaired. It is causing a lot of the

deterioration on some of the decorative wood work that exists on the first floor and in some cases on the second floor. All the metal work will be copper. We want to go with something that is going to last a long time. We would like to replace the windows. The existing windows are wood with a galvanized storm window that you cannot open. They are not sealed properly. We would like to restore the exterior of the house with high quality, long lasting sustainable materials with low maintenance. We looked at a whole window system. The windows inside are wood. The exterior windows are aluminum clad over the wood with locking joints to give it a high energy rating. We want to paint the exterior decorative wood features. The other part of the project is to do similar things on the exterior carriage house. We have wood clap board and wood trim there now. We are going with an exterior sheathing and Hardie-plank. The colors that we propose are in the packet. We are looking at a grey color. We want to improve the exterior of the carriage house to give it the long term sustainability. The porch deck has deteriorated because of the roof leaking. We would like to replace it with a tongue and groove Azek composite material. I think it has been approved on other houses in the town. It is good for the environment. I think it will add to the splendor of what the house will look like when all these features are blended together and done.

Chairman Gwaltney – Are there any comments or questions?

Planning Technician – The color selection for the primary structure is not before you tonight. They will select the colors and bring them back to the board for approval.

Mr. Lally – That is correct.

Planning Technician – Is the porch decking going to be grey?

Mr. Lally – Yes. It is a silver oak. It is a huge white house. Whatever we do with the decorative work, picture frame molding, and brackets you will still have a white house. We thought about putting a color on the windows and trim in order to bring some color to the white house. All of these repairs are going to move right into the winter time if you approve it tonight. We probably will not be able to get a lot of the features done by Christmas. We are not going to be painting when temperatures are not above forty-five or fifty degree for a twenty-four hour period. The window color is a black galvanized storm window. The exterior face of the interior window is black and some white. We wanted to give the windows some color and depth so we selected the maroon color. A metal strip is all around the windows on the house. We thought a sage green color on the windows would give the white house some color. The brackets and molding on the

windows will be a color to make the maroon color pop. I think ten or twelve percent of the entire surface of the house will be a new color pallet with the rest of the house white. Sometime down the road we would like to take off the vinyl and replace with a more durable siding product. The window will have a metal trim seal on the exterior to cut down on the howling of the wind and moisture that comes through. The interior of the window will be white painted wood to match the white existing trim in the house. There has been some excellent craftsman work done on the windows, doors, and moldings on the house.

Mr. Hess – Are the windows wood?

Mr. Lally – The windows have seventy percent wood with metal cladding over the features of the wood.

Mr. Hess – But you are talking about wrapping them with aluminum.

Mr. Lally – We are talking about wrapping the four inch wide band that goes around the whole window with the metal trim.

Mr. Hess – Well considering it is a contributing structure aluminum wrapping is not something that we normally would approve.

Mr. Lally – I have read your guidelines. The trim piece is around many of the window styles in the town. Some are wrapped and some are painted.

Chairman Gwaltney – Are there any other comments?

Mr. Lally – We are proposing one over one window. There are some windows that are two over two and four over four on the back and south side of the house. The two over two windows are not seen from the street. The one over one windows are seen from the street.

Chairman Gwaltney – Have you thought about other options as far as the wrapping around the windows?

Mr. Lally – The other option would be to put wood trim around it.

Chairman Gwaltney – I know you are trying to get away from wood so it would last longer.

Mr. Lally – Yes.

Chairman Gwaltney – Is there any other material like Azek that you could use?

Mr. Lally – Yes. I thought about that but we are changing the exterior shape of the window frames. If I put any kind of trim I would create a shadow line on that part of the window that is not there now. All I am doing is replacing a white aluminum with color

aluminum. I can paint it which would be easier. If you back it with another piece of trim I think it would change the whole architectural design of it. I would lose the last curve of the bracket.

Chairman Gwaltney – Are the existing windows wrapped in the same way but you want to wrap them with a different color?

Mr. Lally – There are only eight windows that are not wrapped.

Chairman Gwaltney – The majority of the windows are wrapped in a metal product.

Mr. Lally – Thirty-six of the forty-three windows are wrapped.

Vice Chair Torre - Is there another way to seal the window?

Mr. Hill – Yes. I guess the window guy told you he could do that.

Mr. Lally – The guy that is doing all the metal work on the house is a fabulous tin knocker. I have seen his work.

Mr. Hill – In some places there will be a gap because there is not a groove all the way around it.

Mr. Lally – Right.

Mr. Hill – It is hard to bend the metal to fit in that. There is several ways you can do it. But still that window has to be completely flush with the trim that is there now. I guess someone has looked at it.

Mr. Lally – I understand how the window is built. The window is about five inches in depth and comes up to where it is flush.

Mr. Prevatte – I think it is a nice looking window. We allow aluminum storm windows as long as they are painted.

Mr. Lally – We experimented on the back porch with taking a window out to see what was involved.

Mr. Prevatte – It looks better than a storm window. You will not have to worry about paint peeling on it.

Mr. Hess – What is the color of the storm windows that are there now?

Mr. Lally – Some of them are galvanized grey and some are painted black.

Chairman Gwaltney – Probably original wood frame storm windows.

Mr. Hill – They are metal.

Mr. Lally – The original storm windows in the attic are wood.

Chairman Gwaltney – The black windows in the picture are galvanized.

Mr. Lally – It looks like a piece of sand paper. It is pitted so the channel cannot pass through.

Mr. Prevatte – How many windows are you putting in?

Mr. Lally – There are forty-three.

Chairman Gwaltney – Do you plan to wrap the same material around the oval window?

Mr. Lally – The dormer window is going to be a new shape. I have not decided if I will wrap or paint the oval window. It is composite material on the exterior. The original house did not have an oval window. Without the oval window you lose the ability to look down South Church Street. It adds a nice feature to the house.

Chairman Gwaltney – We have someone else who would like to speak on this? Please come to the podium and state your name and address.

Col. Shane Hamilton – I live at 304 South Church Street. We are right across the street. As you can see from the packet and the discussion this is not a spur of the moment, this is an engineer who has taken the time to go through every detail. He knows the exact width of the frame and aluminum that goes around the windows only highlights how much effort has gone into this. In the modern age as we try to take care of our houses it is not an easy process. A lot of the materials that houses were built with are no longer available and will not hold up under modern times. Every step is being made to try to keep the house looking its original splendor. There is not an attempt to modernize it. There is not an attempt to make it look like a structure that was just put up. The intent is to keep the house in accordance to the way it was originally built. To be honest when we were looking at the house that we own the realtors tried to turn us away because of the board's requirements. Some people don't like the modern windows going into one of the old houses. I think that is why we see some of the houses going unsold and in the state that they are. At some point the board has to make the decision is the spirit and intent what we are looking for or are we trying to bring back 1860's craftsmanship. The 1860's craftsmanship is going to be a challenge. This keeps us in line and brings us straight back into a manner we all can be proud of.

Mr. Prevatte – Just about all of us have a historic home in town. We try to maintain function and the maintenance issues.

Col. Hamilton – Our house needs to be painted but we want to keep it in period. As you know this is not a simple task.

Mr. Prevatte – It is just ongoing.

Chairman Gwaltney – Are there any other comments?

Mr. Hess – Just for the record the reason I brought it up is because we do concern ourselves with precedence and particular on a house of this stature. I am not prejudging anything. The board needed to be aware that this is something that we should consider in our decision.

Mr. Prevatte – I think it is attractive. I think it meets the guidelines.

Mr. Hess – I agree it meets the guidelines. You say the reconstruction should be based on physical evidence or old photographs of what we are fixing. On page sixty-eight and sixty-nine it says construct new windows and doors of wood or metal that match the style of the building. Later it says match the original in material and design or use substitute material that convey the same visual appearance. I think that is what he is doing. It sounds like there is metal already there.

Mr. Goodrich –The best thing is the storm windows will be gone.

Mr. Prevatte – It beats the appearance of storm windows. I wish more people would bring that to us.

Mr. Hill – I don't think the question is about the window itself. It is about the trim around the window. There is no difference than him saying we don't like the color of vinyl siding that we have on the house so we are going to put blue vinyl siding on it. Are you going to approve the blue vinyl instead of Hardie board? It is exactly the same thing. I do a lot of historic homes in town. I have not put a piece of vinyl on a window in my life. Not to say that I am right. I am saying that there is another way to approach it. I have found when you pull the vinyl off the "j" channel it is nailed on top of the trim. That is why you have some of them four inches and some six inches. If you pay someone to wrap the windows then you will have to re-do it again anyway.

Mr. Lally – That is a consideration. The way we are going to wrap the metal inside we may have to take the channel off.

Mr. Hill – Then you cannot nail it back on because you will have to nail holes in the vinyl you stick it behind. You are going to be in the same boat. I realize it is a five year plan. When you take the siding and clap board off your definition of trim is going to protrude pass your siding.

Mr. Lally – It definitely could. We will have to address that when we come to it. We know that can occur so you have to come up with a uniform methodology to put the new siding on and how you would address the trim around it.

Mr. Prevatte – The real craftsman made it work.

Mr. Lally – Yes, Sir.

Mr. Goodrich – I have no problem with the application. I would like to make a motion that we approve the application as presented.

Vice Chair Torre – Second.

Chairman Gwaltney – Are there any other comments?

Ms. Hillegass – I think it is a very complete application but I defer to my peers in the business to what their feelings are.

Chairman Gwaltney – Are there any other comments? It is not often that we have someone with a five year project. Our guidelines stipulate that the project must be started within a year and completed within two years. After some consultation prior to the meeting, I would advise you that in two years from the approval date you would be requested to come back before the board with an update on the five year project at two years.

Mr. Lally – Every element that you see that is presented by a specific number we plan to do in the next six months. The winter time is going to interrupt some of the application. But the people that we have lined up I want one right after the other. Hopefully, we will be done with the whole project within the next six to nine months. After we get that all done we would come back to present the board with some colors that would represent more of the painted surfaces

Chairman Gwaltney – I think the board applauds that enthusiasm and would love to see that happen if it is approved.

Mr. Lally – The next six to nine months is our timeline. I have some electrical lines in the house I do not know where they go so that is when the five year portion comes in. We only have two hundred amp service. I cannot put air conditioning in the house because there is no room in the electrical panel. We have done everything we can to make the old federal pacific electrical panel work. I want to seal the house before I put a new boiler in.

Chairman Gwaltney – We appreciate that. If approved tonight then after two years we will have to revisit since it is a five year project.

Mr. Lally – I fully understand.

Mr. Prevatte – If you have good contractors and sub-contractors that work together you can get it done.

Mr. Lally – The regional manager from Pella looked at the windows. He said he would have his best guy install the windows. We did deconstruction of an existing window to find out what is all involved. It is a lot of work to take one window out and put the one window in.

Chairman Gwaltney – I applaud all your research you have done on this. A motion has been made and properly seconded. All those in favor signify by saying aye, opposed say nay.

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

Chairman Gwaltney - It is difficult to look at all these things to make sure it falls exactly one hundred percent within the guidelines. I think a lot of what is taken into consideration is people like you who make improvements to their properties to make the property last longer and affordable. You are the one that makes the investment into it. The structure will be here for generations to come. As time moves on improvements and technology get better. We try to take advantage of that but still trying to keep the integrity of the structure. I feel like you have tried to do that. The guidelines are the guidelines but sometimes we have to look at the overall picture of a structure. I applaud you for the amount of work you plan to put into this structure in the historic district. Good luck with all of your work.

Mr. Lally – Thank you.

Chairman Gwaltney – Next on the agenda is Historic District Designation Review – Main Street – 0-300 Blocks. We are reviewing the first two blocks of Main Street. Given the time I will have to dismiss myself. I will turn the meeting over to Vice Chair Torre to finish conducting.

Planning Technician – We are continuing our historic designation review. Main Street is the most abundant street of historic structures in the town. We have broken it up into two sections.

13-15 Main Street – Contributing and recommended to remain Contributing

17 Main Street – Contributing and recommended to remain Contributing

19 Main Street – Non Contributing and recommended to remain Non Contributing

21-27 Main Street – Contributing and recommended to remain Contributing

22 Main Street – Landmark and recommended to remain Landmark

32 Main Street – Landmark and recommended to remain Landmark

36 Main Street – Landmark and recommended to remain Landmark

100 Main Street – Contributing and recommended to remain Contributing

103 Main Street – Landmark and recommended to remain Landmark

108 Main Street – Contributing and recommended to remain Contributing

110 Main Street – Contributing and recommended to change to Landmark

112 Main Street – Landmark and recommended to remain Landmark

115 Main Street – Contributing and recommended to remain Contributing

124 Main Street – Landmark and recommended to remain Landmark

130 Main Street – Landmark and recommended to remain Landmark

132 Main Street – Landmark and recommended to remain Landmark

202 Main Street – Contributing and recommended to remain Contributing

203 Main Street – Landmark and recommended to remain Landmark

206 Main Street – No designation and recommended to change to Contributing

207 Main Street – Non Contributing and recommended to remain Non Contributing

208 Main Street – Non Contributing and recommended to remain Non Contributing

210 Main Street – Non Contributing and recommended to remain Non Contributing

213 Main Street – Non Contributing and recommended to change to Contributing

215 Main Street – Non Contributing and recommended to change to Contributing

216 Main Street – Contributing and recommended to remain Contributing

217 Main Street – No designation and recommended to change to Contributing

218 Main Street – Contributing and recommended to remain Contributing

221 Main Street – Contributing and recommended to remain Contributing

223-227 Main Street – Contributing and recommended to remain Contributing

224 Main Street – Landmark and recommended to change to Contributing

228 Main Street – Non Contributing and recommended to change to Contributing

229 Main Street – Non Contributing and recommended to remain Non Contributing

234 Main Street – Contributing and recommended to remain Contributing

235 Main Street – Landmark and recommended to remain Landmark

237 Main Street – Contributing and recommended to remain Contributing

Planning Technician – Are there any objections to the recommendations?

Town Attorney – Unfortunately we are all getting older and so are the buildings.

There are a lot of mid-century from 1920's to 1930's commercial buildings along Main Street. I think there are so many commercial buildings along Main Street that have kind of aged out of non-contributing. They are examples of a certain period of architecture. They are vintage Main Street kind of buildings. The old Smithfield Jewelry building that was probably built in the 1920's he has upgraded that to contributing. I think that is right. If you are going to say the bathroom is contributing it is kind of hard to say some of the other buildings are not.

Planning Technician – That is an excellent point.

Town Attorney – It would be safer to say the bathroom is non-contributing than some of the other buildings because the bathroom is brand new. You said some of the buildings down the hill are not non-contributing I am not sure that is right either.

Planning Technician – At 13-15 Main Street is contributing. At 17 Main Street is contributing. At Wharf Hill is contributing. I think everything else at this end of Main Street is Landmark. At 32 and 36 Main Street is Landmark. At 100 Main Street is contributing.

Chairman Gwaltney – I think there are very few that are non-contributing.

Town Attorney – What about the Ice Cream Parlor?

Planning Technician – It is non-contributing.

Mr. Goodrich – It is like when tourists are here they walk in and think I'm back in the 1940's.

Chairman Gwaltney – I think if you look at the flag building it was built in a certain time but it is totally nothing but a brick façade.

Ms. Hillegass – It does not have any architectural elements.

Chairman Gwaltney – The Smithfield Foods headquarters does not have age to it but it has architectural elements. Even though a couple of these buildings are getting

older and they may have been built during a certain time they do not have architectural elements. The Ice Cream Parlor is basically a brick box with some windows.

Planning Technician – We took into consideration what the existing historic district survey says. It is non-contributing commercial due to remodeling.

Chairman Gwaltney – While the building is probably the turn of the 20th century but the facade was put on in 1970's when they did all the colonial stuff. The façade is made to look colonial.

Town Attorney – That same analysis applies to Attorney Woodrow Crook's office because that was the old theatre. They put a new façade on it.

Chairman Gwaltney – It was built in 1898. It was next to the Delk store. I don't know if half of the building was taken down or half was just remodel into the theatre. The theatre burned in the 1960's. They rebuilt it and put the façade on it. Does the architectural element on the building contribute in some way to feel of the different types of architect that we have in Smithfield? The Taste of Smithfield we said is contributing. It is a brand new building. It has some architectural elements.

Town Attorney – That was my point I'm not trying to persuade one way or the other.

Planning Technician – If we want to change it to contributing in the near future this is the time to do. It is a work in progress.

Ms. Hillegass – Well if you do that one then you should do the old Cloud Nine building. Then further down the street you should look at the old Stephenson Realty building because they are all similar.

Planning Technician – Well that is something for everyone to think about. At the next meeting if the board comes to a consensus to make these properties to contributing it can be done.

Town Attorney – Where is the old Dollar General building?

Ms. Hillegass – Where is the old Art Gallery?

Planning Technician – Sorry, I left them out but will include them next month.

Mr. Hess – I don't know what the designation would be but the little house that has been built off the street next to Attorney Woodrow Crook's office. I did not see that one on the list. Is that a Main Street address?

Planning Technician – I think it is a Cedar Street address.

Town Attorney – I think it is too for some reason.

Planning Technician – I will make sure that one is included next time.

Vice Chair Torre – Is there any more discussion?

Planning Technician – I will make sure I include the former Art Gallery and the house behind Attorney Woodrow Crook's office on the next one. We will revisit as it is updated to reflect the changes.

Vice Chair Torre – Next on the agenda is Approval of the September 19th, 2017 meeting minutes.

Town Attorney – Mr. Chairman and members of the board there were several things in the minutes I fixed. I recommend the minutes be approved as revised and corrected.

Mr. Goodrich – So moved.

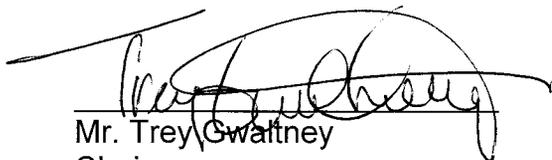
Ms. Hillegass – Second.

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

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

Vice Chair Torre – Our meeting is adjourned.

The meeting adjourned at 7:50 p.m.


Mr. Trey Gwaltney
Chairman


Mr. Joseph Reish
Planning Technician