

*Additional information that would be useful in the review of the site plan and house designs:*

- *Side and rear elevations of each unit, especially as in many cases these will be very visible from the public right of way.*
- *A larger scale plan of a block to illustrate typical lot layouts, including outbuilding and parking locations.*

I. Neighborhood Design

A. Entrances

1. Main Street entrance: pulling the residential uses off the road behind the park space is appropriate in this commercial section of Main Street. The preservation of the historic farmhouse and the visibility of that site from this entrance will be an attractive feature. However, this entrance road ends at the front of one house (lot 35) and the side/rear of one other house. We would recommend that the arrival into the neighborhood be stronger, with more houses fronting this entrance and the historic house parcel. The previous iteration of this part of the plan may be a more appropriate response.
2. Cary Street entrance: The existing pattern along Cary Street is fronts of houses facing the street. At the property line, a small park fronts Cary with backs of new houses facing it. Beyond this area, the backs of more houses face onto a green space that fronts Cary. The location of the overhead power lines makes fronting Cary Street difficult in this area. We would recommend considering having the houses front onto the green space. At the entry itself, a traffic circle has been placed but is not at an intersection. The view from the circle is of the backs of houses. We would recommend that the houses front the entrance street and that the circle be eliminated.

B. Connectivity

1. Generally there is good connectivity throughout the site, with only one cul-de-sac.
2. The block dimensions are similar to those found in other residential areas near the downtown area.

C. Parks

1. There is a good distribution of green space throughout the site.
2. Placement and design of the park in the middle with the houses fronting the park is an attractive amenity for the neighborhood.

3. The remaining park spaces could be made more accessible with more houses fronting the parks in order to improve the visibility.

*The following categories are generally organized by the design guidelines.*

II. Streetscape (Chapter XI)

A. Street Paving

1. Brick-lined crosswalks at key intersections are recommended in the guidelines. Some brick sidewalks appear to be proposed in the development but it is not completely clear their exact locations and extent.
2. The existing downtown streets are paved in an exposed aggregate concrete. We would recommend considering this treatment for the new streets to tie into the historic district.

B. Pedestrian Walks and Curbs

1. Sidewalks of brick or exposed aggregate concrete are recommended. Concrete is proposed.
2. Curbs should be a material such as stone or exposed aggregate concrete. Concrete roll curbs are proposed.
3. Planting strips are recommended and are proposed throughout the development.

C. Street Trees and Plantings

1. Planting strips with street trees are recommended and proposed throughout the development.

D. Lighting

1. The proposed light fixtures are different from those used throughout downtown although they appear to be similar in scale and design. The height of the fixtures is not indicated and would need to be confirmed.

E. Traffic and Pedestrian Signals: not applicable

F. Street Furniture

1. Proposed trash receptacles are similar to downtown.
2. Proposed benches are different from the downtown benches but the materials are appropriate.

G. Utilities

1. We are assuming that the utilities will be placed underground with exception of overhead lines that are existing but this is not completely clear from the drawings or proffers.

H. Public Signs

1. Oval street signs should be used to match those in the rest of the district.

I. Parking Facilities

- i. On-street parking should be provided. It is not clear from the drawings whether this is the intention.

III. Site (Chapter V)

A. Setback

1. The guidelines recommend maintaining a consistent setback. The proposal includes a 25' front setback. This is a deeper setback than currently exists in most of the residential area of the historic district, and no maximum setback is specified. We would recommend specifying a setback that is compatible with downtown and considering a build-to line to maintain consistency between the houses.

#### B. Spacing

1. The guidelines recommend consistent spacing. Given lot sizes and required side setback of 10' this should remain fairly consistent throughout the development.

#### C. Off-street Parking

1. Note that the amount of off-street parking required by the zoning ordinance will provide a challenge to decreasing the impact of the car on the streetscape.
2. The guidelines recommend placing residential parking to the sides and rear of houses. Location of surface parking is not mentioned in the proffers. We would recommend considering specifying a minimum distance behind the front wall of the house to surface parking areas.
3. Would recommend a minimum setback from the front façade of the house to the front face of a street facing garage door.
4. The proffers call for two separate doors in double garages, which we would also recommend. Doors shown in elevations do not appear to be two separate doors but single doors made to look like double doors.

#### D. Fences and Walls

1. Guidelines recommendations for new fences and walls state: choose a design that relates to designs and materials from nearby historic examples. Painted wooden pickets are the most common fence type in Smithfield although many fences use a combination of traditional materials. Do not use chain-link fencing, split-rail fences, plastic fences, or concrete block walls where they would be visible from the street. Avoid street-front fences or walls and in any case keep them below 42 inches in height.
2. Proffers call for maximum 4 feet in height, 6 feet for side and rear, and states that all fences must be vinyl or anodized aluminum or others as allowed by the ARB. Need to make this consistent with the guidelines.

#### E. Landscaping

1. Proffers call for sod in front yards. Individual site landscaping is not indicated on the site plan.

F. Site Paving: not addressed in proffers. Guidelines recommend exposed aggregate concrete.

#### G. Outbuildings

1. Guidelines show appropriate outbuilding locations. Proffers say outbuildings must be approved by ARB.

#### H. Outdoor Lighting:

1. Proffers say lighting must be approved by ARB.

#### I. Modern Features

1. Guidelines recommend placement of utilities where they have the least impact, behind buildings where possible.
2. Guidelines say to screen with landscaping or fences.
3. Proffers call for exposure to be minimized from streets. Recommend adding requirement for screening.

### IV. Architecture: General

#### A. Style

1. The proposed development falls into two subareas of the Historic District: Riverfront, which includes a variety of late 19<sup>th</sup> century and early 20<sup>th</sup> century architectural styles; and the Main and Grace Streets subarea, which includes mainly a variety of Victorian style houses.
2. The proffers say “the predominate architectural theme for Cary & Main will be Neo Traditional and encourage architecture that embodies the themes of Historic, Georgian, Colonial, Traditional, and Craftsman style architecture.” It should be noted that some of these words are not architectural terminology and do not provide a clear intention for the architectural style and detailing of the houses.
3. The proposed houses appear to draw some inspiration from the surrounding historic house styles but in some cases have a mix of details from various styles, and often have oversimplified details with incorrect proportions.

#### B. Variation

1. The proffers call for 5 models each with at least two different elevations, and that no two dwellings shall be of identical elevation on the same side of the street within three lots. Façade reversal is counted as a different elevation. We would recommend that façade reversal does not count as a different elevation.

### V. Building mass (Chapter VI)

- A. Form: need side elevations to comment. Most are fairly simple form but narrow houses with a wide garage attached are a concern as a contrast to any forms found in the historic district.
- B. Scale: the guidelines recommend porches, and porches are included. The scale of the houses is in keeping with the residential scale of the historic districts with the exception of large attached garages.
- C. Height and width: the guidelines call for maintaining the proportions of surrounding historic buildings. Narrow houses with

a wide garage attached are a concern as a contrast to any forms found in the historic district.

D. Foundation: proffers require minimum 16" foundation of brick or stone, which appears to be consistent with typical practices.

E. Roof: need side elevations to comment.

1. Guidelines call for respecting the roof type, materials, form and slope of nearby historic buildings. There are a few roof forms in the sample elevations that are not found in the historic district. The very wide front facing gables are not a form seen in the historic district. The roof over the large attached garages on the narrow models needs to be studied. Again, a mixing of elements from different styles is a concern here.
2. Proffers call for a minimum 6:12 roof pitch on main roofs. Guidelines do not have a minimum. We would need side elevations to comment on this element and slope.

## VI. Building Elements (Chapter VII)

### A. Windows and Doors

1. Window styles: see guidelines for typical styles found in Smithfield and avoid using styles that are not found in the historic districts, such as four-over-four types. Window styles should match the style of the house on which they are used.
2. Window materials: proffers call for wood or vinyl. Vinyl not permitted in historic district but metal is allowed. Consider allowing wood, aluminum clad, or fiberglass.
3. False muntins and internal grilles are not allowed in the historic district. Recommend requiring simulated divided light windows.
4. Guidelines recommend shutters to be wood and mounted on hinges. Recommend allowing wood or composite shutters that must be correct width and mounted as if operable.
5. Doors are not visible on the elevations and are not listed in the proffers. Need to provide more detailed designs and materials.

### B. Porches

1. Guidelines recommend porches on new houses to reflect the size, height and materials of porches in the historic district.
2. Proffers say minimum porch depth 5 feet. Recommend at least 6 feet.
3. All porches except the Craftsman models have the same columns, the only variation being two different widths. Columns and other porch details should reflect the style of the house.

C. Storefronts: not applicable

- D. Cornices: all appear to be the same and do not reflect the variety of styles found in the district. Consider designing additional types of appropriate cornices.
- VII. Building Materials (Chapter VII)  
The proffers allow fiber cement siding, brick, stone, wood, or treated engineered wood lap siding. All are permitted in the guidelines.
- VIII. Decorative Features (Chapter IX)
  - A. Paint: proffers say colors to be approved by ARB.
  - B. Signs: not applicable
  - C. Awnings: not applicable