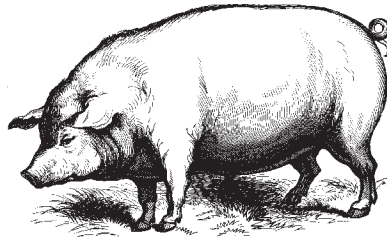




SMITHFIELD

VIRGINIA



HISTORIC DISTRICT GUIDELINES

PREPARED FOR THE
TOWN OF SMITHFIELD

BY

FRAZIER ASSOCIATES

2005-2006

TABLE OF CONTENTS

OWNING PROPERTY IN THE SMITHFIELD HISTORIC DISTRICT

I.	BACKGROUND	1
A.	Purpose of Design Guidelines	1
B.	Brief History of Smithfield’s Development	2
C.	Smithfield’s Preservation Program	4
1.	Smithfield National Register Historic District	4
2.	Smithfield Local Historic District	4
3.	Contributing/Noncontributing Buildings	4
4.	HP-O Zoning	4
5.	Historic District Map	5
6.	Building Codes and Zoning Regulations	6
II.	UNDERSTANDING DISTRICT CHARACTER	7
A.	Subareas	7
1.	Riverview/James/Cary Streets Subarea	8
2.	North Church Street Subarea	8
3.	Main and Grace Streets Subarea	9
4.	Commercial Main Street Subarea	9
5.	South Church Street Subarea	10
6.	Cedar Street Subarea	10
B.	Residential Building Styles	12
1.	Georgian and Federal (1780-1830)	12
2.	Vernacular Gothic Revival Cottage (1850-1880)	16
3.	Italianate Vernacular (1860-1890)	17
4.	Vernacular Victorian (1870-1920)	18
5.	Queen Anne (1880-1910)	20
6.	Colonial Revival (1910-1940)	23
7.	Bungalow (1915-1940)	25
C.	Commercial Building Styles	26
1.	One-story Decorated	26
2.	Two-story Decorated	27
3.	One-story Vernacular	28
4.	Two-story Vernacular	29
5.	Classical Revival	30
6.	Moderne	31
III.	BEFORE YOU BEGIN	32
A.	Using These Design Guidelines	32
B.	Going Before the BHAR	33

1. Procedures	33
2. What to Submit	33
3. Appeals	34
IV. PLANNING A PROJECT IN THE HISTORIC DISTRICT	35
A. Maintenance and Rehabilitation	35
1. General Considerations	35
2. Required Maintenance	36
3. Secretary of the Interior’s Standards for Rehabilitation ...	37
4. State and Federal Tax Credits for Rehabilitation	38
B. New Construction	39

**GUIDELINES FOR REHABILITATION AND
NEW CONSTRUCTION**

V. SITE	41
A. Setback	41
B. Spacing	43
C. Offstreet Parking	44
D. Fences and Walls	46
E. Landscaping	47
F. Site Paving	48
G. Outbuildings	49
H. Outdoor Lighting	50
I. Modern Features	51
VI. BUILDING MASS	52
A. Form	52
B. Scale	53
C. Height and Width	54
D. Foundation	57
E. Roof	59
VII. BUILDING ELEMENTS	62
A. Windows and Doors	62
B. Porches	72
C. Storefronts	75
D. Cornices	78
VIII. BUILDING MATERIALS	80
A. Masonry	80
B. Wood	83
C. Architectural Metals	84
D. Synthetic Siding	85

IX.	DECORATIVE FEATURES	.86
A.	Paint	.86
B.	Signs	.89
C.	Awnings	.93
X.	ADDITIONS	.94
A.	Function and Design	.94
B.	Replication of Style, Materials and Features	.95
C.	Attachments to Existing Buildings, Size and Roofline and Roof Pitch	.96
D.	Location	.97

GUIDELINES FOR STREETScape
AND FOR REMOVING BUILDINGS

XI.	STREETScape	.98
A.	Street Paving	.98
B.	Pedestrian Walks and Curbs	.99
C.	Street Trees and Plantings	.100
D.	Lighting	.101
E.	Traffic and Pedestrian Signals	.101
F.	Street Furniture	.102
G.	Utilities	.103
H.	Public Signs	.104
I.	Parking Facilities	.105
XII.	REMOVING BUILDINGS	.106
A.	General Review Criteria	.106
B.	Additional Criteria for Moving Historic Buildings	.107
C.	Guidelines for Moving Historic Buildings	.107
D.	Additional Criteria for Demolishing Historic Buildings	.108
E.	Guidelines for Demolishing Historic Buildings	.108

APPENDICES

A.	Glossary	.110
B.	References	.113

ACKNOWLEDGEMENTS

TOWN COUNCIL

Mayor James B. Chapman

Daniel L. Smith, (Vice Mayor)

Kaye H. Brown

Harry G. Dashiell, Jr.

Wendy B. Dean

David M. Hare

Tom R. Ivy

BOARD OF HISTORIC AND ARCHITECTURAL REVIEW

Roger Ealey, Chair

Nancy Fortier, Vice Chair

Cecil W. Gwaltney, Jr.

Col. Elsey Harris

Ronny Prevatte

Virginia F. Smith

Ricks Wilson

STAFF

Peter M. Stephenson,
Town Manager

William T. Hopkins, III,
Director of Planning, Engineering
and Public Works



FRAZIER ASSOCIATES

ARCHITECTURE & PLANNING

213 NORTH AUGUSTA STREET, STAUNTON, VA 24401
PHONE 540.886.6230 FAX 540.886.8629

© 2006 Frazier Associates and the Town of Smithfield. All rights reserved. No part of this book, including interior design, cover design, or icons, may be reproduced or transmitted in any form, by any means (electronic, photocopying, recording, or otherwise) without the prior written permission of the publishers. This document may be reproduced or transmitted in whole or part for use in matters and projects directly related to applications to and review by the Town of Smithfield Board of Historic and Architectural review and staff.