

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, May 19th, 2020 at 6:30 p.m. at the Smithfield Center.

Members Present:

Trey Gwaltney - Chairman
Julia Hillegass – Vice Chair
David Goodrich
Gary Hess
Russell Hill
Justin Hornback

Board Members absent:

Ronny Prevatte

Staff members present:

John Settle – Community Development & Planning Director
William H. Riddick, III – Town Attorney
Michael Stallings – Town Manager

There were approximately three (3) citizens present. The media was not represented. Chairman Gwaltney welcomed everyone to the meeting.

Community Development & Planning Director’s Report:

Mr. Settle reported that the Planner position has been filled. Tammie Clary began employment with the Town on February 24th, 2020. Additionally, Michael Stallings, the new Town Manager, started with the Town on April 20th, 2020.

Upcoming Meetings and Activities:

Tuesday, June 2nd – 6:30 PM – Town Council Meeting
Tuesday, June 9th – 6:30 PM – Planning Commission Meeting
Tuesday, June 16th – 6:30 PM – BHAR Meeting

Public Comments:

There were no signups for public comments.

Board Member Comments:

There were no Board member comments.

Assorted Exterior Changes (After-the-Fact) – 111 S. Church Street – Landmark – Christ Episcopal Church Trustees, c/o William Egan, applicant:

In February, the applicants became aware that the structural integrity of the southern wall of the church had been compromised. Following a conversation with Town staff, the applicants were given permission to begin work to repair the wall to avoid further damage and risk. The applicants are proposing to utilize a concrete wall overlay system to restore the stability of the southern wall of the church. This concrete overlay will ultimately be sided in exterior gypsum sheathing. It will be painted a flat white color to match the stucco material present on the remainder of the church’s exterior. Town staff recommends approval of the application.

The applicant, Bill Egan, lives at 205 Clipper Creek Lane in Smithfield. He explained that there were huge wall cracks which required a concrete wall overlay. All structural issues have been addressed. The wall still needs to be painted. The applicant explained that the building

was constructed in 1832 with a brick façade. In 1852, the women of the church put some money together to stucco the exterior. The stucco was reapplied in 1892. In the 1940s and 1998, layers of stucco were added or repaired. He explained that the problem with stucco is that it traps moisture and conceals damage.

Mr. Goodrich made a motion to approve the application as presented. Vice Chair Hillegass seconded the motion. Chairman Gwaltney called for the vote.

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

Amendment of Prior Approval – 129 Sykes Court – Non-Contributing – Kathy Peterson, applicant:

Mr. Settle explained that at its Tuesday, September 17th, 2019 meeting, the BHAR approved the previous property owner's application to make the following exterior changes to the existing single-family dwelling:

- (1) The replacement of the existing black-colored asphalt shingle roof with a slate-colored architectural asphalt shingle roof.
- (2) The replacement of the existing deteriorated white-colored horizontally lapped weatherboard siding and wooden trim with "Spanish Olive" colored "Dutch lap" style vinyl siding and "Silver Mist" colored vinyl trim.
- (3) The replacement of the existing deteriorated white-colored wooden eight (8) over eight (8) double-hung sash windows with white-colored vinyl six (6) over six (6) double-hung sash windows.
- (4) The installation of "Pebble Stone Clay" colored vinyl shutters of a raised panel style.
- (5) The replacement of the existing white-colored aluminum door with a Masonite steel door featuring raised panels and a fanlight. The new door is to be painted "Pebble Stone Clay" to match the shutters.
- (6) The addition of a gabled portico to cover the existing front porch, supported by round fiberglass columns to be painted "Silver Mist" to match the trim on the rest of the building.
- (7) The painting of the chimney "Spanish Olive" to match the siding.

The property's new owner wishes to amend this approval in the following manner:

- (a) The replacement of the existing deteriorated white-colored horizontally lapped weatherboard siding and wooden trim with white-colored horizontally lapped vinyl siding and white-colored vinyl trim.
- (b) The replacement of the existing deteriorated white-colored wooden eight (8) over eight (8) double-hung sash windows with white-colored vinyl eight (8) over eight (8) double-hung sash windows.
- (c) The installation of black-colored vinyl shutters of a raised panel style.

- (d) The replacement of the existing white-colored aluminum front door with a wooden door featuring four (4) large lights above a single panel. The new door is to be painted white to match the proposed siding.
- (e) The addition of a shallow (two feet (2') deep) gabled portico six feet (6') in width with an arched ceiling above the principal doorway, supported by brackets. The proposed portico would be painted white to match the proposed siding, and would be roofed in slate-colored architectural asphalt shingles to match the rest of the roof. A pendant lantern will hang from the arched ceiling to light the doorway.
- (f) The repainting of the chimney in a like color (white).
- (g) The addition of gutters and downspouts.

Town staff has already authorized the applicants to complete items one (1), “f”, and “g” above. Owing to the BHAR’s approval of the proposed replacement of the existing wooden windows with windows of a vinyl material at the September meeting, Town staff recommends approval as submitted.

The applicant, Kathy Peterson, stated that she plans to reside at 111 Sykes Court once the items are completed. She explained that the portico is an addition to keep the rain and water off of the front porch area. She was available for questions.

Vice Chair Hillegass made a motion to approve the application as presented. Mr. Hess seconded the motion. Chairman Gwaltney called for the vote.

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

Color Change – Lot 106, Main Street – Unclassified – Town of Smithfield, applicant:

Mr. Settled explained that the benches along Hayden’s Lane currently feature artwork from local high school students which is now several years old. On most of the benches, paint has begun to chip and flake from the surfaces. The applicant proposes to remove the paint from the benches, returning them to their original appearances. They will be sealed but not painted.

Mr. Goodrich made a motion to approve as presented. Vice Chair Hillegass seconded the motion. Chairman Gwaltney called for the vote.

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

HPO Designation Review – Forgotten Properties from 2017:

Mr. Settle explained that the Planner, Tammie Clary, had reviewed all properties with no designation. There are several properties with new homes. There was one Landmark property that was overlooked. In 2017, the BHAR reviewed all properties and classifications. Due to technical difficulties, some properties were not reviewed.

Chairman Gwaltney stated that he would like to vote on all properties at one time unless anyone objected or questioned the recommended designation of any particular property.

The Town Attorney stated that it would be a recommendation to the Planning Commission to amend the Zoning Ordinance to include the designations.

Mr. Settle stated that it is an amendment to Article 3.M Section G which is a list of all addresses and their designations. The designations reviewed in 2017 never went to the Planning Commission. This step will complete everything so that the designations will be finalized.

Chairman Gwaltney asked if anyone had any properties they wanted to discuss or change. Hearing none, Mr. Hess made a motion to recommend the designations for adoption by the Planning Commission. Mr. Goodrich seconded the motion. Chairman Gwaltney called for the vote.

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

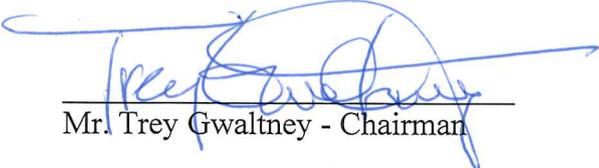
Approval of the Tuesday, February 18th, 2020 Meeting Minutes:

The Town Attorney reviewed the minutes and recommended approval as presented.

Mr. Hess made a motion to approve the minutes. Mr. Goodrich seconded the motion. Chairman Gwaltney called for the vote.

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

The meeting adjourned at 7:15 p.m.



Mr. Trey Gwaltney - Chairman



Mr. John Settle – Director of Community
Development & Planning