

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, June 15th, 2021 at the Smithfield Center. The meeting was called to order at 6:30 p.m.

Members present:

Trey Gwaltney – Chairman

Julia Hillegass – Vice Chair

Justin Hornback

Judith Lally

Members absent:

Gary Hess

Russell Hill

Staff present:

William H. Riddick, III – Town Attorney

Joseph Reish – Planning Technician

Press: 0

Citizens: 1

Chairman Gwaltney welcomed everyone to the meeting.

Community Development & Planning Director's Report:

Summit Design & Engineering Services, PLLC, our consultants for the 2020/2021 Comprehensive Plan update, have developed a website to assist in providing transparency in the comprehensive planning process. The website is accessible via the following link: <https://smithfieldvacomprehensiveplan.com/>. A draft existing conditions report and a draft summary report of the recent citizen survey are accessible via the link. In the interests of reaching a citizen participation threshold of ten percent of the Town's population, our consultants have created a vision feedback form for continued public input and engagement throughout this process (<https://smithfieldvacomprehensiveplan.com/#feedbackform>). Administrative approval was granted for 120 Cockes Lane to remove vinyl siding to expose wood and paint original wood the same color of the removed vinyl.

Upcoming Meetings and Activities:

Monday, June 28th, 3:00 PM – Town Council Committee Meetings

Monday, June 28th, 6:00 PM – Continued Town Council Meeting

Tuesday, June 29th, 3:00 PM – Town Council Committee Meetings

Tuesday, July 6th, 6:30 PM – Town Council Meeting

Tuesday, July 13th, 6:30 PM – Planning Commission Meeting

Tuesday, July 20th, 6:30 PM – Board of Historic & Architectural Review Meeting

Public Comments:

There were no public comments.

Board Member Comments:

There were no Board member comments.

Material Change – 313 Grace Street – Contributing – John and Kelly Payne, applicants:

Joseph Reish, Planning Technician, reported that the applicant was seeking approval to replace the home's existing metal shingle roof, as well as the home's existing gray asphalt shingle kitchen roof with a metal-backed, asphalt coated roofing shingle known as "ERIE Metal

Roofing”, granite in color, and “dimensional” in style. The front porch standing seam metal roof will remain. Town staff recommended approval.

The applicant, John Payne, explained that the house needs a new roof. The main house roofing is original from approximately 1909. He stated that he preferred to use the metal-backed asphalt coated shingles explaining that the roofing product would last for approximately 90 years. The front porch is a standing seam metal roof and does not need replacing. A kitchen was added in the 1950s and always had asphalt shingles. The main roof and the kitchen roof will be replaced at the same time so that it ages out together. The installation company has years of experience and the product is a good one. He was available for questions from the Board members.

Chairman Gwaltney asked if Mr. Payne had a sample of the shingles.

Mr. Payne stated that he did not. The package includes photographs of the roof in its current condition. He feels confident that the roofing product will provide the same longevity as the previous metal roof. The product is fire-retardant. It also helps with heating and cooling costs.

Chairman Gwaltney asked about the photographs and the size of the shingles.

Mr. Payne explained that they came in approximately 18” x 24” sections. The size matches up well with the size of the current metal shingles on the roof. The product is pricier than asphalt shingles.

Chairman Gwaltney asked if the new product would look like architectural, asphalt shingles.

Mr. Payne stated that was correct. The home has 3 levels and is not highly visible. The rear kitchen roof is not visible from the road.

Chairman Gwaltney explained to the Board members that the home has a tin shingled roof and now it will look like an asphalt shingled roof.

Mr. Hornback made a motion to approve the application as presented. Vice Chair Hillegass seconded the motion. With no further discussion, Chairman Gwaltney called for the vote.

On call for the vote, four members were present. Mrs. Lally 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.

Mr. Payne thanked the Board and explained that preservation is important for future generations.

Accessory Structure – 237 Cary Street – Non-Contributing – Premiere Landscaping, William Moore, applicant:

Mr. Reish reported that the applicant was seeking approval to erect a new four foot (4’) tall, chain link, vinyl coated black fence, in the rear and side yards, and erect a new, three and a half foot (3.5’) tall, chain link, vinyl coated black fence, in the front yard of the property. Town staff recommended approval.

The applicant was not present at the meeting.

The Town Attorney explained that there are historic guidelines that address fences. Chain length fences are not allowed. The Board made an effort to eliminate chain length fences many years ago.

Chairman Gwaltney stated that the fence had been recommended by staff.

Joseph Reish explained that the fence does not look bad.

Mr. Hornback stated that the fence would also be in the front yard. He wondered if the owner had considered a wooden fence.

The Town Attorney explained that the guidelines state “where they would be visible from the street.” Included in the list of fences not recommended are plastic fences or concrete blocks. He stated that all of the proposed fence would be visible from the street.

Chairman Gwaltney stated that the property is in the historic district but located at the very edge of the district. It is a non-contributing home surrounded by similar properties.

Vice Chair Hillegass made a motion to deny the application. Mr. Hornback seconded the motion. With no further discussion, Chairman Gwaltney called for the vote.

On call for the vote, four members were present. Mrs. Lally voted aye, Mr. Hornback voted aye, Vice Chair Hillegass voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion to deny the application. The motion passed.

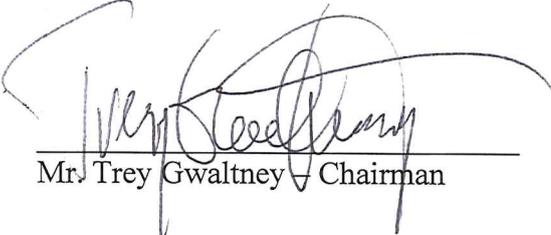
Approval of the Tuesday, May 18th, 2021 Summary Meeting Minutes:

The Town Attorney stated that he had reviewed the minutes and recommended them for approval as presented.

Mrs. Lally made a motion to approve the minutes and Mr. Hornback seconded the motion. Chairman Gwaltney called for the vote.

On call for the vote, four members were present. Mrs. Lally 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 6:52 p.m.


Mr. Trey Gwaltney - Chairman


Mr. Joseph Reish - Planning Technician &
Code Enforcement Officer