

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, November 20th, 2018. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Russell Hill, Mr. David Goodrich, Mr. Chris Torre, Vice Chairman; Mr. Ronny Prevatte, and Ms. Julia Hillegass. Mr. Gary Hess was absent. The staff members present were Mr. Joseph R. Reish, Planning Technician and Mr. John Settle, Planning and Zoning Administrator. Mr. William H. Riddick, III, Town Attorney was absent. There were two citizens present. The media was not represented.

Chairman Gwaltney – I would like to welcome everyone to the November meeting of the Board of Historic and Architectural Review. The first item on our agenda is the Planning and Zoning Administrator's Report.

Planning and Zoning Administrator – Thank you, Mr. Chairman. There are two items on the report that we would like to make the board aware of. On Friday, November 2, staff gave administrative approval to demolish a non-contributing dwelling at 210 Drummonds Lane. Staff will note that approval was given after it had been found that most of the building had already been demolished. Essentially, we felt that delaying it's demolition any further would result in a potential hazard. Staff also administratively approved two flat signs, in addition to the replacement of an existing hanging sign at 309 Main Street. For both of these actions, I don't think it was made clear on the agenda the applicable code sections from the zoning ordinance allowing this have been attached to the back of the agenda.

Chairman Gwaltney – Next item on the agenda is the Upcoming Meetings and Activities. The list is provided for you to review. The next item on the agenda is Public Comments. We have no one signed up for public comments. The next item is Board Member Comments.

Ms. Hillegass – At the Planning Commission meeting last week, Mr. Saunders brought to our attention that staff is working to amend the zoning ordinance to allow administrative approval of sorts of signs. Staff will still bring them to the Planning Commission meeting if necessary. So hopefully this will stream line things for some of the businesses coming into town.

Chairman Gwaltney - Next on the agenda is a Color Change – 107 Thomas Street – Contributing – Vicky Adams, applicant. Can we have a staff report?

Planning Technician – Thank you, Mr. Chairman. Not a whole lot has changed since last month's items from Ms. Vicky Adams at 107 Thomas Street. As you may recall she was given approval to paint the siding yellow on the house. However, the board motion specifically said to leave the dormers and addition white. However, the dormers were painted before last month's meeting. So it was brought to the board as an after the fact application which was denied at that time. Due to a little bit of miscommunication Ms. Adams was not able to make the meeting so she wanted to bring it back to the board tonight to ask for approval for the color change after the fact.

Chairman Gwaltney – Is there anyone here to speak on this application?

Ms. Vicky Adams – I live at 107 Thomas Street. Every house with painted siding in the historic district has the dormers painted the same identical color as the siding. Last month there were over twenty addresses submitted to the board with every single one of these houses listed.

Planning Technician – It was included in the agenda packet this month as well.

Ms. Adams – So that would make my house the only house that would have yellow siding and beige dormers because it was never painted white. It was primed. Which would look odd. I am requesting that my dormers match my siding like the rest of the twenty plus homes that are in the historic district. Mr. Saunders said, "There is not a single house that the siding and dormers are not the same identical color."

Ms. Hillegass – Mr. Reish, did we clarify our issues from last month about the actual color?

Planning Technician – I certainly attempted to. There has been some debate about whether this would be an approved color or not. However, I took the paint stick and snapped a picture of the siding. The paint stick that was given to us matches the color but there was some debate whether that was the approved color or not.

Ms. Hillegass – I thought we asked for the color to be toned down.

Mr. Goodrich – We did ask for the color to be toned down.

Ms. Adams – The color was toned down with purple. I thought we were talking about the dormers.

Ms. Hillegass – Right. We had a problem last month that we needed to address as well.

Ms. Adams – It was brought up last month when I was not here.

Ms. Hillegass – Yes. I thought a notice of violation was sent out.

Planning Technician – A notice of violation letter was sent out giving her thirty days to either appeal it to town council, reappear before the board, or paint it back the way it was.

Ms. Adams – It was the dormers not the house.

Planning Technician – Yes, just for the dormers.

Mr. Goodrich – That was not my recollection.

Ms. Hillegass – That was not our issue last month.

Ms. Adams – The dormers were the issue in the letter that I received. I'm appealing it from last month because of the request of the dormers being painted white.

Mr. Goodrich – The paint stick that was given to us had the original paint on it that she purchased. We told her that we didn't approve that color and asked her if she would tone it down. Ms. Adams said that she would tone the yellow down. That is the same paint stick that matches the paint that is on the house now. It is not the shade of yellow that we would have approved if in fact we denied it.

Ms. Adams – I am here tonight because of the letter about my dormers. I do not know anything about the house color. This is totally new to me. I added purple to the yellow. If that is the paint stick prior to the purple then it should not match. I have witnesses that saw me pour purple into a five gallon bucket of yellow paint. I am concerned that my house will be the only house that the dormers do not match the siding in the historic district.

Mr. Goodrich – I would not have a problem with the paint because it is obvious that Ms. Adams is going to paint using the color she wants to paint it. The yellow dormers don't look appropriate for that house. If it was a different shade of yellow perhaps it would. All of the other houses that she has referenced that have the dormers painted the same color as the siding are not big yellow houses.

Chairman Gwaltney – I understand you said that you are here tonight to discuss the dormers.

Ms. Adams – My conversation with Mr. Saunders and everybody else is why I am here tonight.

Chairman Gwaltney – We can vote on the dormers and be done with it or we can discuss the other parts of the house which may have an effect on the dormers.

Ms. Adams – But I am not here tonight for that. I do not have a complaint about anything except the dormers per my letter.

Chairman Gwaltney – One picture shows the addition is white. The other picture shows the chimney on the side of the house that should have been yellow.

Ms. Adams – Yes. I ran out of money.

Chairman Gwaltney – Will the side of the house where the chimney is be painted yellow to match the front?

Ms. Adams – Yes.

Chairman Gwaltney – Will the three walls of the addition remain white?

Ms. Adams – I thought you wanted the addition white. I did not know the addition was coming up.

Chairman Gwaltney – If all you want to talk about is the dormers then we will talk about the dormers. Are there any comments?

Mr. Prevatte – Did you try to tone down the yellow by adding purple?

Ms. Adams – I added the purple color.

Mr. Prevatte – You wanted to dirty it up a little bit.

Ms. Adams – The internet said to add purple to tone it down.

Mr. Prevatte – In the picture I can see the purple.

Ms. Adams – This is the third shade of yellow on the house. The first shade was too bright so I cut it in half with white. I came before you with my son, then I added the purple color to it.

Mr. Prevatte – The bright yellow will fade quickly. The house will be white in two years.

Ms. Adams – I hope not that was very expensive paint from Sherwin -Williams.

Mr. Goodrich – I know she wants to talk about the dormers, she has made that very clear. We approved painting the house minus the addition. The house has not been completely painted. I don't know how she will be able to match the yellow paint that she has put colors in herself to paint the gable end where the chimney is.

Chairman Gwaltney – Are you going to paint the side of the house yellow where the chimney is to match the front of the house?

Ms. Adams – Yes.

Chairman Gwaltney – Where there is not a chimney on the other side has that been painted yellow?

Ms. Adams – Yes, Sir.

Chairman Gwaltney – Is one side of the house still white?

Ms. Adams – Yes.

Chairman Gwaltney – Do you know when that is going to be painted yellow?

Ms. Adams – It is not a good time to paint. We have had a lot of rain.

Chairman Gwaltney – I just finished three weeks of painting my two hundred twenty-five year old house.

Ms. Adams – You know how bad the weather has been this summer. There was a break in the rain and I had enough money to pay the painter so I decided to paint it.

Mr. Prevatte – This is ideal time to paint as long as it is not damp or raining. I paint for a living.

Mr. Goodrich – I would like to make a motion to deny the application to paint the dormers yellow as presented.

Vice Chair Torre – Second.

Ms. Adams – I will make an appeal. The list of houses I gave you all have their dormers matching the color of siding on the house.

Chairman Gwaltney – Does every yellow house match?

Ms. Adams – No. It does not matter what the color.

Chairman Gwaltney – Are any of them this color?

Ms. Adams – No. It is the concept behind it not the exact color.

Chairman Gwaltney - We have a motion to deny the application. Do we have a second?

Ms. Hillegass – How do we address the actual color that we were unhappy with that was not addressed last month?

Ms. Adams – Do you have a list of colors that you would like to show me? This is my third color before the board. I am here about the dormers not the color. I did what you asked, I toned it down.

Chairman Gwaltney – She has proposed that the board give her a color that we would approve.

Planning Technician – My understanding has always been that the applicant could bring things to the board to vote on the appropriateness in the historic district not for the board to design applications. Although we have modified them slightly in the past, but not dictated what color.

Chairman Gwaltney – I thought adding white would have made the yellow lighter.

Ms. Adams – I have cut it in half with white.

Chairman Gwaltney – Then add more. We are asking you to tone it down.

Ms. Adams – I think it needs to come up again next month because I had no idea about the color. I am here for the dormers.

Chairman Gwaltney – I guess we need to complete our motion that we have on the floor.

Vice Chair Torre - Second.

Chairman Gwaltney – A motion has been made and properly seconded to deny the application to paint the dormers yellow as presented. All those in favor signify by saying aye, all opposed say nay.

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

Chairman Gwaltney – Next item on the agenda is a Sign – 309 Main Street – Non-Contributing – 309 Main Street LLC, applicant. Can we have a staff report?

Planning and Zoning Administrator – Thank you, Mr. Chairman. The applicant proposes to install a twenty-four inch by thirty-two inch detached sign to the rear of 309 Main Street, fronting on Cedar Street. The proposed sign is 5.333 square feet in area, which is within the maximum sixteen square foot area allowed by the Smithfield Zoning Ordinance in the downtown zoning district. So long as the proposed sign is not taller than eight feet, is no closer than five feet to any boundary line, right-of-way line or alley/driveway intersecting a street, and landscaped in accordance with Smithfield Zoning Ordinance Section 10E.6. The sign is compliant with the ordinance. Otherwise, the Board of Historic and Architectural Review has the discretion to approve the sign, even if it conflicts with the Smithfield Zoning Ordinance. We have attached the application as well as the illustration of the proposed signage.

Chairman Gwaltney - Is there anyone here to speak on this application?

Dr. Milton Cook – I live at 1210 Crescent Drive. The sign on Cedar Street will match the existing approved sign on Main Street. I have worked for fifteen years without a sign on Cedar Street.

Chairman Gwaltney – Do the teeth look like that one in the picture when you pull them out?

Dr. Milton Cook – Do you want to see? It is pretty close.

Chairman Gwaltney – If you pull them out I think they probably don't look that good. I am assuming that the sign meets all the criteria.

Planning and Zoning Administrator – The application did not specify the precise location and the height of the sign. However, I can say it will be identical to the sign at the front of the property. The board has the authority to approve the sign even if it is not in the location that would otherwise be compliant.

Ms. Hillegass – Why did we even get this tonight based on the ordinance stuff you gave us in the packet?

Planning and Zoning Administrator – It is a new free standing sign within the historic district.

Ms. Hillegass – New! Okay.

Planning and Zoning Administrator – The other sign out front was administratively approved because all that was being replaced was the hanging component.

Ms. Hillegass – I would like to make a motion to approve the application as presented.

Mr. Goodrich – Second.

Chairman Gwaltney – A motion has been made and properly seconded to approve the application as presented. All those in favor signify by saying aye, all opposed say nay.

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

Chairman Gwaltney – Next on the agenda is Approval of the October 16, 2018 meeting minutes.

Planning Technician – Mr. Chairman, since Mr. Riddick is absent I would recommend that the board make a motion to table the approval of the October 16, 2018 minutes.

Mr. Hill – I would like to make a motion to table the approval of the minutes.

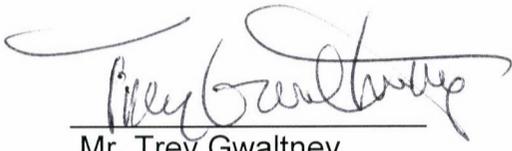
Vice Chair Torre – Second.

Chairman Gwaltney – A motion has been made and properly seconded to table the minutes until next month. All those in favor signify by saying aye, all opposed say nay.

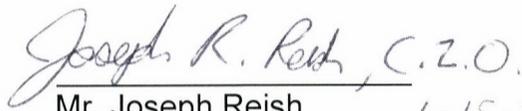
On call for the vote, six members were present. Chairman Gwaltney voted aye, Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hill voted aye, Mr. Prevatte voted aye, and Ms. Hillegass voted aye. There was one vote against the motion. The motion passed.

Chairman Gwaltney – Our meeting is adjourned.

The meeting adjourned at 7:00 p.m.



Mr. Trey Gwaltney
Chairman



Mr. Joseph Reish
Planning Technician

1-15-2019