

The Smithfield Board of Historic and Architectural Review held its regular meeting on June 17th, 2014. The meeting was called to order at 7:30 p.m. Members present were Mr. Roger Ealy, Chairman; Mr. Trey Gwaltney, Vice Chairman; Ms. Julia Hillegass, Mr. Ronny Prevatte, Mr. Gary Hess, and Mr. Jeff Yeaw. Mr. Russell Parrish was absent. Staff members present were Mr. William G. Saunders IV, Planner/GIS Coordinator and Mr. William H. Riddick III, Town Attorney. There were two (2) citizens present.

Chairman Ealy – I would like to call the June 17th, 2014 Board of Historic and Architectural Review meeting to order. We will start with the Town Planner's Report.

Planner/GIS Coordinator – Thank you, Mr. Chairman. I have one item to report tonight. Administrative approval was granted to replace a fence with the same or similar fencing material at 316 Grace Street.

Chairman Ealy – Next is Upcoming Meetings and Activities. We do not have any Public Comments. Are there any Board Member Comments? Next is a Proposed Carport – 130 South Church Street – Landmark – Peter Knauth, applicant. We will have staff comments.

Planner/GIS Coordinator – The applicant notified me this morning that he had some unexpected out of town visitors and was not sure if he would be able to make it to the meeting tonight. I told him that it could be denied or tabled in his absence. He wants to inform the Board that he is looking for a simple and inexpensive top cover to protect against the debris produced by trees, squirrels, and birds. It would be tucked against the Cedar Street retaining wall. It would be invisible from all angles except from Hill Street. He does not want to put the money into purchasing a fancier structure. He said that if the Board is reluctant to approve it then so be it. He states that it would be nice to have but it is certainly not a need to have item. He thanked the Board for their time.

Chairman Ealy – This is a landmark structure. Anything that we approve sets precedence for other properties. I am not comfortable with what is presented. How does the rest of the Board feel? We have approved a cover before but it was more of an “A” roof. I understand that he does not want to spend a fortune just to cover a boat. I think the one we approved before was more like item number 380 in the brochure which gives it a more traditional feel than the one that is being proposed.

Mr. Hess - The thing that first surprised me when you look at the house itself is that it is so well kept with historic precedents. I was surprised that he had selected something that looks inexpensive.

Chairman Ealy – He has done a remarkable job with the house.

Vice Chairman Gwaltney – As you see the house from both streets that it sits on is a testament to their knowledge, concern, and respect for the historic integrity of the home. The positioning of it is practically invisible from all angles. I know that they have taken that into consideration. I would not think that they would be asking to put this in their side yard next to their home. I think they understand about living in the historical district. I agree with Chairman Ealy that it would set a precedent. Every situation is a little bit different but each one that we give into it gets harder to back track.

Chairman Ealy – Precedents set exactly that once it is set you cannot take it back.

Town Attorney – Do you want to give him the option to install item number 380? I am not saying you should but it is an option instead of just saying no.

Chairman Ealy – It would save waiting until the next meeting.

Vice Chairman Gwaltney – If you wanted to put any of these buildings from the brochure within view of the home I do not think that there would be a question that it probably would not pass.

Chairman Ealy – I agree with that. Location is the big thing.

Vice Chairman Gwaltney – The structures themselves that were submitted in this brochure are not appropriate for the district.

Chairman Ealy – No.

Vice Chairman Gwaltney – If it is put somewhere you cannot see it then does that make it okay?

Chairman Ealy – I think that is the big thing if the public does not have to look at it. We have done it on a number of occasions with pools. The last one was on Cary Street.

Vice Chairman Gwaltney – I am not trying to push this. I am just asking.

Town Attorney – That is one of the factors that you consider is whether or not it visually impairs the streetscape.

Mr. Hess – From where it is going to be located you would almost have to go looking for it in order to find it. You would only see it when you drive down Hill Street. I cannot imagine that there is a lot of traffic on that street.

Vice Chairman Gwaltney – I do not know that this structure would be there five or ten years from now. The strip along Cedar Street has heavy vegetation. If the owners of that property decided to clear that property then it would be more visible.

Mr. Hess – It is one of my concerns too. Right now you cannot see hardly anything. The first thing that came to my mind was what it looks like in the winter.

Vice Chairman Gwaltney – Right. If someone decides to clear that property then it will be seen. If you chop down the vegetation then you would see what is down at the bottom of the hill and that could happen thirty days of approving this.

Chairman Ealy – I think that is one of the reasons. It would still be hard to see when passing by. I think that is another reason to push for a more traditional look verses what has been proposed. This type of building has about a twenty year life span.

Mr. Yeaw – I would make a motion to deny approval.

Chairman Ealy – Would you like to give him the option of the other one?

Mr. Yeaw - We are looking at something that does not fit in the historic district.

Mr. Hess – I think they understand the importance of the historic district. It is my understanding that we are not suppose to recommend specific things for them to do. It is unfortunate that Mr. Knauth is not here tonight because I think he would benefit from hearing this discussion. If it is possible for us to go back to him with more than a yes or no but perhaps no and here are the considerations. If you want to accommodate to these considerations then you can come back to us. I think it would be helpful to him if he had heard the conversation.

Vice Chairman Gwaltney – He can get a copy of the minutes.

Chairman Ealy – The Planner/GIS Coordinator can apprise him of that.

Planner/GIS Coordinator – I would like to answer the Town Attorney's question from earlier. I try to guide the applicants as far as a successful application. I illustrated to the applicant at the time that he submitted this that his best bet was a more traditional type structure. It is the only type that had ever been previously approved I am referring to item number 380 in the brochure. He said verbally as well as in his email today that he was not interested in spending the extra money on something like that. I think if he

does not get the inexpensive one approved then he probably will not do it. I had recommended the different type to him in the beginning.

Ms. Hillegass – Second.

Chairman Ealy – A motion has been made and properly seconded. All those in favor signify by saying aye, opposed say nay.

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

Chairman Ealy – The next item is Approval of the May 20th, 2014 Meeting Minutes.

Town Attorney – Mr. Chairman and members of the Board, I recommend approval of the minutes.

Ms. Hillegass – I will make a motion to approve the minutes as presented.

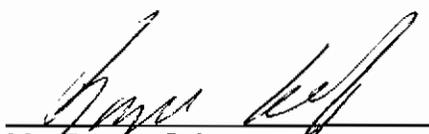
Mr. Hess – Second.

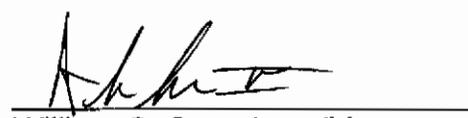
Chairman Ealy – A motion has been made and properly seconded. All those in favor signify by saying aye, opposed say nay.

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

Chairman Ealy – Is there any other business? Hearing none, this meeting is adjourned.

The meeting adjourned at 7:42 p.m.


Mr. Roger Ealy
Chairman


William G. Saunders, IV
Planning/GIS Coordinator