

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, May 21<sup>st</sup>, 2019. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman, Mr. Chris Torre, Vice Chairman; Mr. Gary Hess, Ms. Julia Hillegass, Mr. Russell Hill, and Mr. David Goodrich. Mr. Ronny Prevatte was absent. The staff members present were Mr. John Settle, Planning and Zoning Administrator; and Mr. William H. Riddick III, Town Attorney. There were six citizens present. The media was not represented.

Chairman Gwaltney – I would like to welcome everyone to the May 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 only two things to report tonight from staff. Firstly, is the ongoing situation at 206 Riverview Avenue- the applicant said he would get us the materials for the meeting to update his BHAR approvals. After a conversation with him, he told us that he was unable to make the meeting. When asked if he would follow-up at the following month's meeting, he didn't provide a response. He has been notified that we will not issue a certificate of occupancy until he returns to the BHAR for after-the-fact approval. The other item is a bit of a somber note, we would like to report that Mr. William Saunders, Director of Planning, Engineering, and Public Works, has accepted a new position as the Director of Planning and Community Development for Surry County.

Chairman Gwaltney – I would like to echo those sentiments. Mr. Saunders played a great part for several years with the BHAR. He did a lot to contribute to the town. We wish him well. Next 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 one signed up for public comments.

Mr. Lawrence Pitt – I live at 110 Commodore Lane. I would like to speak on the proposed fence. I don't know what your policy is. Do you speak now or do you wait until after the presentation? I would like to hear what the applicant is offering so I can comment accordingly.

Chairman Gwaltney – I think giving the situation we can let them talk about it and then we can hear what you have to say.

Mr. Pitt – Our concerns may have already been addressed.

Chairman Gwaltney – I think that is a valid point. Next is Board Member Comments. Next on the agenda is a Fence – 106 North Mason Street – Landmark – Jeffrey & Amy Ring, applicants. Can we have a staff report?

Planning and Zoning Administrator – Thank you, Mr. Chairman. The applicant wishes to install a six foot tall wooden fence along the northwest, northeast, and southeast boundary lines of the property, which will not extend into the front yard. We have attached the application as well as a rough approximation as to the foot print of the fence. We also included an illustration of what the proposed fence would look like.

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

Ms. Amy Ring – I live at 106 North Mason Street. We would like to add a decorative style privacy fence similar to others that are in the neighborhood. We currently have an existing aging picket fence between us and our neighbors to the north as well as along the rear property line. We would like to replace it with a new privacy fence along all three sides. It will not extend past the rear wall of the house. We would like to install two gates, one to the rear as well as one between us and the courthouse so we can access our panel box on the exterior of the house.

Chairman Gwaltney – Is that the design that you are proposing?

Mr. Ring – Yes. It will be stained a red cedar. It will be darker than what the picture shows. The stain is called, “Gun Stock.” We considered a stockade fence which seems to be typical of what has been approved in the historic district. We wanted to add a little more architectural detail to the top of it. The post will be raised a little bit above the fence with a cap on it.

Ms. Hillegass – Will the cap be copper or stained?

Mr. Ring – It will be copper.

Mr. Hill – Do both sides of the fence look exactly the same?

Mr. Ring – Yes. The interior panels will be adhered to the post so both sides will be a mirror image on both sides.

Chairman Gwaltney – Is the brace on the side of the post?

Mr. Ring – It will be attached to the post on the end as opposed to a flat panel.

Mr. Hess – It looks from the picture that there is a solar light under the cap.

Mr. Ring – There is no solar light. We propose to do the caps in copper because it will last longer.

Chairman Gwaltney – It looks like the fence will sit right on the ground.

Mr. Ring – There will be an inch or two to keep the wood panels on the ground from rotting. It will be enough to keep my dog and rabbit from getting out.

Chairman Gwaltney – I looked at the guidelines that address fences. The wrought iron and wood picket fences are very favorable in our guidelines. They give an example of a flat high board fence along the lines of what you have. Does the height pass code?

Planning and Zoning Administrator – It is six foot. It is within the ordinance.

Mr. Hill – As long as it does not go beyond the front part of the house.

Planning and Zoning Administrator – Yes, sir.

Chairman Gwaltney – It stops at the back corner.

Planning and Zoning Administrator – We define the front yard as an imaginary line parallel with the front wall of the house.

Chairman Gwaltney – Are there any comments from the board short of a motion? Are there any comments from the applicants?

Mr. Hess – Mr. Chairman, you are saying a motion is not in order at this time?

Chairman Gwaltney – I have told Mr. Pitt that I would let him speak on this. I just felt like we should have all the discussion and questions answered before a motion.

Mr. Lawrence Pitt – I live at 110 Commodore Lane. I am here on behalf of Historic Smithfield which is the owner of the courthouse that is adjacent to the property. The board has no objection to a fence at all. It would probably benefit us if there was a fence there. However, we would like the fence to be more in keeping with what is in town. We feel a picket fence is more in keeping with the colonial design of the structure. I understand the concern of the applicant in that they want privacy. We put a new picket fence around St. Luke's. We put caps on the fence at St. Luke's that were made out of copper. We have a lot of events there.

Chairman Gwaltney – Thank you, Mr. Pitt. Do the applicants have anything else they would like to say?

Mr. Ring – I appreciate Mr. Pitt's concern. I understand maintaining the historical feel and look of the historic district. There are three privacy fences on North Mason Street- at 112, 113, and 117. We would like to put some historic details on the fence.

Ms. Ring – We are concerned about the privacy since it is a public venue. The eight foot fence at St. Luke's is attractive and good for those types of events but not for a private residence.

Ms. Hillegass – Did Historic Smithfield meet about this?

Mr. Pitt – No. I have talked to a few of the members.

Ms. Hillegass – What is the feeling of the courthouse group about this?

Mr. Bradbury Face - I live at 334 South Church Street. I am the chairman and member of the fence committee at the courthouse. We approved a plank fence at the last meeting of the Historic Smithfield board. We took a picture of the exact fence that goes around the courthouse in Williamsburg. We are going to replicate that. I was asked by Mr. Lanny Hansen to attend the meeting as an observer.

Ms. Hillegass – How tall is the fence and what style is it?

Mr. Face - I didn't measure it but it is less than six foot.

Ms. Hillegass – Is it a picket fence?

Mr. Face – No. Our main concern was screening from the parking lot at the Smithfield Inn. The instruction that I received from the board was to put the fence up and install vegetation and bushes so you would not see the fence from the inside. It is a white washed fence.

Ms. Hillegass – Have you shared that information with Mr. & Mrs. Ring on what you plan to do?

Mr. Face - No. I was asked to attend the BHAR meeting about three hours ago. I didn't go back to them with a final plan. It was approved a couple of months ago. It was the general direction that I was given.

Ms. Hillegass – Would the applicants be agreeable to working with the courthouse and Historic Smithfield to see if you could come to some kind of compromise about what your joint fence endeavor might be?

Ms. Ring – We found out about their fence plans two minutes ago. We would need to see what it looked like, what kind of access they would provide to the side of our house, and whether or not it would provide the privacy that we need.

Mr. Ring – A three foot fence would not provide the privacy that we are seeking. We are asking for a six foot privacy fence.

Chairman Gwaltney – The pickets can be more than three foot tall.

Mr. Ring – I have seen at Lowe's a six foot picket fence and to be honest with you they are not very attractive. I think what we are proposing is very architecturally attractive and provides the privacy that we are looking for. You are not going to see our

fence, depending on the vegetation they put there. It sounds like they are more concerned about getting across the back parking lot.

Chairman Gwaltney – I appreciate your enthusiasm Ms. Hillegass. I think it is a good idea if they are able to discuss this. I think they both have the same goal in mind.

Mr. Goodrich – I would like to make a motion to approve the application as presented.

Vice Chair Torre – Second.

Chairman Gwaltney – A motion has been made and properly seconded to approve as presented.

Mr. Goodrich – I think it is unfair and undemocratic to force the homeowner to compromise with an organization. There has not been an application from the courthouse for a fence. I think it is not fair to require the homeowners to wait until they decide what kind of fence they want at the courthouse.

Chairman Gwaltney – I think your point is well made. I think Ms. Hillegass' question was if they would be willing to do it.

Ms. Hillegass – It was a suggestion.

Mr. Hill – If we approve it tonight as it is presented when they leave here they can do what they want. It is none of our business.

Chairman Gwaltney – That is correct. We merely asked them if they would consider it. They said they would. They can still build what they have proposed.

Mr. Goodrich – The fence meets all the qualifications and specifications.

Ms. Hillegass – My end game was not to require them to do anything but get the courthouse folks to talk to them.

Chairman Gwaltney – A motion was made 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. Hess voted aye, Mr. Hill voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Next on the agenda is a New Construction – Lot 14, Washington Street – Kenneth Coleman, applicant. Can we have a staff report?

Planning and Zoning Administrator – Thank you, Mr. Chairman. This an application for the new construction of a single-family detached dwelling at Lot 14,

Washington Street. The house will be covered by a black architectural asphalt shingle roof, preceded by Bracken Cream colored Hardie board eaves. The walls of the house will be covered in Timson Green Hardie board siding with Bracken Cream Hardie board trim. The house will rest on a concrete block foundation, which will be clad in white stucco. The primary façade of the building will be adorned by a single-story front porch covered by a hipped roof, supported by square wood columns, resting on a red brick-clad concrete block foundation, accessed by brick steps, floored in cement, and surrounded by almond-colored aluminum railings. The house will be accessed by a Bracken Cream colored steel door featuring a rounded window and rounded panels. The house will be fenestrated by white vinyl two over two double hung sash windows. All windows will be bordered by Bracken Cream Hardie board trim and inoperable two panel Hardie board shutters of the same color. The house will feature a forward-gable massing. The gable will be separated from the rest of the primary façade by a pine cornice matching the color of the remaining eaves on the home, and embellished by a white fan-shaped attic vent. A deck will be constructed to the rear of the home, composed of treated lumber. A concrete driveway and parking area will connect the backyard of the home to First Street, and a concrete walkway will connect the front steps to Washington Street. There are several illustrations that accompany the application. I will also provide the board with some samples that the applicants have provided. They also provided color swatches. The two colors selected are Bracken Cream and Timson Green.

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

Mr. Kenneth Coleman, Jr. – I am speaking for my dad because he is hard of hearing. I think he covered everything. It is not our first rodeo in that neighborhood. I think we have done quite well with our buildings over the years.

Chairman Gwaltney – Are there any questions or comments from the board?

Mr. Hill – Did you build all three of these houses?

Mr. Coleman, Jr. – Yes, sir.

Mr. Kenneth Coleman, Sr. – I live at 110 Titus Court. We are going to use the shutters like the red house on Riverview.

Mr. Coleman, Jr. – It will look completely different from all of those houses.

Chairman Gwaltney – The green one is going to be the mix?

Mr. Coleman, Jr. – Correct. We thought the green and the cream color has the historic feel to it.

Mr. Hill – Is there a set of plans for the house?

Mr. Coleman, Jr. – We don't have them with us.

Mr. Hill – It is kind of hard to figure out what you are building without a picture of the house or the layout.

Mr. Coleman, Jr. – The illustrations are very similar to the actual drawings. We are trying to pre-sale it.

Mr. Hill – Is it going to look just like the red house?

Mr. Coleman, Jr. – The accessory stuff is going to look different but the rest of the house is going to be the same.

Mr. Hill – Is it the same foot print?

Mr. Coleman, Jr. – Yes.

Chairman Gwaltney – Is the lot between the red and yellow house?

Mr. Coleman, Jr. – No. We built those on the next street for another young developer that owned more than he could sell.

Mr. Hill – I was trying to figure out the look of the house.

Chairman Gwaltney – Is the driveway in the back?

Mr. Coleman, Jr. – Yes.

Chairman Gwaltney – Does it have a garage behind it?

Mr. Coleman, Jr. – We are trying to pre-sale it and keep it simple. We will let the owner build their garage. We thought it would look completely different if you don't have another driveway on Washington Street.

Planning and Zoning Administrator – Just to clarify there will be a driveway coming off of First Street. There is not enough room in the front to accommodate a driveway.

Mr. Coleman, Jr. – The sidewalk from the front steps will tie in with the sidewalk on the street.

Mr. Hill – Does the green house across the street have a driveway in the back?

Mr. Coleman, Jr. – Yes.

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

Mr. Goodrich – Second.

Mr. Hill – Will you have one by fours on every window and door?

Mr. Coleman, Jr. – Yes. It is not wood.

Mr. Hill – It will be a Hardie trim.

Chairman Gwaltney – A motion was made 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. Hess voted aye, Mr. Hill 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 April 16<sup>th</sup>, 2019 Meeting Minutes.

Town Attorney – Mr. Chairman and board members I recommend approval of the minutes as presented.

Ms. Hillegass – So moved.

Mr. Goodrich – Second.

Chairman Gwaltney – A motion was made to approve the minutes as presented. All those in favor signify by saying aye, all opposed say nay.

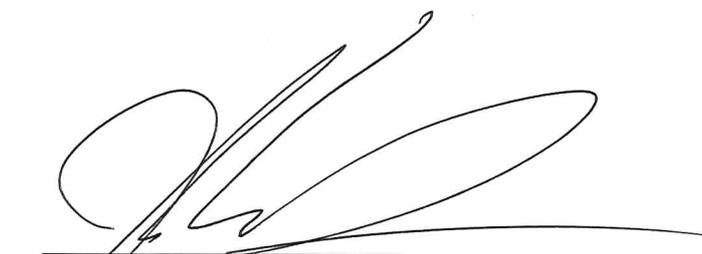
On call for the vote, six members were present. Chairman Gwaltney voted aye, Vice Chair Torre voted aye, Mr. Goodrich voted aye, Mr. Hess voted aye, Mr. Hill voted aye, and Ms. Hillegass voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Our meeting is adjourned.

The meeting adjourned at 7:15 p.m.



Mr. Trey Gwaltney  
Chairman



Mr. John Settle  
Planning & Zoning Administrator