

**Board of Architectural Review Minutes
Tuesday July 2nd, 2019
Town Hall Annex Building– Training Room**

Members Present:

David Price, Vice Chairman
Beth Huggins
Cecile Cothran
Tim Kennedy
Jeff Bowers

Staff Present:

Meredith Detsch, Board Secretary

Members Absent:

Phil Dixon, Chairman
Rachel Burton

Items on the agenda:

Vice-Chairman Price opened the meeting at 6:00 PM and asked for consideration of the minutes. The minutes presented were from the June 4th regularly scheduled meeting. Jeff Bowers moved to approve the minutes as submitted and Beth Huggins seconded the motion. The minutes were approved as submitted 5-0 approval.

Old Business:

100 Central Avenue (B-3) - Donnie Frier presented the final application for the smoker installation and wants to also put a gutter along the front of the building on Central Avenue. The proposed gutter he presented is PVC and can be tinted Summerville Green or Black. Mr. Frier showed the board the gutter option. Proposed panels will be Hardie Plank and be just like what is there now, board and batten and will be carried out throughout the building. The smoker enclosure was showed with #16 screen and 48" tall panel and concrete sealed per DHEC's regulations. Front door access was shown with the proposed changes. Cecile Cothran asked about the front door and the applicant verified the door's location. Mr. Frier has been back to the proposed changes with the smoker and will come back to the board to get the painting and other changes done. Mr. Frier has done his due diligent with the Fire Marshal, the Building Official and other officials. The smoker will go up two feet and will be painted black to match. The applicants are also proposing to fill out the patio area with planters and will paint them the original colors as proposed. They are starting with the planters and will come back for the painting of the building at a later time. The colors were discussed. Planters will be the boundary of the patio limits and will see how crowded it will be in regards to how many tables and chairs they have. Jeff Bowers asked about the gutters and location of them was explained. Summerville Green for the gutters is the applicant's preference. Beth Huggins asked about the wood rot at the bottom of the structure and the applicant will be replacing it. Tim Kennedy asked about the location of the wood rot and Mr. Frier explained the areas with rot are mostly on the Central Avenue side where the roof slopes off and water splashes up from the concrete on the base, hence why the gutters are needed there. Tim Kennedy asked

why the applicant has changed the scope of work with the paneling now. Tim has concern with the proposed materials being similar to T1-11 and would rather see a different material. The applicant explained current panels are just routed wood panels. Tim is opposed to the panels and is good with the gutters and other proposals. David Price explained the board did not want to see PVC for the gutters. Tim Kennedy wants the project to be successful and David agreed with the applicant to change the exterior and not imitate it. The bead board paneling was shown to Tim Kennedy. Tim Kennedy would like to see true board and batten rather than the imitation boards. Jeff Bowers asked the applicant what was there now and Mr. Frier explained it is T1-11 and he is continuing it throughout the building. Discussion of the different materials between the board members continued for the exterior of the building. David Price asked if the applicant would be re-doing the paneling around the Central Avenue and West Richardson Avenue sides also at this time and the applicant would do the work later on. David Price would like to see a uniformed plan for the building. Tim Kennedy explained there are two different materials currently on the building and now this would be a third different product on the building. Beth Huggins would like to see a more detailed plan for the planters. Cecile Cothran asked if the tables will be movable and wanted to clarify if the planters would also be movable. Discussion of the planters being moved in and out of the building occurred between the board members and the applicants. Cecile Cothran explained they could eliminate one table and it may be sufficient to have more room to move around. Cecile and David felt the tables and planters will fine and it's not the board's purview to be concerned with the placement. Jeff Bowers asked for clarification of the scope of work again and the applicant recapped the smoker installation and screening and the patio. Tim Kennedy made the motion to approve the application as presented with the following conditions. Conditions include: they will be replacing 3 base boards along the Central Avenue side where the wood is rotted and will match exactly and will paint them black, new gutters will be installed on the Central Avenue side, fixing the wall and enclosure of the smoker, and adding outdoor seating. Jeff seconded the motion. Discussion of the board and batten material continued with the applicant and what options he could do. It was decided that the applicant will use a smooth flat finished Hardie Plank Board with the battens. The new panels would be 4 by 4 picture frame style and 3 battens equally spaced appropriately and will have 1 by 2 battens applied to give an appropriate projection. The three battens would be appropriate for the panels and will be spaced them appropriately since the panels are all different measurements. The intention would be to carry it throughout the building at a later time. The trim will be a 1 by 4 on the panels. Planters would be the same way as the panel. The patio addition and tables and chairs are also approved. The board would like to see aluminum instead of PVC to match the roof; the color black was the preferred choice and the downspouts will be black along the verticals as well. The board would like to see the planters match the building for now and can come back. Cecile moved to amend the original motion to include all of the conditions as discussed and Jeff seconded the amended motion. The motion passed unanimously with 5-0 approving the project.

123 West Richardson Avenue (B-3) - Nancy McKewen with TUPCO presented the changes to the board with the project currently under construction at 123 W. Richardson Avenue. The first change is to modify the front of the building to help with the costs. The front doors will now remain and the doors will be stained teak and they will be keeping the building's front as is and no longer bringing the front

recessed area out. Ms. McKewen recapped the overall changes are as follows: The smaller window will remain and be painted black on the front, the large storefront on the right side is remaining as is with aluminum windows in the same color scheme and the front door and side lights on the left side will also remain as is and be stained to look teak. David Price asked the applicant about the window changes and the applicants explained the windows are not going to remain the same. Tim Kennedy explained it looked like they were leaving everything as is and just painting it. Tim Kennedy did have concern with the fake teak door and Nancy McKewen explained the previous door was going to be a fiberglass door stained so this would not be extremely different. David Price explained faux painting of wood was traditionally used in colonial approaches. Tim Kennedy moved to accept the project as presented and Jeff Bowers seconded the motion. The motion passed unanimously with 5-0 approving the project.

208 S. Hampton Street (R-2) – Nadine Miller presented the application and explained at the last meeting she received preliminary approval and has updated the plans as directed by the board for the proposed new house. Tim Kennedy asked about siding and it will be Hardie Plank and the applicant has changed her mind to use the smooth Hardie Plank. Exposure of the siding would need to be discussed. Mac McLendon with MarDon Construction also asked the board what the best exposure would be. He also mentioned that the company will recommend a specific exposure for the material. The board felt the 8.25” for the exposure or could use any of the recommended exposures. The roof color sample is an architectural shingle in the color black. GAF Timberline Black Architectural Shingles would be a good product to use. Color samples provided, black (Sherwin Williams –SW 6993, Black of Night) the siding will be grey (Sherwin Williams- SW 7673, Pewter Cast) and the trim will be white (Sherwin Williams- SW 7004, Snowbound). The brick on the base of the house will be Meridan Brick in Old Williamsburg for the final choice. Cecile Cothran explained the pitch of the roof looks steep by the other homes on the street and the applicant explained she looked at the street scene and picked the house’s pitch based on keeping it in line with the other houses. Jeff Bowers asked about the changes in the updated plans in relation to the porch and what has been changed. Nadine Miller explained they did change the porch and the gutters will be aluminum to match the trim of the house. The changes with the shutters and the window now are the same height. Tim Kennedy asked for the crawl space to be a minimum of 36” and will be brick curtain all the way around. David Price explained the brick could be recessed to give an appearance of piers for relief if they would like to. Tim Kennedy asked if they could add a freeze board at the cornice line throughout the house and be 8” in width. Cecile asked if the porch would be adequate to sit on. The applicant will consider the size and it was discussed but they will keep the existing size. Jeff moved to approve the application as submitted with the comments including adding a freeze board throughout the house of 8”, the exposure for the Smooth Hardie Plank to be 7”, 36” minimum crawl space, shingles will be black architectural similar to GAF Timberline, the doors will be stained mahogany. The shutters will be black (Sherwin Williams –SW 6993, Black of Night) the siding will be grey (Sherwin Williams- SW 7673, Pewter Cast) and the trim will be white (Sherwin Williams- SW 7004, Snowbound). Cecile seconded the motion. The motion passed unanimously with 5-0 approving the project.

139 South Main Street (B-3) - Gas station sign and canopy presentation by Richard Martin with Sommers Oil. Mr. Martin showed the proposed brick work at the bottom of the sign and in conjunction with the price panel. David Price mentioned the sign at McDonald's on North Main Street and they could build the brick around the sign instead. There is a nice cap on the McDonald's sign. The board and the applicant discussed the options for the sign having the logo on the outside of the brick like the McDonald's sign or encase the sign would look more appropriate than what was presented. Mr. Martin asked if the logo was adhered to the brick on the McDonald's sign or if it was encased, the board and staff were unsure. Marathon would rather do the encasement of the sign in brick. Discussion of the brick colors continued. The board discussed how to tie in the brick to the street scene and it was decided that the Savannah Grey #420 for the brick would look best and it will be wrapped around the sign. Zoning will regulate the height and overall sign size and their maximum allowed size is 50 square feet and overall height can be 8' tall. The board felt the brick around the sign would be adequate but the overall height was too tall. Jeff Bowers asked if they could do a 6' tall instead of 8' for the overall sign height. Mr. Martin asked the board what would be appropriate and they told him a 6' tall by 8' wide sign would be more appropriate for the corner instead of 10' wide by 8' tall. Mr. Martin explained the canopy fascia will be completely replaced and in a different color. The color can be any of the submitted and in matte finish. The board also discussed the logo on the canopy. The full Marathon logo on the sign was large and also didn't meet the zoning requirements. David Price asked if they could do the Marathon logo as what the Shell gas station at exit 199 A off I-26. Essentially just the M logo would be adhered to the canopy. Mr. Martin will try that but will need to see the corporate letter allowance in relation to channel letters on the canopy. Jeff Bowers moved to approve the monument sign in the size 6' tall by 8' wide with the brick to be Savannah Grey. The color for the canopy will be ETT Tan in a matte finish for the canopy. The monument sign will be encased in brick as discussed. The canopy logo on the canopy will need to be readdressed based on corporate standards. The logo on the canopy will need to be smaller and have two marathon logos and no stripping. The size and shape of the logo will be on the two canopy sides facing the road to meet zoning standards. If Marathon doesn't accept they will come back. Cecile Cothran seconded the motion. The motion passed unanimously with 5-0 approving the project.

New Business:

100 East Doty Avenue (B-3) - Summerville Dorchester Museum presented the window change out. Danny Hughes representing the Museum and Arnold Levin the contractor presented the vinyl window replacement. The applicants explained the windows will be vinyl windows with the mullions on the outside six over six as currently on the museum. The old sashes will be pulled out and the windows will be installed in same window size. The windows will be Atrium brand. Grids will be on both sides of the window in a six over size double hung window. The original window in the rear is a casement window and they will replace it with a picture window with grids. Beth Huggins asked how the board felt about the vinyl windows. Mr. Levin explained the options with wood windows and that you had to tear out the entire window casing, it is very costly and maintenance is a large concern. The clad is affected by the humidity in the area with sweating and he has actually seen the beach areas going away from it because of that. The proposed windows with the grid on the exterior and interior and being

custom built to the openings so the board felt it would be appropriate with this situation. Jeff Bowers moved to accept the application as presented, Cecile Cothran seconded the motion. The motion passed unanimously with 5-0 approving the project.

126 Rutherford Street (R-1) - Brian Collier presented on behalf of the property owners Carl and Jill McElheny. He presented the William Poole Design for a southern cottage. The only differences are the garage will be a side entry load verses a rear entry load on the right hand side of the property. The color preferred is Banana Cream and white trim in lap Hardie siding in smooth. The applicants are looking to submit for permitting as soon as possible. Tim asked about the roof and it will be an architectural shingle and had questions about the windows. Staff explained the permitting process to the applicant. David asked about the chimneys and they will not have chimneys, instead it will be a vent option. The colors on the shingles are narrowed down to two color choices. The board requested cut sheets of the windows preferably simulated divide light with mullions on the outside of the windows, architectural shingle details, and garage door details will be needed for final approval. The applicant explained the presented elevation shows 6/6 windows and the door also will have a transom window over the top instead of an ellipse window. The door will be 8' tall and would need to align with the windows. The applicant explained it would be a twin light door with a raised panel on the bottom and glass along the sidelights. The windows would be 2/2 and it was discussed what the best option would be. David explained the design of the house warrants a different window sash design than 2/2, especially with the dormers. Poole will not sell the CAD drawings so any modifications will be minor and the applicants can draw them in verses having Poole do them. Cecile Cothran moves to give them conceptual approval of the design. Tim asked if a draftsman to redo the front elevation to reflect what the applicant wants. Tim asked about the columns they will be round fiberglass and brick curtain around the house. Tim requested the crawl space will need to be a minimum of four blocks and will need to be at least 36". The side bay window will need to have a metal roof. Jeff Bowers seconded the motion and the motion passed unanimously with 5-0 approving the project.

500 N. Main Street (B-3) - Dorchester County Offices, no one was present so it was moved to the end of the agenda.

803 South Main Street (R-1) - Reese Rice presented the sample of the proposed metal roof material and explained the original roof on the house is the original metal terne roof. She explained they had approval five years ago and did not do the project and was back today to get it. The panel is a JET-LOK profile with a 1" self-locking system. Tim Kennedy showed the applicant the striation on the panel and would like to see it less noticeable. The porch roof is very similar but it is a different manufacturer. Standing seam would be appropriate but no striation on the seam is what the board would like to see. Tim Kennedy moved to approve the panel as presented with no striation on the panel, 1" maximum profile. Cecile Cothran seconded, the motion passed unanimously with 5-0 approving the project. Reese also asked how long approvals last and staff explained six months was the length of approval before she would need to come back.

213 South Laurel Street (R-2) - Mike Taylor presented the application. He recently purchased the house and is renovating it. He is proposing to add a 550 square foot addition off the rear of the house, back right hand side of the rear of the house as a master bedroom and bath. The siding will be the same as the house now wood siding, and the windows will be 6/2 to match with the external grids to match as closely as possible. The brick on the bottom will be as closely matched on the back and can also match them with smooth faced bricks with appropriate mortar. Mr. Taylor explained the house was built in the early 1930's and it was discussed that the bricks may be Salisbury bricks. Tim Kennedy asked if he was replacing the old windows and he will be keeping them all as they are very unusual and appear original to the house and the trim detailing will be remaining. Between the piers Mr. Taylor is proposing wood vertically between them and they will be painted Charleston Green. Left, rear, and right sides will all be redone with the screening detail. The front brick curtain on the front of the house is staying. The roof will be redone in black architectural shingles. The shutters will be remaining, original louvered shutters. The back will have a new back deck off of the addition, about 8' by 14'. Tim Kennedy would like the applicant to not use vinyl windows and have different options with the vinyl clad windows. Tim explained that Marvin windows would be a great alternative to use for the windows; aluminum clad is historically accurate for the addition. Beth Huggins complimented the chimney cap as a nice detail. Jeff moved to approve as submitted but not use plain solid vinyl windows, clad would be more appropriate. Tim seconded the motion. The motion passed unanimously with 5-0 approving the project.

315 Rutherford Street (R-2) - Kevin and Courtney Morrissey presented the new detached garage where they tore down the other one last year due to a tree falling through it. Any recommendations from the board on materials are welcomed; smooth Hardie Plank will be used. The new structure is similar to the previous garage in size. Jeff moved to approve the plans conceptually. Staff noted that the new design will need to be 20' for the maximum height and they can use different trusses to meet those requirements. Tim Kennedy asked for the board and batten profile to be notated with details on the relief. Every two feet for the battens may be too large and they may want to consider a different spacing. David Price asked for the freeze board and corner boards to be added to the final design. Tim Kennedy explained the subtle details of the trim that they will need to add. Beth Huggins asked about the porch and it will be added later. Cecile seconded the motion and the motion passed unanimously with 5-0 approving the project.

500 North Main Street (B-3) - The Dorchester County item was tabled as no one was available to present the item. Meredith Detsch explained the County had requested a tree removal permit and in the process of reviewing it staff noticed a new fence and gate was installed on the site. The County official had told staff that the gate and fencing was to provide the staff a secure parking location and after it was done they realized the garbage truck could not adequately swing to avoid the security key fob so they now have to move the garbage dumpster and fencing that screens it. They also are looking to put in a rope fence around the front to match what Wells Fargo has to help deter people from driving over the lawn. The board would like a representative there to present the item and also answer any questions they have. The board tabled the item until the next meeting in August so a representative could be present.

Miscellaneous:

BAR Application- The board would like to have more stringent application requirements. The UDO will dictate the new application and the board felt they will wait to see what happens with that. The board would like better drawings submitted and to scale.

Design Guidelines- Meredith Detsch explained they are having a workshop on July 16th for the final rough draft. Once they have all of the comments on the 16th she will send it to the consultant to finalize the document. The deadline to send all comments to the consultant is July 24th. Final guidelines are to be submitted to the board by the end of August so training and the final submittal of the document is to the State by the end of September.

Meredith Detsch also regretted to inform the board this would be her last regularly scheduled meeting as she is moving to North Carolina at the end of July. She has really enjoyed working with the board and will miss them greatly.

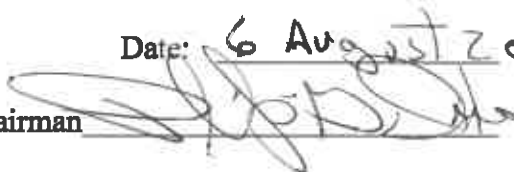
David Price moved to adjourn at 8:13 pm and Jeff Bowers seconded. The motion passed unanimously with 5-0 approving it.

Respectfully Submitted,
Meredith Detsch, Secretary of the Board

Date: 6 August 2019

Approved:

Philip G. Dixon, Chairman



PE, CFM

Or,

Dr. David Price, Vice Chairman