

Board of Architectural Review Minutes
April 5th, 2022
Via Zoom Meeting

Members Present:

Phil Dixon, Chairman
Dr. David Price, Vice Chairman
Beth Huggins
Tim Kennedy

Members Absent:

Rachel Burton
NancyJean Nettles
Jeff Bowers

Staff Present:

Becca Zimmerman, Planner II

Items on the agenda:

Old Business:

1. **100 E. Carolina Avenue** – New construction of a single-family residence (N/A)
2. **212 S. Gum Street** –Addition to existing single-family residence (#2 Notable)

New Business:

1. **28 Sumter Avenue**- New signage for existing church campus (N/A)
2. **520 W. 2nd South Street**-New construction of a single-family residence (N/A)
3. **112 W. 2nd South Street**- New construction of a carport (N/A)
4. **217 Marion Avenue**-New construction of an accessory dwelling unit (N/A)
5. **219 Marion Avenue**-New construction of a single-family residence (N/A)
6. **302 Rutherford Avenue**-New construction of a detached garage, after the fact approval of a shed (N/A)
7. **516 Central Avenue**-Addition of dormers to existing accessory structure (N/A)
8. **102 Congress Street**-After the fact approval of renovation work and new deck on existing single-family residence (#4 Contributory)

Miscellaneous:

N/A

Chairman Dixon opened the meeting at 6:10pm and asked for consideration of the minutes from February 1st, 2022. The minutes were unanimously approved with edits sent in via e-mail to be made.

Old Business:

1. **100 E. Carolina Avenue** – Mr. McCord, the property owner, presented the revisions for the proposed new single-family residence at 100 E. Carolina Avenue. He went over the new site plan as well as the garage which were not included in the previous submittal for review. The board members discussed the foundation details with Mr. McCord. MR.

Kennedy made a motion to approve the project as submitted with the condition that an 8-10" band board detail be added to the base of the body of the house above the foundation to be reviewed by staff prior to permit release. Dr. Price seconded the motion; the motion passed unanimously.

2. **212 S. Gum Street** – Mr. Steele, the homeowner, presented his revised proposal to the board, decreasing the size of the proposed addition. Ms. Zimmerman read a letter concerning the side elevation appearance of the proposed addition from Mr. Gorman. The board members discussed the revisions to the plans with Mr. Steele. Mr. Kennedy made a motion to approve the project as submitted with the condition that the ridge line on the portion of the addition facing W. 2nd South Street (left side of the house) be revised to 7 or 8 pitch to closer match the ridge on the other side, and that the foundation is to be stucco or tabby finish. Dr. Price seconded the motion, the motion passed unanimously.

New Business:

1. **28 Sumter Avenue-** Mr. Waters of Mr. Sign presented the sign package to the board. Ms. Zimmerman clarified that she could not approve the project at a staff level because the UDO only allows one monument per parcel and the BAR guidelines do not allow internally lit signs. The board members expressed concerns about an internally lit sign making the campus look like a parking lot. Mr. Waters explained that there were multiple internally lit church signs in the near vicinity. The board members discussed the possibility of having dimmers to control the internal lights. They also suggested that Mr. Waters add cap details to the monument sign to mimic the church buildings. Mr. Kennedy made a motion to approve the project as submitted with the following conditions: a precast cap and trim detail must be added to the larger sign and precast detail to the smaller sign, internal LEDs should be soft light and have the ability to be shut off via a timer. Dr. Price seconded the motion; the motion passed unanimously.
2. **520 W. 2nd South Street-** Ms. Lindsay presented a proposal for new construction with the assistance of her architect, Mr. Dumas. The board members discussed the design standards for new single-family construction. Mr. Kennedy made a motion to approve the project with the following conditions that must be reflected in drawings submitted for permit and will be subject to field inspection by staff: the brick foundation must be inset/not "proud" of the body of the house OR stucco may be applied instead of brick to the foundation, there should be a band board (8-10inch tall) around the base of the body of the house above the foundation, all transom windows are to have muntin that match the window profile below it, windows cannot be picture framed and must have a true sill, the roof must be standing seam with a 1" tall seam and a flat panel no wider than 16". Dr. Price seconded the motion; the motion passed unanimously.
3. **112 W. 2nd South Street-** Mr. Freeman presented his proposal for the construction of a new carport shed with storage behind the primary residence at 112 W. 2nd South Street. The board members discussed the location of the carport and visibility from the right of way, and confirmed that it would not be easily visible from 2nd street. Mr. Kennedy made a motion to approve the project as submitted with the condition that the carport/storage structure matches the home in architectural detail and materials. Dr.

Price seconded the motion; the motion passed unanimously.

4. **217 Marion Avenue-** Ms. Apostolova presented her proposal for an accessory dwelling unit at 217 Marion Avenue. The board members discussed the project and the lack of detail in the design of the home. The board asked Ms. Apostolova to revisit the design and the BAR guidelines with her architect and resubmit the project. No vote was taken as the project was deferred to allow the applicant to revise and resubmit their design.
5. **219 Marion Avenue-**The applicant was not able to present this project, and Ms. Zimmerman informed the board that per the Town's Stormwater ordinance the house could not be placed where proposed and that the Engineering department was working with the applicant on this issue. The board members deferred the project until the issue with the property was resolved.
6. **302 Rutherford Avenue-**Mr. & Mrs. Tuten presented their proposal for a detached garage with a second story for storage. The board members discussed the fact that they did not feel comfortable with the massing of the detached garage or the height as it was not subordinate to the primary cottage. The board members suggested the Tutens consider a one-story garage and extend the depth of the garage into the lot to give them the storage space they need. No vote was taken as the board asked the Tutens to revise their design and come back before the board.
7. **516 Central Avenue-** Mr. Partridge presented the proposal to add dormers to the existing accessory building at 516 Central Avenue. The board members agreed that the dormers would be an improvement to the existing structure. Mr. Kennedy made a motion to approve as submitted. Dr. Price seconded the motion; the motion passed unanimously.
8. **102 Congress Street-**Ms. Zimmerman explained that the project would need an administrative adjustment of one foot because the deck built without a permit was encroaching a foot within the side setback. The board members commented that though some of the work was done without approval the work was well done and the cottage looked much better than its previous state. Ms. Huggins made a motion to approve the completed work as presented. Dr. Price seconded the motion; the motion passed unanimously.

Miscellaneous:

N/A


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Adjourn: Chairman Dixon adjourned the meeting at 8:20 pm

Respectfully Submitted,

Becca Zimmerman, Planner II

Date: 5/3/22

Approved:  _____
Philip G. Dixon PE, CFM, Chairman Or,
Dr. David Price, Vice Chairman