

**Board of Architectural Review Minutes  
June 7th, 2022  
Via Zoom Meeting**

**Members Present:**

Phil Dixon, Chairman  
Dr. David Price, Vice Chairman  
Beth Huggins  
Rachel Burton (Recused from items 3 and 5)  
Tim Kennedy (Via Zoom Call)

**Members Absent:**

NancyJean Nettles

**Staff Present:**

Becca Zimmerman, Planner II

Items on the agenda:

Old Business:

- 1. 302 Rutherford Street-** Construction of detached garage and fencing TMS #137-10-05-001
  
- 2. 608 Central Avenue-** New construction of a single-family residence TMS #137-05-05-002

New Business:

- 1. 107 W. 5th South Street-** Demolition of Cuthbert Community Center TMS #137-10-01-008
  
- 2. 120 Briarwood Lane-** Enclose existing carport structure TMS #137-05-09-009
- 3. 419 W. Carolina Avenue-** Exterior renovations to existing residence TMS #137-10-10-024
- 4. 408 Sumter Avenue-** Paint color approval TMS #137-10-09-008
- 5. 217 Sumter Avenue-** Enclosing existing porch TMS #137-10-03-002
- 6. 106 E. Doty Avenue-** Install new deck TMS #137-07-11-004
- 7. 109 Pine Grove Avenue-** New construction of a carport TMS #145-02-10-004

Miscellaneous:

1. Historic District Guideline Update

Chairman Dixon opened the meeting at 6:05pm and explained that certain items may be moved up in the agenda as Mr. Kennedy was participating via Zoom for projects where there would not otherwise be a quorum. Chairman Dixon asked for consideration of the minutes from May meeting. The minutes were unanimously approved.

### **Old Business:**

1. 302 Rutherford Street – Brian and Audreanna Tuten, homeowners at 302 Rutherford Street presented their final proposal for a detached garage. The board members stated that they appreciated the reduction of the height of their design and the homeowners working with the board to create an acceptable proposal. Ms. Tuten then requested to add additional privacy fencing to their yard. The board members requested that the fence in question would step down as it approached the front yard within the last 8-10ft section of the fencing, bringing it down from 6ft to 4ft high. Dr. Price made a motion to approve the project with the aforementioned conditions. Ms. Huggins seconded the motion; the motion passed unanimously.
2. 608 Central Avenue- Mr. Mise, the owner of 608 Central Avenue, presented his revised plans for the in-progress construction of a single-family residence on his property. He explained that the revision of a roof line extension would not be visible from the right of way, and was only being updated for the functionality of the garage. Ms. Huggins made a motion to approve the revised plans as submitted. Ms. Burton seconded the motion; the motion passed unanimously.

### **New Business:**

3. 107 W. 5<sup>th</sup> South Street- Ms. Evans, the representative for the Town and Parks & Recreation Manager presented the proposal to demolish the Cuthbert Community Center. Ms. Evans explained the level of disrepair that the structure is in, and that the structure was no longer safe to be occupied. Several attendants of the meeting spoke out without stating their names or location of residence within the Town, and expressed that they did not want the building torn down without plans for another building to be constructed in its place. Ms. Evans explained that the building could no longer be used, and that currently there were not plans to rebuild. Ms. Evans further explained that Council would need to allocate and approve funding for this to happen. A few attendees reiterated that the Town needed to keep this structure or rebuild. Ms. Zimmerman explained that the attendees should voice these concerns to their Council members at the upcoming Council meeting in Town Hall, and that the Board's purview was only the proposed demolition at this time. Ms. Burton made a motion to approve the demolition with the recommendation that Council allocate funds to replace the building in the future. Dr. Price seconded the motion; the motion passed unanimously.
4. 120 Briarwood Lane- Ms. Eastman presented the proposal for to enclose an existing carport at 120 Briarwood Lane. Ms. Eastman explained that there would not be a change in footprint and that this would be an accessory structure but not a dwelling unit. Dr. Price made a motion to approve the project as submitted. Ms. Huggins seconded the motion; the motion passed unanimously.
5. 419 W. Carolina Avenue- Ms. Eastman presented the proposal to relocate a rear doorway, stairway and the replacement of windows on the rear and side elevations of the residence.

The board agreed that the elevations of the home would look much better with these improvements. Dr. Price made a motion to approve the project as submitted. Ms. Burton seconded the motion; the motion passed unanimously.

6. 217 Sumter Avenue- This project was moved up within the agenda in the interest of having a quorum to vote on the project. Ms. Eastman presented the proposal to enclose and existing rear porch with minor renovations to the existing rear elevation. Ms. Eastman explained that the porch was in a severe state of disrepair. The board members agreed that this would be an improvement to the highly rated home. Dr. Price made a motion to approve the project as submitted. Mr. Kennedy seconded the motion; the motion passed unanimously.
7. 408 Sumter Avenue- Ms. Eastman presented the proposal to paint the primary residence at 408 Sumter “Pink Mimosa” from the Colors of Historic Charleston collection. Ms. Zimmerman explained that she did not approve the paint color at a staff level because she did not believe it was historically appropriate for the home. The board members did not feel comfortable making a decision without seeing the paint color in person on the home. The board agreed that they would come by the home to see the color painted on a section of the house in person and defer the decision to the next BAR meeting in July. No vote was taken.
8. 106 E. Doty Avenue- Ms. Norton presented her request to install an identical deck to the existing deck in the front yard of her café. The deck was previously installed without approval by the previous business owner. Ms. Norton explained that the framing for the previous deck was still in place, and she would just be putting the top back on to the decking, making it usable space instead of a tripping hazard. Ms. Burton made a motion to approve the project as submitted. Dr. Price seconded the motion; the motion passed unanimously.
9. 109 Pine Grove Avenue- Mr. Knox presented his proposed for the installation of a carport on his property at 109 Pine Grove. Dr. Price suggested that support posts for the structure be revised to 8x8 instead of 6x6 as shown on the proposed drawings. Mr. Knox explained that he was not sure if the clearance height would be 8ft or 9ft, but that all materials would match the primary residence. Ms. Burton made a motion to approve the project with the condition that the posts be revised per Dr. Prices comment. Dr. Price seconded the motion; the motion passed unanimously.

#### Miscellaneous:

Ms. Zimmerman let the board members know that they would be voting on the revised BAR guidelines they had discussed previously at the July meeting.

**Adjourn:** Chairman Dixon adjourned the meeting at 8:47 pm

Respectfully Submitted,

Becca Zimmerman, Planner II

Date: 7/1/22

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