

Board of Architectural Review Minutes
July 5th, 2023
Meeting

Members Present:

Phil Dixon, Chairman
Dr. David Price, Vice Chairman
Beth Huggins
Tim Kennedy
Rachel Burton
Nancyjean Nettles
Jane Knight

Members Absent:

Staff Present:

Becca Zimmerman, Planner II

Items on the agenda:

Approval of Minutes:

1. June 6th, 2023 Meeting

Public Hearing

Old Business:

1. 208 S. Cedar Street –New construction of a mixed-use commercial development TMS# 137-07-04-005
2. 800 S. Main Street – Renovation to existing commercial building TMS # 137-14-05-013
3. 217 Marion Avenue – New construction of an accessory dwelling unit TMS # 137-13-10-011
4. 609 S. Magnolia Street –Demolition of existing single-family residence TMS # 137-11-05-002

New Business:

1. 205 Sumter Avenue – New Construction of a garden pavilion TMS # 137-10-03-001
2. 105 Hansberry Lane –Installation of gutter system TMS # 137-14-04-022

Chairman Dixon opened the meeting at 6:00pm. Chairman Dixon asked for consideration of the minutes from the June 6th, 2023 meeting. Dr. Price made a motion to approve the minutes as submitted. Ms. Nettles seconded the motion; the motion passed unanimously.

Public Hearing

Mr. Gorman and Mr. Hutson gave public statements in opposition of the demolition of 609 S. Magnolia Street. Mr. & Mrs. Campeau, Kahler and Ellis spoke in support for 208 S. Cedar Street. Mr. Ellis did voice his disapproval of the privacy fencing being utilized within the overall site plan for the project.

Old Business:

1. 208 S. Cedar Street – Mr. Head (Applicant) presented the final design for the mixed-use development at 208 S. Cedar Street. Mr. Head walked the board through the changes that had been made and noted the Board’s comments that had been addressed from the previous meeting. The board asked some clarifying questions and noted the applicant’s effort to rethink design details based on their comments. Dr. Price made a motion to approve the project as submitted. Ms. Nettles seconded the motion; the motion passed unanimously.
2. 800 S. Main Street – Mr. Taylor (Contractor) presented the final design for the upfit of 800 S. Main Street. The board members and Mr. Taylor discussed how to replicate the original storefront while still complying with building code and creating an appropriate storefront for the Town of Summerville. Mr. Kennedy provided a picture of a business located on Kiawah Island, that he felt would work as a reference for 800 S. Main Street. Mr. Kennedy made a motion to approve the project with the condition that the details from the picture of the storefront provided is utilized in the redesign of the porch columns. Dr. Price seconded the motion; the motion passed unanimously.
3. 217 Marion Avenue – Ms. Apostelova (Owner) presented her final design for an accessory dwelling unit on her property at 217 Marion Avenue. The board members agreed that her design and final proposed location were suitable for her property and did not overwhelm the streetscape. Dr. Price made a motion to approve the project as submitted. Mr. Kennedy seconded the motion; the motion passed unanimously.
4. 609 S. Magnolia Street – Mr. Ruby (Owner) addressed the board for the second time regarding his request to demolish 609 S. Magnolia Street. He explained that he had put the structure up for sale, and had two interested parties reach out to him. Only one person had expressed interest in moving the structure but did not follow through. He explained he had engaged with a contractor to move the structure—they informed Mr. Ruby that it would be \$85,000 to relocate, and that the foundation and additions would come off in order for the structure to be moved. Ms. Burton explained that upon her evaluation of the house, she noted that very little of the original “kit house” remained, and that with the state of the structure she would support the request to demolish the structure, as the original structure had been compromised and very little historic value remained. Dr. Price stated that the foundation members appeared to be in good condition, and made a motion to deny the demolition request. The motion did not receive a second, and discussion continued. Ms. Nettles made a motion to continue the original decision to defer a vote for up to 180 days from the original demolition request. Dr. Price seconded the motion; the motion passed with Ms. Burton voting in opposition, and the rest of the board voting yes.

New Business:

1. 205 Sumter Avenue – Mr. Young (Architect) presented the proposal for a garden pavilion at 205 Sumter Avenue. The board members discussed the utilization of the pavilion. Mr. Kennedy made a motion to approve the project as submitted. Dr. Price seconded the motion; the motion passed unanimously.
2. 105 Hansberry Lane – Ms. Zimmerman explained to the board that because the BAR

Guidelines note that half round gutters are preferred—she could not approve the proposed gutters at 105 Hansberry Lane. Dr. Price made a motion to approve the gutters as submitted. Mr. Kennedy seconded the motion; the motion passed unanimously.

SPECIAL MEETING

1. Mr. & Ms. Melling (Owners) presented their request to the board to utilize the 1.5” standing seam roof that had been sent to them in error in lieu of the 1” product. They explained that their roofing had already been removed. Mr. Kennedy made a motion to approve the exception to the 1” maximum ridge height requirement with the condition that the roof on the gazebo section of porch will not have ridge caps as it does presently. Ms. Nettles seconded the motion. The motion passed unanimously.

Miscellaneous:

1. Mr. Kennedy made a motion to edit the existing gutter guidelines so the half-round gutters would be preferred for existing historic properties but that other designs may be acceptable subject to staff approval. Ms. Nettles seconded the motion; the motion passed unanimously.

Adjourn: Chairman Dixon adjourned the meeting at 8:45pm

Respectfully Submitted,

Becca Zimmerman, Planner II

Date: 7/30/23

Approved: _____

Philip G. Dixon PE, CFM, Chairman Or,

Dr. David Price, Vice Chairman