

Board of Architectural Review Minutes
Tuesday August 6, 2019
Town Hall Annex Building– Training Room

Members Present:

Phil Dixon, Chairman
Beth Huggins
Cecile Cothran
Jeff Bowers

Staff Present:

Jessi Shuler, Director of Planning

Members Absent:

David Price, Vice Chairman
Rachel Burton
Tim Kennedy

Items on the agenda:

Old Business:

1. **500 North Main Street-** Fence material and dumpster relocation *(B-3)*
2. **109 East 6th South Street –** Garage door hardware *(R-1)*
3. **126 Rutherford Street-** New house construction *(R-1)*

New Business:

1. **215 South Gum Street-** Front window replacement *(R-1)*
2. **127 West Richardson Avenue-** Painting *(B-3)*
3. **123 South Main Street-** Installation of solar panels *(B-3)*
4. **603 West Richardson Avenue-** Carriage House *(R-1)*
5. **214 Clifton Street-** Roof replacement and porch ceiling repair *(R-1)*

Miscellaneous:

1. Design Guidelines-Draft

Chairman Dixon opened the meeting at 6:00 PM and asked for consideration of the minutes from the July 2, 2019 regularly scheduled meeting. Jeff Bowers moved to approve the minutes as submitted and Cecile Cothran seconded the motion. The motion passed unanimously.

Old Business:

500 N. Main St. (B-3) – Ms. Shuler explained that the applicant would like to postpone their application until the regularly scheduled September meeting, as the Deputy Administrator for Dorchester County was at a conference and could not be in attendance to present the application. The Board agreed to postpone the application until September.

109 E. 6th South St. (R-1) – Rachel and John Cole presented the hardware for the garage doors at 109 E. 6th South St. They noted that it was their understanding that this was the last item needed for final approval of the garage. Beth Huggins asked for clarification on the length of the hinges, and Ms. Cole responded that they were 13” long. Ms. Huggins agreed that this was an appropriate length. Ms. Huggins moved to accept the hardware as presented, and Mr. Bowers seconded the motion. The motion passed unanimously with 4-0 approving the garage hardware.

126 Rutherford Street (R-1) - Brian Collier presented on behalf of the property owners Carl and Jill McElheny. He stated that they had received conceptual approval at last month's meeting, and provided the information requested in order to receive final approval. The Board requested cut sheets of the windows, and Mr. Collier explained that the windows would all be 2/2 simulated divided light as shown on the cut sheet with the graphic showing the detailing around the windows, and the shutters would be black louvered and fully functional. The Board asked about shutter dogs, and Mr. Collier stated that those could be included as well. Mr. Collier stated that the color preferred is still Banana Cream (SW 6673) and white trim in lap Hardie siding in smooth. The roof will be 35 year architectural shingles in Timberline Natural Shadow, which Mr. Collier explained is a charcoal color. The brick will be Old Williamsburg (Columbia Collection). Mr. Collier noted that as previously discussed last month, the garage will be a side load on the right with an Arctic White aluminum door as shown in the carriage house style. Ms. Huggins asked how the garage door would function, and Mr. Collier explained that it had four panels and would open electronically. Ms. Huggins asked if they would be willing to add faux hinges as was done on the previous project, and Mr. Collier stated that could be done. Mr. Dixon pointed out that when the Board reviewed the application at the previous meeting, it was requested that the roof on the bay window be metal. Mr. Collier expressed that the owners would prefer to use architectural shingles, as done on the remainder of the house. The Board members discussed the pros and cons of each roof type, and agreed that the roof over the bay window could be metal or architectural shingles. Jeff Bowers moved for final approval as proposed with the addition of shutter dogs and faux hinges on the garage door(s), and Ms. Huggins seconded the motion. The motion passed unanimously with 4-0 approving the project.

New Business:

215 S. Gum St. (R-1) – Linda Sealy, the owner, and Troy Clark with Window World presented the window change out. Ms. Sealy explained that her windows are not tight, so she has mold inside, and she has asthma. Ms. Huggins asked if the dividers were on the inside of the window. Mr. Clark stated that with the prairie style window, the divider would be permanently fixed on the interior of the window. He noted that they could do the simulated divided light, but the window style would have to be changed to the traditional colonial style, which is not the current window style. The Board expressed that they would prefer to keep the prairie style window, and Mr. Clark confirmed that the prairie style would be on the top half of the window only, as it is existing now. Mr. Bowers moved to approve the application as submitted, and Ms. Cothran seconded the motion. The motion passed unanimously with 4-0 approving the project.

127 W. Richardson Ave. (B-3) – The applicant sent a message that he was stuck in traffic. The Board moved this item to the end of the agenda to allow the applicant time to arrive.

123 S. Main St. (B-3) – Shelby Widdoes and Rachel Mishler with Southern Current presented the application for solar panels on the rear roof. Ms. Cothran asked for confirmation that the panels would not be readily visible on the roof, and the applicant stated that it was a flatter roof and the panels would be flush mounted, so there would be minimal visibility. Given that the solar panels would not be readily seen, even from the rear, Ms. Cothran moved to approve the application as submitted. Ms. Huggins seconded the motion, and the motion passed unanimously with 4-0 approving the project.

603 W. Richardson Ave. (R-1) – The owners, Steven Lang and Denise Harrison presented the application. They provided a packet with additional pictures of their property and revised plans, which included an architectural site plan. Ms. Harrison detailed the history of 'White Gables' and their restoration work on the house and property. She explained that the carriage house is planned to be used as a garage and man cave for her husband, but that it

also mimics what would have been there historically on the property. Ms. Harrison guided the Board members through the pictures and explained where the carriage house would be in relation to the existing buildings and vegetation. She stated that the building would not be visible from either street or the corner due to the existing vegetation, which she wanted to remove as little of as possible. There is an old, white building, which they think was an old wash house that they are planning on attaching to the carriage house because they want to keep it looking authentic. Mr. Lang noted that the footprint of the carriage house is shown as 2,800 square feet, and they are considering making it smaller by taking out two of the garage bays and the lounge between the old building and the carriage house. He stated that they were planning on using the parlor doors, which were huge pocket doors, and the roof would be metal to match the house. Ms. Cothran asked if they were planning to do anything about the ordinance issues detailed in the staff report. Mr. Lang stated that he knew they needed a variance for height and size based on their original submittal, and they will do what they need to do for that. Ms. Shuler reminded the Board that their submittal was for conceptual approval only, to see if they were on the right track with the architecture and general location. Ms. Huggins remarked that the structure was beautiful and well-planned, and she likes the idea of decreasing the size by taking out two of the garage bays. Mr. Lang explained that he does have collector cars, and they have their regular cars. Mr. Dixon asked about the lift shown on the architectural drawings, and Mr. Lang responded that it would be an above ground lift for his personal use only. Ms. Huggins noted that she also likes the incorporation of the historic building into the design. The applicants stressed their desire to preserve the history of the property and detailed that the building materials and colors will all match the primary house, and the doors will open like real barn doors. Mr. Bowers moved to give conceptual approval with the recommendation to consider decreasing the size as discussed. Ms. Cothran seconded the motion. The motion passed unanimously.

214 Clifton St. (R-1) – Mark Temple with Alair Homes and Rick Swain, the owner, presented the application. Mr. Temple explained that the current roof is leaking, and they are proposing to remove and replace the damaged tongue and groove ceiling and replace the porch roof with a standing seam metal roof in galvalume. They will also be reroofing the whole rest of the house with architectural shingles in a slate color. Mr. Dixon asked why they were proposing a different roof material for the porch roof than the rest of the house, and Mr. Temple explained that the rear porch already had metal and the metal would function much better due to the shallow pitch of the porch roof. Ms. Cothran noted that a different roof material for a porch is not unusual, and Mr. Dixon agreed, but questioned why the whole house wouldn't be done in metal. Mr. Swain stressed that he was trying to keep costs reasonable, and a metal roof on the whole house would be much more expensive. Ms. Cothran moved to approve the application as presented, and Mr. Bowers seconded the motion. Prior to a vote, Mr. Temple asked if the Board would be okay with a stained porch ceiling. The color would be driftwood, which is between a brown and grey. He passed around a picture to show the stain color. The Board members agreed, and the motion passed unanimously with 4-0 approving the project.

127 W. Richardson Ave. (B-3) – The owner, Bob Brittingham, was now in attendance and presented his application. He specified that they were proposing to paint the exterior of the entire building: lighter beige color (Natural Linen, SW 9109) for the main portion of the building, black for where the dark green is currently (Tricorn Black, SW 6258), and the white will remain white (Extra White, SW 7006). The unpainted wood in the rear will be stained with Cedar Tone Natural (SW 3556), and the porch ceilings will remain white. Mr. Dixon asked about the porch floors, and Mr. Brittingham responded that the first floor porch is concrete while the second floor has carpet, and they will not be changing either one. Ms. Cothran moved to approve the application as presented, and Mr. Bowers seconded the motion. The motion passed unanimously with 4-0 approving the project.

Miscellaneous:

Signs (as needed)- Ms. Shuler stated that they did not have any sign applications to review.

Design Guidelines- Ms. Shuler explained that she had several comments from the consultant that needed clarification from the Board, and also a comment from SHPO that needed to be considered. Ms. Shuler asked Mr. Dixon to clarify his comment on p. 5 of the draft, and he explained that he would like it to be clearer that the Board can also choose to defer or table an item if they need more information or would like them to consider a different option. Ms. Shuler asked the Board to clarify the comments on p. 91 regarding window material preference, and after reviewing, the Board agreed that that change could be ignored. Ms. Shuler asked Mr. Dixon for clarification on his request for a definition for utility on p. 113, and he stated that he would have to look at his notes at home and get back to her. SHPO, which must also approve the design guidelines, had some concerns about reviewing paint colors, and Ms. Shuler asked the Board to consider the concerns, and let her know how they would like to address paint color in the guidelines. She explained that she would email the SHPO comments to all of the Board members to get their responses. Ms. Shuler also stated that she needed some help with the addresses of particular houses used in the document, and she would email them out for the Board to please let her know if they knew the address or at least the street in which the house was located. The Board also let Ms. Shuler know that the Prettyman house was on the corner of W. 2nd South St. and W. Carolina Ave.

Adjourn:

There being no further business, the meeting was adjourned at 7:27 pm on a motion by Mr. Bowers and a second by Ms. Huggins.

Respectfully Submitted,

Jessi Shuler, Director of Planning

Date: 1 October 2019

Approved:

Philip G. Dixon, Chairman

Dr. David Price, Vice Chairman