

MINUTES
Architectural Review Board
April 1, 2019

MEMBERS PRESENT: Dwayne Vernon, Sally Gillespie, Linda Abate', Lee Padgett, Debra Smalls, & Jerry Miller

MEMBERS ABSENT: Kevin Jayroe

OTHERS PRESENT: Tracy Gibson & Debra Grant

- I. **Call to Order**
- II. **Approval of Minutes for March 4, 2019;** Ms. Linda Abate' made a motion to approve the minutes as submitted, seconded by Mr. Lee Padgett, the motion carried 5 to 0 by a roll call vote. *(Mr. Jerry Miller was absent from that meeting)*
- III. **Public Input:** None
- IV. **New Business:**
 1. **Kirk & Terri Nixon** are requesting the approval to replace siding and roof at 425 Queen Street. **Tracy Gibson/City Staff** told the Board that the Nixon's would like to replace the existing siding and install Hardi boards on the entire house, and replace the shingle roof with a metal low profile roof. **Mr. Nixon/owner** said the request is to change the siding because the existing siding was not install properly and while he is doing this he would like to replace the roof with a metal roof also. The home was moved to this location and it was purchased 5 or 6 years ago. **Mr. Miller** said the historic survey says this home would be contributing if the period of significance was expanded to include the 1922-1960 period, this home was built in 1930; however the guidelines are used for all homes in the district. **Mr. Vernon** said the guidelines states that wood siding should not be removed. **Mr. Nixon** said this home has been patched with several other different materials. **Mr. Vernon** said he went onsite and did not see any patched material on the 2 sides he saw. **Mr. Nixon** said he thinks one type of material on the home would be a better look, and this would help to improve the street. **Mr. Vernon** said the guidelines says to maintain the existing material and it is typical for this style home to have Dutch/German siding and the Board is charged with preserving the historic district. **Mr. Vernon** also said the type of roof that was in the packet is not an accepted style, the 5-V crimp or standing seam style is more acceptable. **Mr. Nixon** said he did not have a problem using either one of those styles. **Ms. Gillespie** said this house needs to be preserved and the siding should be preserved if possible. She said she went onsite and did not see any rot, and stressed the importance of keeping the original materials. **Ms. Gillespie** said if a metal roof is used it should be a design that is typical of the era of the home. **Ms. Abate'** suggested that Mr. Nixon go by a home on Wood Street that is being rehabbed. **Mr. Nixon** said his realtor told him that his home was not in the historic district (Ms. Eileen Johnson). Mr. Miller said there are two historic districts, one is a Federal (National) Historic District that goes to the highway and a Local Historic District, and also the City added an overlay district on both sides of highway 17 and it overlays the first block. **Mr. Miller** told Mr. Nixon that he was in the Federal/National district and not in the Local district. Mr. Nixon said his property is zoned commercial and was told by his neighbors that he did not have to get ARB approval, but he wanted to be in compliance. Mr. Miller said he is not a certified lawyer in South Carolina, but felt like the Board needed to get a legal opinion from the City Attorney. **Mr. Padgett** said any commercial or residential property

that is non-contributing to the district was removed from ARB review and under Community Appearance Board guidelines. *The Board concluded that this application should not have been heard by the ARB.* Ms. Gillespie said the Board appreciated Mr. Nixon coming before the Board and said they were not aware of these changes. **No vote was casted**

2. **Richard Hall** is requesting the approval to replace the front façade of the home and exterior doors at 1021 Duke Street. **Tracy Gibson/City Staff** said the owner would like to replace the existing arch at the top of the porch roof with a gable roof system, he would also like to change the style of a previously approved door; from a 15 light door to a half glass door. The owner was before the Board on May 2, 2016 for the approval to remove siding, replace windows & doors, re-roof, add front porch, and construct an addition to the rear of the property. Mr. Vernon suggested that the Board give the approval for the removal of the siding only and that would answer a lot of the questions about the archway, the wrought iron railings, and the windows. **Mr. Raymond Owens/Contractor** said the owner could not attend, however he is here to ask for the new style door for more security, the front door will not be replaced just the other 3 exterior doors and the archway over the front stoop needs to be replaced because of the condition, a gable roof would be installed. **Mr. Miller** asked if it is known how old the wood of the archway was. **Mr. Owens** said it is hard to tell the age. **Mr. Miller** said he was told by Mr. Jayroe that he saw some pictures in the library that were taken at the beginning of the district, and this home was photographed with the archway and wooden columns. The 2016 minutes says that the owner was told if he could present any evidence that the archway was not original to the home he could come back before the Board, without that evidence the archway should be repaired because it is a distinguishing feature of the home. The replacement doors will be steel doors with half glass at the top and 2 panels at the bottom. **Mr. Owens** had concerns about putting the arch back up after it is taken down for repairs. Mr. Vernon said if during the process of repairs issues come up the Board can come onsite to view the situation.

Public Input: None

Motion: Mr. Vernon made a motion to approve the modifications of 3 entry doors that were previously submitted, with steel half glass and 2 panel doors, and deny the request to remove and replace the archway on the front porch, citing Design Standards for Residential Properties, Chapter 3; Section 5.0; page 35 (Architectural Features), Section 15.0; page 63 (Roofs), Section 8.0; page 41 (Doors & Entrances), seconded by Mr. Padgett; the motion carried 6 to 0 by a roll call vote.

V. Board Discussion:

- **Tracy Gibson** told the Board that those that are interested in attending the April 26, 2019 Historic Preservation training will need to notify staff for registration.
- **Mr. Kent Hermes** owner of 231 King St. came to give updates on his project, he has hired an expert on historic renovations (**Mr. Tommy Graham**). **Phil Browder** was hired to restore the windows, he said none of the windows are original to the home and not restorable.
 - **The windows that are proposed to be bought are single pane, wood, divided light, windows that were found at a shop in Pawleys Island, made by Marvin. The windows will be 2 over 2, single hung, wood windows. Mr. Hermes offered to install a product that gives the wavy look on 8 windows that would**

be an additional \$10,000; the Board said that was not necessary, the single pane glass would be acceptable.

- The rear door is not original to the house and it will be replaced, with a wood single pane 4 panel door; 2 glass panels on the top and 2 solid panels on the bottom. The front door will be restored.
- The roof line of the new addition might have to be adjusted and Mr. Hermes wanted to know if that was something he would need to bring back before the Board next month. Mr. Miller said if it is a minor change (6 to 9 inches) and on the rear of the home it would be ok to do without coming back for approval, if it is a substantial change he would need to come back.
- The carport driveway will be constructed out of the brick from the old chimney. The Board said that would be acceptable and Mr. Hermes would not need to come back for approval.

VI. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*