

**Architectural Review Board
Minutes
August 5, 2019**

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

MEMBERS ABSENT: Kevin Jayroe

OTHERS PRESENT: Tracy Gibson & Debra Grant

I. Call to Order

II. Public Input: None

III. Approval of minutes for July 1, 2019; Mr. Padgett made a motion to approve the minutes as submitted, seconded by Ms. Abate'; the motion carried unanimously.

IV. Old Business:

1. Winyah Hospitality is requesting the approval for the details of the new construction at 615 Front Street. **Tracy Gibson/City Staff** told the Board that Winyah Hospitality came before them last month and was approved for the mass, scale, and height of the proposed hotel, at this time they are here for the approval of the final details of the hotel. **Mr. Michael Walker/Architect** stated the materials and details of the project are:

- 1.** fiber cement lap siding, James Hardie Artisan siding, .625 thickness, 8.25" width
- 2.** Cornice constructed from FRP
- 3.** Aluminum clad wood windows (impact rated), windows to be trimmed in fiber cement trim. Basis of design James Hardie Artisan trim 1.5" thickness
- 4.** Aluminum clad wood window and door system with brick molding. All openings to be impact resistant storm front assembly to be constructed with a combination of windows, doors, and miscellaneous steel
- 5.** Stucco
- 6.** FRP porch fascia
- 7.** Aluminum railings
- 8.** Brick alley wall
- 9.** Brick on CMU landscape wall with cast stone coping
- 10.** Stainless steel cable rail system
- 11.** Brick chimney with copper hood

Public Input: None

Motion: Mr. Dwayne Vernon made a motion to approve the details as submitted citing Design Standards for Commercial Properties; Chapter 7; Section 42.13-42.28; page 143-145 (New Construction-Primary Buildings), seconded by Mr. Padgett; the motion carried 6 to 0 by a roll call vote.

V. New Business:

1. **Ms. Jean Rothrock** is requesting the approval to construct an addition, install fencing and a brick wall at 422 Front Street. **Tracy Gibson/City Staff** told the Board that the applicant would like to construct a 2 story addition to the East rear side of the existing home and add additional fencing and brick wall. **Mr. Lee Padgett/Representative** told the Board the addition is to the rear of the property, it will have operable shutters (wood composite) with shutter dogs, the siding will be Hardi Plank, the trim will be Hardi Plank accents, the front bay windows will have a standing seam copper roof, and there will be a breezeway between the house and the new addition. The windows will be Jeld Wen windows that are sufficient for a category 3 hurricane, simulated true divided lights, and vinyl clad wood. The brick and shingles will match the material on the existing home. The trim detail and cornice will match the existing house in profile and detail. The fence on the right side of the property will be extended, it will match the existing fence in material and design.

Public Input: None

Motion: Mr. Vernon made a motion to approve the application as submitted, citing Design Standards for Residential Properties, Chapter 5; Section 23.0; page 92 (New Construction/Addition) and Chapter 4; Section 19.0; page 79 (Fences, Gates, and Walls); seconded by Ms. Smalls, the motion carried 4 to 0 by a roll call vote. (Mr. Padgett and Ms. Abate' were recused)

2. **Steve & Jean Rothrock** are requesting the approval to install impact resistant storm windows on all the second floor windows at 422 Front Street. **Tracy Gibson/City Staff** told the board that the applicant is seeking the approval to install impact resistant storm windows on all second floor windows of the main house. **Lee Padgett/Representative** said the applicant was before the board previously to request shutters for the windows, at this time they would like to be approved for storm impact resistant windows on all the second floor windows. They will use self-install flex panels for the first floor.

Public Input: None

Motion: Ms. Gillespie made a motion to approve the application as presented, citing Design Standards for Residential Properties; Chapter 4; Section 17.0; page 68 (Windows and Shutters), seconded by Mr. Vernon, the motion carried 4 to 0 by a roll call vote. (Mr. Padgett and Ms. Abate' were recused)

3. **Ms. Noralyn Carraway Reese** is requesting the approval to continue an 8 ft. privacy fence on the North side of the property at 822 Prince Street. **Tracy Gibson/City Staff** told the board that the applicant would like to continue an 8 ft. privacy fence to the North side of her property. **Ms. Reese/Applicant** said the original fence was built in the 80's and she would like to extend it on the property line. The fence will be exactly like the existing fence.

Public Input: None

Motion: Mr. Padgett made a motion to approve the application as submitted, citing Design Standards for Residential Properties; Chapter 4; Section 19.0; page 79 (Fences, Gates, & Walls), seconded by Ms. Abate'; the motion carried 6 to 0 by a roll call vote.

4. **Mr. Joseph E. Scanlon** is requesting the approval to remove a 1 story addition and construct a new 2 story addition at 906 Prince Street. **Tracy Gibson/City Staff** said the Counseling Center of Georgetown would like to remove one story addition and replace it with a two

story addition. **Mr. Joseph Scanlon/Applicant** said he wants to demolish a two room addition and construct a two story addition, the windows in the old addition will be reused in the new addition, and add operable storm windows. The siding will be Hardi Plank. The foot print will extend about 18 inches in the rear. There will be an arched window that will match the window in the front of the building. The door will be a 6 panel steel door. All the details will match the existing building except it will have Hardi Plank siding, the windows will be 2 over 2, and the gable will have exposed trusses. The handrails on the back will match the handrails on the front.

Public Input: None

Motion: Mr. Miller made a motion to approve the application as presented, with the following changes from the drawings, the rear door will be 6 panels rather than 4 panels, the corner support details of the gables will be eliminated, the details of the gable will be hardi plank with no paint color difference, citing Design Standards for Residential Properties; Chapter 5; Section 23.0; page 92 (New Construction/Additions), seconded by Mr. Padgett; the motion carried 6 to 0 by a roll call vote.

5. **Mr. Harby Moses** is requesting the approval to install operable shutters at 617 Highmarket Street. **Tracy Gibson/City Staff** told the board that the applicant wants to install operable shutters that will work as hurricane shutters on all windows of his house. **Mr. Harby Moses/Applicant** said the house has plastic shutters currently, the new shutters will be of the same profile, and they will be a wood composite and operable.

Public Input: None

Motion: Mr. Padgett made a motion to approve the application as submitted, citing Design Standards for Residential Properties; Chapter 3; Section 17.0; page 68 (Windows & Shutters), seconded by Mr. Vernon; the motion carried 6 to 0 by a roll call vote.

6. **Pate & Caroline Ford** are requesting the approval to remove an existing chimney and add skylights at 222 Screven Street. **Tracy Gibson/City Staff** told the board that the applicant would like to remove an existing chimney and add skylights. **Mr. Dwayne Vernon/Representative** said the owners have purchased the home and plan to expand, the expansion will go into the attic and the skylights will be as an exit from the 2 bedrooms and playroom that will be in that area. There will be 6 skylights added (3 on each side), the size will meet code for an exit. The house currently has 3 chimneys, the 1 that is in the rear is being requested to be removed. The left side of the house is visible because the lot next door is vacant, however if a house is ever constructed it would not be visible. Dormers were an option, however it was Mr. Vernon's opinion that dormers would alter the character of the house.

Public Input: None

Motion: Ms. Abate' made a motion to approve the application as submitted, citing Design Standards for Residential Properties; Chapter 3; Section 7.0; page 39 (Chimneys) and Chapter 3; Section 15.0; page 63-64 (Roofs), seconded by Mr. Padgett; the motion carried 5 to 0 by a roll call vote. (Mr. Vernon was recused)

VI. Board Discussion:

Mr. Vernon came before the Board with information for the restoration of an existing entry portico to its original design with an upper porch, for the Angners' at 131 Orange Street. He said it is the wish of the owners to rebuild the existing 2 story paneled columns in their present location and the re-construct the 2nd level porch behind the columns. (As opposed to having lower columns and upper columns). The handrail at the reconstructed porch will have 2" square turned balusters similar to Italianate with a 3" profiled top rail. Mr. Vernon said he did research to determine how to construct this porch to compliment the home.

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

Submitted By,

*Debra Grant
Board Secretary*