

Architectural Review Board

July 9, 2018

MINUTES

MEMBERS PRESENT: Clare Reigart, Dwayne Vernon, Sally Gillespie, Linda Abate', & Michael Norton

MEMBERS ABSENT: Kevin Jayroe & Lee Padgett

OTHERS PRESENT: Rick Martin & Debra Grant

- I. **Call to Order**
- II. **Approval of Minutes for June 4, 2018;** Ms. Gillespie made a motion to approve the minutes as presented, seconded by Mr. Vernon, the motion carried unanimously.
- III. **Public Input:** None
- IV. **New Business:** *(The agenda was amended to hear the 3rd item first)*
 1. **Mr. & Mrs. Nat Kaminski** are requesting the approval to replace a window and perform alterations at 622 Highmarket St. **Rick Martin/City Staff** told the Board that the request is to replace a window in the owner's sunroom, this home is a historical home. **Mr. Dwayne Vernon/Architect at Litchfield** told the Board that this work is limited to the replacement of a solarium type glass wall with a wood wall with 3 windows. There will be an extension of the roof to cover the new windows. The existing steps and doors will remain in place. There will be new columns to match the existing columns on the front porch, which are 8 x 8 solid wood post. The handrails will be aluminum they will be preserved if possible or replace with the same type and materials. The windows will be wooden, 6 over 6 windows. All the cornices and gutters will match the existing.

Public Input: None

Motion: Ms. Abate' made a motion to approve the application as presented, citing Design Standards for Residential Properties Chapter 3, Section 15.0; page 63 (Roofs) and Section 17.0; page 68 (Windows & Shutters), seconded by Mr. Norton; the motion carried 4 to 0 by a roll call vote. *(Mr. Vernon was recused)*

2. **Temple Beth Elohim** is requesting the approval to replace the wood trim board around the roofline at 230 Screven Street. **Rick Martin/City Staff** said the Temple would like to replace the rotted wood and fascia boards with stucco. **Mr. Andy Freeman/Representative of the Temple** said that their goal is to stop the leaking of the building. The intent is to replace all materials in kind.
The Board asked if they had to approve the application since it was replacement of like kind. **Rick Martin/City Staff** said he felt like this was a grey area and he wanted the Board to be aware of the work that would take place. He asked that the Board vote on the application.

Public Input: None

Motion: Ms. Abate’ made a motion to approve the application as presented, citing Design Standards for Commercial Properties Chapter 6, Section 37.0; page 128 (Roofs), seconded by Ms. Reigart, the motion carried 4 to 0 by a roll call vote. (Mr. Vernon left the meeting after the first presentation).

- 3. Mr. Kent C. Hermes** is requesting the approval to perform demolition, alterations, repairs, new construction, and a fence at 231 King St. **Rick Martin/City Staff** read the request and stated that the owner as well as his architect Mr. David Graham was present to answer any questions. **Mr. Hermes/Owner** said that he wants to restore the house back to its original state; demolish the outbuilding on the northwest corner of the lot, the two story bay windows on the northwest side of the home, the two story porches on the back of the home, the single story addition on the back of the home, and the entrance portico on the front of the home. The new construction will consist of; a single car garage with carport on the northwest corner of the lot, single story bay window on the northwest side of the home, single story porch on the back of the home, and a full length porch on the front of the home. There will also be the replacement of window sashes with new single pane wood sashes, roof with dimensional shingles and standing seam metal roofing (1 inch seam), brick paver walkways with new pavers, oyster shell driveway with concrete driveway, exterior lighting fixtures, two chimneys (will remain with the rebuilding of the interior fireplace), new shutters (operable), and new fencing. **Mr. David Graham/Architect** said he is following the owner’s direction in restoring the home, with his passion and research done for the project. **Ms. Reigart** asked about the windows (page 12), she wanted to know if the glass would be single panes. **Mr. Graham** said they are thinking of sash replacements to keep the original materials, and using the existing glass. **Ms. Reigart** asked about page 14, the shutters, because the summary says a “wood product”. **Mr. Hermes/owner** said that term came from the Georgetown Shutter Shop, the shutters will be operable, and that type has been used throughout the Historic District. **Ms. Reigart** also asked about the standing seam metal roofing, she wanted to know if it was the correct profile as listed in the Design Standards. **Mr. Hermes** said the standing seam would be approximately 1 inch.

Public Input: None

Motion: Ms. Gillespie made a motion to approve the application as submitted, citing Design Standards for Residential Properties:

Chapter 3

Section 7.0; page 39 (Chimneys)

Section 11.0; page 49 (Lighting)

Section 14.0; page 57 (Porches, Columns, & Railings)

Section 15.0; page 63 (Roofs)

Section 17.0; page 68 (Windows & Shutters)

Chapter 4

Section 19.0; page 79 (Fences, Gates, & Walls)

Section 20.0; page 83 (Garages, Sheds, Outbuildings, & Ancillary Outdoor Structures)

Chapter 5

Section 23.0; page 92 (Additions)

Chapter 11

Section 46.0; page 160 (Demolition)

- V. Board Discussion:** Mr. Mark Pender & Mr. Mike Crook of Builders First Source of Pawleys Island came in to do a presentation on windows for the Board.
- VI. Adjournment:** With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*

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