

Architectural Review Board

June 4, 2018

MINUTES

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

MEMBERS ABSENT: None

OTHERS PRESENT: Rick Martin, Debra Grant, & Tracy Gibson

- I. Call to Order**
- II. Approval of Minutes for May 7, 2018;** Mr. Padgett made a motion to approve the minutes as presented, seconded by Ms. Reigart, the motion carried 6 to 0 by a roll call vote. *(Ms. Abate' was not seated at this time)*
- III. Public Input:** None
- IV. New Business:**

- 1. **Mr. Don Trimble** is requesting the approval to construct a ground level deck in the rear yard at 222 Cannon St. **Rick Martin/ City Staff** told the Board that Mr. Trimble would like to construct a 16 x 16 detached deck in his rear yard. **Mr. Trimble/Owner** said the deck would be constructed of treated lumber, it would be 5 ½ inches off the ground, and will have no sides, top, steps, or railings. It will be 15 ft. from the back of the house.

Public Input: None

Motion: Ms. Reigart made a motion to approve the application as presented citing **Design Standards for Residential Properties, Chapter 5, Section 24.0; page 95 (Decks)**, seconded by **Mr. Norton**; the motion carried 6 to 0 by a roll call vote. *Mr. Trimble commented on the upkeep of the properties in the Historic District. Mr. Norton told him that was a zoning issue that needed to be addressed by the City.*

- 2. **Mr. William H. Boyd** is requesting the approval to install a privacy and picket fence at 221 Cannon St. **Rick Martin/City Staff** said the Boyd's would like to remove an old chain linked fence and install a 6 ft. privacy fence in the rear yard and decrease down to a 4 ft. picket fence in the front side yard. **Mr. Boyd/Owner** said he bought the property that had the fence from a previous owner and would like to remove it and install a new fence. The privacy fence will be a shadow board and will have the finished side shown on both sides. The picket fence will be 43 inches high with 2 inches spacing.

Public Input: None

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

- Ms. Ede Graves & Mr. Jim Clements** are requesting the approval to install a new brick wall and aluminum/ iron gates, and fencing at 322 Prince St. **Ms. Jean Rothrock (Waccamaw Landscaping & Construction)/Representative** told the Board that the owners would like a 6 ft. brick fence that would be stepped down to 4 ft. to be installed in the rear of the property with aluminum or wrought iron gates. Ms. Rothrock asked for the approval of an aluminum or wrought iron fencing to give the owner the freedom to purchase an antique fence if possible without having to come back before the Board. **Mr. Vernon** had concerns on approving an iron fence without the Board seeing the design, he felt that it may be too busy in design. The owners assured him that it would not be too busy. **Mr. Vernon** agreed that an antique fence would be more appealing. **Ms. Rothrock** said because this fence would be in the rear of the property and will have parking in the front of it she felt like this would not pose a problem.

Public Input: None

Motion: **Mr. Vernon** made a motion to approve the application as submitted citing **Design Standards for Residential Properties, Chapter 4, Section 19.0; page 179 (Fences, Gates, & Walls)**, seconded by **Ms. Gillespie**, the motion carried 6 to 0 by a roll call vote. *(Mr. Padgett was recused; and Ms. Abate had joined the meeting)*

- Allston Lumpkin (Elite Signature Homes)** is requesting the approval to replace windows at 418 Highmarket St. **Rick Martin/City Staff** told the Board that replacement will total 29 windows. **Mr. Robert Waldrop (Elite Signature Homes)/Representative** said the owners would like to replace the entire window unit with a Windsor, double hung, 6 over 6 window. This window was chosen because it had been used on other properties in the Historic District. The requested windows are designed of cellular PVC. The windows are not true divided glass, however they will have the same glazing profile as the existing windows. Mr. Waldrop said most of the windows are in very poor condition. **Ms. Gillespie** read the guidelines (page 69; 17.9) concerning the replacement of windows. The Board suggested that the front windows should be all wood and the sides that are visible from the road, the other windows can be replaced if they cannot be repaired, with the requested design. The Board also asked if the existing windows could be repaired and used on the front façade, Mr. Waldrop said that would be explored.

Public Input: None

Conclusion: The applicant was advised to withdraw the application, repair the windows that can be restored and if replacement windows needed the owners can come back under old business. **Mr. Waldrop** agreed. *No vote was cast.*

- Mr. & Mrs. Mark Davis** are requesting the approval to replace windows, install doors, add covered stoop, repair front stoop, add screen to porch, and install new siding at 226 Queen St. **Rick Martin/City Staff** told the Board that the owners would like to perform significant renovations to the home. **Mr. Davis** said on the front porch he would like to update the roof with a metal roof and reduce the existing 6 columns to 2 wooden columns. The railings and the flooring needs to be replaced. The front façade to be arched and bead board replaced in the

ceiling. The left elevation; remove a window and add a door and a side porch, using the same roof and columns as on the front. The mechanical equipment will be relocated about 15 ft. and the existing fence will be reused to enclose the units. The rear elevation; the back door will be removed and siding installed and a screened porch will be constructed. Right elevation; a kitchen window will be removed and replaced with new wooden, double hung windows, that will be enclosed by the new screened porch.

Public Input: Mr. Jerry Miller said he is the neighbor of Mr. Davis and he would be the only person that would see the rear of the home. He has no problems with the project as submitted.

Board Discussion:

Ms. Gillespie asked if the front porch ceiling would be curved. Mr. Davis said no the ceiling would not be curved, just the front façade would be arched. Ms. Gillespie referred to the "Field Guide to American Houses" that gives the style of the front façade of the Davis' home and it says the front is simple in design and the arch would not be in keeping of the historic design.

Mr. Davis said he wants to reduce the number of columns on the front porch and installing a metal roof. Ms. Gillespie said the seams of the metal roof should not be any higher than 1 ½ inch.

Mr. Davis also request to install new Hardi Plank siding to the entire home if possible. Some of the existing siding will be removed to see what type of siding is behind the aluminum siding.

Mr. Padgett asked if the owner would be willing to put the Hardi Plank on three (3) sides and have the original on the front. Mr. Davis said he would be willing to do that if asked.

Mr. Norton said he felt good about everything except the request for the changes on the front façade. Mr. Vernon added to that, saying the Guidelines ask that the front porch elements should be repaired not replaced, and the owners request are in conflict to the Guidelines.

Mr. Jayroe said there were questions about the front porch being original to the home or done during a renovation.

Mr. Vernon also said that he did not have a problem with most of the plan, however he felt like the submittal lacked a lot of details. He had questions on the support of the requested porch. He had an issue with adding Hardi Plank to the front of the house, it should be replaced with what is under the existing siding, as well as any other changes to the details of the front façade. The side door as shown in the drawings has 6 lights and it should be 2 over 2.

Mr. Davis said the front porch columns are requested to be changed from the 6 columns to 2, and he is willing to keep the other porch details as they are. Mr. Jayroe and Mr. Padgett agreed that 2 columns would be sufficient for the size of the porch.

Mr. Davis said all columns would be the same at the end of the project. He also requested to use something other than wood for the decking on the front and back porch.

Motion: Mr. Norton made a motion to approve:

- **Side Elevation- Left;** remove window and replace with a wooden door with 2 over 2 lights, construct a stoop with a metal roof, hand rails, and decking, and Hardi Plank siding
- **Back Elevation;** remove existing back door and enclosing opening, remove siding and install Hardi Plank siding, remove remnants of balcony left from prior elevator installation, add corbels to the roof as on the front, add screened porch using the same details as on the front porch
- **Side Elevation- Right;** remove existing kitchen window and replace with a twin wood window and repair back side-stoop by replacing rotted wood in railing, and replace decking with the same material as on other deck (Trex).
Citing Design Standards for Residential Properties,
Chapter 3, Section 8.0; page 41 (Doors & Entrances), Section 14.0; page 57 (Porches, Columns, & Railings), Section 17.0; page 68 (Windows & Shutters)
Chapter 2, Section 4.0; page 31 (Siding)
Chapter 5, Section 23.0 page 92 (Additions)

Seconded by Ms. Reigart, the motion carried 5 to 2 (*Ms. Gillespie and Mr. Vernon cast the downward votes*)

6. **Mr. James Pronesti/Owner of Root Restaurant** is requesting the approval to add a façade to the front of the building at 919 Front St. **Rick Martin/City Staff** said the owner would like to cover the storefront with wood. **Mr. Rodney Long/Owner of the building** said nothing would change on the façade except having the metal covered with the wood material, that can be removed if need be. There will be 5 light fixtures installed over the top, and the signage would be perpendicular to the building.

Public Input: None

Motion: Ms. Abate' made a motion to accept the application as submitted citing Design Standards for Commercial Properties Chapter 6, Section 38.0; page 130 (Storefronts), seconded by Mr. Padgett, the motion carried 6 to 1 by a roll call vote. (*Mr. Vernon cast the downward vote*).

7. **Mr. John Kester** is requesting the approval to construct a new home at 117 Meeting St. **Rick Martin/City Staff** told the Board that the Kester's came previously under discussion to get direction on their project. **Mr. John Kester/Owner** said the only changes made is the removal of two (2) windows from the bedrooms. **Ms. Gillespie** asked about the shutters being to scale and Mr. Kester said they are. She also asked the size of the columns, he told her 8 x 8 wooden hollowed columns.

Public Input: None

Motion: Ms. Abate' made a motion to approve the application as presented citing Design Standards for Residential Properties Chapter 5, Section 26.0; page 102 (New Construction/Primary Dwelling), seconded by Ms. Gillespie, the motion carried 7 to 0 by a roll call vote.

8. **Mr. & Mrs. Steve Harms** are requesting the approval to convert a garage into a carriage house at 112 St. James St. **Rick Martin/City Staff** told the Board that the Harms' would like to change a storage space into a carriage house. **Mr. Steve Harms/Owner** said that the desire is to change the doors to French doors, add columns that will be as the columns on the back porch, one side door will be removed and siding (German plank), and a window (2 over 2) will be added, the new side door will be fiberglass, a diamond accent window will be add that is a replica of the one in the main house, the roof line will be extended, and gutters to match the existing will be added. **Ms. Gillespie** had questions about the door material since this was not a new construction, but because the building is serving a new purpose the Board viewed it as a new construction.

Public Input: None

Motion: Mr. Norton made a motion to accept the application as submitted citing Design Standards for Residential Properties Chapter 3, Section 8.0; page 41 (Doors & Entrances), Section 17.0; page 68 (Windows & Shutters), Section 10.0; page 47 (Gutters & Downspouts), and Section 15.0; page 63 (Roofs). Chapter 2, Section 4.0; page 31 (Sidings), seconded by Mr. Vernon, the motion carried 6 to 0 (Mr. Padgett was recused).

- V. **Board Discussion: Rick introduced Ms. Tracy Gibson as the new member of the Staff.**
- VI. **Adjournment: With there being no further business the meeting was adjourned.**

Submitted By,

*Debra Grant
Board Secretary*