

MINUTES
Architectural Review Board
May 2, 2016

MEMBERS PRESENT: Kevin Jayroe, Clare Reigart, Jerry Miller, Dwayne Vernon, Linda Abate', Sally Gillespie, & Deborah Smith

MEMBERS ABSENT: None

OTHERS PRESENT: Janet Grant & Debra Grant

- I. **Call to Order**
- II. **Welcome:** Mr. Miller welcomed the newly seated Board Member, Ms. Deborah Smith, who is filling the unexpired term of Mr. Glenn Roberts.
- III. **Approval of Minutes:** March 7, 2016; **Mr. Jayroe made a motion to approve the minutes with corrections, seconded by Mr. Vernon; the motion carried 6 to 0 by a roll call vote.**
- IV. **Public Input:** None
- V. **New Business:** *(Mr. Jayroe said he wanted it to be on record that he was the real estate agent for the property that is second on the agenda and has viewed some of the plans, Mr. Miller asked if that would be a conflict with him making a decision and Mr. Jayroe said it would not)*

1. **Mr. Reggie Porter/Porter Properties** is requesting the approval to install shutters at 502 Front Street.

Ms. Janet Grant/City Staff told the Board that Mr. Porter is the owner of the property and is requesting to install shutters. Mr. Vernon asked if Staff had any knowledge of there ever being shutters on the house, Ms. Grant said she did not know. Mr. Miller asked if the house was contributing and Ms. Grant said yes it is listed as contributing. **Ms. Smith** had a question about the style of the shutters, she was told that would be discussed during the Board discussion.

Mr. Reggie Porter/owner said that he just completed the renovation of the home and the shutters were added at the end to add curb appeal to the home. There is no evidence of shutters being on the home in the past because at some point the wood siding was covered with aluminum siding. Mr. Porter said he believes the home is either a Folk Victorian or a mix of Folk Victorian and an American Four Square, and being historically correct is hard because some have shutters and some do not. The shutters are decorative only, and have no hardware and not set at an angle. Mr. Porter also said in looking at the contributing homes on Front Street the shutters on 1 of every 3 are installed historically correct and the others are directly attached to the siding with no evidence of hardware. **Mr. Vernon** asked if there was a reason that the batten style was chosen, **Mr. Porter** said he does lots of work in Columbia and Lexington SC, and have done several historical homes there, and the rule of thumb is if you do not know the original style the batten board has the longest history in being architecturally correct, and they are made of the red cedar which is also correct. **Ms. Reigart** said she found through her research that this type of home should use louvered shutters that open and shut, and the guidelines state that if there are no shutters on a home they should not be added. **Mr. Porter** said the batten board shutters have been used before glass windows were used, and have been used throughout time. **Ms. Gillespie** said that she reviewed her book "A Field Guide to American Houses" and it says the style falls in the Victorian era in a Queen Anne style. The houses pictured in the book does not have shutters

and the one that does has louvered shutters and they are proportioned to the size of the window, so that if they were workable they would meet in the middle and mounted with the correct hardware, whether workable or not. Ms. Gillespie also referenced the guidelines page 16 that showed a home with raised panel shutters. She said typically this style home used gingerbread molding to enhance the home. Ms. Gillespie said when using shutters they should be proportioned, appropriate to the age of the house, and installed to look like they are working whether they are or not. **Mr. Porter** said he has been throughout the district to get ideas, and they are all variations on the homes. **Ms. Gillespie** said some homes were done before the architectural board, before the historic district was established, and before the guidelines were in place, and also owners have the right to replace in kind, she said if Mr. Porter wants to do something appropriate to the age of the house and the style then some adjustments should be made. **Mr. Porter** said he would be open to suggestions. **Mr. Jayroe** said he feels that the current shutters take away from the house and Mr. Porter should keep the rhythm of the other houses on the street. **Ms. Smith** asked if there are no other batten board shutter on Front Street. **Mr. Porter** said yes there are other batten board shutters on the street. **Mr. Miller** said the guidelines states that shutters should not be added to a home that did not have them originally, they should be raised panel or louvered or another historical style, and should fit the window opening so when closed they will cover the opening; those shutters do not look like the appropriate size. Mr. Miller said he does not believe that the style, color (raw wood), or the proportion is appropriate to the house, and also said the Board has not approved the batten board since he has been on the Board. **Mr. Porter** said he saw some that day while he was touring. **Ms. Smith** said perhaps that style had been used on homes that were built in 1905 if the owners had to replace their shutters or couldn't afford to have new shutters built, but they would have been painted. **Ms. Gillespie** said the Board had indeed approve that style on Phillip Lammonds house on Broad Street, however they are proportioned to the house and are working shutters, (several Board members said the Lammonds' house is non-contributing). **Ms. Abate'** asked why the owner chose to use this type of shutters. **Mr. Porter** said he did not want to use plastic shutters, and said he has done a lot of work in Columbia and as a rule of thumb if you don't know where to go you use the batten board because they have been in constant use. **Ms. Abate'** said either fortunately or unfortunately he is renovating a house in Historic Georgetown which raises the bar, the guidelines are pretty clear to what is recommended and what isn't, and said this might be a perfect opportunity for Mr. Porter to take the shutters down and use the proper hardware and shutters that adhere to the guidelines and increase the value of the house, and use the batten board shutters on another project; which will make the Board happy and his neighbors happy. **Mr. Miller** said that having working shutters that meet the guidelines and are well proportion to the windows would possibly be approved. **Mr. Porter** said that the only reason he went this way is that the shutters are correctly installed based on the period of this house. **Ms. Gillespie** said she disagrees, she said Mr. Porter is in Georgetown, the historic district, and under the Georgetown guidelines and that is what needs to be dealt with at this time. **Mr. Jayroe** said even through the Board does not deal with color, if Mr. Porter take the shutters down and paint just the frame of the window and leave the trim white it would make the house pop. **Mr. Miller** said the guidelines states that if a written denial is given the applicant is barred from reapplying for 12 months so the applicant has the option to withdraw and resubmit at a later date. **Mr. Porter** said he wanted to withdraw his application, and said he understood the main issues with the shutters were: (1) style, (2) the size, and (3) that they are not installed correctly, so if he comes back with a raised panel style or louvered style with the

correct hardware, proper installation, and well proportionate size, would there be a problem installing shutters to the house. **Mr. Miller** asked if they would be working shutters or ornamental **Mr. Porter** said he would prefer ornamental shutters because he does not think they will be used. **Ms. Gillespie** said that sounds reasonable. **Mr. Miller** said if they were workable it would make it easy for him to vote for. **Mr. Jayroe** said to have workable shutters is a feature. *(The application was formally withdrawn).*

2. **Raymond Owens representing Richard W. Hall** is requesting the approval to remove siding, replace windows & doors, re-roof, add front porch, and construct an addition to rear of property, at 1021 Duke Street.

Ms. Janet Grant/City Staff told the board that 1021 Duke Street wants to renovate and add an addition to the rear. Ms. Janet also said that she handed out some additional information from a previous survey. The owners has obtained a variance from the BZA for all setbacks.

Mr. Raymond Owens/Representative said this house does require a lot of renovations, the vinyl siding will be removed and repairs will be done to the original asbestos siding (simulated asbestos will be used for repairs), exposed rafters are desired, and replacement of all doors except the front double entry door. **Mr. Miller** asked if they had any pictures or evidence showing that the house once had a porch. **Mr. Owens** said he did not and the little roof on the front may have been added. **Mr. Miller** said the plans show that some of the front windows will be removed and doors added. **Mr. Owens** said yes, because the house is a duplex, additional French doors will be added. **Mr. Miller** said these questions are necessary because this house is contributing to the district and the guidelines requires that the Board is much stricter on contributing homes. The 2010 survey indicates that the age of the home and the arched entry way makes this home contributing, however if any evidence can be given that shows the front archway was not originally there we could move forward. The request to add new entry ways and taking the archway down will dramatically change this house and it may lose its contributing factors. **Mr. Vernon** said that the archway is a very unique detail and is hard to imagine it being added at a later date. **Ms. Gillespie** said that the photo shown on the power point is deceptive because the house is much closer to the sidewalk, and read into the record the section of the guidelines on "orientation to the street" (page 60), she said if the porch is added it would not be in keeping with the other homes, and suggested that a porch be added to the rear of the home. **Mr. Owens** said he had not discussed that with the owners. **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. Owens** asked if the windows are original to the house would they have to keep them, because they are not insulated. **Mr. Vernon** said storm windows can be used, but if the windows are the original windows they will have to be repaired and remain. **Mr. Miller** recommended weather stripping the windows. **Mr. Owens** said he would take this matter up with the owner and will accept the approval to just remove the siding and re-apply at a later date.

Public Input: None

Motion: Mr. Vernon noted that the Applicant has withdrawn all parts of his application except removal of the existing siding, aluminum fascia and soffits, and will submit another application once that has been done. Mr. Vernon then moved that the requested removal of the existing siding, aluminum fascia and soffits be approved, citing Residential

Guidelines section 32; page 78 -C&D (Siding), seconded by Ms. Abate', the motion carried 7 to 0 by a roll call vote.

VI. Board Elections:

Ms. Linda Abate' nominated Mr. Jerry Miller as Chairman; seconded by Mr. Dwayne Vernon, with there being no other nominations Mr. Jerry Miller will remain the Chairman for 2016-2017.

Ms. Linda Abate' nominated Ms. Sally Gillespie as Vice Chair, Ms. Gillespie declined. Mr. Jerry Miller nominated Mr. Dwayne Vernon for Vice Chair; seconded by Ms. Linda Abate', with there being no other nominations Mr. Dwayne Vernon will serve as Vice Chairman for 2016-2017.

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

Submitted By,

*Debra Grant
Board Secretary*