

MINUTES
Architectural Review Board
May 6, 2019

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

MEMBERS ABSENT: Dwayne Vernon

OTHERS PRESENT: Tracy Gibson & Debra Grant

I. Call to Order

II. Approval of Minutes for April 1, 2019 (Regular Meeting) **and April 9, 2019** (On-site meeting); Mr. Padgett made a motion to approve all minutes as submitted, seconded by Mr. Miller, the motion carried 6 to 0 by a roll call vote.

III. Public Input: None

IV. Old Business:

1. **Mr. Raad Joseph** is requesting the approval to change his roof material from shingles to a standing seam metal roof, on the newly constructed garage at 515 Prince Street. **Tracy Gibson/City Staff** told the Board that the owner came before them on September 24, 2018 to request demolition of an existing garage and construct a new two-car garage, at this time the applicant is seeking the approval to revise the request that was previously approved for a shingle roof and install a standing seam metal roof. **Mr. Michael Walker/Architect** said the owner would simply like to install a metal roof to distinguish the new garage from the existing home. The garage is in the rear yard and is detached.

Public Input: None

Motion: Ms. Abate' made a motion to approve the application as presented, 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.

V. New Business:

1. **Dr. John & Lynne Matheson** are requesting the approval to replace a cyclone fence and install a double picket aluminum fence at 605 Prince St. **Tracy Gibson/City Staff** said the applicant would like to replace the existing cyclone fence with a new double picket aluminum black 5' high fence. The new fencing will be in the exact location of the existing fencing and will be approximately 175'. **Ms. Matheson/owner** said the fence will be on the side yards and there will be no gates.

Public Input: None

Motion: Ms. Gillespie 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. Smalls; the motion carried 5 to 0 (Mr. Padgett was recused).

2. **Ms. Norma Grimes** is requesting the approval to replace asphalt shingles with a 5-V crimp metal roof at 120 Cannon Street. **Tracy Gibson/City Staff** said the owner would like to replace the existing asphalt shingles with a 5-V crimp metal roof panels. **Mr. Pat Condon/Representative** said the owners want to remove the asphalt shingles and install the metal roof.

Public Input: None

Motion: Mr. Miller made a motion to approve the application as presented, citing Design Standards for Residential Properties, Chapter 3; Section 15.0; page 63 (Roofs), seconded by Mr. Padgett, the motion carried 6 to 0.

3. **Bishop of Charleston/St. Mary's Catholic Church** is requesting the approval to relocate a house in the district, 317 Broad Street. **Tracy Gibson/City Staff** said the background of this project is, the applicant came before this board August 3, 2015 to request demolition, the Board asked for some type of assurance that the building be relocated and not demolished. Someone has asked to move the house, but because of the 2 year time limit of the Certificate of Appropriateness the applicant was asked to come back. **Mr. Ed Kimbrough/Representative (St. Mary's Church)** said this project is just a discussion at this point with Bethel Church in hopes that they will relocate the building to a vacant lot one block behind where the structure is now, on Duke Street. **Mr. Steve Williams/Representative (Bethel Church)** said that Dr. Clark (Pastor of Bethel Church) would like to relocate the building and use it as a Culture Resource Center along with other uses. **Mr. Kimbrough** said when St. Mary's get the plans for the property they will come back with that application. **Mr. Jerry Miller** said because this is a historic building, it should be moved by an approved historic property mover, to retain its historic value.

Public Input: None

Motion: Mr. Miller made a motion to approve the relocation of the building to an approved site, citing Design Standards for Residential Properties, Chapter 10; page 158 (Relocation), seconded by Mr. Padgett; the motion carried 6 to 0.

Mr. Williams said he lives on Broad Street and a neighboring house was demolished and he is still confused about what is going to be done with the lot. He was not informed about the demolition, and there is only one other home owner on that street and she said she was not informed either. The Board said this house was not brought before them for demolition. Mr. Miller said this may have come under the overlay district. Mr. Williams says that street has 3 churches and residential homes, and he has concerns about traffic and the property value of the homes and the churches. Mr. Miller said the demolition was illegal if it was done as described by Mr. Williams. Staff said a permit was pulled for the demolition and asked that Mr. Williams contact the Building and Planning Dept. later in the week. Ms. Angela Rambeau/Director of Building & Planning, said she would look into the matter further.

VI. Updates on 1021 Duke Street

Mr. Raymond Owens/Representative said he has drawings of 2 options (Exhibit A), a shed roof or a gable roof. He told the Board that after some research and 2 Board members came for an

on-site visit, it has been determined that the arch may not be original and is deteriorated beyond repair. **Mr. Jayroe** said Mr. Vernon and himself went by the property to get some insight. **Mr. Owens** said there is a lot of rotting on the front of the house and the arch has to be replaced. **Mr. Jayroe** said when he went on-site he saw a crack in the center of the arch and a lot of rot, the arch is attached to the existing siding, and the house was redone in 1942 and it appears that this arch was added at that time, the house has a lot of scrap material and asbestos siding was put over it. Previous pictures shows the arch roof with wooden columns that have been removed and the metal railings were put on, if the owner is allowed to put a shed or gable roof it would blend in with the other homes on the street. **Ms. Gillespie** said since research shows that this arch is not original to the home it could be replaced. **Mr. Miller** said it should be considered that the arch is listed as one of the elements that has made that house significant. **Mr. Jayroe** said in a training at the Archives & History it was stated that not every feature should be preserved or saved, and this feature is odd, because it doesn't cover the width of the porch. **Ms. Smalls** said she spoke to a prior home owner and said the metal railings were added in the 1970's. **Mr. Owens** said the porch is mounted to the siding and that is evidence that the porch is not original to the home. **Ms. Gillespie** said the Board could approve something that is typical to that style of home. **Mr. Owens** said he would like to replace the arch with a gable roof and will come back under old business at the next meeting, because this was not an emergency.

VII. Board Elections:

Chairman:

Mr. Padgett nominated Mr. Kevin Jayroe, there was not a second; (Mr. Jayroe withdrew his name)

Mr. Jayroe nominated Mr. Jerry Miller, saying there was a lot of unfinished business that Mr. Miller could oversee as chair, seconded by Ms. Abate', the motion carried 6 to 0.

Vice Chair:

Mr. Miller nominated Mr. Kevin Jayroe, seconded by Ms. Abate' (with there being no other nominations the nominations were closed)

The newly elected Chairman for 2019-2020 is Mr. Jerry Miller and the Vice Chairman is Mr. Kevin Jayroe.

VIII. Board Discussion:

Mr. Miller told the Board about the information he got from an article on tax credits and it was mentioned at the Archives & History training on last week, that every structure in the historic district that is designated as contributing qualifies for a 25% state tax credit. He said he feels the Board needs to look into this and get the information out to the owners, this would cover maintenance, siding, and new roofs. Mr. Padgett said the City guidelines says only 20% of federal and 20% of state. Mr. Jayroe said the Board needs to update the guidelines.

Mr. Jayroe said he found out that every 10 years homes with national registry plaque should be updating their national registry status, and documenting any updates to the home.

Mr. Padgett asked that on next month agenda he would like to have included the discussion and vote of expanding the period of contribution of historic properties from 50 years to 100

years. Mr. Miller said this has to be advertised to the public for any input, it would be sent as a recommendation by ARB to the Planning Commission and then to City Council. This would be a great way to add to the district, because there were properties that were lost by fire, demolition, and demolition by neglect. A workshop might be a good idea to discuss several things.

Mr. Jayroe said it was suggested by Ms. Smalls that the ARB members have badges that identify them when they visit properties.

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

Submitted By,

*Debra Grant
Board Secretary*