

Board of Architectural Review Minutes
Monday, December 1, 2014
Town Hall Annex – Training Room

Members Present:

Phil Dixon, Chairman
Jeff Bowers
Cecile Cothran
John Kwist
Beth Huggins

Staff Present:

Lucy Dreyer, Secretary to Board

Absent: David Price, Rachel Burton

On the agenda:

1. 1125 S. Main Street – Attic modifications and detached garage.
 2. 906 S. Main Street – Storage building.
 3. 100 Central Avenue – Outdoor dining area.
 4. 114 Dan Miler Lane – Exterior modifications.
 5. 224 Sumter Avenue – Detached carport.
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Chairman Dixon opened the meeting at 6:00 PM. First order of business was approval of the minutes from the November 3rd meeting. The minutes were unanimously approved by the Board.

Rachel Burton, recused herself from the BAR in order to present her request for 1125 S. Main Street. Ms. Burton explained this was a two-part request. First project involves renovations to the main house attic area. Changes shown for the short elevation involve – one end has ¼ round openings which will have glass installed and the other end will have 2 windows placed in opening, each to be 4 over 4. The second project involves the construction of a detached garage/workout room. Two story garage will be constructed of white hardy plank siding and black 5 V-crimp metal roofing material. All columns will be square with chamfered edges. Brick skirting to be painted white. Metal exterior staircase will be black. After review of the submittals, both projects were unanimously approved.

Steven Gardner of 906 S. Main Street presented photos of his existing metal storage building and a replacement wood storage building. Mr. Gardner explained the metal building will be removed and replaced with a new wood sided building. Building will be painted white with black shingle roof to match the existing house. Board unanimously approved this project with the stipulation that lattice be installed around the building as well as shrubs.

Matthew Hunt, Engineer, presented drawings for an outdoor dining area to be built at 100 Central Avenue. Mr. Hunt explained they were requesting approval to build a structure detached from the main building and to install metal roofing material to run the length of the building approximately 5' wide. The covered walkway replaces an existing 2' wide sidewalk. In the area between the new building and the covered walkway, the roofing will overlap. Metal roofing and wood poles will be dark green to match lamp poles. Posts in the outdoor dining structure will be 6 x 6 and drawings indicated faux brick panels to be used on the structure. After review of the drawings, the Board requested resubmittal of the drawings to show the following items:

1. Faux brick panels to be replaced with real brick, samples to be shown to Board.
2. Brick pilasters to be used on columns.
3. Corrected drawing showing pitched roof not flat roof on new building.

The Board indicated that once the revised drawings have been prepared, they can be submitted to board secretary for distribution.

Chris Bonner, Architect for 224 Sumter Avenue, presented drawings for a detached carport. The carport will be post and beam construction, 33 x 27' in size. The carport will have a low brick wall and black terne standing seam metal roofing to match the house. After review of the submitted drawings, the Board gave unanimous approval based on the homeowner, David Price, receiving a variance for his site plan.

Marvin Benford of Benford Construction submitted drawings for a renovation to the house at 114 Dan Miler Lane. In Mr. Benford's absence, Lucy Dreyer explained that the homeowner was requesting approval to replace an existing window with a French door on the back side of the house. This change is being brought about due to remodeling the kitchen. The project evolved from replacing the window to adding a deck and a roof over the deck. After review of the submitted drawing and photo, the Board unanimously approved this project.

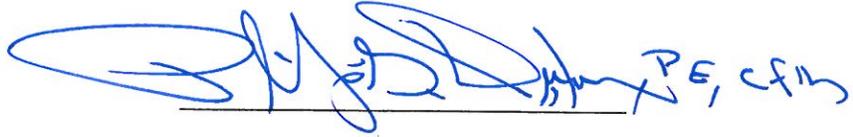
Meeting adjourned at 7:00 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 5 January 2015

Approved:

Phil Dixon, Chairman

A handwritten signature in blue ink, appearing to read "Phil Dixon, PE, CFM", written over a horizontal line.

Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, November 3, 2014
Town Hall Annex – Council Chambers

Members Present:

Phil Dixon, Chairman
Jeff Bowers
Rachel Burton
Cecile Cothran
John Kwist
David Price

Staff Present:

Madelyn Robinson, Planning Department
Rich Palmer, Building Department
Lucy Dreyer, Secretary to Board

Absent: Beth Huggins

On the agenda:

1. **205 S. Hickory – Additions and renovations.**
 2. **108 Congress Street – Screened porch addition.**
 3. **208 S. Cedar Street, 200, 206 and 210 W. Richardson Avenue – Mixed Use Development.**
-

Chairman Dixon opened the meeting at 6:00 PM and explained that applicants would be heard in submittal order. First order of business was approval of the minutes from the October 3rd meeting. The minutes were unanimously approved by the Board.

Rudd Smith, homeowner, and Rachel Burton, Architect (recused herself from the Board) presented drawings for 205 S. Hickory Street. Mr. Smith explained that his parents had built this cottage when moving from the big house and now they in turn were preparing to allow their daughter to have the main house and before they can occupy the cottage modifications need to be made. Rachel Burton explained they were basically infilling areas in the existing cottage and adding additions on both ends of the house. After review of the submitted drawings, this project was unanimously approved.

In the homeowner's absence, the Board reviewed the submitted drawings for 108 Congress Street. This was a resubmittal from our July, 2014 meeting. This project will be a 14' x 19'8" screened porch on the back side of the house. After review of the submitted drawings, this project was unanimously approved.

At this point of the meeting Chairman Dixon called for a 15 minute break to give presenters for the next project time to set up as well as audience members to sign in for a comment period. Board member Jeff Bowers also recused himself for the upcoming project due to financial involvement in this project.

Final item on the agenda was a mixed use development at 200 W. Richardson Avenue. This project will consist of several parcels and will possibly be re-addressed once a site plan has been approved. Arthur Applegate, Developer for this project, presented drawings showing site plan and elevations for the 65 room hotel, restaurant with roof top bar, 34-36 unit condos, conference center and 157 space parking garage. Mr. Applegate explained that this plan was significantly different from the plan submitted last month. He and the architects have made efforts to address comments made by the board and the public. The front entrance of the hotel has been re-designed to make a more welcoming appearance. The new buildings will be approximately 40' back from the street which is further back than the existing buildings. The condo units, while 4 stories, have been staggered to give the appearance of smaller sections as well as eyebrow details at the 3rd floor level to reduce the appearance of height. Mr. Applegate also presented height and mass of surrounding developed blocks to show the similarities of his project to the existing areas. Height of hotel will be 38', existing Town Hall is 38'4" and the Bell Tower height is 46'8", Central Point is 32'6" and Hutchinson Square is 30' tall. Mr. Applegate felt the height and scale of his project would be very compatible with the downtown area. The Conference Center had been redesigned per Board's request and Mr. Applegate asked that the Board consider approving either a one story conference center or a conference center elevated to include parking and exit. He explained the new design was not available to show with parking, however, the drawing with the old design was shown elevated. With the conference center being elevated, this would provide an additional egress per the Board's suggestion. After his presentation the meeting was opened for Board Member comments which were as follows:

David Price:

- Complimented Mr. Applegate on the new drawings addressing many of their comments at the last meeting. Felt hotel needed to make a statement, be something special, a landmark. Questioned if the swimming pool was really necessary. Felt that area could be better utilized as court yard or potential auto entrance to hotel. Perhaps reconfigure area to go to garage direct. Consider a partnership with the YMCA for pool and work-out area.
Mr. Applegate responded that condo owners would join the "Club" for pool and gym. Pool area will be courtyard like and the condos on the backside will overlook the pool area.

Cecile Cothran:

- Also thanked Mr. Applegate for work done on this project.
- Shared Dr. Price's comments regarding the need for a swimming pool. Also liked the YMCA suggestion.
- Ms. Cothran also felt the 4 story building was too tall.
- Traffic is still a major concern.
Mr. Applegate responded that the condo units were less than the belltower height and well below the 55' height allowed.

John Kwist:

- Appreciated the hotel entrance re-design as well as the in/out wall design of the condos. However, felt 4th floor was too tall, too "in your face" and overbearing.
- Thought the condo design looked too beachfront not Summerville. Exterior A/C units look too hotel/motel, not appropriate for this type of hotel. Fenestrations need additional details.
- Traffic is still a very big concern, one way in and out.
- Felt buildings scheduled for demolition should be relocated not destroyed.
- Some provision needs to be made to save very large pine tree, build around.
Mr. Applegate thanked him for his comments.

Rachel Burton:

- Appreciated work done on re-design. In/out wall design was a good start however, building too tall. Liked the eyebrow detail, however, does not stop the eye but does add detail and structure. Would like to see improved window details on hotel and condos.
- Liked the conference center as 1 story design, could not picture 2 story design without actual drawing.
- Felt the hotel and 1 story conference center fit well.
- Feels the condos do not blend well with residential area next door, needs better transition. Asked about possibility of setting 4th floor back.

Phil Dixon:

- Business and residential district have always melded well together. Explained that the YMCA building was a Coca-Cola plant at one time and the Board prevailed on them to set the new building back so that nearby neighbors could sit on porch and view intersection.
- As a civil engineer, he has serious concerns about traffic.

Rick Reiff of Stantec explained that his firm did the traffic study for this project. Their findings indicated that the main access on South Cedar meets all SC DOT requirements for peak hour counts on both South Cedar and West Richardson. All intersections will operate at acceptable levels. Loading zone areas will be available at W. 2nd South, South Cedar and West Richardson. Mr. Reiff explained that circulation will work for the garbage trucks to pull in, access dumpsters and turn around. Garbage company has been contacted and they have no issues with this arrangement. As far as access for condo residents, hotel guests and delivery trucks, traffic study supports the area given.

General comments by board members:

- David Price asked if top floor condos could walk out to parking garage. Mr. Applegate explained there was a corridor between condos and parking garage.
- John Kwist asked if some parking spaces could be sacrificed in order to move 4th floor condos back.
- Rachel Burton suggested that rather than a swimming pool, perhaps a pond with sculpture.
- David Price indicated that it was not unusual for hotels to offer short-term membership to health clubs.
- Rachel Burton asked about level ranking by DOT. Mr. Reiff explained that Level A was wide open to Level F being bumper to bumper. He explained that Richardson and S. Cedar were at Level B, Cedar and 2nd at Level C and driveway at Level D.

Comments from the audience:

- Elaine Segelken, 555 Simmons Avenue – Left meeting before public comment period.
- Christine Czarnik, 406 S. Gum Street – Concerned about delivery trucks creating traffic problems. Parking garage not very large. Between the condo owners and hotel guests, the garage will be full. Where do employees and conference center attendees park their vehicles? Concerned that side streets will be used and fill up like the Azalea Festival.

- Rev. Nathan Rice, Pastor for St. Lukes Church – Concerned that 2nd Street parking will be lost and his church members will have no place to park on Sunday morning.
- William Harbeson, 403 W 2nd South Street – Thanked BAR for their efforts on this project. While Mr. Applegate has indicated there will be valet parking, he is concerned they will use the side streets to park and he does not want cars in front of his property.
- Dave Comer, 708 W. Richardson Avenue – Transition of condos to residential too abrupt, 4th floor needs to be pushed back. All windows need more decorative treatment and thru wall units on hotel need to be removed.
- Joyce Delk, 208 Essex Drive – Grew up in the Elizabeth Arden House on Sumter Avenue. Just feels this is too much project for the amount of property available.
- Peter Gorman, 313 S. Magnolia – Very concerned about the traffic this project will generate. Would be interested in reading the traffic study. Is concerned that the hotel shows 30 on street parking spaces, is this taking away from spaces currently opened to the public. This project has playgrounds as book-ends, additional traffic puts children at risk. Feels this project is generally too massive and should be moved to another location. Condos look like stacked boxes, no relation to Summerville.
- Heyward Hutson, 215 Golf Road – Mr. Hutson explained that he grew up in Summerville and has been President of the Preservation Society for several years. Feels condos are too tall, oversized and unacceptable with surrounding houses. Condos look like buildings he has seen in Moscow, drab with no appeal. Feels the house at 210 W. Richardson has significant historic importance and should not be demolished. Town of Summerville has allowed this to happen and all it needs is some bleach and scrubbing to remove the mildew. House could easily be relocated. Mr. Hutson also feels the large pine needs to be protected and has the potential to become a tourist attraction. Mr. Hutson asked the Board if they had read the RDC agreement. They had not (not under BAR purview) and Mr. Hutson is under the impression that a final design has been submitted and approved by the Corporation unbeknownst to the BAR. Chairman Dixon assured him this was not the case. Mr. Hutson announced he has a meeting for interested parties on Thursday, November 6th and the public is invited.
- Adrian Kwist, 109 Reynolds Road - Felt roof top bar would create unacceptable noise. Hotel too large and traffic is a safety concern.

With public comments completed, Chairman Dixon asked if board members or Mr. Applegate had any additional comments. There were none.

Chairman Dixon announced that no decision would be made at this meeting. It was requested that Mr. Applegate and his team consider comments made and come back with revised drawings. The Board would consider a special meeting if the applicant is ready before our next regularly scheduled meeting on December 1st.

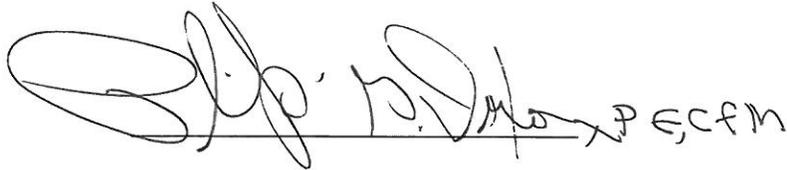
Meeting adjourned at 8:30 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 12/1/2014

Approved:

Phil Dixon, Chairman



Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, October 6, 2014
Town Hall Annex – Council Chambers

Members Present:

Phil Dixon, Chairman
Jeff Bowers
Rachel Burton
Cecile Cothran
Beth Huggins
John Kwist
David Price

Staff Present:

Madelyn Robinson, Planning Department
Rich Palmer, Building Department
Lucy Dreyer, Secretary to Board

On the agenda:

1. 603 S. Main Street – Detached carport.
 2. 513 W. Carolina Avenue – Raise roof and replace metal roofing material.
 3. 803 S. Main Street – Replace wood entrance steps with brick steps and replace sidewalk.
 4. 208 S. Cedar Street, 200, 206 and 210 W. Richardson Avenue – Mixed use development.
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Chairman Dixon opened the meeting at 6:00 PM and explained that applicants would be heard in submittal order. First order of business was approval of the minutes from the September 8th meeting. The minutes were unanimously approved by the Board.

Rich Hunter of 603 S. Main Street presented drawings for a 20 x 21' detached carport. Mr. Hunter explained his reason for using such a modest structure was that they wanted to keep obstruction of their view of the park next door to a minimum. Their structure would have a metal roof to match their house roof with metal posts supporting the roof and be placed on an existing slab. After review of the drawings the Board felt that the structure did not meet the ordinance requirements of similar construction materials and would detract from their highly ranked residence. This project was unanimously denied by the Board.

Ben Sadler of 513 W. Carolina Avenue presented drawings showing raising the roof on their 2nd story to convert attic space to living space and to replace their existing metal roof. All construction materials will match existing materials and no increase in the footprint will be required. While windows will be replaced with matching windows, the new windows will be double pane as opposed to single pane. After review of the submitted drawings and discussion, the Board unanimously approved this project.

In the owner's absence (had left the room for an extended phone call) the board reviewed the submittal for 803 S. Main Street. The applicant was requesting approval to replace existing concrete steps with old brick steps and handrails to match pickets on the front porch. The current cement sidewalk will be replaced with brick pavers. After review of the submittal, the Board unanimously approved this request.

At this point of the meeting the chairman called for a 15 minute break to give architects for the next project time to set up as well as audience members to sign in for a comment period. Board member Jeff Bowers also recused himself for the upcoming project due to financial involvement in this project.

Final item on the agenda was a mixed use development at 200 W. Richardson Avenue. This project will consist of several parcels and will possibly be re-addressed once a site plan has been approved. Hank D'Antonio, Architect for this project, presented drawings showing site plan and elevations for the 65 room hotel, restaurant with roof top bar, 34-36 unit condos, conference center and 157 space parking garage. After his presentation the meeting was opened for Board Member comments which were as follows:

John Kwist:

- Concerned about service drive off S. Cedar, asked about dumpster. Mr. D'Antonio explained that the dumpster enclosure would be fully enclosed.

- Hotel Tower has no resemblance to anything in Summerville. Architect responded that this was a work in progress. Mr. Kwist also was concerned about the thru wall heating/cooling systems for each room. Felt something better needed to be used for upscale hotel, these units would be noisy with a constant humming noise outside as well as condensation running down the walls.
- Condos – felt corner columns on balcony looked oversized. It was suggested that columns be larger on 1st floor and smaller above. Top floor needs to be set back to minimize mass as well as building walls need to move in and out for texture.
- Objected to term "urban area" – did not feel Summerville met this description.

David Price:

- Nothing against concept, however, concerned about mass and height of project for streetscape. Dr. Price explained that a scaled model showing the entire block would be required and did not feel any decision could be made without this model of the entire block.
- Wondered how this project compares to height of buildings at 140 W Richardson Avenue, Central Point Project at the corner of Cedar and Short Central and the Town Hall Annex with parking garage.

Beth Huggins:

- Agreed about height of buildings being a big problem. Felt this project looked cold and sterile. Wanted to see elements added that would "cozy" up building, make more welcoming. Also wanted trees to be saved to provide buffer.

Cecile Cothran:

- Would like to see something like the old Pine Forest Inn, realizes this is impossible but would like to see some architectural details utilized in the new design. The "boutique" hotel does not need to look so commercial.

Rachel Burton:

- Felt the site plan looked very good, appreciated how the elements fit together.
- Hotel - Liked the center interest of the hotel, however, felt the look was visually too cold. A pergola image doesn't look like the right image for the entrance despite its inspiration in a similar Summerville structure. Like the roof top function of an outdoor area, but not how it looks as an entrance piece, too Daniel Island. Sense of proportion and scale not Summerville, rooftop should be setback.
- Building Design – Liked the lower sense of scale for Cedar Street, nice street scape, nicely proportioned
- Residential Building – 4 story wall too straight up, porches don't break up mass. Richardson Avenue not as thoughtful in appearance as Cedar Street. Structure is too massive in appearance to blend with historic neighborhood right next door.
- Conference Center – 1 story building good scale for easing back into residential area. Little bracket details do not work.

General comments by board members:

- There needs to be another entrance besides Cedar Street. One entrance cannot accommodate all the vehicles which will use that entrance. The hotel will have guests wanting to get to the parking garage as well as condo owners and convention attendees. All buildings will have service and delivery vehicles as well as garbage trucks. All service/delivery vehicles will be too visible to building occupants and hotel guests. Architect indicated that a traffic study was being prepared by Stantec.
- The question was asked about practicality of outdoor swimming pool. Could this area be better used for something else.
- What constitutes a "boutique" hotel. Architect replied that these hotels are usually small, specialized hotels. This hotel will be managed by Charlestowne Management.
- Just because building can be 55' doesn't mean it must be.
- Traffic is a problem and this needs to be given serious consideration.

Comments from the audience:

- Rudd Smith, 201 S. Hickory Street – No Boulevard, referring to the Mt. Pleasant Project, suggested re-labeling elevations, compass confusing. Fears that the closeness of building to trees and sidewalks will cause maintenance problems. Buildings need to be moved further back so landscaping can be incorporated with sidewalks.
- Joyce Delk, 208 Essex Drive – Too much building.
- Mary Becker, 107 E. Johnston Street – Too large, Summerville is not considered an urban area, this project is not compatible with Summerville. Conference Center and all other deliveries will be a problem in such a small delivery area.
- Robert Klinger, 107 E. Johnston Street – Project does not look historic, inappropriate for Summerville.
- Christine Czarnik, 406 S. Gum Street – Felt design was very generic, hotel building could work anywhere but Summerville historic district. Felt current design would not draw tourists with its uniqueness.
- Anne Gaither, 213 W. 2nd South Street – Felt design was not a "low-country" look and felt traffic is a serious concern.
- David Comer, 708 W. Richardson Avenue – Has a design degree and feels the design of the structure is too massive.
- Mary Comer, 708 W. Richardson Avenue – Felt height was a serious issue. Did not want loading areas on W. Richardson Avenue.
- Deb Campeau, 317 Sumter Avenue – left before comment period.
- Peter Gorman, 313 S. Magnolia – Came to meeting prepared to not like this project but was encouraged by the BAR comments and felt good modifications could be made. Feels hotel project is out of scale and inappropriate.

- Adrian Kwist, 109 Reynolds Road – Building too large for too small property. Brick and mortar colors need to blend with other buildings in the area.
- Faye Croft, 214 W. Richardson Avenue – Rents out her house to tenants and the bedrooms are on the side of the house that abuts the condo project. Bedrooms will look right into condo units. Very opposed to project and feels too close to property line.
- Linda Shelbourne, 200 S. Palmetto Street – Is in favor of the project and encouraged BAR board members to hold their ground on comments they made. Also asked if project could be smaller but understands economic factors.
- Linda Frankenberger, 310 Central Avenue – Excited about concept. Did not feel hotel reflected the style of Summerville. Indicated that delivery trucks will always be a problem. Could landscaping on top of garage be considered as well as replacing the swimming pool with landscaping.
- Ed Harshaw, 208 S. Pine Street – Felt condos are too tall, too much mass. Need greater setbacks so that buildings do not loom over the street.
- Todd Davenport, 210 S. Cedar Street – Traffic is a serious problem. Explained that he had been denied reserved parking for his clients on Cedar Street and felt it was unfair to take space on Cedar Street for loading zones. Was also concerned about traffic noise all day from the vehicles/trucks using the one access to all the buildings.
- Heyward Hutson, 215 Golf Road – Did not feel design reflected Summerville. Felt that Richardson Avenue could not be considered as an access option to the garage. Presented picture of the old Brown's Hotel which once renovated became the Dorchester Inn. Picture was also presented of the Pine Forest Inn. Mentioned that the Woodland's Inn that only had 18 rooms never made a profit.

With public comments completed, Chairman Dixon asked if board members or Mr. D'Antonio had any additional points to make.

- Hank D'Antonio explained the Board needs to decide if they want a new design or to replicate a past hotel.
- John Kwist indicated the board is not asking for any replica, not opposed to a modern design. However, traffic is a number one concern.
- David Price explained that the National Trust does not support an exact replica for in-filling within an area. However, new building in old area should be sensitive to the location not exactly like neighboring buildings. Design should be unique but fitting to the area.

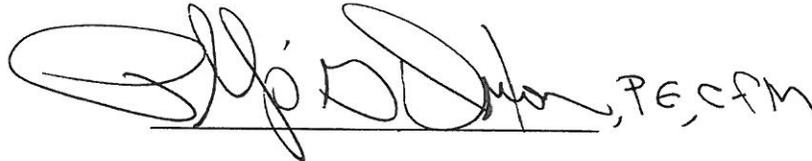
Chairman Dixon announced that no decision would be made at this meeting. He requested that the architect take comments under consideration and come back for conceptual approval with a re-design.

Meeting adjourned at 8:40 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 12/1/2014

Approved: Phil Dixon, Chairman



Or,
Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, September 8, 2014
Town Hall Annex – Training Room

Members Present:

Phil Dixon, Chairman
Jeff Bowers
Rachel Burton
Cecile Cothran
John Kwist
David Price

Staff Present:

Lucy Dreyer, Secretary to Board

Absent: Beth Huggins

On the agenda:

1. 610 S. Laurel Street – Addition to house.

Chairman Dixon opened the meeting at 6:00 PM and explained that applicants would be heard in submittal order. First order of business was approval of the minutes from the August 4th meeting. The minutes were unanimously approved by the Board.

Kirsten Abrahamson, Architect, and Brandon Lutes, Homeowner, presented drawings for an addition to 610 S. Laurel Street. Ms. Abrahamson explained that they would be removing an existing addition of approximately 400 sq. ft. and replace with an addition and new deck. The addition and deck will be 988 square feet. The addition will have hardy plank shingle siding replicating the existing asbestos siding. The windows will match the existing house. Entire house will be reroofed with new architectural shingles, grey/black in color. The entire house will be repainted Sherwin Williams Leisure Blue (closest to existing color) with the front door to be painted deep red (Heart Throb) and trim painted Dover White. After review of the drawings and paint samples, the Board unanimously approved this project.

Chairman Dixon explained to the board members that he had recently attended a committee meeting in another municipality. He explained how the meeting was conducted and various procedures were discussed among the chairman and board members.

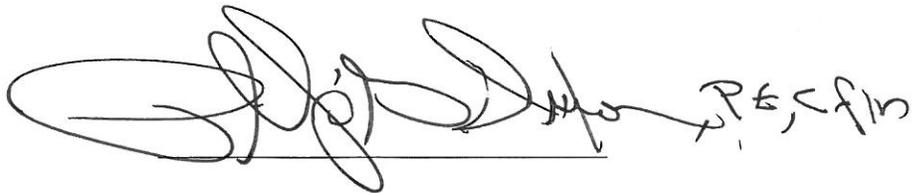
Meeting was adjourned at 7:45 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 10/6/2014

Approved:

Phil Dixon, Chairman

A large, stylized handwritten signature in black ink, appearing to read 'Phil Dixon', is written over a horizontal line. To the right of the signature, the initials 'PE, CFM' are written in a similar style.

Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, August 4, 2014
Town Hall Annex – Training Room

Members Present:

Phil Dixon, Chairman
Rachel Burton
Cecile Cothran
David Price

Staff Present:

Lucy Dreyer, Secretary to Board

Absent: Jeff Bowers, Beth Huggins, John Kwist

On the agenda:

1. 618 W. Carolina Avenue – Metal roof.
 2. 312 S. Gum Street – Addition to house.
 3. 1125 S. Main Street – Replace windows.
-

Chairman Dixon opened the meeting at 6:10 PM and explained that applicants would be heard in submittal order. First order of business was approval of the minutes from the July 7th meeting. David Price made a motion to approve the July meeting minutes with Rachel Burton to second the motion. The Board unanimously approved this motion.

First item discussed was an addition presented by John Dumas for 312 S Gum Street. Mr. Dumas explained that the project involved removal of a previously constructed 1 story addition at the rear of the house (376 sq ft). The new 2 story addition will be 958 sq ft. Construction materials and colors will match existing. Windows will be double hung 6 over 6. After review of the drawings and discussion, the Board expressed concern that the addition roof pitch was too flat, making the mass of the addition appear too large. Mr. Dumas explained that the presented elevation was done so that the addition would not extend over the front portion of the house. While the Board could see this, they felt since the roof could be raised and still stay under the maximum height of 35' it should be done. The Board requested that drawings be prepared showing a revised roof line with a dormer added above the double windows. Revised drawings would be e-mailed to board members for their review. Tentative approval was given based on submittal of revised drawings.

Next project for discussion was presented by homeowner Bill Mallery of 1125 S. Main Street. Mr. Mallery presented photos of his house as well as the requested windows. New windows will be Simonton Vantage Pointe 6500 Series with mullions between panes (simulated divided light). The request was to be approved for mullions or no mullions. However, the Board felt due to the historic design of this house the original structure would need to have 6 over 6 windows with mullions and the addition on the rear of the house would be allowed to have clear glass. Mr. Mallery approved of this request. With the agreement to the window style, the Board unanimously approved this project.

Final request of the evening was for 618 W. Carolina Avenue. Scott McPherson of Prestige Metal Roofs requested approval of a new metal roof. The new roof will be black 26 gauge with 16" nail strip panels. After review of the brochure and photos, the Board unanimously approved this project.

Meeting was adjourned at 7:30 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 8 September 2014

8/8/2014 – Minutes revised to reflect that John Dumas, Architect, presented revised drawings for 312 S. Gum Street. These drawings were electronically sent to board members Phil Dixon, David Price, Rachel Burton and Cecile Cothran. Board members unanimously agreed to approve this project with the new elevation.

Approved:

Phil Dixon, Chairman

 PE CFM

Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, July 7, 2014
Town Hall Annex – Training Room

Members Present:

David Price, Acting Chairman
Jeff Bowers
Rachel Burton
Beth Huggins
John Kwist

Staff Present:

Lucy Dreyer, Secretary to Board

Absent: Phil Dixon, Cecile Cothran

On the agenda:

1. 108 Congress Street – Screened porch and deck addition.
 2. 117 Charleston Street – Screened porch addition.
 3. 539 Central Avenue – Replace windows.
 4. 305 Rutherford Street – Covered patio on side and rear of garage, new storage bldg.
 5. 201 W. Carolina Avenue – Metal roofing.
 - 6.
-

Acting Chairman Price opened the meeting at 6 PM and explained that applicants would be heard in submittal order. First order of business was approval of the minutes from the June 2nd and 12th meetings. Rachel Burton made a motion to approve both June meeting minutes with Jeff Bowers to second the motion. The Board unanimously approved this motion.

First item on the agenda was a screened porch/deck addition at 108 Congress Street. After discussion with homeowner, Larry James, and review of the drawings, the Board requested that the homeowner prepare scaled drawings and then resubmit before a decision could be made.

Jennings Smith of Reality Construction, presented drawings for a screened porch addition at 117 Charleston Street. After review of the drawings, the Board requested two changes to the gable rear elevation. The middle column needs to be the same size at the top as the column below and a framing detail (reveal) around the screening. Both changes were agreed to by the contractor and with these changes the Board unanimously approved this project.

Jerry Bishop of 305 Rutherford Street presented a drawing and photos of a covered porch to be built on the side and rear of their garage. Mr. Bishop indicated the porch will have black 5 V-crimp metal roofing to match the existing. While the submittal indicated 4 x 4 posts, the Board requested that 6 x 6 posts be used. This was agreed to by Mr. Bishop. The Board unanimously approved this project with 6 x 6 posts to be used.

Mr. Bishop's second request was for a 9 x 10' storage building to be placed on an existing concrete slab. The wood building will be painted white with a black roof to match the house. There will be no windows in the building. After review of the submitted photo, the Board unanimously approved this project.

Heyward Hutson representing the Preservation Society at 201 W Carolina Avenue presented a metal roofing sample to be installed on the wings of their building. Mr. Hutson explained that the main part of the building has standing seam roofing (no longer available) and the snaplock panels they are presenting match as close as possible. The new roofing will be black to match the existing. The Board unanimously approved this project.

David Lutzow of 539 Central Avenue presented information regarding new windows for his home. Mr. Lutzow explained that the frames are in good condition so they will merely install new white 9 over 9 vinyl inserts. The windows will be double hung windows with contoured simulated divided lights. Homeowner is considering either Simonton or Andersen windows. After discussion, the Board unanimously approved this request.

Meeting was adjourned at 7:15 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 8/4/2014

Approved:

Phil Dixon, Chairman

 PE, CFM

Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Thursday, June 12, 2014
Town Hall Annex – Training Room

Members Present:

Phil Dixon, Chairman
Jeff Bowers
Rachel Burton
Cecile Cothran
John Kwist
David Price

Staff Present:

Lucy Dreyer, Secretary to Board

Absent: Beth Huggins

On the agenda:

1. 131 W. 5th South Street – Metal roof.
-

Chairman Dixon opened the meeting at 6 PM and explained that this Special Meeting of the BAR was called in order that the Church could proceed with changing the roofing material on their educational building.

Mr. Walker, Ms. Betty Rhett and Ms. Bessie Simmons represented the Church and explained they were requesting approval of the metal roof in order to provide a roofing material that would last for many years. They currently have asbestos shingles on the building and need to have these shingles removed and disposed of. Mr. Walker indicated that the roofing company had suggested a charcoal grey tuff-rib profile metal. The Board explained that this type of roof is typically used in agricultural buildings, not buildings in a residential historic district setting. Board member John Kwist had brought in samples of both tuff-rib and 5 v-crimp material for review. Board members and church representatives had an opportunity to look at the samples. The Board felt that 5 v-crimp would be better suited for this building with the choice of black, galvalume, country red or Hartford green for the color. Mr. Walker indicated that he would bring this request to the Church board for their approval. The Board unanimously indicated that if the Church agreed with this request, no further meetings would be required.

Meeting was adjourned at 7:00 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 7 Jul 14

Approved: Phil Dixon, Chairman

Or,
Dr. David Price, Vice Chairman



ADDL INFORMATION – Mr. Walker called on Tuesday, June 17th and indicated that the Church had approved the 5 v-crimp metal roofing material and had selected black as their color choice. Ms. Dreyer indicated that with this information, the Board would approve their roof and permitting could proceed.

Board of Architectural Review Minutes
Monday, June 2, 2014
Town Hall Annex – Training Room

Members Present:

Phil Dixon, Chairman
Jeff Bowers
Rachel Burton
Cecile Cothran
Beth Huggins
David Price

Staff Present:

Lucy Dreyer, Secretary to Board

Absent: John Kwist

On the agenda:

1. 600 S. Laurel Street – Fence.
 2. 620 S. Laurel Street – Front and back porches.
 3. 127 W. Richardson Avenue (Montreux Bar & Grill) – Outdoor bar and bathroom.
 4. 109 W. Carolina Avenue – Metal roof.
 5. E. Doty Avenue (Cistern) – New mural.
 6. 120 Briarwood Lane – Boat shed.
-

Chairman Dixon opened the meeting at 6 PM and explained that applicants would be heard in submittal order. First order of business was approval of the minutes from the April 7th meeting. Jeff Bowers made a motion to approve the April minutes with David Price to second the motion. The Board unanimously approved this motion.

First item on the agenda was a new fence at 600 S. Laurel Street. Drawings submitted showed a 38" wood fence to be painted white with 8 x 8 posts to be placed at the gate and driveway openings as well as the corners. Remaining posts to be 4 x 4 placed 8' on center. The fence will run along the front of the house and the right side. The Board unanimously approved this project.

Marion Thompson of Paul Lawton Construction and homeowner, Charles Rath, presented drawings for 620 S. Laurel Street to add on a front porch and screened porch on the back side of the house. Porches will have 6 x 6 posts and the Board requested that the column corners be chamfered. The roofing material will match the existing metal roof and the porches will be painted white. This project was unanimously approved by the Board with the homeowner agreeing to chamfer the porch posts. NOTE: Mr. Rath has agreed to remove approximately 326 sq. ft. of paved surface in order to build the porches and maintain the allowable impervious surface amount.

Johnny Bihlear of Bihlear Roofing presented a sample of the metal roofing material he is requesting be installed at 109 W. Carolina Avenue. Mr. Bihlear explained the house currently has asphalt shingles and the homeowner is requesting approval of a Tuff-Rib Metal Roof. The metal will be galvalume (silver) in color. After review of the submittals, the Board unanimously approved this request.

John Dumas of Southeastern Design presented drawings and photos for a new beer garden, bar and bathroom building to be built behind Montreux Bar & Grill. After review of the submitted drawings, the following changes were agreed upon:

1. Women's bathroom – bathroom door will be relocated to the far end of the same wall.
2. Additional landscaping (bamboo plantings) to be installed along the Victorian House property line.
3. Concrete around building to be stained to match brick garden area.
4. On the rear of the existing building, wood to be painted or stained to complement existing building.

With the above changes agreed upon, the Board unanimously approved the submitted drawings for this request.

Dr. West, representative for the Summerville Museum, presented a drawing the Museum is requesting approval to have painted on the garden area side of the cistern. Dr. West indicated that the photo submitted showed a storage building and pile of bricks which will be moved away. The painting will be on the cistern between the two trees shown in the photo. After review of the documents, the Board unanimously approved this request.

R. W. Martier of 112 S. Walnut Street presented a drawing showing a 14" brick wall to be built at the front of their home. Since they have a circular driveway, the wall will be flanked by gates with brick columns at both sides of the driveway. The brick columns will be 5' tall with a base and a soldier course of brick at the top. Black aluminum gates to be 4' tall. Mr. Martier also indicated he would have a mortar cap on the brick wall. After review of the documents, the Board unanimously approved this request.

At this point of the meeting, Beth Huggins recused herself and Jimmy Huggins presented drawings for a new detached boat/carport to be built at 120 Briarwood Lane. The building will be 16' x 30' with cedar louvered slats and 8.5 x 8.5 posts stained dark green. Metal roofing will match the house. After review, the Board unanimously approved this request.

Meeting was adjourned at 7:50 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 7 Jul 14

Approved:

Phil Dixon, Chairman



Or,

Dr. David Price, Vice Chairman

William C. Collins, Mayor

Council Members:

Terry Jenkins, Mayor Pro Tem
Walter Bailey
Aaron Brown
William McIntosh
Kima Garten-Schmidt
Bob Jackson



Town Clerk and Treasurer
Lisa L. Wallace

Town Attorney
G. W. Parker

Town of Summerville

Memorandum

To: Board of Architectural Review Members, Applicants & Town Website
From: Lucy Dreyer
Date: April 28, 2014
Subject: Meeting Information - NO MEETING SCHEDULED

The Board of Architectural Review will be meeting on **Monday, May 5th at 6:00 p.m.** The meeting will be at the Summerville Municipal Complex, Annex Building, 2nd floor Training Room at 200 S. Main Street. Applicants will be heard in submittal order. The agenda includes:

- ***No meeting – no submittals were received.***

Applicants are encouraged to present their request to the Board. If you have any questions or I can be of assistance, please do not hesitate to call me. The public and town council members are invited to attend.

Board of Architectural Review Minutes
Monday, April 7, 2014
Town Hall Annex – Training Room

Members Present:

David Price, Acting Chairman
Jeff Bowers
Cecile Cothran
Beth Huggins
John Kwist

Staff Present:

Lucy Dreyer, Secretary to Board

Absent: Phil Dixon, Rachel Burton

On the agenda:

1. 101 Dan Miler Lane – Replace back door.
 2. 108 Congress Street – Paint color, change siding material, add windows.
-

Acting Chairman Price opened the meeting at 6 PM and explained that applicants would be heard in submittal order. First order of business was approval of minutes from the March meeting. Jeff Bowers made a motion to approve the March minutes with John Kwist to second the motion. The Board unanimously approved this motion.

First item on the agenda was a door replacement at 101 Dan Miler. Homeowner Terry May explained this door was on the back side of the house and while currently a 6' sliding door they were wanting to replace with a standard 32", 15 pane door. The door will be painted a dark blue (Starless Night) with white trim to match the existing trim. Surrounding siding will be removed and replaced to fill in the area where the smaller door is installed. Mr. May agreed to stagger the siding in the replacement area. The Board unanimously approved this project.

In the homeowner's absence, Ms. Dreyer presented the final project. Ms. Dreyer explained that Larry James of 108 Congress was requesting approval for the following: current Masonite siding to be replaced with hardy plank siding (board width and reveal to remain unchanged), siding to be painted Lyndhurst Jade (light green) and two new windows (35" x 65") to be installed. Window style to match existing with one window installed on the east side and one on the west side of the house. With the stipulation that the cedar shakes remain as well as the decorative trim on the house, the Board unanimously approved all parts of this request.

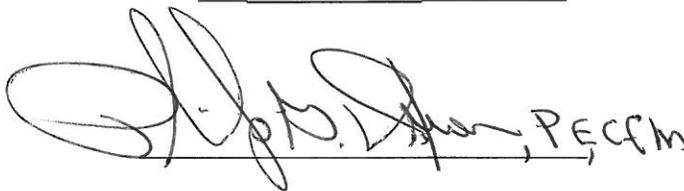
Meeting was adjourned at 6:15 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 2 June 2014

Approved:

Phil Dixon, Chairman



_____ , PECCM

Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, March 3, 2014
Town Hall – Boardroom A

Members Present:

Phil Dixon, Chairman
Dr. David Price, Vice Chairman
John Kwist
Beth Huggins
Cecile Cothran
Rachel Burton

Staff Present:

Madelyn Robinson, acting secretary

Jeff Bowers was absent

Items on the agenda:

1. 103 Salisbury Drive – Metal Roof
 2. 130 Salisbury Drive – Addition to porch and garage
-

Chairman Dixon opened the meeting at 6:00 PM and explained all applicants will be heard in submittal order and then asked for consideration of the minutes of the February 3, 2014 meeting. Dr. Price made a motion to approve the minutes as submitted and Ms. Cothran made the second. The motion carried.

The first item for discussion was presented by William Reeves for his client's house at 103 Salisbury Drive. Mr. Reeves showed the Board pictures of the house with the current roof of architectural shingles and explained the owner wanted to install a new black metal roof. He also showed a picture of a house on S. Main Street ("Poker Row") with the type and color roof his client was wanting. Mr. Kwist asked how the roof would be installed and Mr. Reeves stated per manufacturer's standards. Dr. Price stated that he would prefer regular standing seam 5V crimp profile as this particular house is not of the historical cottage type shown with the existing desired roof. Mr. Kwist agreed. Mr. Reeves stated that the 5V crimp style would add to the cost of installation as that style required insulation but that the insulation is optional since the metal is overlapped at the crimp. Mr. Kwist stated that the style shown for the proposed property is not appropriate for Town but more for a rural, agricultural building. Following discussion from the Board, Mr. Kwist made a motion to reject the style represented and instead conditionally approved a black metal roof with the V crimp or resubmit. Mr. Reeves asked if the homeowner wanted to go with the same style and color shingles would he have to apply to the Board and the Board responded that no, that would not be necessary. Ms. Huggins made the second. Hearing no additional questions or concerns, Mr. Dixon asked the Board for vote and the Board voted unanimously for the stated motion.

The second and last item for discussion was presented by Ralph Philips for his home at 130 Salisbury Drive. Mr. Philips explained the nature of the request and stated that the porch would be extended along the same floor level as the existing screen porch but would be open (no screening) and the shingles will match the current shingles. The shed roof over the cooking area will be below the brick line with a 1:4 pitch. Following a brief discussion by the Board, Mr. Kwist made a motion to approve the request as submitted with Dr. Price making the second. The Board voted unanimously for approval on the additions.

MISCELLANEOUS:

There being no further business, the meeting was adjourned at 6:35 PM.

Respectfully Submitted,
Madelyn H. Robinson, AICP
Director of Planning & Economic Development

Date: 7 Apr 14

Approved: Phil Dixon, Chairman

Or,

Dr. David Price, Vice Chairman





Board of Architectural Review Minutes
Monday, February 3, 2014
Town Hall Annex – Training Room

Members Present:

Phil Dixon, Chairman
Jeff Bowers
Rachel Burton
John Kwist
David Price

Staff Present:

Lucy Dreyer, Secretary to Board

On the agenda:

1. 108 Dan Miler Lane – Front and side porch additions.
 2. 620 S. Laurel Street – Detached storage building.
 3. 102 S. Pine Street – Replace door.
 4. 111 Dorchester Avenue – Replace windows, shutters, French doors and new paint color.
 5. 103 Congress Street – Picket fence and detached storage building.
-

Chairman Dixon opened the meeting at 6 PM and explained that applicants would be heard in submittal order. First order of business was approval of minutes from the December meeting. Jeff Bowers made a motion to approve the December minutes with David Price to second the motion. The Board unanimously approved this motion.

First item on the agenda was a front and side porch addition for 108 Dan Miler Lane. Mr. Bullock, homeowner, explained that the open front porch would be 6' deep and run the width of the house. The side porch will be screened and will be 12 x 32'. Column posts will be 8" square with square railings painted beige to match trim on house. Top railing will be painted Charleston Green. Brick piers will be 16" with horizontal slats between piers painted Charleston Green. The Board requested that the brick piers be installed under each column. With this change agreed to, the Board unanimously approved this project.

Charles Rath of 620 S. Laurel Street presented a photo of a detached storage building to be built behind his house. The wood storage building will be 16 x 16' with a window installed on both sides of the building. The front will have double pedestrian doors. The building will be painted Green Tea Leaf with a cream color for the trim. This project was unanimously approved by the Board with the suggestion that due to the length of the building, two windows on each side might make a better appearance. Also it was requested that the homeowner try to add a greater roof overhang to the building.

David Mizell of David's Handyman and Donna Sands, owner, came before the board to request approval to change the entrance door of the building at 102 S Pine Street. The current door is a wood single door with full glass panel and glass sidelights. The new door will be a single fiberglass door painted Morocco Red with no sidelights. The existing vinyl siding will be removed and new vinyl will be installed to cover the area due to a smaller door. Existing shutters will be painted to match the new door. This project was unanimously approved by the Board.

Mary Sue Couch presented several changes requiring board approval for 111 Dorchester Avenue. The changes are as follows:

1. All windows to be replaced with white vinyl Colonial Grid windows. Grid pattern and window size will remain the same. The exception to this is a 3 part window on the 2nd floor side of the house. This window opening will only have the two side windows, not the large middle window due to bathroom privacy. This request was unanimously approved.
2. Double set of French doors on the back side of the house to be replaced. Size and appearance to remain unchanged. Board unanimously approved.
3. Raised Panel Vinyl Shutters to be installed with shutter hold backs. While the shutters will not be operable, they will be sized to give the appearance of functioning shutters. Shutters to be black. Board unanimously approved.
4. Final request was to change the paint color to Almond Oil (tan) for the siding and Honeysuckle Bloom for the trim. This request unanimously approved.

Kristin Holcombe of 103 Congress Street presented a photo of a detached wood storage building. Ms. Holcombe explained that the existing carport with attached storage building is being demolished. The building will be painted to compliment the brick house, homeowner's decision. The second part of this project is to install a 4' tall wood picket fence with a gate at the front of the property. The fence will be painted white. The Board unanimously approved both projects.

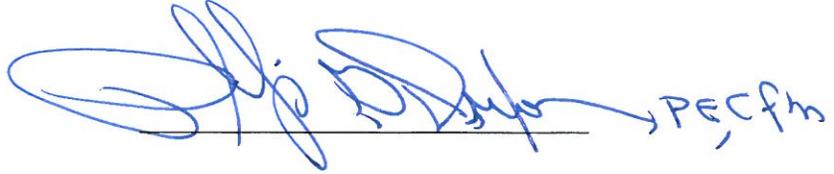
Meeting was adjourned at 7:30 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 3 March 2018

Approved:

Phil Dixon, Chairman



Or,

Dr. David Price, Vice Chairman

William C. Collins, Mayor

Council Members:

Terry Jenkins, Mayor Pro Tem
Walter Bailey
Aaron Brown
William McIntosh
Kima Garten-Schmidt
Bob Jackson



Town Clerk and Treasurer
Lisa L. Wallace

Town Attorney
G. W. Parker

Town of Summerville

Memorandum

To: Board of Architectural Review Members, Applicants & Town Website
From: Lucy Dreyer
Date: December 27, 2013
Subject: Meeting Information

The Board of Architectural Review will be meeting on **Monday, January 6th at 6:00 p.m.** The meeting will be at the Summerville Municipal Complex, Annex Building, 2nd floor Training Room at 200 S. Main Street. Applicants will be heard in submittal order. The agenda includes:

- ***No meeting – no submittals were received.***

Applicants are encouraged to present their request to the Board. If you have any questions or I can be of assistance, please do not hesitate to call me. The public and town council members are invited to attend.