

Board of Architectural Review Minutes
Monday, December 7, 2015
Summerville Municipal Complex
Annex Building 2nd Floor Training Room

Members Present:

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

Staff Present:

Lucy Dreyer, Secy. to Board

Absent: Beth Huggins

On the agenda:

1. **100 Central Avenue** – Change paint color. (B-3)
 2. **605 S. Magnolia Street** – Revised new house plans. (R-1)
 3. **115 Marion Avenue** – Revised new house plans. (R-1)
 4. **309 W. Richardson Avenue** – Conceptual approval for sunroom and garage addition. (R-1)
 5. **803 S. Main Street** – Color approval. (R-1)
 6. **700 S. Laurel Street** – Storage building. (R-1)
 7. **704 S. Main Street** – Carport addition to existing detached garage. (R-1)
-

Chairman Dixon opened the meeting at 6:00 PM and explained that all applicants would be heard in submittal order and then asked for consideration of the minutes for the November meeting. Jeff Bowers made a motion to approve the November minutes with David Price seconding the motion. Board unanimously approved the motion.

Old Business:

Kenny Plexico, property owner of 100 Central Avenue, came before the Board for a change in the paint color. Mr. Plexico explained that it had always been his impression that the structure would be painted green (to match street poles) with just a black outline of each panel. Board requested that a sample panel be painted for their review. The Board went on to express other areas they would like to see improved:

1. Plastic curtains be mounted on the inside of the structure and when lowered be stretched tight.
2. Pickets on railing need to be 6" on center as shown on drawings, not the existing 12" on center.
3. Columns need to be expressed as shown on drawings.
4. Glass to be installed in triangular opening by door on Richardson Avenue.

No decision was made on the paint color since there were unanswered questions about the roof rafters and paint placement. Rachel Burton made a motion to have a meeting at the site to discuss the painting of this structure and the Board unanimously approved.

At this point in the meeting, Rachel Burton recused herself in order to present the next two projects.

115 Marion Avenue – Ms. Burton explained to the Board that the house had been downsized somewhat to make the project more economically feasible. Ms. Burton went on to explain that this new layout works much better on the site and the homeowners are pleased with the layout. Ms. Burton indicated that the only unknown is the roofing material. Homeowners are considering either simulated slate or metal so the color is unknown at this time. The Board indicated they would approve either roofing material but would like Ms. Burton to present their choice with color selection once known. Jeff Bowers made a motion to approve this project with the exception of roofing material and color and Dr. Price made a second. The Board unanimously approved this project.

605 S. Magnolia Street – Ms. Burton explained that the house plans remained the same but the detached garage has been downsized. Metal roof will match the new house. All colors are yet to be determined. Dr. Price made a motion to approve this project with the exception of all color selections and Jeff Bowers made a second. The Board unanimously approved this project.

New Business:

Kirk Stewart presented conceptual plans for a sunroom addition and 3 car garage with apartment above for the house at 309 W. Richardson Avenue. Mr. Stewart explained that the house needed significant renovations and the owner would live in the apartment over the garage once it was completed. The sunroom addition will serve as the connector to the garage. The garage will be constructed of cement plank siding to match the house's wood siding. Mr. Stewart remarked that the house had wood siding with a curled edge and he was able to locate a cement siding company that would replicate this appearance. Mr. Kwist asked that when the actual drawings for the garage are prepared, that the windows match the house windows. The roof on the sunroom and garage will match the existing house. Mr. Stewart expressed his desire for conceptual approval in order to purchase drawings for this project. John Kwist made a motion to give conceptual approval of this project and Cecile Cothran made a second. This project received unanimous conceptual approval by the Board.

Reese Rice of 803 S. Main Street presented new colors for her metal roof, siding and trim. Rachel Burton made a motion to approve these colors and Jeff Bowers made a second. This project received unanimous approval by the Board.

Kelly McDaniel of 700 S. Laurel Street presented a photo of a storage building for their property. Ms. McDaniel indicated this project would require the removal of a slightly smaller storage building and then installation of the presented building. After review the Board requested that the wood siding and trim be painted to match the house. The "X" on each door should be painted the same as the siding. Metal roof will be brown. Jeff Bowers made a motion to approve this storage building and Rachel Burton made a second. The Board unanimously approved this project.

Final item on agenda was a 3-car carport addition to an existing detached garage. Joyce Rawls of 704 S. Main Street presented drawings showing a carport with metal roof. Wood siding and metal roofing will match the existing house. The columns to be used would match the square columns on the back side of the house. Both sides would be infilled with horizontal wood slats (per photo supplied). With no dimensions on the drawings, the Board was concerned that the mass of roof made the columns appear too short. Requested drawings showing columns to be 8 – 8-1/2' tall instead of the shown 7-1/2' or perhaps a 5/12 pitch roof. Rachel Burton made a motion to give this project conceptual approval pending receiving revised drawings and Jeff Bowers made a second. The Board gave unanimous conceptual approval to this project.

Chris Melfi of 418 Central Avenue questioned the Board on any knowledge they had on the bridge on Central Avenue. Apparently this bridge is owned by the SC D O T and they are considering removing the old design and replacing with a new bridge. Mr. Melfi feels the bridge needs some repairs but is adequate for the area and does not want to lose the historic value of the bridge design. The Board indicated they had no knowledge of this project nor did it fall under their purview and suggested that Mr. Melfi work with the Town's Engineering Department, perhaps the Preservation Society and a civil engineer to see if the bridge is adequate for the area.

Meeting adjourned at 7:50 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 4 January 2016

Approved:

Philip Dixon, Chairman

 PE, CFM

Or,

Dr. David Price, Vice Chairman _____

Board of Architectural Review Minutes
Monday, November 2, 2015
Summerville Municipal Complex
Annex Building 2nd Floor Training Room

Members Present:

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

Staff Present:

Lucy Dreyer, Secy. to Board

On the agenda:

1. **800 S. Main Street** – Replace awning. (R-1)
 2. **705 S. Magnolia Street** – Hardy plank siding and paint color. (R-1)
 3. **126 W. 5th South Street** – Detached carport. (R-2)
 4. **315 W. Carolina Avenue** – Detached garage. (R-1)
 5. **304 Beaufort Street** – Enclose existing carport. (R-1)
 6. **906 S. Main Street** – Front porch extended and back porch addition. (R-1)
 7. **208 E. 4th South Street** – New House. (R-1)
 8. **416 W. Carolina Avenue** – Front porch modifications. (R-1)
 9. **311 Sumter Avenue** – Front porch addition and metal roof entire cottage. (R-1)
 10. **525 Central Avenue** – Deck addition. (R-1)
-

Chairman Dixon opened the meeting at 6:00 PM and explained that all applicants would be heard in submittal order and then asked for consideration of the minutes for the October meeting. Dr. Price made a motion to approve the October minutes with Jeff Bowers seconding the motion. Board unanimously approved the motion.

Old Business:

Rick Sutton of 800 S. Main Street presented a scaled drawing showing the porch roof he would like to build on the front of his store (this new porch roof will replace an existing awning overhang). After review of the drawings, the Board made no decision and asked that Mr. Sutton resubmit with a drawing showing the rafter detail to be used.

Carol Feldhaus of 705 S. Magnolia presented a blue color sample to be used on the shutters of their home. The existing aluminum siding will be replaced with white hardy plank siding with a 5" reveal. Jeff Bowers made a motion to approve this request with John Kwist seconding the motion. The Board unanimously approved this project.

Jordy Tupper presented scaled drawings for the carport/storage building to be built at 126 W. 5th South Street. Mr. Tupper indicated columns would be 6 x 6 with colors to match the existing house. Board members asked that drawings be corrected to show frieze and corner boards to be used. Rachel Burton made a motion to approve this project pending final approval of revised drawings, Beth Huggins seconded the motion. Board unanimously approved this motion.

11/4/2015 – Jordy Tupper submitted revised drawings. Drawings were electronically forwarded to board members who in turn unanimously approved.

New Business:

Jennings Smith presented drawings for a detached garage to be built for his home at 315 W. Carolina Avenue. Mr. Smith indicated that the existing shed would be removed in order to build the garage. The garage will have wood siding or artisan cement siding with colors and details to match the existing house. Height will be no taller than 20'. Garage door will be 8' tall with 16' width. Board requested a carriage style door be used with faux hardware to simulate a double door installation. Mr. Jennings indicated he would submit a photo of door to be used for Board approval. Board requested simulated divided light windows to match the house as close as possible. Roof will have black architectural shingles. John Kwist made a motion to approve this project with Rachel Burton seconding the motion. The Board unanimously approved this project with wood siding.

Jordy Tupper presented drawings to enclose an existing carport at 304 Beaufort Street. The windows will match the existing windows in the house and cement siding will be used. All colors will match the existing house. Garage doors to be 10 x 9' raised panel doors. Jeff Bowers made a motion to approve this project with Dr. Price seconding the motion. The Board unanimously approved this project.

Susan and Steven Gardner of 906 S. Main Street presented drawings showing the following:

1. Front porch extended full width of house
2. Back porch addition and extend back room 5'
3. Replace aluminum siding with cement board siding (8.25" board with 7" reveal)
4. New windows to be installed, 6 over 6
5. Window trim increased, more dimensional
6. New paint color (Sherwin Williams Haven #SW6437 (green) with white trim

Mr. Gardner indicated that two changes needed to be revised on the submitted drawings:

1. Shingles would be architectural shingles not scalloped as shown.
2. House may or may not have chimney/fireplace. If a fireplace is installed they will have a brick chimney with a brick cap.

After review of the submittals, Cecile Cothran made a motion to approve this project as presented with Jeff Bowers seconding the motion. The Board unanimously approved this project.

Lewis and Luci Carter presented drawings for a new house to be built at 208 E. 4th South Street. The house will be constructed of white cement board siding with black shutters and corner trim. Windows will be 6 over 6 and the roof will be dark green standing seam metal. Garage doors will be carriage style doors and brick will be Boral Savannah, tumbled style. Railing style will be submitted at a later date along with a picket fence. After review of the submittals, Rachel Burton made the motion to accept as submitted with railing and pickets to be submitted prior to permitting. Dr. Price made the second to this motion and the Board unanimously approved this project.

Jordy Tupper presented photos showing changes to the front of the house at 416 W. Carolina Avenue. The changes include:

1. New porch columns to be 8" white square columns with trim at top and bottom.
2. New louvered shutters (Charleston Green) to be installed with operable hardware.
3. New, more substantial trim to be installed around existing front door.

Rachel Burton made a motion to approve this project as submitted. Beth Huggins made the second to this motion and the Board unanimously approved this application.

Ricky Waring presented a front porch addition to be built at 311 Sumter Avenue. Mr. Waring explained that years ago this house had a front porch and for some reason it had been removed. The current owner now wants to replace the front porch. The porch will run the width of the house and be 8' deep. Current shingles on the house and the new porch will have a new standing seam metal roof. Stucco will be installed over the concrete block foundation and the wood columns will be square. Pickets to be used will be 2 x 2. This project received unanimous approval pending details on spindle design, color of stucco and color of metal roof. This information will be forwarded to board members when available for their decision.

Final item on agenda was a deck addition on the back side of the house at 525 Central Avenue. David Hight of Dogwood Construction presented a sketch showing a 24 x 12' deck with 4 x 4 posts. Deck will be constructed of pressure treated wood. After review of the sketch the Board requested that since the deck is 4' off the ground that horizontal decking boards be added under the deck, it was felt that at least 3 boards should be utilized. After discussion Jeff Bowers made a motion to approve the deck addition and Dr. Price made the second to this motion. The Board unanimously approved this project.

Meeting adjourned at 7:55 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 7 December 2015

Approved:

Philip Dixon, Chairman


_____, P.E., C.F.M.

Or,

Dr. David Price, Vice Chairman _____

Board of Architectural Review Minutes
Monday, October 5, 2015
Summerville Municipal Complex
Annex Building 2nd Floor Training Room

Members Present:

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

Staff Present:

Lucy Dreyer, Secy. to Board

Absent: Dr. David Price

On the agenda:

1. **107 Beaufort Street** – Fencing and paint color. (R-1)
 2. **126 W. 5th Street South** – Conceptual detached garage and demo of existing storage bldg. (R-2)
 3. **705 S. Magnolia Street** – Metal roof and hardy plank siding. (R-1)
-

Chairman Dixon opened the meeting at 6:00 PM and explained that all applicants would be heard in submittal order and then asked for consideration of the minutes for the September meeting. John Kwist made a motion to approve the September minutes with Jeff Bowers seconding the motion. Board unanimously approved the motion.

Old Business:

None

New Business:

Dennis McCollum of 107 Beaufort Street presented photos showing a fence they would like to install at their house. After review of the photos, the Board felt that rather than using 2 x 12 wooden planks, the fencing should be made of 1 x 6 or 1 x 8 boards. The boards will be painted black. One side of the property currently has a cinder block fence and the other side and rear will have 3' tall wire fencing. After discussion, Jeff Bowers made a motion to approve this request with Cecile Cothran seconding the motion. Board unanimously approved this request.

The 2nd part of the request for 107 Beaufort Street was to paint the brick siding a battleship gray color with the trim to remain white. The Board deferred any decision on this request pending submittal of a photo of the house with all paint colors to be shown.

Clayton Thornton of 126 W. 5th South Street came before the Board with several requests:

1. Conceptual approval for a detached carport/storage building. This project will involve the demolition of an existing storage building. Mr. Thornton presented several photos showing the style of a 2 bay carport with storage area he would like to build. Construction materials will match the house with wood siding, 8" reveal and metal roof. The Board gave unanimous conceptual approval pending final approval when elevation drawings are submitted.
2. Conceptual approval was also given for the removal of the existing screened porch and a new larger screened porch to be constructed. Final approval will again depend upon elevation drawings showing the new porch.
3. Final request to replace the existing front door with the door shown in the submitted photo. This project (door replacement only) received unanimous approval.

Final project of the evening was presented by Ms. Dreyer for Jerry Feldhaus of 705 S. Magnolia Street. Ms. Dreyer explained that Mr. Feldhaus had just purchased this property and would not be relocating for approximately one month. The house currently has blue vinyl siding and the request is to replace the vinyl siding with white hardy plank siding. The Board deferred any decision on this request pending submittal of a photo of the house, information about the siding reveal and how trim would be handled and the color of the trim. Shutter paint color requested was Coastal Cool Blue.

Mr. Feldhaus also requested approval of a galvalume standing seam metal roof. The Board gave this part of the project unanimous approval.

Meeting adjourned at 7:00 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 2 November 2015

Approved: Philip Dixon, Chairman



Or,
Dr. David Price, Vice Chairman _____

Board of Architectural Review Minutes
Monday, September 14, 2015
Summerville Municipal Complex
Annex Building 2nd Floor Training Room

Members Present:

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

Staff Present:

Lucy Dreyer, Secy. to Board

Absent: Cecile Cothran, Beth Huggins

On the agenda:

1. **408 S. Gum Street** – Steps, foundation skirting and metal roof. (R-1)
 2. **28 Sumter Avenue (St. John's Catholic)** – Enclosing part of exterior porch. (R-1)
 3. **135 Central Avenue** – Exterior modifications. (B-3)
 4. **143 – 147 Central Avenue** – Mural on side of building. (B-3)
 5. **800 S. Main Street (Frame Design)** – Replace awning. (R-1)
-

Chairman Dixon opened the meeting at 6:00 PM and explained that all applicants would be heard in submittal order and then asked for consideration of the minutes for the August meeting. Dr. Price made a motion to approve minutes with Rachel Burton seconding the motion. Board unanimously approved the motion.

Old Business:

Christine Czarnik of 406 S. Gum Street presented photos showing the front steps and piers for the cottage moved to her property next door. Ms. Czarnik indicated the cottage will be 4' off the ground and they will need six steps. Color variation of the bricks will be as shown in the photo. Ms. Czarnik indicated the house will have concrete block piers wrapped in matching brick. A brick walkway will also be installed. The skirting between piers will be wood panels with square openings painted black as shown in the submitted photo. Rachel Burton made a motion to approve these submittals with Jeff Bowers seconding the motion. This part of the project was unanimously approved.

Ms. Czarnik went on to explain that she was considering standing seam metal roofing for the cottage. This may or may not be done depending on the cost. The Board indicated they would like to see the color selected as well as the profile to be used before approval could be given for this part of the submittal. This information can be supplied to the Board Secretary and board members will be notified to come and review.

New Business:

Dawn McBride of Indigo East Gallery at 135 Central Avenue presented several changes to the exterior of her building. First request involves painting trim on the Gallery as well as Josephine's Alterations LaFonda Deep Blue with siding to

remain the existing cream color. Painting all trim the same color will give a more unified appearance. The Board felt that the photo of the door to be used at the front entrance was not in keeping with the building. It was suggested that a door be selected and then to perhaps use their metal logo from their sign on the door. Ms. McBride indicated her husband would be fabricating the door and she would have him create a design to be forwarded to the Board for their approval. Dr. Price made a motion to approve this submittal, seconded by Rachel Burton. The Board unanimously approved this project pending door approval.

Mike Dawson, representing the BIRDS Project, presented drawings for a mural to be painted on the side of the building at 145 Central Avenue. Dr. Price recused himself from this discussion due to his involvement with Sculpture in the South. Mr. Dawson explained that this mural would be painted by the artist who did the cistern train mural at the Summerville Museum, Therese Haynes. Mr. Dawson explained that they were still in the process of deciding the actual content of the mural, one drawing has only one bird, a Wood Thrush, and the other drawing features all birds in the BIRDS Project. Both paintings would feature plants and sites of Summerville. Both paintings had support from various board members. However, the Board had concern about the condition of the mortar in the brick wall. Mr. Kwist asked if repair of the wall was part of the project and Mr. Dawson indicated it was not. The Board expressed their concern that the brick mortar was loose or missing in many areas and felt this decline would continue and would detract the mural over the years. Jeff Bowers made a motion to give conceptual approval to this project with Rachel Burton making a second. The Board unanimously approved this project with the provision that Mr. Dawson come back for final approval with an actual design choice.

Rick Sutton of 800 S. Main Street presented a photo showing the porch overhang originally built onto his building. Over the years the actual roof was removed and an awning has been installed. Mr. Sutton indicated he would like to replicate the old shed roof (from the 1930's) with a 5 v-crimp roof. The Board indicated that they supported this project but felt they would need to see elevation drawings showing the actual placement and pitch of the shed roof. Mr. Sutton also indicated he would come back at a later date with a new sign request.

At this point Rachel Burton recused herself to present the next project.

Rachel Burton of Swallowtail Architects presented drawings for St. John's Catholic Church on Sumter Avenue. Ms. Burton indicated the Church would be doing interior renovations and a minimum amount of exterior modification. Ms. Burton explained there would be no change to the footprint of the building but they would be enclosing an existing open porch/access area. Enclosing this area will result in an additional 154 sq. ft. of space for the Church without changing the actual footprint. The Board reviewed the drawings and Dr. Price made a motion to approve as submitted with Jeff Bowers seconding. The Board unanimously approved this project as submitted.

Meeting adjourned at 7:30 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 5 October 2015

Approved:

Phillip Dixon, Chairman

A handwritten signature in black ink, appearing to read 'Phillip Dixon', with the initials 'JE, CFM' written to the right of the signature.

Or,

Dr. David Price, Vice Chairman _____

**Board of Architectural Review Minutes
Monday, August 3, 2015
Town Hall Annex – Council Chambers**

Members Present:

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

Staff Present:

Lucy Dreyer, Secy. to Board
Madelyn Robinson, Planning Director

Absent: Jeff Bowers, Beth Huggins

On the agenda:

1. **Executive Session to receive legal counsel related to pending litigation regarding the appeals of the BAR decisions of April 6, 2015 and May 4, 2015.**
 2. **Review and Consideration of the proposed Order of the appeals of BAR decisions of April 6, 2015 and May 4, 2015 for 208 S. Cedar; 213 W 2nd South Street; and, 200, 206, 210 W. Richardson Avenue – final approval for a mixed use development consisting of a boutique hotel, restaurant with roof top bar; condominiums, a conference center and parking garage. (B-3 General Business)**
 3. **605 S. Magnolia Street – New house (R-1)**
 4. **115 Marion Avenue – New house (R-1)**
 5. **109 Rutherford Street – Garden shed (R-1)**
 6. **300 Central Avenue – Door installation (B-2)**
 7. **620 W. Carolina Avenue – Paint color (R-1)**
 8. **114 S. Walnut Street – Metal roof (R-1)**
-

Chairman Dixon opened the meeting at 6:00 PM and explained that all applicants would be heard in submittal order and then asked for consideration of the minutes for the July meeting. Dr. Price made a motion to approve minutes with Rachel Burton seconding the motion. Board unanimously approved the motion.

Old Business:

At this point in the meeting Rachel Burton recused herself to present the next two projects.

Rachel Burton of Swallowtail Architects introduced property owner Mark Ruby. Mr. Ruby explained to the Board that they were currently residing in Coosaw Creek and had raised their family in Summerville. They are now preparing to retire to the Historic District and build a new house. Their desire is to build a low maintenance, high efficiency home. Brick as their siding and metal roofing material were selected for their energy efficiency and low maintenance attributes. At this point Rachel Burton explained to the Board that at the last meeting the site plan for the house and garage were approved. After talking to Mr. and Mrs. Ruby and reviewing the houses on Magnolia, some changes had been made to the house elevations. While all details have not been decided, the house will be brick with some hardyplank siding and

cedar or hardyplank shingles. Windows on the front of the house will be one over one with the other windows being casement style. House will be on a raised slab or crawl space with brick steps and porches front and back. Ms. Cothran indicated she would prefer a crawl space be utilized. Detail over windows will be precast concrete. Colors have not yet been selected. Ms. Burton indicated they were requesting conceptual approval for the drawings with details to be provided at a later date. Board members were polled for their vote: Phil Dixon, approved; Dr. Price, approved; John Kwist, approved; Cecile Cothran, denied with the explanation that she could not give conceptual approval of this project since the colors were not known. This project received conceptual approval based on majority vote.

Rachel Burton, Swallowtail Architects, presented revised drawings for 115 Marion Avenue. Ms. Burton explained that she had talked to her clients and had relayed the Board's decision regarding denying demolition of the existing cottage. Ms. Burton explained to the Board that her clients value the work the Board does for the Historic District and they agreed to keep the cottage and relocate on their property. They are requesting approval to demolish the additions to the cottage which include the front porch and an addition on the rear. Once relocated, they will replace the front porch and either build a potting porch addition on the side or perhaps build a separate structure on the other side of the property. If the front porch does not have to be removed, the steps will be removed and replaced in the center of the porch. The cottage will be located on the property so that the front door faces Marion Avenue at the far right corner of the property. Ms. Burton explained that since this project is not fully designed, she is asking for conceptual approval of this project. Dr. Price made a motion to give conceptual approval for the project as submitted with John Kwist providing the second. The Board unanimously approved this motion. Ms. Burton can now resume her position on the Board.

New Business:

Peter Fernald of 109 Rutherford Street presented a photo and site plan for a storage building to be built at the far rear corner of their property. Mr. Fernald explained that due to the trees and plants they wanted to preserve, the shed's size would be 10 x 12'. The shed will be constructed of white vinyl siding with black shutters and a reddish metal roof, all colors match the existing house. The Board asked if the shed was available in wood siding and Mr. Fernald indicated that it was not, the only other option was a T1-11 vertical siding which he did not want to use. The building will sit on concrete blocks for a foundation. Dr. Price made a motion to approve this project with John Kwist providing the second. This motion received unanimous approval.

Ron Boller presented photos for 300 Central Avenue. Mr. Boller explained this building was owned by the Church of the Epiphany who use it for meetings and commercial rental. The Church is requesting approval to remove an existing window on the front of the building and to replace the window with a double door with side light panels. The double door will match a single door at the other end of the building. Mr. Boller explained that minor brick work would need to be done around the door and they would also install a 4' x 10' brick landing with 2 brick steps and handrails. This project received unanimous approval.

Kelly and Brent Alfreds of 620 W. Carolina Avenue presented color samples to be used when repainting their home. Ms. Alfreds explained the house is currently pink with white trim and they will paint the house white with white trim. Shutters and lattice trim will be Charleston Green with the front porch floor painted light grey (pewter) and the front door painted dark grey (gentlemen's grey). Rachel Burton made the suggestion that they might consider the white siding and white trim paint to be just a shade different, she explained that the slight difference might show better. The accessory structure in the back yard would be painted to match the house. Cecile Cothran made a motion to approve this project with Rachel Burton providing the second. This motion received unanimous approval.

The final project of the evening was presented by Lucy Dreyer, Secy. to the Board, for the house at 114 S. Walnut Street. Ms. Dreyer explained that the homeowners were requesting approval to replace the existing shingles with a silver 5 v-crimp metal roof. This project received unanimous approval by the Board.

Old Business:

At this point in the meeting Dr. Price made a motion to go to executive session with Cecile Cothran seconding the motion. The Board went into executive session to receive legal counsel related to pending litigation of the appeals of the BAR decisions of April 6 and May 4, 2015. At 7:05 PM the Board returned from Executive Session and Chairman Dixon indicated that no motions or decisions were made. Dr. Price made a motion to approve the order as prepared and presented in response to the appeal of the final decisions of April 6 and May 4, 2015 of the BAR for a mixed use development consisting of a boutique hotel, restaurant with roof top bar, condominiums, conference center and parking garage including demolition for the project site now known as 208 S. Cedar Street; 213 W. 2nd South Street; 200, 206 and 210 W. Richardson Avenue. Rachel Burton provided the second for this motion. This motion was unanimously approved by board members.

Only comment from the audience was Adrian Kwist of 109 Reynolds Road asking if the BAR would have purview over the CPW Project. Chairman Dixon explained that this project was not in the Historic District and would be reviewed by the Commercial Design Review Board.

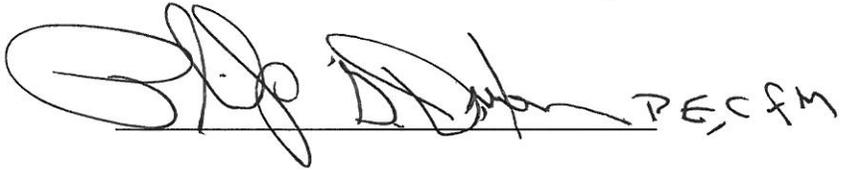
Meeting adjourned at 7:30 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 14 September 2015

Approved:

Philip Dixon, Chairman



Or,

Dr. David Price, Vice Chairman _____

Board of Architectural Review Minutes
Monday, July 6, 2015
Town Hall Annex – Council Chambers

Members Present:

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

Staff Present:

Lucy Dreyer, Secy. to Board

Absent: Phil Dixon, Beth Huggins

On the agenda:

1. **Executive Session to receive legal counsel related to pending litigation regarding the appeals of the BAR decisions of April 6, 2015 and May 4, 2015.**
 2. **Review and Consideration of the proposed Order of the appeals of BAR decisions of April 6, 2015 and May 4, 2015 for 208 S. Cedar; 213 W 2nd South Street; and, 200, 206, 210 W. Richardson Avenue – final approval for a mixed use development consisting of a boutique hotel, restaurant with roof top bar; condominiums, a conference center and parking garage. (B-3 General Business)**
 3. **406 S. Gum Street – Relocated cottage (R-1)**
 4. **308 W. Doty Avenue – Fencing (R-2)**
 5. **210 E. Richardson Avenue – Demo of garage (R-1)**
 6. **308 S. Magnolia Street – Screened porch conversion (R-1)**
 7. **115 Marion Avenue – Conceptual approval for demo of cottage and construction of new house (R-1)**
 8. **605 S. Magnolia Street – Conceptual approval for construction of new house (R-1)**
 9. **Discussion of proposed mural for town parking garage (B-3)**
-

Chairman Price opened the meeting at 6:00 PM and explained that all applicants will be heard in submittal order and then asked for consideration of the minutes for the June meeting. Rachel Burton made a motion to approve minutes with Cecile Cothran seconding the motion. Board unanimously approved the motion.

Old Business:

At this point in the meeting John Kwist made a motion to go to executive session with Rachel Burton seconding the motion. The Board went into executive session to receive legal counsel related to pending litigation of the appeals of the BAR decisions of April 6 and May 4, 2015. Jeff Bowers recused himself from this discussion. At 6:25 PM the Board returned from Executive Session and Chairman Price indicated that no votes were taken they merely received legal advice on findings of fact and conclusion of law regarding the appeal of the BAR's approval for a mixed use project for addresses 208 S. Cedar; 213 W 2nd South Street; and, 200, 206, 210 W. Richardson Avenue. Rachel Burton made a motion to take an opportunity to review the findings of fact and conclusion of law for addresses 208 S. Cedar; 213 W 2nd South Street; and, 200, 206, 210 W. Richardson Avenue and reconvene to adopt, deny or amend this document. Cecile

Cothran made a second to this motion. This motion was unanimously approved by board members with Jeff Bowers recused.

New Business:

First item under New Business was the relocation of a cottage from North Cedar Street to a sub-divided lot at 406 S. Gum Street. Ms. Czarnik explained that in order to move the cottage they would need to remove the front porch. She will be coming before the Board at a later date with drawings showing the new front porch design and stairs. After discussion of this project Mr. Kwist made a motion to approve moving the cottage to 406 S. Gum Street with Jeff Bowers seconding this motion. The Board unanimously approved this project.

Sarah Hulseberg of 308 W Doty Avenue explained that their entire yard was currently enclosed with a chain link fence. They were requesting approval to remove the chain link fence and install picket fencing (painted white) around the property. The back yard would be enclosed on both sides of the house with 6' tall privacy fencing (painted white). After review of the drawings, Rachel Burton made a motion to approve the fencing plan with Cecile Cothran seconding the motion. The Board unanimously approved this project.

Sarah Bares of 210 E. Richardson Avenue presented photos of a detached garage to be demolished. Ms. Bares explained the garage was built on a cinder block foundation that has settled and the building is leaning and unsafe for use. She indicated that once it was demolished they would be able to use the additional detached garage behind this garage. After review of the photos submitted, Rachel Burton made a motion to approve the demolition of the garage with John Kwist seconding the motion. The Board unanimously approved this project.

Rachel Burton recused herself from the Board in order to present the next three projects.

Homeowner Jennifer Olson and Rachel Burton, Architect with Swallowtail Architects, presented drawings showing a screened porch conversion on the back side of the house at 308 S. Magnolia Street. Ms. Burton indicated all construction materials would match the existing house materials. This project will convert an existing screened porch to heated space and add a 4 x 6' deck with stairs off the back side of the house. Deck will have piers with lattice between. John Kwist made motion to approve this project with Jeff Bowers seconding. Motion was unanimously approved.

Property owner Billie Ruby and Rachel Burton, Architect, presented drawings for conceptual approval of a new house and detached carport to be built at 605 S. Magnolia Street. Ms. Burton explained that S. Magnolia as well as the Historic District in general does have a very diversified style of architecture. No area has just wood siding or brick. Ms. Burton explained that the owners were hoping to minimize exterior maintenance by using brick siding and metal roofing as well as simple ornamentation with square columns. John Kwist indicated that his only comments pertained to the right side elevation. He felt the windows needed consistent spacing and that an additional window needed to be added to the other end of that side. Ms. Burton replied that they planned on maintaining a heavily landscaped buffer along that side and were hoping to not install an additional window to enable use of that room in various functions. Mr. Kwist indicated he had no problem with the use of brick siding.

Cecile Cothran indicated she would prefer wood siding rather than brick in the Historic District and felt that brick was too contemporary.

Ms. Burton explained that she had tried to address the "historic look" by design and massing of the house for a Summerville Historic District feel.

Dr. Price commented that the only nearby home of brick on South Magnolia going toward the stop sign was a pre BAR mid 20th century home for which the Board had recently approved an addition.

Jeff Bowers wondered if clapboard siding could be used on the front with brick on the remaining sides.

John Kwist felt either siding would be appropriate and gave several examples of homes in the District where brick was used.

Cecile Cothran made the motion to approve the scale and site as well as basic design. The exact materials and finishes will be submitted at a later date. Jeff Bowers made a second to this motion and the Board gave unanimous approval.

Ms. Burton's final project was for conceptual approval of a new house to be built at 115 Marion Avenue. Ms. Burton explained that this project also involved demolition of the existing cottage on the property. Ms. Burton explained that the homeowners had originally considered renovating the cottage, however, the cost to bring the plumbing, electrical up to date as well as add an hvac system and update the interior of the cottage proved to be cost prohibitive. Their plan was to make the cottage available to someone for relocation or to demo.

Ms. Burton explained that the house would be constructed of hardiplank siding, metal roof, brick base and wood shakes on the dormers. John Kwist felt the dormers looked top heavy and also expressed that he was opposed to the cottage demolition. Rachel Burton explained that the final design was not complete yet.

Cecile Cothran and David Price also opposed the demolition of the cottage.

At this point the Board reviewed the site plan for alternatives in layout that would allow keeping the cottage. Several suggestions were made and Ms. Burton indicated she would meet with her clients to see if a compromise was possible. No conceptual approval was given for this project.

Rachel Burton concluded her presentations and returned to her position on the Board for the final presentation.

Mike Dawson representing the B.I.R.D.S. Program (sponsored by Audubon Center at Beidler Forest, Summerville DREAM and Sculpture in the South) presented drawings for a mural to be painted on the wall of the parking garage facing Short Central. The bird selected is the American Redstart based on Audubon's original sketches. After review of the sketches, the Board felt the bird's appearance needed to be more accurate. Mike Dawson agreed and indicated he would convey that information to the artist. Due to Dr. Price's participation in the B.I.R.D.S. program he recused himself from the vote and Cecile Cothran was opposed to the artist's palette and abstained from voting. Remaining board members, John Kwist, Jeff Bowers and Rachel Burton approved this project with the stipulation that the bird be portrayed accurately.

At this point Dr. Price asked if there were any comments to be made by the audience and Adrian Kwist asked the status of 100 Central Avenue, Café Italia. He indicated he had not seen any changes to the appearance. Dr. Price explained that the building was neither what the BAR approved design wise nor was the Board led to believe that the roll down plastic sides were to be anything other than protection to an outdoor dining environment during inclement weather. At no time during the presentation was there a suggestion that the plastic sheeting would be used to weatherize this space as a year round dining room. The responsibility for enforcing our approval lies with the Town of Summerville.

Meeting adjourned at 8:15 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 3 August 2015

Approved:

Phil Dixon, Chairman

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

Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, June 1, 2015
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 Director
Lucy Dreyer, Secy. to Board

On the agenda:

1. **100 S. Pine Street** – Monument Sign (B-1)
 2. **719 W. Carolina Avenue** – Metal Roof (R-1)
 3. **Appeal of BAR Decision of April 6, 2015** for 208 S. Cedar; 213 W 2nd South Street; and, 200, 206, 210 W. Richardson Avenue – final approval for a mixed use development consisting of a boutique hotel, restaurant with roof top bar; condominiums, a conference center and parking garage. (B-3 General Business) Notification by Board's Legal Counsel of Receipt of Appeal; Responsibilities of Board. (Executive Session to receive legal advice concerning receipt of Appeal and Responsibilities of Board in responding to Appeal.)
-

Chairman Dixon opened the meeting at 6:00 PM and explained that all applicants will be heard in submittal order and then asked for consideration of the minutes for the May meetings. Minutes for the May 4th meeting – Dr. Price made a motion to approve with Jeff Bowers seconding the motion. Board unanimously approved. Minutes for the May 11th meeting – Dr. Price made a motion to approve with Beth Huggins seconding the motion. Board unanimously approved.

First item on agenda was presented by Wayne Waters of Mr. Sign Company. Mr. Waters explained that Mr. Gamache had relocated his law office to 100 S. Pine Street and was requesting approval of a monument sign. The brick monument sign will have a face plate of cast aluminum with bricks to match those used on the house. When questioned about the height of the monument sign, Mr. Waters pointed out that it would not be as tall as the YMCA sign down the street. However, it was pointed out that the YMCA is zoned B-3 and 100 S. Pine Street is zoned B-1. The Board questioned the scale of the monument to the light fixtures and Mr. Waters indicated it was not to scale and he was not exactly sure of the height of the light fixture. After review of the submittal, the Board requested a brick sample as well as a catalog cut sheet showing the light fixture and its height. No decision will be made until requested material is supplied and approved.

Scott McPherson, Contractor, presented a sample of the roofing material to be used at 719 W. Carolina Avenue. Mr. McPherson explained that the house currently has shingles and they are requesting approval of Koko Brown standing seam metal roofing. After review of the submittal this project received unanimous approval.

At this point in the meeting Dr. Price made a motion to go into executive session to discuss pending legal advice concerning an appeal to their decision of April 6th. Cecile Cothran seconded the motion. Jeff Bowers recused himself and left the meeting

The Board returned to Council Chambers and Chairman Dixon announced that no motions or decisions were made in executive session.

Dr. Price made a motion to direct the Town Attorney to prepare findings of fact and conclusions for review and approval by this Board at its next scheduled meeting. Also staff is directed to prepare transcripts for filing with the Circuit Court. These requests apply to cases 2015-CP-18-877 and 2015-CP-18-991, both cases have been filed with the Circuit Court. Cecile Cothran seconded this motion and this motion was unanimously approved by the Board.

Meeting adjourned at 7:00 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 6 Jul 15

Approved:

Phil Dixon, Chairman

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

Or,

Dr. David Price, Vice Chairman

**Board of Architectural Review Minutes
Special Meeting - Monday, May 11, 2015
Town Hall Annex – Council Chambers**

Members Present:

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

Staff Present:

Rich Palmer, Building Official
Madelyn Robinson, Planning Director
Lucy Dreyer, Secy. to Board

Absent: Jeff Bowers (recused)

On the agenda:

1. **Request for full final approval for demolition of all structures including aesthetic approval for a Mixed Use Development plan including demolition of all structures for a 65 room boutique hotel, restaurant with roof top bar, 27 unit condos, conference center and 157 space parking garage, retail spaces and rights-of-way improvements for the following properties: TMS #137-07-04-004, 200 W. Richardson Avenue; 137-07-04-003, 206 W. Richardson Avenue; 137-07-04-002, 210 W. Richardson Avenue; 137-07-04-005, 208 S. Cedar Street; and 137-07-04-007, 213 W. 2nd South Street. (B-3)**
-

Chairman Dixon opened the meeting at 6:00 PM and explained that this special meeting had been requested by the applicant, Arthur Applegate, as a follow up to comments made at the April 6th meeting. Chairman Dixon explained there were five items the Board requested further clarification and those were the only items under review. Chairman Dixon also explained to the audience that comments should be held to these five items. Items for discussion included:

1. Color/material sample boards to be submitted by building, this to include brick with mortar color and window detail.
2. Conference Center – more welcoming, warmer details to be added.
3. North Elevation – Residential units – revise design to more closely replicate Richardson Avenue appearance.
4. Design details for all railings to be used.
5. Downspouts to be added to drawings.

Mr. Applegate explained that they made revisions to their drawings as requested as well as brought in several sample building materials for review. At this point Mr. Applegate introduced Josh Good representing Goff D'Antonio Architects. Mr. Good explained that on the Residential North Elevation they had removed the green cement siding and added brick in its place giving this side more of the West Richardson Avenue appearance. He went on to explain that the gutters (half round aluminum) and downspouts (full round aluminum) installed mostly in corners will be painted to match trim. Exposed gutters and downspouts will only be used on residential units, all other buildings will have internal downspouts.

The cement siding to be used will be Artisan lap siding, 5/8" thickness with a 6 or 7" exposure. Cement siding will be smooth finish, no texture. Fiber cement trim and panels will also be used. At time of construction, sample walls will be built showing all construction materials. The Board had some concern with the color of the wood stained panels used on the commercial buildings and this will be addressed at the site.

Railings will be constructed of composite material, white for residential and a statuary bronze for commercial. Newel posts will be used if span is more than 8', post to be installed in center of balcony. Railing will be 42" high with straight pickets.

Roofing material will be dove gray metal standing seam. All windows will be aluminum clad windows with a trim package to be used around windows. Windows for residential will be white with simulated divided lites and exterior grilles. All commercial areas will have same windows, dark bronze in color.

Dr. Price asked about the brick showing the water table. Mr. Good explained the soldier course for the water table would extend about 1/2". Dr. Price asked if the entire area below the soldier course should be extended and Mr. Good indicated either method could be used but this was their choice. Dr. Price asked Rachel Burton her thoughts and she felt the shown way was very acceptable. Brick colors are as follows: lighter brick is Boral Vintage Khaki and darker brick to be Boral New Orleans with Argos Putty Mortar to be used with both.

At the April meeting the Board asked that the event center have a "warmer", more welcoming appearance. Mr. Good explained that all doors will match the hotel in that they will be stained wood (color to be determined) with stained wood trim (color to be determined). Outdoor terrace area will have salt finish concrete with brick banding. Underside of porch overhang will have painted bead board panels or wood bead board stained. Railings will be same used on all other buildings Statuary Bronze in color. As a possible alternative, it was suggested that perhaps the town could ask for bids by local artisans to create a custom wrought iron railing, something reflecting Summerville. It was suggested by Cecile Cothran that perhaps an access area in the wall of the South Elevation could be created to get to the garden area next to the building. It was agreed by all that this was a good idea.

At this time a short recess was offered to give audience members time to look at drawings submitted and building sample materials. Public comments would be taken when recess ends.

Comments from public:

Adrian Kwist – Not in favor of this project. At the April meeting he had indicated that the hotel needed a canopy for drive-up hotel check in. He was disappointed to see that this had not been incorporated into the design. Mr. Kwist also felt that a model must be done before final approval.

William Harbeson – Explained to Board that he lives on 2nd Street and is very concerned about noise from the roof top bar area; for example, bands and large groups of people. He is also very concerned about large trucks coming thru his area at all hours of the day and night.

Heyward Hutson – Indicated that he could not hear Board or see any samples talked about. Mr. Hutson felt that Adrian Kwist made an important point in indicating that a scaled model needed to be presented before this project can be approved. Felt the Board was making a large mistake in not requiring a scaled model.

Joyce Delk – Ms. Delk indicated she had a problem with the Chairman of the BAR and his not giving the people an open forum to speak. Also felt something needed to be done about sound problem.

This ended public comment.

John Kwist made a motion to approve the hotel and convention/event center. Not in favor of condo complex, too massive, too connected to hotel (lack of separation), feel it will be a traffic problem. Mr. Kwist felt the historic houses should be relocated in the historic district by the developer at his expense; save significant trees and a scaled model is required. Without a scaled model, this project cannot be seen in context with neighborhood. BAR is ignoring ambience and context of neighborhood. Move to approve hotel and event center and redesign condo project. No second to this motion, motion failed.

Dr. Price made a motion to give final approval based on the conditional final requirements being satisfactorily answered. Madelyn Robinson asked about demolition of structures and Dr. Price indicated this had been approved at a previous meeting. Rachel Burton seconded motion. At this point Chairman Dixon called for a roll call vote:

Beth Huggins – Approve project. Had initial questions answered, complimented architect on the landscaping plan, this will be a wonderful asset to the town.

David Price – Approve project.

John Kwist – Deny the entire project, but could approve hotel and event center.

Cecile Cothran – Approve project.

Rachel Burton – Approve project. Also complimented architect for excellent presentation.

Phil Dixon – Approve project.

Motion was approved by a majority vote.

Meeting adjourned at 8:00 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 1 June 2015

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 'P.E., CFM' are written in a similar style.

Or,
Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, May 4, 2015
Town Hall Annex – 2nd Floor Training Room

Members Present:

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

Staff Present:

Lucy Dreyer, Secy. to Board

On the agenda:

OLD BUSINESS:

1. n/a

NEW BUSINESS:

1. 316 W. Carolina Avenue (St. Paul's) – Gutters and downspouts (R-1)
 2. 608 S. Magnolia Street – Additions to home (R-1)
 3. 826 S. Main Street – Addition to home (R-1)
 4. 224 Sumter Avenue – Accessory structure/studio (R-1)
-

Chairman Dixon opened the meeting at 6:00 PM and explained that all applicants will be heard in submittal order and then asked for consideration of the minutes of the regularly scheduled meeting on April 6, 2015. Dr. Price made a motion to approve the minutes as submitted and Mr. Bowers made the second. The motion carried.

The first item for discussion was presented by Fleming Moore of St. Paul's Church at 316 W. Carolina Avenue. Mr. Moore explained the Church is requesting approval to install copper gutter and downspouts on the side of the Church with the ramp. This is necessary because of the rainwater on the ramp in cold weather. Mr. Moore explained the gutter/downspouts would match the gutter systems on other buildings. Mr. Moore explained the gutters would be half round 6" copper gutters with 4" downspouts. There will be 3 downspouts on the side of the building. Mr. Kwist asked if they had considered 8" gutters and Mr. Moore explained that was the reason for 3 downspouts (handling volume of rainwater). This project was unanimously approved by the Board.

Linda Balzac, Architect, along with Deborah Holman, homeowner, presented drawings for additions to the home at 608 S. Magnolia. Ms. Balzac explained that this project would add a 2 car garage with 2nd floor over this area and on the other side, there would be a 1 story addition behind the house. The entire house will have a new roof, color to be more earth tone. All colors will be presented to the board at a later date. Ms. Balzac also explained that the front porch will have the eaves extended and square 6 x 6 columns added. Construction materials will match existing. Garage doors will be carriage style doors with roll up ability. Shutters to be added to windows and it was suggested that shutters and garage doors be painted same color. After review of the submitted drawings, the Board unanimously approved this project.

Jim Friar, next door neighbor to this house, indicated he had seen the drawings and he and his wife fully support this project. He also commented they felt it would be a welcome improvement to their area.

Kirsten Abrahamson, Architect, along with Tammy and Roy Strickland, homeowners, presented drawings for a garage and living space addition to their home at 826 S. Main Street. Construction materials will match existing. Garage doors to be carriage style doors. Due to the setback requirements, this project will be going before the BZA for a variance for setbacks and impervious surface. After review of the submittals, the Board unanimously approved this project pending BZA approval of their variance requests.

Vickie Englert of Bethany Child Development Center at Bethany Methodist at 118 W. 3rd South Street presented a site plan and photos showing a wood privacy fence they would like to replace and extend to replace a chain link fence. Due to the increased traffic and concern for children in the playground area, the chain link fence is no longer adequate. The current privacy fence needs to be replaced and it was felt this was the time to

replace both the existing wood fence and the chain link fence with a new 6' tall privacy fence. After review of the submittals, the Board unanimously approved this request with the stipulation that the new fence have a scalloped top just as the existing one has.

At this point, Dr. Price recused himself from the Board in order to present a project for his property. Dr. Price presented drawings showing a 12 x 12' post and beam constructed studio for the rear corner of their property. The building will be wrapped in wood siding to match the existing house with standing seam metal roofing, also to match. After review of the submitted drawings, the Board unanimously approved this request.

At this point the Chairman recognized Adrian Kwist and asked if he had any comments he wished to make. Mr. Kwist indicated that he had come to express his disappointment in the structure built at 100 Central Avenue. Mr. Kwist indicated that if he had been on the board, this never would have been approved. The Board explained their concerns and indicated that they would be meeting with the restaurant owner to work on this problem.

Meeting adjourned at 7:00 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 1 June 2015

Approved:

Phil Dixon, Chairman



_____ PEC, FM

Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, April 6, 2015
Town Hall Annex – Council Chambers

Members Present:

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

Staff Present:

Rich Palmer, Building Official
Madelyn Robinson, Planning Director
Lucy Dreyer, Secy. to Board

Absent: Beth Huggins

On the agenda:

OLD BUSINESS:

1. 208 S. Cedar Street, 213 W. 2nd South Street, 200, 206 and 210 W. Richardson Avenue – Final approval for Mixed Use Development . (B-3)
2. 618 S. Laurel Street – Revised site plan for previously approved detached garage. (R-1)

NEW BUSINESS:

1. 603 W. Richardson Avenue – Exterior renovations. (R-1)
-

Chairman Dixon opened the meeting at 6:00 PM and explained that all applicants will be heard in submittal order and then asked for consideration of the minutes of the regularly scheduled meeting on March 2, 2015. Dr. Price made a motion to approve the minutes as submitted and Mr. Bowers made the second. The motion carried.

The first item for discussion under Old Business was 208 S. Cedar Street, 213 W 2nd South Street, 200, 206 and 210 W. Richardson Avenue. Jeff Bowers recused himself from this discussion. This project is requesting final approval for a Mixed Use Development consisting of 65 room hotel, restaurant with roof top bar, 27 unit condos, conference center and 157 space parking garage. Madelyn Robinson, Planning Director, explained to the Board that the RDC had met that morning and unanimously approved the final design being presented tonight and commended it to the BAR for their review for final approval.

Mr. Applegate then explained to the Board that they had used the last 2 months to further refine this project to meet comments made by the Board. At this point he introduced Hank D'Antonio, Architect for the project. Mr. D'Antonio explained that the color and material samples have numbers which correspond to the drawings. The brick to be used will be Boral Brick Red (New Orleans) and Brown (Vintage Khaki). Both bricks will have the surface texture as shown on the red brick. Cement siding will have a smooth finish. The windows for the restaurant will have the additional detail of wood surround trim and a wood door. The hotel, retail spaces and restaurant will have cast stone lintel with rowlock brick sills and the condos will have brick lintel soldier course and rowlock sill. Drainage for the project will be underground to the side of the conference center creating a park like setting for the project.

At this point board members made comments:

John Kwist – Quoted Dr. Price from October meeting where he indicated a scaled model would be required. Hank D'Antonio responded they felt that by supplying 3-D aerial drawings showing the entire area supplied that information. Mr. Kwist did not agree. Another issue was the glass curtain wall as a separation between the retail and residential units. Mr. D'Antonio explained they explored that issue and felt the glass curtain wall was too commercial in appearance. Mr. Kwist felt it would give more of a separation look. Dr. Price explained that he felt the current design satisfies his requirements. Mr. Kwist also questioned rainwater management. Where are downspouts, they need to be shown on drawings because they will change the appearance of the structures. Mr. Kwist indicated that City of Charleston does not approve cement siding in their Historic District and felt that Summerville should discourage cement siding on large scale projects as well as the use of vinyl windows. Mr. Applegate indicated that Charleston does allow cement siding in their Historic District and spoke of several projects he had done.

Cecile Cothran – Liked the overall look of the project. One concern is the North Elevation of the condo building, does not feel it has the same attractive appearance as the East Elevation (W. Richardson Avenue) side. Ms. Cothran would like to see an improvement of all brick or all

cement (perpendicularly) on all contiguous floors, as opposed to brick on the first floor and cement siding above, noting that it is so prevalent in new construction. For the conference center she felt the design needed to be "warmer", more welcoming given that the original concept of the building was one of an event building, not just a conference center. Ms. Cothran suggested that the building should be appropriate for parties as well as meetings. Dr. Price suggested that one improvement might be wood doors similar to doors planned for the hotel and restaurant and Ms. Cothran agreed.

Rachel Burton – First indicated she really liked that the drainage would be underground for a park like area as opposed to a drainage basin. Thought that the transition from retail to condos was handled very well, appropriately scaled to the space. Felt color/material boards needed to be done by building, very confusing trying to match each sample with numbers on each building. However, felt color choices were good with the exception of the grey/green cement board. Ms. Burton liked the brick base of condos and the use of 2 brick colors on Richardson but thought the height of the brick base on the side of the condo building, without the brick finish above in some of the bays, looked awkward. Ms. Burton pointed out that Charleston does allow cement siding on commercial projects, artisan thickness. Agreed with Ms. Cothran that while the conference center had a good design, it needs a "warmer", welcoming look. As a building that will likely be used for wedding receptions/private parties, a warmer appearance is necessary. Ms. Burton agreed with John Kwist that the location and colors of gutters and downspouts will affect the appearance and needs to be shown on drawings.

David Price – Explained that he typically hates cement siding in historic buildings, however, for this project it makes sense. Also did not want to set precedence of vinyl windows for commercial projects. (Mr. Applegate spoke to say they would change windows to painted metal windows) Dr. Price questioned mullions in windows. Mr. D'Antonio explained they would be using windows with mullions between window glass as well as applied to exterior of windows. Agreed with Ms. Burton that color boards by building is necessary and that artisan thickness preferred for cement siding. Happy with the appearance of the division between retail and residential but would have liked a 3D model.

Mr. Applegate indicated they would build a wall section with a window for the Board's review.

At this time Chairman Dixon opened the meeting to public comments:

Adrian Kwist – felt the hotel needed a canopy to drive under for check in, indicated this was his main concern.

William Harbeson is concerned about large trucks exiting the hotel and turning down 2nd Street or S. Laurel. Ms. Robinson explained these are public roads for use by everyone. Mr. Harbeson also expressed concern about the noise the roof top restaurant/bar will create.

Todd Davenport has the building next door on Cedar Street. Questioned what the buffer is between his property and this project. Ms. Robinson explained there is a 5' buffer with a canopy tree every 30'. Mr. Davenport questioned if he could build to within 5' of his property line and was told he could.

Christine Czarnik – Spoke that Charleston and Mt. Pleasant were going thru a buyer's remorse period, working to undo bad architecture. Summerville is at a crossroad now, relatively unspoiled. Feels the scale of this project is too large, too inappropriate. Ms. Czarnik asked that the Board hold this project to the same standards as houses approved for the Historic District. Requested that the mission of the board be honored and protect the Historic District.

Joyce Delk – Concerned about fire protection between restaurant and residential. Mr. Kwist assured her building codes would address this situation with fire walls. Ms. Delk also questioned if the roof top area was a bar only.

Fran Harbeson – Would like to have a sign installed on 2nd Street indicating no thru trucks. Also feels a scaled model is essential.

Diane Frankenberger – Supports this project and feels good changes have been made by the Board and citizen comments. Explained that Summerville lost its village feel with the first Walmart store but we are not Charleston. Tourists want to be in Summerville. Everything changes and that is not a bad thing.

Rachel Burton made a motion to give final approval of this project with the following conditions:

1. Color/material sample boards to be submitted by building, this to include brick with mortar color and window detail.
2. Conference Center – more welcoming, warmer details to be added.
3. North Elevation – Residential units – revise design to more closely replicate Richardson Avenue appearance.
4. Design details for all railings to be used.
5. Downspouts to be added to drawings.

Cecile Cothran made the second to the motion and Chairman Dixon called for conditional final approval of this project. The vote was as follows:

David Price – Approve

Rachel Burton – Approve

Cecile Cothran – Approve
John Kwist – Deny
Phil Dixon – Approve

Motion for conditional final approval passed with a majority vote of 4 to 1.

Next item for discussion was a revised site plan for a previously approved detached garage at 618 S. Laurel Street. Rachel Burton recused herself from the Board in order to present this request. Ms. Burton and homeowners explained the new location will now be behind their house and well off all setback lines. After review of the new site plan, the Board unanimously approved this project.

Jordy Tupper presented drawings for the house at 603 W. Richardson Avenue. He explained that the front of the house remains unchanged with the work to be done on the back side of the house. The 2nd floor will remove the enclosed spaces at both ends of the open porch and the new open porch will run the length of the house. Wood siding will be replaced/repairs on the upper level with white stucco to be installed on the first floor. Doors and windows will be removed and reinstalled. Doors and windows will be aligned top and bottom levels. Dormers will have wood siding. Current metal roof will be replaced with standing seam metal. After review of the submitted documents the Board unanimously approved this project.

Meeting adjourned at 8:05 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 4 May 2015

Approved:

Phil Dixon, Chairman



Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, March 2, 2015
Town Hall – Boardroom A

Members Present:

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

John Kwist was absent

Staff Present:

Madelyn Robinson, acting secretary
Rich Palmer, Chief Building Official
Meredith Honeycutt, Planner

Items on the agenda:

OLD BUSINESS:

1. 100 Central Ave. – Revisions to outdoor dining area (B-3)

NEW BUSINESS:

1. 408 S. Magnolia St. – Change siding (R-1)
 2. 313 S. Magnolia St. – Street scene alterations (R-1)
 3. 1125 S. Main St. – Detached garage (R-1)
 4. 306 S. Gum St. – Addition to house (R-1)
-

*the recording of this meeting did not begin until some point in the discussion of the first item under New Business.

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 regularly scheduled meeting on January 5, 2015 and the special meeting on January 12, 2015. Mr. Bowers made a motion to approve the minutes as submitted and Ms. Cothran made the second. The motion carried.

The first item for discussion under Old Business was 100 Central Ave. which included revisions to the outdoor dining area previous approved by the BAR. The applicant was not present so the Board moved the item to the end of the agenda in hope the applicant would be attending. Following all other items on the agenda, the Board considered this application which consisted of moderate changes to the previously approved addition for this address. The applicant did not attend the meeting. Mr. Palmer, Chief Building Official for the Town explained the revisions as staff understood them. The Board's only concern included a discrepancy that seemed to appear in the submitted plans regarding the wood panels on the front of the addition. Ms. Burton found the detail on the plans and staff confirmed that the wood panels would remain the same. Dr. Price made a recommendation for approval as submitted with Ms. Cothran making the second. The motion carried.

The first item for discussion under New Business was for a change in the siding material for 408 S. Magnolia St. Mr. Henry Sobicski, applicant and property owner presented his request to change the existing Masonite/paper siding on a portion of the home found on the second story above the screened in porch. Ms. Burton asked if the color of the existing siding was white like the proposed new siding material and if there was going to be trim between the new siding and existing material. Mr. Sobicski responded yes to both questions. Dr. Price asked why the house did not have a rating and the Chairman responded that there were simply some properties that for whatever reason didn't have a rating. Dr. Price stated that he felt the home was old enough not to have vinyl and that hardiplank or wood would be approvable. Mr. Sobicski stated that those materials would be too expensive for him. Ms. Cothran stated that the BAR has not approved vinyl for a long time as a replaceable material and that perhaps the project could be completed over time to accommodate budgetary concerns. Ms. Burton asked if the ordinance required the same or similar material on structures. Ms. Robinson confirmed that requirement was for accessory structures. Ms. Burton stated that she felt that this should also apply to primary structures as well. She also stated that she liked the scalloped edging being proposed and Dr. Price stated that detail could also be applied using wood. At this point in the discussion, the applicant left the meeting. Ms. Robinson asked for the BAR to make a motion and Dr. Price made a motion to deny the request with Ms. Cothran making the second. The motion carried.

The second item for discussion was for street scene alterations for 313 S. Magnolia St. including new material for the front steps, new material for the walkway and a new handrail for the front steps. The application was presented by Ms. Jean Cotton, representative for the applicant and homeowner, Peter Gorman. Ms. Cotton presented the request and included that the front porch would also be repaired that would include raising it a bit but that no new changes to the look of the porch would be included. Dr. Price asked Mr. Palmer about the building code and the rise of the steps once the new brick pavers would be installed. Mr. Palmer confirmed that all steps must be within a ¼" of each other upon completion of the project. Ms. Cotton stated that with the porch repairs and being lifted, this should accommodate this concern. Chairman Dixon stated that the

concrete of the walkway could be a good base for the new material if they didn't want to remove the concrete. Ms. Cotton stated that she understood that the concrete would be removed to provide for a sand base beneath and between the new pavers. Ms. Burton asked for clarification if the brick materials were pavers or brick. Ms. Cotton stated that the material was a smaller handmade brick that would look like the new columns recently installed that were previously approved by the BAR. Mr. Bowers made a motion for approval as submitted with Dr. Price making the second. The motion carried.

The third item for discussion was the resubmitted application for a revised detached garage at 1125 S. Main St. Ms. Burton recused herself from the Board membership to present the request for Bill Mallery, applicant and homeowner. Ms. Burton presented the request and stated that following the BAR's previous approval of the former design, the construction estimates that came in were beyond what the homeowner wanted to spend. Ms. Cothran asked if there were Palladian windows existing on the home and Ms. Burton confirmed that there were half circular windows on the attic side of the home. Ms. Cothran stated that on the right side elevation of the proposed garage, the space between the door and the window was very large and asked if there would be landscaping. Ms. Burton confirmed that there would be landscaping most likely the trellis that was presented for the original design. Dr. Price asked for clarification on the materials and Ms. Burton stated that asphalt shingles would be the same color as found on the home, white brick and white hardiplank and black or Charleston green doors would also be used all in keeping with the same materials and colors as found on the home. Mr. Bowers made a motion to approve as submitted with Dr. Price making the second. The motion carried.

The fourth and final item for discussion was an addition for 306 S. Gum St. John Dumas, architect for the applicants and homeowners, Mr. and Mrs. John Stoudenmire presented the request. Mr. Dumas stated that the addition would be on slab and that the access to the existing home which is over a crawl space, from the addition would be via an interior ramp to accommodate future concerns of the homeowners. He included that the exterior material would be hardiplank to match the existing hardiplank on a portion of the existing home (which is actually two structures combined). He stated that the existing brick would be too difficult to match. Ms. Cothran asked about the canopy windows and Mr. Dumas explained that those windows were along the ramp. Ms. Huggins asked for clarification of the ramp and Mr. Dumas confirmed that the ramp was interior to the addition and would be the access between the existing structure and this new addition. Dr. Price asked if there would be a new roof or if they would be able to match the material. Mr. Dumas answered that they have not been able to confirm this yet. Dr. Price made a motion to approve as submitted with Mr. Bowers making the second. The motion carried.

MISCELLANEOUS:

Under Miscellaneous, Mr. Dixon shared with the BAR his thoughts concerning the increasing use of solar panels on homes following an article he had read and that the Board needed to be thinking about this being a possibility for homes within the historic district. Ms. Cothran stated that she didn't think there would be many places within the district that would allow enough sun because of the extent of mature vegetation. Dr. Price suggested that perhaps the National Trust could provide some guidance. Mr. Palmer provided that the Town has sold permits recently for solar panels on residential structures. Mr. Bowers expressed concerns for aesthetics and stated that he knew of several instances in the region where homeowners installed them on the roof of the homes that face the streets. Dr. Price stated that new developments are becoming more 'green' and Ms. Burton provided that products are continually changing.

There being no further business, Ms. Cothran made a motion to adjourn the meeting and Ms. Huggins made the second. The Chairman adjourned the meeting at 6:55 PM.

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

Date: 4/6/2015

Approved: Phil Dixon, Chairman



Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Special Meeting - Monday, January 12, 2015
Town Hall Annex – Council Chambers

Members Present:

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

Staff Present:

Rich Palmer, Building Official
Madelyn Robinson, Planning Director
Lucy Dreyer, Secy. to Board

Absent: Jeff Bowers (recused), John Kwist

On the agenda:

1. **208 S. Cedar Street, 213 W. 2nd South Street, 200, 206 and 210 W. Richardson Avenue – Demo of existing buildings for construction of a Mixed Use Development consisting of 65 room hotel, restaurant with roof top bar, 27 unit condos, conference center and 157 space parking garage.**
-

Chairman Dixon opened the meeting at 6:00 PM and explained that this special meeting had been requested by the applicant, Arthur Applegate, at the suggestion of the BAR at their October meeting, to receive demo approval of all buildings for the Dorchester Hotel Project.

Mr. Applegate explained that they had been exploring a number of options regarding removal/demo of all buildings.

1. At the January 5th meeting approval was given to the rear cottage at 206 W. Richardson Avenue to be relocated to 134 Gadsden Street; and, approval was also given to demo the former gas station located at 200 W. Richardson Avenue pending final approval of the entire project.
2. Mr. Applegate explained they have been working with Oswalt & Sons and Johnson House Movers. Mr. Applegate introduced Mr. Ernie Johnson of Johnson House Movers and Mr. Johnson explained that he had reviewed the possibility of relocating the houses. Houses would need to have porches removed, chimneys removed and in some instances the roof. The houses are generally too tall and wide for the streets of Summerville. Power lines including cable, fiber optics and electrical, would need to be moved or taken down and trees would need to be severely cut back. While the house at 213 W. 2nd South Street is in excellent condition, the porch would need to be removed as well as the chimney, the roof and possibly the sunroom on the back side of the house. Mr. Johnson did indicate that the houses could all be relocated, it was just a matter of cost. There would be the cost of moving the house, new foundation at the new site as well as all the repairs required to make the house habitable once moved. Mr. Johnson indicated he had 7 inquires about these homes but these individuals had lost interest once they understood better the extent and cost of this type of project. One additional person had approached him prior to the meeting tonight and while very interested, would need some help with the funding of this project.

Rich Palmer, Building Official for the Town of Summerville indicated that the house owned by the Town at 210 W. Richardson Avenue has a significant problem with mold and asbestos throughout the house and plant material in the wall cavities. While there is material to be salvaged, the cost to repair/renovate would far exceed practicality.

Mr. Applegate also explained that they had talked to a non-profit sustainable warehouse (salvage company) who is very interested in salvaging materials from the houses and then re-selling the materials.

Comments from Board:

1. Dr. Price wanted to make sure everyone realizes that demo approval is contingent upon the entire project receiving final approval. No demolition will be allowed until this project is shovel ready. Developer is requested to continue to work to find people who will move the homes.
Also, Dr. Price reminded everyone that at one time town square was completely surrounded with houses and they have been replaced with what has become very historic and iconic buildings.
2. Rachel Burton indicated she was glad to hear that demo is contingent upon final approval of the project.
3. Beth Huggins – No additional questions, already answered.
4. Cecile Cothran – Asked if the salvage company contacted might be the one she had read about several years ago, a young woman from Summerville who disassembled houses and reconstructed them and/or used their materials in other projects. Mr. Applegate indicated that this company did not appear to be in business any more.

At this point in the meeting Rachel Burton made a motion to approve demolition of the structures on the construction site with approval being contingent on the entire project receiving final approval. Developer is requested to pursue possible relocation or salvage of buildings until project finalized. Motion was seconded by Dr. Price and received unanimous approval by the Board.

Meeting adjourned at 6:35 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 2 march 2015

Approved:

Phil Dixon, Chairman


PE, CFM

Or,

Dr. David Price, Vice Chairman

Board of Architectural Review Minutes
Monday, January 5, 2015
Town Hall Annex – Training Room

Members Present:

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

Staff Present:

Rich Palmer, Building Official
Madelyn Robinson, Planning Director
Lucy Dreyer, Secy. to Board

Absent: Jeff Bowers

On the agenda:

1. 100 Central Avenue – Outdoor dining area.
 2. 134 Gadsden Street – Cottage moved to property.
 3. 618 S. Laurel Street – House addition and detached garage.
 4. 208 S. Cedar Street, 213 W. 2nd South Street, 200, 206 and 210 W. Richardson Avenue – Demo of existing buildings and conceptual/preliminary approval of a Mixed Use Development consisting of 65 room hotel, restaurant with roof top bar, 27 unit condos, conference center and 157 space parking garage.
-

Chairman Dixon opened the meeting at 6:00 PM. First order of business was approval of the minutes from the December 1st, 2014 meeting. The minutes were unanimously approved by the Board. (* John Kwist arrived after the start of discussion for Item 4).

Motion was made by David Price and seconded by Rachel Burton to take the smaller projects first. Board unanimously approved this motion.

Matthew Hunt presented revised drawings for the outdoor dining project at 100 Central Avenue. Mr. Hunt explained that rather than using a brick surround they had decided to use wood panels replicating the building. The dining area will be 32' x 24'6". After review of the drawings, Rachel Burton requested that the roof detail on the front elevation be corrected. The Board also asked that the column surrounds be chamfered. With the revisions agreed to the Board unanimously approved this project.

Neyle Jones of 134 Gadsden presented his request to move the small cottage located at 206 W. Richardson Avenue (rear) to their property at 134 Gadsden. Mr. Jones explained that moving the cottage would require no loss of protected trees. The moving process will require removal of the roof and while they are hoping to replace with a metal roof to match the house, their request is to be approved for either shingles (as currently in use) or metal to match the house. Mr. Jones also indicated that this cottage would not be relocated if the Hotel Project does not receive approval. After review of the submittals for this project, the Board unanimously approved this request.

Rachel Burton recused herself from the BAR in order to present her request for 618 S. Laurel Street. Ms. Burton explained this was a two-part request. First project involves removal of the existing laundry room and porch on the rear of the house and replacing with a new addition of approximately 280 sq. ft. for the porch addition and 581 sq. ft. of heated addition. The screened porch will have access to the yard from the side. All construction materials will match existing materials. This project received unanimous approval.

The second part of this submittal was the approval of a detached 22 x 24' garage. Siding, asphalt shingles and trim to match the existing house. Applicants were questioned as to style of garage doors and they responded they will use carriage style doors. With this response, the Board unanimously approved this project with the agreement that garage door style would be submitted once they have selected the design.

Arthur Applegate presented his drawings for the Dorchester Hotel project. Mr. Applegate explained they had made significant changes to the drawings based on board member suggestions. For example, additional property was purchased to allow for the conference center to be 1 story as opposed to 2 story with parking under the building, another entrance/exit is now possible onto W. 2nd South Street, condo units have been reduced to 3 story as opposed to 4 story (from 36 units to 27 units) and central air conditioning rather than thru-wall units (this will eliminate the grill work on the outside of the building as well as noise issue). Mr. Applegate went on to explain they had been advertising the current buildings on the lot free for removal and as yet had no serious takers. An ad has been placed in the local newspaper, Summerville Journal Scene, 2 times a week for 4 weeks. 206 W Richardson (front house), house mover explained the addition would need to be removed and that it was not practical to move due to the poor condition of the building. 206 W Richardson (rear) cottage to be moved to Gadsden Street. 213 W. 2nd South – house

would need to be cut in half and put back together due to the size of the house. Some interest has been expressed, but no takers as yet. 200 W. Richardson Avenue – former gas station (now interior decorator shop) would not be possible to relocate. 210 W. Richardson Avenue – Rich Palmer, Building Official for Town of Summerville, indicated the house is in terrible condition with plant material growing within the wall cavities, wood rot and mold in the walls and ceilings and asbestos material in the entire structure.

At this point the Board unanimously approved the demolition of the structure at 200 W. Richardson Avenue contingent upon final approval of the entire project. For the remainder of the structures, the Board requested that a salvage company be approached about the possibility of salvaging some of the materials from these buildings prior to demolition as well as the possibility of relocation.

Mr. Applegate made the following points:

1. New building along W. Richardson Avenue will sit 35' off the road. Further back than the existing buildings.
2. Deliveries can now come thru the entrance and exit onto W. 2nd South Street. Vehicles will not be required to back out onto Cedar Street.
3. Hotel 38' in height, same as Town Hall. Restaurant height 35'.
4. No variances are required for this project.

Mr. Applegate indicated he would like the Board to give this project conceptual/preliminary approval at this meeting which would allow them to work on the design details moving forward.

Comments by board members:

John Kwist – Building mass along Richardson Avenue still an issue. Felt that 320' of continuous wall too long. Need a pedestrian arcade to break up the building. Mr. Applegate felt this was not feasible, that they had tried to break up the wall using differences in material and fenestrations.

David Price – Felt that perhaps more of an arcade appearance could be given to the residential entry area on W. Richardson Avenue.

Beth Huggins – Felt drawings had come a long way and that the W. Richardson Avenue elevation had been greatly improved. Appreciated the condo units being reduced to 3 story.

Cecile Cothran – Agreed that perhaps an arcade appearance could be worked on for W. Richardson Avenue. Thought the roof line had a very good appearance.

Rachel Burton – Thanked the applicant for listening to their comments regarding additional property and removal of 4th floor of condos. Felt revisions improved this project. Going forward would like to see conference center have sides that complement each other. Felt storm water on site was a good improvement and would look forward to seeing how it would be handled.

At this point, Chairman Dixon called for a vote on conceptual/preliminary approval of this project. The vote was as follows:

David Price – Approve
Beth Huggins – Approve
John Kwist – Deny
Cecile Cothran – Approve
Rachel Burton – Approve
Phil Dixon – Approve

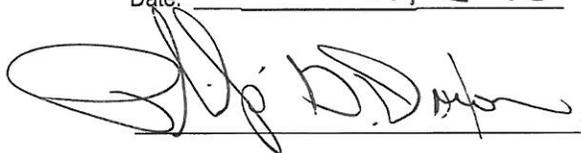
Meeting adjourned at 8:00 PM.

Respectfully Submitted,
Lucy Dreyer, Planner

Date: 2 March 2015

Approved:

Phil Dixon, Chairman

 PE, CFM

Or,

Dr. David Price, Vice Chairman

For your information included are two letters handed to Ms. Dreyer, Secretary to the Board, after the meeting.