TOWN OF SUMMERVILLE
BOARD OF ARCHITECTURAL REVIEW – AGENDA
Summerville Municipal Complex
Annex Building 2nd Floor Training Room
January 7th, 2020 at 6:00 P.M.

(ALL APPLICANTS ARE REQUIRED TO PRESENT THEIR INDIVIDUAL REQUEST)
For additional information regarding this meeting please contact the Planning Department at 843.851.4214. All related documents for this meeting are available for review at the Planning Department during regular business hours, Monday-Friday, 8:30 – 5:00 excluding Town of Summerville holidays and on the website www.summervillesc.gov

Approval of Minutes:
1. December 3rd, 2019 Meeting Minutes

Old Business:
1. 211 W. Richardson Avenue- Final selections for new construction of two office buildings
2. 206 Central Avenue- Demolition of existing fellowship hall, new construction of fellowship hall/offices for St. Luke’s church

New Business:
1. 101 S. Laurel Street- Addition to rear of existing single-family residence
2. 127 W. 5th South Street- Renovation of front porch on existing single-family residence
3. 310 S. Hickory Street- Addition of dormer to existing single-family residence

Miscellaneous:
1. N/A

Adjourn:

Agenda Posted:
To: Town of Summerville BAR  
From: Becca Zimmerman, Planner II  
Date: 12/31/19

GENERAL INFORMATION

Property Applicant: Tom Wallington  
Owner: Carroll House LLC  
Requested Action: Final Approval  
Existing Zoning/Land Use: N-MX, Mixed Use  
Location: 211 W. Richardson Avenue  
Building Rating: N/A  
Proposed Alterations: Final presentation of selections for two new office buildings  
Guideline Citation: 5. Design Guidelines – 5.10 Universal Guidelines for New Standalone Construction- Guidelines 29-36  
5.15 Guidelines for Commercial Properties-Refer to Residential Guidelines  
Evaluation: The proposed project is Zoning compliant. A light plan must be submitted prior to permit release and, the existing vegetation on site will be evaluated with staff to confirm it meets landscaping requirements. This project received BAR approval on December 3rd, with the condition that final selections were to be presented to the board prior to permitting.
10. St. Lukes - Fellowship Hall - (To be Demolished)
11. Residential Property
12. Davenport Properties
13. Residential Property
14. Residential Property
15. First Capital Bank
1. Pine Street Elevation with Side Elevations of New and Existing Building

2. Inside Lot Elevation with Side Elevations of New and Existing Building

3. Courtyard Elevation

4. Rear Elevation
1. Pine Street Elevation with Side Elevations of New and Existing Building

2. Inside Lot Elevation with Side Elevations of New and Existing Building

3. Courtyard Elevation

4. Rear Elevation

Scale: 1/8" = 1'-0"
SUMMERVILLE FAMILY YMCA TMS NO. 137-07-03-001

S 59°07'58"E 91.50'
S 59°12'09"E 119.56'
SIDE YARD SETBACK
FRONT YARD SETBACK
FRONT YARD SETBACK
SIDE YARD SETBACK
DETMOLD LINE
N 32°46'29"E 211.27'
N 59°28'43"W
S 30°26'36"W
S 32°08'14"W 137.57'

SOUTH PINE STREET   100' R/W

WEST RICHARDSON AVENUE   100' R/W

EXISTING PARKING SPACES

THE PROPERTY IS LOCATED IN THE "X" FLOOD HAZARD ZONE.

CODE APPLICABILITY
1. This structure has been renovated using the following building codes and standards:
   • International Building Code 2015
   • SSTD 10, 1999 Edition
   • SC Existing Building Code 2015
2. All Work to be in accordance with current applicable codes and standards.

SITE INFORMATION

AREA CALCULATIONS:
Existing Building:
Area: 2022
Porch: 851
Total: 2873

Pine Street Office:
Area: 2503 sq ft
Porch: 528
Total Area: 3031

Richardson Office Building:
Area: 2428 gross sq ft
Porch: 776
Total Area: 3204

Total Coverage for all Buildings: 9108 sq ft

SITE PLAN

CODE APPLICABILITY

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   • International Building Code 2015
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To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 12/31/19

GENERAL INFORMATION

Property Applicant: Hank D’Antonio
Owner: St. Luke’s Lutheran Church
Requested Action: Preliminary Approval
Existing Zoning/Land Use: GR-5, Commercial
Location: 206 Central Avenue
Building Rating: #1 Outstanding
Proposed Alterations: Demolition of existing fellowship hall, new construction of fellowship hall/offices for St. Luke’s church

Guideline Citation:
2. Procedures: 2.5 Demolition - Conditions #1 & #4

Evaluation: The original chapel was built in 1893. Additional buildings were built from the late 1960s to 1990s. The proposed building is consistent with the architectural style of the existing structures. This project went before the Board of Zoning appeals and received a variance approval for height (from 20ft to 45ft) and impervious lot coverage (from 35% to 56.8%).
1. DCCO - Home of Hope/Hope's House
2. Summerville Church of God
6. Church of the Epiphany
7. Timrod Library of Summerville
8. Bethany United Methodist Church

St. Luke's Lutheran Church
Fellowship Hall Replacement & Building
206 Central Ave, Summerville, SC 29483
St. Luke's Lutheran Church
Fellowship Hall Replacement & Building
206 Central Ave, Summerville, SC 29483

SITE PLAN
SCALE: 1" = 40'
St. Luke's Lutheran Church
Fellowship Hall Replacement & Building
206 Central Ave, Summerville, SC 29483
St. Luke's Lutheran Church
Fellowship Hall Replacement & Building
206 Central Ave, Summerville, SC 29483
12-13-2019 A12
St. Luke's Lutheran Church
Fellowship Hall Replacement & Building
206 Central Ave, Summerville, SC 29483

12-13-2019 A13

FIRST FLOOR = 0' - 0" (+10.00' MSL)

SOUTH ELEVATION - CENTERAL AVE.
SCALE: 1/16" = 1'-0"

T.O. ROOF #12 = 45' - 0"
T.O. ROOF #3 = 33' - 1"

TOPO #1 = -1' - 0"
TOPO #2 = -2' - 0"
TOPO #3 = -3' - 0"
FOUNDATION = -4' - 0"

WEST ELEVATION
SCALE: 1/16" = 1'-0"

T.O. ROOF #5 = 42' - 1"
T.O. ROOF #2 = 27' - 0"

TOPO #1 = -1' - 0"
TOPO #2 = -2' - 0"
TOPO #3 = -3' - 0"
FOUNDATION = -4' - 0"

SHINGLE ROOF; COLOR: MATCH EXISTING BUILDINGS ROOF
DOWNLEADERS & SCUPPERS; COLOR: MATCH SIDING
IMPACT RATED STOREFRONT SCREENING; COLOR: MATCH HARDIE SIDING
HARDEE FIBER CEMENT TRIM; 5-1/2"; COLOR: MATCH EXISTING CHURCH TRIM
HARDEE FIBER CEMENT PANEL; COLOR: MATCH SIDING
IMPACT RATED WINDOW W/HARDEE TRIM SURROUND; 5-1/2"; COLOR: MATCH FASCIA
HARDEE FIBER CEMENT FASCIA BOARD; COLOR: MATCH EXISTING CHURCH FASCIA
HARDEE FIBER CEMENT LAP SIDING; COLOR: TO MATCH EXISTING CHURCH SIDING
MECH. UNIT SCREENING; COLOR: MATCH HARDIE SIDING
HARDEE FIBER CEMENT TRIM; 5-1/2"; COLOR: MATCH EXISTING CHURCH TRIM
HARDEE FIBER CEMENT PANEL; COLOR: MATCH SIDING
MECH. UNIT SCREENING; COLOR: MATCH HARDIE SIDING
HARDEE FIBER CEMENT FASCIA BOARD; COLOR: TO MATCH EXISTING CHURCH FASCIA
HARDEE FIBER CEMENT LAP SIDING; COLOR: TO MATCH EXISTING CHURCH SIDING
MECH. LOUVER; COLOR: MATCH TRIM
DOWNSPOUTS & SCUPPERS; COLOR: TO MATCH SIDING
MECH. UNIT SCREENING; COLOR: MATCH HARDIE SIDING
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MECH. UNIT SCREENING; COLOR: MATCH HARDIE SIDING
HARDEE FIBER CEMENT TRIM; 5-1/2"; COLOR: MATCH EXISTING CHURCH TRIM
First Floor = 0'-0"

Second FL. = 13'-0"

T.O. Roof #2 = 27'-0"?

T.O. Roof #5 = 42'-1"

Second FL. = 13'-0"

(+1400' MSL)

First Floor = 0'-0"

(+1030' MSL)

Foundation = -4'-0"

MATCH LINE: SEE PLAN.

St. Luke's Lutheran Church
Fellowship Hall Replacement & Building
206 Central Ave, Summerville, SC 29483

1/8" = 1'-0"

BUILDING SECTION 4

12-13-2019  A19
St. Luke's Lutheran Church
Fellowship Hall Replacement & Building
206 Central Ave, Summerville, SC 29483

12-13-2019 A21
12/12/2019 3:30:12 PM

Architectural Asphalt Shingles; Match Existing Buildings, TYP.
5/4 Hardie Fascia; Color: Paint to Match Existing Church Fascia, TYP.
2x Wood Blocking Wrap in Self-Adhered Membrane, TYP.
6" Metal Stud; See Structural, TYP.
Truss; See Structural, TYP.
Batt Insulation; TYP.

5/8" Exterior Sheathing; See Structural, TYP.
3/4" Metal Furring Channel; See Hardie Mfr. Spec's, TYP.
9" Exposure FC Lap Hardie Siding; Color: Match Existing Church Lap Siding, TYP.

Second Fl. = 13' - 0"
(+14.00' MSL)

12" Floor Trusses w/ 3/4" Plywood & 1" Floor Leveler; TYP.
9" Exposure FC Lap Hardie Siding; Color: Match Existing Church Lap Siding, TYP.
Batt Insulation; TYP.
Impact Rated Storefront; TYP.
Metal Sill Flashing w/ Pan & End Dams; TYP.
Impact Rated Storefront; TYP.
2x Wood Blocking; Wrap in Self-Adhered Membrane, TYP.
6" Metal Studs; See Structural; TYP.
5/8" Exterior Sheathing; See Structural; TYP.
Backer Rod & Sealant (Both Sides); TYP.
Impact Rated Storefront; TYP.
2-Piece Metal Head Flashing w/ Hemmed Edge; TYP.

1st Floor = 0' - 0"
(+10.00' MSL)

Conc. Foundation; See Structural, TYP.
12" CMU; See Structural, TYP.
Key Plan
To: Town of Summerville BAR  
From: Becca Zimmerman, Planner II  
Date: 12/31/19

GENERAL INFORMATION

Property Applicant: Ana Hill  
Owner: Ana Hill  
Requested Action: Final Approval  
Existing Zoning/Land Use: GR-5, Residential  
Location: 101 S. Laurel Avenue  
Building Rating: #4 Supportive  
Proposed Alterations: Addition to rear of existing single-family residence  
Guideline Citation: 5. Design Guidelines – 5.9 Universal Guidelines for Additions – Guidelines 24 - 28

Evaluation: The proposed addition will match in style and material to existing residence. New windows appear to be 6/6 and similar in style, with one new window on the rear elevation appearing to be slightly smaller than the others. The proposed renovation will put the property at its maximum 35% impervious surface allowance, therefore the pavers to be installed cannot have mortar joints or concrete beneath them to be truly pervious. The carport listed on the plans is not part of this project and would need a Zoning variance. Otherwise, the project is Zoning compliant.
GENERAL INFORMATION

Property Applicant: Bonny Ferguson
Owner: Bonny & David Ferguson
Requested Action: Final Approval
Existing Zoning/Land Use: GR-2, Residential
Location: 127 W. 5th South Street
Building Rating: #1 Outstanding
Proposed Alterations: Renovation of front porch on existing single-family residence
Guideline Citation: 5. Design Guidelines – 5.14 Universal Guidelines for Residential Properties – Guideline 59. Restore Historic Porch Features

Evaluation: The proposed renovation will replace existing wrought iron porch supports with wood columns, which will be similar to the original wood columns, but slightly different in style. Wrought iron porch supports and balustrades were not original and added to home, documented in the 1996 SHPO survey. This project does not require Zoning approval.
STAFF REPORT
BAR Meeting
January 7th, 2019

To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 12/31/19

GENERAL INFORMATION

Property Applicant: Kent Lesley
Owner: Kent Lesley
Requested Action: Final Approval
Existing Zoning/Land Use: GR-2, Residential
Location: 310 S. Hickory Street
Building Rating: #2 Notable
Proposed Alterations: Addition of dormer to existing single-family residence
Guideline Citation: 5. Design Guidelines – 5.14 Universal Guidelines for Residential Properties – Guideline 55. Dormers

Evaluation: The proposed dormer/windows complement the overall massing and style of the building, with shake shingles on the dormer stained to match the existing siding. This project does not require Zoning approval.
NEW ASPHALT SHINGLE

NEW WOOD AWNING WINDOWS

NEW WOOD SHINGLE SIDING
STUCCO TO MATCH EXISTING

NEW ASPHALT SHINGLE

FRONT ELEVATION

LIGGLES Residence
210 CHICKORY ST
CAMERONVILLE

12-12-19