

**Board of Architectural Review Minutes**  
**Tuesday January 7<sup>th</sup>, 2020**  
**Town Hall Annex Building– Training Room**

**Members Present:**

Phil Dixon, Chairman  
David Price, Vice Chairman  
Tim Kennedy  
Jeff Bowers  
Rachel Burton  
Cecile Cothran

**Staff Present:**

Becca Zimmerman, Planner II

**Members Absent:**

Beth Huggins

**Items on the agenda:**

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**Old Business:**

1. 211 W. Richardson Avenue
2. 206 Central Avenue

**New Business:**

1. 101 S. Laurel Street
2. 127 W. 5th South Street
3. 310 S. Hickory Street

**Miscellaneous: N/A**

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Chairman Dixon opened the meeting at 6:00 pm and asked for consideration of the minutes from the December 3rd, 2019 regularly scheduled meeting. As there were no edits requested, the Board unanimously approved the minutes.

**Old Business:**

1. 211 W. Richardson Avenue- Mr. Wallington presented the final selections as requested by the Board at the previous meeting. He presented the two different roofline elevations and explained that he did not have a preference on which elevation will be used, and deferred to the Board as he felt both designs were acceptable. Mr. Kennedy voiced his favor of the newly presented roofline. Dr. Price agreed and stated that he was fine with either selection. Mr. Wallington moved on to present the requested window detail, and explained that it would be a fiberglass, two over two, simulated divided light. He also presented the color sample for the galvalume standing seam metal roof for the new buildings. Mr. Kennedy asked about the color of the windows, which Mr. Wallington confirmed would be white. Dr. Price stated he believed the buildings would look richer with a Charleston Green colored roof. The board members discussed different color options. Mr. Wallington stated he was open to what the Board thought was appropriate. Mr. Kennedy asked for confirmation on the dimensions and style of the galvalume roofing, Mr. Wallington confirmed the 1” standing seam and flat-panel details of the roof. Mr.

Kennedy stated he did not have a preference regarding the color of the roof. Mr. Kennedy made a motion to approve the revised roof elevation submitted, red galvalume roof and the window detail as presented. Mr. Bowers seconded the motion, the motion passed unanimously.

2. 206 Central Avenue- Mr. Hill presented an updated version of the proposed fellowship hall plans, which now include a survey and the rotation of the floor plan and streetscape rendering. Mr. Hill walked through the updated floor plan of the proposed building. Mr. Kennedy asked for clarification on rooftop screening above the proposed kitchen. Mr. Hill explained that there would be screening above the kitchen and multi-purpose room to hide mechanical equipment from the view of the right of way. Ms. Cothran questioned what type of screening would be used. Mr. Hill explained that was still being decided but that there will be a parapet wall and metal screening. Mr. Kennedy voiced his concern on what the actual height the screening would be, and that the plans were not drawn correctly to translate that height. Mr. Hill confirmed that they would take a closer look at this detail. Mr. Kennedy questioned what the large windows on the new building would be. Mr. Hill confirmed that they would be storefront windows. Ms. Cothran asked what was going to happen to the playground on the Church's campus. Mr. Hill explained that nothing would be changing with the playground at this time. The board members discussed the helpfulness of the streetscape rendering presented. Mr. Kennedy inquired about window trim details. Mr. Hill confirmed that the windows would be picture framed. Mr. Hill explained that the color and materials on the new building would be matched with the existing buildings. Mr. Hill presented the possibility of adding a covered walkway to the campus, and explained that the Church is still deciding if they want to include this in the project or not. Mr. Hill explained that they wanted to get the Board's opinion on this possibility. Dr. Price stated that he would not have a problem with the walkway, depending on how it is designed. Mr. Bowers stated that he understood the need for the covered walkway, noting that it was a practical element to include. Ms. Burton voiced that she was not opposed to the breezeway, but that the design needed to be appropriate to the Church campus. Chairman Dixon asked if there was anyone present who wanted to voice their concern regarding the demolition of the existing fellowship building on the campus. Mr. Mathis, the president of the church council, explained that the council approved the demolition of the building unanimously. There was no other public comment regarding the demolition. Dr. Price moved to accept the conceptual plan for the project. Ms. Burton seconded the motion; the motion passed unanimously.

#### **New Business:**

1. 101 S. Laurel Street- Ms. Hill presented her proposal to construct an addition to the rear of her home. Mr. Bowers asked if the materials and windows on the addition would match the existing home. Ms. Hill confirmed that they would and that the roof would be replaced but with the same materials. Mr. Kennedy inquired about the material of the existing windows, and Ms. Hill explained that the windows were not the original wood windows and were replaced before they purchased the home. Ms. Hill confirmed the windows for the addition would match the existing, but that she was hoping that they could also reuse the existing windows that will be removed for the addition. Mr. Kennedy motioned to approve the project. Dr. Price seconded the motion, the motion passed unanimously.

2. 127 W. 5th South Street- Mr. Ferguson explained his proposal to renovate his front porch by replacing the wrought iron supports with rounded columns, as well as replacing the railing. Ms. Cothran asked about the base of the porch supports. Mr. Ferguson explained that there is a square wooden base. The board members discussed the picture of the assumed original porch supports and questioned whether the columns were rounded or square supports with a turned column. Ms. Cothran stated that based on the picture presented, she believed the original columns were turned over a square base. Mr. Ferguson stated that they wanted to replace the porch supports with rounded columns. Ms. Cothran voiced her opinion that she did not think the proposed columns were suitable to the style of the house. Dr. Price proposed that the base of the current porch supports be recreated, and then a turned column could be placed on top of that support, matching the original porch supports. Mr. Ferguson explained that he was not sure if the photo they had submitted was original, and they would like to do rounded

columns. Mr. Kennedy asked what material would be used for the new columns. Mr. Ferguson stated that they would not be turned wood columns, due to the expense to implement said columns. He explained that the columns would be fiber-cast. Ms. Burton asked if the columns would be tapered and if there would be a capital and bottom. Mr. Ferguson confirmed the latter. Ms. Burton asked for the reasoning behind wanting rounded columns vs. what the Board was suggesting. Mr. Ferguson explained that the square base was not pleasing to them. Mr. Kennedy stated that as a #1 building in the Town that it is the Board's responsibility to ensure that the historic fabric of the home is maintained as much as possible. Mr. Ferguson stated that they had worked very hard to maintain the home, and the Board agreed that they had indeed done an excellent job. The board members continued to discuss maintaining the square base of the columns as shown in the original photo of the home vs. the proposed rounded columns, and if the picture presented shows rounded columns or columns with a square-base/turned column. Mr. Kennedy motioned to approve the column renovation as submitted, with rounded columns, Mr. Bowers seconded the motion. The motion passed with four in favor, Ms. Cothran in opposition and Ms. Burton abstained.

3. 310 S. Hickory Street- Mr. Lesley presented his proposal to add a dormer to his residence and remove skylights to make the home more energy-efficient. Ms. Burton complimented the design of the dormer and motioned to approve the project. Mr. Kennedy seconded the motion; the motion passed unanimously.

**Miscellaneous:** N/A

**Adjourn:**

Dr. Price motioned to adjourn; Ms. Cothran seconded the motion. Chairman Dixon adjourned the meeting at 7:15 pm.

Respectfully Submitted,

Becca Zimmerman, Planner II

Date: 9 Feb 2020

Approved:

Philip G. Dixon, Chairman

Dr. David Price, Vice Chairman

