

TOWN OF MOUNT PLEASANT, SOUTH CAROLINA
OLD VILLAGE HISTORIC DISTRICT COMMISSION
April 14, 2014
MINUTES

Present: Miles Martschink, chair, Joe Keenan, Louisa Montgomery, Warren Player, Brett Bennett
Staff: Kiera Reinertsen, Joe Juan, Lynnette Lynes

Mr. Martschink called the meeting to order at 5:03 p.m.

1. Approval of Minutes

Mr. Bennett moved for approval of the minutes with the following corrections:

- Page 3, item A, second to last paragraph—the Commission suggested that a carriage house style with double doors be considered.
- Page 14, Discussion of Preservation—Mr. Bennett stated that he, Mr. Martschink, and Ms. Reinertsen met with Mr. Evan Thomspson and Mr. Robert Gurley of the Preservation Society of Charleston met regarding...
- Page 14, last sentence—He stated that Mr. Thompson planned to respond to the Commission with more detail and participate in upcoming meetings.
- Page 14, first paragraph, second line—change to “caused drainage issues”...are drainage issues.

Mr. Player seconded the motion. All in favor.

2. Old Business

A. 401 Pitt St.: Request for fence alterations, new driveway, and new garage door. (Historic)

Ms. Reinertsen reviewed staff comments as follows:

Description of Proposed Work: The applicant is requesting approval for several alterations including a new driveway, garage door, and fence/gate alterations.

Applicable Ordinances:

- 156.330(D)(3) Lot Coverage. No more than 40% of the lot may be covered by impervious surfaces as defined in § 156.007.

Applicable Guidelines:

- Sidewalks, Driveways & Streets #3: Design new driveways and walkways to be compatible with the examples that already exist in the district. Select a design that is harmonious in terms of pattern and relationship to buildings and other paved areas, relationship to open space, and proportion of buildings on a parcel.
- Sidewalks, Driveways & Streets #4: Site parking areas with sensitivity. Driveways should lead into rear yard or side yard areas whenever possible.
- Sidewalks, Driveways & Streets #7: Two off-street parking spaces should be provided on all residential lots.
- Fences & Walls #2: New fences for Historic buildings of wood, brick, or wrought iron are appropriate when their design, height, placement, and arrangement of voids to solids are similar to Historic fences in the OVHD. High quality woven wire, if used as a support for landscape elements, is

- appropriate. Look to the streetscape on your block to determine what would be harmonious when designing a new fence.
- Fences & Walls #4: The “good” side of the fence must face outward, toward the street, right-of-way, or neighbor. Fences designed with pickets on both sides of the rails result in two good sides, since the two sides are identical, and do meet this guideline.
 - Fences & Walls #5: Fences in front yards, along a street-fronting side yard at a corner parcel, and fronting the harbor must be 42” or lower in height and must not be solid. Consideration for safety of pedestrians is important and should be taken into account when determining height and positioning of a fence. Fences along street corners should also consider safety factors when determining height.

Approved Materials :

<u>Garage Doors:</u>	<u>Fences</u>	<u>Sidewalks, Driveways</u>
Wood (B)	Wooden picket (B)	<u>& Streets:</u>
Vinyl Clad (N)	Brick (B)	Concrete (B)
High-quality	Wrought iron (B)	Tabby (B)
Aluminum (N)	High-quality woven	Stone (B)
	landscape wire with	Brick (B)
	wooden posts (B)	

Staff Comments :

This item was deferred by the Commission at the March meeting so the applicant could provide a more complete set of plans. Plans comply with applicable zoning codes. The house is historic and was built circa 1901.

Mr. Sam Lisi and Ms. Balzac reviewed the request with the Commission.

Mr. Player asked if there would be glass on the top of the garage doors. Mr. Lisi answered in the affirmative.

Mrs. Montgomery asked about the fence. Ms. Balzac showed the detail of the proposed fence on the plan for the Commission.

Mr. Bennett moved for approval as it would not adversely affect the Old Village Historic District. Mr. Player seconded the motion.

Mr. Martschink asked about doors and windows #5 and expressed concern with the garage door facing Pitt St. He suggested that it is not appropriate, particularly for a historic house.

Ms. Balzac noted that the house has been raised. She suggested that they are being sympathetic to the historic house, but there was some difficulty in trying to position the garage entrance.

Mrs. Montgomery suggested that it would not necessarily be an issue since the driveway is over 60 feet in length. She suggested that being stained a light color

would help. Ms. Balzac stated that they would be willing to use a light color matching the existing color on the house.

Mr. Martschink stated that his concern is that the garage would be the main feature on the Pitt Street side.

Mr. Lisi stated that they were approved for the garage in 2006, but have not been able to accomplish this until this time.

Mr. Keenan stated that he is empathetic to Mr. Martschink's concerns, but feels that the length of the driveway, landscaping, and fencing would screen the garage.

Mr. Martschink called for a vote on the motion. Motion passed on a 4 to 1 vote with Mr. Martschink opposed.

3. New Business

A. 107 Bennett St.: Request for porch alterations. (Historic)

Ms. Reinertsen reviewed staff comments as follows:

Description of Proposed Work: The applicant is requesting approval to remove the existing non-historic second floor balcony and construct a new two-story porch more in keeping with the historic porch.

Applicable Ordinances:

- 156.330(E)(3) Building Area Ratio (BAR) Requirement. (a) New construction of residential dwellings, including additions thereto and their accessory use buildings shall be subject to a Building Area Ratio (BAR). (b) The BAR shall be calculated by ascertaining the total of number of square feet of building areas taken on a horizontal plane, specifically including any cantilevered areas, of the principal building and all accessory buildings (except those less than 144 square feet in area), exclusive of uncovered porches (decks), terraces, and steps. Building area in two-story rooms (i.e. cathedral ceilings) shall be counted twice. The building area in a crawl space shall not be counted. Garage area shall be counted regardless of whether it is located underneath a house or in an accessory building. (c) The maximum BAR shall not comprise more than 50% of the lot size. However, a minimum building area of 2,500 square feet shall be allowed regardless of lot size, provided that 40% lot coverage is not exceeded. The maximum building area, which includes accessory structures, shall not exceed 5,500 square feet regardless of lot size.

Applicable Guidelines:

- Porches & Stoops #1: On Historic buildings, porches, stoops, and steps that are original and contribute to the building's architectural character should not **be altered or removed on a primary façade.**
- Porches & Stoops #4: Repair and replace deteriorated architectural details on Historic buildings, such as brackets, spindles, handrails, balusters, and columns. Use materials that are on the Approved Materials List.
- Porches & Stoops #5: Do not remove original materials on Historic buildings and replace them with wrought iron, new brick, or other materials

inappropriate to the building's character. For Historic and Non Historic buildings, modern materials are appropriate when they present the same appearance and texture as original materials and are on the Approved Materials List.

- Porches & Stoops #7: When adding necessary elements to a porch, such as a handrail, select a style that does not detract from the original architectural character, or overshadow the original railing.

Approved Materials :

Columns:

Wood (B)

Fiberglass (B)

Brick (B)

Handrails & Pickets:

Wood (B)

Metal (B)

Staff Comments :

No zoning codes apply to the request. The house is historic and was built circa 1870.

Mr. Brian Maiden reviewed the request with the Commission.

Mrs. Montgomery suggested that it was a necessary renovation.

Mr. Martschink asked what other construction would take place. Mr. Maiden answered that the staircase and entrance would be moved to the front. Mr. Martschink asked how the construction would line up. Mr. Maiden answered that it would match up with the fascia and suggested that the image was overlayed and the reason for the discrepancy. Mr. Martschink suggested that plans should be brought back to the Commission for approval.

Mr. Maiden asked if contingent approval could be given. Mr. Martschink answered that conceptual approval could be given, but final approval could not be given until the complete plans were provided. He stated that all affected elevations should be provided.

Mr. Player moved for deferral. Mr. Keenan seconded the motion. All in favor.

B. 104 Beach St.: Request for alteration to accessory structure.

Ms. Reinertsen reviewed staff comments as follows:

Description of Proposed Work: The applicant is requesting approval to alter the existing garage to accommodate an accessory dwelling unit above. The work proposed includes removing the existing roof, raising the walls, then replacing the roof.

Applicable Ordinances:

- 156.330(E)(3) Building Area Ratio (BAR) Requirement. (a) New construction of residential dwellings, including additions thereto and their accessory use buildings shall be subject to a Building Area Ratio (BAR). (b) The BAR shall be calculated by ascertaining the total of number of square feet of building areas taken on a horizontal plane, specifically including any cantilevered

areas, of the principal building and all accessory buildings (except those less than 144 square feet in area), exclusive of uncovered porches (decks), terraces, and steps. Building area in two-story rooms (i.e. cathedral ceilings) shall be counted twice. The building area in a crawl space shall not be counted. Garage area shall be counted regardless of whether it is located underneath a house or in an accessory building. (c) The maximum BAR shall not comprise more than 50% of the lot size. However, a minimum building area of 2,500 square feet shall be allowed regardless of lot size, provided that 40% lot coverage is not exceeded. The maximum building area, which includes accessory structures, shall not exceed 5,500 square feet regardless of lot size. (d) At least 10% of the building area in new construction must be comprised of porches. (e) Exceptions. 1. The BAR shall not apply to garage space located under a house when the house is required to be elevated a minimum of eight feet above finished grade in order to comply with FEMA regulations. 2. The BAR shall not apply to basement space where a sub-grade basement can be accommodated without the use of fill. 3. The BAR shall not apply to alterations that do not change the massing of a structure. Examples include but are not limited to: finishing space in an attic or under an elevated structure.

Applicable Guidelines:

- Additions #1: Design additions to complement the Non Historic or Historic structure. Avoid visually or physically overwhelming the original building. It is inharmonious for additions to be taller or out of scale with the Historic or Non Historic primary structure.
- Roofs #8: Dormer windows may be added to an existing Non-Historic building, **including to a façade or highly visible elevation, when the scale of the dormer, its roof shape, and its architectural detailing are appropriate to the scale and architectural style of the building.** The new work must also be compatible with the building in terms of detailing, materials, and placement.
- Roofs #9: Flat, mansard, and shed roofs are not harmonious with the residential character of the OVHD.

Approved Materials :

<u>Siding:</u>	Standing seam metal
Wood (B)	(B)
Cementitious siding (N)	Copper (B)
Brick (B)	Wood shakes (B)
Stucco (B)	Slate (B)
Cedar shake (B)	High quality 5-V crimp (N)

Doors:
 Wood (B)
 Fiberglass (B)
 Steel (N)

<u>Roofs:</u>	<u>Windows:</u>
Architectural asphalt shingles (B)	Wood (B)
Architectural fiberglass shingles (B)	Aluminum clad (N)
	Vinyl (high quality) (N)
	Fiberglass (high quality) (N)

Handrails & Pickets:
 Wood (B)
 Metal (B)

Exterior Steps:
 Wood (B)
 Brick (B)
 Slate (B)

Stone (B)

Staff Comments :

Plans comply with height requirements. There is no change requested to setbacks or lot coverage. The additional square footage gained in the accessory dwelling unit will exceed the 5,500sf maximum allowed by ordinance, however, ordinance 156.330(E)(3)(e) provides exceptions to projects that do not result in a change in massing. The Commission will need to determine whether the request meets that ordinance requirement. The house is non-historic and was built in 2007.

Mr. Bennett expressed concern with the stairwell and suggested that it should be deferred.

Mr. Bennett moved for deferral. Mrs. Montgomery seconded the motion. All in favor.

C. 101 New St.: Request for alterations to previously approved accessory structure.

Ms. Reinertsen reviewed staff comments as follows:

Description of Proposed Work: The applicant is requesting approval to reduce the size of the previously approved accessory structure.

Applicable Ordinances:

- 156.330(E)(3) Building Area Ratio (BAR) Requirement. (a) New construction of residential dwellings, including additions thereto and their accessory use buildings shall be subject to a Building Area Ratio (BAR). (b) The BAR shall be calculated by ascertaining the total of number of square feet of building areas taken on a horizontal plane, specifically including any cantilevered areas, of the principal building and all accessory buildings (except those less than 144 square feet in area), exclusive of uncovered porches (decks), terraces, and steps. Building area in two-story rooms (i.e. cathedral ceilings) shall be counted twice. The building area in a crawl space shall not be counted. Garage area shall be counted regardless of whether it is located underneath a house or in an accessory building. (c) The maximum BAR shall not comprise more than 50% of the lot size. However, a minimum building area of 2,500 square feet shall be allowed regardless of lot size, provided that 40% lot coverage is not exceeded. The maximum building area, which includes accessory structures, shall not exceed 5,500 square feet regardless of lot size.
- 156.330(D)(3) Lot Coverage. No more than 40% of the lot may be covered by impervious surfaces as defined in § 156.007.
- 156.330(D)(4) Yard requirements. For properties located within the Old Village Historic District, setback distances shall be determined during the Certificate of Appropriateness review process, with consideration of existing conditions and setbacks of adjacent lots. Consideration should be given to the established pattern on the block and adjacent lots with respect to the overall character of the streetscape and district.

Applicable Guidelines:

- Garages & Accessory Buildings #3: The scale, height, mass, and location of garage and accessory buildings should be appropriate for the primary structure it accompanies. It is inharmonious for garages and accessory buildings to be taller than the primary Historic or Non Historic structure that they accompany.
- Garages & Accessory Buildings #4: Design elements of new garages and accessory buildings should take their cue from the primary structure. Roof forms and slopes should be complementary to the primary structure.

Approved Materials :

Siding:

Wood (B)
Cementitious siding
(N)
Brick (B)
Stucco (B)
Cedar shake (B)

Roofs:

Architectural asphalt
shingles (B)
Architectural
fiberglass shingles
(B)
Standing seam metal
(B)
Copper (B)
Wood shakes (B)
Slate (B)
High quality 5-V
crimp (N)

Windows:

Wood (B)
Aluminum clad (N)
Vinyl (high quality)
(N)
Fiberglass (high
quality) (N)

Doors:

Wood (B)
Fiberglass (B)
Steel (N)

Staff Comments :

The applicant received approval to demolish the existing garage and construct a new detached garage with an accessory dwelling unit above at the July 2013 meeting. The approval was contingent upon the applicant being able to comply with the flood regulations without raising the structure. The applicant has decided to forgo the accessory dwelling unit and reduce the size of the garage to comply with the accessory structure regulations. The Commission granted the applicant an 18' front yard setback and a 3' side yard setback for the structure in July 2013, the current proposal keeps the garage footprint in the same location, maintaining those setbacks. The plans comply with height, lot coverage, and building area ratio ordinances. The plans do not comply with the 25' front yard setback or the 6' side-yard setback, but section 156.330(D)(4) of the code of ordinances gives the Commission purview over setbacks. The applicant has submitted a drainage plan to the town for review to ensure no adverse impacts are made to the trees on site or to the adjacent properties.

Mr. Rory Brown reviewed the request with the Commission.

Mrs. Montgomery suggested that the existing structure does not compliment the neighborhood, but that the renovation was most appropriate.

Mr. Martschink asked about the grade difference with the house next door and how this would be handled. Mr. Brown answered that a retaining wall would be installed.

Mr. Bennett asked about drainage and how this would be handled. Mr. Juan answered that he has not reviewed the plans to date. Mr. Brown stated that the drainage plan would not change and given the slope, the water would drain past the home.

Mrs. Montgomery asked about the concrete pad. Mr. Brown answered that it would be removed and an open garden installed. He stated that the block would be extended on New Street with gravel parking for the new garage.

Mr. Martschink expressed concern that 18 feet in front of the garage would not be enough space. He stated that 20-22 feet would be better. He suggested that the garage should be closer to the house to allow more room for parking in front of the garage.

Mr. Bennett asked if dimensions for parking are included. Ms. Reinertsen answered in the negative.

Ms. Jay Middleton, 201 Bank St, stated that she lives adjacent to this property. She expressed concern that this would be 3 feet from the property line and would be closer to her home. She stated that there have been other approvals that allowed encroachment into the setback and consequently closer to her home. She stated that another concern is the drainage issues in the area. She stated that there has been fill added on the Brown's property that changed the grade. She stated that she would prefer the dormer to be moved to the other side of the house.

Mr. Martschink asked if New Street is a Town street. Ms. Reinertsen answered that she is not sure if it is owned by the Town or the state.

Mr. Brown stated that they would be amenable to moving the garage closer to the house to allow more room for parking. He stated that they would be amenable to removing the upper story windows. He stated that they would like to keep the garage at the same distance to the side property line.

Ms. Middleton asked if additional fill is allowed to be brought in to raise the property. Ms. Reinertsen answered that as long as the drainage is not affected, there is nothing prohibiting fill from being added. Ms. Middleton suggested that this should be reviewed.

Mr. Martschink stated that the fill is out of the Commission's purview.

Mr. Player asked about the retaining wall and how the drainage would be handled. Mr. Brown answered that it would step down to match the grade. Mr. Player suggested that the plans do not show that it slopes and suggested that the measurements should be included on the plans. He suggested that grade measurements should be included for the retaining wall at least to the end of the garage. He also suggested that downspouts and drains should be shown on the plan.

Mr. Martschink stated that the parking should be 22 feet.

Mrs. Montgomery suggested that the arch should be duplicated for the garage. Mr. Player suggested that there might not be room.

Mr. Player moved for deferral. Mr. Bennett seconded the motion. All in favor.

D. 202 Bennett St.: Request for alterations to hardscape. (Historic)

Ms. Reinertsen reviewed staff comments as follows:

Description of Proposed Work: The applicant is requesting approval to remove the existing stepping stones and install a brick walkway.

Applicable Ordinances:

- 156.330(D)(3) Lot Coverage. No more than 40% of the lot may be covered by impervious surfaces as defined in § 156.007.

Applicable Guidelines:

- Sidewalks, Driveways & Streets #1: Protect the walkways, driveways, paths and signage of the streetscape.
- Sidewalks, Driveways & Streets #2: Retain walkways and driveways for Historic buildings that contribute to a site's historic character.
- Sidewalks, Driveways & Streets #3: Design new driveways and walkways to be compatible with the examples that already exist in the district. Select a design that is harmonious in terms of pattern and relationship to buildings and other paved areas, relationship to open space, and proportion of buildings on a parcel.
- Sidewalks, Driveways & Streets #5: Overwhelming hardscapes in the front yard are not compatible with the streetscape of the OVHD.

Approved Materials :

Sidewalks, Driveways & Streets:

- Concrete (B)
- Tabby (B)
- Stone (B)
- Brick (B)

Staff Comments :

No zoning codes apply to the request. The house is historic and was built circa 1915. The request is before the board because the house is historic.

Mr. Player moved for approval. Mrs. Montgomery seconded the motion. All in favor.

4. Other Business

A. Staff approvals for March

Ms. Reinertsen reviewed staff approvals as follows:

- 707 Royall–Picket fence
- 120 Pitt–porch enclosure
- 435 Whilden–fence and gate

B. General Discussion

Mr. Bennett asked about 120 Mary Street and if the driveway was approved. Ms. Reinertsen answered that this would come before the Commission for approval.

Mr. Bennett stated that Mr. Thompson is no longer with the Preservation Society of Charleston. He stated that he has contacted Mr. Gurley to follow-up.

Mrs. Montgomery asked about the fence being installed on Bennett St. Ms. Reinertsen stated that this was 210 Bennett and was approved approximately one year ago.

There being no further business, the meeting adjourned at 6:25 p.m.

Submitted by,
L. Lynes
OVHDC04142014