

McClellanville Board of Review Meeting

AGENDA

September 18, 2017 – 7:00 PM

1. Minutes from August 14, 2017.
2. ARB consideration of Malcolm Baldwin. This application is for reroofing with galvanized metal, placing siding over asbestos shingles in front with lap wood or Hardiplank, change sign on front of building, add awnings over exterior doors, and add signage at side door for future business. Changes will be made over a period of time. The property is at 829 Pinckney Street and is in the Historic District.
3. ARB consideration of Becky and Don Phillips. This application is for replacing windows with vinyl with true simulated lites to replicate as close as possible existing windows and for the repair of the exterior materials. The property is at 127 Oak Street and is in the Historic District.
4. Adjournment

Mayor
Rutledge B. Leland, III

Town Council
Aaron L. Baldwin
Robert J. Gannon
Gussie Humes
James E. Scott, IV



Town Clerk/Treasurer
Mary S. Duke

Building Official
Paul A. Fields

Zoning Administrator
Kathryn S. Basha

Phone: (843) 887-3712

405 Pinckney Street
McClellanville, S.C. 29458

FAX: (843) 887-3094

September 19, 2017

Becky and Don Phillips
941 Pinckney Street
McClellanville, SC 29458

Dear: Becky and Don Phillips

Enclosed please find a copy of the Order and the Certificate of Appropriateness from the Architectural Review Board. Your application for replacing windows with vinyl with true simulated lites to replicate as close as possible existing windows and for the repair of the exterior materials was reviewed. There was a discussion concerning the use of vinyl for the replacement windows. The argument was made by the applicant that vinyl windows could be ordered to fit in the existing frame and would allow for replacement without altering the window frame. The use of wood would require further alteration to accommodate fixed sized windows. The use of GBG minions were also discussed and deemed appropriate in this case. This application was approved with no conditions. The property is at 125 Oak Street in the Historic District. Please note that the **correct address for this property is 125 Oak Street** and not 127 Oak Street. Some of the paper work was generated prior to the address correction being made by Charleston County.

Please remember that any deviations from the approved design, not discussed with the review board with the original application must be considered by the Board before construction continues. Submitting an application as soon as changes are anticipated can alleviate the potential for issuance of a stop work order or the delay in the certificate of occupancy.

Sincerely,

G. Gary Bronson
Secretary

/ggb

Enclosure

cc: Mayor and Town Council

Minutes
McClellanville Architectural Review Board / Design Review Board
September 18, 2017 – 7:00 PM

The McClellanville Architectural Review Board/Design Review Board met on the above-noted date. The time and date of the meeting had been advertised in compliance with state law. Present at the meeting were Chair Larry Mellichamp, Board members, Bill Youngman, Lucia Jaycocks, David Smith, Kent Parker and Secretary Gary Bronson. In attendance were Kathryn Basha, Zoning Administrator, applicants Don Phillips, architect Guv Gottshalk representing Don Phillips, and Ben Graham. There was no representative or applicant present for the 829 Pinckney Street application. The meeting was recorded.

The meeting was called to order by Chair Larry Mellichamp. The Board reviewed the minutes from the August 14, 2017 meeting and they were approved.

125
oak

The Board then considered an application from Becky and Don Phillips. This application is for replacing windows with vinyl with true simulated lites to replicate as close as possible existing windows and for the repair of the exterior materials. The property is at 127 Oak Street and is in the Historic District. Bill Youngman made the motion to approve the application with no conditions. David Smith seconded and it was carried by unanimous vote of those present

The Board then considered an application from Malcolm Baldwin. This application is for reroofing with galvanized metal, placing siding over asbestos shingles in front with lap wood or Hardiplank, change sign on front of building, add awnings over exterior doors, and add signage at side doors for future business. Changes will be made over a period of time. The property is at 829 Pinckney Street and is in the Historic District.

Bill Youngman made the motion to approve the standing seam or 5V galvanized roof with no conditions and Lucia Jaycocks seconded. Bill Youngman made the motion to approve the lap siding from the ground up with no vertical siding, and Lucia Jaycocks seconded. Lucia Jaycocks made a motion to approve the main sign at the top center of the front and Bill Youngman seconded. Kent Parker moved to approve the awnings and Lucia Jaycocks seconded. The vertical siding on the front of the building was not approved. The future signs as well as the main top center sign must meet Article 9 of the *Town of McClellanville Zoning and Land Development Ordinance*. All motions and denials were carried by unanimous vote of those present.

Respectfully submitted,



Gary Bronson
Secretary

Town of McClellanville
Zoning Permit Application for ARB/DRB Applications

Date Filed: 9/7/17

THE APPLICANT HEREBY REQUESTS a zoning permit pursuant to Section 10.5.2 of the McClellanville Zoning and Land Development Ordinance to use and/or develop the subject property in the following manner:

- REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
TO FIT EXISTING OPENINGS. WINDOWS TO HAVE TRUE
SIMULATED DIVIDED LITES

- EXTERIOR REPAIR AND MAINTENANCE OF EXISTING
MATERIALS.

Applicant(s)[print]: GUN GOTTSCHALK / GOTTSCHALK ARCHITECTS

Mailing Address: 806 JOHNNIE DODDS BLVD. SUITE 204
MT. PLEASANT, SC 29462

Telephone: [work] _____ [home] _____ [cell] 843.729.8270

Interest: Owner(s) ; Agent of Owner(s) ; Other _____

If the Applicant is other than the owner

Owner(s)[print]: BECKY AND DON PHILLIPS

Mailing Address: PO BOX 189
MCCLELLANVILLE, SC

Telephone: [work] _____ [home] _____ [cell] 828.612.7975

[Please list additional owners on reverse side]

Note:

If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant to represent my (our) interest in this request for a zoning permit.

Date: 9-18-17

Becky and Don Phillips


**THE ARCHITECTURAL REVIEW BOARD
OF THE TOWN OF McCLELLANVILLE
CERTIFICATE OF APPROPRIATENESS**

APPLICANT: Becky and Don Phillips

SITE ADDRESS: 127 Oak Street

NATURE OF APPLICATION:

for replacing windows with vinyl with true simulated lites to replicate as close as possible existing windows and for the repair of the exterior materials.

CONDITIONS IMPOSED BY THE ARCHITECTURAL REVIEW BOARD

REPLACEMENT OF WINDOWS WITH VINYL APPROVED CONDITIONED ^{ON} ~~BY~~
MATCHING ORIGINAL AS CLOSE AS POSSIBLE. ALL EXTERIOR REPAIRS
TO USE LIKE MATERIALS OR EXISTING MATERIALS

This CERTIFICATE acknowledges that this application to the Architectural Review Board has been determined to be appropriate and in keeping with the historic and prevailing architectural qualities of the Historic District. This CERTIFICATE is awarded subject to strict adherence to the above conditions and conformance with your presentation to the Board. This CERTIFICATE should not be construed as a Zoning Permit or Building Permit. All permits, licenses, and fees must be secured after award of this CERTIFICATE.

9/18/17
Date

Henry L. Mellichamp III
Chair, Architectural Review Board

cc: Mayor and Town Council