

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
APRIL 13, 2022 AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on March 9, 2022

III. Public Hearing and Matter in Position for Action

DRB-2022-10 Request for a Certificate of Appropriateness to install signage on the building located at 151 West Evans Street, Tax Map Number 90167-02-005; H-1 Historic Overlay District.

IV. Public Hearing and Matter in Position for Action

DRB-2022-11 Request for a Certificate of Appropriateness to replace the awning and install fencing at 604 South Irby Street, Tax Map Number 90088-08-010; D-1 Redevelopment Overlay District and ISCOD Irby Street Corridor Overlay District.

V. Public Hearing and Matter in Position for Action

DRB-2022-12 Request for a Certificate of Appropriateness to paint signage on the building located at 492 West Cheves Street, Tax Map Number 90074-07-035; D-1 Redevelopment Overlay District.

VI. Public Hearing and Matter in Position for Action

DRB-2022-13 Request for a Certificate of Appropriateness to renovate the building located at 309 North Dargan Street, Tax Map Number 90086-04-013; D-2 Downtown Overlay District.

VII. Public Hearing and Matter in Position for Action

DRB-2022-14 Request for a Certificate of Appropriateness to construct a townhouse development on East NB Baroody Street, Tax Map Numbers 90170-01-023, 90170-01-024, and 90170-01-025; D-2 Downtown and W-1 Food, Artisan, and Warehouse Overlay Districts.

VIII. Public Hearing and Matter in Position for Action

DRB-2022-15 Request for a Certificate of Appropriateness to repair the house located at 353 Timrod Park Drive, Tax Map Number 90076-04-005; D-4 Timrod Park Overlay District.

IX. Adjournment Next meeting is scheduled for May 11, 2022.

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
MARCH 9, 2022 MINUTES

MEMBERS PRESENT: Jamie Carsten, Scott Collins, Jay Ham, John Keith, Joey McMillan, Mike Padgett, Ranny Starnes, and David Tedder

MEMBERS ABSENT: Brice Elvington and Erik Healy

STAFF PRESENT: Jerry Dudley, Derek Johnston, and Alane Zlotnicki; Bryan Bynum for IT

CALL TO ORDER: Chairman Carsten called the March 9, 2022 regular meeting to order at 2:01 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the February 9, 2022 minutes and asked if there were any corrections or comments. There being none, he called for a motion to approve the minutes as submitted. Mr. McMillan moved that they be approved; Mr. Ham seconded the motion, and it passed unanimously (7-0).

Dr. Keith arrived.

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

DRB-2022-07 Request for a Certificate of Appropriateness to conduct a number of site modifications at 252 South Dargan Street, Tax Map Number 90087-03-016; D-3 Arts & Culture Overlay District.

Mr. Ham and Mr. Collins recused themselves due to professional and personal involvement with the request.

Chairman Carsten read the introduction to DRB-2022-07 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board.

There being no questions for staff, Chairman Carsten opened the public hearing.

There being no one to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion. Mr. Tedder moved to approve the request as submitted. Mr. McMillan seconded the motion, and the vote to approve the request passed unanimously (6-0), with Mr. Ham and Mr. Collins recusing.

DRB-2022-08 Request for a Certificate of Appropriateness to install fencing at the house located at 513 West Cedar Street, Tax Map Number 90075-07-002; D-4 Timrod Park Overlay District.

Chairman Carsten read the introduction to DRB-2022-08 and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Design Review Board.

Mr. Collins asked Mrs. Zlotnicki for the specific language dealing with chain-link fences. Mrs. Zlotnicki stated there is nothing in the Design Guidelines for the Timrod Park Overlay District, but in the Unified

Development Ordinance a chain-link fence cannot be installed in the front yard, or on the streetside of a corner lot without a hedge to screen it.

Mr. Collins asked if the applicant could install a black fence. Mrs Zlotnicki stated the applicant had already purchased the chain-link material. She also stated that the president of the Timrod Park Neighborhood Association has spoken in favor of the fence.

There being no further questions for staff, Chairman Carsten opened the public hearing.

There being no one to speak either for or against the request, Chairman Carsten closed the public hearing and called for discussion and then a motion. Mr. Collins moved to approve the request as submitted with the requirement that the applicant spray-paint black the gate and fencing visible from Cedar Street to minimize its visibility. Mr. Padgett seconded the motion, and the vote to approve the request passed unanimously (8-0).

ADJOURNMENT: Chairman Carsten adjourned the meeting at 2:15 p.m. The next meeting is scheduled for April 13, 2022.

Respectfully submitted by

Austin Cherry
Administrative Assistant III

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

DATE: April 13, 2022
CASE NUMBER: DRB 2022-10
LOCATION: 151 West Evans Street
TAX MAP NUMBER: 90167-02-005
OWNERS OF RECORD: Rainwater Development LLC
APPLICANT: Clint Deas, Signs Plus
PROJECT DESCRIPTION: Wall signs
OVERLAY DISTRICT: H-1 Historic Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to attach two wall signs at the Rainwater Building located at 151 West Evans Street. Synergi Partners occupies a portion of the second floor of Kress Corner above Town Hall Restaurant & Bar as well as several of the first-floor tenant spaces. The proposed wall signs will be attached to the second story of the building with one facing North Dargan Street and the other facing West Evans Street (in the same location as the previous tenant's signs). According to the applicant, the proposed wall signs materials will be formed plastic letters with internal LED lighting. The size of both proposed wall signs is 29.42' in height and 140.28' in length.

Background Information

The 22,242 square foot commercial building was constructed in 1920. The property is zoned Central Business District within the H-1 Historic Overlay District. The intent of the H-1 Historic Overlay District is to safeguard the architectural integrity of historic structures and sites by preventing the intrusion of incompatible development. According to the City of Florence Unified Development Ordinance Table 5-17.2.1B Regulation of Signs by Type, Characteristics, and Zoning District, properties that are zoned in the Central Business District (CBD) are allowed a maximum of two wall signs (Attachment G).

Staff Analysis

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina* prepared by Allison Platt & Associates and Hunter Interests Inc., as adopted by Florence City Council. From Chapter 4 of the *Design Guidelines for downtown Florence, SC*:

Business signage

Signs are an important part of the identity of any business. Modern technology has extended the range of possible materials and treatments available to business owners.

The following materials are recommended:

- Wood (carved, sandblasted, etched, and properly sealed, primed, and painted or stained)

- Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion)
- High density pre-formed foam or similar material. New materials may be appropriate if properly designed in a manner consistent with these guidelines and painted or otherwise finished to complement the architecture
- Custom neon tubing, in the form of graphics or lettering, may be incorporated into several of the above permitted sign types.
- Sign material should be compatible with the design of the face of the façade where it is to be placed.

Flashing signs are not permitted. Backlit and internally lit signs may be used if approved by the Design Review Board and will be allowed only when they complement the existing façade and surrounding structures and are consistent with the objectives of the Design Guidelines.

The architecture in the Historic District and the Downtown Overlay District provides for two kinds of building mounted signs:

- panels and letters mounted flat to the wall
- panels mounted perpendicular to the wall

Both kinds of signs require installations that are coordinated with and responsive to the architecture of the buildings. The architectural elevations suggest two graphic zones that will accommodate signage: the sign band zone and the transom zone. The sign band zone provides space for pin-mounted individual letters or a panel placed flat against the wall to address views from vehicles and long distances. The transom zone above the door openings, where an awning may be installed, also provides space for signs installed perpendicular to the building to provide pedestrian orientation on the sidewalk, between or beneath the awning(s).

The proposed signage is in compliance with the underlying Unified Development Ordinance and is similar to the signage of the previous tenant of the second floor space of Kress Corner.

1. **The historic and significant character of the property should be retained and preserved.** *The applicant is proposing to add two wall signs that will identify the company which would be visible to pedestrian and vehicular traffic who are walking and driving on the corner of West Evans Street and North Dargan Street.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved.** *Not applicable.*
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board.** *Not applicable.*
4. **Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board.** *Not applicable.*
5. **New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired.** *The proposed signage would be required to be removed if the tenant vacates the building.*

6. **The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures.** *Not applicable.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings.** *Not applicable.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures.** *According to the applicant, the two wall signs will be located on the corner of West Evans Street and North Dargan Street in the 100 block above Town House Restaurant & Bar. The two wall signs in the Central Business District (CBD) zoning designation comply with the City of Florence Unified Development Ordinance Table 5-17.2.1B Regulation of Signs by Type, Characteristics, and Zoning Districts.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures.** *Not applicable.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses.** *Not applicable.*
11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures.** *Not applicable.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures.** *The proposed two wall signs will consist of formed plastic letters and will be internally lit. The color and logo of both signs will be blue and orange with a two-sided edge symbol between the middle of the lettering.*

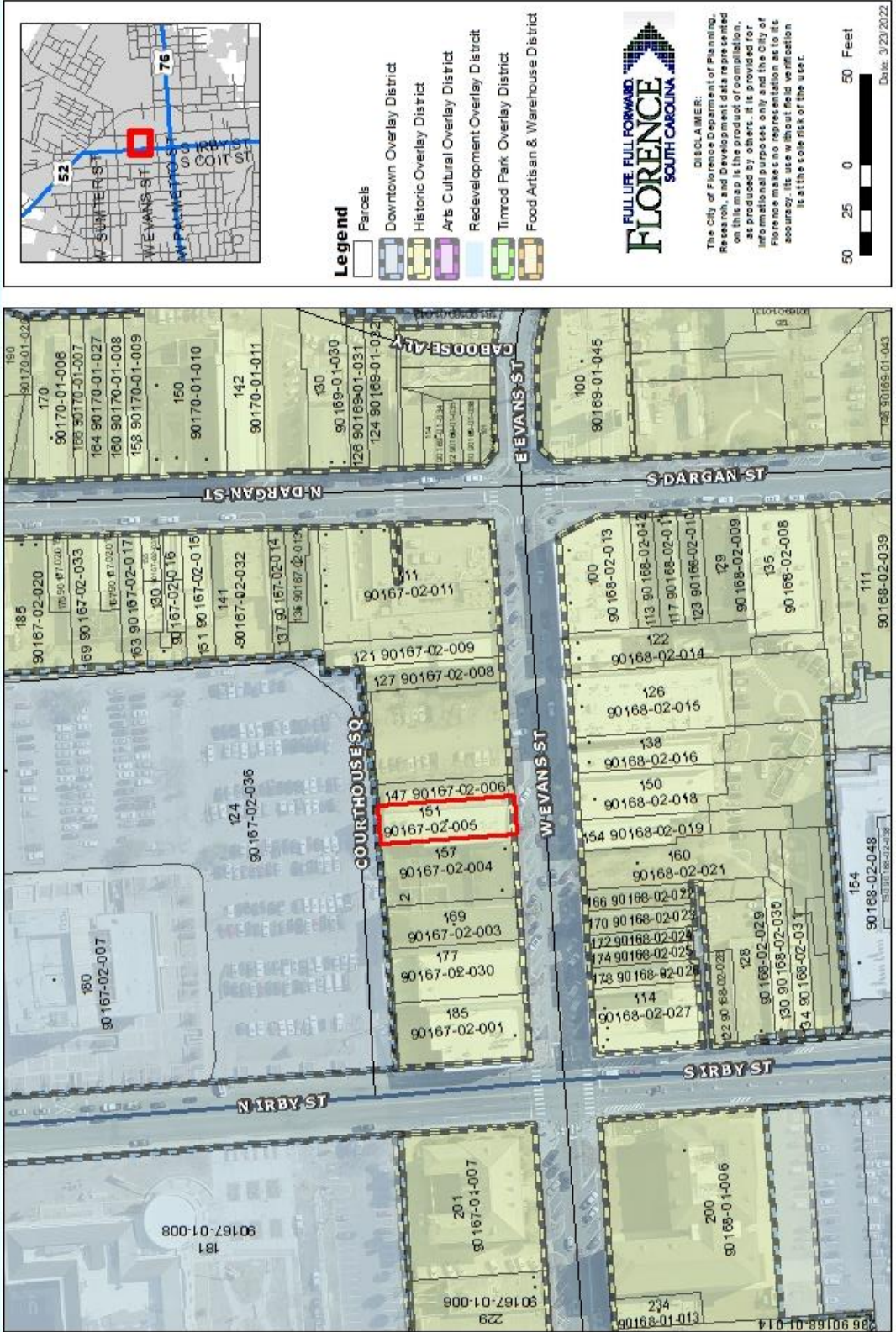
Board Action

1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

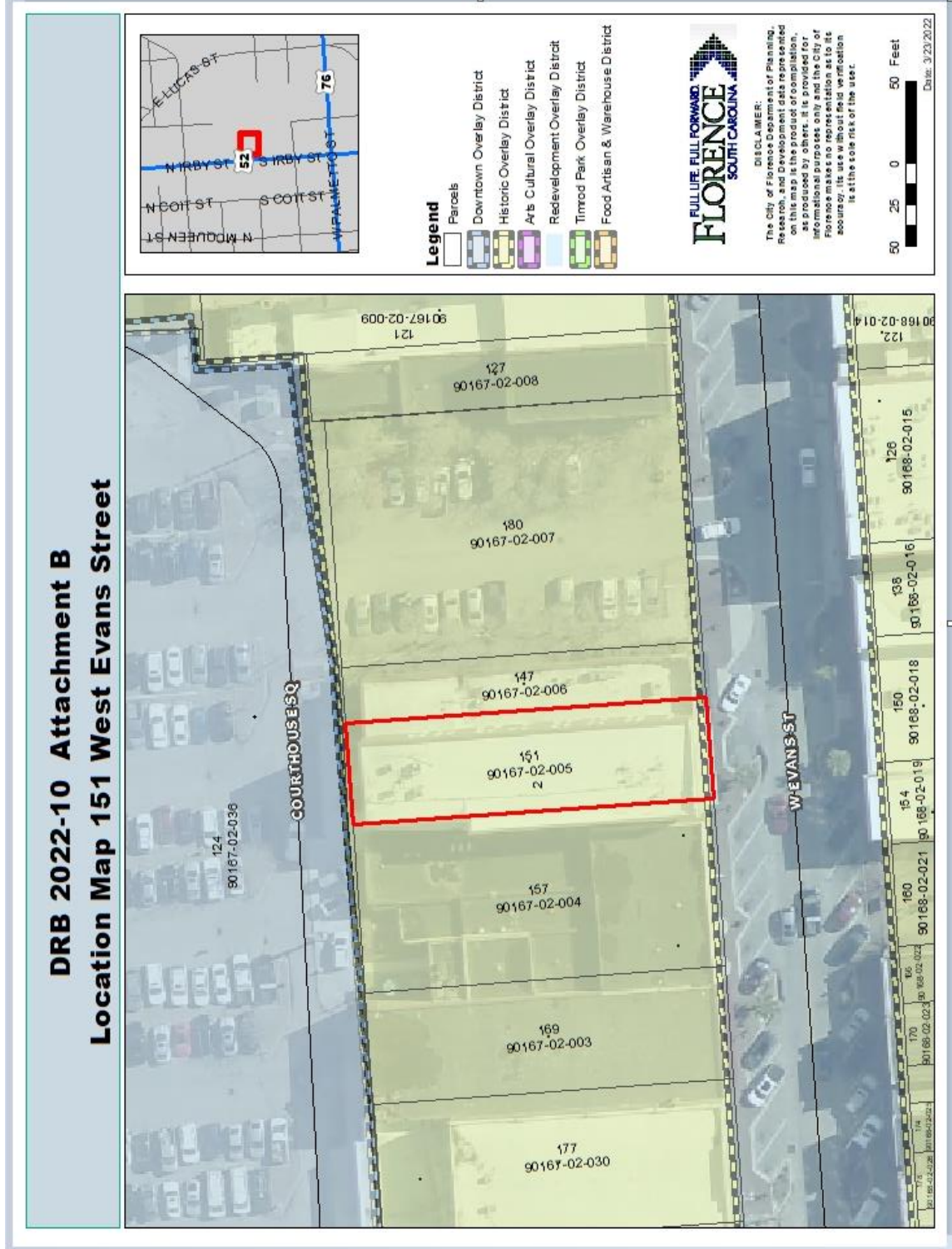
Attachments

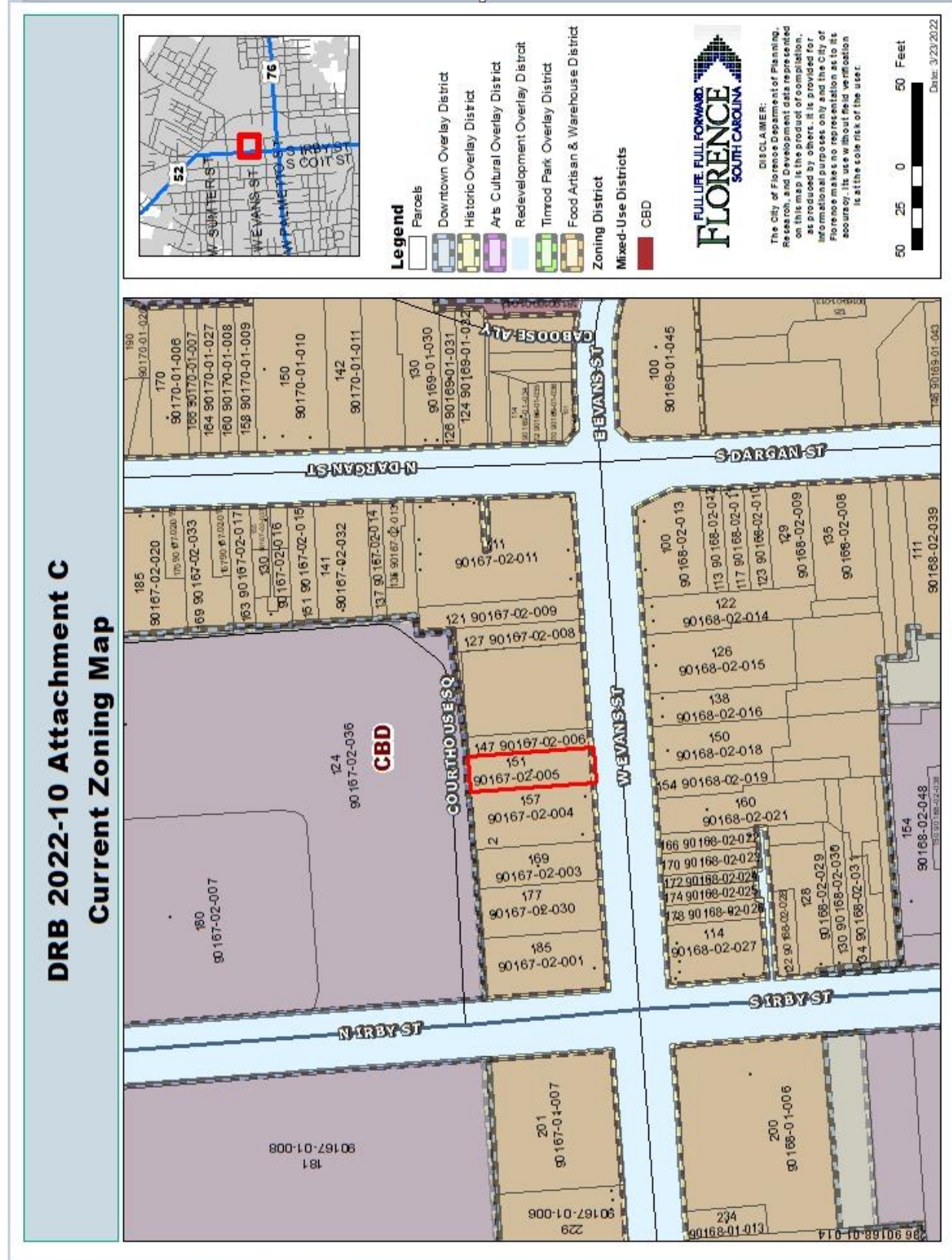
- A. Vicinity Map
- B. Location Map
- C. Current Zoning Map
- D. Property Card
- E. Proposed Sign Renderings
- F. Street view photos
- G. Table 5-17.2.1B Regulation of Signs by Type, Characteristics, and Zoning District

DRB 2022-10 Attachment A
Vicinity Map 151 West Evans Street



Attachment B: Location Map





Attachment D: Property Card

FLORENCE COUNTY TAX ASSESSOR		Property Card Record for MBP: 90167-02-005		TAX YEAR: 2021	9/16/21 10:13:19	PAGE: 77192
----- PROPERTY LOCATION Address -----				PROPERTY BILLING NAME/ADDRESS ===		
Number: 00000	Suffix:			RAINWATER DEVELOPMENT LLC		
Street Name: 00000000	Street Suffix:					
City:	State:	Zip: 00000 0000				
District: 110	Land Class: CI COMMERCIAL IMPROVED			151 W EVANS ST	FLORENCE SC29501	
Legal Desc: W EVANS ST						
Land Characteristic Selections						
01 Topography	1	Level				
02 Street	1	Paved				
03 Utilities	1	All Public Utilities				
04 Fronting Traffic	5	Heavy				
05 Ownership	1	Private				
LAND Lots:	Eff Frontage: 41	Eff Depth: 145				
LAND Square Feet: Primary Site	5,887					

C O M M E R C I A L MBP: 90167-02-005 BUILDING ID#: 001 SUFFIX#: 000						
Category: 503 OFFICE BUILDINGS Yr.Built: 1920 Area Sq.Ft: 14,829						
Improvement Cost with Additions: 1,371,338.47		Yard/Other Bldg Values:		Total Buildings Value: 1,371,338.47		

--- Totals for MBP ---						
# Buildings: 1	Building Value: 1,371,338.47	Land Market Value: 29,435.00				
Market Acres: .00	Use Acres: .00	Land Use Value: .00				
Bld/Land Use Total: 1,371,338.47	Bld/Land Mar.Total: 1,400,773.47	6% Bld Value: 1,371,338	# of 6% Blds: 1			
Rental Acres: 0	Rental Acres Value: 0	Ren.Acres-Mar: 0	Ren.Acres Value-Mar: 0			
Transfer Date: 12/14	DEED Book: 8553	Page: 0137	Sales Price: 280,000			

Attachment E: Proposed Sign Renderings



The proposed wall sign will be on the corner of West Evans Street in the 100 block



The proposed wall sign will be on the interior side of North Dargan Street in the 100 block

Attachment F: Street view photos of the proposed wall signs



The corner of West Evans Street in the 100 block



The corner of North Dargan Street in the 100 block

Attachment G: Table 5-17.2.1B Regulation of Signs by Type, Characteristics, and Zoning District

Table 5-17.2.1B Regulation of Signs By Type, Characteristics, and Zoning Districts									
Sign Characteristic By Type	All Residential Zones	INS (B)	CR	CA/DS	CG	CBD/AC	IL/IH	AR	OSR
FREE-STANDING SIGNS									
Number Permitted Per Lot (E)									
Billboards	N	N	N	N	NA	N	NA	NA	N
Other (I)	1(A)	2	1	1	1	1	1	1	1 (A)
Per Feet of St. Frontage									
Billboards (C)	N	N	N	N	1:1,200	N	1:1,200	1:1,200	N
Other	NA	(K)	NA	NA	(D)	NA	(D)	(D)	NA
Maximum Sign Area (s.f.)									
Billboards	NA	NA	NA	NA	(F)	NA	(F)	(F)	NA
Other	20	(L)	20	32	3 s.f. per each ft. st. frontage (G)	80	80	32	20
Minimum Setback from Property Line									
Billboards	NA	NA	NA	NA	10'	NA	10'	10'	NA
Other	5'	5'	5'	5'	5'	0'	5'	5'	5'
Maximum Height	12'	12'	12'	24'	(H)	24'	(H)	(H)	12'
BUILDING SIGNS									
Number Permitted (J)	1	2	1	2	2	2	2	2	1
Maximum Sign Area (s.f.)	4	90 (L)	12	NA	NA	NA	NA	NA	12
Maximum Wall Area (J)	NA	20%	NA	25%	25%	25%	15%	25%	NA

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

DATE: April 13, 2022

CASE NUMBER: DRB 2022-11

LOCATION: 501 South Irby Street

TAX MAP NUMBER: 90088-08-010

OWNER OF RECORD: MMPC, LLC (Phillip and Michelle Anderson)

APPLICANT: Anderson Plumbing & Industrial Inc.

PROJECT DESCRIPTION: Awning replacement and installation of a fence

OVERLAY DISTRICT: D-3 Arts & Cultural Overlay District; Irby Street Corridor Overlay District (IS-COD)

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to replace two awnings and install an aluminum fence on the right side of the commercial property located on Tax Map Parcel 90088-08-010. The applicant wants to replace the existing two red fabric awnings with a fabric navy blue awning (Attachment H). The existing awnings are: 1) a partial wrap-a-around awning located in the front and south side of the building; and 2) an awning above the garage door on the south side of the building (Attachment F). The proposed fence will go on the south side of the building and enclose a portion of the existing parking lot, 80 feet in width fronting Irby Street and 112 feet in length along the south side of the property. (Attachment D). The fence material is black aluminum. Landscaping is proposed in the existing grassed areas in front of the building as well as around the perimeter of the proposed fencing. The predominant species proposed are Rose Creek Abelia and Camellia (red variety) (Attachments I and J).

Background Information

The building was constructed in 1946. The property is located in the Commercial General district within the Arts and Cultural Overlay District and the Irby Street Corridor Overlay District. The Design Guidelines state that the intent of the Irby Street Corridor Overlay District is “*to foster redevelopment of properties adjacent to the US Highway 52/Irby Street Corridor for the purpose of creating and maintaining a safe, efficient, functional, and attractive corridor through the City of Florence Downtown.*”

Staff Analysis

The following section from the Design Guidelines addresses signage in the Irby Street Corridor Overlay District.

From Chapter 8 of the *Design Guidelines for Downtown Florence, SC*:

Awnings:

Awnings are an excellent way to introduce color and texture into the commercial street/building environment. Within this district, only fabric awnings are recommended. Awning colors should be

compatible with the proposed color scheme of the project and complement the intent of the district. Backlit or plastic awnings are not permitted.

Color:

The color of buildings in the Irby Street Corridor Overlay District should complement the colors of adjacent buildings. Buildings should use primarily earth tones, with light and bright colors used only as minor accents.

Irby Street Corridor Overlay District – Fencing and Screening:

Fences and walls shall comply with the following standards:

- i. Fence and wall height, setback, and transparency requirements shall follow Division 3- 8.2.2 of the Unified Development Ordinance.
- ii. Materials for fences and walls shall include wood, ornamental wrought iron or powder coated aluminum; cement fiberboard; composite materials; masonry; or a combination of these materials.
- iii. Stockade, unfinished concrete block, sheet metal, vinyl or plastic, and chain link fences are prohibited.

Sec. 3-8.2.2 Fences, Walls, and Hedges

A. **Generally.** The requirements of this Section apply to fences, walls, and hedges on nonresidential and multifamily lots or parcels.

B. **Heights and Setbacks.** Set out in Table 3-8.2.2, Heights and Setbacks for Fences, Walls, and Hedges, is the allowable heights and setbacks for fences, walls, and hedges.

Table 3-8.2.2 ♂ Heights and Setbacks for Fences, Walls, and Hedges						
Standard	Front Yard	Side Yard	Street & Side Yard	Rear Yard ¹	Abutting RE, RS, RG, RU, NC, or CR districts or a Collector or Arterial Street	
Maximum Height	Up to 3', subject to this Section.	6'	4'	6'	10' ²	
Minimum Setback	5' from street and 1' from sidewalk	0'	5' from street and 1' from sidewalk; 20' from intersections of street and alley lot lines	0'; 3' from alley	0'	
Transparency	50%	0%	50%	0%	0%	

TABLE NOTES: ♂
¹ A lower fence height, increased setback, or minimum transparency may be required to assure safe alley passage.
² May be required by the Plan Commission as a condition of approval of a sketch plan.

C. **Materials.**

1. **Allowed Materials.** Materials used for fences and walls shall be durable, and of a character commonly used in commercial applications, including:

- a. Wood, provided that it is:
 - 1. a weather resistant species;
 - 2. treated with U.S. Environmental Protection Agency approved preservatives; or
 - 3. finished (painted or stained and sealed);
- b. Ornamental wrought iron or powder-coated aluminum (except those used for screening purposes);
- c. Masonry (brick, stucco-finished concrete, split face concrete masonry units, or stone), but not unfinished concrete block; or
- d. Combinations of these materials.

According to the City of Florence Table 3-8.2.2 (Heights and Setbacks for Fences, Walls, and Hedges) for nonresidential commercial structures, the maximum height of a side and rear yard fence can be up to 6 feet.

The Design Guidelines for the Irby Street Corridor Overlay District (ISCOD) states that “only fabric awnings are recommended.” The ISCOD recommendation for colors of fabric awnings states that they should complement the color of adjacent buildings. The proposed navy awning will complement the earth tone gray building (Attachment F).

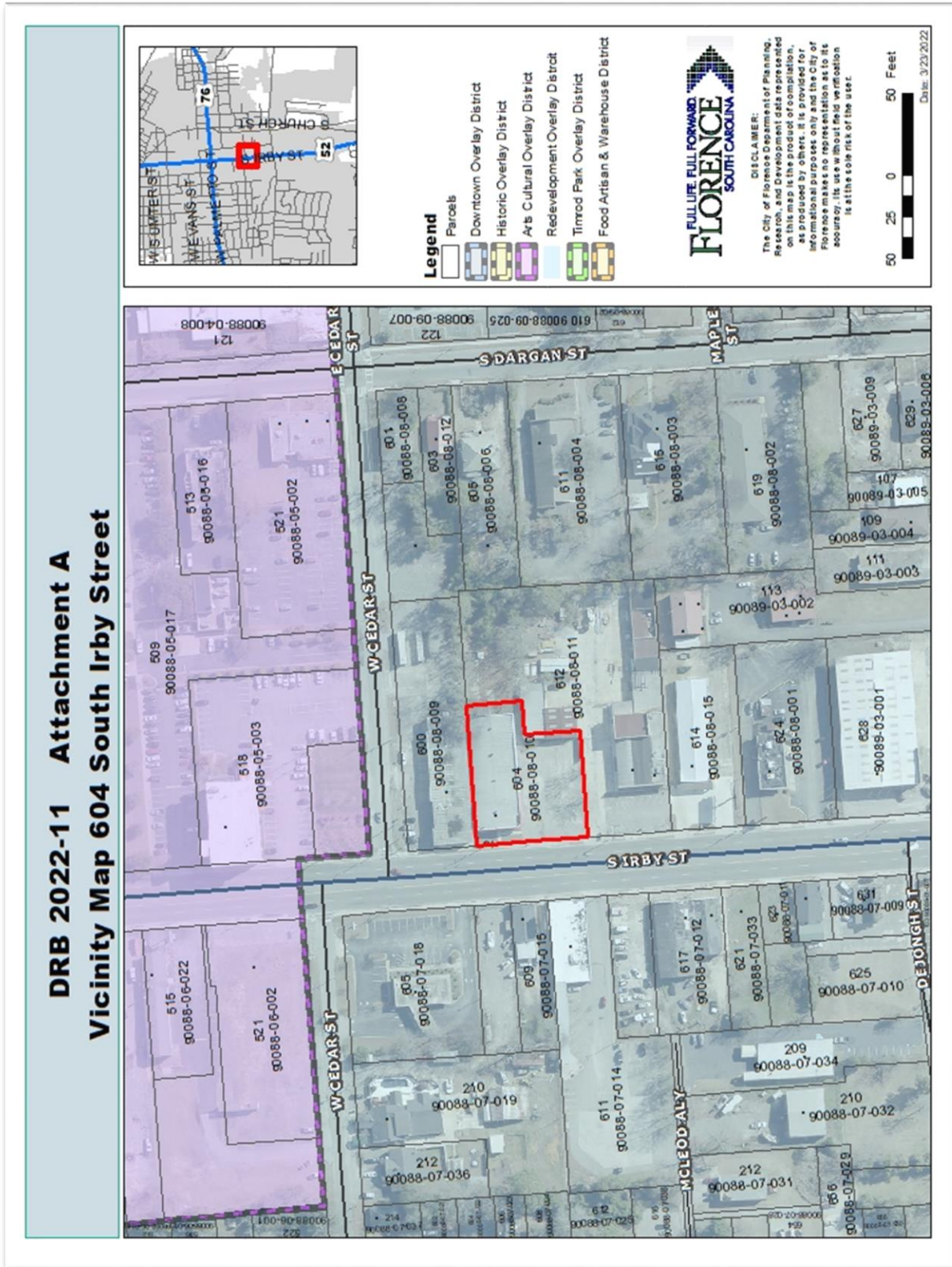
1. **The historic and significant character of the property should be retained and preserved.** *The applicant is proposing to replace the existing red awnings with navy fabric awnings of identical size, shape, and location. The applicant is also proposing to install a black aluminum fence around the existing parking lot to the south of the building.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved.** *The applicant is proposing to replace the existing red awnings with navy fabric awnings of identical size, shape, and location. The applicant is also proposing to install a six foot tall black aluminum fence in the existing parking lot to the south of the building.*
3. **3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board.** *Not applicable.*
4. **Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board.** *Not applicable.*
5. **New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired.** *The proposed awnings and privacy fence can be removed in the future if necessary.*
6. **The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures.** *The proposed fence will be 6 feet tall. The awnings will match the existing in size and location.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings.** *Not applicable.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures.** *The proposed fence will be six feet in height and will surround the existing parking lot. Landscaping is proposed to lessen the impact of the fence.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures.** *Not applicable.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses.** *The proposed black aluminum fence to the south side of the property will enclose the side entrance of the property (Attachment D). The applicant plans to landscape the exterior of the fence and the currently grassed areas in the front of the building. The predominant species proposed are Rose Creek Abelia and camellia (red variety).*
11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures.** *The proposed fence will be 6 feet tall. The awnings will match the existing in size and location.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures.** *The existing red fabric awnings will be replaced with navy awnings. The proposed fence material is aluminum, and the color of the fence will be black.*

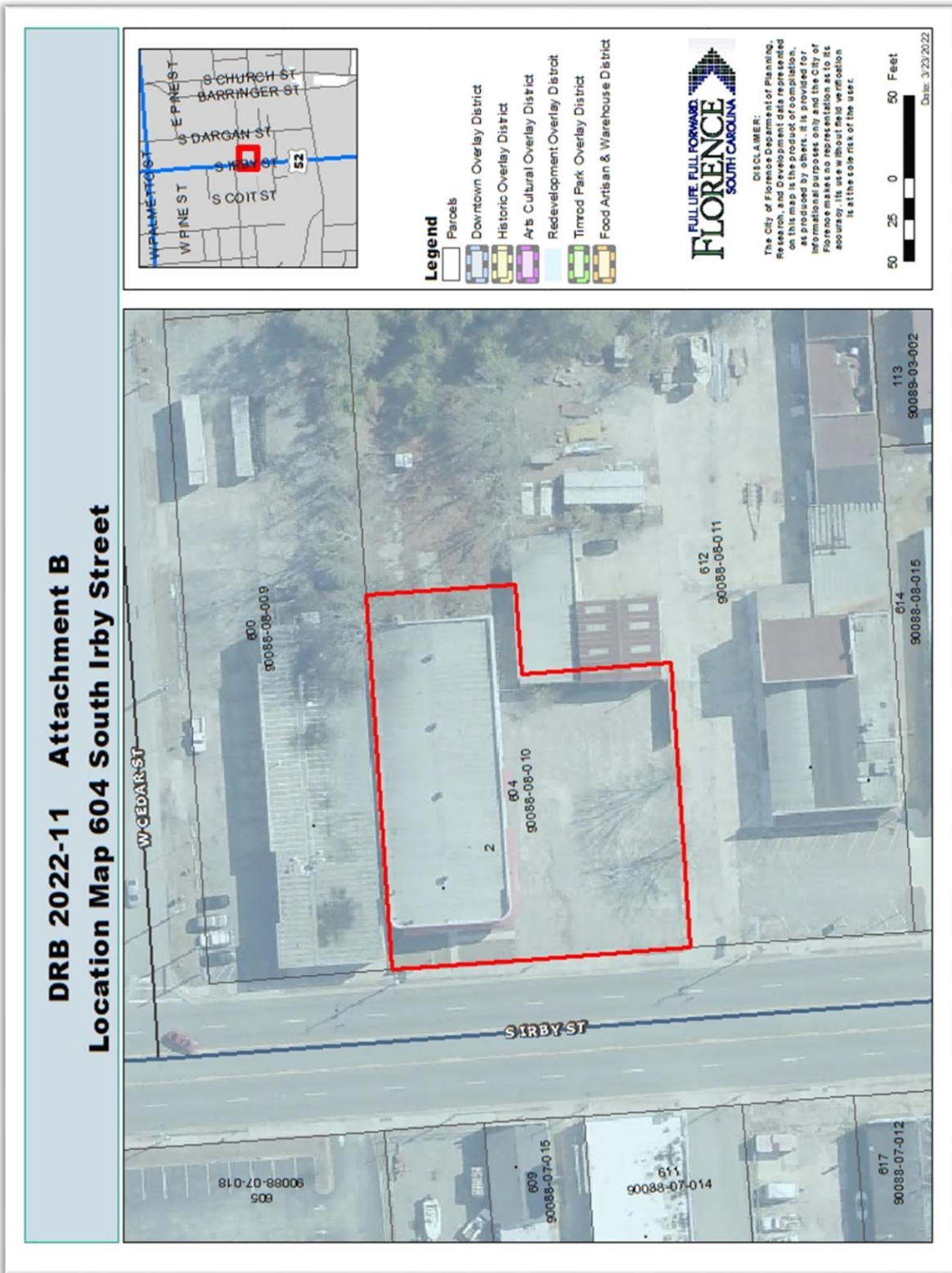
Board Action

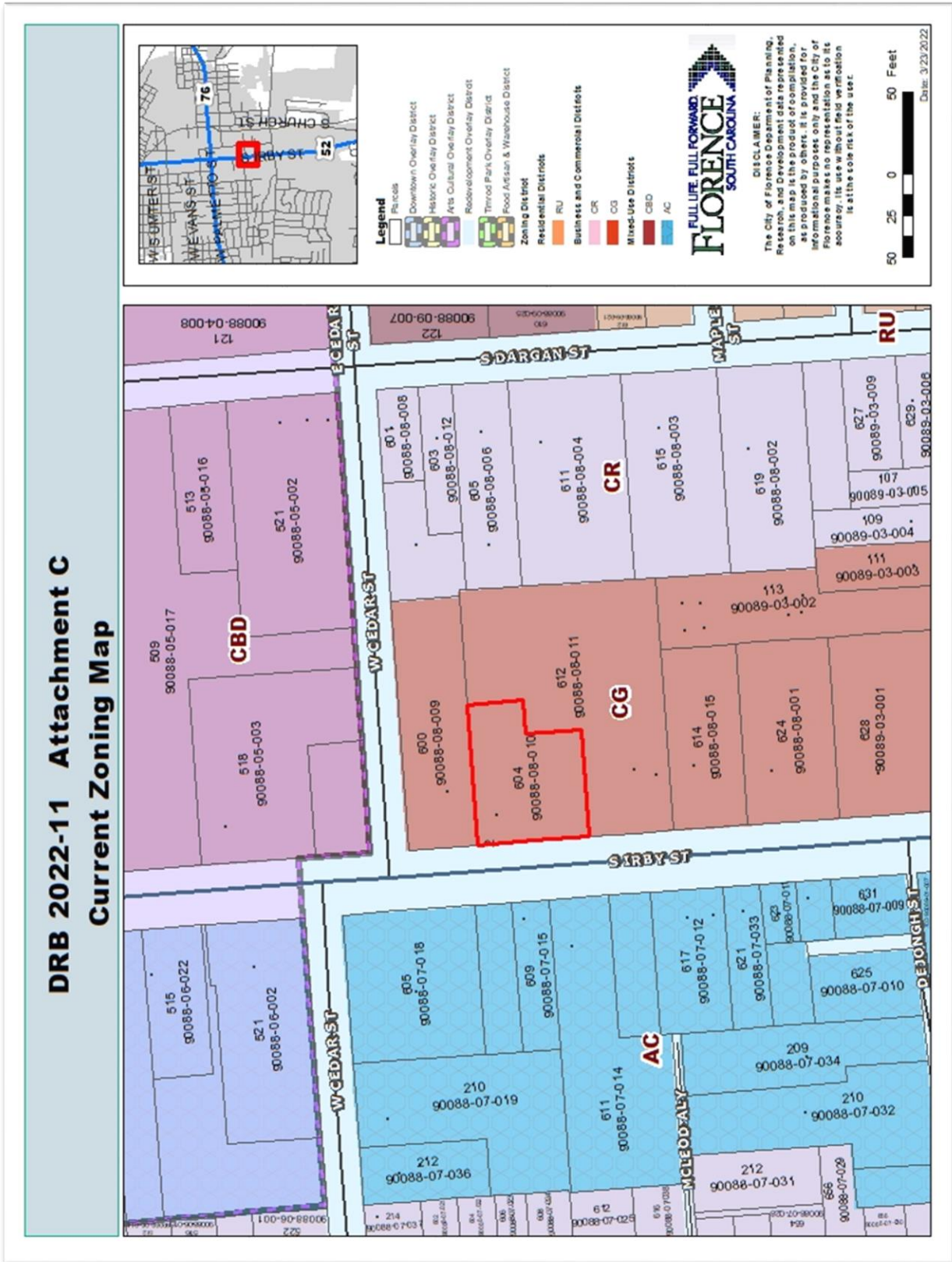
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, decide regarding the request on the application.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Illustration of the fence
- E. Material of the proposed fence (aluminum)
- F. Photos of the existing red awnings
- G. Statement from C. Phillip Anderson
- H. Color of the proposed awning
- I. Proposed landscape materials
- J. Landscape Plan







Attachment D: Illustration of the proposed fence



Attachment E: Material of the proposed fence (aluminum)



Attachment F: Photos of the existing red awnings

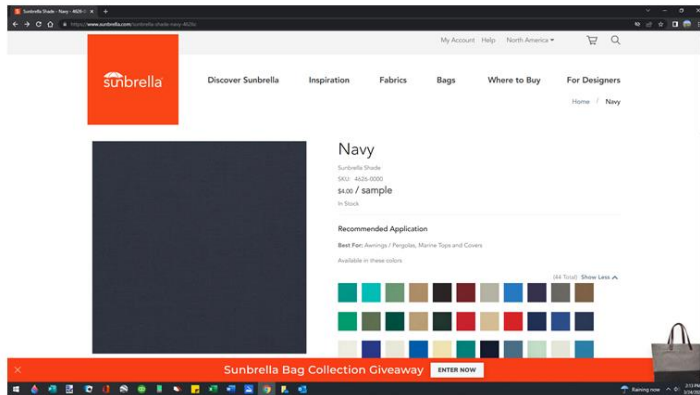


Attachment G: Statement from C. Phillip Anderson

We have several ladies who work in our Hartsville office that will sometimes be in and out of our Florence Warehouse. We have had people leave vehicles abandoned in our parking lot. We also have many transients from the bus station across the street come over and ask for money. We want to secure our parking lot from harassment of our employees, especially our female staff. We will have an automatic gate that they can control from their vehicle to open and close prior to exiting their vehicle. We would like the 6 foot fence to prevent someone from jumping over the fence. We will have a landscape bed and a foliage screen to help hide the fence from the road. We also may have company vehicles in the parking lot with very valuable equipment inside. We wish to secure those as well.

C. Phillip Anderson
Anderson Plumbing Inc.

Attachment H: Color of the proposed awnings



Attachment I: Proposed landscape materials

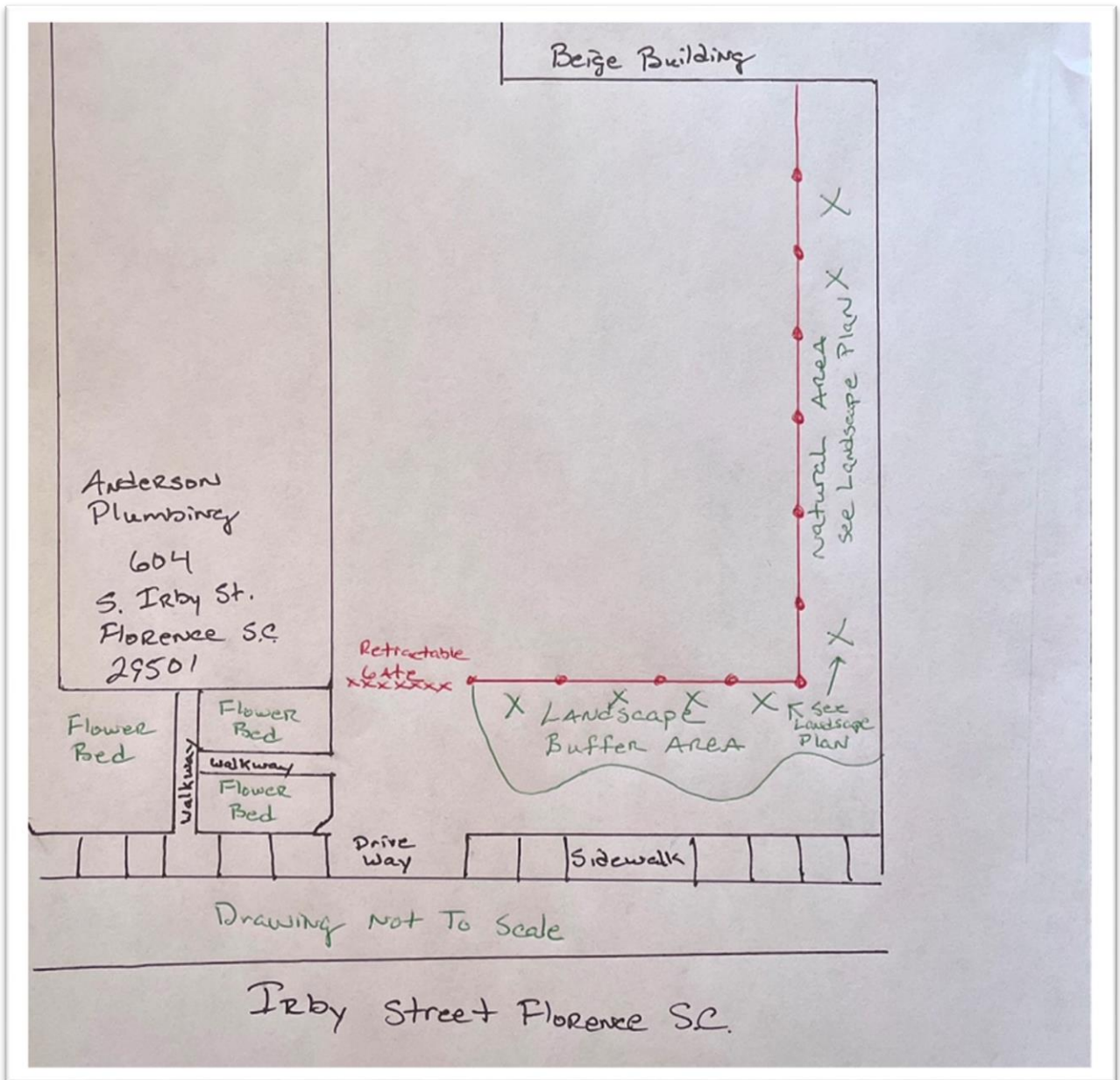
Rose Creek Abelia



Camellia (red variety).



Attachment J: Landscape Plan submitted by the applicant



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

DATE: April 13, 2022

CASE NUMBER: DRB-2022-12

LOCATION: 492 West Cheves Street

TAX MAP NUMBER: 90074-07-035

OWNER OF RECORD: Crosson Investments LLC

APPLICANT: Adam Crosson

PROJECT DESCRIPTION: Painted Wall Signs

OVERLAY DISTRICT: D-1 Redevelopment Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to paint two wall signs on the commercial building located at 492 West Cheves Street, Tax Map Parcel 90074-07-035. The building is the site of Crosson and Co. Real Estate and the owner wants to paint wall signs on the inside wall visible from West Cheves Street as well as that facing the rear parking lot to identify the business. Painted signs require review by the Design Review Board because they are not specifically addressed in the Design Guidelines.

Background Information

The 3,777 square foot commercial building was constructed in 1927 and updated in 2019. There is a 4.5 square foot plaque style identification sign next to the front door. In 2018, a painted sign was approved for the rear of the Mailroom Barbershop at 116 South Irby Street (Attachment D).

Staff Analysis

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina* prepared by Allison Platt & Associates and Hunter Interests Inc., as adopted by Florence City Council. From Chapter 4 of the *Design Guidelines for downtown Florence, SC*:

Business signage

The following materials are recommended:

- Wood (carved, sandblasted, etched, and properly sealed, primed, and painted or stained)
- Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion)
- High density pre-formed foam or similar material. New materials may be appropriate if properly designed in a manner consistent with these guidelines and painted or otherwise finished to complement the architecture

- Custom neon tubing, in the form of graphics or lettering, may be incorporated into several of the above permitted sign types.
- Sign material should be compatible with the design of the face of the façade where it is to be placed.

Flashing signs are not permitted. Back-lit and internally lit signs may be used if approved by the Design Review Board and will be allowed only when they complement the existing façade and surrounding structures, and are consistent with the objectives of the Design Guidelines.

1. **The historic and significant character of the property should be retained and preserved.** *The applicant wishes to paint signage onto brick that is already painted; no structural changes are proposed.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved.** *Not applicable to this request.*
3. **For historic commercial buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board.** *Not applicable to this request.*
4. **Chemical or physical treatments that cause damage to historic materials may not be used unless approved by the Design Review Board.** *Not applicable to this request.*
5. **New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** *The walls could be repainted without damage to cover the signs.*
6. **The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures.** *Not applicable to this request.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings.** *Not applicable to this request.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures.** *Not applicable to this request.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures.** *Not applicable to this request.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses.** *Not applicable to this request.*
11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures.** *Not applicable to this request.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures.** *Not*

applicable to this request.

The applicant is requesting two wall signs, to be painted in black paint onto the white painted brick walls. The signs will have the same design. One is for the top right corner of the east side of the building with dimensions of 3 feet by 3 feet, and the other will be on the back of the building with dimensions of 6 feet by 6 feet (Attachment G).

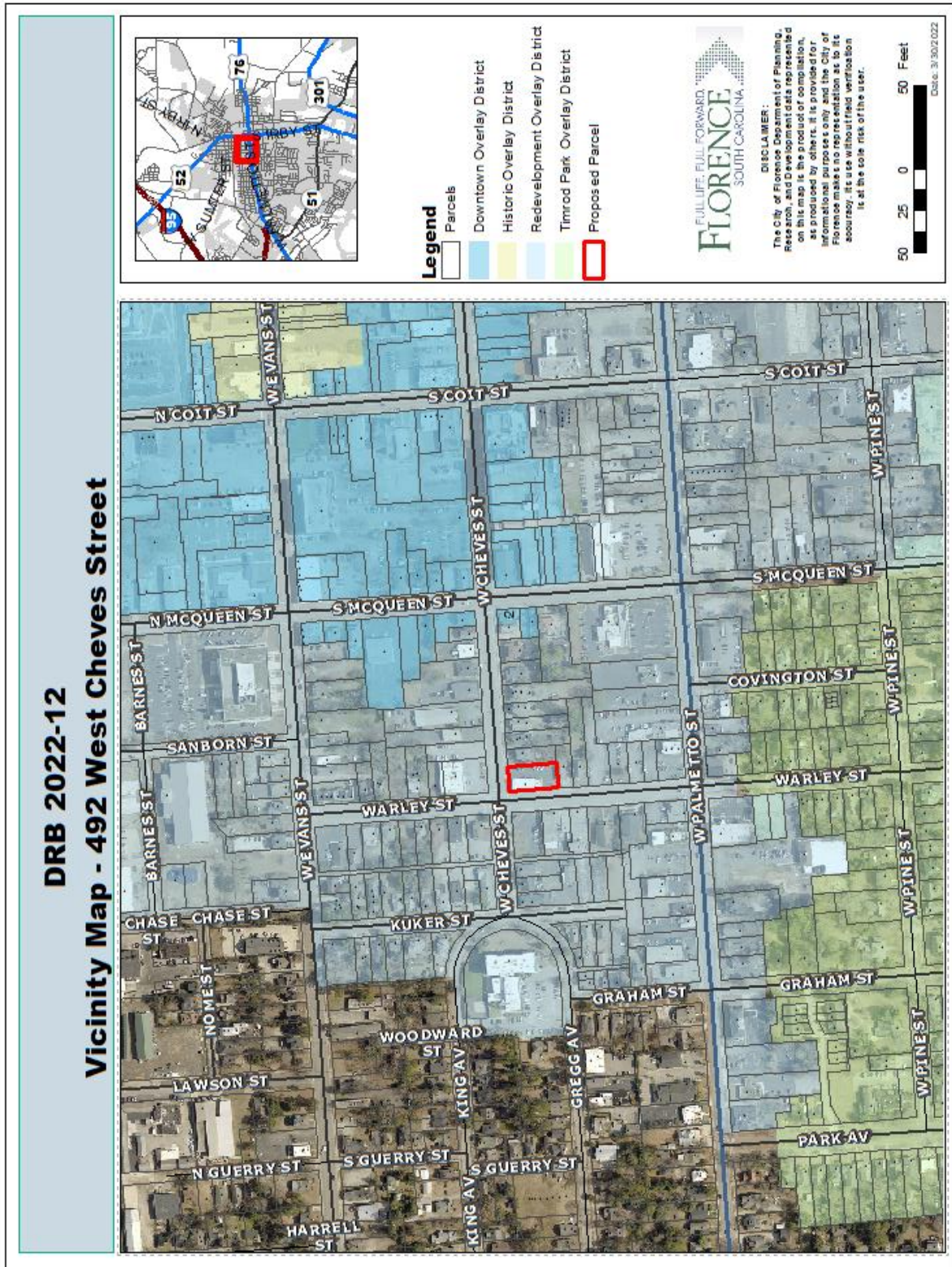
Board Action

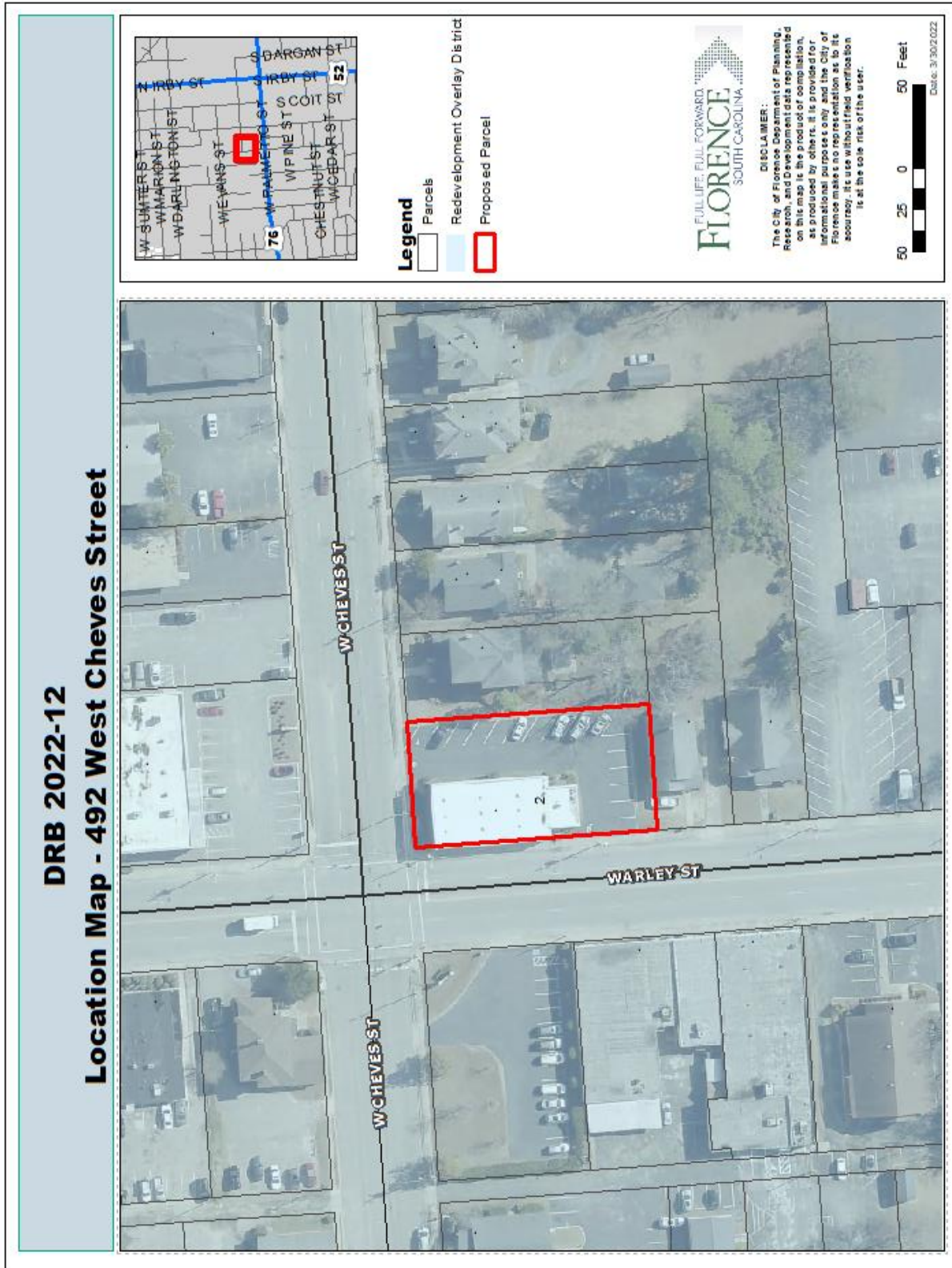
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request on the application.

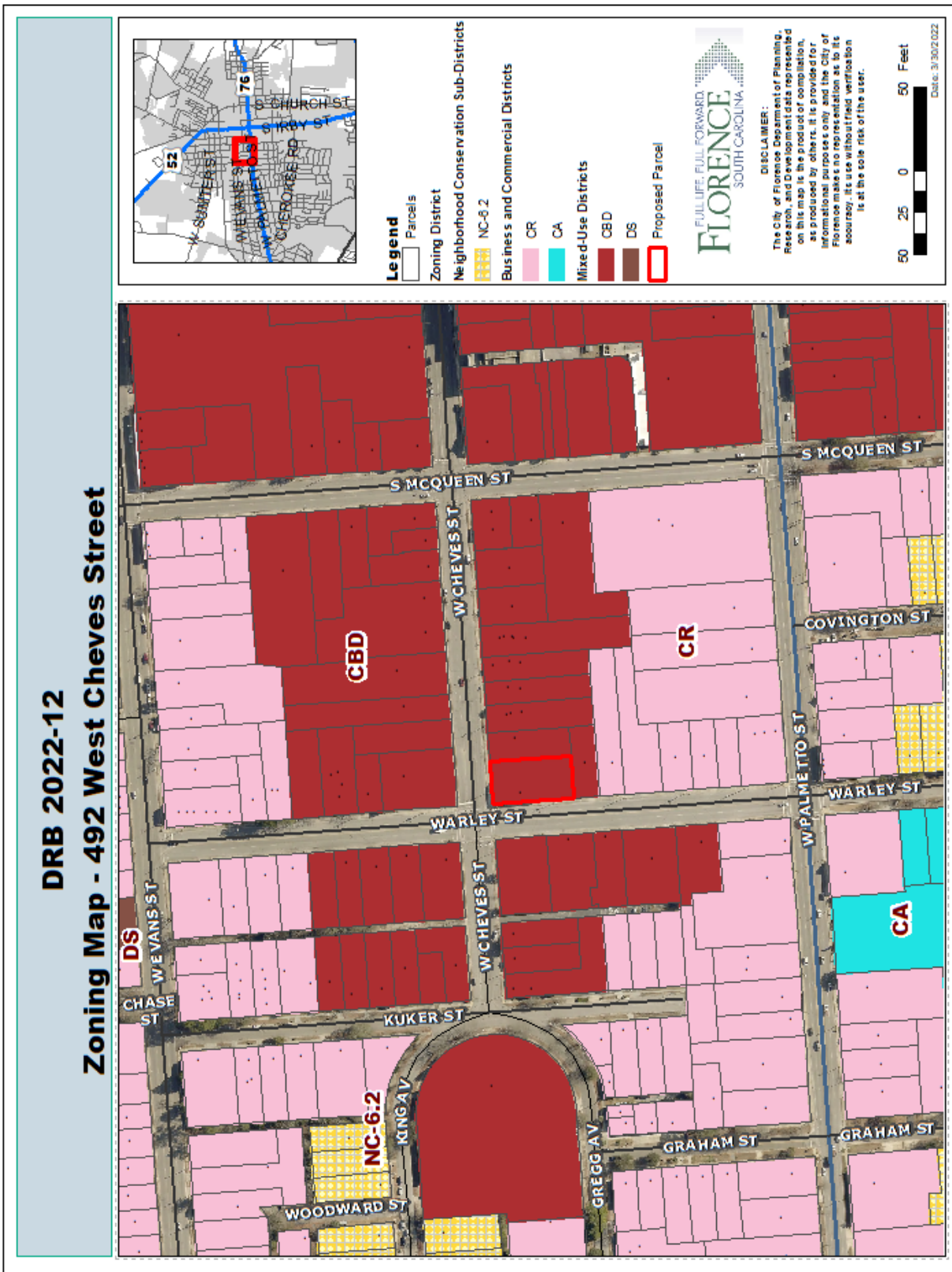
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Mailroom Barbershop Sign
- E. Site Photos
- F. Plaque Rendering
- G. Painted Signs Rendering and Location

Attachment A: Vicinity Map







Attachment D: Mailroom Barbershop Sign at 116 South Irby Street



Attachment E: Site Photos – 492 West Cheves Street



Front (north) side.



West side.



East side.



East side.



Rear (south) side.

Attachment F: Plaque Rendering



3 feet wide by 18" tall

Attachment G: Painted Sign Rendering and Location





East side proposed painting.



Rear (south) side proposed painting.

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

CASE NUMBER: DRB 2022-13
DATE: April 13, 2022
LOCATION: 309 North Dargan Street
TAX MAP NUMBER: 90086-04-013
OWNER OF RECORD: Hope Health Medical Center
APPLICANT: Dennis Ward, FW Architects
PROJECT DESCRIPTION: Renovation of commercial building
OVERLAY DISTRICT: D-2 Downtown Central Overlay District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to renovate and add to the existing 7,360 square foot two story building located at 309 North Dargan Street, Tax Map Parcel 90086-04-013. HopeHealth Medical Center seeks to build a 5,428 square foot two story addition to the historic Streater Building, which will also be renovated and restored. The addition will be to the north side of the building on the northwest corner of the intersection of East Darlington and North Dargan Streets, facing North Dargan.

The existing building will be restructured on the first floor and left as open space for future development. The second floor will be converted to office space. The new construction will house stairs, an elevator, restrooms, waiting, and support areas. New parking will be provided in the rear of the lot. The blue paint is to be removed to restore the original brick, plaster at the corners removed to expose the original brick, and windows opened, and doors widened to install storefront doors. The fire escape on the north side of the building will be removed as well.

Background Information

In May 2020, the Board and Historical Commission approved the demolition of the smaller building that was attached on the north side. The Streater Building itself is the northernmost remaining architectural landmark of the historically African American downtown business district. HopeHealth Medical Center acquired the Streater Building in 2018 with plans to preserve as much of the original brick structure as possible and renovate it for modern use.

Staff Analysis

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina* prepared by Allison

Platt & Associates and Hunter Interests Inc., as adopted by Florence City Council. According to Chapter 4 *Downtown Central District Design Guidelines*, the following general guidelines shall apply.

1. **The historic and significant character of the property should be retained and preserved:** *The blue paint on the exterior will be stripped to expose the original brick, and the new construction will have brick veneer to match. Plaster that was added at a later date will be removed to expose original brickwork as well. The carved marble inset and the location of windows and doors will be preserved in the renovation of the exterior of the building.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *The paint will be removed to expose the original brick, and the original window and door openings will be restored.*
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board:** *Not applicable to this request; the new addition will have a brick veneer to match the existing structure.*
4. **Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board:** *Removal of the blue paint will restore the original brick, reversing a treatment that detracts from the authenticity of the structural materials.*
5. **New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired:** *The addition is meant to be permanent, but it does not destroy the integrity of the original building. New storefront doors will be added to the front and south elevations.*
6. **The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures:** *The mass of the addition will replicate that of the original building to provide continuity of scale. Both are two stories in height.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings:** *Windows and entrances will be storefront style with an anodized finish. Horizontal cross bars will be added to replicate the look of the original single hung windows. Doors and windows that have been closed up over the years will be reopened and restored. Doors on the east and south elevations will be enlarged to add storefront openings.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures:** *The addition will be physically attached to the original building in keeping with the architectural styles of other buildings in the downtown area.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures:** *The roofs will be flat in keeping with the architectural styles of other buildings in the downtown area.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses:** *A new parking area will be provided behind the buildings and landscaped according to the requirements of the Ordinance.*

11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures:** *Like the original building, the addition will have two stories.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures:** *The proposal is compatible with the majority of other commercial buildings in the downtown historic district, which are brick or stucco, have one to two stories, and have storefront windows and doors. The storefront frame width is the standard 2", which is the width of the majority of the storefronts in the area. The windows are aluminum, also with a 2" frame to match. The large curtain wall in the new addition has 2.5" frames. The color of all three items is to be anodized aluminum. The large cross piece in the curtain wall is to be white.*

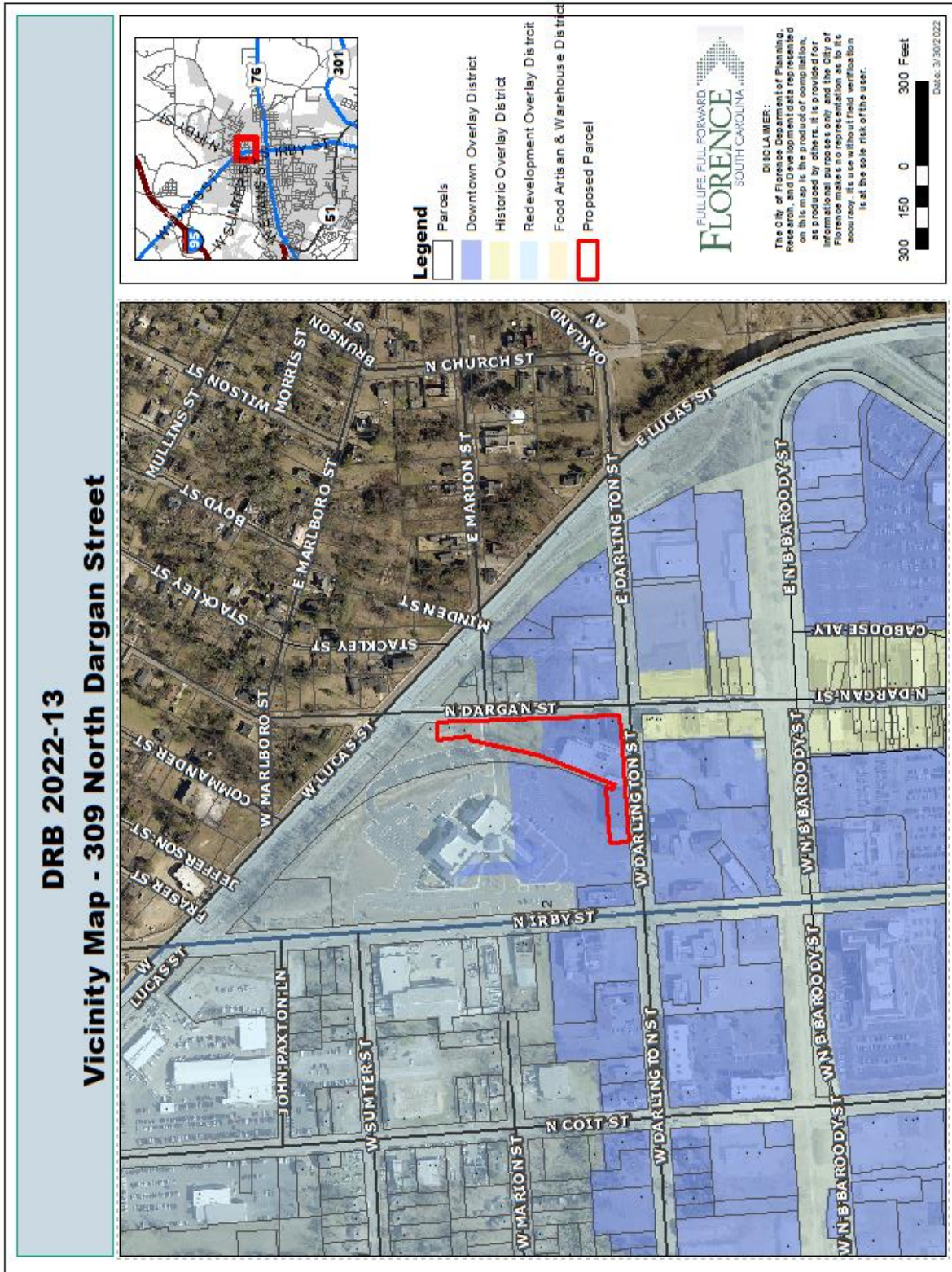
Board Action

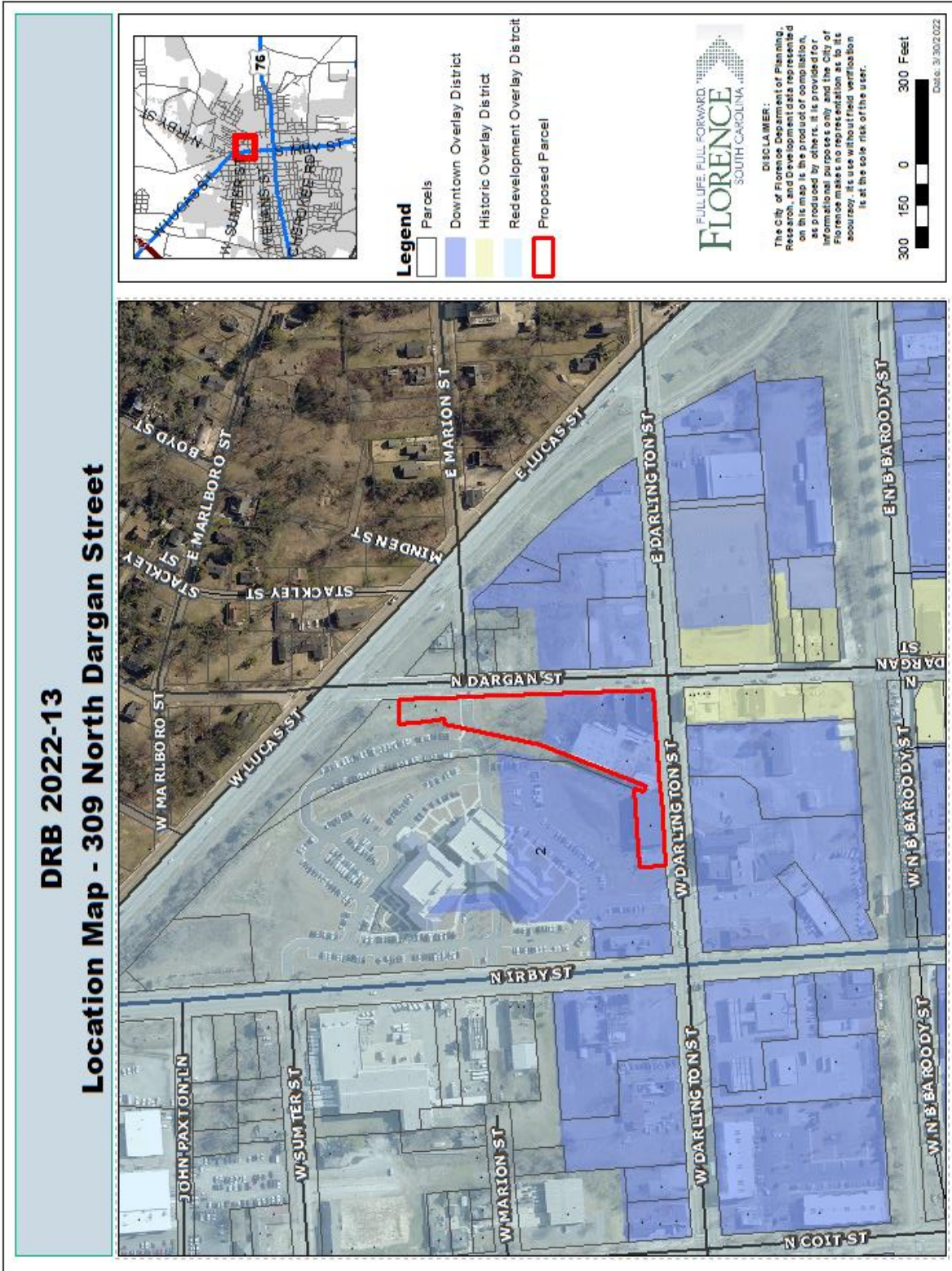
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for renovations.

Attachments

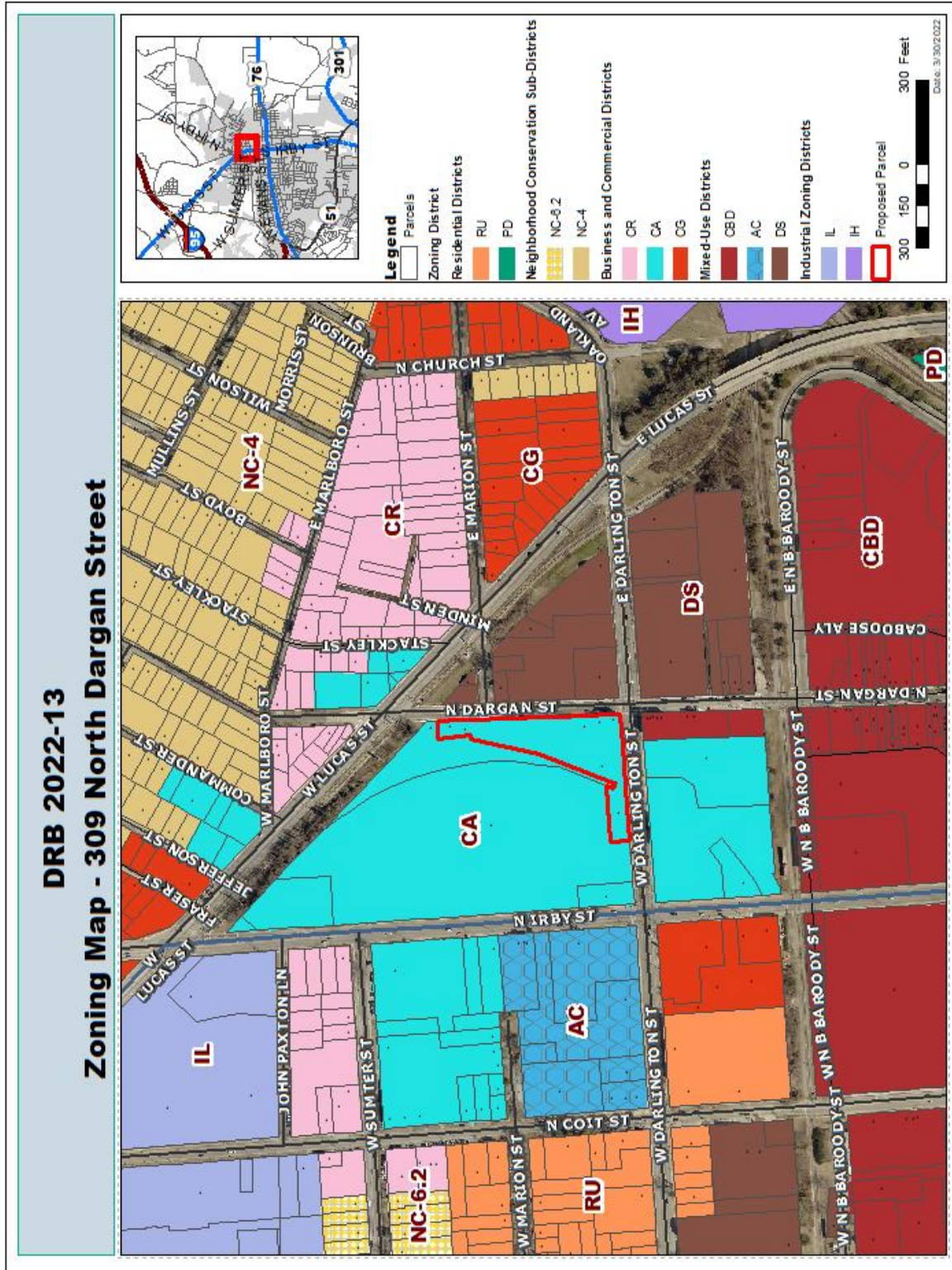
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos and Elevations
- E. Site Plan
- F. Floor Plans
- G. Materials and Colors

Attachment A: Vicinity Map





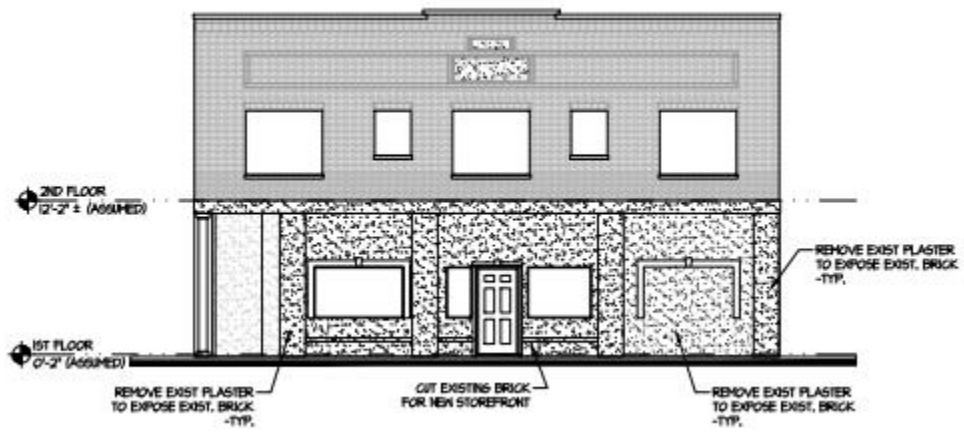
Attachment C: Zoning Map



Attachment D: Site Photos and Elevations



Current east elevation.



Existing east elevation.



Renovated east elevation.



Current south elevation.



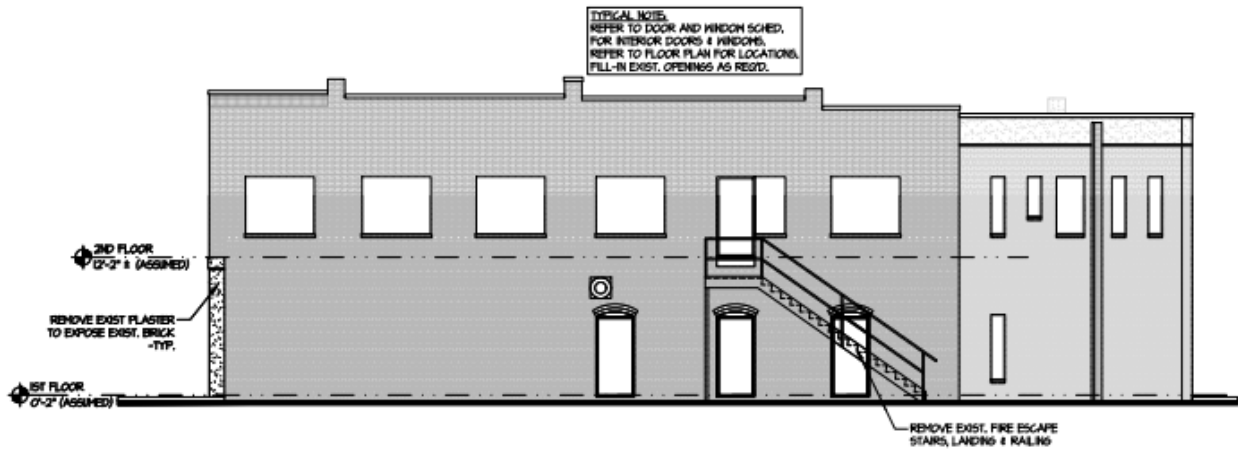
Existing south elevation.



Renovated south elevation.



Current north elevation.



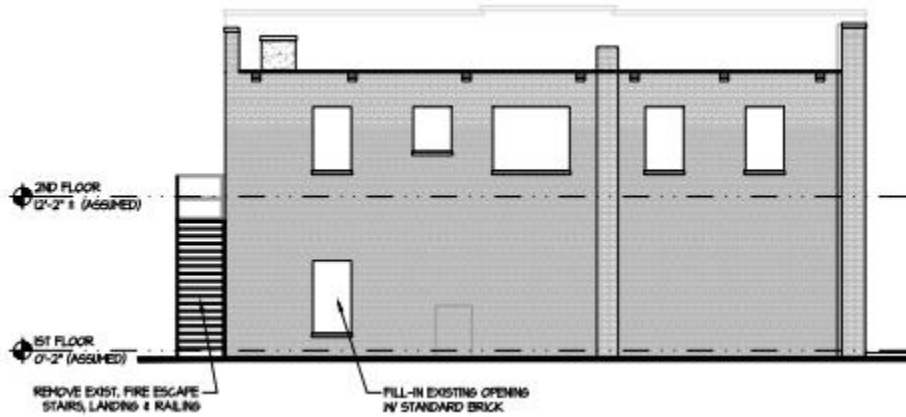
Existing north elevation.



Renovated north elevation.



Current west elevation.



Existing west elevation.

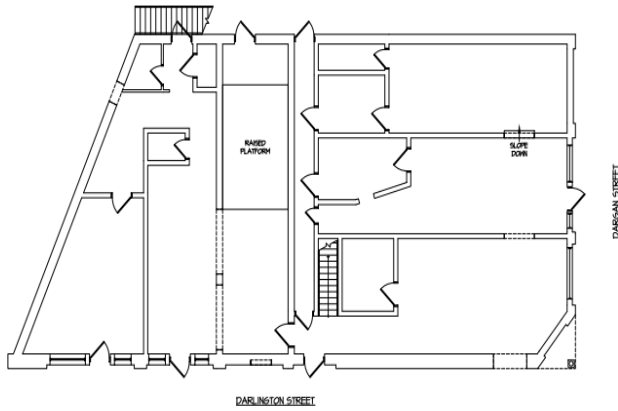


Renovated west elevation.

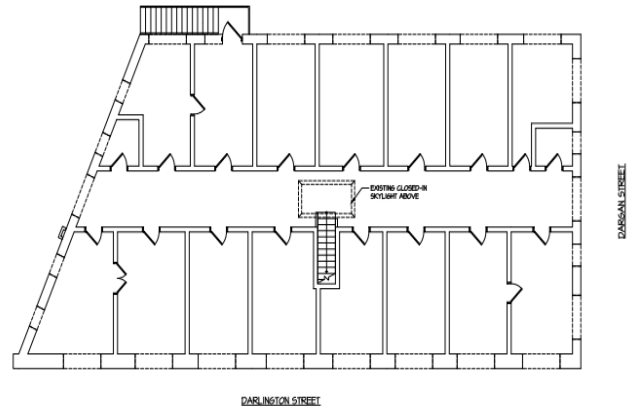
Attachment E: Site Plan



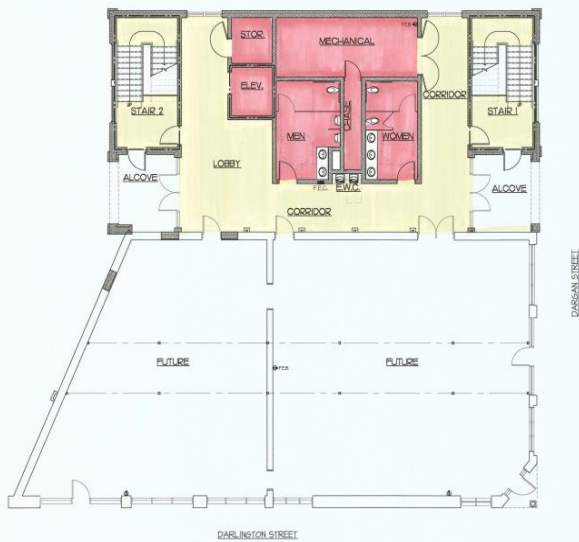
Attachment F: Floor Plans



EXISTING FIRST FLOOR PLAN
 NORTH SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
 NORTH SCALE: 1/8" = 1'-0"



RENOVATED FIRST FLOOR PLAN
 NORTH SCALE: 1/8" = 1'-0"

EXISTING BUILDING	3,663 SQ. FT.
NEW ADDITION	2,714 SQ. FT.
TOTAL 1ST FLOOR	6,383 SQ. FT.



RENOVATED SECOND FLOOR PLAN
 NORTH SCALE: 1/8" = 1'-0"

EXISTING BUILDING	3,691 SQ. FT.
NEW ADDITION	2,714 SQ. FT.
TOTAL 2ND FLOOR	6,405 SQ. FT.

Attachment G: Materials and Colors



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

DATE: April 13, 2022

CASE NUMBER: DRB-2022-14

LOCATION: East NB Baroody Street

TAX MAP NUMBERS: 90170-01-023, 90170-01-024, and 90170-01-025

OWNER OF RECORD: Baroody Townhomes LLC

APPLICANT: Wesley Martin

OVERLAY DISTRICT: D-2 Downtown Overlay District and W-1 Food, Artisan, and Warehouse Overlay District

Project Description

The applicant, Baroody Townhomes LLC, is proposing to develop a mixed-use project located in the 100 block of East NB Baroody Street.

The mixed-use project will consist of three buildings which will include one building fronting on East NB Baroody Street and two interior buildings. The front building will have three stories and include commercial tenant spaces on the ground floor with six residential townhomes above. This building will have six single-car garages accessible from the rear of the building. The two rear buildings will each have six townhome units with surface parking.

Materials for the façade will include brick with accents of cast stone. Commercial storefronts will consist of bronze aluminum frames with glass. Residential doors and windows are illustrated in Attachment I. Balconies will have guardrails constructed of metal frames and steel cable. The attached site plan, elevations, and details provide further information regarding the project to include color palettes, renderings, and window/door examples.

Background Information

The proposed townhome development project is located in the Central Business District within the D-2 Downtown Overlay District and the W-1 Food, Artisan, and Warehouse Overlay District. The design guidelines state that the intent of the Downtown Overlay District is to “is to allow this area to accommodate additional commercial buildings including ground floor retail and some offices, with offices and residential on the upper floors.” The intent of the Food, Artisan, and Warehouse District is to “create a district that will foster and promote a mixed land use that incorporates small industrial food and beverage manufacturing, restaurants, food retail, farmers’ markets, coffee roasting, light industrial furniture making, and a variety of other artisan manufacturing land uses within the fabric of the downtown and near local neighborhoods.”

Staff Analysis

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina prepared by Allison Platt & Associates and Hunter Interests Inc.*, as adopted by Florence City Council.

1. **The historic and significant character of the property should be retained and preserved:** *Because this is new construction on vacant land, this requirement does not apply.*
2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *Because this is new construction, requirements will not apply.*
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board:** *Not applicable.*
4. **Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board:** *Not applicable.*
5. **New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired:** *This is new construction on vacant land; no pre-existing structures are involved.*
6. **The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures:** *Other buildings along North Dargan street are of similar scale as well as the BTC Center located within the same block. The proposed building would be taller than the directly adjacent buildings.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings:** *According to the elevations provided, the style of architecture will be similar to existing properties in the area.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures:** *The mixed-use project will be new construction on a vacant lot and will be in proximity to the more densely developed Downtown Historic District. Minimal setbacks and dense development will further the urban character of the Downtown.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures:** *The attached elevation illustrates a flat roof for the proposed commercial and residential buildings (Attachment D).*
10. **Landscaping should be added that enhances the property and provides for green space and appropriate buffering between land uses and/or property boundaries:** *Landscaping will be provided on site around the townhouses and the parking areas. Bufferyards are not required because the surrounding area is zoned Central Business District (CBD). A specific landscape plan has not been provided.*
11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures:** *The attached rendering illustrates the scale and character of the proposed building as it fronts on East NB Baroody Street. The buildings are of urban character and similar to others in the downtown.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures:** *The proposed townhouses will have earth tone colors with primary exterior materials consisting of brick, cast stone,*

aluminum/glass storefronts, and steel cable guardrails (Attachment G). The proposed windows and door selection will include the following materials as illustrated in Attachment H:

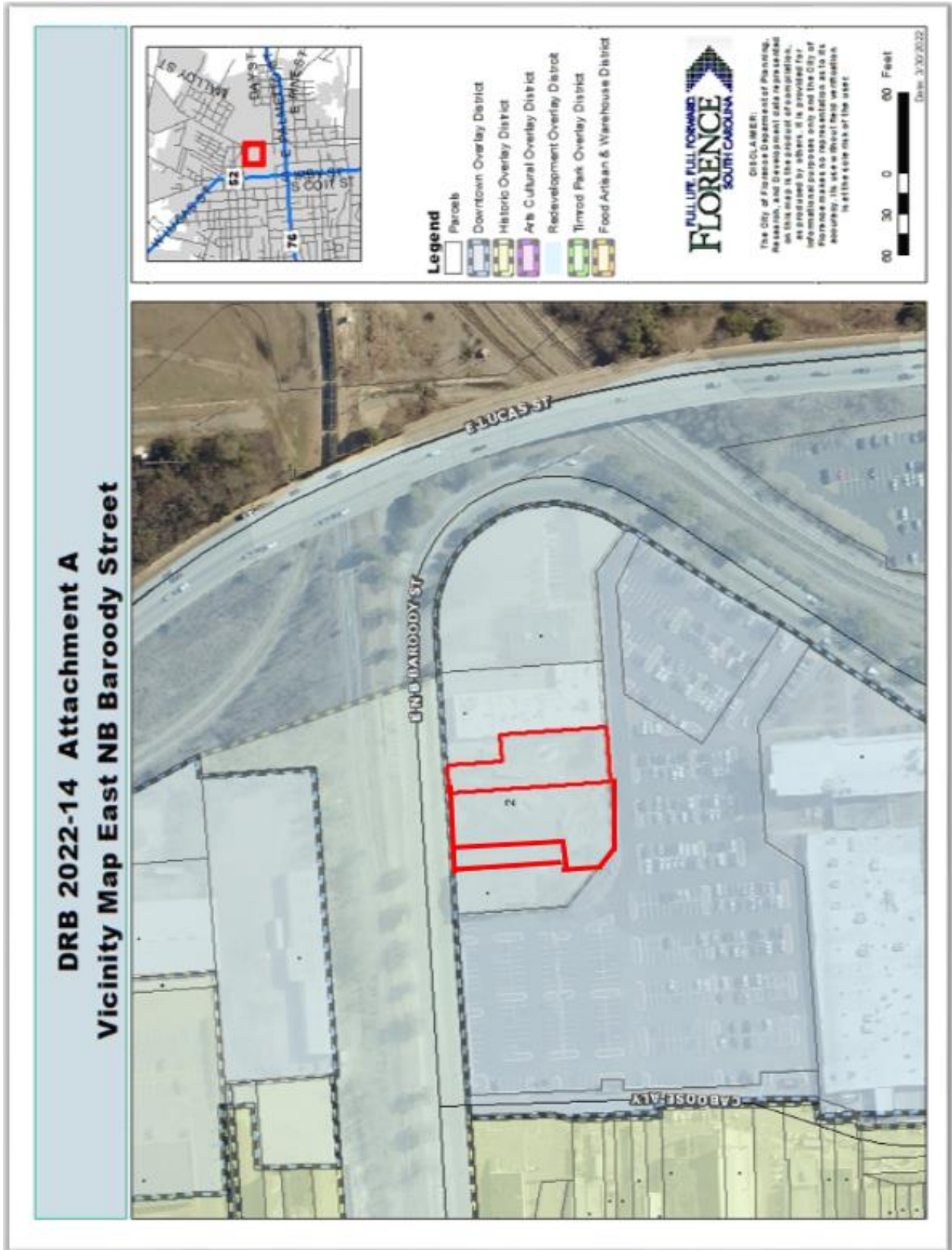
- A. Double hung windows (aluminum clad wood)
- B. Entry Door (residential units) Fiberglass or Steel
- C. Deck/Terrace Door (residential units) Fiberglass or Steel
- D. Entry Doors (retail units) Fiberglass or Steel
- E. Garage Door (residential units): Option 1
 - a) Material: Steel/Aluminum Clad
 - b) Color: Exterior finish paint (Black)
 - c) Style: Top Windows (Clear I)
 - d) Basis of Design: Model 8000 Colonial Style with panels with white exterior paint
- F. Garage Door (residential units) Option 2
 - a) Material: Steel/Aluminum Clad
 - b) Color: Exterior finish paint (Black)
 - c) Style: Top Windows (Stockton II)
 - d) Basis of Design: Model 8300 Ranch Style black panels with black exterior paint

Board Action

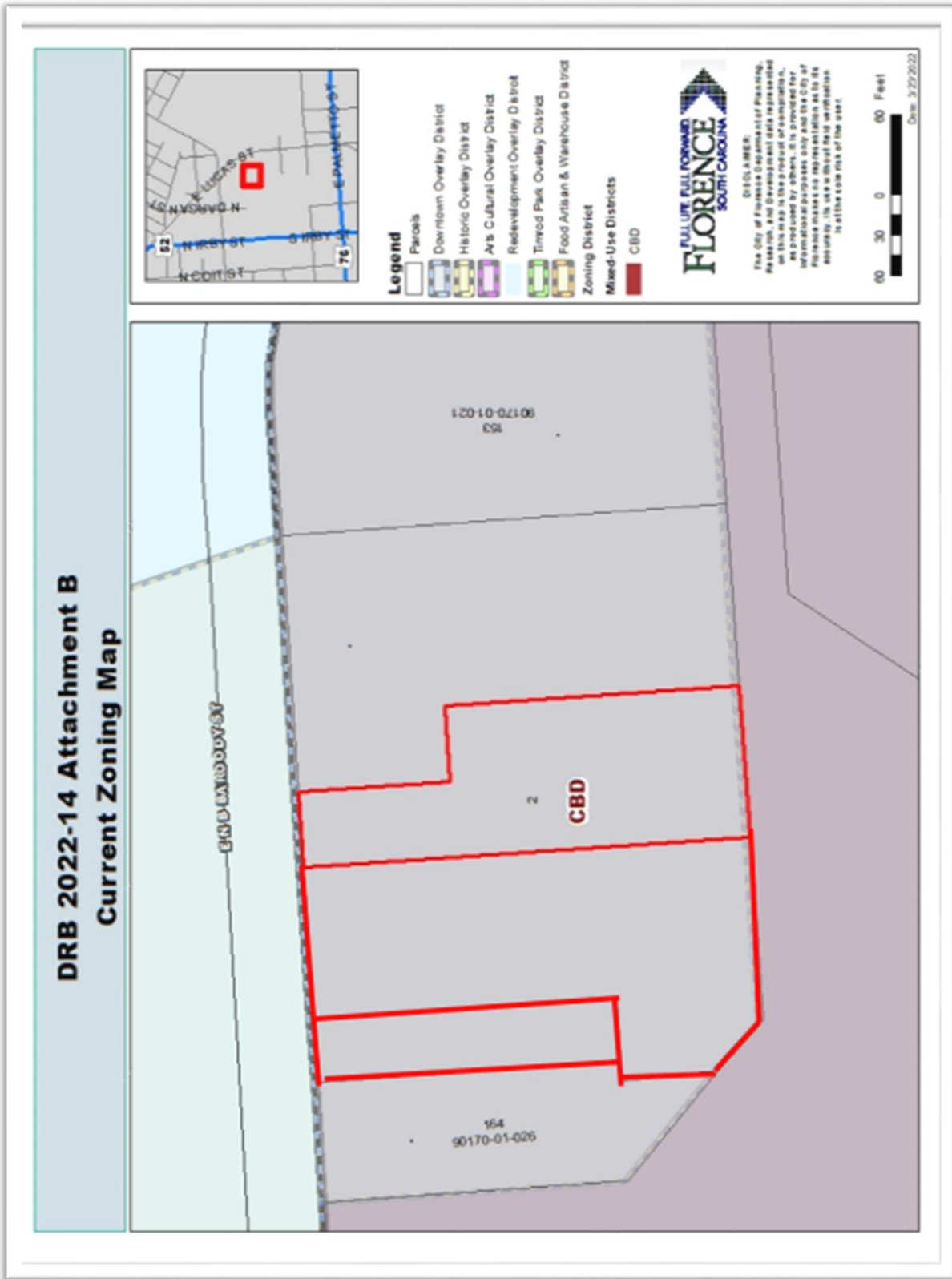
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the design standards presented.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Visual layout of the proposed townhouse development (commercial property)
- E. Materials
- F. Site Plan
- G. Elevations
- H. Site Photos
- I. Baroody Townhomes – windows and door selection













Attachment D: Visual layout of the proposed townhome development (commercial property)

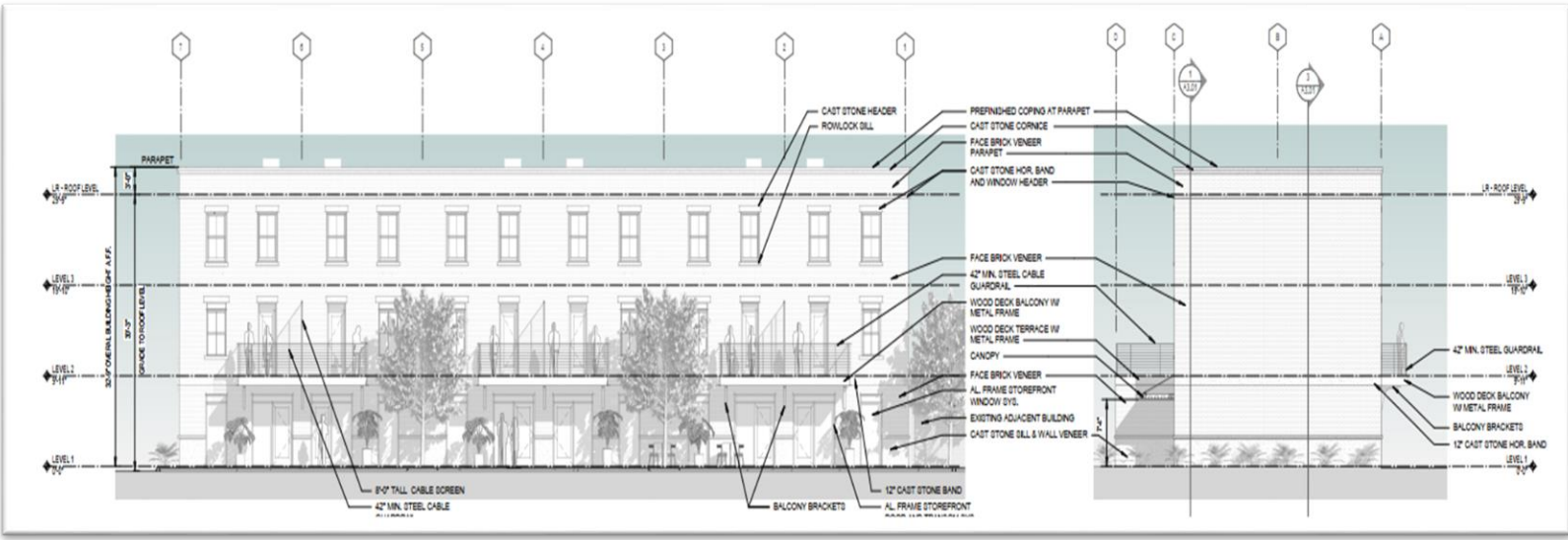


Attachment E: Materials

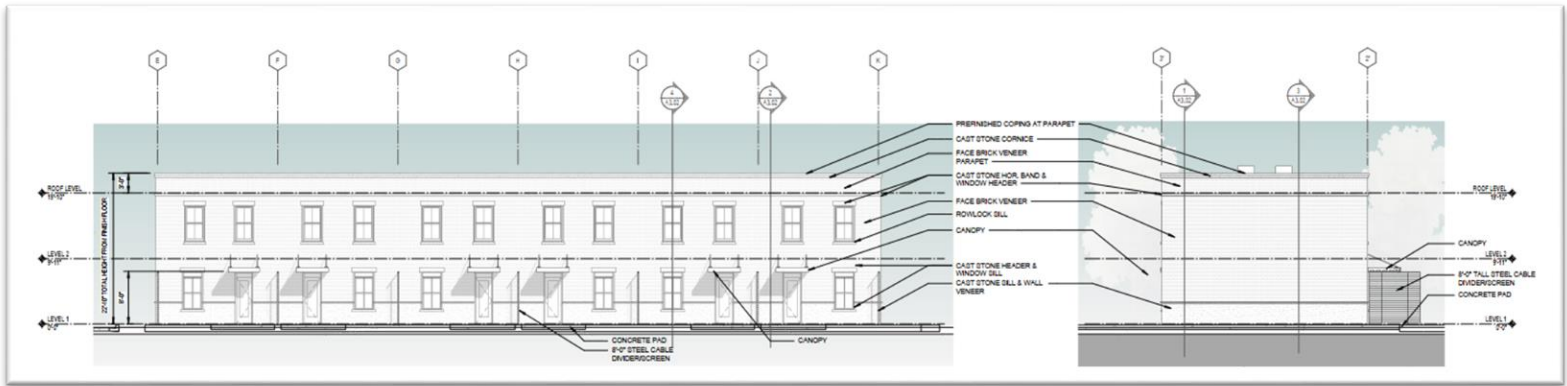
MATERIALS AND FINISHES

 <p>METAL PAINT COLOR (ALTERNATE): EAST COAST TVM "DARK BRONZE"</p>	 <p>CAST STONE TEXTURE: BASSCO CAST STONE "LIGHT BLUFF"</p>	 <p>STEEL CABLE GUARDRAIL PAINTED DARK BRONZE</p>
 <p>METAL PAINT COLOR: EAST COAST TVM "CHARCOAL"</p>	 <p>CAST STONE TEXTURE: 1 3/4" X 7 5/8" X 23 5/8"</p>	
 <p>BRICK: MERIDIAN BRICK CONGAREE S51 QUEEN COLUMBIA 4</p>		

Attachment G: Elevations



(Proposed commercial Building A)



(Proposed residential Building B)



(Proposed residential Building C)

Attachemnt H: Site photos



Street view picture of the property off of Baroody Street



Rightside of the property off of Baroody Street



Leftside of the property off of Baroody Street

Baroody Townhomes

Windows and Doors Selection

Window

Double Hung
Aluminum clad wood

Colors:

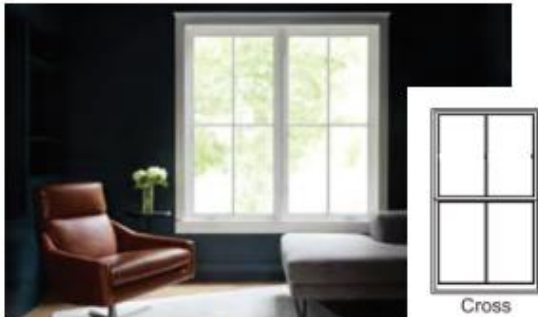
Exterior finish & grilles: Black
Interior finish: White/Linen white

Pattern:

Grilles: simulated divided lites, cross pattern

Basis of Design:

Pella Reserve Traditional



Entry Door (residential units)

Fiberglass or Steel

Colors:

Exterior finish paint: Black
Interior finish paint: Black

Pattern:

Door Panel: 2 panel solid fiberglass

Configuration:

Single Door with left full side lite

Basis of Design:

Pella Fiberglass Entry Doors



Deck/Terrace Doors (residential units)

Fiberglass or Steel

Colors:

Exterior finish paint: Black

Interior finish paint: Black

Pattern:

In-swing single door, full glass with grille pattern

Basis of Design:

Pella Traditional Hinged/French Patio Doors



Entry Doors (retail units)

* Alternate to aluminum storefront system

Fiberglass or Steel

Colors:

Exterior finish paint: Black

Interior finish paint: Black

Pattern:

Double door with one out-swing and one fixed/stationary door;

full glass with optional grille pattern

Basis of Design:

Pella Traditional Hinged/French Patio Doors



Attachment I: Baroody Townhomes – continued

**Garage Doors (residential units)
OPTION 1**

Material:
Steel/Aluminum Clad

Colors:
Exterior finish paint: Black
Interior finish paint: Black
Glazing: Clear

Style: 8'-0" X 8'-0"
Panel: Model 8000 Colonial
Top Windows: Clear I

Basis of Design:
Wayne Dalton Residential Garage Doors
Model 8000 Colonial Style



Clear I



Colonial



Black



**Garage Doors (residential units)
OPTION 2**

Material:
Steel/Aluminum Clad

Colors:
Exterior finish paint: Black
Interior finish paint: Black
Glazing: Clear

Style: 8'-0" X 8'-0"
Panel: Model 8300 Ranch
Top Windows: Stockton II

Basis of Design:
Wayne Dalton Residential Garage Doors
Model 8300 Ranch Style



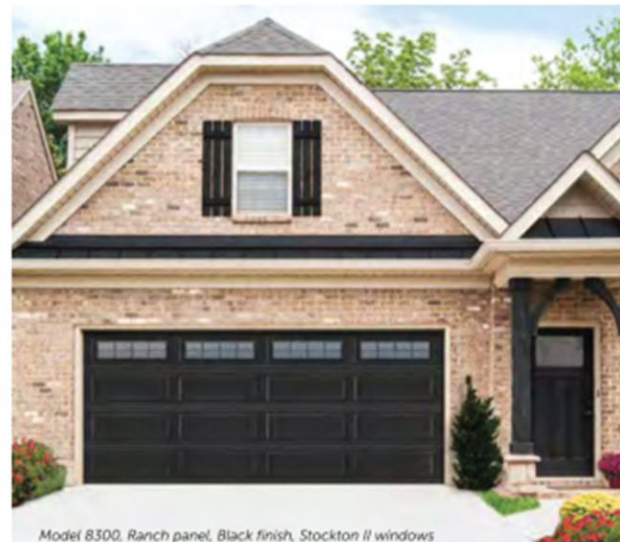
Stockton II



Ranch



Black



**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

CASE NUMBER: DRB 2022-15

DATE: April 13, 2022

LOCATION: 353 Timrod Park Drive

TAX MAP NUMBER: 90076-04-005

OWNER OF RECORD: Donald Jay Piers, III

APPLICANT: Mike Padgett, M. Padgett Engineering & Construction

PROJECT DESCRIPTION: Repairs to house

OVERLAY DISTRICT: D-4 Timrod Park Overlay District with underlying zoning of NC 6.2.

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to renovate and repair the house located at 353 Timrod Park Drive. The scope of work, with photographs, is provide in Attachment D.

Background Information

According to the Florence County Property Card File, the house was built in 1936 and has an area of 3,722 square feet. In early January 2022, a structure fire damaged the interior of the mother-in-law suite on the north side of the residence resulting in smoke and water damage throughout the house. Initially it was expected that the repairs would only involve interior work with minor exterior work, but as debris was removed, it was discovered that windows and doors would need to be replaced as well. The owner has decided to replace a number of other doors and windows as well and make general repairs to the exterior of the house. The yard is overgrown and needs to be cleaned up and trimmed back as well.

Staff Analysis

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina* prepared by Allison Platt & Associates and Hunter Interests Inc., as adopted by Florence City Council. According to *Chapter 6: Timrod Park Residential District Design Guidelines*, the following design guidelines shall apply:

1. **The historic and significant character of the property should be retained and preserved:** *The basic form and character of the house will be preserved; individual elements such as windows, doors, light fixtures, and awnings are being replaced with new elements that maintain the character of the house, if not identical to the originals.*

2. **Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved:** *The overall character of the 1936 architecture will be preserved through new materials designed to mimic traditional features. The replacement items are not historical, but are intended to recreate the character of the house.*

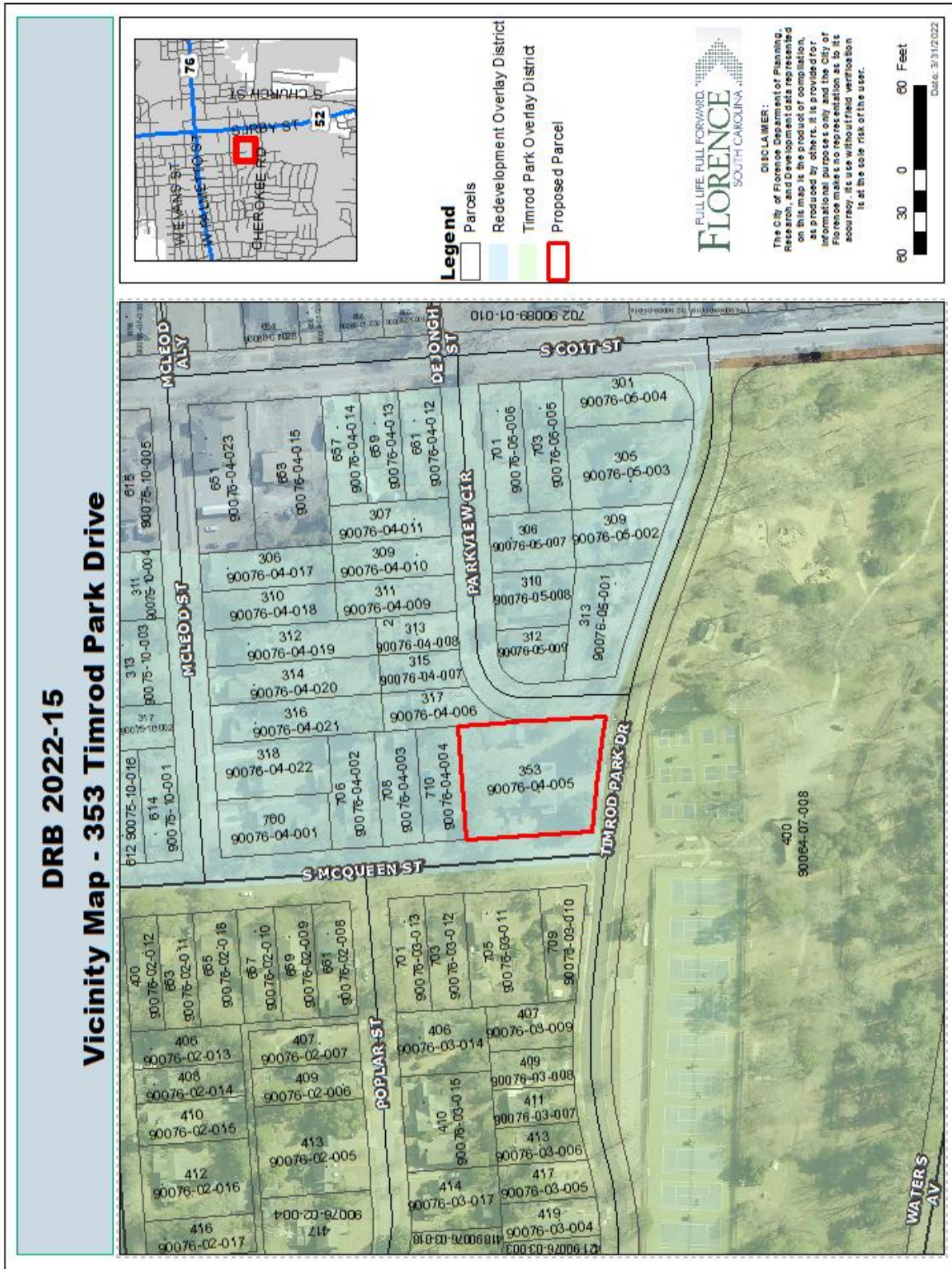
3. **For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board:** *Not applicable to this request.*
4. **Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board:** *It is unknown how many of the doors and windows to be replaced or awnings to be removed are original to the house.*
5. **New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired:** *New windows and doors will be permanent.*
6. **The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures:** *Not applicable to this request.*
7. **The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings:** *The new windows will replace broken windows that do not match in style.*
8. **The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures:** *Not applicable to this request.*
9. **The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures:** *Not applicable to this request.*
10. **Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses:** *The lot is currently heavily landscaped with overgrown trees and shrubs and volunteer saplings and shrubs. The owner wishes to remove a number of scrubby trees and shrubs and trim up the overgrown magnolias in the front yard in order to provide a more manicured appearance.*
11. **The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures:** *Once the yard is cleaned up, the house will once more have the presence that it should have.*
12. **When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures:** *Once the house is cleaned up and the overgrown trees and shrubs have been trimmed, the house and lot will contribute to the character of Timrod Park rather than detract from it.*

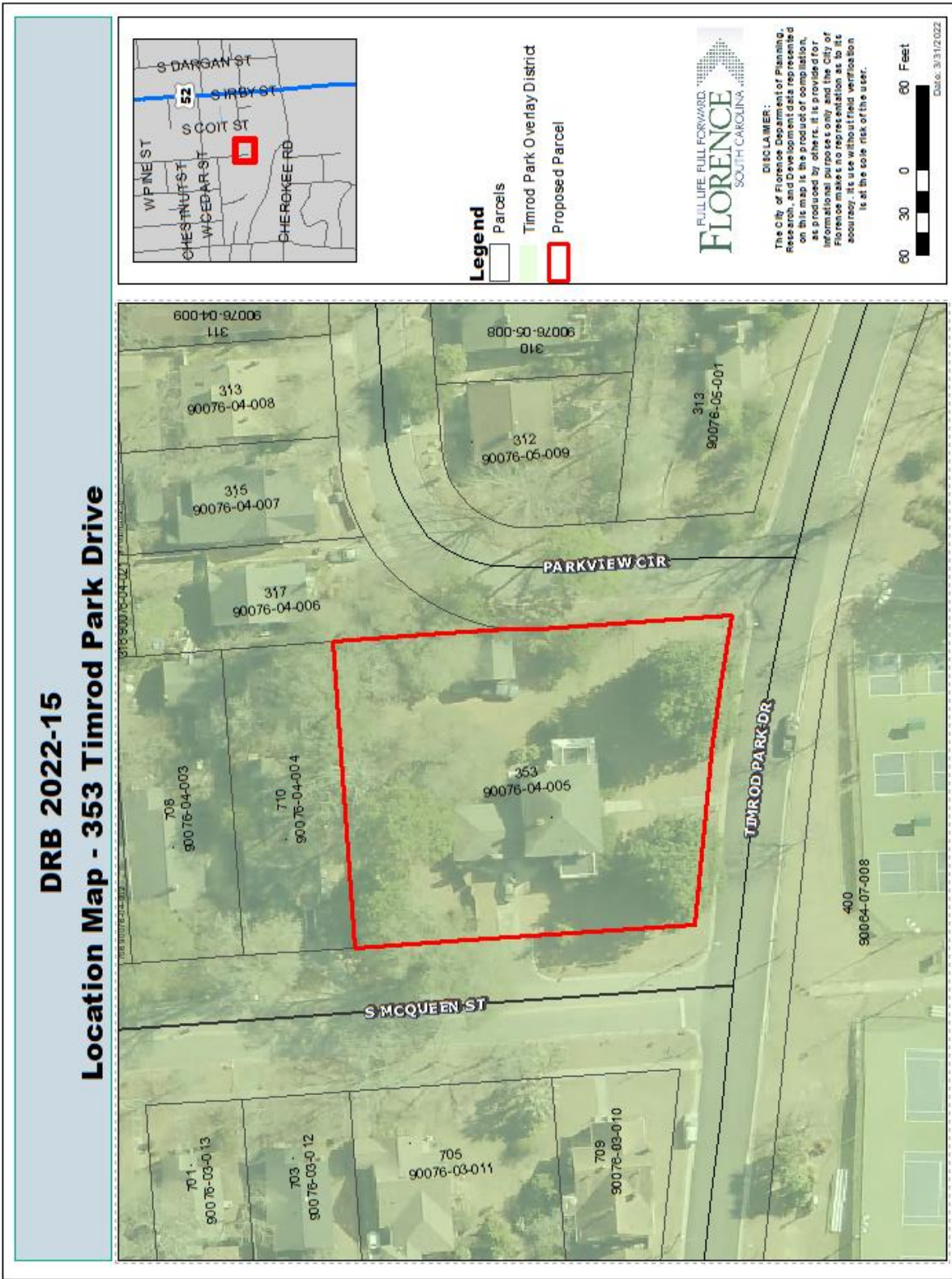
Board Action

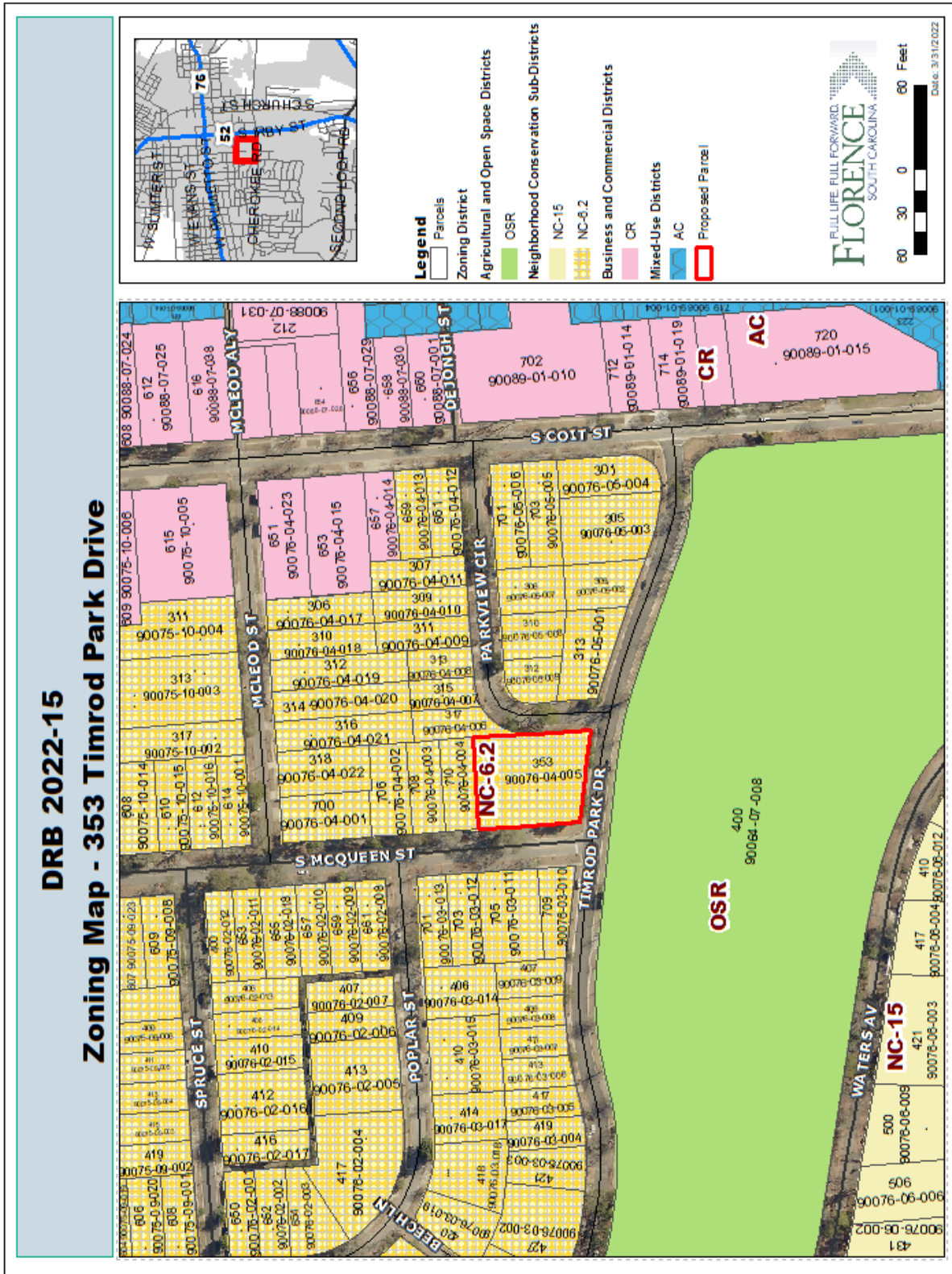
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for repairs.

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Scope of Work
- E. Site Photos







Attachment D: Scope of Work

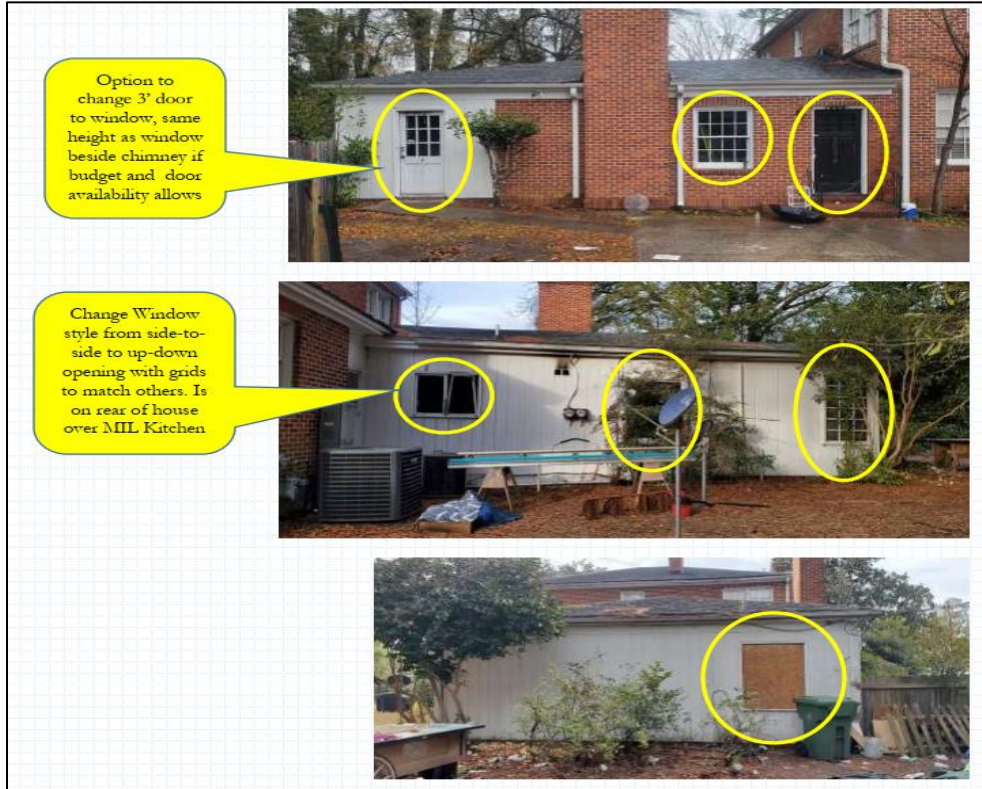
1. EXTERIOR TRIM/PAINTING, MISC.

- a. Colors - the owner wishes to change the door colors for some or all doors and screen doors on the house, adjacent mother in law suite, and detached garage for increased curb appeal. They are also considering changing the color of the rear porch awning or at least painting it back to a similar color. Color(s) have yet to be determined. Request that the DRB allow City Planning staff to approve the color(s) in-house at a later date. Color(s) would be similar/same as those found on the National Historic Registry; very tasteful, tame, and compliant with the City's Ordinance and Timrod Park Overlay District requirements.
- b. Make minor repairs and repaint some or all of the trim and siding on house in same color as applicable.
- c. Some gutter repairs/replacement in same typical 5" White K style seamless gutter. Add/change sections where needed, typical.
- d. Remove small canvas white and green striped awning going into side sunroom door. It does not appear to be original to the house, is not attractive, and is in poor condition.
- e. Paint and repair or remove metal awning over back kitchen door. It's not in good condition and would like the option to either repair and paint it or to remove it and add a gutter like the kind noted previously. Note this is on the rear of the house.
- f. Paint awning over screened in porch if it does not clean up well.
- g. Colors TBD as previously noted.
- h. Remove wood boards on side porch. Appears boards were added fairly recently when the screen was torn out. Rescreen whole porch in black nylon screen.



2. WINDOWS

- a. Replace existing windows on burnt MIL side with typical white vinyl ones that match existing as close as reasonably possible, to include faux grids.
- b. Also, depending upon remaining budget once the bulk of the repair work is substantially done, the owner would also like to have the option to replace some or all of the ones on the main part of the house and detached garage with the same typical white vinyl that match the existing as close as possible, to include with grids.



Typical Examples of White Vinyl Windows



3. DOORS

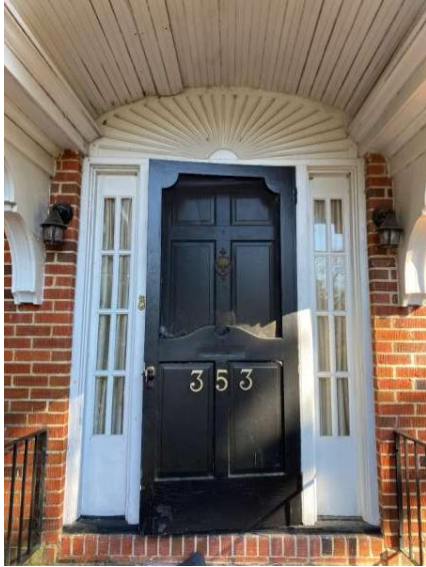
- a. Replace right existing ¼ light wood door on burnt MIL suite side with a metal door with a half glass and faux grid. Paint color TBD as noted previously.
- b. Replace left side with equivalent metal door or as noted, or change door on left side to a window.



- c. Redo siding to match existing T1-11 if doing so. Paint color TBD as noted previously.
- d. Replace worn rear wooden kitchen back door with same style metal door with half glass and replace damaged screen door with a wooden vinyl screen door. Paint color TBD as noted previously.



- e. Repair or replace and paint side screen porch door (in same style if replaced). Door appears to have been replaced previously but never painted (and damaged). Paint color TBD as noted previously. Repair or replace damaged front screen door in same or similar style. Would also like the option to replace with a solid glass storm door. Colors TBD as noted previously.



- f. Repair/Rebuild and paint the doors on the free-standing garage. Paint color TBD as noted previously.
- g. Door Types: Due to the unprecedented lead times and product availability for many construction materials, if this or an equivalent product is not available, we request that the DRB allow City Planning staff to be allowed to approve the door substitute(s) in-house at a later date. Style would be very tasteful, tame, and compliant with the City's Ordinance and Timrod Park Overlay District requirements.

Examples of Typical Metal Door with Half Glass and Grid, Screened Porch Door, Front Screened Door, Full Glass Storm Door



4. EXTERIOR LIGHT FIXTURES

Change Exterior Light Fixtures. Most of the exterior light fixtures date to the 1950's or earlier and are in poor condition. Request replacing with tasteful standard black fixtures that are similar to the existing such as those below. Existing fixtures are in the top two photos. Proposed styles are below.



c. Proposed style, same/similar



5. YARDS, TREES, SHRUBS

- a. Cut out smaller and non-magnolia trees and generally clean up under and around the two large magnolia mini-forest-clusters in the front of the house. They are grossly overgrown. Ideally, it would be nice to make the front of the house fully visible.
- b. Remove the small tree directly to the right of the mother-in-law door. It is too close to the house and will be a problem as it gets bigger.
- c. Remove overgrown shrubs and small trees at rear of MIL Suite. They are too close to the house and appear to be volunteers.
- d. Cut back and clean up trees and bushes in center of the side yard. Too many trees trying to grow in one spot. Cut back all but dominant tree.
- e. If budget allows, repair and stain or paint the wooden fence on the side yard. Once the fence is pressure washed will determine if paint or stain will be more appropriate route.

- f. Like the doors, color is TBD and request that the City's Planning staff be allowed to approve the stain or color in-house at a later date. Again, color would be tasteful, tame, and comply with the City's Ordinance and Timrod Park Overlay District requirements.





Attachment E: Site Photos



