



City of Clemson
PLANNING & CODES ADMINISTRATION

1250 Tiger Blvd., Suite 4 • Clemson, SC 29631-2662 • (864) 653-2050 • Fax (864) 653-2057 • www.cityofclemson.org

BOARD OF ARCHITECTURAL REVIEW
April 7, 2015 – 6:00 P.M.
CITY COUNCIL CHAMBER

Members Present: Wayne Leftwich, Jane Brown, Tom Henderson, Curtis Arnold and Tal Slann

Members Absent: Gina McLellan, Davis Moorhead

Staff Present: Todd Steadman, Zoning and Codes Administrator and Beth Connor, Recording Secretary

1. **Call to order:** Chairman Wayne Leftwich called the meeting to order at 6:00 p.m. Mr. Leftwich introduced the Board members and informed the public of the guidelines of the Board of Architectural Review.
2. **Adoption of Minutes:** Jane Brown moved the minutes for the March 3, 2015 meeting be accepted as presented. Curtis Arnold seconded the motion. Minutes approved unanimously.
3. **Action Items**

a. Building and Site Review:

- 1) **2015-AR-09:** Applicant Jon Starkey is requesting approval of minor revisions to façade at The Study Hall located at 101 Sloan Street.

Staff Report: Todd Steadman reminded the Board that the original approval for this project was in last 2013. The project was brought again before the Board, at no fault of the Applicant, to approve a revision of the original plan regarding the mechanical units.

Mr. Steadman said that he has met with the Applicant and there are a couple of things that need to be changed and because this project is located in the C district, he felt that it should come before the Board for their review. Mr. Steadman said that everything meets code.

Mr. Steadman said that there is a slight change in the railing, the awnings may be changed to a canvas material and the Applicant would like to eliminate the gooseneck lamps. The Applicant realized that the street lighting is such that the light coming from the lamps would be lost and is of no benefit. The cost of the lamps as well as maintenance would be considerable and the lamps not necessary.

Mr. Steadman explained the change in the window design. The original window panels opened out onto the sidewalk which creates an ADA non-compliance issue and a safety hazard. Staff met with the Applicant onsite to talk about the window situation and discussed several options to eliminate the problems. Mr. Steadman described the concern of a blind person with a cane that obviously would not realize that the window was open and extending out into the sidewalk.

Mr. Steadman told the Board that the best solution to the window issue is to build bollards, which would be concrete ovals that would be under the window and the window would open over the top of the bollard and be non-intrusive. Mr. Steadman explained that the bollard would be felt by a cane, so a blind person would be aware.

Mr. Steadman said that staff has no concern with this solution.

Tal Slann said that he was trying to picture what this would look like. Mr. Steadman explained that the bollard would not house the window, the window would open over it.

Wayne Leftwich asked how tall they would be. According to rendering, approximately 19” tall.

Curtis Arnold asked how the bollards would be constructed. Mr. Steadman said they would be concrete.

Mr. Arnold asked what color they would be and Mr. Steadman said that he felt that was a question for the Applicant.

Mr. Steadman said that the word “bollard” may not be exactly the best, when thinking that bollards are a tall, post made of concrete. Mr. Steadman said that these would be more like a curb.

Mr. Leftwich has a concern about tripping over them or people walking into them when the windows are not open. Mr. Steadman reiterated that these would be ADA compliant.

Mr. Slann said that if it’s ADA compliant, there’s no concern.

Applicant Report: Jon Starkey, owner of The Study Hall told the Board that he was open to anything the Board wanted. Mr. Starkey responded to the question of the color of the bollards, saying that he would make them the color of the pavers, the color of the building, or whatever color the Board wanted.

Jane Brown said that she would prefer the color of the building. Tom Henderson agreed as well as the rest of the members.

Mr. Slann expressed concern if they were the same color as the building that they wouldn’t be that visible and people may walk into them.

Jane Brown began to present a motion and Mr. Leftwich said that the Board wasn’t there yet.

Mr. Slann pointed out that he wasn’t a part of the Board at the time of the original presentation, but he likes the rails and the newer version. Mr. Slann said that he has no problem with any of it.

Mr. Arnold expressed concern that they would be like curbs and feels that they should be more visible, such as black like the rail and window casings. Mr. Arnold feels that a blend of color would be more professional looking. Mr. Arnold is more concerned about the times when the windows are closed.

Public Session open

No one requested an opportunity to speak.

Public Session closed

Mr. Leftwich would like to see some windows on the Clemson Avenue side. Mr. Starkey explained that he had found out that at one point, when this building was a restaurant that the walls started to fall in and they put a steel beam between the 2 walls to keep them from falling in. Mr. Starkey said that because of that there was no way to put windows in without removing the beam and redesigning the structure to stabilize the walls.

Tom Henderson said that he likes it, especially the park benches out front.

Mr. Leftwich said that he likes the previous version but understand that everything meets standards.

Mr. Starkey pointed out that the roof work that was done, was not done well and it was a canvas roofing material. He has had another contractor look at it because he wanted a metal roof put on it. Mr. Starkey said that a metal roof looks better and lasts longer. Also with a metal roof he would have the awnings be metal, which he would prefer, rather than canvas. He stated not only would it look better, there is less maintenance.

Mr. Steadman said that the motion could indicate that the Board would approve either style of awning and asked that the Board give him the authority to use his judgment in the selection of the color for the bollards.

Mr. Starkey said that he would paint them different colors and send Todd pictures so that he can actually see what it will look like.

Tom Henderson moved that request be approved as presented, giving Todd Steadman the right to choose color of bollards and either option of awnings. Jane Brown seconded the motion.

Ms. Brown suggested that the bollards match the metal roof, which would be copper.

Motion approved unanimously by a show of hands.

4. **Staff Reports:** none
5. **Other Business** - none
6. **Adjourn** – 6:30 p.m.

Respectfully submitted,

Beth Connor
Recording Secretary

Note: Proceedings of this meeting have been recorded.