

**Board of Architectural Review Meeting
January 3, 2024 - 6:00 P.M.
CITY COUNCIL CHAMBER**

Members Present: David Allison, Todd Howard, Peter Laurence, Nathan Schaupp and Christine Tedesco

Members Absent: Pete Matsko and Kyle McCormick

Staff Present: Jacob Peabody, Zoning and Codes Administrator, and Rebekah Wilbanks, Recording Secretary

- 1. Call to order:** The meeting was called to order at 6:00 p.m.

Chairman Todd Howard read the opening statement and had Board members introduce themselves. Mr. Howard continued to explain how the meeting will be conducted and invited attendees to use the Speaker Sign-in form to register to speak during the meeting. Mr. Howard also informed the audience that the BAR meetings are now being live streamed through the City of Clemson YouTube website.

- 2. Adoption of Minutes:** Nathan Schaupp moved the Minutes be approved as presented. Christine Tedesco seconded the motion. Minutes were adopted by unanimous vote. (2:36)

3. Action Items

a. Building and Site Review

- 1) 2023-AR-10:** Applicant Ross Kistler, Project Plus, is requesting approval of a rooftop structure to the existing building at 376 College Ave. (2:50)

Staff Report: Mr. Peabody informed the board this project is a second phase of a previously presented project and it is currently zoned C in AR District 1 Core. A change of note is where the dumpster was previously proposed was not feasible due to overhead lines. The tenant has been using roll carts and what is being proposed is an in ground dumpster. Additionally, this structure is suspended over the existing building. As such, there are supports going on the outside of the Earle Street wall. This will require removing the existing sidewalk and putting in planters. It does meet criteria. (3:10)

Applicant Report: Mr. Kistler informed the board it is a freestanding structure and is technically phase 2 to Roar. The rooftop addition will span the width of the building and will extend off the back, providing two points of egress. He made himself available for any questions the board may have. (4:55)

Discussion followed. (6:25)

The board provided the following feedback to the applicant regarding the project:

- No string lights or poles for their attachment
- Remove the two standing poles the string lights are attached to in renderings

- Would like to see the roof cover the whole second story
- Concerned about losing the sidewalk
- Less material used on the east wall of the bathroom area and a more accurate depiction of the colors
- Up-lighting of the roof area
- Lower lighting maybe from the railing, not hanging from the ceiling
- An architectural detail or planter to keep people off the planting area where the sidewalk was
- Two canopy trees be added in the rear parking area, one by the dumpster. Will probably require silva cells.
- Return with Photometric plan
- Renderings should include existing buildings surrounding it
- Renderings should be added from the following locations: Keith Street, Moe's, Earle Street up the hill, Sloan Street and College Avenue
- Consider minimizing vertical articulation of proposed steel posts (maybe no orange; let treatment of steel beam supporting upper level appear to run through posts to break them up)

4. Staff Reports

a. The alleyway between Loose Change and Tiger Town Tavern has become a nuisance. The city is requiring a gate be placed to block foot traffic. The owners have asked for the board's input regarding color. The recommendation is for the gate to be two toned in color, specifically a dark bronze panel and black metal outline. (56:36)

5. Other Business

6. Adjourn: 7:07 p.m.

Respectfully submitted,

Rebekah Wilbanks
Recording Secretary