

MINUTES
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Full Board Wednesday, January 13, 2010, 2:00 P.M.
Beaufort City Hall – 302 Carteret Street
Beaufort, South Carolina

Members Present

Lisa Estes
Greg Huddy
Joel Newman
Jay Weidner

Members Late

John Gadson, Sr. Chairman

I. Call to Order:

Ms. Estes called the meeting to order at 2:00 P.M. since Mr. Gadson, Sr., Chairman, was not present yet. She introduced the Board members, Greg Huddy, Joel Newman, and Jay Weidner, and City of Beaufort staff, Donna Alley, Preservation Planner, and Julie Bachety, Recorder.

II. Review Minutes:

A. Minutes for the Meeting of December 9, 2009

The Board reviewed the minutes of the December 9, 2009 meeting.

Mr. Weidner noted on Page 5, second paragraph, that the word *and* should be *an*.

Motion: Mr. Weidner made a motion, seconded by Mr. Newman, to approve the minutes with the one correction. The motion carried with a vote of four to zero.

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III. Public Hearing

A. 401 Port Republic Street – Demolition of main structure, Final Review.

Applicant: Jane Frederick for Earl & Elizabeth McMillan (HR10-04)

Ms. Alley presented the applicant for demolition of the structure located at **401 Port Republic Street**. A public hearing notice was published in the *Beaufort Gazette* and the property was posted.

Ms. Estes asked for public comment. There was no public comment. Ms. Estes closed the public hearing.

IV. Review of Full Projects:

A. 401 Port Republic Street – Demolition of main structure, Final Review.

Applicant: Jane Frederick for Earl & Elizabeth McMillan (HR10-04)

Ms. Alley presented the applicant for demolition of the structure located at **401 Port Republic Street**. Ms. Alley said currently the site is the location of a non-historic structure. The applicant is proposing to demolish the existing burned structure, and construct a new structure which will replicate the existing, to include changing the existing roof to a gable with 3 dormers on the front and a shed dormer on the rear. A public hearing notice was published in the *Beaufort Gazette* and the property was posted. A variance may be required for new construction of a deck. Staff recommends final approval, as submitted.

Ms. Estes asked for public comment. There was no public comment. Ms. Estes closed the public comment.

Motion: Mr. Newman made a motion, seconded by Mr. Weidner, to grant final approval to the request for demolition of the existing structure and for new construction of a structure. The motion carried with a vote of four to zero.

B. 1304 Congress Street – Demolition of main structure, Final Review

Applicant: Low Country Habitat for Humanity for Monique Mills (HR09-61)

Ms. Alley presented her staff report for demolition of the structure located at **1304 Congress Street**. Ms. Alley said this project was tabled at the Historic Review Board meeting on December 9, 2009.

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Monique Mills the owner, submitted to the board members an Inspection Report from Turner Home Inspection Service as well as a Termite Report. Frank Turner, the home inspector, spoke about the house. He said it's not salvageable.

Evan Thompson of Historic Beaufort Foundation said he went over this project with Cooter Ramsey from Allison Ramsey Architects about the rehabilitation. Mr. Thompson recommended deferring this project for 30 days since Mr. Ramsey has not finished his report. Ms. Dooley said she will not have the money after 30 days for the grant. Ms. Mills said she thought from the last meeting that Mr. Ramsey would have had his report done. Mr. Thompson said Mr. Ramsey was shorthanded with the holiday.

Ms. Estes asked for public comment. There was no public comment. Ms. Estes closed the public comment.

Motion: Mr. Weidner made a motion, seconded by Mr. Huddy, to deny the demolition of the two front rooms but allow the demolition of the back portion of the house that has no historic value and the front porch can be removed but save the materials.

Further Discussion:

Mr. Huddy requested that protection be done and be added to the motion.

Mr. Weidner amended his motion to say that the existing 2 rooms and hallways need to be secured. Mr. Huddy seconded the amended motion. The motion carried with a vote of four to zero with Mr. Gadson being abstained since he arrived during the discussion of this project.

Mr. Gadson suggested Ms. Estes continue to chair the meeting until her project comes up. Ms. Estes and the board members agreed.

C. **1203 Prince Street – Demolition or repair: Status Report.**

Ms. Alley presented the applicant for demolition of the structure located at **1203 Prince Street**. Ms. Alley said Libby Anderson, City Planning Director, spoke with the owner, and she doesn't want the structure demolished and requested to have the project tabled for 30 more days since she is working on a plan.

Ms. Estes asked for public comment. There was no public comment. Ms. Estes closed the public comment.

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D. 1012 Congress Street – Demolition or repair: Status Report.

Ms. Alley presented the applicant for demolition of the structure located at **1012 Congress Street**.

Evan Thompson of Historic Beaufort Foundation said the clean up was done. He said the owner seems to indicate in her letters that she wants to fix up the house but needs motivation. He said half of the house is okay and the other half is collapsed. He said there needs to be at least a tarp on the roof. Ms. Alley said she'll ask Ms. Anderson to send her another letter stating the house must be secured.

Ms. Estes asked for public comment. There was no public comment. Ms. Estes closed the public comment.

E. 312 Laurens Street – Alterations, Additions, Minor Demolition, Conceptual Review. Applicant: Brandy Long, CBL Architects, LLC, for Pender & Gouldthorpe, Jr. (HR10-01)

Ms. Alley presented the applicant for demolition of the structure located at **312 Laurens Street**. Ms. Alley said the structure is contemporary and is not listed on the Beaufort County Historic Sites Survey. The applicant is proposing an addition of a rear deck, a colonnade, demolition of an existing storage building, new construction of a utility building, a new standing seam metal roof and gas lights. Ms. Alley said the property was posted.

Evan Thompson of Historic Beaufort Foundation said about 1905 Beaufort got electricity and now to have gas light fixtures after this date causes a false sense. The owner said the gas lights would be nice but doesn't want the project held up over it.

Ms. Estes asked for public comment. There was no public comment. Ms. Estes closed the public comment.

Mr. Gadson recommended reviewing agenda item G (907 Craven Street) before item F (808 A Bay Street). The board members agreed.

- F. **907 Craven Street - Alterations, Additions, Minor Demolition, Conceptual Review.** Applicant: Brandy Long, CBL Architects, LLC, for Tabernacle Baptist Church (HR10-03)

Ms. Alley presented the applicant for the structure located at **907 Craven Street**. Ms. Alley said the structure is listed on the *Beaufort County Historic Sites Survey, 1997, "circa 1884, contributes to listed district"*. The applicant is proposing rehabilitation of the historic structure to include, reconstruction of the front porch, removal of a non-historic rear addition, new construction of a rear porch, new roofing, and various repairs in-kind. Ms. Alley said the property was posted.

Mr. Long said handicap accessibility and he was proposing a lift and some minor changes such as painting. He said overall the building is in very good shape. Andrea from the Tabernacle Baptist Church said the building hasn't been used for awhile and she asked that it be secured properly.

- G. **808 A Bay Street - Alterations, Additions, Minor Demolition, Conceptual Review.** Applicant: Brandy Long, CBL Architects, LLC, for Melissa & Anthony Estes (HR10-02)

Ms. Estes recused herself from this project since she is the owner. Mr. Gadson returned to the board meeting as Chairman.

Ms. Alley presented the applicant for demolition of the structure located at **808 A Bay Street**. Ms. Alley said the structure is listed on the *Beaufort County Historic Sites Survey, 1997, "circa 1890, contributes to listed district"*. The applicant is proposing new construction of a new stair tower to accommodate interior stairs and a covered service catwalk. Ms. Alley referred to *Milner Inventory Photos* for repair recommendations made in 1979 that might have relevance to the proposal. Ms. Alley said the property was posted.

Evan Thompson of Historic Beaufort Foundation said he liked seeing the catwalk feature coming back and he also liked the stair tower element because it gives strength to the building.

Mr. Long said the occupancy of the second floor is changing from a business to a residential use. He said this modification requires a fire separation between the floors and currently a single internal stairwell provides access to the second floor

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through the retail space located on the first floor. He said this new stair tower will provide a fire rated access to the second floor, eliminating the existing internal stairs and a related vestibule shall be constructed on the first level, allowing access to the first floor retail space and private access to the second floor. He said due to limited access for building maintenance, a covered service catwalk is proposed on the west elevation. He said also, the catwalk roof structure shall extend across the public second floor deck to provide additional protection from the weather, on the south elevation a private covered deck is proposed adjacent to the stair tower. Ms. Estes said she likes how the “tower” is presented now because it’s now more sympathetic of the front of the building. She said the separation of the floors is now crucial due to fire issues. She said eventually the area with the deck will be the front entrance.

Mr. Weidner likes the project and the architecture being added. Mr. Huddy likes the conceptual direction of the project.

Mr. Long said regarding staff’s comment on the evaluation perspective from Bay Street, he will submit a picture so the stair tower can be evaluated.

Mr. Gadson opened the floor for public comment. There was no public comment. Mr. Gadson closed the public comment.

Ms. Estes returned to the Board at this time.

V. Old Business

Mr. Gadson brought up the subject of “gas” light fixtures and fire pits. He also felt the Northwest Quadrant is slowly losing its historic status.

VI. New Business

VII. Discussion

VIII. Adjournment

The Meeting adjourned at 3:55 P.M.

Submitted by Julie A. Bachety, Recorder