



CITY OF BEAUFORT
HISTORIC REVIEW BOARD
POST OFFICE DRAWER 1167
BEAUFORT, SOUTH CAROLINA 29901
(843) 525-7011
FAX: (843) 986-5606

MINUTES
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Full Board Wednesday, May 12, 2010, 2:00 P.M.
Beaufort City Hall – 302 Carteret Street
Beaufort, South Carolina

Members Present

John Gadson, Sr. Chairman
Lisa Estes
Joel Newman
Jay Weidner

Members Absent:

Greg Huddy

I. Call to Order:

Mr. Gadson, Sr., Chairman called the meeting to order at 2:00 P.M. He introduced the Board members, Lisa Estes, Joel Newman and Jay Weidner, and City of Beaufort staff, Donna Alley, Preservation Planner, and Julie Bachety, Recorder.

Mr. Gadson asked if there were any changes to the agenda. Ms. Alley said the Public Hearing should be deleted.

II. Review Minutes:

A. Minutes for the Meeting of April 14, 2010

Mr. Weidner noted on Page 6 in the third paragraph in the last sentence that *1800* needs to be changed to *1880*.

Historic Review Board Minutes

May 12, 2010

Page 2

Ms. Estes also noted on Page 6 in the second paragraph that the name *Long* needs to be added after the word *Mr.*

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

III. Review of Full Board Projects

- A. **808 Newcastle Street** – New Construction, Preliminary Review.
Applicant: Allen Patterson of Allen Patterson Residential for Frank Wynia (HR10-23)

Ms. Alley presented her staff report for the project. Ms. Alley said the site is listed on the *Beaufort County Historic Sites Survey, 1997, as circa 1930, “contributes to the district”*. On November 18, 2008, the Board granted approval to demolition upon final approval of a replacement structure. The applicant now proposes a new construction of a main structure and an accessory dwelling unit. A final materials list, colors, and manufacturer’s specifications shall be required for final review. Ms. Alley asked that the applicant stake all corners of the proposed new structures. Ms. Alley said the *Northwest Quadrant Design Principles* for new construction apply.

Mr. Gadson opened the floor for public comment

Pete Palmer of Historic Review Board was present but had no comments at this time.

Maxine Lutz was also present from Historic Beaufort Foundation and she recommended Mr. Weidner speak about the project.

Mr. Weidner suggested a chimney so the main fireplace could be wood burning. He likes the setbacks and the idea of the steps down the side of the porch. He suggested having the surveyor show the other properties setbacks when he comes back for final review. Mr. Weidner said it’s a modest way to address the street and it’s appropriate for the neighborhood.

Mr. Gadson closed the public comment.

Historic Review Board Minutes

May 12, 2010

Page 3

Motion: Mr. Newman made a motion, seconded by Mr. Weidner, to grant preliminary approval as submitted and noted. The motion carried with a vote of four to zero.

B. 808 Newcastle Street – Accessory Dwelling Structure, Conceptual Review.
Applicant: Allen Patterson of Allen Patterson Residential for Frank Wynia (HR10-24)

Ms. Alley presented her staff report for the project. Ms. Alley said the site is listed on the *Beaufort County Historic Sites Survey, 1997, as circa 1930, “contributes to the district”*. On November 18, 2008, the Board granted approval to demolition upon final approval of a replacement structure. The applicant now proposes an accessory dwelling unit. The square footage of the accessory dwelling unit may exceed 50% of gross floor area of the primary structure. A final materials list, colors, and manufacturer’s specifications shall be required for final review. Ms. Alley said the *Northwest Quadrant Design Principles* for new construction apply. Ms. Alley reminded the Board that this is a conceptual review so there will be discussion but no motion.

Mr. Patterson was present for the owner. Mr. Patterson said it will be a 2-door garage structure behind the main building that will match the house.

Mr. Weidner suggested revisiting the location of the garage; revisit the deck and staircase by placing the garage closer to the south property setback and flip the floor plan upstairs to allow direct access. He said by doing this, it would give a substantial turn-around for the car. Ms. Estes would like to see a gable roof presentation. Mr. Newman said it doesn’t have any relevance whether or not there was ever a 2 car garage in the Northwest Quadrant. He agreed with Mr. Weidner’s comments as well as Ms. Estes. Mr. Patterson said the style of the doors will be Carriage doors. Mr. Weidner noticed the main house and garage have no shutters. Mr. Patterson said we can add these.

Mr. Gadson clarified that what we say are only suggestions since it’s a conceptual review. Mr. Gadson said the height of the garage needs to be determined at the next submittal as well as the materials and colors. A story pole shall be required.

Mr. Gadson strongly suggested the applicant purchase a copy of the Northwest Quadrant Design Guidelines.

Mr. Gadson opened the floor for public comment.

Historic Review Board Minutes

May 12, 2010

Page 4

Peter Palmer of Historic Beaufort Foundation asked if there are any other 2 car garages in the Northwest Quadrant. Mr. Gadson said there are accessory buildings where there is living space above.

Mr. Gadson closed the public comment.

- C. **711 Prince Street** – Alterations, Additions, New Construction, Final Review.
Applicant: CBL Architects, LLC for Nancy Law (HR10-25)

Ms. Alley presented her staff report for the project. Ms. Alley said the site is listed on the *Beaufort County Historic Sites Survey, 1997, as circa 1790, “contributes to the district”*. The applicant modified the plans to include a one story addition, enlarging the existing basement to match the first floor footprint. The existing HVAC will be replaced and screened. Staff recommends final approval, as submitted.

Mr. Gadson opened the floor for public comment.

Peter Palmer of Historic Beaufort Foundation said Mr. Long brought the plan to The Preservation Committee and the committee liked the submittal. Ms. Lutz from Historic Beaufort Foundation agreed with Mr. Palmer.

Motion: Mr. Weidner made a motion, seconded by Ms. Estes, to approve the application as submitted. The motion carried with a vote of four to zero.

IV. Old Business

No new business.

V. New Business

Ms. Alley spoke about the project at 509 Craven Street that was approved on a staff level that was brought to her attention by Mr. Weidner. She said part of the proposal was to replace the windows in-kind. Mr. Weidner felt the windows did not need to be replaced.

Mr. Long said he was approached by the owner to make several changes which included the windows because they rattled and the owner wanted to save energy. Mr. Long showed the Board his package that he submitted to Ms. Alley for her review. Mr. Long said he did the appropriate homework before going forth with the project. Ms. Alley

Historic Review Board Minutes

May 12, 2010

Page 5

asked the board members if she has a request for historic windows to be replaced, would it be more appropriate to bring it to them. The Board agreed.

Pete Palmer of Historic Beaufort Foundation thanked the board members for what they do. He said it's a hard choice and they need to be careful when it comes to windows.

Maxine Lutz of Historic Beaufort Foundation said the National Trust has done a lot of promotion recently for solving the heat problems with older houses by recommending that the place to invest in is the attic and the floor.

Mr. Weidner believes the windows have been in there a very long time, but if they are not the originals they are an exact duplication. He said replacement windows are not the same thing. He referred to the Henderson's house. He said it's very important that these windows stay and there are things that can be done to help the windows slide better. Mr. Weidner suggested the Board review cases when there's a possibility that the windows are historical.

Mr. Newman asked Mr. Long what types of windows are being put in. He said what's important is the style, millwork, line form and the pattern of the window to be true to the original window form. Mr. Newman said if someone wants to replace windows and hires an architect and does the right thing, we should not obstruct that. Mr. Long said he could probably find a good and similar window.

Mr. Gadson asked where we are on this project. Mr. Long said they are getting bids right now. Mr. Long said he will bring the Board the replacement window to review. Mr. Gadson referred to *The Secretary of the Interior's Standards*.

Ms. Alley and the Board discussed the member's appointments. Ms. Alley said the all of appointments are expiring in June of this year, but only Mr. Gadson and Mr. Huddy cannot be reappointed since they have already fully served their terms.

VI. Discussion

VII. Adjournment

The Meeting adjourned at 3:25 P.M.

Submitted by Julie A. Bachety, Recorder