



**CITY OF BEAUFORT**  
HISTORIC REVIEW BOARD  
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**MINUTES**  
**The City of Beaufort**  
**HISTORIC DISTRICT REVIEW BOARD**  
Full Board Wednesday, June 9, 2010, 2:00 P.M.  
**Beaufort City Hall – 302 Carteret Street**  
Beaufort, South Carolina

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**Members Present**

John Gadson, Sr. Chairman  
Lisa Estes  
Greg Huddy  
Joel Newman  
Michael Rainey

**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, Greg Huddy, Joel Newman and new board member, Michael Rainey, 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 on page 2 under item D *Block 9* should be *Block 90*.

**II. Review Minutes:**

**A. Minutes for the Meeting of May 12, 2010**

Ms. Estes noted on page 3, 4<sup>th</sup> paragraph, last sentence, the word *theses* should be *these*.

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Mr. Newman noted on page 2, in the motion, the name *Mr. Joel* should be *Mr. Newman*.

**Motion:** Ms. Estes made a motion, seconded by Mr. Newman, to approve the minutes with the two corrections. The motion carried with a vote of five to zero.

### III. Public Hearing

A. **912 Duke Street** – Demolition of main structure, Final Review.

Ms. Alley presented the applicant for demolition of the structure located at 912 Duke Street. Currently the site is listed in the Beaufort County Historic Sites Survey, 1997, circa 1900, “contributes to listed district”. The structure is vacant and abandoned. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

Mr. Gadson asked for public comment. There was no public comment. Mr. Gadson closed the public hearing.

B. **1012 Charles Street** – Demolition of main structure, Final Review.

Ms. Alley presented the applicant for demolition of the structure located at 1012 Charles Street. Currently the site is listed in the Beaufort County Historic Sites Survey, 1997, circa 1935, “contributes to listed district”. The structure is vacant and abandoned. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

Mr. Gadson asked for public comment. There was no public comment. Mr. Gadson closed the public hearing.

C. **1105 Greene Street** – Demolition of main structure, Final Review.

Ms. Alley presented the applicant for demolition of the structure located at 1105 Greene Street. This site is not listed in the Beaufort County Historic Sites Survey, 1997. The structure is vacant and abandoned. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

Mr. Gadson asked for public comment. There was no public comment. Mr. Gadson closed the public hearing.

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### IV. Review of Full Board Projects

- A. **912 Duke Street** – Demolition of main structure, Final Review.  
Applicant: J. Thomas Mikell, Attorney, for B & J Investors (HR10-26)

Ms. Alley presented her staff report for the project. Currently the site is listed in the Beaufort County Historic Sites Survey, 1997, circa 1900, “contributes to listed district”. The structure is vacant and abandoned. The property is in violation of the Code of Ordinances of the City of a Beaufort and the International Property Maintenance Code. The property was posted and a public hearing notice was published in the *Beaufort Gazette*. The applicant proposes demolition of the structure. A design concept for a replacement structure has not been submitted. Staff recommends denial of the structure due to its listing as a contributing resource. The structure retains its historic integrity and is worthy of rehabilitation.

J. Thomas Mikell, Attorney, was present. Mr. Mikell said the Board has been given information that is inadequate and false. He said it’s confusing that this is an historic building because the board members were not given any information about when the structure was built, who built it and what significant materials the structure has been built out of that makes it an historic structure. He also said the Beaufort County 1997 Survey is also false information. Mr. Huddy responded and said the board members are given the Beaufort Survey, which is very important, to help them with their part of the process. Ms. Estes said we were also given current photos. Mr. Mikell said he didn’t realize the board members were given photographs. Mr. Mikell said he had engineers investigate the property but they won’t go inside it. He also said his realtor who was present took contractors to the site but they refused to bid on it because it’s unsafe.

Mr. Gadson opened the floor for public comment.

**Maxine Lutz, Historic Beaufort Foundation**, referred to the Grant that was received back in 2006 for this property. She said two architects went through it to develop a plan for the owner at the time, but eventually the owners had lost interest in the property. Ms. Lutz said HBF has a detailed Preservation Plan. Ms. Lutz said the building was built in the 1890’s. Ms. Lutz feels the property is worth saving.

**Jay Weidner, Historic Beaufort Foundation Preservation Committee Member**, said he supports what Ms. Lutz said. He referred to the Sanborn Maps. Mr. Weidner went over the original elements and materials of the house. Mr.

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Mikell responded to the public comments by saying he didn't hear any information about who's going to preserve a building that is about to fall down. He said he did not hear any practical approach to fix this.

Mr. Gadson closed the public comment.

**Motion:** Mr. Rainey made a motion, seconded by Mr. Newman, to deny the request for demolition of the vacant and abandoned structure due to its listing as a contributing structure. The motion carried with a vote of five to zero.

**B. 1012 Charles Street** – Demolition of main structure, Final Review.  
Applicant: Russell J. Diller & Associates for William Goldberg (HR10-27)

Ms. Alley presented her staff report for the project. Currently the site is listed in the Beaufort County Historic Sites Survey, 1997, circa 1935, "contributes to listed district". The structure is vacant and abandoned. The property is in violation of the Code of Ordinances of the City of Beaufort and the International Property Maintenance Code. The property was posted and a public hearing notice was published in the *Beaufort Gazette*. The applicant proposes demolition of the structure. A design concept for a replacement structure has not been submitted. Staff recommends approval due to its severely deteriorated and unsafe condition.

Russell J. Diller was present. Mr. Diller said he was contacted by the owner, Mr. Goldberg, to look at the building. He said most of the foundation sits on the ground and the front of the building is not too bad but everything else behind the facade is bad shape largely due to a tree which fell on the roof a few years ago. He said the front facade may be able to be removed and relocated but that's all that would be salvageable.

Mr. Gadson opened the floor for public comment.

**Maxine Lutz, Historic Beaufort Foundation**, said this is small building is one of pair of the buildings. She said these two buildings were moved from Parris Island, but not many of these buildings remain and thinks it's important as part of the architectural development to maintain this building. She agrees with what Mr. Diller said about the problems of the building.

Mr. Gadson closed the public comment.

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**Motion:** Mr. Huddy made a motion, seconded by Ms. Estes, to table the request for demolition until the next meeting so the owner can explore the possibility of saving as much of the building as possible. The motion carried with a vote of five to zero.

Ms. Lutz said she had a conversation with Mr. Goldberg about a year ago and he has no intentions of restoring the structure and wishes the City would demolish it. She said the red brick building on this parcel can go away and if it goes away something sizeable may come to this corner, like a CVS Pharmacy building.

Mr. Huddy had to leave the meeting at this point.

### C. **1105 Greene Street – Demolition of main structure, Final Review.**

Applicant: Charlaine Cuthbert, Owner (HR10-28)

Ms. Alley presented her staff report for the project. This site is not listed in the Beaufort County Historic Sites Survey, 1997. The structure is vacant and abandoned. The property is in violation of the Code of Ordinances of the City of a Beaufort and the International Property Maintenance Code. The property was posted and a public hearing notice was published in the *Beaufort Gazette*. The applicant proposes demolition of the structure. A design concept for a replacement structure has not been submitted. Even though the structure is not an historic structure, it does pose a threat to the adjacent historic structures due to the unsafe conditions. Staff recommends approval of demolition of the structure due to its severely deteriorated and unsafe condition.

The applicant was not present, so Libby Anderson, City Planning Director, spoke about the project. Ms. Anderson said the city is trying to step up enforcement actions to prevent things from going too far. She said the entire roof has collapsed and the integrity of the interior is in question. Ms. Anderson said she spoke with the owner and the owner expressed her interest in having the structure demolished. Ms. Anderson said if the owner doesn't take action to have it demolished, the City will. She said there is a list of properties that she is trying to get the owners to take action on and if they don't they will come back to the Board for them to prioritize before the city goes to the City Manager and Council to ask for funds.

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

**Motion:** Ms. Estes made a motion, seconded by Mr. Rainey, to approve the request for demolition. The motion carried with a vote of four to zero.

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Ms. Alley introduced Jennifer Satterthwaite of Archives & History who attended the meeting to observe the review process for Certified Local Government requirements.

The board members took a five minute break.

**D. 1108 North Street – New Construction, Preliminary Review.**

Applicant: Bill Chambers, R.W. Architects, LLC, for Sally & Perry Harvey (HR10-29)

Ms. Alley presented her staff report for the project. Currently the site is vacant. The property was posted and a public hearing notice was published in the *Beaufort Gazette*. The applicant proposes a new construction of a structure and is requesting preliminary approval. Building corners should have been clearly marked and the height/story pole to show the first floor height should already be in place. An architectural model is required as well as a certified arborist's report for future reviews. Ms. Alley referred to the *Sanborn Map of 1924* showing a cottage in this location. Ms. Alley also referred to the *Milner Supplement 14*.

Mr. Bill Chambers was with the owners, Sally & Perry Harvey. Mr. Chambers said its single-family single story cottage. He said there is a 7 foot slope on the lot that gives them a little more space underneath. He said the big oak tree will be preserved. He said there are three other trees on the site and the one junk tree that will be removed and an arborist will look at the other two in the rear that are in bad shape. He said there is a very large limb on the major oak tree that would need to be removed. He said the house is broken into three zones: (1) public, (2) work and (3) private. He talked about the scale of the house by referring to the pictures he submitted with his application. He said there is a lot of glass on the west side being done in a traditional way but in a contemporary pattern.

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

**Motion:** Mr. Rainey made a motion, seconded by Ms. Estes, to grant preliminary approval to the project as submitted. The motion carried with a vote of four to zero.

**E. 1611 North Street – Additions and Alterations, Preliminary Review.**

Applicant: Bill Chambers, R.W. Architects, LLC, for Sammy Svalina (HR10-30)

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Ms. Alley presented her staff report for the project. The property was posted and a public hearing notice was published in the *Beaufort Gazette*. The existing structure is non-historic. The applicant proposes alterations of the structure. The alterations include an addition of a two-story porch, replacement of siding with Artisan Series Hardiplank, replacement of all windows with clad-wood insulated and simulated lites, replacement of entry doors and new roofing.

Bill Chambers was present. Mr. Chambers said it's commercial right now but could go back to residential. He said the owners have to fix up the building because of insurance issues. He said he is proposing a full width porch facing south. He said what was approved before was iron rails and now they are wood rails. He said the window replacement is the same but he increased the height on the front south side windows and the one in the front office.

Ms. Estes has concerns about the gable presentation because it seems more formal than the building is now and the amount of Hardiplank. Mr. Chambers said the extent of the Hardiplank with a 2-story building like this will be very little wood. Mr. Newman said the gable and the two-story columns seem fake and he prefers a more modest look. Mr. Rainey agreed with the board members and added that it seems too sophisticated for this site and it should be more consistent with its neighbors. He doesn't have a problem with the Hardiplank. He said he would like to see the applicant go back to the drawing board and rethink toning it down a bit. Ms. Alley asked about the type of windows. Mr. Chambers said the owners don't have a preference.

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

The board members and applicant agreed to change the review from preliminary to conceptual.

### **V. Old Business**

Ms. Alley reminded the board members to look over the Appointment List she passed out for any corrections.

### **VI. New Business**

Ms. Alley asked Jennifer Satterthwaite from Archives & History if she wanted to speak to the Board about the meeting. Ms. Satterthwaite reminded the Board when they are

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making motions to make sure they base all motions on their design guidelines. She reminded members to bring their design guidelines to the meeting for reference. Mr. Gadson said he has his guidelines with him at every meeting.

**VII. Discussion**

**VIII. Adjournment**

**Motion:** Mr. Gadson made a motion to adjourn the meeting.

The Meeting adjourned at 3:50 P.M.

Submitted by Julie A. Bachety, Recorder