



CITY OF BEAUFORT
HISTORIC REVIEW BOARD
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MINUTES
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Full Board Wednesday, July 14, 2010, 2:00 P.M.
Beaufort City Hall – 302 Carteret Street
Beaufort, South Carolina

Members Present

John Gadson, Sr. Chairman
Lisa Estes
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, Joel Newman and 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 no there are no changes.

II. Review Minutes:

A. Minutes for the Meeting of June 9, 2010

Ms. Estes noted on page 7, second paragraph, in the second sentence, the word *go* needs to be added after the word *could*.

Mr. Newman noted on page 6, second paragraph, in the sixth sentence, the word *is* needs to be added after the word *there*.

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Motion: Mr. Newman made a motion, seconded by Mr. Rainey, to approve the minutes as corrected. The motion carried with a vote of four to zero.

III. Public Hearing

A. 1411 Duke Street – Major Demolition of Structure.

Ms. Alley presented the applicant for demolition of the structure located at 1411 Duke Street. Currently *Beaufort County Historic Sites Survey, 1997* lists the property, circa 1920, “contributes to the listed district”. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

Mr. Gadson asked for public comment.

Jay Weidner, Historic Beaufort Foundation Preservation Committee Member, said recently it’s been brought to their attention by the National Parks Service that we cannot tear down anymore contributing resources in the Historic District. Also, he said it’s important to point out that this block has a two story building that is in desperate need of preservation and he hopes this comes to pass; next to this is a one story cottage that was preserved by Historic Beaufort Foundation; and also the building that anchors the other corner also be restored.

Mr. Gadson closed the public hearing.

IV. Review of Full Board Projects

A. 1411 Duke Street – Major Demolition of Structure, Final Review.

Applicant: BJ Adams for Jim Moss (HR10-33)

Ms. Alley presented the applicant for demolition of the structure located at 1411 Duke Street. Currently *Beaufort County Historic Sites Survey, 1997* list the property, circa 1920, “contributes to the listed district”. The applicant proposes final approval for demolition of an existing historic structure. Ms. Alley referred to an excerpt on demolition from the *Supplement to the Beaufort Preservation Manual*, written by John Milner. The property was posted and a public hearing notice was published in the *Beaufort Gazette*. Staff recommends denial of the demolition because the structure is listed as a contributing historic resource and retains its historic integrity.

Mr. Fred Kuhn said Jim Moss planned on attending but unfortunately had a hearing in Aiken, SC. Mr. Kuhn requested that the Board defer the project until Mr. Moss can be present.

Mr. Gadson asked 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 table the project until next month. The motion carried with a vote of four to zero.

B. 1012 Charles Street – Major Demolition of Structure, Final Review.

Applicant: Russell J. Diller & Associates for William Goldberg (HR10-27)

Ms. Alley presented her staff report for the project. This project was tabled at the Board's meeting on June 9, 2010 so the owner could explore the possibility of saving as much of the building as possible. The property was previously posted and published in the *Beaufort Gazette*. Ms. Alley referred to the letter from the city's Building Official, Roni Abdella stating that her recommendation is that the entire house be removed. The members were provided with a copy of this letter in the meeting packets.

Russ Diller was present. He said he met with the city's Building Official on site and she thought the structure should be removed. He said the concrete front steps are holding up the structure and if they are removed, the structure will fall down. He said also the interior is rotted badly. He said the owner doesn't have any interest in rebuilding.

Mr. Gadson opened the floor for public comment.

Maxine, Lutz from Historic Beaufort Foundation, said she supports what she said at the last meeting relating to them as being a "pair". The little building is part of Beaufort Historic history. She would like to see at least the front of the building preserved.

Mr. Gadson closed the public comment.

Mr. Rainey said there are certain cases and this is an eyesore and safety issue. He feels it's beyond restoration. He said it's a clear case of demolition by neglect. Mr. Rainey referred to City Council and the ordinance regarding demolitions and feels there needs to enforcement on the homeowners.

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Motion: Mr. Rainey made a motion, seconded by Mr. Newman, to approve the application as submitted due to its severely deteriorated and unsafe condition. The motion carried with a vote of three to one with Ms. Estes being opposed.

C. 1013 Duke Street – Post Facto – Painting, Final Review.

Applicant: Nathan Harris (HR10-35)

Ms. Alley presented her staff report for the project. Currently the site is listed in the *Beaufort County Historic Sites Survey 1997*, circa 1830, “contributes to listed district”. The applicant was issued a permit to re-paint to match existing, no change in color. The new paint color does not match existing.

Nathan Harris was present. Mr. Harris presented his color sample on a wooden stick that shows the new color and a picture of the building the way it looks now. He said after time the previous poorly painted house faded and looked more like white so he repainted it. He said everyone that lives nearby likes it.

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 Mr. Newman, to approve the application as submitted. The motion carried with a vote of four to zero.

D. 509 Hamilton Street – Alterations, Additions, New Construction, Conceptual Review.

Applicant: Brandy Long, CBL Architect, LLC for Beverly Bishop (HR10-34)

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 applicant proposes alterations of a structure and is requesting conceptual approval. The alterations include expansion of a kitchen, new construction of a rear deck, to include new roofing, decking and screening, new construction of a “clearstory” to the kitchen roof, and new exterior steps and landing. A final materials list, samples, and colors are required for final review as well as details of windows, doors, rails and trim and the square footage for existing and proposed. Ms. Alley referred to the *Preservation Brief 14 New Exterior Additions to Historic Building* article and *The Beaufort Preservation Manual Supplement*. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

Brandy Long was present. Mr. Long explained the project. He said the applicant wants to extend the edge of deck, screen it and have some volume; extend the bedroom because she's trying to create a study/office. The other thing is to work on the kitchen area and there will be no skylights because they are very suburban. He talked about the flat roof area and that the clerestory window would not be visible from any street.

Mr. Gadson opened the floor for public comment.

Jay Weidner, Historic Beaufort Foundation Preservation Committee Member, asked Mr. Long to consider the tree that is directly in front of the deck. with regard to placement of steps.

Mr. Gadson closed the public comment.

It was the consensus of the Board that the project is moving in the right direction and that the applicant should proceed toward the next review.

E. 509 Craven Street - Continuation – Window Replacement, Final Review.

Applicant: Allen Patterson Residential, LLC for Sandra Kluttz (HR10-21)

Ms. Alley said this project was approved by staff. Concerns had been expressed by Historic Beaufort Foundation about replacement of the windows. The Board had requested final approval over the replacement window and requested a sample window to be submitted for approval.

Allen Patterson was present. He said he has approval to replace the window and now needs approval for the type of window since it's a critical part of the house. He asked the Board to look over the window mullions that he submitted. Ms. Alley said she doesn't have them. Mr. Patterson said since he forgot to drop them off he will come back next month.

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

Mr. Gadson deferred the window replacement until next month.

F. 711 Harrington Street – New Construction, Conceptual Review.

Applicant: Allen Patterson Residential, LLC for Charles & Claudia Cornett (HR10-36)

Ms. Alley presented her staff report for the project. The site is a vacant lot at the corner of Duke and Harrington Streets. The applicant proposes new construction of a single family dwelling. A similar plan has been constructed at 810 Newcastle Street. A final materials list, colors, and manufacturer's specifications shall be required for final review. Ms. Alley referred to Historic Review Board Checklist for New Construction. The *Northwest Quadrant Design Principles* for new construction apply. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

Allen Patterson was present. Mr. Patterson handed out copies of his submittal since it was submitted in a digital format. He said this is similar to the Wynia house. He said there are some changes the owners are asking such as making the triple window a double window and to eliminate the window to the right of the fireplace. Mr. Gadson referred to the other house that was approved in this area and the informality of them and he assumes this house will fit into the community there. Mr. Newman referred to the houses on Duke Street and on Harrington Street that have closed soffits. Mr. Newman asked what Historic Beaufort Foundation feels about this. Mr. Rainey said closed soffits are more formal. Mr. Newman said he likes rafter tails. Mr. Patterson said he will address the rafter tails at a later submittal.

Mr. Gadson opened the floor for public comment.

Mr. Weidner, Historic Beaufort Foundation Preservation Committee, addressed the issue that the back side of the house will be facing the existing cottage and asked if the door is a back entrance door or a closet. Mr. Patterson said he will rework it and bring it back at the next submittal.

Mr. Gadson closed the public comment.

Motion: None because it's a conceptual review.

V. Old Business

No old business.

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VI. New Business

Mr. Gadson asked about the Election of Officers. Ms. Alley said it's routinely in January.

Mr. Gadson requested that election be placed on the August agenda since his term has expired.

Ms. Alley informed the Board that Bill Chambers has been appointed by City Council to be on the board and will at the next meeting.

Mr. Gadson asked Ms. Alley to put together some information relating to Demolition by Neglect. Ms. Alley suggested the board members start working on their ideas.

VII. Discussion

VIII. Adjournment

The Meeting adjourned at 3:10 P.M.

Submitted by Julie A. Bachety, Recorder