



**CITY OF BEAUFORT**  
**HISTORIC REVIEW BOARD**  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
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**MINUTES**  
**The City of Beaufort**  
**HISTORIC DISTRICT REVIEW BOARD**  
Full Board Wednesday, September 8, 2010, 2:00 P.M.  
**Beaufort City Hall, Council Chambers – 1911 Boundary Street**  
Beaufort, South Carolina

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**Members Present**

Lisa Estes, Chairman  
Bill Chambers  
John Gadson, Sr.  
Joel Newman

**Members Absent**

Michael Rainey

**I. Call to Order:**

Ms. Estes, Chairman, called the meeting to order at 2:00 P.M. She introduced the Board members, Bill Chambers, John Gadson, Sr., Joel Newman, and City of Beaufort staff, Donna Alley, Preservation Planner, and Julie Bachety, Recorder.

**II. Election of Officers**

**Motion:** Mr. Chambers made a motion to nominate Joel Newman as Vice-Chairman. Mr. Gadson seconded the motion. The motion carried with a vote of four to zero.

**III. Review Minutes:**

**A. Minutes for the Meeting of August 11, 2010**

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

**IV. Public Hearings**

**A. 711 Bladen Street – Major Demolition of Structure.**

Ms. Alley presented the application for demolition of the structure located at 711 Bladen Street. The site is not listed in the *Beaufort County Historic Sites Survey, 1997*. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

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

**B. 1302 Duke Street – Major Demolition of Structure.**

Ms. Alley presented the application for demolition of the structure located at 1302 Duke Street. The site is not listed in the *Beaufort County Historic Sites Survey, 1997*. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

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

**C. 1304 Duke Street – Major Demolition of Structure.**

Ms. Alley presented the application for demolition of the structure located at 1304 Duke Street. The site is not listed in the *Beaufort County Historic Sites Survey, 1997*. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

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

**D. 1105 Charles Street – Major Demolition of Structure.**

Ms. Alley presented the applicant for demolition of the structure located at 1105 Charles Street. The site is not listed in the *Beaufort County Historic Sites Survey,*

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1997. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

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

### **E. 904 Boundary Street – Major Demolition of Structure.**

Ms. Alley presented the application for demolition of the structure located at 904 Boundary Street. The site is not listed in the *Beaufort County Historic Sites Survey, 1997*. The property was posted and a public hearing notice was published in the *Beaufort Gazette*.

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

## **V. Review of Full Board Projects**

### **A. 711 Bladen Street – Major Demolition of Structure.**

Applicant: The City of Beaufort (HR10-47)

Ms. Alley presented her staff for demolition of the structure located at 711 Bladen Street. The site is not listed in the *Beaufort County Historic Sites Survey, 1997*. The applicant is the City of Beaufort and they propose demolition of the abandoned structure. A replacement structure is not proposed at this time. The property was posted and a public hearing notice was published in the *Beaufort Gazette*. Ms. Alley said in support of the redevelopment and streetscape improvements underway on Bladen Street, staff recommends approval of the request for demolition.

Libby Anderson, City Planning Director, was present. Ms. Anderson said the City does not have the funds right now for demolition but can take steps for redevelopment of the property. The Board asked if demolition is granted, can the property be subdivided into several lots. Ms. Anderson said yes it could under the Bladen Street Code. Mr. Gadson asked if the owner is participating. Ms. Anderson said the owner would like the structure demolished. Ms. Anderson said the owner also had a redevelopment plan proposed through Allison Ramsey Architects.

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

**Motion:** Mr. Gadson made a motion, seconded by Mr. Newman to grant final approval as submitted. The motion carried with a vote of four to zero.

**B. 1302 Duke Street – Major Demolition of Structure.**

Applicant: The City of Beaufort (HR10-48)

**C. 1304 Duke Street – Major Demolition of Structure.**

Applicant: The City of Beaufort (HR10-49)

The Board agreed to go over both projects at the same time.

Ms. Alley presented her staff report for demolition of the structures located at 1302 and 1304 Duke Street. The sites are not listed in the *Beaufort County Historic Sites Survey, 1997*. The applicant is the City of Beaufort. The structures are both abandoned and former locations of City of Beaufort Public Works Department – Parks Division. All of the chain link fencing will be removed. Replacement structures are not proposed at this time. The properties are posted and public hearing notices were published in the *Beaufort Gazette*. Ms. Alley said in support of the redevelopment and streetscape improvements underway on Bladen Street, staff recommends approval of the request for these demolitions.

Libby Anderson, City Planning Director, was present. Ms. Anderson said there is no funding available for these demolitions. She said the owner is very interested and currently the property is for sale with a realtor.

Ms. Estes asked for public comment.

**Maxine Lutz from Historic Beaufort Foundation** asked for the zoning clarification. Ms. Lutz said it would be perfect for an adaptable commercial use.

**Jay Weidner** said he went to look at both properties. He said they have potential. He said there will be an extreme cost to tear them down and in this economy it's not a good idea. He feels the lot will be for sale for a long time.

Ms. Anderson clarified that the property is zoned General Residential and cannot be used for any commercial uses. Mr. Chambers asked how many lots will be

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allowed. Ms. Anderson said there are two now and any more would require a variance.

Mr. Lutz asked who is requesting the actual demolition. Ms. Anderson said it's on the city's list for grant funds and the City will not necessarily be the person who will be demolishing the structure. Ms. Lutz asked if the city is paying for the demolition. Ms. Anderson said no, it will eventually be the responsibility of the person who buys the property.

Mr. Gadson asked Mr. Weidner which one of the buildings he was talking about. Mr. Weidner said the two bricks buildings are okay and the other one that is made out of metal on the corner is the one that is the worst. Mr. Gadson felt the opposite. Mr. Gadson asked if the Board would consider delaying the demolition request until the next meeting. Ms. Estes agreed.

Ms. Alley said there are other non-conforming warehouse buildings on Duke Street that the city would like to have removed. She asked the board members to think long and hard before making their decision on these two demolitions because of the implication for future demolition requests for similar non-conforming warehouse buildings.

**Christian Trask** asked if they were to be used, would they have to be significantly modified or demolished. Ms. Alley responded, "Yes".

Ms. Estes closed the public comment.

**Motion:** Mr. Newman made a motion, seconded by Mr. Chambers, to grant final approval to demolition of structures located at 1302 and 1304 Duke Street as submitted. The motion carried with a vote of three to one with Ms. Estes opposed.

### **D. 1105 Charles Street – Major Demolition of Structure.**

Applicant: Reid Davis (HR10-40)

Ms. Alley presented her staff report for demolition of the abandoned structure located at 1105 Charles Street. The site is not listed in the *Beaufort County Historic Sites Survey, 1997*. The former cab company building fronts Charles Street. The picket fencing along Charles and Boundary Streets shall be removed as part of the demolition. The applicant proposes demolition of the abandoned structure. All of the chain link fencing will be removed. A replacement structure

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is not proposed at this time. The property was posted and a public hearing notice was published in the *Beaufort Gazette*. Staff recommends approval as submitted.

Reid Davis was present. Ms. Davis didn't have anything else to add.

Ms. Estes asked for public comment.

**John Dickerson** is a resident of Beaufort and said he would like to see as these lots are cleared there is a requirement that the owner has to put back some type of landscaping to turn these properties into something nicer. Ms. Alley said there are requirements in our Unified Development Ordinance to require this and that this should be enforced.

**Maxine Lutz from Historic Beaufort Foundation** said she has no objections.

Ms. Estes closed the public comment.

**Motion:** Mr. Gadson made a motion, seconded by Mr. Newman, to grant final approval of demolition, as submitted. The motion carried with a vote four to zero.

**E. 904 Boundary Street – Major Demolition of Structure.**

Applicant: Reid Davis (HR10-41)

Ms. Alley presented her staff report for demolition of an abandoned structure located at 904 Boundary Street. The site is not listed in the *Beaufort County Historic Sites Survey, 1997*. The applicant proposes demolition of the abandoned structure.

A replacement structure is not proposed at this time. The property was posted and a public hearing notice was published in the *Beaufort Gazette*. Staff recommends approval as submitted.

Reid Davis was present. Ms. Davis said she decided to have it demolished rather than secured per the City's request.

Ms. Estes asked for public comment.

**Maxine Lutz from Historic Beaufort Foundation** said she has no objections.

**Christian Trask** asked if it's a former garage are there tanks? Ms. Davis stated that the tanks have been removed.

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Ms. Estes closed the public comment.

Ms. Davis said the building and the islands are what she is requesting to demolish and she may not want to remove the pavement at this time.

**Motion:** Mr. Gadson made a motion, seconded by Mr. Chambers, to grant final approval of demolition, as submitted. The motion carried with a vote of four to zero.

**F. 401 Wilmington Street – Change of Materials, Final Review.**

Applicant: Christian Trask for Mayfair Corporation (HR10-42)

Ms. Alley presented her staff for alterations and additions of the structure located at 401 Wilmington Street. The site is not listed in the *Beaufort County Historic Sites Survey*, 1997. The applicant proposes alterations to include removal of existing Masonite siding and replacement with Hardiplank. The applicant is also requesting replacement of wood trim with Hardiplank Trim. It seems the standard Hardiplank's width/thickness more closely matches the existing Masonite siding. Hardiplank has been approved for new construction (accessory structure and appendages) and replacement siding for a non-contributing structure in the Preservation District. Standard Hardiplank has been approved for new construction in the Conservation District. Ms. Alley referred to recommendations for new materials in the *Preservation Plan Update*.

Christian Trask was present. Mr. Trask showed samples of what materials are there now and what he is proposing. He also showed photographs of the proposed materials and how they will look on the house. He said they are not replacing anything on the soffits.

Mr. Newman said he would like to see the applicant paint the brick entry. Mr. Newman also would like to see the brick mold changed. Mr. Trask said he can do that.

Mr. Gadson asked if there is a special trim that is preferred. Mr. Chambers said the new Hardi Trim and Hardi Soffit can be detailed appropriately in this application.

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

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**Motion:** Mr. Chambers made a motion, seconded by Mr. Newman, to grant final approval submitted. The motion carried with a vote of four to zero.

**VI. Old Business**

No old business.

**VII. New Business**

No new business.

**VIII. Discussion**

The board members asked how they can we get their meetings moved downstairs to the conference room. Ms. Alley suggested that Chairman send a letter to the City Manager.

Mr. Gadson acknowledged Mr. Easton who has put his application in to be on the Historic Review Board.

**IX. Adjournment**

The Meeting adjourned at 3:30 P.M.

Submitted by Julie Bachety, Recorder