



CITY OF BEAUFORT
HISTORIC REVIEW BOARD
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MINUTES
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Full Board Wednesday, October 13, 2010, 2:00 P.M.
Beaufort City Hall, Planning Conference Room – 1911 Boundary Street
Beaufort, South Carolina

Members Present

Lisa Estes, Chairman
Joel Newman, Vice-Chairman
Bill Chambers
Michael Rainey

Members Absent

Inez Neal

I. Call to Order:

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

II. Review Minutes:

A. Minutes for the Meeting of September 8, 2010

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

III. Public Hearings

A. 1201 Washington Street – Major Demolition of Structure.
Applicant: Beaufort Housing Authority (HR10-54)

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Ms. Alley presented the applicant for demolition of the structure located at 1201 Washington 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.

Maxine Lutz from Historic Beaufort Foundation said Historic Beaufort Foundation is not opposed to the demolition request. She asked what is proposed for the property once the structure has been demolished. Ed Boyd from Beaufort Housing Authority said the property will be up for sale.

Ms. Estes closed the public hearing.

IV. Review of Full Board Projects

A. 1201 Washington Street – Major Demolition of Structure.

Applicant: Beaufort Housing Authority (HR10-54)

Donna Alley presented her staff for demolition of the structure located at 1201 Washington Street. The site is not listed in the *Beaufort County Historic Sites Survey*, 1997. The applicant is proposing demolition of the vacant structure. A replacement structure has not been proposed at this time. The structure's foundation has failed. In support of the redevelopment and streetscape improvements on Bladen Street and in the Northwest Quadrant, staff recommends approval of the request for demolition.

Ed Boyd was present on behalf of Beaufort Housing Authority. Mr. Boyd said the property will be up for sale.

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

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

B. 1108 North Street – New Construction, Final Review.

Applicant: R. W. Chambers for Perry and Sally Harvey (HR10-56)

Mr. Chambers recused himself from this project since he is representing the owner.

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Donna Alley presented her staff. The lot is currently vacant. The applicant is proposing new construction of a structure. On June 9, 2010, the applicant received preliminary approval as submitted. The property was previously posted. A rear yard variance may be required. Ms. Alley referred to *the Sanborn Map of 1924* that shows a cottage in this location. She also referred to *Milner Supplement 14*. Staff recommends final approval, as submitted.

Mr. Chambers went over the changes from the original submission. Mr. Newman said with the tree being so close to the proposed front stairs, he recommended not worrying about the stairway being in the center. Mr. Chambers said it can be looked at. Mr. Rainey said Mr. Newman's comments were valid but he cannot go along with it because it sets precedence. Mr. Rainey would rather see the stairs as designed. Ms. Alley asked the board members if Mr. Chambers decides to re-adjust the stairs, does the Board want him to present it back to the Board. The board members said yes.

Ms. Estes asked for public comment.

Jay Weidner said it's a nice project but agreed that the tree is too close to the staircase. Mr. Weidner asked the applicant to look at 1301 Newcastle Street that was built with existing trees off of the front porch. Mr. Weidner agreed with Mr. Newman's comments.

Maxine Lutz from Historic Beaufort Foundation asked about the parking. Mr. Chambers said it will be gravel and a car and a half. He said the church has already put down some gravel so we are just adding to it.

Ms. Estes closed the public comment.

Motion: Mr. Rainey made a motion, seconded by Mr. Newman, to grant final approval to the request as submitted with the condition that if the front stair orientation is changed, the applicant must submit revised drawings to the Board for review.

C. 304 Scott Street – New Construction, Final Review.

Mr. Chambers returned to the Board at this time.

Donna Alley presented her staff report. This property is listed in the *Beaufort County Historic Sites Survey, 1997*, circa 1935, "contributes to listed district". The applicant is proposing alterations and additions that include a small addition, front porch, interior renovations, a courtyard and trellis. The property was posted.

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A final material list, samples, and colors are required for final review. Any new driveway or walkway materials shall be pervious. Details, materials and colors shall be required for the trellis, water feature, and fire pit. Ms. Alley said, typically adding front porches to historic structures is not recommended; however, additions of front porches have been approved for two similar small structures located on Laurens Street and a ranch-style house located on Hancock Street.

Cooter Ramsey was present. Mr. Ramsey said he is proposing a small porch addition and to infill the majority of the porch with glass. Also, landscaping and outdoor spacing will be done. A trellis, water feature and fire pit are proposed. A living fence across the front of the property is proposed. Using the existing opening we will install gates. We will be keeping the nice cedar tree even though the porch will be close to it. Some interior modifications will take place also. He passed out information showing how the infill will be done.

Mr. Newman asked if it's a residence now. Mr. Ramsey said it was a doctor's office and it will be a spa now. Mr. Newman suggested increased landscaping in the back so it's more private because the trellis will not give that much privacy. Mr. Chambers asked about the impervious/pervious and potential possible flooding issues. Mr. Chambers feels the proposed glass enclosure will be a very modern look when done. Ms. Estes is not in favor of the shed door.

Ms. Estes opened the floor for public comment.

Jay Weidner checked the Sanborn Maps and said it has the same street frontage as it is today. He said some other issues are the handicap ramp that comes down on the street frontage of the building which should not be there as a main feature of the façade; the windows have a very distinctive historic character to them; the door now on the building is not appropriate; too much of the lot is pervious; treatment along the street is more a Habersham/New Point treatment. He said this building was residential when built. He said the porch needs to be an open porch which is more appropriate. He doesn't think a hip roof is what's called for.

Ms. Estes closed the public comment.

Mr. Chambers said the building next door has a hip roof. Mr. Rainey feels the Florida room concept across the front is inappropriate and he also had issues with the handicap ramp and feels the project is over landscaped. Mr. Newman said he doesn't have a problem with enclosing the porch. Mr. Newman said the handicap ramp needs to be screened a bit more with landscaping. Mr. Newman encouraged the garden idea to be developed. Ms. Estes said she does not like the glassed

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front porch. Ms. Estes asked Mr. Ramsey if he had addressed the ADA requirements. Mr. Ramsey said he walked through the property with the Building Official.

Maxine Lutz said it's a simple house and adding all the glamorous things is so inappropriate and we don't have any glass front houses in Beaufort. Mr. Chambers said he doesn't see the front as being "glamorous". He said the glass on the porch is a "concept" for now. Mr. Chambers feels an opened porch is a very simple solution. As an example, Mr. Rainey referred to swimming pools and the huge privacy fencing often required for screening. Mr. Weidner asked that the Board to please refer to Milner to see what it says.

Mr. Ramsey said getting the right form of this house is going to be challenging. Mr. Newman said there is no pattern on this street. The main issue seems to be the enclosure of the front porch with glass. Mr. Newman asked is there opportunity on this site to make the building bigger towards the street. Ms. Alley said it would be difficult. Ms. Alley referred to Milner's recommendations regarding front additions. Ms. Alley suggested the Board consider a motion for the applicant to revisit some of the issues or suggest that the applicant withdraw the application for further study.

Motion: Mr. Rainey made a motion that the proposal be denied, as submitted. Ms. Estes seconded the motion. The motion carried with a vote of three to one with Mr. Newman being opposed.

V. Old Business

No new business.

VI. New Business

Ms. Estes informed the board members that today is her last meeting since she will be moving to Charleston. Ms. Estes said she gave Scott Dadson and City Council notice so they can find a replacement. Mr. Newman will chair the meetings as Vice-Chairman.

VII. Discussion

VIII. Adjournment

The Meeting adjourned at 3:10 P.M.

Submitted by Julie Bachety, Recorder