



CITY OF BEAUFORT
HISTORIC REVIEW BOARD
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MINUTES
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Full Board Wednesday, November 10, 2010, 2:00 P.M.
Beaufort City Hall, Planning Conference Room – 1911 Boundary Street
Beaufort, South Carolina

Members Present

Joel Newman, Vice-Chairman
Bill Chambers
Inez Neal
Michael Rainey

I. Call to Order:

Mr. Newman, called the meeting to order at 2:00 P.M since Ms. Estes, Chairman, is no longer on the Board. Mr. Newman introduced the Board members, Bill Chambers, Inez Neal, and Michael Rainey, and City of Beaufort staff, Donna Alley, Preservation Planner, and Julie Bachety, Recorder.

II. Election of Officers

Mr. Chambers nominated Mr. Newman as Chairman. Mr. Rainey seconded the nomination. The nomination carried with a vote of four to zero.

Mr. Rainey nominated Mr. Chambers as Vice-Chairman. Mr. Newman seconded the nomination. The nomination carried with a vote of four to zero.

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III. Review Minutes:

A. Minutes for the Meeting of October 13, 2010

Ms. Alley said there was one spelling error she found and corrected.

Motion: Mr. Chambers made a motion, seconded by Mr. Rainey, to approve the minutes with the one small correction. The motion carried with a vote of four to zero.

IV. Review of Full Board Projects

A. 709 Duke Street – New Construction, Conceptual Review.

Applicant: Allison Ramsey Architects for Josh Gibson and Michelle Prenticea (HR10-62)

Donna Alley presented her staff report. The applicant is proposing new construction of a single-family residential structure. The property is currently vacant. Ms. Alley provided the board members with a copy of the *Checklist for New Construction*. The Parking Standards apply per Section 7.5 of the Unified Development Ordinance (UDO). A final materials list, samples, and colors are required for final review. All mechanical equipment and trash/dumpster should be screened and shown on the plans. All lighting should also be shown on the plans and clearly detailed. A Certified Arborist's report is required to determine impact of construction on existing trees. Ms. Alley referred to the *Miler, Chapter 3, of the Supplement*. The property has been posted.

Cooter Ramsey from Allison Ramsey Architects was present and introduced the owners. He presented a model. He said he will be doing more formalized details.

Mr. Newman opened the floor for public comment.

Jay Weidner, Historic Beaufort Foundation Preservation Committee

Member, asked about the setbacks. Ms. Alley said the side setback is 6 feet. Mr. Weidner said it appears there is no setback shown and the steps look like they are right on the lane. He asked about the prevailing front setback. He said it should be staked. Mrs. Alley asked Mr. Ramsey if the building corners had been staked. Mr. Ramsey replied, "No". Mr. Weidner feels it's a big project for this parcel, but doesn't see it's a problem since there are more tight properties in this neighborhood. Ms. Alley said Libby Anderson is still reviewing the site plan.

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Mr. Weidner asked about the storage building in the back. Mr. Weidner also asked if the proposal meets the impervious requirements. Mr. Newman asked if the courtyard counts as pervious amount. Mr. Ramsey said he's not sure.

Mr. Newman closed the public comment.

Mr. Rainey said he likes the project and feels it fits in really well. He said a variance may be needed though. Mr. Chambers supports the painted brick base which gives it a more urban appearance. He said he's in favor of the wall, but the height needs to be looked at it. Ms. Alley said it may be appropriate to separate the different uses. Mr. Ramsey agreed. Mr. Chambers said the finished floor line was not articulated in the brick. Mr. Newman supports the overall plan even though it takes over the majority of the site. He asked if the wall on the street side has to be just a wall or can some planting be done. Mr. Ramsey said landscaping can be added. Ms. Alley said the City has opened the alley to be used and is maintaining it. Mr. Weidner suggested, as a landscaper, a living fence. Mr. Chambers asked if on-street parking is available. Ms. Alley said it is not available at this location at this time.

B. 304 Scott Street – Alterations, Additions, Final Review.

Applicant: Allison Ramsey Architects for Associated Luxury Inn (HR10-63)

Donna Alley presented her staff. The property is listed in the *Beaufort County Historic Sites Survey, 1997*, circa 1935, "contributes to listed district". The applicant is proposing alterations and additions to include a small addition, front porch, interior renovations, a courtyard, and trellis. On October 13, 2010, the applicant presented plans for preliminary review for alterations and additions to include a small addition, glassed-in front porch, interior renovations, a courtyard, and a trellis. The Board denied the application, as submitted. The applicant has now submitted revised plans to include an open front porch for final approval. The Parking Standards apply per Section 7.5 of the Unified Development Ordinance (UDO). Ms. Alley said typically adding front porches to historic structures is not recommended; however, additions of front porches have been approved for two small structures located on Laurens Street and a ranch-style house located on Hamar Street. The property was posted.

Cooter Ramsey from Allison Ramsey Architects was present for the owners. Mr. Ramsey went over the changes that were made.

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Mr. Newman opened the floor for public comment.

Jay Weidner, Historic Beaufort Foundation Preservation Committee

Member, asked which parts on the site plan are hard surfaced. Mr. Ramsey said it will be a walking surface, but he doesn't know what type of materials they will be yet. Mr. Weidner said on the front elevation the windows have been re-arranged. Mr. Ramsey said this is proposed. Mr. Weidner referred to the *Milner* and said this is not allowed. He said Historic Beaufort Foundation would not support adding a porch to the building and prefers that the simple residential character be maintained. He said there is one parking space that needs a bit more privacy; he does not recommend making a terrace; and the change to the handicap access is positive for this project.

Mr. Newman closed the public comment.

Mr. Chambers said this property has been compromised heavily. Maxine Lutz of Historic Beaufort Foundation said the windows are indicative of the era of this building. Ms. Alley said in the previous submittal, the Board was given the *Milner*, and we did confirm that the building has been changed over time. He also said there are a lot of missing items and he wants to see details for the pavers, water feature, foundation of the ramp and landscaping details. Mr. Ramsey said he will bring these details back. Mr. Chambers thinks the porch is a good asset to the building since it's been so comprised over time but he is not for all of the proposed paving. Mr. Chambers asked about the fence in the front. Mr. Ramsey said it's a living fence. Ms. Alley said if the front entrance was not going to be used for an entrance, it should give the appearance of an entrance. Mr. Rainey had no comments. Mr. Newman agreed with all of Mr. Chamber's comments. Mr. Newman said there is not a distinct pattern on the street regarding landscaping and he would like to see the front yard developed with landscaping. Mr. Newman feels this is more of a porch and landscape application. Mr. Ramsey said he would like to receive a final approval with the choice of bringing the detailed items back to staff. Mr. Weidner requested that the Preservation Committee get together with everyone and discuss the issues. Mr. Chambers asked if Mr. Ramsey would consider accepting a preliminary approval. Mr. Cooter said yes he would.

Motion #1: Mr. Rainey made a motion, seconded by Mr. Chambers, to grant preliminary approval. The motion failed.

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Motion #2: Mr. Rainey made a motion, seconded by Mr. Newman, to approval to the architectural changes related to the porch addition, with the exception of windows. The applicant shall confer with Historic Beaufort Foundation to determine the age of the existing east elevation windows. The motion carried with a vote of four to zero.

C. 926 Bay Street – Alterations, Additions, Conceptual Review.

Applicant: Leith Webb for Nick Borreggine (HR10-64)

Donna Alley presented her staff. The property is listed in the *Beaufort County Historic Sites Survey, 1997*, circa 1916, “contributes to listed district”. The applicant is proposing alterations and additions to include removal of a rear deck bar and replacement with a covered and partially screened enclosure. Final materials, colors, and samples are required for final review. All lighting shall be clearly detailed and shown on the plans and cut sheets or drawings need to be submitted for final review.

Leith Webb was present with the owner, Nick Borreggine. Mr. Webb said the reason for the project is that the owner has been receiving complaints from residents on Ribaut Road because the noise carries over the water to their neighborhood. He said if the Board agrees to the project, he will get with a design professional. Ms. Alley said it is important for this proposal to be compatible with the Waterfront Park, but still respectful of the historic structure. Ms. Alley asked if the any other options were explored. Mr. Webb said the noise issue is just one of the reasons for the project. He said the other reason is that the owner wants to expand the use of the outdoor spaces.

Mr. Newman opened the floor for public comment.

Maxine Lutz from Historic Beaufort Foundation said she didn’t have any comments.

Julie from Historic Beaufort Foundation said she likes the concept but not the design.

Jay Weidner, Historic Beaufort Foundation Preservation Committee Member, said the later deco inspired deck is very sensitive to the building; and the new design needs to be look as though it belongs to the building as well. He said the overall concept is fine.

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Mr. Newman closed the public comment.

Ms. Alley said the color of the metal roof needs to be discussed. Mr. Borreggine said he will do whatever the Board wants. Mr. Borreggine suggested matching the Waterfront Park pavilion in color and materials. Mr. Newman said it may not be necessary or appropriate for this application.

V. Old Business

Ms. Alley reminded the board members that Lisa Estes has resigned and that they should encourage candidates to apply.

VI. New Business

VII. Discussion

VIII. Adjournment

Motion: Mr. Rainey made a motion, seconded by Mr. Chambers, to adjourn the meeting. The motion carried with a vote of four to zero.

The Meeting adjourned at 3:03 P.M.

Submitted by Julie Bachety, Recorder