



CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011
FAX: (843) 986-5606

MINUTES
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Full Board Wednesday, February 9, 2011, 2:00 P.M.
Beaufort City Hall, Planning Conference Room – 1911 Boundary Street
Beaufort, South Carolina

Members Present:

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

I. Call to Order:

Mr. Newman called the meeting to order at 2:00 P.M. Mr. Newman introduced the board members, Bill Chambers, Inez Neal, new board member, Marianne Norton, 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 January 12, 2011

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

III. Review of Full Board Projects

A. 302 King Street – Alterations, Additions, Minor Demolition, Final Review.
Applicant: Ashley Hefner for Ann Bluntzer (HR11-08)

Donna Alley presented her staff report. *Beaufort County Historic Sites Survey 1997* lists the structure, “contributes to the district”, circa 1990. On March 11, 2009, the applicant received preliminary approval for alterations, additions, and minor demolition. Revised plans were submitted January 12, 2011 and received

Historic Review Board Minutes

February 9, 2011

Page 2 of 4

preliminary approval, as submitted. The applicant has revised previously submitted plans in order to elevate the first floor 18” and to rehabilitate the historic structure with minor changes. Ms. Alley referred to the FEMA Regulations that may apply. Ms. Alley also referred to the *Secretary of Interior’s Standards for Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* that will apply. The property has been posted.

Ashley Hefner was present along with Beekman Webb, and Ann Bluntzer. Mr. Hefner went over the major changes which were window sizes on the rear of the house, extending the porches and changing the pitch of the roof of the old addition.

Mr. Chambers asked whether the historic windows would be replaced. Beekman Webb said all of the 9/9 will stay. Mr. Webb said we would like a membrane roof instead. The board members all agreed. Mr. Rainey said it’s a good compromise and likes it a lot. The board members all agreed.

Mr. Newman opened the floor for public comment.

Julie Good of Historic Beaufort Foundation said she agrees with everything.

Mr. Newman closed the public comment.

Motion: Mr. Rainey made a motion, seconded by Ms. Neal to grant final approval as submitted. The motion carried with a vote of five to zero.

B. 509 Hamilton Street – Alterations and Additions, Final Review.

Applicant: Beverly Bishop (HR11-07)

Donna Alley presented her staff report. *Beaufort County Historic Sites Survey 1997* lists the structure, “contributes to listed district”, circa 1990. The applicant proposes alterations of a structure. Alterations include expansion of a kitchen (south elevation), 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. On July 4, 2010, the applicant received preliminary approval as submitted. Ms. Alley referred to the *Preservation Brief 14 New Exterior Additions to Historic Buildings*. Ms. Alley also referred to the *Beaufort Preservation Manual Supplement*. The property has been posted.

Mr. Newman spoke about the clear lantern and asked the applicant, Beverly Bishop, if it will be seen from anywhere. Ms. Bishop said it is not visible. Mr. Newman said it would be nice to see anyway. Ms. Bishop said she is asking to enclose a deck and a screened porch in order to winterize, and this doesn’t change the

Historic Review Board Minutes

February 9, 2011

Page 3 of 4

footprint in anyway but that it would extend from the existing southern line about a foot.

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

Motion: Mr. Chambers made a motion, seconded by Mr. Rainey to grant final approval as submitted. The motion carried with a vote of five to zero.

C. **709 Duke Street – New Construction and Site Changes, Final Review.**

Applicant: Allison Ramsey Architects for Michelle Pretice and Josh Gibson (HR11-06)

Ms. Alley presented a revised staff report which contains Ms. Anderson's zoning report. The property is a vacant lot. The applicant is proposing new construction of a single-family residential structure, small storage shed and wall. On November 10, 2010, the applicant received conceptual endorsement of the plans, as submitted. A variance may be required for some setbacks, building height, brick wall height, and perhaps parking. Ms. Alley referred to *Milner's directives concerning new construction in Chapter 3 of the Supplement*.

Cooter Ramsey was present as well as the owners. Mr. Ramsey talked about the garden wall, stating that it has been revised. He said he is proposing a brick wall and it will not be painted. Mr. Ramsey showed the board members samples. He said there have also been a few minor changes to the storage building.

Ms. Alley said she wants the Board to be aware of the fact that Ms. Anderson gave the Board what is required as far as zoning. Mr. Ramsey said he would like first to get the Board's approval and then go before the Zoning Board of Appeals Board for the variances. Mr. Ramsey feels if he doesn't have the Board's approval then it's pointless to go forward with the variances. Mr. Rainey said the variances are not an issue for the Board today. The board members all agreed that they just need to worry about the building being appropriate.

Mr. Chambers feels the wall is higher than what is usually approved. Mr. Newman said we might consider it a wall versus a fence. Ms. Alley said if the height exceeds what is permitted by the Unified Development Ordinance, even with the Board's approval, they would still need a variance. The Board said they all liked the overall project.

Mr. Newman opened the floor for public comment.

Julie Good of Historic Beaufort Foundation asked about the brick wall and the materials. Mr. Ramsey showed her the samples and said it will be regular size brick. Ms. Good referred to the *Milner* and said she was okay with the project.

Historic Review Board Minutes
February 9, 2011
Page 4 of 4

Mr. Newman closed the public comment.

Motion: Mr. Rainey made a motion, seconded by Mr. Chambers, to grant final approval as submitted. The motion carried with a vote of five to zero.

Ms. Norton asked about some procedural items and asked when is an arborist report asked for and presented. Ms. Alley further explained the usual procedures for this requirement.

Ms. Alley also notified the Board that the previously reported non-conforming signs at Magnolia Café were reported to the enforcement officer.

IV. Old Business

V. New Business

VI. Discussion

VII. Adjournment

The Meeting adjourned at 3:03 P.M.

Submitted by Julie Bachety, Recorder