

A meeting of the Historic District Review Board was held on **January 11, 2012** at 2:00 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman, Joel Newman, Board members Bill Chambers, Mike Rainey, Inez Neal, Erica Dickerson, and City Planner Libby Anderson.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

### **CALL TO ORDER**

Chairman Newman called the meeting to order at 2:05 p.m.

### **MINUTES**

The board members reviewed the minutes from the December 14, 2011 meeting. Ms. Dickerson pointed out that “hardiplank” had been misspelled, as had Mr. Cooter Ramsey’s name, which had been spelled “Ramsay” in some instances. **Ms. Dickerson, second by Ms. Neal, made a motion to accept the minutes as amended. The motion passed unanimously.**

### **REVIEW OF FULL BOARD PROJECTS**

**505 East Street** – New Construction, Alterations, Additions, Preliminary Review.

Applicant: Bill Chambers, R.W. Chambers for Dr. & Mrs. Jagar (HR12-01)

Ms. Anderson said this is the third review of the project. Mr. Chambers has recused himself as he is the applicant. Mr. Chambers said he’d brought back an attached addition and the cottage house has changed. He told Ms. Anderson the setbacks for the out building and noted that it’s t-shaped. There’s a parking bay “that’s not really a garage” that will be used for storage and an out-space for storage. The porch has been added on the street. The footprint has not changed, as it was suggested that it might be at the last meeting. There’s a side entry porch off the kitchen addition that wasn’t there before. Everything else is the same as it was on the last application, Mr. Chambers said. The front yard will be raised, as had been discussed before. They need to “jack the house up” to get it out of the flood plain. The storage shed is habitable only on top and that space is 12’ from the property line. Ms. Anderson said the accessory structure can be as close as 5’ to the property line if it’s detached. Mr. Chambers said it is.

Ms. Dickerson asked about the roofline angle; she wondered why they didn’t go more toward the center. Mr. Chambers said he did it to “miss that window.” Ms. Dickerson said she understood. She asked about the porch with the stairs that were added; she asked if he wouldn’t want stairs off the back as well. Mr. Chambers said they could add stairs both ways. **Chuck Ferguson** said the tree is “so big” and takes up a lot of space in the backyard.

Mr. Chambers said they’ll re-side the building and change the windows. Chairman Newman said the outbuilding looks “so modest,” and he thinks it doesn’t need to be so “humble.” He thinks it should be full height. He feels they’re giving up useable space.

**Mr. Rainey made a motion, seconded by Ms. Dickerson, to preliminarily approve the plans as presented. The motion passed unanimously.**

### **OLD BUSINESS**

Mr. Chambers asked if Mr. Ferguson's application was approved for the fence around the dumpster at the Old City Hall building, and Chairman Newman said yes. He believes everyone was comfortable with use of the material that had been under consideration for the screen at the top.

### **NEW BUSINESS**

Mr. Rainey asked Ms. Anderson about the new street lighting. Ms. Anderson explained where, long-term, the new lights will be. Mr. Rainey asked if HDRB has jurisdiction over that area and the decision about the lights to be put in. Ms. Anderson explained what phase one of the project would cover (the core downtown area) and the proposed fixtures which would replace the dated goosenecks. Mr. Rainey said the city is changing the exterior façade of the Historic District, and he feels the HDRB should have purview over the choice of fixtures. Ms. Anderson said they will present it to HDRB as well as Main Street Beaufort when the final plans are done.

Ms. Anderson said the new fixture has been installed and is in use, including on Bladen Street, which is a project that went through the HDRB. First there will be a few new lights where there are none, and eventually all the goosenecks will be gone. Ms. Anderson said the proposed fixture is in use here at in the City Hall parking lot. The light will be a little different; they won't produce mercury vapor, will be white light, not yellow, and the light will be directed down, not up. Two have been installed at Bay and Carteret, so Ms. Anderson said if they're not wanted, this would be a good time to discuss that with council. Ms. Anderson said the goosenecks have never been popular with Public Works. Mr. Rainey said he hadn't seen the fixture, but he's concerned that a major project that affects the Historic District wasn't first run through the HDRB, which is convened to do that. Mr. Chambers agreed.

There being no further business, the meeting was adjourned at 2:28 p.m.