

A meeting of the Historic District Review Board was held on October 12, 2011 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, and Mike Rainey, and City Historic Preservation Planner Donna Alley. Inez Neal was absent.

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 2:00 p.m.

REVIEW OF FULL BOARD PROJECTS

308 Hancock Street – Alterations, Additions, Preliminary Review.

Applicant: Charles Ferguson for Deanna D. Whitfield (HR11-31)

Ms. Alley said the building footprint will not increase. Mr. Ferguson is asking for preliminary approval. Ms. Alley said there are no setback issues. Chairman Newman observed that there was no public present for comment.

Mr. Ferguson welcomed comments, suggestions, and siding choices. **Maxine Lutz** said there were concerns about the three sidings, and Historic Beaufort Foundation had suggested there should just be one or two. The windows on the west elevation are grouped together, and the committee suggested separating them “in the spirit of the house.” Mr. Ferguson said they were grouped together to be surrounded with bookcases and spreading them out would not allow that.

Ms. Lutz said the new landing is a big step down from the floor line. Mr. Ferguson said its 4”. Ms. Lutz said the committee thought it should be closer to the floor level. Mr. Ferguson said he’d like to build it at 4”. There was some discussion of it on the drawing.

Mr. Rainey said he wondered about “the grandeur of the side lights in the rear elevation.” They’re not addressed by Milner, he said. Mr. Ferguson said “the afternoon sun is great out back; it’s all about the light.” Chairman Newman said he doesn't mind the gathered windows on the side. Chairman Newman agreed with Mr. Rainey about the doors and noted that French doors would look good to let light in, and make a good way to get to the back yard, as opposed to “the head and foot bolt stuff.” There was general discussion of what might work. Mr. Ferguson said he thought that the owner would be receptive to that. Mr. Rainey said French doors would be preferable, but noted that “we’re in the realm of personal opinion,” so if the owner is opposed and wants that door in the back, that’s an option for her.

Mr. Chambers noted that there’s no overhang on the door, and Mr. Ferguson agreed. Mr. Rainey said he would flash the bottom of the door to avoid rot.

Mr. Rainey made a motion that the project be given final approval with the following

provisions: the siding is to be board and batten, the HDRB makes a strong suggestion to make the presented rear entrance doors French doors, and to eliminate the side lights. Additionally, if a light is required on the rear entry, the applicant must come back to the staff for approval of it. Mr. Chambers second the motion as amended. The motion passed unanimously.

505 East Street – Alterations, Additions, Conceptual Review.
Applicant: Charles Ferguson for Dr. & Mrs. Jagar (HR11-32)

Ms. Alley said that the structure is contemporary, as it was built in the 1970s. A certified arborist's report is required. This is a conceptual review.

Mr. Ferguson said the house is currently below flood level. The purchasing agreement occurred at the same time as Hurricane Irene. They will keep the second floor intact and plan to elevate it. They will take out the first floor entirely, build a new foundation, and put the first floor on top of it, and then add a kitchen. They are proposing to elevate the second floor because there is a cost savings; it will cost \$10,000 to hold the second floor up. Stairs will remain the same. With the new foundation, the house will be raised 2'6" more than it is now, and it will be brought all up to date. The finished floor will be above flood level then.

Mr. Chambers asked if this were to be treated as new construction, and Mr. Rainey said yes. Ms. Alley asked if they wanted a model, and Mr. Chambers said that wasn't necessary. Mr. Ferguson said "the additions don't count toward 50%."

Ms. Lutz said Historic Beaufort Foundation had concerns about the garage on the front, and Mr. Ferguson had said they weren't allowed open garage doors on the front. Mr. Rainey said he's concerned about setting precedent with "garages being put on the side of the house as inexpensive additions." Ms. Lutz asked if there were room on the lot for a stand-alone garage. Mr. Ferguson said they looked at places to put it; if they could get a variance on the critical line setback, they could put it there. Mr. Chambers said Mr. Ferguson has made the accessory connected, so it's not an accessory, which is what triggered Mr. Rainey's comments. Mr. Chambers said he doesn't know why it can't be called an accessory. Ms. Alley said if it's new construction, they wouldn't consider it for new construction in the Historic District because of the configuration of the garage. Mr. Chambers said it's an issue to have the garage in front of the property. Mr. Rainey said he'd vote against it apart from conceptual review. Mr. Ferguson said it's the owner's wish. He said another matter would be a carport. Mr. Rainey said he'd have the same problem for the same reasons; he wouldn't want a proliferation of them in the Historic District, and allowing one would open the door for more. Mr. Chambers said "the issue is *that form* on the front of the house in the Historic District, not how it's gotten to."

Chairman Newman asked, in regard to setback, if Mr. Ferguson "is allowed to build up there." Mr. Ferguson said yes. Chairman Newman said then there's enough room on the site to develop "something interesting." He wasn't put off by the development of it in general. It's an unconventional lot in the area, Chairman Newman said. He's "not put off by the garage, though

it would require making it not look objectionable.” Mr. Chambers said in regard to precedent for Mr. Ferguson to look at Nancy Pratt’s house on Federal Street, whose garage is in front of her house.

Mr. Ferguson asked if chances were better if it the garage were kept detached, and Mr. Chambers said he thinks so. The garage needs to be a separate entity, Chairman Newman said. Mr. Ferguson said he’d like to depart from the drawing he presented and have a more shingled style. He asked the board if they would encourage him to do something different. Mr. Chambers said he “could play off the bungalows that Beaufort already has” and not have to make it Federal because the houses in the area are Federal. Mr. Rainey advocated “arts and crafts bungalow style like they have in Raleigh, NC.”

Mr. Ferguson asked the board’s opinion on efforts to change the color on the old City Hall building from white to high-gloss black. They would also like to add something akin to Bermuda shutters made of Spanish cedar and painted high-gloss black with no louvers and “tilted open permanently.” Mr. Rainey said he’d rather see closed shutters. Ms. Alley said those are paneled shutters.

MINUTES

The board members reviewed the minutes from the September 14, 2011 meeting. **Mr. Chambers, second by Chairman Newman, made a motion to accept the minutes as submitted. The motion passed unanimously.**

There being no further business, the meeting was adjourned at 2:55 p.m.