

A meeting of the Historic District Review Board was held on **December 14, 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, Inez Neal, Erica Dickerson, and City Historic Preservation Planner Donna Alley.

Mike Rainey 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

804 Wilmington Street – New Construction, Final Review.

Applicant: Allison Ramsey Architects for Beaufort Housing Authority (HR11-36)

This project is continued from November, Ms. Alley said. On September 14, the applicant presented conceptual plans, the board recommended some changes, and the applicant has revised the plans. He is asking for final approval. The project appears to meet the Northwest Quadrant design principles, and so staff recommends approval, Ms. Alley said.

Mr. Chambers said everything is fine except for the side door. **Cooter Ramsey** said the plans for that didn't come with the rest of the board's package. He showed the drawing to the board. Mr. Ramsey said the stoop will be 4'x4'. The steps will come straight off the side. Mr. Chambers asked if the elevation is the correct type. Mr. Ramsey said it's a crawl space. Mr. Ramsey showed his colors to the board members, which are white on white with some dark grey accents. The roof is pewter grey.

Ms. Neal asked about the exterior material, and Mr. Ramsey said it will be hardiplank. Ms. Alley asked if they would do a mail box, and said if they do one, it should be near the steps, not in the right-of-way. There will be a gravel drive, per the board's request. **Ed Boyd** showed a 100% vinyl window, and a discussion followed as to whether such a window would be approved. Chairman Newman and Mr. Chambers said they both "have a big problem with that." They want simulated divided light. Ms. Alley asked if they would accept no lights, and Mr. Ramsey said they were planning for 6 over 6. Mr. Boyd said he liked 6 over 6, but he wondered where to put the mutton strips. He said the board seems to be saying "outside," and Ms. Alley said yes. Chairman Newman said 2 over 2 is the minimum acceptable division.

Mr. Chambers made a motion to approve the project on final review with the addition of the final details of a side stoop, 6-over-6 windows, and piers and lattice on the front and side porches per Ms. Alley's final approval. Ms. Neal seconded the motion. The motion passed unanimously.

411 King Street – Screening of Porches, Alterations, Additions, Final Review.

Applicant: Beekman Webb for Eric & Katrina Billing (HR11-37)

Ms. Alley said Milner describes regulations for porch enclosures. Mr. Webb said the porches were screened in the same place previously. He said he had found an aluminum extrusion that can span 10'. Mr. Webb said one can remove the screen by pulling off the cap. Ms. Dickerson asked about the door, which she likes but didn't see specs for. Mr. Webb said it's a plain screen door of painted wood. Ms. Alley asked if the screen was dark. Mr. Webb said it's "charcoal" colored.

Ms. Alley asked the board if the way it's done makes it a temporary or a permanent application. Chairman Newman said it appears to be easily removed. Ms. Alley said that would be a reason to approve it, which the board typically doesn't. She pointed out that this is on the side. Mr. Webb said it can come right off. Mr. Chambers said since it's not projecting to the end of the porch and is a screen, it's not transparent, but most screens aren't. It seems appropriate based on Milner, he said, and could be glassed in with appropriate details. He added that it is applied on what's there and "doesn't disturb the fabric at all." **Ms. Dickerson made a motion to approve the project for final review as submitted as a temporary addition to this structure. Ms. Neal seconded the motion. The motion passed unanimously.**

505 East Street – New Construction, Alterations, Additions, Conceptual Review.

Applicant: Chuck Ferguson for Dr. & Mrs. Jagar (HR11-38)

Mr. Chambers recused himself from the discussion as a board member because he is the architect on this project.

The drawings have been revised, Ms. Alley said. Mr. Chambers said this discussion would be conceptual. There are things they want to keep, but the addition would be completely different than what was drawn and presented to the board. They want to raise the house out of the flood plain, and raise the ceiling from 8' to 10'. The second floor would not be touched. They will redesign the entire house. He put an elevated wall in front of the house, Mr. Chambers said. They will backfill the lawn to the height of the park next door to "make the house feel like it's back down on the ground." They will add a front porch of one-story to the existing house, but "about everything else is going to change at that point." Additionally, they are looking at how much of an outbuilding they will be doing; both he and MR had an issue with the outbuilding at the last meeting of the HDRB. He didn't want to put a garage on a main street. If it's not designed like a garage, it might work better, he said, and will stay completely detached.

Chuck Ferguson said he expects it will all be built. Ms. Alley asked about the elevation of the house. Mr. Chambers said 7' from grade minus the 3' of fill. The finished floor will be 14'; this will get it out of the flood plain. Mr. Chambers said they'll lift the second floor up while they rebuild the bottom floor, which will be 2' taller. The outbuilding will be significantly lower than the main building, Ms. Dickerson clarified. Mr. Chambers said he'd come back with an outbuilding and the addition he still wants to work on the yard. There was discussion about the property in relation to the adjacent park.

Chairman Newman said he didn't have a problem with the other submittal. This is an idiosyncratic site in The Point area, and the house is out of character with others there, so virtually anything will be an improvement over what's there now. He said he also doesn't have

a problem with the outbuilding being loosely linked to the house, and could be evaluated based on its own architecture. Chairman Newman said there is a unique opportunity on the plat out front, too. Ms. Alley asked about the siding, and Mr. Chambers said it would be clapboard.

DUMPSTER ENCLOSURE AT OLD CITY HALL

Mr. Ferguson asked the board to look at a dumpster enclosure for the Old City Hall facility. He showed plans and a photo and described what they have planned. He said it's a PVC-clad wood to make it water-resistant and it will be painted black. Chairman Newman asked if it would be easier to work with. Mr. Ferguson said the owner had a pallet of the product, so they were using it. Mr. Chambers said he would want to see a piece of it; he has concerns about putting plastic in the Historic District. There was a discussion about how the HDRB could look at an example of the wood painted. Mr. Chambers said the enclosure itself is fine, and there was general agreement that they would frame it and put a few pieces up so the HDRB could go look at it and determine if they approve it or not. Ms. Alley said most enclosures downtown are made of wood, so she is hesitant as well. Ms. Alley said the enclosures are meant to be compatible with the materials in the building. Mr. Ferguson said he'd let the board know when there was a sample up for them to see.

MINUTES

The board members reviewed the minutes from the October 12, 2011 meeting. **Mr. Chambers, second by Ms. Neal, made a motion to accept the minutes as submitted. The motion passed unanimously.**

There being no further business, the meeting was adjourned at 2:54 p.m.