



**CITY OF BEAUFORT**  
HISTORIC REVIEW BOARD  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
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**MINUTES**

**The City of Beaufort**  
**HISTORIC DISTRICT REVIEW BOARD**  
Full Board Wednesday, May 11, 2011, 2:00 P.M.  
**Beaufort City Hall, Planning Conference Room – 1911 Boundary Street**  
Beaufort, South Carolina

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**Members Present**

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

**Members Absent:**

Mike Rainey

A meeting of the Historic District Review Board was held on May 11, 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, Marianne Norton, and Inez Neal, 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.

**PUBLIC HEARING: 1012 CONGRESS STREET–MAJOR DEMOLITION, FINAL REVIEW.**

Ms. Alley said the applicant has been before the board “many times” for demolition of the structure and has been denied. Public notice has been made. The structure has been on the city’s vacant and abandoned list for many years, Ms. Alley said. A representative for the property’s owner was supposed

to be present at the meeting. Ms. Alley said there is no plan for the property following demolition. Ms. Norton said she recognizes that it would be bad to have too few houses in the historic registry. She asked for an assessment of “how close the house is to being a danger.” **Julie Goode** said there’s no “magic number.” Ms. Norton asked who decides if there are too few houses. Ms. Goode replied that it’s the National Park Service. Ms. Alley said the survey says what the status is, and even in its deteriorated state, it is a contributing resource. While the building official has made a report, but that doesn’t mean that the HRB must necessarily approve demolition. Ms. Norton said she’s not averse to approving demolition sometimes, but she is “hesitant to get in the habit of it.” Ms. Alley said the board’s charge is to protect historic resources, so approval of demolition of a historic resource would be rare.

**Maxine Lutz** said the decision is based on loss of integrity to the landmark district, so if they lost so many that it affected the Historic District’s integrity that would be different. Chairman Newman asked if it were required that the applicant or a representative be present and Ms. Alley said yes. Ms. Alley said the fact are that the house is contributing, was built in 1900, and “holds its place on a street that has lost so many historic structures.” That is enough reason for her to recommend against demolition, but without the applicant and building official present, we don’t know the true condition of the building.

Ms. Lutz said this is a perfect example of an owner allowing “demolition by neglect.” We are “facing this all around Beaufort.” Ms. Alley said a previous board had tried to call for the imposition of the demolition by neglect ordinance to deal with that, but the city didn’t follow through; money and other issues were involved. It has “died on the vine” several times and keeps coming back. Ms. Alley suggested deferring this hearing for a month until the applicant can be present.

## **REVIEW OF FULL BOARD PROJECTS**

### **1012 CONGRESS STREET – MAJOR DEMOLITION, FINAL REVIEW**

*Applicant: Albertha Shumpert (HR11-14)*

**Mr. Chambers made a motion, seconded by Ms. Norton to defer the review until an applicant or representative is present to provide information. The motion passed unanimously.**

### **601 CRAVEN STREET – ALTERATIONS AND ADDITIONS, PRELIMINARY REVIEW**

*Applicant: Daniel Henry (HR11-16)*

Ms. Alley said the house is listed in the Beaufort County Historic Sites Survey; it was built in 1890 and is a contributing resource. There are some zoning issues with the construction of the addition because no building or addition can be more than 5’ from the property line.

Mr. Henry said he’d originally proposed a porch for the back of the house like the one on its front, but because of fire code, that is no longer feasible. He presented the board with copies of his new idea – a covered screened porch but moved to the other side of the house. Ms. Alley said this is the first time the board has seen this, and they typically don’t review things given to them at the meeting. All that’s applied for is the reorientation of the stair, she said. Mr. Henry said his back stoop is deteriorated. Other in-kind repairs caused by rot have been approved by staff, Ms. Alley said. Mr. Henry said he’d also like to petition the board to move the front steps.

Mr. Chambers asked, if the application could be approved if it is changed, if it is “bumped back down.” Ms. Alley said they could give final approval to the stair, and they can call the drawings “conceptual.”

Mr. Henry said he hasn't gone to the ZBOA because the fire code was "insurmountable" and the proposed back porch became moot. He said he's safe within the 5' encroachment rule, but in regard to the new application, he could appeal to the ZBOA to encroach it only 4'.

Chairman Newman asked Historic Beaufort Foundation their thoughts since the stair is the only approvable issue at the moment. Ms. Goode asked why he wanted to move it to the other side. Mr. Henry said there's rot to it, and the way the stair is created now, it comes down into a public space: a damaged sidewalk where water is collected. If he could move it closer to where the car is parked and in a place that's friendlier to his courtyard. He would prefer not to stand in New Street. Ms. Goode asked if there's an issue of right-of-way if they moved the stairs. Ms. Alley said landscaping is an issue. Mr. Henry said there are no trees at his house. **Jay Weidner** said trees would intrude upon the fence and the entrance to the terrace at present. Mr. Henry said "the proposed elevation is to scale" and doesn't impose. The elevation is such that the stairs come to the gate, and he wouldn't need to move it. Mr. Henry then said he *might* have to move it and the walkway, but he "would just land the stairs on what's there" and could move the gate to the middle. He said it's still conceptual now. Ms. Lutz said just moving the stairs would not affect the status of the house. Mr. Chambers said the house next door has the door in the same location as Mr. Henry's house.

**Mr. Chambers moved that the stair be preliminary approved to be relocated with appropriate details to follow, including landscaping walkways, etc. Ms. Neal seconded the motion. The motion passed unanimously.**

On the issue of the porch, Mr. Henry said he's "open to any helpful ideas" the board might have. Ms. Alley said the Secretary of the Interior standards are clear about not making "a false historic element," and this appears to her to be that way. Mr. Chambers said this is one of three houses of this type, and "all have different side bump-outs." He asked if the living room was original to the house. Mr. Henry said his house has its original dimensions on its original foundation. The others' bump-outs happened in 1990. They "went out in the back and off to the side." The house at 603 Craven went to the property line for the kitchen, and the bump out was for a dining room.

Mr. Henry said he'd need to create new door openings. He said he'd take a window from two adjoining rooms and turn it into a door. Chairman Newman said there needs to be a little adjustment in the drawing, and he pointed it out to Mr. Henry, who agreed. He said "it could look like anything," and he's open to discussion. He's not sure how he wants it to work, but he wants to know if the idea is OK so he can apply for the variance. Chairman Newman said he understands the principle behind additions having their own character, but he's not sure how to deal with something like this that is "so highly characteristic. It would need to be handled really, really well." He's "less concerned about replicating a characteristic level of detail" than in creating something new that would look good on the side of the house. If Mr. Henry did the same columns and balusters, Chairman Newman would prefer that. If it was a poorly done contemporary addition, it would be more difficult to pull off.

Mr. Chambers said he has problems with it because he hasn't researched it. He sees an addition that is going to turn into a room, which Mr. Henry might do, so he "has a problem with a two-story mass." He needs to consider more the idea of opening up windows into a door. He thinks it's appropriate as an addition, but he needs to do more historic research. Mr. Henry said it had occurred to him that one day it could be a heated space; if the group wanted to consider whether an enclosed addition would be

better, that's not what he wants, but he could be open to that. Mr. Chambers said he has a better chance of getting a porch approved. Mr. Chambers said his problem is with "the mass of the addition in the future."

Ms. Norton asked if "the land vs. the building would allow it" if it were built to eventually be turned into two enclosed rooms. Mr. Chambers said the zoning will still apply there. Chairman Newman said the idea of entertaining an addition on this is a possibility. Mr. Weidner said at some point Historic Beaufort Foundation will want to address the proposal. Chairman Newman said they are not approving the design, but they have no problem with considering an addition.

Mr. Weidner said the way the addition is proposed is up in the air, but it does eliminate a major architectural feature: the way the bracketing supports the second story. The porch "would effectively do away with that feel." Having the porch two bays deep is out of proportion with the house and with the practice that would have been followed in 1893. It would have the effect of the side porch on the Beaufort Inn, which Mr. Weidner feels is poorly done. Mr. Weidner said "it's already an enormous house with two porches." The architecture has a great deal of integrity, and these three houses are unique in Beaufort. He would say it's very important to keep the integrity of the entire design as it was put together, "though it's not impossible to put together a porch." The large pieces of clapboard siding before the roof begins are "awkward" and "not a great idea." The west elevation of the house is already "quite terrific" and should not be changed.

Ms. Lutz said the preservation committee of Historic Beaufort Foundation objects to adding an addition to this house. There's no indication that there have ever been porches, and this board hasn't allowed windows to be made into doors. "Changes like this chip away at the integrity of landmarks," she said. Mr. Henry said he was unclear if it's possible to proceed. Mr. Chambers reiterated that he wants to do more research to see if there have been additions. Mr. Henry said there are two examples of these houses having been added onto next to him. Chairman Newman said the board should look at those before Mr. Henry makes a follow-up submittal. He's sympathetic to what Historic Beaufort Foundation representatives said, but many Historic District houses have been added onto over their lifespan, before there was a review board. He thinks "compromise should be the order of the day." Mr. Henry said he had a sketch of "more of a shed roof on the side." He needs a little more space and mostly needs to address the rotten staircases in front and back, which was his main purpose in coming before the board.

#### **509 NORTH STREET – CONTINUATION – ALTERATIONS AND ADDITIONS – WINDOW REPLACEMENT, FINAL REVIEW**

*Applicant Gene and Beth Grace (HR11-11)*

Ms. Alley said the home is listed in the survey as contributing. The Graces are proposing replacing the windows in a non-historic addition. The request was tabled until the applicant could consult with Historic Beaufort Foundation which has an easement the gutters and downspouts were approved.

**Dr. Gene Grace** showed models of the windows: one was wood and one was composite material. He said he was showing them by way of comparing them. He explained the issues of moisture they have contended with. **Chris Collum** explained the issues with the windows as well.

Chairman Newman asked if they could skip to the matter of the easement with Historic Beaufort Foundation. The board's hands were tied because they were told that Historic Beaufort Foundation

would determine if they could hear the Graces' request. Ms. Good said they had agreed that the windows needed to be replaced. The wood windows wouldn't be damaged and affected by the water. They prefer wood windows for the addition. Dr. Grace said a large oak in their yard means that the windows don't dry out for a week and a half after a rain.

Mr. Chambers said if Historic Beaufort Foundation has an easement and doesn't approve wood windows, the board can't approve them. He wanted to know what the easement says. Chairman Newman agreed that this board is not supposed to be reviewing this application before Historic Beaufort Foundation does. Ms. Goode said they said "yes" to wood, not to composite. Dr. Grace asked why he was showing samples to the board, then. Mr. Chambers said approval for wood windows could have been done through staff, but they had to get approval for the easement. Dr. Grace said he understood. He asked if Ms. Good needed to see the samples. Mr. Collum said he'd brought the samples because he wanted to show that the difference between them couldn't be discerned. They're replacing non-historic windows in a position that is not visible, and they're in a difficult environment regarding water and shade.

Chairman Newman asked if "it's unreasonable to consider a composite window." Ms. Alley said the board has not approved composite windows on a new addition to a historic house. When Mrs. Grace came to Ms. Alley, they were asking for composite windows, and Ms. Alley didn't have the authority to approve it, only wood. Ms. Alley said Historic Beaufort Foundation won't approve it if there's an easement. There was a difference of opinion about the meeting with Historic Beaufort Foundation as to what was concluded. Mr. Collum said he was under the impression that they were to bring both types of windows to compare to this meeting.

Mr. Chambers discussed wood windows with a thick paint on them, and Chairman Newman said he has that sort of window on his house. If it must be wood, Chairman Newman said, one can get a wood window that is pre-painted, and it is supposed to last 20 years. Ms. Good said they are excellent examples, and she has no problem with the composite sample that was being shown. Ms. Norton said since it's an easement, the board has no choice but to go with what Historic Beaufort Foundation says. Mr. Chambers said Dr. Grace "needs a piece of paper from Historic Beaufort Foundation that satisfies his easement." Ms. Good said if the HRB makes a motion and votes yes or no, Historic Beaufort Foundation "can re-group." Ms. Norton said she can only vote yes or no based on what Historic Beaufort Foundation says.

Ms. Alley said Historic Beaufort Foundation has a precedent to set, and the HRB is trying to respect that. Dr. Grace has an easement with Historic Beaufort Foundation, and HRB asked that it be cleared up. Mr. Chambers said the clad product being applied for is being denied by Historic Beaufort Foundation. Mr. Weidner said Historic Beaufort Foundation should meet with the Preservation Committee. Chairman Newman said the board can make a motion of no objection, and if Historic Beaufort Foundation approves it, they will know HRB's opinion.

There was general conversation about setting a precedent. The new additions are what are being discussed, Mr. Chambers said. Chairman Newman passed the gavel to Mr. Chambers; **Chairman Newman made a motion that HRB approve the consideration of the Marvin aluminum-clad sash replacement kit as an appropriate product for replacing windows that are in the Grace residence in a non-historic addition. Ms. Norton seconded the motion. The motion passed unanimously.**

## **1211 BAY STREET – ALTERATIONS AND ADDITIONS – WINDOW REPLACEMENT, FINAL REVIEW**

*Applicant: Mayfair Corporation (HR11-17)*

Ms. Alley said this application was for George Trask, whose home is in the preservation district and is a contributing resource. All of the windows were replaced in 1980. The proposed new window has a wood core with a composite exterior with simulated divided lights. This would be a first if it is approved, Ms. Alley said.

**Jim May** of Mayfair said the home was built in the 1780s, and the oldest picture they have of the windows is from the 1870s. Their intent is “to bring the home back to as close to historic as possible.” He read the design standards from the Secretary of the Interior that they feel apply. The house is air-conditioned, Mr. May said. The photos from 1870s are likely not the original windows, but it’s the historic record they have. It’s a single over single, wood painted window. They studied windows comparable to those from 1870. Historically, some of them had some snap-in grills. They looked into 20-year paint, but it doesn’t protect against wood rot and isn’t protective against salt air, etc.

A Woodwright product is used in other historic houses; Anderson recommends it. It’s not vinyl or aluminum-clad. He showed a piece of the product; the model is similar to the windows in the photos from the 1870 house. The owner of the house wants to have the house where the windows aren’t sweating, as they do now with the air conditioning. The condensation runs down the sash, and there’s interior rot.

Mr. May said “simulated divided lights” is incorrect; Anderson’s term is “full divided light.” Chairman Newman asked if they intend to replace the sashes or the entire window. He clarified that they will replace the sash and sill. They have taken one window out completely to determine what’s there, Mr. May said. A number of sash kits have been put in since 1980 and they haven’t worked. A conversation about the particulars of the replacement windows and the historic windows they were attempting to emulate ensued.

Mr. May said some of the pine needs to be repaired, and they plan to keep all of that intact; the exterior trim will not be changed. They plan for the six-over-six, which they think is historic to the 1874 photos. They plan to put in an inset; he explained the details of the process. They have researched the windows through all the companies. The Woodwright window from Andersen had the most historic applications.

Chairman Newman said this is the most highly visible, significant home he can think of in Beaufort. He doesn't “think he would ever approve a composite window product of any kind for this house.” He recommended another window made of mahogany that would be more appropriate. This house was given “ugly replacement windows in the 1980s,” and if they are going to replace the windows now, they should have an appropriate product that would need to be painted. This is a case where seeing a painted window is appropriate, Chairman Newman said, as opposed to a factory-applied finish that looks like plastic for this particular house.

Mr. May asked Chairman Newman’s thoughts on the glass. Chairman Newman said he’s less concerned with that, but there’s a different feel for this house. The way Brannan has done the double-hung he recommends, “The jamb itself looks historically appropriate.” There are no counter-weights. Mr.

Chambers said he's doing 500 windows on a 1765 house in Maryland, and 400 windows in Tennessee, and they all went to archives, and none were allowed to be composite; they had to be millwork.

Mr. May said there's a possibility the project won't fly at all; they are pushing Mr. Trask to do something, and to take the metal bars off the windows. Mr. Chambers said he guarantees that there are more durable products in wood than what he's showing in composite. The product he's showing is good, but there's wood that's much more durable than what he's showing. The paint is a problem, but he said that will be the case on anything.

Chairman Newman said it would be nice if he did do something, but if he does do something, it needs to be appropriate. This house represents Beaufort, Mr. Chambers said. Mr. Trask could get true divided insulated panes. Mr. Weidner said as a member of the Preservation Committee, they met last week, and Beekman Webb suggested Mr. Trask could use a product from a company similar to what Chairman Newman is suggesting in mahogany but in cypress. The Preservation Committee objected to the fact that with the composite, at an angle there is a piece of shiny metal visible. Mr. Webb said there could be single-pane and then storm windows to eliminate the problem of sweating windows.

Ms. Lutz said the Preservation Committee didn't support the composite windows; they said it should have wood windows, and there should be appropriate historic-type glass in the same fashion that was used when the house was built. Mr. May responded to what Mr. Webb had said in the Preservation Committee meeting and clarified the point about the visible metal. There was further discussion about the window jambs. Mr. May said the Preservation Committee meeting was appreciated. They went back and contacted the company that Mr. Webb had mentioned and had a long conversation.

Mr. May said they want to order windows, but they want to do it right. **Mr. Chambers made a motion to disapprove the Anderson window that was submitted to the HRB , and to ask the applicant to come back with another product.** Mr. May asked if they would still need to come back if they find a suitable, paintable wood window. Mr. Chambers said he didn't think Ms. Alley (who had left the meeting for an appointment) would approve it; she'd defer it to the HRB. **Ms. Neal seconded the motion. The motion passed unanimously.**

Mr. May asked about restoration glass: he reads the information from the Secretary of the Interior as saying "don't do things that look like they're old." Mr. Chambers recommended thinking of it as a restoration product, and they will have the right direction.

#### **1108 CHARLES STREET – ALTERATIONS AND ADDITIONS – WINDOW REPLACEMENT, FINAL REVIEW**

*Applicant: Beaufort Home Improvement*

No one was present, so the application was not reviewed.

#### **MINUTES FOR THE MEETING OF MARCH 9, 2011**

**Ms. Norton made a motion, second by Mr. Chambers, to approve the minutes as written. The motion passed unanimously.**

#### **MINUTES FOR THE MEETING OF APRIL 13, 2011**

Mr. Chambers noted that under New Business, in the third paragraph, the sentence that begins "He said he wants to see a stop work order..." should read "Mr. Rainey said he wants to see a stop work order..."

**Mr. Chambers made a motion, second by Ms. Neal, to approve the minutes as corrected. The motion passed unanimously.**

**NEW BUSINESS**

Ms. Lutz asked if the city attorney had said that the board has no purview over parking lots. Staff can make decisions without coming to the HRB, Mr. Chambers said. The city attorney recommended that the HRB speak to city council.

Ms. Good said that Historic Beaufort Foundation is planning to move its offices to 206 Scott Street, behind the Verdier House. She showed the plans to the board. The board looked at the plans and asked questions about specifics.

**There being no further business, Mr. Chambers made a motion to adjourn, seconded by Ms. Norton. The motion passed unanimously and the meeting was adjourned at 3:36 p.m.**