

A meeting of the Historic District Review Board was held on **June 13, 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, Inez Neal, and Erica Dickerson, and 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

1507 Prince Street – Alterations, Additions, Minor Demolition. Preliminary Review.

Applicant: Jane Frederick, Frederick + Frederick Architects for Family Enterprises (HR12-19)

Drawings, photos, color and material samples have been submitted, Ms. Alley said. Ms. Frederick said the house has been vacant for some time and was built in 1905. There's a low addition on the rear and her clients want to turn it into a salon, so they will take off the lower addition and the second floor. They will restore the front part of this Freedman's cottage. It appears to have been re-sided. The windows have been boarded off, so she's uncertain of the condition, but they will want to repair them to the way they were. They will have a small connector on the rear, and the parking will be in the back off the alley. The entrance will be in the new addition. They would like to use smooth finish hearty plank and a clad window if possible.

Julie Goode said Historic Beaufort Foundation is concerned about the clad windows. The Northwest Quadrant guidelines still require wood windows. Ms. Frederick said they would do wood on the historic part and clad on the new. Ms. Alley said it should not be bigger than the original in most cases, but they're removing a substantial part of it. Mr. Chambers said graphically it looks like twice or 1.75 times bigger. **Maxine Lutz** clarified that on the original addition, it's not 1.5 times bigger. Ms. Goode said this is on the at-risk property list, so this is exciting for the city.

Mr. Chambers asked if they would get rid of the block on the porch of the historic house. Ms. Frederick said they would like to, depending on cost, to make piers, stucco them, and do siding in between them. Mr. Chambers said it will have a slightly different porch coping detail. Mr. Chambers asked if the addition were later than 1905. Ms. Frederick said she had looked at the photos, and she's unsure but doesn't think so. Ms. Lutz said they will be removing an original addition. Ms. Frederick said she thinks so, based on the information she can get, but they won't know until they get into it and tear some things out. Mr. Chambers said history-wise, the addition might be different. Ms. Frederick said it could be a very early addition; the massing

appears as if it is. It shows up on a 1912 map. Mr. Chambers asked Ms. Alley if the demolition is major or minor and Ms. Alley said minor.

Chairman Newman said this is a perfect example of where the fabric is in poor shape, and it “will cost a penalty to repair.” He said they’re cobbling together a way to make it appear to be original, which is an unfortunate onus, but he likes the project and apologized to Ms. Frederick for that onus. Ms. Frederick said she can’t find out where the porch was originally; the placement of windows and doors is “quirky and wonderful,” and she put the columns symmetrically because she assumes that they were not meant to be asymmetrical.

Ms. Alley said any important changes will come back to the board. Mr. Chambers asked if was considered a restoration or a renovation, and Ms. Frederick said she considers it “an adaptive reuse.” **Ms. Dickerson made a motion, seconded by Ms. Neal, to approve the preliminary review as submitted. The motion passed unanimously.**

Ms. Frederick asked for their approval on the colors, which she said includes “a strong grey.” Mr. Chambers said they’d be submitted in final. Ms. Alley subsequently passed the color samples to the HDRB members.

809 Port Republic Street – Alterations, Additions. Final Review.

Applicant: Beekman Webb for 303 Associates, LLC (HR12-18)

This is the second review of this property, Ms. Alley said, and the HDRB gave him no recommendations for changes at the previous review. Staff recommends approval, she said.

Mr. Chambers made a motion, seconded by Ms. Neal, to approve the final review as submitted. The motion passed unanimously.

Mr. Webb commented that he thought that having to pay \$200 to come for a final review when he needed to make no changes is “one of the things that upsets people about the HDRB.”

710 Carteret Street – Alterations, Additions, Restoration. Final Review.

Applicant: Montgomery Architecture & Planning, Inc. for St. Peter’s Church (HR12-20)

Rob Montgomery has presented everything necessary for final review, Ms. Alley said. Mr. Montgomery said the major approval is to change the stained glass windows from an aluminum frame system put in in the 1960s to what was original, based on historic photos. It would be true double hung, 25 over 25 lights with shutters. They would also like a revised stoop at the southwest door at the sacristy. The windows’ material would be wood; Mr. Montgomery reiterated that they are true historic windows. Authentic hand-blown glass may be underwritten, but he’s requesting non-insulated SSB lights for now.

The church is asking for panel shutters, though the photos indicate that historically they were probably louvered. On the east elevation, the windows in it now are off-center but it’s unknown why. So they are asking to center those when they go back to the windows.

Mr. Montgomery said they want to change the entry doors back to walnut with clear stain. The windows will be cypress. They hope the frame still exists when they take the aluminum out. They hope to just add stops and sashes; the majority of the sills are in good shape. They have different historic window manufacturers in Macon and Charleston that they are discussing the windows with. Ms. Goode asked if the shutters were operational, and Mr. Montgomery said yes. Ms. Alley said they have always required louvered shutters if they have historic evidence of that. Ms. Lutz asked why they prefer panel, and Mr. Montgomery said it would be longer life, less maintenance, fewer wasps, and better storm protection with louvers.

Chairman Newman asked about the handrail. All else is keeping in kind, and he believes that he wants a pure wrought iron gripping handrail. Mr. Montgomery said that's true, and all the wrought iron rails have been replaced a couple times. They have done black powder coat aluminum, and it's similar in appearance and is on the back of the building and the graveyard; this would be more maintenance-free. Mr. Chambers said it should be in keeping with what's there. He said it's allowed almost everywhere except residentially. Mr. Montgomery said they could powder coat the iron, too. Ms. Lutz asked why they wouldn't put a wooden rail there. Mr. Montgomery said he considered with the brick that it would be lighter, less intrusive, and more traditional with metal. He hadn't thought about wood. The graveyard surrounds the building, he added. He said it would be a solid bar. Ms. Alley said it hasn't been allowed on historic properties.

Mr. Chambers asked to talk about shutters. Chairman Newman said as opposed to the building that had little original fabric left, this is an important building and Mr. Montgomery should be applauded for all they're proposing. Since they're going that way, it seems important to go that way with the shutters, too, Chairman Newman feels. As to railing, Chairman Newman would support metal railing over wood. Ms. Neal and Ms. Dickerson agreed with Chairman Newman. In regard to centering the windows, Chairman Newman said in their forensics they might discover that they were off-center. Mr. Montgomery said no, the porch was an infill and also being off-center looks odd. With the shutters, it would definitely be visible, too.

Ms. Lutz asked if the two original windows were still there, and Mr. Montgomery said the wall isn't even there now. The original building is framed like the Verdier House. The walnut door would remain walnut.

Ms. Dickerson made a motion for final approval with wrought metal powder coated rail, louvered shutters, centered windows, and the walnut front door. Ms. Neal seconded the motion. The motion passed unanimously.

807 New Street – Window Replacement, Preliminary Review

Applicant: R.W. Chambers Architect for Mr. & Mrs. Riech (HR12-22)

Mr. Chambers stepped down from his position on the HDRB to make the presentation. Mr. Chambers said this is currently a glassed-in porch, and the owners want to create an office/bedroom/getaway for their guests, so they want to put a center down the glassed-in

porch. They would glaze it and put a wall in. Behind the louvers on the south elevations is a wall, not glass. They are not changing the roof or materials, just the glass walls. When they finish it, it will look like an enclosed porch but with a center column.

Mr. Chambers said when they come back for the next review, they are looking at a little stoop that they want to enclose to enlarge a laundry room, but it's in the setback variance, and he wanted to bring it up. They don't want to change the roof or the floor. Mr. Chambers said it's fiberglass now, and they haven't determined what to put there yet. The owner would probably prefer a clad or vinyl window. There's no wood in them now. If they did clad, it would be wood clad. Ms. Goode said wood windows are drawn in on the plan.

Ms. Lutz asked what they were requesting before at a previous appearance before the HDRB. **Chris Cullom** said they have repaired the windows and repainted them, and this is a different matter. Mr. Chambers said they're sliding fiberglass windows probably from the 1970s. Mr. Cullom said the roofline would not change in any way.

Mr. Chambers said the glass that is there isn't very attractive, but it's insulated glass and they work well, so he didn't want to replace them, but he couldn't make it work, so the owners said they could replace them. Ms. Lutz asked how they will enter the porch. Mr. Chambers said there's a door that opens out on it, and that's where the wall would go, next to that door. They're not taking any original wood windows out. Ms. Dickerson said geometrically, this makes more sense. **Ms. Dickerson made a motion to approve on preliminary review, and Ms. Neal seconded. The motion passed unanimously.**

1103 Craven Street – Alterations, Additions, New Construction of Garage. Conceptual Review. Applicant: Mike & Ellen Tomy. (HR12-24)

This is a contributing property, Ms. Alley said. As staff, she has approved phases one and two and phase three involves building a carriage house / garage. **Ellen Tomy** said they are cleaning up the yard so the house can be seen. They will paint it white and patch up what is necessary. There's some leakage to be addressed. The carriage house next door will have some renovation inside. They will replace shutters and paint it. The roof may need to be replaced or painted. They would like to eventually remove the staircase on the side of the house and "remove patched up jobs" the previous owner made.

They would like to add a garage and asked if she could use Hardiplank on that. Ms. Alley said it's new construction, and if permitted it would need to be the Artisan series because it's in the Preservation District. Ms. Tomy said she's not sure what Mr. Tomy is planning to use. The garage would not be attached to the carriage house.

Ms. Goode said Historic Beaufort Foundation has an easement on the property. Ms. Tomy said they will put up a fence around the house and it will be wood. There are patched up closets attached to the porches that they will eventually remove. Chairman Newman said they are doing a concept review of the garage.

Ms. Alley asked Ms. Goode to talk about the easement. Ms. Lutz said she had spoken with Mr. Tomy, and she wished Historic Beaufort Foundation had gotten to look at it before staff gave its approval. Historic Beaufort Foundation would definitely have to see more plans before they would approve a garage attached to the carriage house. They are excited about the changes the Tomys are making.

Chairman Newman said Mr. Tomy has a relationship now with Ms. Lutz and he knows to contact her. Ms. Tomy said they are anxious to keep it historic. Ms. Lutz said the easement is on all three buildings. They have to come to Historic Beaufort Foundation for any changes to the façade they want to make because someone at one point gave an easement to Historic Beaufort Foundation for a tax write-off.

Ms. Alley said they got approval based on the guidelines in the first two phases. Ms. Dickerson clarified that a previous owner gave the easement to Historic Beaufort Foundation and got a tax credit, and the Tomys have inherited the easement. She asked if the Tomys get a tax credit, too, and Ms. Lutz said no. The historic home will be maintained in perpetuity, and the new owners only get the knowledge that they have a house which has had and will have its historic integrity maintained, but there's no financial benefit for the new owners. Easements are taken for different reasons, Ms. Lutz added. Mr. Chambers said an easement allows changes, but the owner has to discuss them with Historic Beaufort Foundation because of the easement.

A further discussion of easements ensued. Ms. Lutz said they are always in a deed. Mr. Chambers said a structure there, if appropriately designed, could pass Historic Beaufort Foundation's guidelines.

MINUTES

On the minutes for April 11, 2012, on page 2, in the second paragraph, Chairman Newman requested that the sentence stating that the liners would need to be "cemented" be stricken from the record. On page 4, in the paragraph beginning "Ms. Jenkins asked..." in the last sentence, the statement that Chairman Newman had said the city could stabilize for the same cost as a demolition should be stricken. **Mr. Chambers made a motion, second by Ms. Neal, to approve the minutes approve as corrected. The motion passed unanimously.**

In regard to the minutes for May 9, 2012, Ms. Dickerson made a motion, second by Mr. Chambers, to approve the minutes as written. The motion passed unanimously. Chairman Newman didn't vote, as he was not present at the meeting.

Chairman Newman thanked Ms. Alley, who is retiring at the end of June, for her service. **Libby Anderson** also thanked Ms. Alley for what she's done for the board and for the preservation of the Historic District. Ms. Anderson said there will be a celebration for Ms. Alley on June 28.

DISCUSSION: Appointment of Representative to Serve on Form-Based Code Advisory Committee

Ms. Anderson said someone from HDRB needs to serve on the form-based code committee.

Chairman Newman said he has filled out an application to do it. Ms. Anderson said there will be an informational session on the form-based code with **Craig Lewis** doing a presentation on June 28 from 5 – 7 PM. According to Ms. Lutz, the Historic Beaufort Foundation is recommending **Conway Ivy**.

Mr. Chambers asked Ms. Anderson about the filling in of the stoop into the easement at the Riech house, and Ms. Anderson said she would guess “No” because it would increase the heated space. She said there’s a new process of a design exception that this board could approve. Mr. Chambers said it might make the 35% criteria; he’ll check. He said it’s to cover a door to make it into a room to gain square footage. Ms. Dickerson, who is familiar with the house, said you have to go through the room to get out of the house.

There being no further business to come before the board, the meeting was adjourned at 3:16 p.m.