

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

Chairman Joel Newman and Bill Chambers were absent. Mr. Rainey was named Acting Chairman.

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

Mr. Rainey called the meeting to order at 2:00 p.m.

PUBLIC HEARING

811 King Street – Major Demolition of Structure.

Mr. Rainey suggested tabling the hearing because both of the board's architects were absent.

Ms. Dickerson made a motion, second by Ms. Neal, to table the hearing and review. The motion passed unanimously.

REVIEW OF FULL BOARD PROJECTS

1207 Prince Street – Window Replacement, Final Review.

Applicant: Edward A. Brown, Owner (HR12-28)

Mr. Brown said the house was originally built around 1900, but 70% of it was built in 1950. He said the windows on it were bad, and storm windows were also put on in the 1950s. He said the house wasn't livable when he bought it a year ago. He's asking to replace seven windows. One of the windows in the original part of the house is also not original to the house. There are only two residential houses on the block and his is zoned commercial.

Ms. Good asked him if he had a sample window with him. Mr. Brown said he had picked out windows that are identical to what's there but better engineered. They are aluminum clad with vinyl. **Maxine Lutz** said the Preservation Committee hadn't discussed this project. Mr. Brown said the windows in the front of the house are fine; they are vinyl clad and he doesn't plan to replace them. Ms. Dickerson said she is in favor of replacement and Ms. Neal agreed. Mr. Rainey said he feels this doesn't set a precedent, though the guidelines prefer wood windows. He doesn't have a problem with the replacement windows, and he saluted Mr. Brown for taking on the project. **Ms. Neal made a motion to approve the project, second by Ms. Dickerson. The motion passed unanimously.**

305 East Street – Alterations, Addition, Preliminary Review.

Applicant: Coastal Home & Sunrooms for Art Namerow, Owner (HR12-29)

Wendell Varnes, Architect, said the house was built in the early 1900s and added on in the 1970s. A year ago, a room was approved by the HDRB and added on; this is the second phase of

that addition. He reviewed the drawings with the board. Mr. Rainey said it fit Milner criteria. The windows are Kolbe windows that will be reused.

Julie Good said the Preservation Committee didn't review this project, but she said she has reviewed it. She said looking at the plans, she thinks the outside edge of the addition seems "that much bigger than the room on the other side." Mr. Namerow said it's the same size and matches up. Mr. Varnes went on to explain it to Ms. Good. Ms. Lutz noted that it's a non-contributing house. The square footage for both additions is within the confines, Mr. Rainey said. Ms. Dickerson said she thinks the roofline would be awkward without the addition's width. **Ms. Dickerson made a motion to approve the preliminary review as drawn, second by Ms. Neal. The motion passed unanimously.**

1507 Prince Street – Alterations, Addition, Minor Demolition, Final Review

Applicant: Frederick + Frederick for Grenoris Condall (HR12-30)

Jane Frederick said there was some discussion at the previous review on the porch and column spacing. She had researched the columns in the Northwest Quadrant with non-symmetrical window placement. They are going to tear out the concrete porch and replace it. Ms. Frederick also brought a picture of a light fixture they would use. Ms. Frederick said the door is off center because of the interior design. Mr. Rainey suggested that placing the light to the right of the door might balance it. Ms. Good asked why the craftsman-style light was chosen. Ms. Frederick said it was simple and would fit in the best. Additionally, it's on the new addition, not the historic building. Ms. Lutz asked if there's a fixture on the front, and Ms. Frederick said no. Ms. Lutz said everything else has been approved. **Ms. Dickerson made a motion to approve the final review, second by Ms. Neal. The motion passed unanimously.**

MINUTES

Mr. Rainey suggested tabling the review of the minutes until the remainder of the Board was present.

Ms. Anderson said the new historic preservation planner, Lauren Kelly, would start next Monday.

There being no further business to come before the board, the meeting was adjourned at 2:27 p.m.