

A meeting of the **Historic District Review Board** was held on May 8, 2013 at 2:00 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Joel Newman and board members Mike Rainey, Inez Neal, and Erica Dickerson, and city staff Lauren Kelly.

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.

MINUTES FOR THE MEETING OF APRIL 10, 2013

Ms. Dickerson made a motion, second by Ms. Neal, to approve the minutes of April 10, 2013 as submitted. The motion passed unanimously.

REVIEW OF FULL BOARD PROJECTS

507 West Street – Alterations and Additions

Final Review

Applicant: Ashley Hefner (HR13-22)

Ms. Kelly said that the house, circa 1880, is a contributing structure and also on the City's list of vacant and abandoned properties. The applicant is proposing to restore the historic house and also to remove a modern rear cinder block addition and replace it with a one-story structure on the same footprint that is more in keeping with the house. That addition is approximately 200 square feet and is being replaced with one of the same size. In regard to the site plan, the cinder block structure encroaches into the north side setback, and the proposed replacement will as well, but it's permitted per the building code because it's being considered an extension of the existing structure.

Staff feels the restoration and the replacement of the cinder block structure are a great improvement to the building and the neighborhood, Ms. Kelly said. There's a stoop and an entry on the front and a sidewalk that leads to that; staff would like to know what will happen to the sidewalk if there's no longer access there to the building. If there's more work to be done, they should submit a site plan and a landscape plan showing these changes. Staff recommends final approval of the design. They need a more detailed list of materials, Ms. Kelly said.

The walkway will be removed, and as of now there is no landscape plan, **Ashley Hefner** said. All materials are to match existing materials. Mr. Rainey asked if it's final approval of the adjacent structure and demolition they are seeking or final approval of the whole project. Ms. Kelly said it's combined. Chairman Newman said this house had come before the Historic District Review Board (HDRB) several years before. Ms. Kelly said staff needs to be told the colors of things that are added in terms of details: the type of shutters, for example, and other details that aren't on these plans.

Mr. Rainey said this is “a broad brush approval of a restoration of a historic house,” and he’s a little uncomfortable with that, but he’s willing to say restoration can be started and that the plan is to repair in-kind: with same trim, balustrades, and a standing seam metal roof. Mr. Hefner said that the shutters will be operable wood. Chairman Newman asked if the windows will be repaired or replaced. Mr. Hefner said that they would repair those that could be repaired and the others would be replaced.

Mike Sutton said this is a restoration in-kind and until they “peel back some of that stuff,” they won’t know what they have. The front porch will be restored to the original when the inappropriate elements that have been added are removed. The owner needs this approval to trigger the financing to go to the next step, Mr. Sutton said.

Mr. Rainey established the timeline. Mr. Sutton said for the size of the structure, this is the worst he’s ever had to tackle as a contractor. Getting the owner to understand the details of what’s needed is difficult. The standing seam metal roof will be done if the owners can afford it, Mr. Sutton said, otherwise there will be shifting of shingles.

Mr. Rainey said he would like them to keep a good photographic record and he would like to use it as an example of buildings that come to the Board for Demolition by Neglect. Mr. Sutton said he typically documents all the work they do and the owner will be willing to share the project. Mr. Sutton said that several families have tried to get this building to this point and haven’t been able to, so he hopes they can this time.

Chairman Newman said in regard to the chimney, Mr. Hefner did the drawings, and they show a cap running east-west. Chairman Newman thinks it should be split into a double-peak “instead of that long running thing.” Chairman Newman said the project “looks really nice,” and he hopes to see it happen.

Mr. Rainey moved for approval of the project as submitted with the caveat that once demolition is completed and restoration is started, if anything changes from existing in-kind it is to be presented for staff approval or to be placed on the HDRB agenda; the concrete block addition is to be demolished and replaced with materials in-kind on the main structure. Further application made for paint, exterior trim, shutters, lighting, and roofing is to come to the HDRB at a later date. Ms. Dickerson seconded the motion. The motion passed unanimously.

Jay Weidner arrived at the meeting and said the Preservation Committee of Historic Beaufort Foundation said that the Committee had reviewed the plans and “loved them.”

There being no further business to come before the Board, the meeting was adjourned at 2:21 p.m.