A meeting of the Historic District Review Board was held **on May 14, 2014 at 2:00 p.m.** in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Joel Newman, board members Mike Rainey, Inez Neal, Quinn Peitz, 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.

Chairman Newman introduced Mr. Peitz, who described his background.

MINUTES

Mr. Rainey made a motion, second by Ms. Dickerson, to approve the minutes of the April 9, 2014 meeting as submitted. The motion passed unanimously.

REVIEW OF FULL BOARD PROJECTS

1009 Scott Street, Identified as District R121, Tax Map 4, Parcel 216A - New Residential Construction

Applicant: Allison Ramsey Architects for Dave Thorton and Lois Smith (HR14-21)

The applicant is requesting approval to construct a new single-family residence.

Ms. Kelly said that this is a request for final approval. The project is in the Old Commons neighborhood and is a vacant lot. It's for a 1200 square foot two-story structure with 448 additional square feet of covered porches. The project received preliminary approval in March with notes about the side window configurations.

Ms. Kelly reviewed the Supplement items that should be noted. She described the changes between the last time it came to the Board and this time. A couple of trees that were thought to be healthy weren't, so they are being removed and the house shifted. The windows have been modified per the Board's request, and staff recommends final approval to this request as submitted. **Maxine Lutz** said HBF concurs with the staff report. **Mr. Rainey moved for approval of the project as submitted; Ms. Dickerson seconded. The motion passed unanimously.**

1103 Bay Street, Identified as District R120, Tax Map 4, Parcel 845 – Alterations, Additions, New Construction

Applicant: Allison Ramsey Architects for Frank and Amy Lesesne (HR-1423)

The applicant is requesting approval for modifications to the existing historic structure (adding an elevator and limestone washing the exterior) and new construction of a secondary structure.

Ms. Kelly said this is in the Bluff Neighborhood, and it's the third time the project has come to the Board. The last time was in January, and the Board granted final approval for the master site plan and alterations/additions to the mains structure, with the condition that Historic Beaufort Foundation, which holds a façade easement on this building, granted final approval to any exterior charges to the main house. The Board gave conceptual approval to the accessory building with comments to be considered. Historic Beaufort Foundation has reviewed all the projects and approved them "with a few small conditions" in regard to the roof form of elevator shaft and the light fixtures on the guesthouse.

The applicant is requesting final approval for

- Elevator shaft in the rear,
- White limestone wash for the existing exterior pebbledash finish, and
- Secondary structure on the site

The applicant wishes to install an elevator from the ground floor to the top floor, Ms. Kelly said, which requires penetration of the roof. Windows would be removed and closed in with stucco. The elevator would be clad in copper. The design concern for staff and Historic Beaufort Foundation is the projection of the roof eaves in the elevator shaft. The applicant has provided more simplified detail. In regard to the light limestone wash, it will protect against water intrusion in cracks.

Staff recommends final approval as submitted with consideration of a new form for the shaft roof, Ms. Kelly said. In regard to the new guesthouse, the zoning has been changed, so it's now Neighborhood Commercial zoning with different setbacks. Ms. Kelly reviewed the applicable guidelines and the Secretary of the Interior standards as they applied.

Design: The rear setback is shown at 3', and to comply with the ordinance, it needs to be 5', Ms. Kelly said. The site plan shows steps that lead from Newcastle Street and into the chimney, and staff feels they should enter the patio area. **Cooter Ramsey** said they would come out; they are existing steps.

Architecture: Ms. Kelly said staff feels orientation, mass, and scale are in keeping with the Preservation Manual and Supplement. In regard to the stucco, there was a question as to whether there would be any score lines. There was also a question about the color palette, and Ms. Kelly said the chimney flues should be dark, like an anodized bronze, so they're not too shiny. Staff requests that the light fixtures on the south elevation be submitted because they look large. More information on materials should be provided.

Mr. Peitz asked if the easement only applies to the old building, and Ms. Lutz said only to the historic building, but Historic Beaufort Foundation "was involved in the design of

the new building." Ms. Dickerson said she thinks the new building is "great." Chairman Newman said, "It's as right as the other was wrong."

Chairman Newman asked what the flood elevation is and the landing coming into the upstairs suite. Mr. Ramsey said the floor of the guesthouse is 13.2' and the other is below flood elevation. Chairman Newman said they "have tried to do this twice, and FEMA doesn't allow it." There has to be a flood barrier; "there has to be a door on it separating the conditioned environment." They will insurance rate the building based on that one thing, so he recommended that they revise it so that both entries are at the same level. He said he didn't see a place to put a door inside. Mr. Ramsey said a few years ago, there was an exception for entries, elevators, etc. Chairman Newman said he had thought so, too, "but there's no latitude." They "rate it as if it's the whole space." Mr. Ramsey said he'd look into it, and they may have to elevate the landing.

Mr. Rainey made a motion for final approval as submitted on the proposal for the main house with staff giving final approval for the guesthouse with the conditions as stated. Mr. Peitz seconded the motion. The motion passed unanimously.

804 Carteret Street, Identified as District R121, Tax Map 4, Parcel 431 – Alterations and Additions – Post Facto
Applicant: Luisa Meshekoff (HR-1422)
The applicant is requesting to complete the roof modifications, retain the windows as they exist, and replace the front porch railings with turned rails.

Ms. Kelly said the structure is circa 1900 and was the Catholic Church rectory but because of extensive renovations, it's not listed on the Historic Sites Survey. There's a timeline in the staff report on the history of work on the project from 2006-2013. Most recently in October of 2013, work was done without a permit or in excess of a permit. This was when the other non-permitted work was discovered.
On the south side, double-hung windows were replaced with diamond windows and there was modification to the roof forms. On the north side, there was extensive roof modification, and two arched windows were installed. On the garage, there's a new roof and new fascia, windows, and siding.

Ms. Kelly said the applicant wants to complete the roof modifications, retain the windows as they exist, and replace the front porch railings with turned rails she saw in a historic photograph of the structure.

In regard to zoning, the property is zoned Office Commercial, but there are no zoning issues. There are a few applicable guidelines. Ms. Kelly read the Supplement as it applies form and windows. Ms. Kelly reviewed the history of the house with photos. The current owner, **Luisa Meshekoff**, bought the building in 2006 when a significant number of changes had already been made. The changes since she's owned it took place mainly

from 2008-2013, with the diamond windows installed in 2009 and the roof modifications in 2013.

In regard to the roof, staff recommends an architect do a formal roof plan, Ms. Kelly said. The proposed roof, while functional, is not appropriate in the Historic District. Shed roofs extending the width of the house aren't seen, and staff recommends a gable form over the rear of the house.

The diamond windows and arched windows aren't appropriate in character for the Historic District, Ms. Kelly said. The diamond windows are very visible from Carteret Street, and staff recommends rotating them to be square windows and replacing the arched windows with standard double-hung windows.

In regard to the garage, Ms. Kelly said alterations aren't visible on Carteret Street, but they are from an alley. They are in keeping with the mass, scale, and detail, and staff recommends they stay as they are. Staff recommends replacing the metal railings with a turned baluster, which is like the railings in the historic photo, if this is a step in the effort to restore the character of the house.

Ms. Kelly said staff appreciates Ms. Meshekoff's efforts, but any changes need to be in keeping with the character of the Historic District. Mr. Peitz asked if Ms. Meshekoff had seen the letters of concern submitted from the neighbors, and she said she had.

Ms. Lutz said Historic Beaufort Foundation agrees with the staff comments and staff should consider the neighbors' comments. She wants the diamond windows to go, and she said she is "disturbed that so much was done without permits, and that should not go unnoted." Ms. Meshekoff said the garage was permitted, and she had worked with an architect. In regard to the diamond windows, a neighbor suggested them, and now she has passed away, and Ms. Meshekoff will change them, but she is glad she made the deceased neighbor happy. The roof was done "because the ceiling was coming in." They had permitted work done *inside* the house. Ms. Meshekoff said she needed to do something as a Band-Aid to preserve what was there and to prevent more water from getting in the roof. It wouldn't sustain the weight of a flat roof. Ms. Meshekoff said if she can get a date by when she needs to have this done, she will do it.

Chairman Newman asked about the arched windows, saying that they "look like found objects." Ms. Meshekoff described the rounded objects on the house. There was a fire in the area where the shed roof connects to the actual house. They found arched openings. Chairman Newman asked where the arched openings were. Ms. Meshekoff said they existed in the north wall. Chairman Newman said the openings were in the framing, and they found windows to put in them. Ms. Meshekoff said there are no headers over most of the openings, and if there are, they are "constructed, rounded headers."

Ms. Dickerson said that she is amazed that they "got that far without permitting." Ms. Meshekoff said **Donna Alley** [former Historic Preservation Planner for the City of Beaufort] "encouraged me to open it back up." It's a very busy street, and Ms. Alley said they would want to restore as much as possible. Ms. Meshekoff said she "wasn't trying to be smart, just to follow direction." Ms. Dickerson said she agrees with staff and Historic Beaufort Foundation that Ms. Meshekoff needs "to fix this."

Ms. Meshekoff said she doesn't have the money to put a proper roof on right now. It's stable now. She would do whatever she is asked to do, but she needs to know a "by-when" for the roof. The shed roof originally had the higher rise on the back side, she said. Since so much of it had been altered before she bought it, restoring it to its original state has been difficult. Even the balustrades she liked might "look stupid because the house is so eclectic." She will commit to peaking the roof, and wants permission to paint the yellow part to match.

Mr. Rainey asked if the repairs to the roof had stabilized it. Ms. Meshekoff said she's still getting water intrusion. She "just wants to make sure it's dry." He said when she got permits, they "overlooked that the Historic District Review Board had purview over this structure." He asked what the Board thought of letting her finished the two roof panels that continue to leak, painting the strip to match, halting construction for a year, and "letting her come back with a proper restoration plan that is in keeping with the integrity" of the structure and the district. The year would give her time to finish the Band-Aid, find financing, and work with Historic Beaufort Foundation. Mr. Rainey's recommendation would be that "nothing be done except paint and keep water out… All the recommendations are further Band-Aids on a leaking wound," he feels. He would like to see proper planning and execution.

This is a stabilization plan, Chairman Newman said. Ms. Meshekoff said that Ms. Alley approved the diamond windows. Mr. Rainey said, "She doesn't work here anymore." Mr. Rainey thinks that they "need a joint solution to make it right."

Chairman Newman said they want to harness Ms. Meshekoff's enthusiasm, and if her intent is to make it a decent place, it needs some stabilization, and then some steering. There are rules because she is "in a historical context," he said. The building inspector can't approve that, and Ms. Alley wouldn't have approved that kind of window. Chairman Newman reiterated that Ms. Meshekoff needs to redirect her enthusiasm into the context of the Historic District. He thinks stabilization and a master plan makes sense.

Chairman Newman said she has to make her additions compatible with the historic context. She doesn't have to design a historic building. Mr. Rainey asked her what she needs to prevent water intrusion for a year. Ms. Meshekoff said they "need to cover the big holes where the animals and the rain come in."

Mr. Rainey moved that the application as submitted be denied but that the applicant be allowed to stabilize the portions of the roof that allow water and animal intrusion, and that the inappropriate yellow addition be painted to match the rest of the building, and that any further work be done through a formal application process, and that no work be done for a period up to a year, at which time a plan would go through a formal review process. Mr. Peitz seconded the motion. The motion passed unanimously.

Chairman Newman said she needs a plan of action for the whole thing, a master plan, and the balustrade and windows, etc. will be a part of that. Mr. Rainey said she should have a plan for what she wants in 25 years. Ms. Kelly asked what happens if there's no work done in a year. Ms. Meshekoff said she's "good at keeping my word" and is "accountable."

There being no further business to come before the Board, **Mr. Rainey made a motion to adjourn, second by Ms. Dickerson. The motion passed unanimously** and the meeting ended at 2:56.