

A meeting of the **Historic District Review Board** was held on **August 10, 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, Mike Rainey, and Inez Neal, and City Historic Preservation Planner Donna Alley.

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 JULY 13, 2011**

The board members reviewed the minutes from the July 13, 2011 meeting. **Mr. Rainey made a motion, seconded by Mr. Chambers, to hold the minutes for the next meeting until a revised version is given to the board. The motion passed unanimously.**

### **REVIEW OF FULL BOARD PROJECTS**

**1012 Congress Street - Continuation** – Major Demolition, Final Review.

Applicant: Gerald Neal of Neal's Construction Company for Albertha Shumpert, Owner (HR11-15)

Ms. Alley said the request is for demolition. Mr. Neal said that the main problems are that the exterior walls in the rear are gone, and the foundation is deteriorated to a point where it's not holding up the structure. The main girders are gone. There would be nothing to hold up the building if there were an effort to repair the foundation.

**Dawn Boren** of Codes Enforcement said that a neighbor had told her that the vines covering the house had climbed to his property, and when he tried to remove it, the side "finished collapsing." From the front, one can see through the building, and a side is gone so people can go inside. Graffiti indicates that children have been on the property, and a neighbor has had to shoo people out of the house, where they drink and do drugs. Ms. Boren agreed with Mr. Neal that a strong wind could take the building away. There has been wildlife around the neighbor's property, too. Ms. Boren said that, from her standpoint, the property is a danger to the community.

**Julie Goode**, Historic Beaufort Foundation, said the Preservation Committee discussed the property and has agreed "it's too far gone" to be saved. They have tried to keep it up, but the owner "hasn't been interested in responding." Historic Beaufort Foundation submitted a letter for the record asking that it be demolished in a timely manner, that a lien be placed on the property, that Historic Beaufort Foundation be allowed to get any materials of value from the building, and that this case be used to begin the enforcement of the "demolition by neglect" ordinance throughout the city.

**Mr. Rainey moved that the demolition be allowed after 45 days, during which time Historic Beaufort Foundation or someone else could either move the structure or be allowed to make plans for a sympathetic demolition, i.e., recovering historic materials. Ms. Neal seconded the motion. The motion passed unanimously.**

After a general discussion, it was clarified that the city is not doing the demolition; the property owner will. Ms. Alley said the owner definitely wants to demolish it, so there's not a concern with needing to put a lien on the house. Mr. Chambers asked how much documentation is available on the house, and **Maxine Lutz** said it's well-documented. Mr. Rainey said there should be plenty of salvageable material inside the house.

**There being no further business, Mr. Rainey made a motion to adjourn, seconded by Mr. Chambers. The motion passed unanimously and the meeting was adjourned at 2:10 p.m.**