

A meeting of the Historic District Review Board was held on **August 13, 2014 at 2:00 p.m.** in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Joel Newman, board members Quinn Peitz and Barbara Laurie and city staff Lauren Kelly. Erica Dickerson and Chuck Symes were 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.

Mr. Peitz made a motion, second by Ms. Laurie to approve the minutes of the July 9, 2014 meeting as submitted. The motion passed unanimously.

Consideration of the minutes of the special meeting of July 31, 2014 was tabled for lack of a quorum.

REVIEW OF FULL BOARD PROJECTS

1103 Bay Street, Identified as District R120, Tax Map 4, Parcel 845,

Change-After-Certification

Applicant: Allison Ramsey Architects (HR14-23.2)

The applicant is requesting approval for a color change on new guesthouse windows.

This guesthouse is behind The Anchorage, Ms. Kelly said. The applicant wants to change the color palette; white was approved, but the applicant wants to change to gray.

Cooter Ramsey said the white they like is called "Aunt Betty's China." Mr. Ramsey said they would like to do a dark charcoal gray roof, or they could do black. The windows *could* stay white, but he feels the guesthouse windows and door would be "more elegant" in the charcoal gray; this would also differentiate it a little. The Anchorage roof is copper, Mr. Ramsey said. The addition on the back of the Anchorage will have a copper roof. Chairman Newman asked **Maxine Lutz** about HBF's opinion. Ms. Lutz said at the risk of appearing "hysterical or backward-looking," they support the charcoal gray choice. **Mr. Peitz made a motion, second by Ms. Laurie to approve the color change. The motion passed unanimously.**

913 Port Republic Street, Identified as District R121, Tax Map 4, Parcel 858,

Change-After-Certification

Applicant: Brian Coffman, BES, for Beaufort Inn, LLC (HR14-31)

The applicant is requesting approval for Change After Certification of demolition and alterations and additions.

The board approved a minor demolition, Ms. Kelly said, and it's been done, and modifications have been made to the eastern façade of the building. The applicant has

returned to the board to request demolition of 4 more bays of the structure, which is about two-fifths of it, adding a mechanical platform, and modifying the plan for the east elevation. 4000 square feet of the building would be reduced. This is not on the Historic Sites Survey and is approximately circa 1950.

Ms. Kelly said the updated elevation drawing addresses all of the comments from the previous meeting. The changes will add more pairs of the double doors on the east side and the demolition of this non-contributing structure has no impact visually from Port Republic Street, so staff recommends approval. Historic Beaufort Foundation agrees with staff's recommendation, Ms. Lutz said.

Chairman Newman said he looked at the gates and fence and feels like "the arched flourish doesn't seem necessary," and the smaller building footprint is nice. **Brian Coffman** said they could look at the flourish. Chairman Newman suggested that they could be a little higher but maybe flat on top, so that they don't look like an "unnecessary flourish." He said there's no relationship to anything that's on the building. Mr. Coffman said maybe they could accentuate that space in some other way. Ms. Laurie asked what the building's intent would be, and Mr. Coffman said it would be an event space. **Mr. Peitz made a motion for approval of the application as submitted, seconded by Ms. Laurie. The motion passed unanimously.**

509 Harrington Street, Identified as District R120, Tax Map 4, Parcel 678,

Alterations, Additions

Applicant: Manuel Studio, LLC, for John and Celeste Cherol, Owners (HR14-33)

The applicant is requesting approval for a rear addition with a porch, along with an interior kitchen renovation.

This came to HDRB as a discussion item in July, Ms. Kelly said, and reviewed the history of the building. The applicant is proposing a rear addition with a porch, and an interior kitchen renovation. At the July meeting, ideas were discussed in regard to the reducing the rear setback to 10'. HBF has a façade easement, Ms. Kelly said. There has been a lot of work done since Historic Beaufort Foundation, the applicants, the **Cherols**, and **Ansley Hester Manuel**, met. Ms. Kelly said Ms. Manuel decided to push the building back to a 10' rear setback, which is 5' into the 15' setback. If this project is approved, this will trigger the need to obtain a development design exception at the next meeting. The size of the addition is 540 square feet with a 32 square foot porch for a footprint of 572 square feet.

Ms. Kelly said staff feels the location of the building in the rear is appropriate, and the walls are stepped back 2' as part of Historic Beaufort Foundation's comments. There was one item in regard to the site and the cedar tree; that was in the letter from Historic Beaufort Foundation. Mr. Peitz said he hadn't seen a letter, and neither had Ms. Laurie. Ms. Kelly described what the discussion was about.

Ms. Kelly said the modifications are in character with the historic fabric of the building. Staff recommends preliminary approval as submitted as long as the Historic District Review Board approves the Development Design Exception next month. Ms. Manuel said she is unable to find out the history of the tree. It's 2' from the addition. She said the tree spread is such that the addition can't be done with the tree there. Ms. Lutz said HBF met with Ms. Manuel and the Cherols; changes made to the windows have been made simpler. Ms. Lutz said Historic Beaufort Foundation wanted the addition recessed so it wouldn't be visible from the street and to differentiate it from the original façade. One change was the steps coming out on the south façade, Ms. Lutz said, but they saw the east façade in an earlier plan, which would avoid the tree. Ms. Lutz said an arborist could look at the tree and determine the age. Ms. Lutz said HBF liked the east exit so that the tree could be saved. Chairman Newman said no matter where the steps came out, the tree wouldn't be able to be saved because damage during construction. Ms. Lutz said that an arborist should make that judgment. The cedar possibly *could* be saved because they are able to take a lot of abuse. Ms. Manuel said originally they didn't have a full porch, and the steps came straight out the door but were covered. They're facing south now because she will encroach into the 10' setback if they don't.

Mr. Peitz said the windows were flipped to the bottom. Ms. Manuel said yes. She said she "submitted all of this" to Ms. Kelly, and then she had another meeting with Historic Beaufort Foundation. When she revised the drawings, Ms. Kelly said it would be best for the Historic District Review Board to see the updated plans. Ms. Lutz asked if the porch is under the eaves; Ms. Manuel said yes, under the gable. Ms. Lutz asked for this window configuration to remove the transom and to make the windows the same type and the same height as the original house. Ms. Lutz said they think "this is nice work."

Mrs. Cherol said that if the tree is not removed, she and her husband "wouldn't be able to get back to the back." They park their cars by that addition, and to get back there would be very difficult, so they want the cedar removed. This will also allow the parking area to be closer to the staircase. Chairman Newman said he would take out the tree "in a heartbeat ... 8' to 10' is really close, but not *that* close." Mr. Peitz said they could plant a new tree. **Ms. Laurie made a motion to accept the staff's recommendation, second by Mr. Peitz. The motion passed unanimously.**

711 Duke Street, Identified as District R121, Tax Map 4, Parcel 427,

Alterations, Additions

Applicant: Manuel Studio, LLC, for Ken Bergman, Owners (HR14-32)

The applicant is requesting approval to remove existing front porch and add new double porch and add rear porch and replace window with a new door.

Ms. Kelly said this is circa 1900. The Sanborn maps indicate a stacked 2-story porch until the 1950s or 1960s, and the applicant is proposing taking it back to the historic porch per the Sanborn maps. Ms. Manuel added that this must have been a 5-bay, not a 3-bay, since the columns are in front of the windows. Ms. Lutz said Historic Beaufort

Foundation's contributing was "hooray." **Mr. Peitz made a motion to accept the staff's recommendation, second by Ms. Laurie. The motion passed unanimously.**

Mr. Peitz asked if the applicant is required to notify the adjacent property owners. Chairman Newman said if it affects the zoning, there is a sign put up. Notification is made for anything that requires a public hearing, like a Development Design Exception. Mr. Peitz said this is clearly a positive step forward, and he's sure they will be delighted. Ms. Kelly said it's posted on the website, and is open information.

803 Scott Street, Identified as District R121, Tax Map 4, Parcel 1018,

Alterations, Additions

Applicant: JHN Residential Design for Joshua S. Gibson & Michelle Prentice (HR14-34)

The applicants are requesting approval for alterations to a front porch and rear stoop.

This is behind the building that was just looked at, Ms. Kelly said. The applicant is proposing restoration and alterations. The most major is removing the front stoop and extending it to the full width of the house, as is indicated on the historic Sanborn map. They are also proposing to put a deck on the rear and a few other cosmetic things, such as asphalt shingles replacing the metal roof, and repairing a number of elements.

Ms. Kelly listed the applicable guidelines. In regard to decks, she said they are inappropriate on the front and rear and should be screened with landscaping when they are on the rear; Ms. Kelly said this one wouldn't be visible. The only suggestion by staff was a standing seam roof instead of 5V. Staff recommends final approval with this consideration, and color samples must be approved by staff review.

Ms. Lutz asked the age of the house, and Ms. Kelly said it seems circa 1900. Ms. Lutz asked about the 9 over 9 windows in the front and back and said Historic Beaufort Foundation would want them retained. Ms. Kelly replied that "they are noted for repair." Ms. Lutz said she had concerns about the deck, but since it's screened and not visible from the street, is that the precedent? Chairman Newman said yes. Ms. Lutz said it's a great project. Ms. Laurie asked if Ms. Kelly was saying the deck would be screened. Ms. Kelly said she interprets it as "using landscaping to do so," and the other building will screen the deck as well.

Johann Niemand said the columns would be new. Mr. Peitz said the columns 2 doors down are "a little more ornamental," and he recommended walking up and down the street to look them over. He said he had taken a picture he could share. It was agreed that this was a typical chamfered column. Ms. Lutz said this is "a simple, modest cottage," and Mr. Peitz said, this column "is the simplest on the street." Ms. Lutz agreed that the column was OK, and Chairman Newman did, too, stating that he felt it would work.

Chairman Newman suggested pricing the roof change and looking at the difference; he didn't think it would be "huge." He asked if this roof is a requirement or a suggestion; he asked if 5V is on other houses. Ms. Lutz said she had talked to **Beek Webb**, and he feels it's important for larger and antebellum houses to have standing seam roofs, but he didn't suggest that she "fight for this, in this case."

Michelle Prentice, the applicant, asked which type of roof is more historic; Mr. Niemand said standing seam. Chairman Newman said there's a difference between what it was then and what it is today because then those roofs were hand-wrought. He feels the 5V metal roof "will look like it was more a part of this than a standing seam will," unless they do a *hand-crimped metal roof*. There was general agreement that this would not happen. **Mr. Peitz made a motion to approve the application with the addition of a change in the staff recommendation to 5V metal and a variation to consider getting a column to be similar to the others on the street. Ms. Laurie seconded the motion. The motion passed unanimously.** Mr. Niemand asked if "this becomes a final application." After a brief discussion, **Mr. Peitz made a motion for final approval, with the exceptions made in the original motion. Ms. Laurie seconded the motion. The motion passed unanimously.**

214 Scott Street, Identified as District R121, Tax Map 4, Parcel 926,

New Construction

Applicant: Beaufort Inn, LLC (HR14-36)

The applicant is requesting approval for new construction of a multi-family building.

Ms. Kelly said this is currently a vacant lot, where the bus station and the Coca-Cola bottling plant once stood. It's now primarily a parking lot. The demolition would require a public hearing. The applicant is requesting conceptual approval; a similar concept had come before the board, and the minutes of that meeting were included in information packets.

The structure footprint is 9000 square feet, plus an additional 22,000 heated square feet and 5400 square feet of unheated space. It would include 18 residential suites and 36 internal parking spaces. The material for this project includes a list of applicable guidelines comparing the scale of neighboring buildings, Ms. Kelly said, the materials and proportions that should be followed, and what the Civic Master Plan envisioned for the area.

"The context for the property is varied and inconsistent," Ms. Kelly said, and she described some neighboring buildings. She noted that there is historic tabby wall that should be shown in future applications. She briefly described the traffic flow in the area from Scott Street, "inevitably onto Bay."

The site plan showed a building that is continual – 160' long on Port Republic and 116' long fronting Scott Street. Ms. Kelly said, "This is a unique opportunity for the building

and the city.” It’s important that the developer carefully consider the massing and “create a street rhythm that is neither too busy, nor too homogenous.”

The HBF Preservation Committee said the applicant should consider different materials, like a whitewashed brick or hardie siding. Their other suggestion was to treat Port Republic differently from Scott Street because they are two different types of streets, particularly by changing materials and porch railing details. There’s a formal public entry onto Scott Street. They suggested that an effort be made to make it different, and staff agrees. Staff encourages the use of individual on-street entries, Ms. Kelly said, “as it activates the streetscape.”

Staff recommends conceptual approval of the application as submitted for the site plan and building, on the condition that the articulation of the elevations continues to be refined, in order to create harmonious but varied street façades along Scott and Port Republic Streets.

Mr. Peitz asked how many more approvals would come before the board. Preliminary and final, Ms. Kelly said. Mr. Peitz said, “So the board will get two more looks at it.” **Mr. Arnie McClure**, architect, said he has other renderings but there’s been “no change in real design scope.” They have focused on the streetscape, he said, not the rear; they want the board to give their “conceptual read on the building” and determine what the board and Historic Beaufort Foundation are looking for. Mr. Peitz asked Mr. McClure if he’d read the minutes from the earlier meeting that were enclosed in the packet. He also asked if Mr. McClure was at that meeting, and if “you were repping for 303 at that time.” Mr. McClure said, “Yes.”

Ms. Lutz said they appreciated meeting with Mr. McClure and **Courtney Worrell** “before much had been done and it was too far along.” Ms. Lutz said because of the mass of the building, and because there is nothing like it in Beaufort, if they go further with that mass, HBF would rather see 2 separate buildings. There is too much brick, and it’s too heavy, so they recommended siding, Ms. Lutz said. They prefer 2 stories if that can be done, and the applicant wants to. She feels there could be multiple building sizes, with the tallest section the height of the Beaufort Clothing Co. Ms. Lutz said the other buildings (in the area) are one story, and HBF would like to know how it’s going to fit. This is essentially a motel, she said, and she asked Ms. Kelly what zoning says about motels; the Sea Island motel downtown was done before there were guidelines. Ms. Kelly said in core commercial, there’s no specification of hotel vs. motel vs. inn in terms of accommodations. There are parking requirements, however, associated with an overnight accommodation that are not associated if it’s a residence, but that’s not applicable in this case. Ms. Lutz said they had also talked about recessing some of the entrances.

Chairman Newman said this lacks information that is most useful: the board needs to see the drawings *in context*, he said, “and that’s how they need to be designed ... It’s

“articulated vertically into pieces,” Chairman Newman said, and “there is probably more scaling ... it’s got to happen both ways.” He said that, as it is now, “there’s nothing to relate it to.” It may need a 1-story-looking base, and the second and 3rd floors may rise on top of that,” he said. Also, Chairman Newman noted, “it has 2-3 characters right now, and they don’t play well together.” The tan building looks contemporary, and the shutter treatment is good-looking and articulates the facade, he feels. The balcony spaces are appealing, he continued, “and then the brick buildings look heavy and like they belong to “Historical-but-not-really-historical” architecture. He “would make that go away,” Chairman Newman said, since “it’s not adding anything ... and is unnecessary.”

“The good part,” Chairman Newman said, “will come from keeping the scale with the things that are adjacent, and not trying to mimic something old.” He discussed the building on the corner of Bay and Carteret and said it “doesn’t try to be any of those other buildings.” The big, hipped roof makes it even taller, Chairman Newman continued, and he doesn’t think that helps, either. They may not want a flat roof, but he wondered where the equipment would go, “so that’s either be a false roof up there” or else the mechanical systems have yet to all be addressed. Mr. McClure said on the plan, there’s a porch that runs along the rear side of the building. They will be rooftop split systems, screened on the 3rd floor, and they are toying with the hyphen between the 2 main buildings. They may “drop that down and do a parapet roof” and “try to lower it to get a little more of that break up there.” They will determine as they progress in the design “if there’s enough roof for everything,” but they may be including more parapeted sections to break the building up and get rid of the pitched roof so there are fewer problems. In the downtown, Bay Street is mostly parapeted roofs, Mr. McClure said.

Mr. Peitz said as you go to Port Republic, he likes the idea of it looking like 2 separate buildings. “More than anything,” he said, he doesn't like “the continuous L shape because what’s on Port Republic has no relationship to the other structures on Port Republic.” Wells Fargo is in a brick building, but he thinks it’s appropriate. Since it’s like the Beaufort Inn, they have an option to add different kinds of buildings, Mr. Peitz said. When he first saw this building, he said he thought, “This is Anywhere, USA,” and he would like them to reconsider the design submitted for conceptual approval and come back with staff recommendations incorporated. The list of comments is long, he said, and would make the building look very different than it does today.

Mr. McClure said they wanted “conceptual approval for height, scale, mass, and layout.” They want to be assured that this structure, this size, and this layout would be approved. Mr. Peitz said if they “want him to approve an envelope,” he’s OK with that, but he doesn’t “want to be locked into this design.” This building is so significant in its location and really needs to be well thought-out. He reiterated that he felt this could be a building “anywhere,” and he would like it to be related to the streetscape.

Chairman Newman said “the planning of the building is what the city would like to see’; additionally, they want to know that “it is the right kind of expression, and the footprint and the consistency are fine.” He said, “It conceals the motel-ness, so that planning is appropriate.” He agreed with staff comments that if they can articulate it better, they should. It’s impossible, Chairman Newman said, to comment on the mass and scale “because it doesn’t show any of the context.” His main comments are still true, however, he said. He “would get the images ... and start translating across horizontally.” He would “abandon the Georgian house façade thing.” He said he understands the city’s comment about the entrances coming directly to the sidewalk, and that they would add life to it. He said they have “a great opportunity to take the ... foyer space, perhaps recess it and change the character, so you really do get some change in scale, because as good and 3-D as this elevation looks,” Chairman Newman said, “...there is about 2’ of in- and out-ness.” Mr. McClure said it’s “a tight site,” and with material changes, they can articulate that more.

Chairman Newman said there are examples of “Beaufort architecture,” but in Charleston, there are buildings of this scale used as infill, and some of them have “managed to pick up bits of character through materiality.” He recommended, “using a base that matches the scale.” Chairman Newman added, “A lot of structures in Beaufort are ordinary and aren’t trying to be ‘fine.’”

Mr. McClure said they “need time to study and better understand.” Context would help immensely, he agreed. Chairman Newman said he knows this project “is much bigger than what is around it,” so Mr. McClure needs to show how it relates to those other buildings. This would also help him in designing it, Chairman Newman said, “to see what the context is.”

Ms. Kelly said this is similar to the Beaufort Inn getting conceptual approval for the site plan with different cottages. The Historic District Review Board didn’t approve the buildings per se, but agreed that they were OK with having 6 buildings. Chairman Newman said *that* plan showed the entire context around it, like a 3-D model.

Chairman Newman made a motion to grant conceptual approval to the general site planning and general scale in circulation to the structure, but noted that this does not include approval of imagery or the scale of the structure in relationship to adjacent structures since that is not shown. Mr. Peitz seconded the motion. The motion passed unanimously.

1407 Duke Street, Identified as District R120, Tax Map 4, Parcel 344,

Alterations, Additions

Applicant: Historic Beaufort Foundation (HR14-37)

The applicant is requesting approval for alterations to restore the exterior and reconstruct the porch to its original configuration.

Ms. Kelly said Historic Beaufort Foundation purchased this structure 2-3 years ago, and it has been stabilized. They want to reconstruct a front porch per a historic photo, remove a small rear addition, and put up a plywood sheer wall to protect the structure's interior from the elements. There is a full preservation plan, and "this is what they are requesting for right now," Ms. Kelly said. Mr. Peitz asked about the roof and when it is on the list to be done to ensure that there is no more damage to the building Ms. Lutz said this application for this work is part of the bid process. This was approved by the state, and "it's the reality of getting bids." The roof may be more important than the porch, Ms. Lutz agreed. They have gotten 2 grants for this property, she said. Ms. Kelly noted that the roof is addressed as part of the staff recommendation. **Mr. Peitz made a motion, second by Ms. Laurie, to approve the application. The motion passed unanimously.**

OLD BUSINESS

Ms. Laurie said she wanted to discuss the special meeting on July 31, at which Bridges Charter School was granted permission to have temporary mobile units. She said she feels that, "for something that large and significant ... it felt like it went too quickly for what's being proposed." Ms. Laurie said she has "concerns about the public knowing about what can be done in the community." To her, "this seems above and beyond." The community should know about a project that is this big, Ms. Laurie feels, and that will be around for a long time. She feels that Bridges should have known sooner that they would have this issue and should have allowed more time to get input from the community. "How is it that the public will have a way to know that this kind of thing is going on?" Ms. Laurie asked. What can people in the community "look at to educate [themselves] about what is going on?"

Ms. Kelly said there is a neighborhood improvement team, and the leaders go back to their individual associations and tell them what's going on. She said it is an option to "change something like this." Ms. Kelly said the Bridges planners hope to have come up with another solution, so they may not have to use the mobile units. This was a last resort for them, but they wanted to be able to be sure they could provide for the students. Now, if someone has a special meeting request and pays \$500, staff is obligated to provide a special meeting. Ms. Laurie said this is a loophole; Chairman Newman said that they are paying to get past the time system, not paying to avoid a meeting. He said Bridges wants to be downtown and actively pursue spaces they can use downtown and determine if they can build the addition they want for the future. This was a stop-gap measure.

Mr. Peitz asked if there was an expiration date on the approvals. Ms. Kelly said this one had a contingent time approval. Mr. Peitz said, given the location, they may have to come back to the Historic District Review Board for something else, and if they do, this could be opened up again, within limits, to discuss these units. Ms. Laurie said she is concerned about bringing mobile units into this particular area "when no one else can bring mobile anything anywhere in the city." The back and sides of this site are

residential. She is looking – not as just a board member but as a community resident – at what the community would say, or how it will feel about it. Ms. Kelly said next time, if something like this comes up, she should make it clear that she has concerns, so they could suggest that the applicant go to the Neighborhood Association first, so that word would get out. Chairman Newman said it’s like them suggesting that people go to Historic Beaufort Foundation before they come to the board.

There being no further business to come before the board, Chairman Newman made a motion to adjourn, second by Ms. Laurie. The motion passed unanimously, and the meeting was adjourned at 3:23 p.m.

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