

#

A meeting of the Historic District Review Board was held on **April 8, 2015 at 2:00 p.m.** in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Joel Newman, board members Erica Dickerson, Chuck Symes and Barbara Laurie, and city planner Libby Anderson. Quinn Peitz was 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.

### **MINUTES**

**Mr. Symes made a motion, second by Ms. Dickerson, to approve the minutes of the March 11, 2015 meeting as submitted. The motion passed unanimously.**

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

#### **305 RIBAUT ROAD**

Identified as District R120, Tax Map 3, Parcel 269, Major Demolition

Applicant: Trask Development Co. (HR15-07)

*The applicant is requesting approval for demolition of an existing structure.*

Ms. Anderson said 305 Ribaut Road is listed in the *Beaufort County Historic Sites Survey*, circa 1947 and not in the Historic District. A Public Hearing Notice was published in the *Beaufort Gazette* on March 24. The property was posted on March 25. Letters to adjacent property owners were mailed on April 2. Ms. Anderson referred to Article 3: Section 3.19:d.4 and said Board can postpone up to 180 days. Applicant has a submission for redevelopment for a new office which will go through staff review.

Mr. Newman asked if there was anyone present for public comments; there was none. Mr. Newman closed the public hearing portion.

**Mr. Symes made a motion that the application be approved as submitted. Ms. Dickerson seconded the motion. The motion passed unanimously.**

#### **804 CARTERET STREET**

Identified as District R120, Tax Map 4, Parcel 431, Alterations, Additions

Applicant: Christopher Cook for Luisa Meshekoff (HR15-08)

*The applicant is requesting approval to reconfigure the roof to a more traditional form, and replace the diamond windows on the south side and the arched windows on the north side with double hung windows to match the ones on the original structure.*

Ms. Anderson said 804 Carteret Street is located in the Old Commons Neighborhood. Circa 1900, it is the former Catholic Church rectory, but due to significant alterations, is

#

not listed on the 1997 Above Ground Historic Sites Survey. **This project came to the Historic Review Board (HRB) in May 2014 as a post-facto review (staff report attached).** The owner had completed, and was in the process, of doing work on the structure that had not been reviewed or approved by the HRB. At that meeting, the Board denied the request to continue the work as submitted; however, they granted permission to stabilize a portion of the roof to prevent water and animal intrusion, and paint the yellow Hardie Panel that exists around the house to match the building (see attached letter). Any other work done on the exterior was required go through the formal HRB process. The board also granted the applicant a period of up to one year to submit a full preservation plan for the entire building that includes solutions for the roof, arched and diamond windows, and any other alterations. The applicant was not present, Ms. Anderson said. Ms. Kelly was working with the owner and designer and felt comfortable with this decision.

Ms. Dickerson and Mr. Newman said they were on the review board when it came the first time and it was a mess. There was a long discussion and to come back with a plan. At that time, the applicant admitted it might not happen all at one time. Chairman Newman said he is well pleased now and it is exactly what Ms. Kelly is looking for. Ms. Anderson said we still need to set timelines. What level of approval are they requesting, Chairman Newman asked? Ms. Anderson said the application today is for final approval for the work described and her approval will be good for 2 years. The diamond shaped and arched shaped windows were never approved nor was the roof, Ms. Anderson said. What is enforceable, the Board asked? Chairman Newman feels the Board only has the right over the design. Ms. Anderson suggested a year and if more time is needed, the applicant will have to let us know. Ms. Laurie asked what Ms. Anderson is basing this on, in case the applicant can't do it all in a year. Ms. Anderson said we are trying to work with her since it was all done without any approval. Chairman Newman said we have a certain of level of responsibility and sway, but we don't have any "you must complete this by a certain date" authority. Ms. Laurie said maybe the Codes Department can come up with a time frame. Ms. Anderson said the Board will deal with the design issues and codes will deal with the time limit of the work when the permit is applied for. Chairman Newman said it's a good idea to clarify with the applicant the process, both thru the Board and thru Codes. **Ms. Dickerson made a motion that the application as submitted be approved. Ms. Laurie seconded the motion. The motion passed unanimously.**

### **902 BOUNDARY STREET**

#### **Identified as R120, Tax Map 4, Parcel 86**

Alterations, Additions

Applicant: Beaufort Design Build for Debora Al-Aseer Fahey (HR15-09)

*The applicant is requesting approval for exterior renovations to include new 6 x 6 structural columns at existing portico, addition of ramps, color change, addition of hood vent, and exterior wood screening for a new Argentinian Steak House.*

#

Ms. Anderson said this property is located in the Old Commons Neighborhood. It is listed, c. 1920 as Contributing on the 1997 Above Ground Historic Sites Survey (see attachment). It was originally a residence that was altered to accommodate a gas station. It appears on the 1958 Sanborn Map as shown with an addition to the west that has since been demolished. The applicant wishes to restore the building, and add 6x6 posts in the front gas station canopy to provide additional support to the canopy. The applicant would also like to add a trash enclosure and repaint the building. Ms. Anderson said the applicant, Beaufort Design Build, was present along with the owners. The applicant requested staff review but we felt it was more involved said Ms. Anderson.

The applicant said 8 x8 post were previously submitted but when it went before the HBF, they suggested we go to the smaller columns. The applicant said he didn't agree with that but we are going with it anyway. He feels they are too small with what his is proposing to do. Mr. Symes asked if the 8 x 8 reduces the number. No, the applicant said. We are just trying to shore it up. The applicant talked about the knee wall and showed it on the plans. He feels the 6 x 6 seems too small like a toothpick, so I would stick with 8 x 8.

The Board asked if there were any colors to review. The applicant said they are using Sherwin Color SW6083 for trim and siding and Sherwin Color SW6679-Moon. So trim is dark and siding is light, Chairman Newman said? He suggested doing a color rendering. The applicant said he will do that. Ms. Anderson felt the colors need to come back to staff for approval by herself and Ms. Kelly. Ms. Dickerson asked if he colors were similar to Sugar Belle's. Yes the applicant said. 6 x6 be 8x8 and color rendering be sent to staff.

**Mr. Symes made a motion that the application as submitted be approved with the condition that the 6x6 be reduced with 8x8's and color renderings be sent to staff for approval. Ms. Dickerson seconded the motion. The motion passed unanimously.**

There being no further business to come before the Board, **Mr. Symes made a motion, seconded by Ms. Dickerson, to adjourn the meeting. The motion passed unanimously.** The meeting adjourned the meeting at 2.28p.m.