



Historic District Review Board Meeting Minutes – February 09, 2022

CALL TO ORDER

3:29

A meeting of the Historic District Review Board was held in-person on February 09, 2022 at 2:00 pm.

ATTENDEES

Members in attendance: Jeremiah Smith (Chairman), Mike Sutton (Vice-Chair), Stacy Applegate (Secretary), Maxine Lutz, and Michelle Prentice.

Staff in attendance: Meredith Jacobs (Meadors Architecture), Jeremy Tate (Meadors Architecture), Emmilyn Potts (City of Beaufort Planner of Community and Economic Development), and Heather Spade (City of Beaufort Planner of Community and Economic Development).

REVIEW OF MINUTES

5:14

Motion: Mr. Sutton made a motion to approve the January 12, 2022 Meeting Minutes; seconded by Ms. Lutz. The motion passed unanimously.

All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tgundler@cityofbeaufort.org.

APPLICATIONS

- A. **1107 Greene Street, PIN R120 004 000 0176 0000**, Alterations/Additions
Applicant: Lynne Fensterer (21-63 HRB.2)

5:37

The applicant is requesting final approval of alterations and additions to a single-family residence at 1107 Greene Street.

Motion (39:26): Ms. Lutz made a motion for final approval based on the conditions that have been met and any remaining conditions to be reviewed by staff. Ms. Prentice seconded; Motion failed 2-3, with Mr. Sutton, Mr. Smith, and Ms. Applegate opposed.

Motion (46:07): Mr. Sutton made a motion to support final with the exception of [staff conditions] 8, 14, and 15. Other Staff Conditions as noted. Ms. Applegate seconded; The motion passed 4/1, with Ms. Lutz opposed.

Motion (46:54): Mr. Sutton made a motion that the applicant is allowed to build a porch as a contemporary screened porch, not necessarily following page 33 of the Preservation Manual Guidelines, keeping the porch columns proud in design, because they've noted they are using a Screeneze material; Mr. Smith seconded. The motion passed unanimously.

Motion (47:45): Mr. Sutton made a motion that references [staff conditions] 14 and 15 that synthetic stucco is not applicable or appropriate in this case, and a cementitious stucco finish, smooth stucco finish, needs to be used; Mr. Smith Seconded. The motion passed 4/1, with Ms. Lutz opposed.

B. 211 Charles Street, PIN R120 004 000 0909 0000, New Construction **49:02**
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.4)

The applicant is requesting Final Approval of a 3-story apartment/commercial building.

Motion (2:45:51): Ms. Lutz made a motion to defer until another meeting and ask that the architect bring back something that more closely aligns with what [the board] discussed of having no balconies and to bring back another suggestion or color of the brick façade; Ms. Prentice seconded the motion. The motion passed 4-1, with Mr. Sutton opposed.

Motion (3:33:35): Mr. Smith made a motion that the porches be three bays instead of two bays, and the columns be eight inches or ten inches [on the north façade]. Mr. Sutton seconded the motion. The motion passed unanimously.

Motion (3:40:25): Mr. Sutton made a motion that [the applicant] provide [the board] with a sample of a more red-tone brick, similar to a Cherokee Red or a Savannah Grey; Mr. Smith seconded the motion. The motion passed unanimously.

Motion (3:42:19): Mr. Smith made a motion that the board is in agreement with staff conditions 1-6; Mr. Sutton seconded the motion. The motion passed unanimously.

DISCUSSION **3:45:44**

The board discussed editing the application checklist. They also discussed the timeline of reviewing the contributing structure list and the preservation manual. All discussion was general, and no decisions were made.

ADJOURNMENT **3:54:11**

Motion: Ms. Prentice made a motion to adjourn the meeting; seconded by Mr. Smith. The motion passed unanimously. The meeting ended at 5:54 pm.

Chair

Date of approval