CALL TO ORDER

A meeting of the Historic District Review Board was held in-person on Wednesday, February 14, 2024 at 2:00 pm.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Grady Woods, (Vice-Chair), Rita Wilson and Eric Berman.

Staff in attendance: Curt Freese (Community Development Director), Jeremy Tate (Meadors Architecture).

Staff absent: Michelle Prentice

REVIEW OF MINUTES – JANUARY 10, 2024

Ms. Wilson noted on page 2, the word Cuthbert was misspelled under the public comment section. Also, on page 2, under the motion, at the top of the page, delete the extra words, to staff.

Motion: Mr. Woods made motion to approve the minutes with the noted corrections. Mr. Berman seconded the motion. 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 tguldner@cityofbeaufort.org

APPLICATIONS

A. 1607 & 1609, PIN R120 003 000 0147 0000, Major Demolition

Applicant: Stacey Applegate, agent for Kenneth Singleton Living Trust

Mr. Woods recused himself at this time.

Curt Freese reminded the Board that this project was tabled at the last meeting and if the Board wants to hear public comment again, they will need to reopen the public hearing.

Mr. Freese gave an update of what has happened in last two months. He referred to the two new items that were included in the Board’s packets: (1) letter from Dick Stewart and (2) a
Structural Engineering Report that recommends demolition. Staff’s recommendation is still to deny the demolition as per the requirements of Section 9.10.2.D.2, and the Beaufort Preservation Manual, finding that all means to save or rehabilitate the structure have not been exhausted.

Dick Stewart was present representing the Freedman Arts District.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated Mr. Singleton agreed to meet with HBF and Rob Montgomery, Preservation Committee member, along with Mr. Stewart, the mayor, Mitch Mitchell, and Stacey Applegate in January at the house. HBF met with Mr. Singleton one on one to ask him what he wanted to see happen with the property, he does not want to sell but wants to keep it in his family as a legacy from his father and have it look nice. HBF would like to purchase one of the properties. They are two structures on the same lot, so the property would have to be subdivided and use their revolving fund. HBF’s intent would be to acquire the property, to preserve the historic footprint of that property, to demolish the dilapidated additions which he’s including in his 1500 square feet but are not appropriate to that property today and are in the worst portion of those properties. If HBF retains the original footprint and then creates a sensitive design to add an addition to the rear that is compatible and offers it an opportunity to become a more rentable or purchasable location for someone. This has been done successfully by HBF throughout the district. HBF is not in support of the demolition. HBF also feels that all avenues have not been exhausted. Ms. Sundral would like to know from Mr. Stewart ever single avenue he has tried with regard to efforts to save those properties. Ms. Sundrla feels the same design she just discussed that HBF would have done with those properties is feasible by Mr. Singleton with or without the assistance of Mr. Stewart. If these properties had been properly maintained over the last 20 years, money put in every year for maintenance, they would not have ended up in the condition they are today. We’ve lost 26 contributing properties since 2001 and we don’t need to lose two more.

Public Comment closed.

Curt Freese noted that the city is having their first meeting on Tuesday to talk potentially setting up some kind of program. We are inviting all of the partners of the Freedman Arts District, HBF, etc. This was announced at the Strategic Planning Session at the end of January.

Mr. Sutton asked about the status of the current demolition ordinance update. This was before the Metropolitan Planning Commission (MPC) and now it will go to the new Planning Commission (PC), but it was tabled indefinitely. Mr. Sutton stated that the current demolition ordinance does not have a shelf life. Mr. Freese stated, if you approve the demolition today, you approve it forever.

Motion: Mr. Berman made a motion to allow for the demolition based on the findings that all means implies that there’s economic feasibility and there is no economic feasibility and so all means have been exhausted to include the second finding evidence of the Engineer’s letter that says, it’s not a candidate for renovation and the third finding there is any significant architecture there that’s salvageable anyway.
Ms. Wilson seconded the motion. The motion passed unanimously.

B. **919 Bay Street, PIN R120 004 000 910A 0000**, Signage
   Applicant: Lisa Mykleby

   Mr. Woods returned to the meeting. Ms. Wilson recused herself at this time.

   Curt Freese stated he didn’t present the staff report since this application was tabled from the last meeting due to the applicant not being present. The applicant is requesting approval of interior window signs on the property.

   **Public Comment:**

   Lise Sundrla from Historic Beaufort Foundation (HBF) stated HBF is 100% supportive of the application.

   Public Comment closed.

   **Motion:** Mr. Woods made a motion to approve the application. Mr. Berman seconded the motion. The motion passed unanimously.

C. **316 Federal Street, PIN R120 004 000 0840 0000**, Alterations/Addition
   Applicant: Ashley Randolph, Allison Ramsey Architects, agent for Lynda King

   Ms. Wilson returned to the meeting.

   Curt Freese presented the staff report. The applicant is requesting final approval for alterations and additions to combine the two existing structures.

   Jeremiah Smith with Allison Ramsey Architects was present for the project.

   **Public Comment:**

   Lise Sundrla from Historic Beaufort Foundation (HBF) stated HBF’s Preservation Committee did review this application on Friday, and we do not support approval of it moving forward. HBF feels the design still has not really met the Seven Integrities or the Secretary of Interior Standards. There was a question about that at last month’s meeting and if that applied to these buildings because they were not contributing, and Mr. Freese and Mr. Tate confirmed this morning that they do apply to these buildings. We feel there is an opportunity to do something unique here but in keeping with Seven Integrities or the Secretary of Interior Standards along with the full Preservation Manual and Beaufort Code.

   Public Comment closed.

   **Motion:** Mr. Berman made a motion to approve with staff’s recommendations. Mr. Woods seconded the motion. The motion passed unanimously.
D. **408 Carteret Street, PIN R120 004 000 1035 0000, Window Replacement**  
Applicant: David Murray, agent for Carteret Street Methodist Church  

Motion: Mr. Woods made a motion to approve conceptually based on staff’s recommendations and let them decide in this next process how they want to handle some of these issues as noted. Mr. Berman seconded the motion. The motion passed unanimously.

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E. **1411 Duke Street, PIN R120 004 000 0343 0000, New Construction**  
Applicant: Allison Ramsey Architects, agenda for Randy & Kimberly Withers  

Motion: Mr. Woods made a motion to approve conceptually based on staff’s recommendations and let them decide in this next process how they want to handle some of these issues as noted. Mr. Berman seconded the motion. The motion passed unanimously.

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F. **408 Carteret Street, PIN R120 004 000 0814 0000, Window Replacement**  
Applicant: David Murray, agent for Carteret Street Methodist Church  

Motion: Mr. Woods made a motion to approve conceptually based on staff’s recommendations and let them decide in this next process how they want to handle some of these issues as noted. Mr. Berman seconded the motion. The motion passed unanimously.
Curt Freese presented the staff report. The applicant is requesting conceptual approval for replacement of all windows on the ca. 1954 addition.

**Public Comment:**
Lise Sundrla from Historic Beaufort Foundation (HBF) stated HBF looked very carefully at this project and reviewed Mr. Tate’s comments. The Preservation Committee felt there was not enough information to make a decision on at this point.

Public Comment closed.

**Motion:** Mr. Woods made a motion to approve conceptually. Mr. Berman seconded the motion. The motion passed unanimously.

Mr. Sutton reminded the board members that the city is hosting on the 20th a public meeting about grants. Mr. Freese said the meeting is at 9:00 am in the Planning Conference Room at City Hall.

**ADJOURNMENT** 2:30:24

Mr. Berman made a motion seconded by Mr. Woods to adjourn. The meeting ended at 4:30 pm.
RECUSAL STATEMENT

Member Name: GRADY WOODS
Meeting Date: 2.14.24

Agenda Item: Section III Number: A
Topic: 1607 ½ 1609 Duke St.

The Ethics Act, SC Code §8-13-700, provides that no public official/board member may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official/board member may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member/board member.

Justification to Recuse:

[ ] Professionally employed by or under contract with principal
[ ] Owns or has vested interest in principal or property
[ ] Other: ___________________________

Date: 2.14.24
Member Signature: ___________________________
RECUSAL STATEMENT

Member Name: Rita Wilson
Meeting Date: 2/14/24
Agenda Item: Section III Number: 8
Topic: Signage, 919 Bay St.

The Ethics Act, SC Code §8-13-700, provides that no public official/board member may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official/board member may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member/board member.

Justification to Recuse:

___ Professionally employed by or under contract with principal
___ Owns or has vested interest in principal or property
X Other: Owner of a sign shop

Date: 2/14
Member Signature: Rita Wilson