CALL TO ORDER  3:10
A meeting of the Historic District Review Board was held in-person on Wednesday, March 13, 2024 at 2:03 pm.

ATTENDEES
Members in attendance: Mike Sutton (Chair), Grady Woods, (Vice-Chair), Eric Berman, Michelle Prentice, and Rita Wilson.
Staff in attendance: Curt Freese (Community Development Director), Jeremy Tate (Meadors Architecture).

REVIEW OF MINUTES – FEBRUARY 14, 2024  3:24
Ms. Wilson noted on the 1st page under Review of Minutes “Mr.” needs to be corrected to “Ms.”
Mr. Berman also noted on the 1st page at the bottom of the page, the word denial needs to be corrected to deny so the sentence reads correctly.
Motion: Mr. Berman made motion to approve the minutes with the changes noted. Mr. Woods seconded the motion. Ms. Prentice was not present for the February 14, 2024 meeting and abstained from voting. The motion passed 4:1.

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  5:03
A. 1106 Craven Street, PIN R120 004 000 845A 0000, New duplexes
Applicant: Cooter Ramsay, agent for Hank Hofford.

The applicant is requesting final approval to build a duplex.
Mr. Freese presented the staff report.
Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated their Preservation Committee reviewed the updated design at our meeting on Friday. HBF’s main focus was looking at the Seven Integrities and how this worked within them. Ms. Sundrla referred to the Integrity Guidelines in the staff report specifically to #2. The clapboard siding has definitely softened it. The Committee is not opposing the project moving forward but HBF wants it made part of the record to ask the applicant as their moving forward to take visual impact into consideration versus look behind themselves.

Public Comment closed.

Motion: Mr. Berman made a motion to approve the project with the existing staff recommendations. Ms. Prentice seconded the motion. Mr. Woods abstained from voting since he didn’t vote for Preliminary. The motion passed with a vote of 4:1.

B. 601 Charles Street, PIN R120 004 000 0609 0000, Window Replacement
Applicant: Charles Heyman, agent for the Beaufort Baptist Church.

The applicant is requesting final approval of window replacements Curt Freese presented the staff report.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated we met with Mr. Heyman and his team. Ms. Sundrla said the muttons were brought up at the HTRC meeting and the concern was going with alternative windows to make sure those muntins actually went through and were true muntins. Mr. Heyman explained and said the muntins will match perfectly.

Public Comment closed.

Motion: Mr. Woods made a motion to approve the application as submitted. Ms. Prentice seconded the motion. The motion passed unanimously.

C. 1203 Bay Street, PIN R120 004 000 771A 0000, New Signage
Applicant: Melinda Sheppard, agent for 1203 Bay Street LLC

Ms. Wilson and Mr. Woods recused themselves from this application review.

The applicant is requesting final approval for two new monument signs.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated we are in support of the signs. They are attractive and well placed on the property.
Motion: Mr. Berman made a motion to approve the project as submitted. Ms. Prentice seconded the motion. The motion passed unanimously.

D. 1014 North Street, PIN R120 004 000 0780 0000, Bailey Bill
Applicant David Bracewell and Bria Washington, homeowners

Ms. Wilson and Mr. Woods returned to the Board at this time.

The applicant is requesting Bailey Bill approval.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated we are 100% supportive of the project.

Maxine Lutz lives down the street from the property. She encouraged the Board to give approval to the Bailey Bill. It will be a wonderful asset to North Street and to the Historic District.

Public Comment closed.

Motion: Ms. Prentice made a motion to approve as submitted. Ms. Wilson seconded the motion. The motion passed unanimously.

E. 605 West Street, Rehab, PIN R120 004 000 0617 0000, Renovations
Applicant: Benton C. Tolley, owner

The applicant is requesting approval of a rehab with exterior renovations of a contributing structure.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated we had a chance to meet with Mr. Tolley Friday and today he has answered all our questions we had today. Regarding the wooden landing, which is photo #9 of their packet, Mr. Tully plans to construction the landing or stoop similar to 811 King Street and it would be really good to see elevation drawings showing exactly what that plan is going to be rather than just photos of an adjoining property. She said HBF was surprised that this was approved by staff to move to “final” because we felt there were still a lot more questions.

Maxine Lutz lives on the corner of North and West. She is very happy about this project. This house has a great history since it was built by the same person who built the house directly in front of them, Mr. Mulligan. HBF records indicate that Mr. Mulligan owned the house at 811
King Street and perhaps he was involved in building it, too. Mr. Mulligan was an African American who built these homes after the war. Ms. Lutz encouraged the Board to approve their plans.

Public Comment closed.

**Motion:** Mr. Woods made a motion to grant final approval based on the staff comments #1, #2, #3, and #4 that is included in our application packet. Ms. Wilson seconded the motion.

Mr. Berman would like the language added to the motion, *that no windows or doors are removed without coordinating with staff first.*

Mr. Woods amended his motion to include Mr. Berman’s verbiage relating to moving doors and windows. The motion passed unanimously.

F. **705 Washington Street, PIN R120 004 000 0319 0000, New Accessory Structure**

Applicant: Glenn Keyes Architects, agent for Old Barnwell House LLC  

The applicant is requesting final approval for a standalone garden shed accessory structure.

Mr. Freese presented the staff report.

Public Comment:

**Lise Sundrla from Historic Beaufort Foundation (HBF) stated** we do have an easement on this property. It is the Elizabeth Farmwell Golf House, one of our most significant historic structures within the community. HBF is supportive of this project. The rails are good and appropriate.

Public Comment closed.

**Motion:** Ms. Prentice made a motion to grant preliminary approval for the garden house at 705 Washington Street. Mr. Berman seconded the motion. The motion passed unanimously.

**ADJOURNMENT**

Mr. Woods made a motion seconded by Mr. Berman to adjourn. The meeting ended at 3:53 pm.