CALL TO ORDER 0:30

A meeting of the Historic District Review Board was held in-person on Wednesday, April 10, 2024 at 2:02 pm.

ATTENDEES

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

Member absent: Mike Sutton (Chair).

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

REVIEW OF MINUTES – MARCH 13, 2024 0:44

Motion: Ms. Wilson made a motion to approve the March 13, 2024 minutes as submitted. 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

PUBLIC HEARING 1:10

A. 1411 Duke Street, PIN R120 004 000 0343 0000, Design Exception

Mr. Freese presented information for the Design Exception.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) said their Preservation Committee is in full support of this project.

Public Comment closed.
A. **1411 Duke Street, PIN R120 004 000 0343 0000, Design Exception**
   Applicant: Jeremiah Smith, Allison Ramsey Architects, agent for Randy & Kimberly Withers

   Mr. Freese presented the staff report.

   **Public Comment:**

   Lise Sundrla, Historic Beaufort Foundation (HBF) said the applicant has met all of the Seven Integrities, we are very supportive of the project, and the designs are sensitive and well done within the Northwest Quadrant neighborhood.

   Public Comment closed.

   **Motion:** Mr. Berman made a motion to approve the project as proposed. Ms. Wilson seconded the motion. The motion passed unanimously.

B. **910 Greene Street, PIN R120 004 000 0296 0000, Bailey Bill**

   Applicant: Stacy Applegate agent for Fred Washington, Jr.

   The applicant is requesting final approval for a Bailey Bill submittal for renovations of an existing single-family residence, and the approval of a new ADU.

   Mr. Freese presented the staff report.

   **Public Comment:**

   Lise Sundrla, Historic Beaufort Foundation (HBF) stated HBF is in support of the project.

   Public Comment closed.

   **Motion:** Ms. Wilson made a motion to approve the use of the Bailey Bill for the renovations. Mr. Berman seconded the motion. The motion passed unanimously.

C. **410 King Street Drainage Improvements, PIN R120 004 000 0744 and 0747, Addition**

   Applicant: Micheal Horton, PE, Davis & Floyd and Rob Montgomery, agent for City of Beaufort

   The City of Beaufort is requesting approval of drainage structures including a pump station, equipment room, backup and outfall structure at the City owned lot (Knott Park).

   Mr. Freese presented the staff report.

   **Public Comment:**

   Nancy Russell residing at 411 Craven Street said any action on this today is premature. There is a meeting for the community on April 26 where we all thought this was going to be discussed. The preliminary meeting was in the park, which she was not here for on March 14 and the
community met with the engineers and people were advised of more information. She was advised that the outfall is going to be partially on her property and the temporary dam as well. At no time did the city advise her of this. The last time she heard from the city was April 2 saying they were working to move the dam/outfall. She objects to cutting the trees and doesn’t understand why the applicant did not consider solar instead of a generator. Also, the platform is still under review. She feels the Board should wait until everything is set to make a determination.

**Jeremiah Smith residing at 1107 West Street** said he and his family visits Knott Park quite a bit and he’s excited about the direction this is taking. The fountain in the foreground is going to be nice. He’s excited about the public access on the south end for more water access.

**Conway Ivy residing at 501 King Street** said it’s too early to decide on this issue. He submitted for the record The Point Association questionnaire that went out in early April. He said there was an excellent response with over 53 percent. The questionnaire poses a lot of questions like if the pump station is really needed, about dredging out the pond, fixing the street drainage and the drains. He referred to the April meeting where the city and engineers will be responding to a lot of these questions. He said he is thankful for the city responding to some of these questions already and submitted the documentation for the record. He feels the project is too preliminary to make a decision and thinks we should wait until the April meeting.

**Lise Sundrla, Historic Beaufort Foundation (HBF)** said the Preservation Committee reviewed this application Friday. They didn’t have the petition yet but was aware of it being done and the concerns in the community. The committee feels if this is going forward, they need to have input into what the design will look like. HBF feels Option C is the best but with the caveat that the generator be lowered and lower the 7 foot. If the applicant is not able to do this, than the committee will have to revisit the project. Ms. Sundrla referred to the comment about landscaping around the outfall.

**Deborah Gray residing at 1300 Barnwell Bluff** said she works in the USCB Library and walks down to the park now that she has a break and it’s so quiet and peaceful. She would like to see some of the palmettos planted back. She asked if there will be noise with the equipment.

**John & Jill Gender residing at 409 Federal Street** said the proposed pump station and outfall are sort of in their backyard. Mr. Gender referred to the comment his neighbor, Mr. Ivy, made about the survey being conducted by The Point Neighborhood Association. Mr. Gender said the three top concerns are (1) size of the structures are too large, (2) it’s not consistent with neighborhood aesthetics and (3) the design is not acceptable. They asked the applicants to apply the same attention to the pump station and outfall. This is a large structure and will be hard to hide and will disrupt the views of the pond, the tidal basin from King Street, and Federal Street and Hancock Street. We encourage the Board and those working on the project to consider changes in materials and designs to make this large structure more harmonious with the neighborhood or not have it at all. Mr. Gender referred to the grant funds and said the funds should not drive the project, but solving the problems should drive the project.

Public Comment closed.

Public Comment was re-opened.
Conway Ivy said with due respect to all the people here, all of those answers are appropriate for a concept that’s already approved, but when you read the poll results from the community, there are serious questions of whether the concept is appropriate. There’s questions on whether a pump station is needed, etc. This project was proposed a year ago. The first time there was an actual community involvement was on April 16 and questions were raised and the city has been responsive and answered some of them. But there’s a question of whether the concept is needed on the pump station. If the Board approves the concept tonight, the ball is rolling where in the concept may be wrong.

John & Jill Gender spoke again saying they agree completely with Mr. Ivy. Some of the existing problems according to the 2022 report on drainage in The Point seemed to be due to clogged drains. They asked what kind of maintenance is going to be required on these structures and on the system and is the city anticipating the required materials, material preservation efforts and regular maintenance as this is built and operated.

**Motion:** Ms. Wilson made a motion to table the project to the next meeting to allow the neighborhood meeting to take place on the 26th. Ms. Prentice seconded the motion. The motion passed unanimously.

D. **223 Scott Street, PIN R120 004 000 1010 0000,** Alterations 1:05:56

Applicant: Alex Velasco, agent for Joe Cooper for Battery Creek Properties, LLC

The applicant is requesting approval for exterior common areas improvements.

Mr. Freese presented the staff report.

**Public Comment:**

Lise Sundrla, Historic Beaufort Foundation (HBF) said there was a bit of an initial discussion that happened with this project because it was new and not it wasn’t something everybody felt comfortable with, but after much discussion HBF is in full support. Ms. Sundrla noted there will be string lights hung from the post for lighting and the drainage system that has been put in on both ends will be blocked with flower boxes, so they are not seen and are not a tripping hazard.

Maxine Lutz residing at 811 North Street said this project is jarring to the streetscape. This will also be an issue for hurricanes. It’s not a permanent addition to the historic district. She hopes a landscape team is hired to monitor it weekly. It could become a real eyesore if there are dead hanging baskets and jasmine that doesn’t grow.

Public Comment closed.

**Motion:** Mr. Berman made a motion to approve with staff recommendations. Ms. Wilson seconded the motion. The motion passed unanimously.
E.  **907 Duke Street, PIN R120 004 000 0408 0000**, Roof Replacement

Applicant: Jerome Jenkins

The applicant is requesting final approval for a new asphalt shingle roof over a portion of a contributing structure.

Mr. Freese presented the staff report.

Public Comment:

**Edward Allen** is the applicant’s brother. Mr. Allen mentioned the cost element and said it was one of the questions raised by the HTRC group. Initially we were looking at replacing the existing metal roof with a shingle which raised some concerns being that this is considered a *contributing* structure. He would like to have it reclassified, if possible, because of the economic impact that it has on the landowners because of the classification that was done some time ago. The application of the coating will keep the metal roof in place and be acceptable with the Historic Committee and also would lessen the impact to my brother. To replace the roof would double the cost. Mr. Allen said his brother recently inherited the house because of their mother.

**Jerome Jenkins, applicant/owner** said he is okay with all that was said today.

**Lise Sundrla, Historic Beaufort Foundation (HBF)** referred to the HTRC meeting and said this is where the idea of coating the roof came from. HBF supports this project 100%. Ms. Sundrla stated over the last five weeks HBF, the City Planning and the Codes Office have been out inventorying 37 different properties that are considered vacant and dilapidated on the city’s list with the intent of addressing concerns like Mr. Allen pointed out is our goal is to evaluate each of these properties and to identify what the needs are for each of them and then be able to create a program that can help with repairs, stabilization and hopefully even take it further for property owners.

Public Comment closed.

**Motion:** Mr. Berman made a motion to approve the project. Ms. Wilson seconded the motion. The motion passed unanimously.

F.  **Henry C. Chambers Waterfront**, Pritchard Island Research Living Shores Placards

Applicant: Colonel Warren Parker

Ms. Wilson recused herself from this project.

The Applicant is requesting final approval to install interpretive placards at the Waterfront Park.

Mr. Freese presented the staff report.

Public Comment:

**Lise Sundrla, Historic Beaufort Foundation (HBF)** said we support of this project.
Public Comment closed.

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

Ms. Wilson returned to the Board at this time.

Mr. Freese informed the board members about the upcoming State training on April 26 in Columbia, SC that the city will pay for. Board members asked that staff send them more information including the application.

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**ADJOURNMENT**

Mr. Berman made a motion seconded by Ms. Wilson to adjourn. The meeting ended at 3:50 pm.