



Historic District Review Board Meeting Minutes – February 10, 2021

1 CALL TO ORDER

0:15

A meeting of the Historic District Review Board was held via Zoom on February 10, 2021 at 2:00 pm.

2 ATTENDEES

Members in attendance: John Dickerson (Chairman), Bill Allison (Vice-Chair), Stacy Applegate, Katherine Pringle, and Chuck Symes. Mr. Symes advised the Chairman that he would need to leave the meeting prior to adjournment.

Staff in attendance: Jeremy Tate (Meadors Architecture), and Dan Frazier (City of Beaufort Senior Planner of Community and Economic Development).

3 REVIEW OF MINUTES

0:30

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, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

Motion: Mr. Dickerson made a motion to approve the January 13, 2021 minutes as submitted; seconded by Ms. Applegate. The motion passed unanimously.

4 OLD BUSINESS

1:45

- A. 1409 King Street, PIN R120 004 000 760A 0000, Alterations / Additions
New Construction

Applicant: Ansley Manuel (20-46 HRB.2)

The applicant is requesting final approval for renovation/addition to a rear porch for a single-family resident at 505 Pinckney Street.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Applegate made a motion to grant final approval subject to staff comments; seconded by Ms. Allison. The motion passed with a vote of 3 to 2 (Mr. Symes and Ms. Pringle being opposed).

5 PUBLIC HEARING

7:30

A. 211 Charles Street - Major Demolition

The chairman, John Dickerson, invited the public comment. Three members of the public provided comment.

6 NEW BUSINESS

18:26

A. 1114 Washington Street, PIN R120 004 000 0166 0000, Solar Panel Installation Applicant: Titan Solar Power (21-04 HRB.1)

The applicant is requesting Final approval for solar panel installation on roof.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Pringle made a motion to grant approval subject to the panels remaining on the same side of the roof but relocated rearward as far as possible, and screening of the associated wall-mounted equipment; seconded by Mr. Symes. The motion passed unanimously.

B. 908 Washington Street, PIN R120 004 000 0401 0000, Window Replacement **44:35** Applicant: Jonathan Belgrove, Simons Young + Associates (21-05 HRB.1)

Mr. Symes needed to leave the meeting at this time.

The applicant is requesting Final approval for replacement of four rear windows associated with a kitchen and bathroom renovation.

The chairman, John Dickerson, invited the public comment.

Motion: Mr. Dickerson made a motion allowing vinyl clad windows, 6 over 6 light pattern. If true divided light is not available, then SDL windows with shadow bars are acceptable. ; seconded by Ms. Pringle. The motion passed unanimously.

C. 810 Harrington Street, PIN R120 004 000 0353 0000, Addition **1:20:07** Applicant: Jeremiah Smith, Allison Ramsey Architects (21-03 HRB.1)

Mr. Allison said he cannot vote on this project.

The applicant is requesting Final approval of an addition of a covered porch to the rear yard and stoop at the Harrington Street entrance.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Applegate made a motion to grant Preliminary approval subject to staff comments; seconded by Ms. Pringle. The motion passed unanimously.

D. 211 Charles Street, PIN R120 004 000 0909 0000, Major Demolition 1:47:55
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.1)

The applicant is requesting approval for demolition of the structure.

The chairman, John Dickerson, invited the public comment.

Motion: Mr. Allison made a motion to grant approval for demolition contingent upon a demonstrated commitment to build a replacement structure; seconded by Ms. Pringle. Motion failed (vote: 2-2).

The board then agreed to table consideration of the demolition request until after the board's review of the request for conceptual approval of new construction on the same subject property.

E. 211 Charles Street, PIN R120 004 000 0909 0000, New Construction 2:43:10
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.1.A)

The applicant is requesting Conceptual approval of a 3-story apartment/commercial building.

Chairman needed to leave the meeting for a few moments; Vice-Chair took over the meeting.

Vice-Chair invited the public comment.

Motion: Mr. Allison made a motion to grant conceptual approval; seconded by Ms. Pringle. The motion passed unanimously.

F. 211 Charles Street, PIN R120 004 000 0909 0000, Major Demolition 3:40:07
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.1.A)

The board, having granted Conceptual approval of new construction, reconsidered the applicant's request for demolition of the existing structure.

Motion: Mr. Allison made a motion to grant demolition of the building contingent upon the Historic Review Board's (HRB's) final approval of the replacement and substantial progress in completion of construction drawings and Project Permit approval. Motion failed due a to lack of a second.

Ms. Pringle read into the record an email sent to the Historic Beaufort Foundation regarding a program "Called to Action", that pertains to this project and public notice.

Motion: Ms. Applegate made a motion to defer consideration of the demolition request to the next meeting; seconded by Ms. Pringle. Motion carried with a vote of 3:1 (Mr. Dickerson being opposed).

G. 812 Port Republic Street, PIN R121 004 000 0984 0000, Change after 3:58:54
Certification

Applicant: Beaufort Inn (21-01 HRB.1)

The applicant is requesting a change after certification of the Beaufort Inn Hotel including the addition of a new rooftop venue, as well as massing, fenestration and detail changes.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Applegate made a motion to grant preliminary approval subject to staff comments; seconded by Mr. Allison. The motion passed unanimously.

H. Review of Draft Demolition Letter to City Council

4:44:19

Chairman deferred this item to the next meeting.

I. Packet Distribution and Staff Report Process

Chairman deferred this item to the next meeting.

J. Board Training

Chairman deferred this item to the next meeting.

7 ADJOURNMENT

4:44:48

Motion: Mr. Allison made a motion to adjourn the meeting; seconded by Mr. Dickerson. The motion passed unanimously. The meeting ended at 6:45 pm.

Chair

Date of approval