



# Historic District Review Board Meeting Minutes – April 13, 2022

## CALL TO ORDER

0:21

A meeting of the Historic District Review Board was held in-person on April 13, 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: Jeremy Tate (Meadors Architecture) and Emmilyn Potts (City of Beaufort Planner of Community and Economic Development).

## REVIEW OF MINUTES

3:06

Motion: Ms. Applegate made a motion to approve the March 09, 2022 meeting minutes with the correction that Mr. Smith noted [within item E. move “Mr. Smith recused himself from the meeting, Mr. Sutton acted as chairman” to item F. Within item F., move “Mr. Smith rejoined the board as chairman” to item G.], seconded by Mr. Sutton. 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](mailto:tgundler@cityofbeaufort.org).*

## PUBLIC HEARING

## APPLICATIONS

A. **211 Charles Street, PIN R120 004 000 0909 000**, New Construction

4:29

Applicant: Arnie McClure, Coast Architects Inc. (21-02 HRB.5)

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

**Motion:** Mr. Sutton made a motion to pass [for Final approval] as submitted with staff conditions noted, Mr. Smith seconded. Motion passed 3-2, Ms. Prentice and Ms. Lutz oppose.

B. **811 Bladen Street, PIN R120 004 000 323A 0000**, New Construction

45:25

Applicant: Christopher M. and Carolyn P. Hartley, Homeowners (22-07 HRB.2)

The applicant is requesting preliminary approval of new construction of a single-family

residence at 811 Bladen Street.

**Motion:** Ms. Applegate made a motion for Final approval, with staff conditions noted except for number 1, applicant can submit as drawn; Mr. Sutton seconded. The motion passed unanimously.

C. **808 Washington Street, PIN R120 004 000 0412 0000**, Alterations/Additions **1:05:29**

Mr. Smith recused himself from the board, Mr. Sutton acts as chairman.

Applicant: Ronesto Pineda, Allison Ramsey Architects (22-17 HRB.1)

The applicant is requesting final approval for alterations to a contributing structure.

**Motion:** Ms. Applegate made a motion for Final approval with staff conditions noted, including the non-divided shutter recommendation from HBF, Ms. Prentice seconded. The motion passed unanimously (4-0).

D. **1503 Washington Street, PIN R120 004 000 0235 0000**, New Construction **1:33:05**

Mr. Smith recused himself and Mr. Sutton continues as chairman.

Applicant: Bill Allison, Allison Ramsey Architects (22-18 HRB.1)

The applicant is requesting final approval for new construction of a single-family residence at 1503 Washington Street.

**Motion:** Mr. Sutton made a motion for final with staff conditions noted, Ms. Prentice seconded. The motion passed unanimously (4-0).

E. **607 King Street, PIN R120-004-000-1031-0000**, New Construction **1:51:14**

Mr. Smith recused himself and Mr. Sutton continues as chairman.

Applicant: Bill Allison, Allison Ramsey Architects (22-14 HRB.1)

The applicant is requesting Preliminary Approval of new construction of a single-family residence at 607 King Street.

**Motion:** Mr. Sutton made a motion that, as far as elevation and height, in a conceptual concept is fine; Ms. Prentice seconded. The motion passed unanimously (4-0).

**Motion:** Mr. Sutton made a motion for Conceptual approval for a building on this lot with staff conditions noted and asks the applicant to restudy the entrance areas of the project as they relate to the elevator placement and things that may be able to narrow that wing of the building inward, Ms. Prentice seconded. The motion passed unanimously.

F. **609 Hamar Street, PIN R120003 000 0223 0000**, New Construction **2:31:51**

Applicant: Tom Michaels (22-11 HRB.1)

Mr. Smith rejoins the board, acting as chairman. The applicant is requesting Conceptual Approval for new construction of two 2-unit houses on a future subdivided lot.

**Motion:** Ms. Applegate made a motion for conceptual with staff conditions noted, with consideration given to the access from the front and possibly the back, Mr. Smith seconded. The motion passed unanimously.

- G. **1707 Duke Street, PIN R120 003 000 0131 0000**, New Construction  
Applicant: Karen Sullenger, Homeowner (22-16 HRB.1)

**2:55:20**

The applicant is requesting final approval for new construction of a single-family residence.

**Motion:** Mr. Sutton made a motion to support smooth Cementous shake on the gables on the main house only, with the break and not on the garage, Ms. Prentice seconds. The motion passes unanimously.

**Motion:** Mr. Sutton makes a motion to support to drop the roof line, Ms. Lutz seconded. The motion passes unanimously.

**Motion:** Mr. Smith made a motion agreeing with staff comment 7a, which is not in support of the 3 small windows in the living room. The kitchen and utility windows need to be more vertical in proportion, Ms. Prentice seconded. The motion passed unanimously.

**Motion:** Mr. Sutton made a motion to support roof material choices of asphalt on all of the garage and on the main house, roof line and dormers, with 5v metal galvanized on the front and rear porches. Mr. Smith seconded; the motion passed unanimously.

**Motion:** Mr. Sutton makes a motion for preliminary approval with staff conditions except 17 and 23, Ms. Prentice seconded. The motion passes unanimously.

## **ADJOURNMENT**

**4:26:50**

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**Motion:** Ms. Lutz made a motion for adjournment at 6:25, Ms. Prentice seconded. The motion passed unanimously.