



Historic District Review Board Meeting Minutes – August 10, 2022

CALL TO ORDER

00:01:22

A meeting of the Historic District Review Board was held in-person on Wednesday, August 10, 2022 at 2:00 pm.

ATTENDEES

Members in attendance: Jeremiah Smith (Chairman), Mike Sutton (Vice-Chair), Rita Wilson, Michelle Prentice, and Maxine Lutz.

Staff in attendance: Jeremy Tate and Maria Short (Meadors Architecture)

Motion (0:02:50): Mr. Smith motioned to amend the agenda for everyone to be here for the executive session, so that will be a floating item when the fifth Board member (Maxine) gets here; seconded by Mr. Sutton. Motion passed unanimously (4-0).

REVIEW OF MINUTES

00:03:19

Motion (0:03:20): Ms. Wilson made a motion to approve the June 8 meeting minutes, with one comment that item G, 600 Charles Street says new construction and it's not new construction; that's the Baptist Church steeple; seconded by Mr. Sutton. The motion passed unanimously (4-0).

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.

PUBLIC HEARING

00:05:20

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

A public hearing for the demolition of 1003 Congress Street took place.

APPLICATIONS

Mr. Smith Recused himself from the board.

- A. **1003 Congress Street, PIN R120 004 000 0080 0000**, Demolition
Applicant: Robert C. Jenkins, Homeowner (22-47 HRB.1)

00:12:50

The applicant is requesting final approval of demolition of a single-family residence.

Motion 1 (0:58:21): Mr. Sutton made a motion to approve demolition as submitted; seconded by Ms. Wilson. The motion failed (2-2), with Ms. Lutz and Ms. Prentice in opposition.

Motion 2 (0:59:00): Ms. Lutz made a motion to deny the request for demolition; seconded by Ms. Prentice. The motion failed (2-2), with Ms. Wilson and Mr. Sutton in opposition.

As sitting chair, Mr. Sutton closed the agenda with no decision. Mr. Smith rejoined the Board as chairman.

EXECUTIVE SESSION

1:26:00

Motion 1 (1:26:00): Mr. Sutton made a motion to recess for an executive session for the reasons for legal advice based on [recusals]; seconded by Ms. Prentice. Motion passed unanimously (5-0).

Motion 2 (1:42:27): Mr. Sutton made a motion to return from executive session; seconded by Ms. Lutz. Motion passed unanimously (5-0). No decisions were voted on.

APPLICATIONS

Mr. Sutton recused himself from the board.

B. 504 Prince Street, PIN R120 004 000 0642 0000, Alterations

1:42:40

Applicant: Michael and Cindy Kennedy, Homeowner (22-50 HRB.1)

The applicant is requesting Final Approval for alterations to a single-family residence at 504 Prince Street.

Motion 1 (1:52:28): Ms. Prentice made a motion to approve with staff conditions; seconded by Ms. Wilson. Motion passed unanimously (4-0).

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

C. 607 King Street, PIN R120 004 000 1031 0000, New Construction

1:53:30

Applicant: Bill Allison, Allison Ramsey Architects (22-14 HRB.2)

The applicant is requesting preliminary approval for new construction of a single-family residence at 607 King Street.

Motion 1 (2:52:20): Mr. Sutton made a motion [to] support preliminary approval for this project based on the application with staff recommendations noted with the exception of 3, 4, 7, 10, and 11; seconded by Ms. Wilson. Motion passed unanimously (4-0).

Mr. Smith rejoined the Board as chairman.

D. 606 Carteret Street, PIN R120 004 000 0628 0000, Alterations

2:53:15

Applicant: Eric Berman, Berman Property Group, LLC (22-52 HRB.1)

The applicant is requesting final approval for alterations to an existing structure at 606

Carteret Street.

Motion 1 (3:05:08): Mr. Sutton made a motion to approve the repairs in-kind as indicated; seconded by Mr. Smith. Motion passed unanimously (5-0).

Motion 2 (3:09:49): Ms. Lutz made a motion to deny the application to use the Kolbe windows and instead require the windows that do need to be replaced be replaced with wood but that each window should be analyzed to determine whether or not it just needs to be repaired and not replaced; seconded by Ms. Prentice. Motion passed unanimously (5-0).

E. **401 King Street, PIN R120 004 000 0650 0000**, Alterations/Additions

3:15:52

Applicant: Allison Efird, Titan Solar Power (22-40 HRB.1)

The applicant is requesting conceptual approval for addition of a solar panel system to a single-family residence at 401 King Street.

Motion 1 (3:39:52): Mr. Sutton made a motion to deny the applicant as submitted, seconded by Ms. Prentice. Motion passed unanimously (5-0).

DISCUSSION

3:40:08

The Board and staff discussed the demolition letter to recommend up to City Council with the amendments to include removing Stacy Applegate's name and replacing with Rita Wilson, updating the date to August 10, 2022, and correcting a grammatical error to say, "We appreciate your consideration of our recommendations to the change in the demolition process and expiration period."

Motion (3:44:40): Mr. Sutton made a motion to approve sending this letter to council with the changes noted; seconded by Ms. Wilson. Motion passed unanimously (5-0).

ADJOURNMENT

3:49:00

Motion: Mr. Sutton made a motion for adjournment at 5:50 pm, Mr. Smith seconded. The motion passed unanimously (5-0).



Historic District Review Board

Special Meeting Minutes – August 31, 2022

1 CALL TO ORDER

0:00:39

A special meeting of the Historic District Review Board was held via on August 31, 2022 at 2:00 pm.

2 ATTENDEES

Members in attendance: Jeremiah Smith (Chairman), Mike Sutton (Vice-Chair), Rita Wilson, and Maxine Lutz. Michelle Prentice was not in attendance.

Staff in attendance: Jeremy Tate and Maria Short (Meadors Architecture).

3 NEW BUSINESS

0:00:39

A. The Board met to discuss the final edits to Milner Manual Update.

Motion (2:10:25): Mr. Smith made a motion to recommend this document to City Council with the changes noted by the Board members and staff at this meeting today, seconded by Mr. Lutz. The motion passed unanimously (4-0).

4 ADJOURNMENT

2:12:05

Motion (2:12:05): Mr. Sutton made a motion to adjourn the meeting; seconded by Ms. Lutz. The motion passed unanimously. The meeting ended at 4:12 pm.