



Historic District Review Board Meeting Minutes – April 9, 2025

CALL TO ORDER

0:18

A meeting of the Historic District Review Board was held in-person on Wednesday, April 9, 2025 at 2:00 pm.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Eric Berman, (Vice-Chair), and Rita Wilson.

Member absent: Grady Woods

Member late: Kim Petrella

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner, III, Nick Navia, Community Development Planner, I, Meadors Architects, and Julie A. Bachety, Community Development Administrative Assistant II.

REVIEW OF MINUTES OF MARCH 12, 2025

0:40

Motion: Ms. Wilson made a motion to approve the March 12, 2025 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>.

APPLICATIONS

1:15

- A. **914 Newcastle Street, PIN R120 004 000 0279 0000**, new construction
Applicant: Megan Chancellor Crumrine, Chancellor Design, LLC

The applicant is requesting approval for a single-family residential dwelling unit.

Christopher Klement presented the staff report.

Public Comment:

Lise Sundrila, Historic Beaufort Foundation (HBF), stated the Preservation Committee feels it is an overscale structure, but they feel the breakup of the massing and scale were done very successfully. The only thing HBF recommends is lowering the garage.

Fred Washington, Jr., resides at 804 West Street, has an interest in Washington Street Park across the street which is going to be an active park with a pavilion that is under construction now that will allow for parties, plays, and other gatherings. Something of this size is not normal in the Northwest Quadrant. He is concerned with the drainage issues does not want it to intrude into the park. He likes the idea of screening. He asked that the builders be sensitive to those other activities and facilities that are in the area now.

Jeremiah Smith resides at 1107 West Street, said he lives 4 blocks from the area, and he brings his kids to the park. He thinks the massing would be helpful to help define that the park is right there. Our streets are so wide, so people go fast. This would help make our streets feel like spaces. It's only 59% lot coverage which is not a lot.

Public comment closed.

Motion: Mr. Berman made a motion to approve preliminary to the project as the staff conditions are written with the following:

- Eliminate staff condition #1a;
- Staff recommendations 1b – 1e will be combined into a condition to review as a 9-1/2 roof in addition to the 6" reduction for the main structure that was proposed;
- Concur with staff recommendations 2, 3, 4, and 5; and
- Eliminate staff condition #6.

Ms. Wilson seconded the motion. The motion passed unanimously.

B. 909 Washington Street, PIN R120 004 000 0304 0000, accessory dwelling unit

50:52

Applicant: Nicole Gilmore, owner

The applicant is requesting approval for a carriage house in the rear of the property.

Kim Petrella joined the meeting at this time.

Nick Navia presented the staff report.

Public Comment:

Lise Sundrila, Historic Beaufort Foundation (HBF), confirmed the applicant did clarify that it is going to be stucco. The Preservation Committee felt comfortable with horizontal windows versus the two over two that staff recommended. It's a good plan.

Jeremiah Smith resides at 1107 West Street, spoke about the overall size and doesn't think the 50% rule is a good one. For example, removing the rear porch doesn't help anybody. No one will know from the street, and they will have less outdoor space.

Fred Washington, Jr., resides at 804 West Street, owns property behind the proposed development at 910 Greene Street which was given preliminary approval for an accessory dwelling unit (ADU) and his two sisters that own the property on the right of the property at 905 Washington Street which also has an ADU. He is concerned with the siting of the building itself, and wants to make sure it's not too close to the property. He asked if there would be any screening specifically by his sisters' property for privacy.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval with the following conditions based on what are in the staff recommendations:

- #1 - Windows will be one over one;
- #2 - As stated;
- #3 - As stated;
- #4 - Wood or fiberglass windows as the applicant stated; and
- #5 – Eliminate this condition and leave the footprint as is.

And whatever cutsheets or colors are not mentioned that those are to be provided to staff for final approval.

Ms. Wilson seconded the motion.

Mr. Sutton clarified that for the applicant to get final, she will need to get the administrative adjustment from staff, cut sheets on the windows and to look at the stucco finish to make sure its cementitious stucco to match the existing building.

The motion passed unanimously.

- C. **701 Greene Street, PIN R120 004 000 1042 0000**, alterations
Applicant: Jeremiah Smith, Allison Ramsey Architects, Inc.

1:25:43

The applicant is requesting approval for a brick wall and hedge and a stair down from the existing rear porch for access to the wall garden.

Christopher Klement presented the staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF), said overall the Preservation Committee are in full support and the stairs on the rear porch work well.

Public comment closed.

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

- D. **602 Bladen Street, PIN R120 003 000 0215 0000**, new construction
Applicant: Cooter Ramsey, Allison Ramsey Architects, Inc.

1:25:43

The applicant is requesting approval for a new-single dwelling unit.

Curt Freese presented the staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF), talked about the context of this structure, which is not the core commercial district, it's a neighborhood commercial district and has always

been a neighborhood commercial district. She referred to the 1924 Sandborn Map. Some elements are conflicting with the design and make it confusing whether it is residential or is commercial. It needs to follow from staff's perspective, be more reflective of the mixed-use commercial on the street in its design.

Public comment closed.

Motion: Ms. Petrella made a motion to the table project. No one seconded the motion because Mr. Sutton said its "non debatable". The motion passed unanimously.

ADJOURNMENT

2:31:50

Mr. Berman made a motion seconded by Ms. Wilson to adjourn. The meeting ended at 4:31 pm.