



# Historic District Review Board Meeting Minutes – May 14, 2025

## CALL TO ORDER

0:02

A meeting of the Historic District Review Board was held in-person on Wednesday, May 14 at 2:00 pm.

## ATTENDEES

Members in attendance: Eric Berman, (Vice-Chair), Rita Wilson, and Kim Petrella

Member absent: Mike Sutton (Chair) and Grady Woods.

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 APRIL 9, 2025

0:05

Mr. Berman commented that on page 2 under the motion the second bullet 9'1"2 should be corrected to either state 9 ½ feet or 9' 6". He also noted on page 2 under the motion the third bullet, *conquer* should be corrected to "concur".

**Motion:** Ms. Wilson made a motion to approve the April 9, 2025 minutes with the changes as noted. Ms. Petrella 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

1:14

- A. **1203 Bay Street (The Cuthbert House), PIN R120 004 000 771A 0000**, awning replacement  
Applicant: Chris Ramm, Owner

The applicant is requesting approval for replacement of a green canvas awning at the rear of The Cuthbert House with a standing seam metal shed roof.

Christopher Klement presented the staff report.

Public Comment:

**Wallace Scarborough, 1207 Bay Street** thanked the Board and said what they are doing is important and keeping the historic integrity of these homes is vitally important to the economy of Beaufort and that is why tourists come here. Mr. Scarborough is in favor of the project.

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

Public comment closed.

**Motion:** Ms. Petrella made a motion to approve alternative #2 – Shed-roof awning, option 1 as presented by staff. Ms. Wilson seconded the motion. The motion passed unanimously.

B. **1107 Prince Street, PIN R120 004 000 0503 0000**, alterations, additions

**17:13**

Applicant: Benjie Morillo, Architect

The applicant is requesting approval to partially demolish some walls within the existing structure, as to add-on to the existing house, including changes to front, side/rear porches and terrace.

Nick Navia presented the staff report.

Public Comment:

**Lise Sundrla, Historic Beaufort Foundation (HBF)**, said HBF is in favor of the project. Ms. Sundrla commented that the building was mis-aged when it was surveyed and portions of it are actually the 1940's. Ms. Sundrla suggested keeping the character defining features.

**Daniel Blackman, 1010 Duke Street** said he is in favor of the project for renovations of the house. He wanted clarification that this application does not include the ADU or the other addition because the plans show them as "future addition" don't show it this way. He is concerned about the vertical board and batten versus horizontal; it's very unusual in the Northwest Quadrant (NWQ) and not consistent with the NWQ.

Public comment closed.

**Motion:** Ms. Petrella made a motion to preliminarily approve the application with staff's recommendations and to add the additional condition that the applicant restudy the siding, the windows, consider a gable return for the front addition and that their submission explicitly excludes the future addition and future ADU. Ms. Wilson seconded the motion. The motion passed unanimously.

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## ADJOURNMENT

**50:38**

Ms. Wilson made a motion seconded by Ms. Petrella to adjourn. The meeting ended at 2:51 pm.