



Historic District Review Board Meeting Minutes – June 14, 2023

CALL TO ORDER

2:00

A meeting of the Historic District Review Board was held in-person on Wednesday, June 14, 2023.

ATTENDEES

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

Staff in attendance: Curt Freese (Community Development Director) and Jeremy Tate and Maria Short from Meadors, attended via Zoom.

REVIEW OF MINUTES

0:22

Motion (0:54): Ms. Prentice made a motion to approve the May 10, 2023 minutes; seconded by Ms. Wilson. 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 tguldner@cityofbeaufort.org.

APPLICATIONS

- A. **608 Prince Street, PIN R120 004 000 635B 0000**, Alterations/Additions
Applicant: Melissa Conrath, Homeowner (23-30 HRB.1)

1:36

The applicant is requesting final approval for alterations to a single-family residence and the construction of a screen porch.

Public Comment:

Cassandra Knoppel from Historic Beaufort Foundation (HBF) said the Preservation Committee reviewed the applicant's project on Friday and the Committee agrees with staff's comments and final approval with their state of conditions. As the applicant said, our committee did offer the applicant two suggestions: (1) being the removal of the fencing on the screened porch as it is not necessary and would enhance the design and second insuring that the vegetation used, to screen the porch, is mature growth and meets the city's requirements for appropriate vegetation. Using vegetation of mature growth will minimize the visual impact of the porch per the Committee.

Public comment ended.

Motion: (0:11:05): Ms. Prentice made a motion to approve with staff's recommendations as well as the ability to either have pickets or not have pickets; seconded by Ms. Wilson. The motion passed unanimously.

- B. 900 North Street, PIN R120 004 000 0795 0000, Addition
Applicant: Ron Boram, Homeowner (23-32 HRB.1)

11:44

The applicant is requesting final approval for an addition to a contributing single-family residence.

Public Comment:

Cassandra Knoppel from HBF said HBF's Preservation Committee supports the comments of city staff and the recommendation of final approval.

Public comment ended.

Motion: (0:15:70): Mr. Sutton made a motion to approve as submitted; Ms. Prentice seconded the motion. The motion passed unanimously.

- C. 1106 Duke Street, PIN R120 004 000 0498 0000, Window Replacement
Applicant: Labi Kryeziv, Homeowner (23-40 HRB.1)

15:48

The applicant is requesting final approval for replacement of 10 existing windows to new windows.

Public Comment:

None.

Motion: (24:45): Ms. Prentice made a motion for the applicant to be able to replace windows throughout with staff condition #1; Mr. Sutton seconded the motion. The motion passed unanimously.

- D. 308 Hancock Street, PIN R120 004 000 0574 0000, Addition
Applicant: Ashley Randolph, Allison Ramsey Architects (23-42 HRB.1)

25:32

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

The applicant is requesting final approval for an addition of a mudroom and shed.

Public Comment:

Cassandra Knoppel from HBF said HBF's Preservation Committee agrees with the comments and the recommendation of final approval based on the original plan submitted for this review.

Public comment ended.

Motion: (1:33:30): Ms. Prentice made a motion to approve with staff recommendations; Ms. Wilson seconded the motion. The motion passed unanimously.

- E. **910 Greene Street, PIN R120 004 000 0296 0000**, Alterations/Additions
Applicant: Ronesto Pineda, Allison Ramsey Architects (23-26 HRB.3)

35:17

Mr. Smith recused himself from the Board, Mr. Sutton acts as Chairman.

The applicant is requesting final approval for renovations of an existing single-family residence and the approval for an ADU.

Public Comment:

Cassandra Knoppel from HBF said HBF's Preservation Committee agrees with the staff's comments and final approval with staff conditions noted.

Public comment ended.

Motion: (52:03): Ms. Prentice made a motion to approve with staff recommendations. Ms. Wilson seconded the motion. The motion passed unanimously.

Mr. Smith rejoined the Board as Chairman.

- F. **803 Prince Street, PIN R120 004 000 536B 0000**, New Construction
Applicant: Bill Chambers, R.W. Chambers Architect (23-16 HRB.2)

52:33

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

Public Comment:

Cassandra Knoppel from HBF said HBF's Preservation Committee reviewed the project and agrees with staff's comments and conditions as noted.

Public comment ended.

Motion: (1:04:39): Mr. Sutton made a motion to approve as submitted with staff's recommendations noted, except #10; seconded by Ms. Prentice. The motion passed unanimously.

- G. **301 Carteret Street, PIN R120 004 000 0887 0000**, Addition
Applicant: Rob Montgomery, Montgomery Architecture & Planning, Inc. (23-05 HRB.2)

1:16:21

The applicant is requested preliminary approval for the addition of a new rooftop bar structure at the City Loft Hotel.

Public Comment:

Cassandra Knoppel from HBF said overall the HBF's Preservation Committee is pleased with the changes made to the project and supports preliminary approval. We appreciate the applicant's willingness to revisit the flat arch as lowering the height of the arch should reduce the heaviness and be in keeping with the mass and scale.

Public comment ended.

Motion: (1:15:54): Mr. Sutton made a motion to accept as submitted with staff's conditions noted for preliminary; seconded by Ms. Prentice. The motion passed unanimously.

- H. **607 King Street, PIN R120 004 000 1031 0000**, New Construction
Applicant: Bill Allison, Allison Ramsey Architects (23-33 HRB.2)

Mr. Smith recused himself from the Board, Mr. Sutton acts as Chairman.

Ashley Randolph from Allison Ramsey Architects was present for Bill Allison. The applicant is requesting final approval for a new single-family residence.

Public Comment:

Cassandra Knoppel from HBF said The Preservation Committee appreciates the changes the applicant made to the plans and the materials provided since the last review. Reduction of the width of the kitchen has helped with mitigation of the building scale and mass. However, the committee believes further reconfiguration to reduce the size of the wing would minimize or even remove the overall effects of the building being so massive.

Public comment ended.

Motion: (1:22:49): Ms. Prentice made a motion to grant final approval with staff recommendations; seconded by Ms. Wilson. The motion carried with a vote of 3-1 with Ms. Lutz being opposed because she feels it is still too big.

Mr. Smith returned to the board at this time.

DISCUSSION

1:23:49

Mr. Smith asked staff if it was possible to have these meetings back in the Planning Conference Room like they were in the past. Mr. Freese feels there are too many people attending these meetings now to change the location. Other board members were in favor of the meeting location change. Ms. Lutz recalls the meetings being upstairs now is due to the audio/visual set up. Shawn Hill from SK & Associates confirmed there are no issues downstairs and that is where the City Worksessions are held. Mr. Freese said he will have to look into this.

Mr. Smith said City Council has not voted either for Ms. Lutz's replacement or his, although he understand Ms. Lutz will be replaced or reinstated. Mr. Smith stated he did not reapply and wants to make sure it's a smooth transition for applicants when the new board member and new chair are elected. Mr. Freese stated if the new board member *is* voted on then we can have an election of the Chair at our next meeting. If the new board member is *not* voted on yet, then Mr. Smith will continue

until the seat is filled.

Mr. Freese asked if the board members were fine with the change to the staff reports. All members agreed they were great. Also, we are doing the Code edits specifically the ones that are focused on the Historic Review Board, historic preservation and a lot of things that you've been mentioning to me, and possibly codified, along with other changes. Mr. Freese strongly recommended that the members attend in-person or virtually via Zoom. These will be published and to be heard next Tuesday, June 20, at 5:00 pm the worksession. By Thursday or Friday, they will be up on the website.

ADJOURNMENT

1:30:36

Mr. Smith adjourned the meeting at 3:30 pm.



RECUSAL STATEMENT

Member Name: Jeremiah Smith

Meeting Date: 6-14-23

Agenda Item: _____ Section _____ Number: _____

Topic: D. 308 Hancock

The Ethics Act, SC Code §8-13-700, provides that no public official/board member may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official/board member may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member/board member. (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

X

Professionally employed by or under contract with principal

Owens or has vested interest in principal or property

Other: _____

Date: 6-14-23

Jim Jue

Member Signature



RECUSAL STATEMENT

Member Name: Jeremiah Smith

Meeting Date: 6-14-23

Agenda Item: _____ Section _____ Number: _____

Topic: E. 910 Greene

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Date: 6-14-23

Jeremiah Smith

Member Signature



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Topic: H. 607 King

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Owns or has vested interest in principal or property

Other: _____

Date: 6-14-23

Jeremiah Smith

Member Signature