



Historic District Review Board Meeting Minutes – August 9, 2023

CALL TO ORDER

0:48

A meeting of the Historic District Review Board was held in-person on Wednesday, August 9, 2023 at 2:00 pm.

ATTENDEES

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

Members Absent: Rita Wilson.

Staff in attendance: Curt Freese (Community Development Director).

REVIEW OF MINUTES

0:22

Motion: Mr. Sutton made a motion to approve the June 14, 2023 minutes; seconded by Ms. Lutz. 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. **307 Hancock Street, PIN R120 004 000 570C 0000**, New Construction

1:35

Applicant: Rob Montgomery, Montgomery Architecture + Planning, Inc. (23-48 HRB.1)

The applicant is requesting final approval for a stand-alone garage.

Public Comment:

Cassandra Knoppel with Historic Beaufort Foundation stated overall the Preservation Committee is very pleased with the design submitted for the stand-alone garage. However, it was suggested that the design of the door be revisited. This suggestion was made because they wanted it to reflect a more modern interpretation to differentiate it from older structures as per the Secretary of Interior Standards #9.

Public comment ended.

Motion: Mr. Sutton made a motion to approve as submitted with the applicant having options to modify the exposure of the gable ends rather than entails. It can be box soffit and that they could work with staff on modifications to the door, if they decide to make it more contemporary; seconded by Ms. Lutz The motion passed unanimously.

B. **301 Carteret Street, PIN R120 004 000 0887 0000**, Addition

12:48

Applicant: Rob Montgomery, Montgomery Architecture + Planning, Inc. (23-05 HRB.4)

The applicant is requesting final approval for an addition of a new rooftop bar structure at the City Loft.

Public Comment:

Cassandra Knoppel with Historic Beaufort Foundation stated overall the Preservation Committee is very pleased with the revisions made since the last review but believes that the flat arch is still too heavy overall. They asked if the architect would reconsider reworking the flat arch design with a nod toward the roof line treatment used on the east elevation as that a treatment is more sympathetic of Beaufort's Historic District. Additionally, the committee appreciates the inclusion of the horizontal banding and rail above the upper louver panels, but it also appears to be overly heavy, so the committee suggest revisiting the width of the banding to reduce the overall of heaviness.

Public comment ended.

Motion: Mr. Sutton made a motion to support the final approval of this project with staff's comments noted with the exception of #5, the screening, and that we ask the applicant to make an attempt to lower the height of the marquee and modify the column corners work with staff to come up with an idea to lessen their masking or scale in this case; seconded by Ms. Prentice The motion passed unanimously.

C. **1204 Greene Street, PIN R120 004 000 0270 0000**, Alterations/Additions

44.24

Applicant: Ashley Randolph, Allison Ramsey Architects (23-15 HRB.1)

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

The applicant is requesting final approval for a renovation of a renovation of a single-family residence and an addition of office space, a larger great room, and an addition to the front porch

Public Comment:

Cassandra Knoppel with Historic Beaufort Foundation stated overall the Preservation Committee was pleased with the mass and scale of the addition. It was suggested that the roof line and fenestration be revisited to give it a more modern interpretation. The concerns raised were that the fenestration and roof line too closely resemble that of a historic property and could easily be misconstrued to be a historic building which is going against the Secretary of Interior Standards #9. The design should be sympathetic to the surrounding architecture but not mimic it and renowned. Modern architect, Hugh Newell Jacobson's work was provided as an example that might give some clarity and guidance to the architect.

Public comment ended.

Motion: Ms. Prentice made a motion, seconded by Ms. Lutz, to approve with staff's comm recommendations noted. The motion passed unanimously.

Chairman Smith returned to the board at this time.

Ms. Prentice talked about the house on Duke Street with the window still to the left. She said it doesn't look like its being addressed. Ms. Prentice said the Board did not approve this and the owner went head and did it anyway. Mr. Freese said we met with the owner, Karen Sullenger, about a month ago at a TRC meeting and she agreed to make some changes. Mr. Freese will follow up on this.

Mr. Freese talked about the upcoming text amendments.

ADJOURNMENT

1:04:12

Mr. Smith adjourned the meeting at 3:05 pm.