



Historic District Review Board

Meeting Minutes – October 8, 2025

CALL TO ORDER

0:45

A meeting of the Historic District Review Board was held in-person on Wednesday, October 8, 2025 at 2:00 pm.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Rita Wilson, Kim Petrella, and Grady Woods.

Members absent: Eric Berman, (Vice-Chair)

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 SEPTEMBER 10, 2025

1:09

Motion: Mr. Woods made a motion to approve the September 10, 2025 minutes as submitted. 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

1:41

A. **1012 Newcastle Street, PIN R120 004 000 0172 0000**, COA

Applicant: Bryan Bale, owner

The applicant is requesting approval for security lighting installed after the fact on the fence.

Curt Freese presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) Director, said these project gives us the opportunity to look at the guidelines specifically pertaining to hardscaping/landscaping in the Beaufort Historic District / Northwest Quadrant. She clarified that neither the Historic District Review Board (HDRB) nor the Historic District Technical Review Committee (HTRC) have had prior insight into the landscaping/hardscaping provisions. There has been a misunderstanding and miscommunication. It is not typical in the Northwest Quadrant and Old Commons area to see

wrought iron fences, as well as brick-paved hardscaping, Key West-style plantings, and the river rocks. The Preservation Committee is in agreement with the deferral of the project until November so that the applicant can come back with an amended site plan to present to the Board. Ms. Sundrla referred to the SC Department of Transportation (SC DOT) regarding the paving of right-of-way area, and wondered, if the brick-paved hardscape that extends into it, has actually been approved by the SCDOT..

Public comment closed.

Motion: Mr. Woods made a motion not to approve the existing lighting because they are not appropriate per the Preservation Manual Guidelines . Ms. Wilson seconded the motion. The motion passed unanimously.

B. **506 Craven Street, PIN R120 004 000 0892 0000**, alterations, additions

56:28

Applicant: Robert Montgomery, Architect

The applicant is requesting final approval for alterations to the existing residential dwelling, including enclosure & expansion of existing living space as well as adding a new screened porch and a new detached 2-car garage with apartment above (carriage house).

Christopher Klement presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) Director, stated for the record that she abstained from attending the HTRC Meeting for this project since the applicant, Rob Montgomery, and Larry Haskell, who is one of the property owners, are on the Board of Directors of the HBF. The Preservation Committee was in agreement with staff's recommendations with the exception of staff recommendations 6, 7 & 8. Ms. Sundrla asked the applicant do a paint test to for clarification.

Public comment closed.

Motion: Ms. Petrella made a motion to grant approval as presented with the exception of 6 & 7 of the staff report and that a color pattern be presented. Mr. Woods seconded the motion. The motion passed unanimously.

C. **403 Carteret Street, PIN R120 004 000 0827 0000**, canvas sails

1:40:26

Applicant: Samantha and Danielle Mussman, owners

Ms. Wilson recused herself from the project.

The applicants are requesting approval for installation of canvas shading sails and other improvements on the patio for usage as an outdoor dining area.

Christopher Klement presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) Director, said HBF is in support of the 4 triangle sails in the natural beige color. The Seven Integrity Guidelines/Principles for Historic Compliance were met. Ms. Sundrla mentioned that the Seven Integrity Guidelines/Principles were not included in the 1012 Newcastle Street project but should have been.
Public comment closed.

Motion: Ms. Petrella made a motion to grant approval based on option 1 as presented. Mr. woods seconded the motion. The motion passed unanimously.

Ms. Wilson returned to the Board at this time.

Miscellaneous Public Comment

Gregory DiGiovanni a resident who has been here for eight years at 1607 King Street addressed the Board about a 5-lot subdivision that is going in on the corner of King and Bladen Street. He stated he hasn't been notified and he's been asking questions but not getting any real answers. He spoke with Curt Freese before the HRB meeting started. Right now, there are trees and shrubbery being taken out and also utility lines are being brought across his property. He's was also told that telephone poles will be going in. Mr. DiGiovanni said he was told no permits have been pulled but the work keeps going on. Mr. Sutton said a project did come before the Board on the corner of Bladen & King Street about 6 months ago and it was not approved.

ADJOURNMENT

2:03:59

Mr. Woods made a motion seconded by Ms. Petrella to adjourn. The meeting ended at 4:03 pm.