



Historic District Review Board Meeting Minutes – September 10, 2025

CALL TO ORDER

0:02

A meeting of the Historic District Review Board was held in-person on Wednesday, September 10, 2025 at 2:00 pm.

ATTENDEES

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

Staff in attendance: 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 AUGUST 13, 2025

0:04

Mr. Berman noticed on the last page under Adjournment, Mr. Woods made the motion and seconded it as well.

Motion: Mr. Berman made a motion to approved the August 13, 2025 minutes with the one correction of Mr. Woods seconding the motion. 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

0:50

- A. **811 Congress Street, PIN R120 004 000 0104 0000**, sketch approval
Applicant: Larry Holman, owner

The applicant is requesting conceptual approval for a new construction duplex.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) Director, agreed with staff's recommendations. Our Preservation Committee did suggest regarding symmetry and alignment with the building from a massing perspective that the applicant shift the front portion of the façade to the right so

everything lines up better without the side portion being seen with the stair and everything coming off the side. Ms. Sundrla referred to 810/812 Congress Street that are directly across the street which are on the city's targeted list as a priority of properties that need attention, help, and preservation. It is the last of the five duplexes left within the Historic District.

Jeremiah Smith, 1107 West Street, said he hopes the mass and scale will not be an issue. He said he recently submitted 709 Greene Street, a two-story double front porch, and got a little push back. He suggested not raising the back gable but to raise the front gable.

Public comment closed.

Motion: Mr. Berman made a motion to grant conceptual approval with staff's recommendations with the caveat being that #1 could also include raising the front gable and not necessarily lowering the rear gable. Ms. Wilson seconded the motion. The motion passed unanimously.

- B. **1107 Prince Street, PIN R120 004 000 0503 0000**, alterations, additions
Applicant: Benjie Morillo, Architect

52:08

The applicant is requesting final approval for various alterations & additions to exterior & interior including interior addition of a bedroom (front), expansion of kitchen/dining areas, new front porch (unscreened), new side porch (screened) as well as a new terrace at the rear of the dwelling and a new driveway.

Christopher Klement presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) Director, thanked the applicant for making the adjustments and modifications to the design. It's a greatly improved design. We don't have a preference whether the window frames and doors are painted in black or dark green. We are in support of staff's comments. We would prefer a roof color that is either a light or darker gray since the trim around the windows will be black.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval with staff's conditions with the exception of #2 being stricken. The cutsheets and the screening for the HVAC have already been addressed. Ms. Wilson seconded the motion. The motion passed unanimously.

The Board and staff discussed upcoming training. It was agreed to have some training topics at the next HRB meeting. Topics discussed were (1) Milner Manual, specifically materials, colors (2) the application process and how it flows (3) HBF Easements in the Historic District and (4) architectural basis guidelines, history, grants. All agreed to have a training topic for October's meeting if there are no applications.

ADJOURNMENT

1:42:26

Mr. Woods made a motion seconded by Ms. Wilson to adjourn. The meeting ended at 3:42 pm.