



Historic District Review Board

Meeting Minutes – March 11, 2026

CALL TO ORDER

3:14

A meeting of the Historic District Review Board was called to order by Chairman Mike Sutton and was held in-person in Council Chambers on Wednesday, March 11, 2026 at 2:05 PM. The meeting was recorded and streamed on Facebook in accordance with City Policy.

ATTENDEES

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

Members absent: Grady Woods.

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner III, Nick Navia, Community Development Planner I, and Meadors Architects.

REVIEW OF MINUTES

5:01

The Board agreed to defer review and approval of the January 14, 2026 minutes to the next Historic Review Board (HRB) Meeting.

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

5:36

Mr. Sutton stated that the agenda item, 1411 North Street, is being removed from the agenda since there will not be a quorum for this agenda item*.

A. 902 Boundary Street, PIN R120 004 000 0086 0000, renovation/reuse

Applicant: Mark Sutton, Architect

Chairman, Mike Sutton, recused himself from this project. Mr. Berman took over as acting Chair.

The applicant is requesting final approval for interior and exterior changes for reuse of a former gas station.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) Director, said HBF has no concerns and agree with conceptual approval. Elevations will be a good idea to see.

Jeremah Smith, 1107 West Street, lives around the corner and is excited to see this project and would like to see it approved.

Public comment closed.

Motion: Ms. Wilson made a motion to grant conceptual approval based on staff recommendations with the exception of item #1 because it is not the HRB's purview (ADA Parking) and that the applicant comes back to the Board with elevations of the fence screening of the outdoor freezer. Ms. Petrella seconded the motion. The motion passed unanimously.

Mr. Sutton returned to the meeting at this time. Mr. Berman relinquished being Chair.

B. 1411 North Street, PIN R120 004 000 0063 0000, new accessory structures, hardscaping and landscaping upfits. Applicant: Steve Goggins, Architect/Owner **36:34**

The applicant is requesting conceptual approval for placement of accessory structures, including a 2-car garage, a pool, and a pool house/guesthouse together with improvements to hardscaping and landscaping.

*Due to a lack of quorum, this agenda item is being deferred to the next Board meeting.

C. 1106 Craven Street, PIN: R120 004 000 1037 0000/R120 004 000 1036 0000 **36:40
COA Extension. Applicant: Hank Hofford, Developer**

The applicant is requesting a Decision/COA letter extension for previously approved development. Mr. Freese presented the background of the project.

Public Comment:

None.

Public comment closed.

Motion: Mr. Berman made a motion to approve the extension letter request. Ms. Petrella seconded the motion. The motion passed unanimously.

Miscellaneous Business

Mr. Sutton reminded the members to sign up for the Preservation Conference that is being paid by the City.

Mr. Freese reminded the members about the Historic District Task Force is having their first meeting on Monday, March 16 at 10:00 am. Rita Wilson is HRB's representative.

ADJOURNMENT

49:37

Mr. Berman made a motion to adjourn seconded by Mr. Wilson. The meeting ended at 2:46 pm.