



MEETING AGENDA

CITY OF BEAUFORT - HISTORIC DISTRICT REVIEW BOARD

Wednesday, May 13, 2026, 2:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/89146690957?pwd=8voYMMuEXS7SzlqxaxH1XmfAUooBVv.1>

Password: 598898 Meeting ID: 891 4669 0957 Call in Phone #: +1 929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

Please note, this meeting will also be live streamed via Zoom. Anybody interested can watch this meeting on the City's YouTube page: “City Beaufort SC”.

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.

I. Call to Order:

II. Review of Minutes:

- April 8, 2026 - Meeting

III. Consent agenda items:

- A. 1313 Congress Street, PIN: R120 004 000 0047 0000: Approval of Bailey Bill Tax Incentive application for previous rehabilitation of historically contributing dwelling (Stokes Cottage)

Applicant: Shirley E. Stokes, Owner

The applicant is requesting property tax relief through the local Bailey Bill Act by locking property taxes at the pre-improvement value for the duration of 10 years.

IV. Applications:

- A. 811 Congress Street, PIN: R120 004 000 0104 0000: New construction of a duplex with detached garage/carriage house (infill development)

Applicant: Larry Holman, Owner

The applicant is requesting final approval for new construction of a duplex and detached carriage house.

- B. 902 Boundary Street, PIN: R120 004 000 0086 0000: Renovation/Commercial reuse of a former gas station**
Applicant: Mark Sutton, Architect
The applicant is requesting final approval for interior and exterior changes to an existing contributing building (former gas service station) for commercial reuse as a small restaurant/bar.
- C. 710 Newcastle Street, PIN: R120 004 000 499A 0000: Addition to existing single-family dwelling (non-contributing)**
Applicant: Jeremiah Smith, Architect
The applicant is requesting final approval for adding more habitable space on the inside of the existing dwelling, including a screened porch at the rear and a covered porch & sunroom across the front of the non-contributing structure.
- D. 1108 Washington Street, PIN: R120 004 000 0372 0000: Renovation/rehab of front and partial demolition of rear of existing single-family dwelling (contributing)**
Applicant: Jeremiah Smith, Architect
The applicant is requesting final approval to renovate/rehab the front section of the contributing structure and to demolish the back section which is in disrepair. Also, the applicant is seeking approval for a 10-year property tax freeze under the Bailey Bill Act.
- E. 805 Church Street, PIN: R120 004 000 1006 0000: New construction of a duplex with detached carriage house (infill development)**
Applicant: Jeremiah Smith, Architect
The applicant is requesting approval for a new duplex with detached guest/carriage house to be constructed on a currently vacant lot.
- F. 602 Bladen Street, PIN: R120 003 000 0215 0000: New construction of a single-family dwelling with attached garage/carriage house (infill development)**
Applicant: Cooter Ramsey, Architect
The applicant is requesting approval for a proposed single-family home at the intersection of Bladen and King St. The proposed design is a 2-bedroom house with on-site parking provided in a garage for 2 cars.
- G. 1201 North Street, PIN: R120 004 000 0682/-0683/-0684 0000, Exterior and interior alterations and upfits to Education & Outreach Building of First Presbyterian Church of Beaufort (non-contributing)**
Applicant: Arnie McClure, Architect
The applicant is requesting approval for various modifications & upfits to the non-contributing structure, including a new 2-story porch entrance with modification/extension of the existing front porch, replacement of windows on north, elimination of exterior stairs and new windows on east façade amongst other modifications.

H. 1006 Church Street, PIN: R120 004 000 0159 0000, Renovation/rehab of front as well as partial demolition & new addition to existing single-family dwelling (contributing)

Applicant: Marcie Banks, Architect/Owner

The applicant is requesting approval to renovate/rehab the front section of the contributing structure and to demolish decrepit lean-to for new addition to the back section.

V. Adjournment