



MEETING AGENDA

CITY OF BEAUFORT - HISTORIC DISTRICT REVIEW BOARD

Wednesday, June 10, 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 on Zoom:

<https://us02web.zoom.us/j/82853325090?pwd=rjgbW1I6b8A44L8uQa0iBPUY9wxity.1>

Password: **724303** Webinar ID: 828 5332 5090 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:

- **May 13, 2026 - Meeting**

III. Consent agenda items:

A. 910 Harrington Street (aka 1302 Greene Street), PIN: R120 004 000 0256 0000: Approval of Bailey Bill Tax Incentive application for rehabilitation of historically contributing dwelling

Applicant: Carlton Linnen, Sr., 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.

B. 101 Scott Street, PIN: R120 004 000 0948 0000: Extension of Preliminary Decision Letter

Applicant: Green’s Drugstore LLC (Graham Trask), Owner

The applicant is requesting a 12-month extension (first extension) of a Historic District Review Board Decision Letter, granting preliminary approval for a new three- and two-story building located at 101 Scott Street.

IV. Applications:

A. **1511 King Street, PIN: R120 004 000 0595 0000, addition of a new carriage house**

Applicant: Richard Drake, Owner

The applicant is requesting approval to construct a detached carriage house to be located to the rear of the existing residence (revised).

B. **1201 King Street, PIN: R120 004 000 0606 0000, replacement of mineral board siding, wall insulation, trim/fascia repairs, repainting, and replacement of rear entrance brick steps**

Applicant: Martha Spears, Owner

The applicant is requesting approval for several exterior modifications to the existing, contributing dwelling, including siding replacement with prior wall insulation, trim/fascia board repairs, repainting, and rear entrance brick steps replacement.

C. **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 final approval for a new duplex with detached guest/carriage house to be constructed on a currently vacant lot.

D. **1010 Boundary Street, PIN: R120 004 000 0071-/0072-/0073 0000: New construction of 2 – 4 unit townhome buildings, and 2 – duplex buildings (infill development)**

Applicant: MediaLink LLC (Ben and Christine Wiley), Owner

The applicant is requesting conceptual approval for new construction/development of two 4-unit townhome buildings (attached) fronting Boundary Street, and two duplex (2-unit) buildings in the rear.

V. Adjournment