



Historic District Review Board

Meeting Minutes – June 10, 2026

CALL TO ORDER

2:12

A meeting of the Historic District Review Board was called to order by Mike Sutton, Chairman. The meeting was held in-person in Council Chambers on Wednesday, June 10, 2026 at 2:00 PM. The meeting was broadcasted via zoom and live-streamed on YouTube. You can view this meeting at the City's page; City Beaufort Government.

ATTENDEES

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

Member Absent: Eric Berman, (Vice-Chair)

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

REVIEW OF THE MAY 13, 2026 MINUTES

2:25

Motion: Mr. Woods made a motion to approve the May 13, 2026 minutes. Ms. Wilson 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>.

CONSENT AGENDA ITEM

3:10

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.

Curt Freese presented his staff report.

Motion: Mr. Woods made a motion to approve the Bailey Bill Application request seconded by Ms. Wilson. The motion passed with a vote 4:1 with Mr. Sutton being against the motion.

B. 101 Scott Street, PIN: R120 004 000 0948 000: 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.

Curt Freese presented his staff report.

Motion: Mr. Woods made a motion to approve the request for a 12-month extension for the preliminary approval from Jun 12, 2024. Ms. Wilson seconded the motion. The motion passed unanimously.

APPLICATIONS

8:12

A. 1511 King Street, PIN: R120 004 000 0595 0000: Addition of a new carriage house. a single-family dwelling with attached garage/carriage house (infill development)

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).

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, commented that the Preservation Committee is pleased with the changes and supportive of the project moving forward. Ms. Sundrla felt there were too many outstanding conditions for this project since it was final. She recommended to staff, moving forward, to limit the number of conditions when a project is requesting final approval.

Public comment closed.

Motion: Mr. Woods made a motion to grant final approval per staff's recommendations and that the overhang be standing seam or 5V-metal roof only, not the metal that was submitted, and that the horizontal band board around the carriage house as drawn into the preliminary elevations be removed. Ms. Petrella seconded the motion. The motion passed unanimously.

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.

31:33

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.

Christopher Klement presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, commented that the Preservation Committee is supportive of the project and comfortable with the smooth hardiplank.

Public comment closed.

Motion: Ms. Petrella made a motion to grant final approval as presented with staff's recommendations. Mr. Woods seconded the motion. The motion passed unanimously.

C. **805 Church Street, PIN: R120 004 000 1006 0000, New construction of a duplex with detached carriage house (infill development)** **42:11**

Applicant: Jeremiah Smith, Architect

The applicant is requesting final approval for a new duplex with detached guest/carriage house to be construction on a currently vacant lot.

Christopher Klement presented his staff report.

Public Comment:

Martha Spears, 1201 King Street, asked if this is three homes and a share driveway, is the parking proposed appropriate. There could be up to six cars.

Lise Sundrla, HBF Director, commented that the Preservation Committee is supportive of the project.

Public comment closed.

Motion: Ms. Wilson made a motion to grant final approval based on staff's recommendations. Ms. Petrella seconded the motion. The motion passed unanimously.

D. **1010 Boundary Street, PIN: R120 004 000 00710/0072-/0073 0000:** **59:13**
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.

Ms. Wilson recused herself from the project.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, commented this project in on a very prominent corner. The Preservation Committee had some concerns with it blending in harmoniously into the neighborhood. Also, the mass and scale is overwhelming to Boundary Street. Ms. Sundrla referred to the dorms across the street that Mr. Stewart built which do blend into the neighborhood

harmoniously. Ms. Sundrla suggested the project be tabled and have the applicant attend another Historic Technical Review Committee (HTRC) so it can be revisited.

Dick Stewart, referred to the project commented on the west side of the property, it is very close to the property lines and there may be utilities that can be an issue. He also commented that there may be that stormwater can become significant issues since it's a vacant lot.

Jeremiah Smith, 1107 West Street, lives and works a couples of blocks from this project and said it's exciting. The PC is having a hard time with some of these units wanting to break them up which can be very busy. The project can be 2 nice buildings. He suggested being careful of the pedestrian level at ground level since it's an important corner. The dorms across the street are a great precedent.

Motion: Mr. Sutton made a motion to table the project seconded by Mr. Woods. The motion passed unanimously.

MISCELLANEOUS DISCUSSION

1:38:38

Ms. Wilson returned to the Board at this time.

Mr. Freese state this is the last HRB Meeting for Mr. Woods last meeting as his position Board position has expired. Mr. Richard Drake was appointed last night by Council to be his replacement.

Mr. Freese, stated City Planner, Nicholas Navia, has been promoted to Planner II.

The Board and Staff agreed a Bailey Bill Application should always be on the regular agenda if it hasn't been heard by the Board before.

Board is concerned about the number of conditions that are listed in staff's final staff reports. Mr. Sutton suggested the conditions be separate out for the code compliance vs board related review. Mr. Woods commented that some of the conditions today were processed items. He thought maybe the *processed* items can be condensed into just one comment that is just dealing with staff process.

ADJOURNMENT

1:44:13

Ms. Wilson made a motion to adjourn seconded by Ms. Petrella. The meeting ended at 3:44 pm.