



**MEETING AGENDA**  
The City of Beaufort  
**HISTORIC DISTRICT REVIEW BOARD**  
Wednesday, January 11, 2023, 2:00 P.M.  
City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/88360194211?pwd=QnU4Vy9JMHA3bk13eDV0RmZvWW5RQT09>

Password: 247635

Meeting ID: 883 6019 4211

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.”

*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:**

**A. December 14, 2022 Meeting Minutes**

**III. Applications:**

**A. 1006/1010 Bay Street, PIN R120 004 000 0897 0000, Alterations**  
Applicant: Andrea Hackenberger (22-80 HRB.1)

The applicant is requesting final approval for alterations to two equipment enclosures at the downtown marina.

**B. 914 Charles Street, PIN R120 004 000 0290 0000, Alterations**  
Applicant: Thomas Merrifield (23-02 HRB.1)

The applicant is requesting final approval for alterations to a single-family residence and adjacent ADU.

**C. 408 Harrington Street, PIN R120 004 000 0768 000, Alterations**  
Applicant: Donjuan Roofing, LLC (23-01 HRB.1)

The applicant is requesting final approval for a detached garage roof replacement.

**HRB Meeting Agenda**  
**January 11, 2023**  
**Page 2 of 2**

- D. 705 Prince Street, PIN R120 004 0542 0000, New Construction**  
Applicant: Megan Chancellor Crumrine, Allison Ramsey Architects (22-58 HRB.2)

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

- E. 708 Hamilton Street, PIN R120 004 000 0566 0000, Alterations**  
Applicant: Sarah Scudder (23-06 HRB.1)

The applicant is requesting a Change After Certification for alterations to a single-family residence.

- F. 1401 Duke Street, PIN R120 004 000 0347 0000, Alterations**  
Applicant: Bill Chambers, Architect (23-03 HRB.1)

The applicant is requesting a Change After Certification for alterations to the structure at 1401 Duke Street.

- G. 1204 Greene Street, PIN R120 004 000 0270 0000, Alterations**  
Applicant: Ashley Randolph, Allison Ramsey Architects (23-07 HRB.1)

The applicant is requesting conceptual approval for alterations to a single-family residence.

- H. 509 Pinckney Street, PIN R120 004 000 0759 0000, Alterations**  
Applicant: Rob Montgomery, Montgomery Architecture + Planning, Inc. (23-04 HRB.1)

The applicant is requesting final approval for alterations to a single-family residence.

- I. 301 Carteret Street, PIN R120 004 000 0887 0000, Alterations**  
Applicant: Rob Montgomery, Montgomery Architecture + Planning, Inc. (23-05 HRB.1)

The applicant is requesting preliminary approval for the addition of a new structure at the City Loft Hotel.

**IV. Adjournment**

# DRAFT



## Historic District Review Board Meeting Minutes – December 14, 2022

### CALL TO ORDER

00:00:45

A meeting of the Historic District Review Board was held in-person on Wednesday, December 14, 2022 at 2:00 pm.

### ATTENDEES

Members in attendance: Jeremiah Smith (Chairman), Mike Sutton (Vice-Chair), Michelle Prentice, Rita Wilson, and Maxine Lutz.

Staff in attendance: Jeremy Tate and Maria Short (Meadors Architecture)

### REVIEW OF MINUTES

00:02:10

**Motion (0:03:20):** Mr. Sutton made a motion for approval [of November 9 minutes]; seconded by Ms. Wilson. The motion passed unanimously (5-0).

*All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at [tqundler@cityofbeaufort.org](mailto:tqundler@cityofbeaufort.org).*

### APPLICATIONS

A. **801 Bay Street, PIN R120 004 000 0929 0000**, Alterations

00:03:36

Applicant: Historic Beaufort Foundation (22-84 HRB.1)

The applicant is requesting final approval to faux grain/paint the front door and repair the door surround.

**Motion 1 (0:15:02):** Ms. Prentice made a motion to approve [the application as submitted]; seconded by Ms. Lutz. Motion passed unanimously (5-0).

B. **905 Harrington Street, PIN R120 004 000 0265 000**, Alterations/Additions

00:15:18

Applicant: Tim Boring, Owner (22-48 HRB.2)

The applicant is requesting final approval for alterations to a single-family residence.

**Motion 1 (0:33:23):** Mr. Sutton made a motion to approve the project as submitted with staff's notes and the ability of the owner to work with staff on any future foundation related needs for repair or refinish; seconded by Ms. Prentice. Motion passed unanimously (5-0).

- C. **1015 Bay Street, PIN R120 004 000 0846 0000**, Alterations/Additions  
Applicant: Sea Island Motel, Inc. (22-66 HRB.1)

**00:34:01**

The applicant is requesting final approval for alterations to the Best Western Sea Island Inn.

**Motion 1 (0:42:25):** Ms. Lutz made a motion to approve the project as submitted with alternate [location as presented by staff] conditions; seconded by Ms. Wilson. Motion passed unanimously (5-0).

- D. **1114 Greene Street, PIN R120 004 000 0274 0000**, Alterations  
Applicant: Mike and Kathy Uzzle, Owner (22-82 HRB.1)

**00:42:50**

The applicant is requesting final approval for roof replacement to a single-family residence.

**Motion 1 (0:52:18):** Mr. Sutton made a motion to support this [application] along with staff comments; seconded by Ms. Wilson. Motion passed unanimously (5-0).

## **DISCUSSION**

**00:53:00**

The Board and staff discussed scheduling a work session to discuss updating the contributing structures list and the process for staff reporting to the State Historic Preservation Office (SHPO) on the Certificate of Appropriateness approvals through the course of the past year.

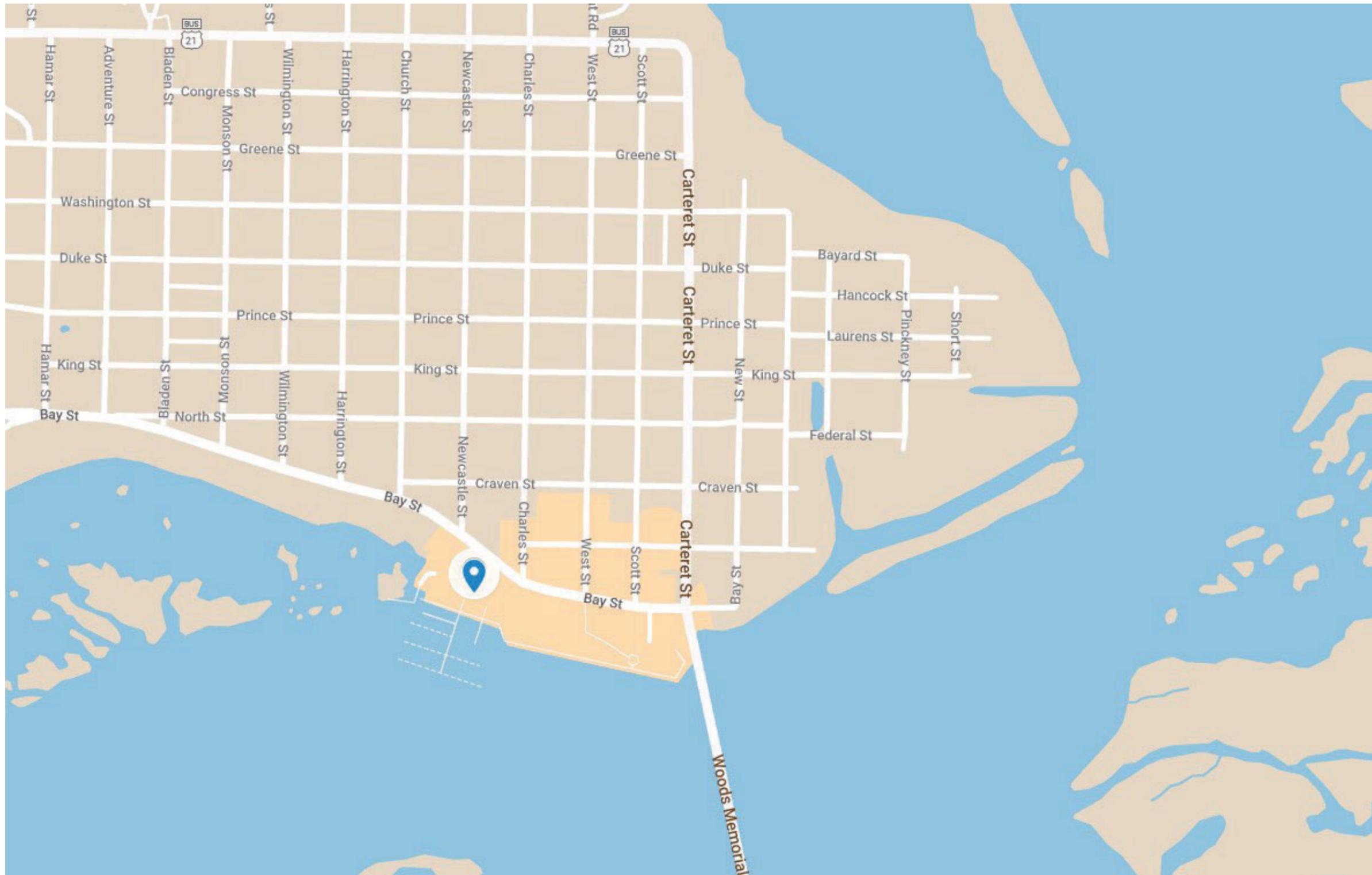
## **ADJOURNMENT**

**01:03:08**

**Motion:** Mr. Sutton made a motion for adjournment at 3:04 pm. Motion passed unanimously (5-0).

## **CITY STAFF INTRODUCTION**

1006/1010 Bay Street







## **APPLICANT PRESENTATION**

1006/1010 Bay Street



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW BOARD APPLICATION

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
www.cityofbeaufort.org

22-80

ATC

Staff Review  
 Board Review

Application Fee:  
see attached schedule

OFFICE USE ONLY: Date Filed: 11/1 Application #: 24495 Zoning District: T5-DC  
BCAGHS Survey:  Yes  No

**Schedule:** The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

**Submittal Requirements:** All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

**Review Request:**  Conceptual  Preliminary  Final  Bailey Bill Approval\*  Change After Certification  
\*Requires a Bailey Bill - Part A Preliminary Review Application Form

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**Applicant, Property, and Project Information**

Applicant Name: Andrea Hackenberger

Applicant Address: 500 Carteret Street Suite B2

Applicant E-mail: ahackenberger@cityofbeaufort.org Applicant Phone Number: 843-379-7063

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Enclosure Art

Property Address: 1006 Bay Street / 1010 Bay Street

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0973 0000 / R120 004 000 0973 00

Date Submitted: 11/1/2022

**Certification of Correctness:** I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 11/1/2022

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(The owner's signature is required if the applicant is not the owner.)  
See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated Sept. 26, 2022

→ City owned



DEVELOPMENT REVIEW PROCESS  
**HISTORIC REVIEW BOARD APPLICATION**  
 Community Development Department  
 1911 Boundary Street, Beaufort, South Carolina, 29902  
 p. (843) 525-7011 / f. (843) 986-5606  
 www.cityofbeaufort.org

- Staff Review
- Board Review

**Application Fee:**  
*see attached schedule*

**Required Project Information**

Project Name: Enclosure Art

Property Size in Acres: \_\_\_\_\_ Proposed Building Use: \_\_\_\_\_

Nature of Work (check all that apply):

- New Construction, Primary Structure      " New Construction, Primary Structure      " Alterations / Additions
- Demolition\*      " Relocation\*      \*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project?      Y      N  
 Are there existing buildings on the site?      Y      N if yes, will they remain?      Y      N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

I would like to have a mesh wrap placed on the 3 sides of the AC enclosure that is made out of wood. Directly across the street, I would like to have another mesh wrap placed on two sides of the cart holder that is made out of wood. This would allow for some art in that area and to cover up the wood that is starting to weather.

**CONTACT INFORMATION:**

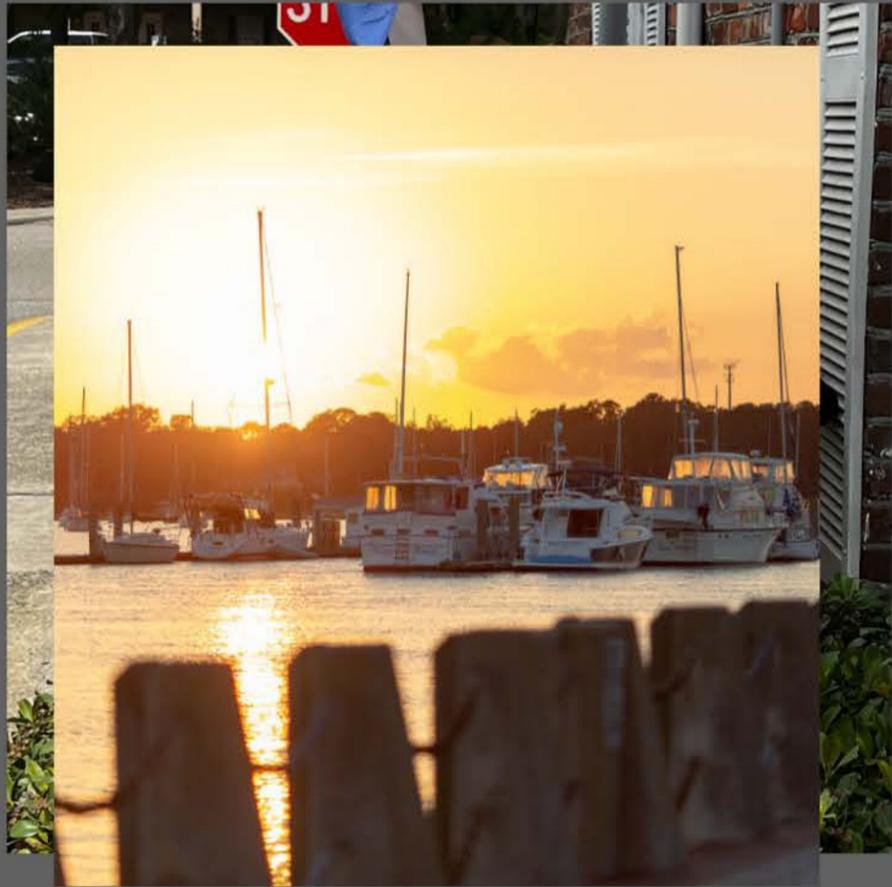
Attention: Julie A. Bachety, Administrative Assistant II  
 City of Beaufort Community Development Department  
 1911 Boundary Street, Beaufort, South Carolina 29902  
 E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated Sept. 26, 2022)











# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 January 2023

## 1 SUMMARY OF REQUEST

---

### 1006/1010 Bay Street, Alterations

The applicant is requesting final approval for alterations to two equipment enclosures at the downtown marina.

This property is located within the Beaufort Preservation Neighborhood.

Background: This is the first application received for this project.

## 2 FACTS

---

<b>Property Address:</b>	1006/1010 Bay Street
<b>Parcel ID:</b>	R120 004 000 0973 0000
<b>Case Number:</b>	<b>22-80 HRB.1</b>
<b>Applicant:</b>	<b>Andrea Hackenberger</b>
<b>Zoning:</b>	T5-DC
<b>Use:</b>	Commercial

### **District Development Standards for T5-DC:**

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./Prevailing setback on block max.*
  - *Rear setback – 0' min.*
  - *Side Corner/Alley – 0' min./15' max.*
  - *Side Interior – 0' min.*
- **Maximum Building Height:** 2 stories min./3 stories max. at property line
- **Maximum Lot Coverage:** 100% for rooftops
- **Frontage Build-Out:** 75% min.

### **References:**

Beaufort Code  
Beaufort Preservation Manual

### 3 STAFF COMMENTS

---

#### **Staff Acknowledgements**

- This property is located within the Beaufort Preservation Neighborhood. Both buildings are listed on the National Register of Historic Places List of Noncontributing Structures, both built circa 1970.

#### **Staff Conditions**

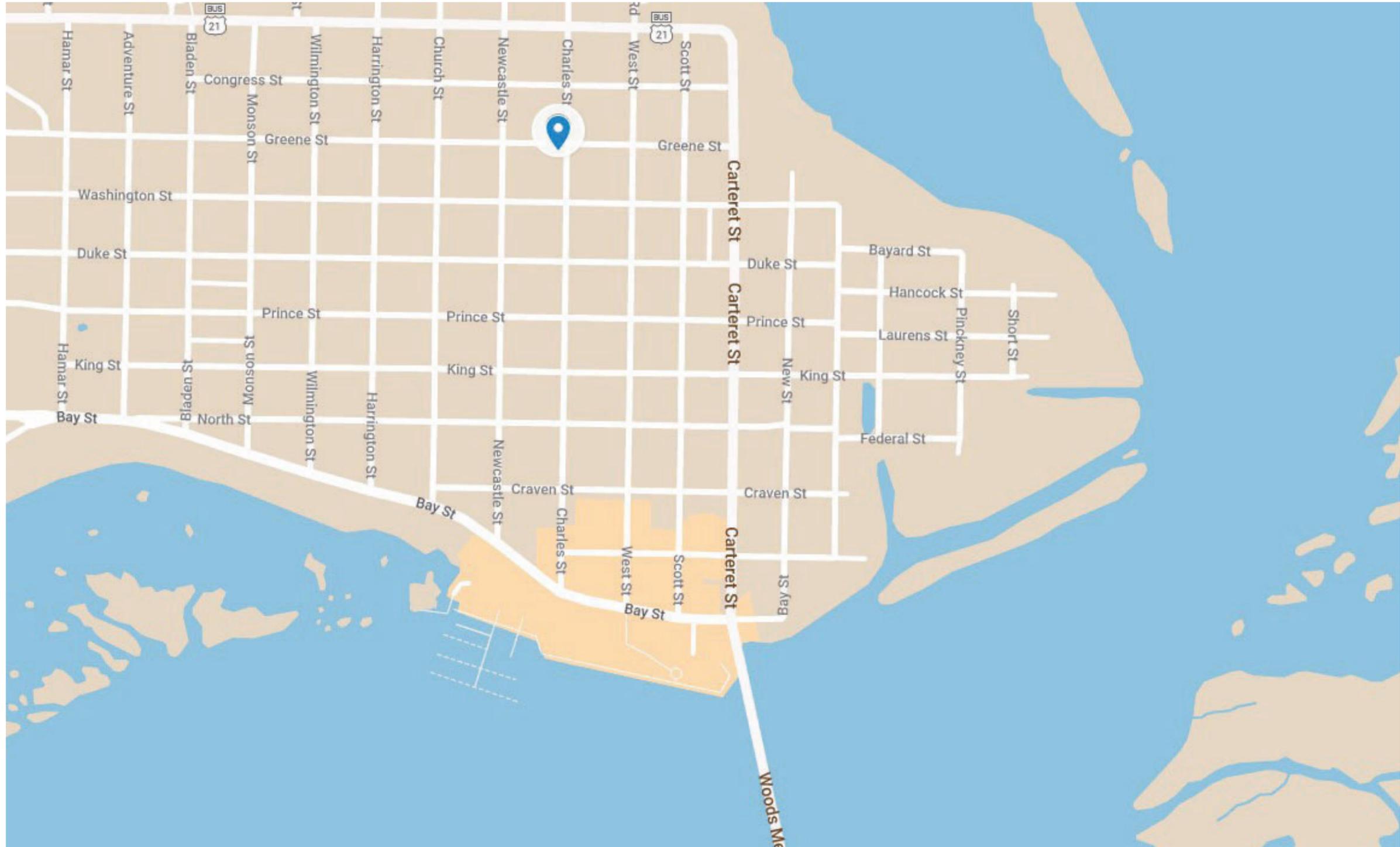
1. Staff supports the applicant's request to wrap both enclosures with the proposed mesh wrap and believes these enclosures are ideal areas to place the artwork/imagery.

#### **STAFF RECOMMENDATION:**

**Final Approval** with conditions noted.

## **CITY STAFF INTRODUCTION**

914 Charles Street









## **APPLICANT PRESENTATION**

914 Charles Street



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
www.cityofbeaufort.org

✓ Meadors  
SPALD  
12/20 CK

- Staff Review
- Board Review

Application Fee:  
see attached schedule

23-02 HRB

OFFICE USE ONLY: Date Filed: 12/12 Application #: 24698 Zoning District: T4-N  
BCAGHS Survey:  Yes  No

**Schedule:** The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

**Submittal Requirements:** All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

**Review Request:**  Conceptual  Preliminary  Final  Bailey Bill Approval\*  Change After Certification  
*\*Requires a Bailey Bill - Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**Applicant, Property, and Project Information**

Applicant Name: Thomas Merrifield on behalf of 914 Chales St. Revocable Land Trust

Applicant Address: 1811 Greeley Rd. Mt. Pleasant, SC 29466

Applicant E-mail: tm@sc-homesolutions.com Applicant Phone Number: 843-819-5599

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: 914 Charles St.

Property Address: 914 Charles St. Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): 120 004 000 0290 0000

Date Submitted: 12/12/2022

**Certification of Correctness:** I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 12/12/22

Owner's Signature: [Signature] Date:

(The owner's signature is required if the applicant is not the owner.)

**Required Project Information**



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
www.cityofbeaufort.org

Project Name: 914 Charles St.  
Property Size in Acres: 0.14 ac Proposed Building Use: Residential Rental

Nature of Work (check all that apply):

- New Construction, Primary Structure    New Construction, Primary Structure    Alterations / Additions  
 Demolition\*    Relocation\*   \*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project:  Y  N

Are there existing buildings on the site?  Y  N if yes, will they remain?  Y  N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

My wife and I recently purchased the above property including 2 buildings (Main house at 914  
located at 914 Charles St. and the ADU located at 1004 Greene St. on the same lot).

We are planning on making some repairs to the exterior of the buildings. These include replacement of the shingle roofs on both buildings.

We plan to use architectural, charcoal colored shingles that are used on the rear building. The ADU has a loft. In order to be able to

have air and light in the upstairs, we plan to install 4 skylights (Velux 22.5"x46.5").

The skylights will not be visible from the street or from neighboring lots. We would use the  
original paint colors and wood dimensions and shapes for any repairs. We would also like to repair/paint

portions of the exterior walkway, stairs, fencing and deck as needed, again using the original

paint colors and wood dimensions so as not to change the appearance.

We also plan to clean up the the landscaping and trim a few trees.

We also plan to repair several window frames. areas of siding and facia which show wood rot.

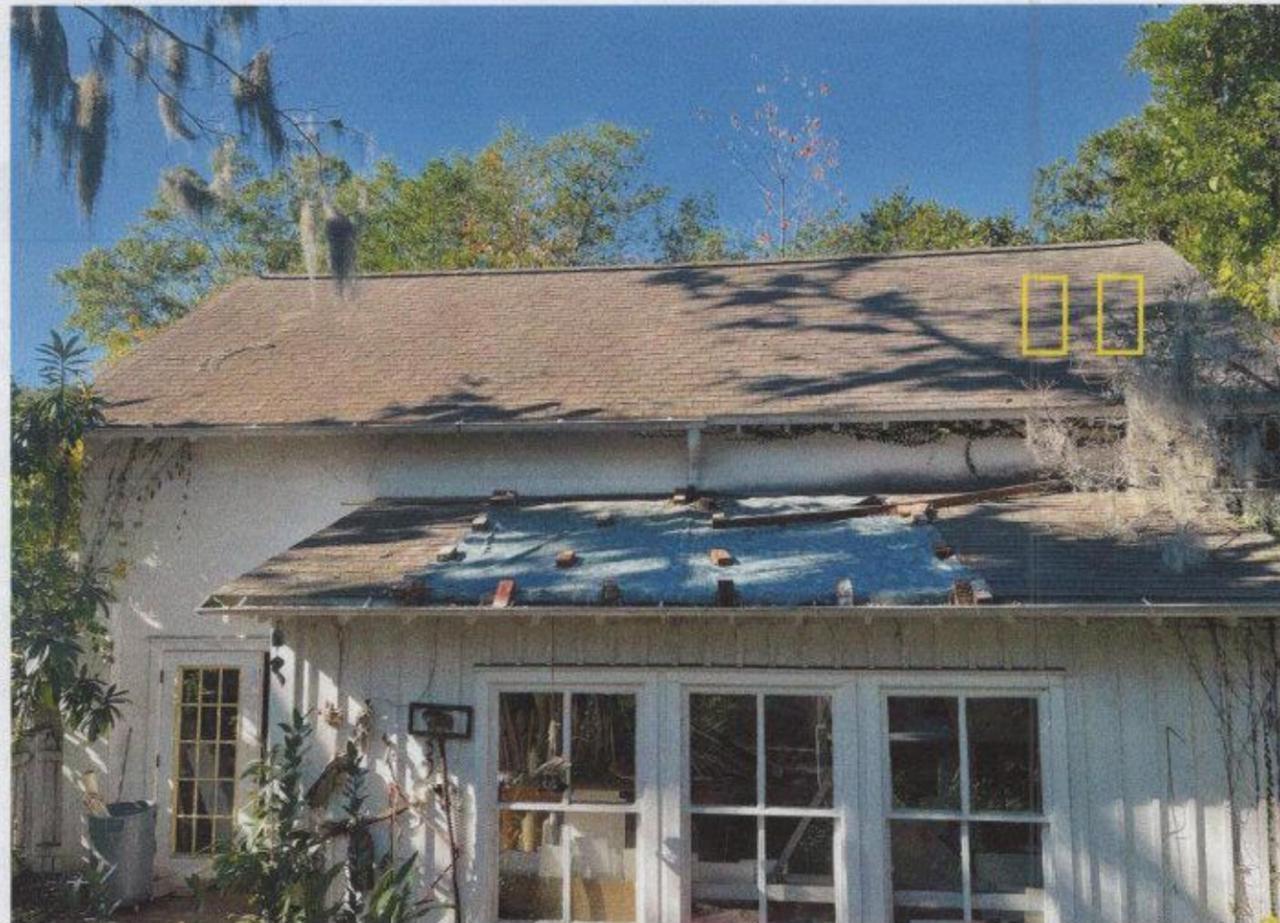
CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606









**BEAUFORT COUNTY  
HISTORIC SITES SURVEY - 1997**

INTENSIVE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form  
State Historic Preservation Office  
South Carolina Department of Archives and History  
Columbia, SC

Site Number: U- 13 - 1055  
Access County Site #  
USGS Quad: 025 Beaufort  
Doc. Level: Intensive Level-Building

Historic name(s): \_\_\_\_\_ Map Ref.: BFT 09 (TL) Tax Number: R120 004 000 0290 0000  
Common name(s): \_\_\_\_\_ City Block Ref.: 75 Island: Port Royal Is.  
Address/location: 914 Charles St. City/Vicinity of (vic.): Beaufort  
Date: 1900 Alteration date: \_\_\_\_\_  
Ownership:  1. private  2. city  3. county  4. state  5. federal  6. unknown  
Category:  1. building  2. site  3. structure  4. object  
Historic use(s): single dwelling Current uses: single dwelling

National Register Status: \_\_\_\_\_ Date: \_\_\_\_\_ Listing Name: \_\_\_\_\_ NRIS # \_\_\_\_\_  
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: \_\_\_\_\_ Name: \_\_\_\_\_

Previous Survey: \_\_\_\_\_ Reference: \_\_\_\_\_ Notes: \_\_\_\_\_  
 H.A.B.S.  Other \_\_\_\_\_  
 Feiss-Wright (1969) 075 - 290 4 Worthy of Mention  
 Historic Resources of the Lowcountry (1979) 38 BU 1091 The Neighborhood  
 Milner Historic District Inventory (1979) 075 (290) -1 Vol. 06; full form  
 A Guide to Historic Beaufort (1995 ed)

Photograph: \_\_\_\_\_



Photographs:  
 prints  
 slides  
 negatives

Date: 8/1/97  
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # S-09 Neg. 5 View of: NE facade & N elev., fac. SW

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

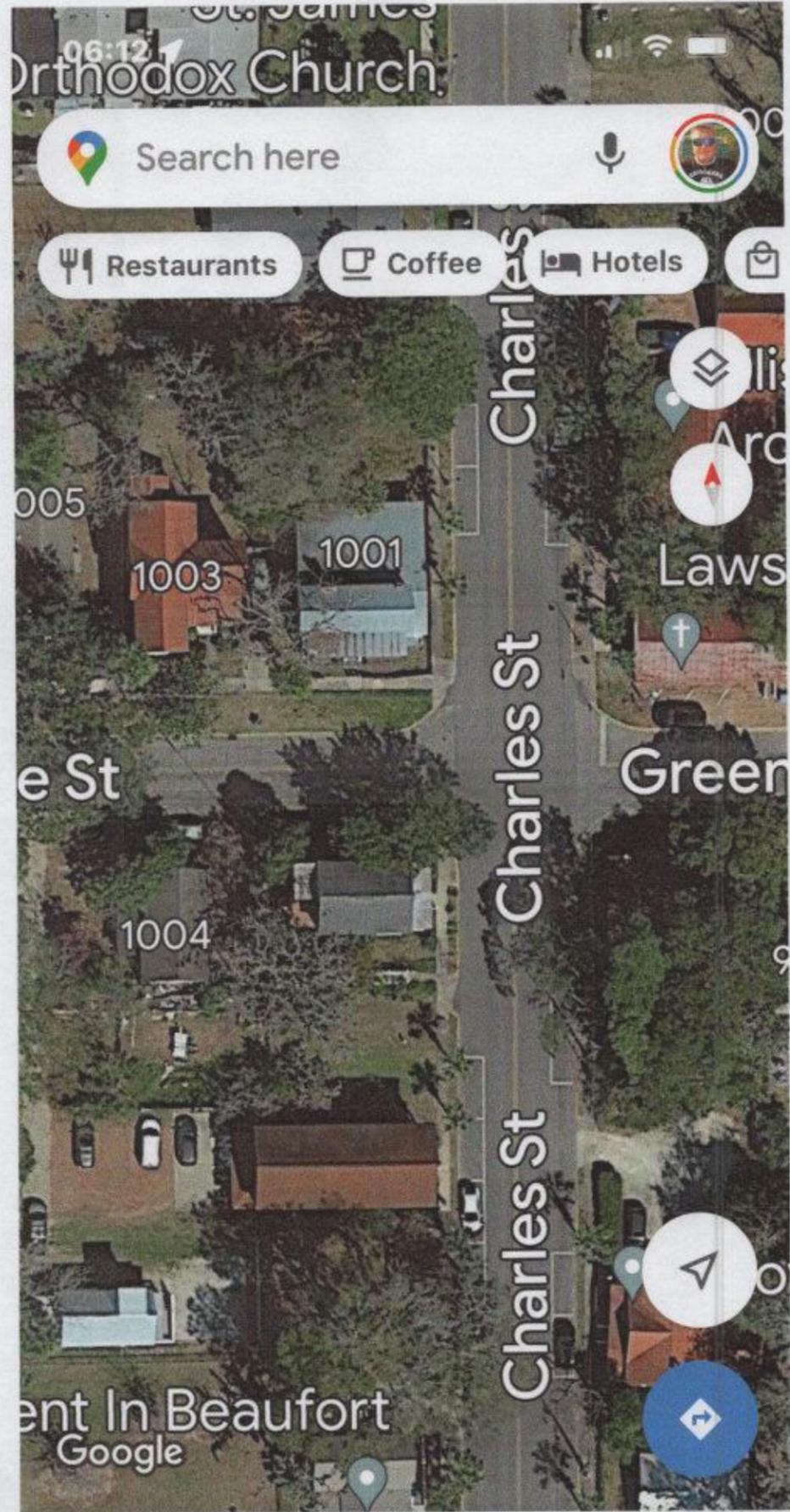
Beaufort Historic District  
Beaufort County, SC

Section number 7 Page 18

List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Charles St., 502	church Grace Bethel AME Church	1870 ca.	1-story frame church	79	1074
Charles St., 600	church Baptist Church of Beaufort	1844	2-story stuccoed brick church	78	1073
Charles St., 705	single dwelling	1880 ca.	2-story frame dwelling	66	1011
Charles St., 706	single dwelling	1900	2-story frame dwelling	77	1070
Charles St., 709	single dwelling	1880 ca.	2-story frame dwelling	66	1012
Charles St., 710	single dwelling	1900	2-story frame dwelling	77	1069
Charles St., 712	single dwelling	1880	1-story frame dwelling	77	1068
Charles St., 713	single dwelling	1870	2-story frame dwelling	66	1013
Charles St., 714	single dwelling	1930	1-story frame dwelling	77	1067
Charles St., 806	single dwelling	1890	2-story frame dwelling, now offices	76	1058
Charles St., 809	single dwelling	1935 ca.	1-story frame dwelling	65	1004
Charles St., 814	single dwelling Washington, Richard, Jr. House	1890 ca.	2-story frame dwelling	76	1057
Charles St., 905	single dwelling	1900 ca.	1-story frame dwelling, now offices	64	996
Charles St., 911	single dwelling	1930	1-story frame dwelling	64	997
Charles St., 914	single dwelling	1900	2-story frame dwelling, now a retail shop	75	1055
Charles St., 1001	commercial	1930 ca.	1-story frame commercial building	63	987
Charles St., 1003	single dwelling	1920 ca.	1-story frame dwelling, now offices	63	989
Charles St., 1008	single dwelling	1915	1-story frame dwelling	74	1048
Charles St., 1010	single dwelling	1935	1-story frame dwelling, now offices	74	1047
Charles St., 1012	single dwelling	1935	1-story frame dwelling	74	1046
Charles St., 1110	single dwelling	1915	1-story frame dwelling	73	1042
Church St., 409	single dwelling	1925 ca.	1-story frame dwelling	90	1110.02
Church St., 501	church St. Helena Episcopal Church	1817;	2-story stuccoed brick church	89	1105
Church St., 706	single dwelling	1910	1-story frame dwelling	96	1138
Church St., 906	single dwelling	1935	1-story frame dwelling	94	1133
Church St., 1002	single dwelling	1940	1-story cmu dwelling	93	1124
Church St., 1006	single dwelling	1910	1-story frame dwelling	93	1123
Church St., 1008	single dwelling	1910	1-story frame dwelling	93	1122
Church St., 1010	single dwelling	1915	1-story frame dwelling	93	1121

See continuation sheet 7-19

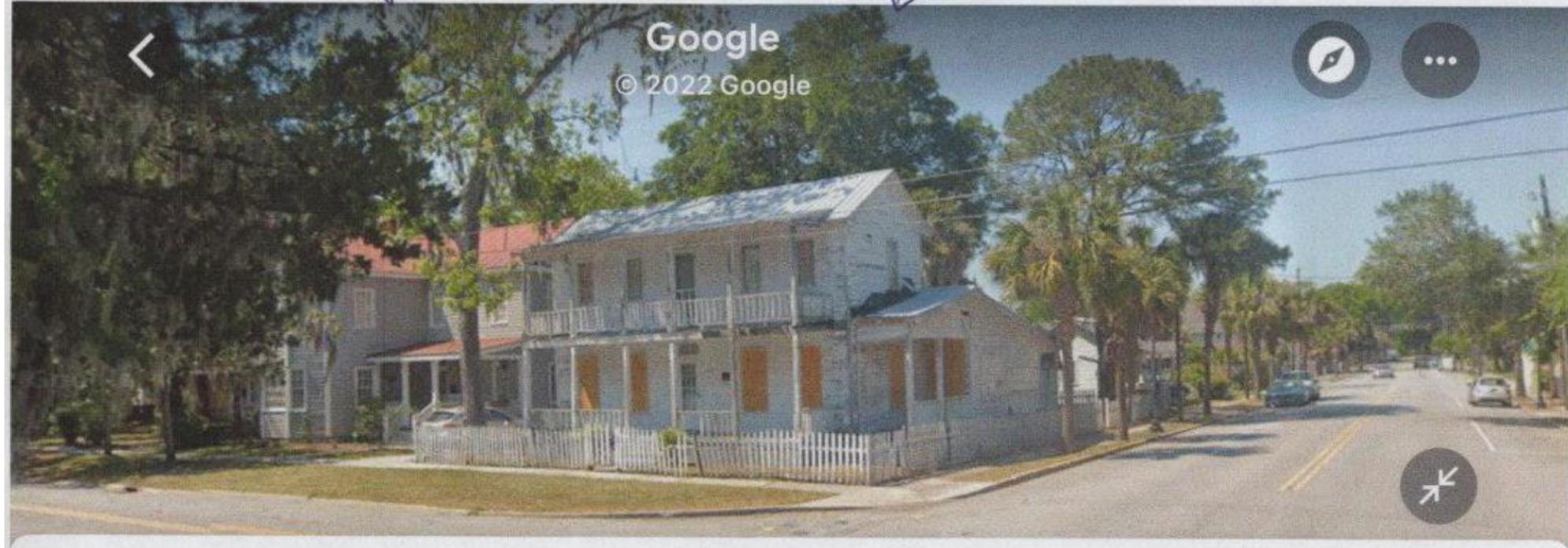


- Explore
- Go
- Saved
- Contribute
- Updates



1003 Greene St.

1001 Greene St. (Vacant)



914 Charles St

8 months ago · [See more dates](#) >

Corner of Charles/Breene, directly across from 914 Charles.  
Address unknown



914 Charles St

8 months ago · [See more dates](#) >

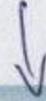
↳ Lawson Temple (Address unknown)



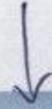
914 Charles St

8 months ago · [See more dates](#) >

910 Charles



Vacant lot owned by us



914 Charles



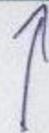
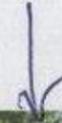
1004 Greene



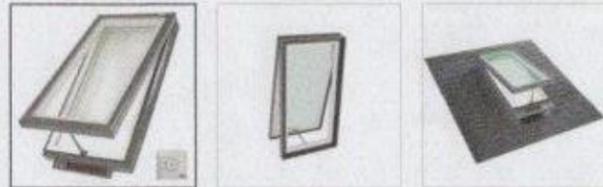
Parking for 1004 Greene



WASHINGTON ST.  
Park



EASEMENT FOR 1004 Greene, Vacant lot and 910 Charles



VELUX

## VELUX 22-1/2 in. x 46-1/2 in. Solar Powered VCS 2246

★★★★☆ 34 Reviews 2 Questions | 2 Answers

**SKU:** VCS 2246

**SHIPPING:** Free Shipping (Arrives in 3-5 Days)

### BULK DISCOUNT RATES

Below are the available bulk discount rates for each individual item when you purchase a certain amount

Buy 3 - 9

and get 5% off

**\$1,497.00**

**GLAZING (GLASS):** REQUIRED

Laminated Glass (Standard) ▾

**FLASHING KIT:** REQUIRED

Choose Options ▾



**GAF** Timberline<sup>®</sup> HDZ  
High Definition<sup>®</sup> Lifetime Shingles



It's never just a roof. It's peace of mind.

A **standard** INDUSTRIES COMPANY

We protect what matters most™





## What protects memories beneath it.

Home means making a promise — of security, and stability. It says to the people on you, "You're going to be safe, dry and protected beneath this roof."

A genuine Timberline® roof helps you keep your home safe, so you can spend your time enjoying the moments that make your house a home.

### Tampa Area Color Availability

#### 1st column chips:

Barkwood

Birchwood

Charcoal

Driftwood

Hickory

Hunter Green

Mission Brown

#### 2nd column chips:

Oyster Gray

Pewter Gray

Shakewood

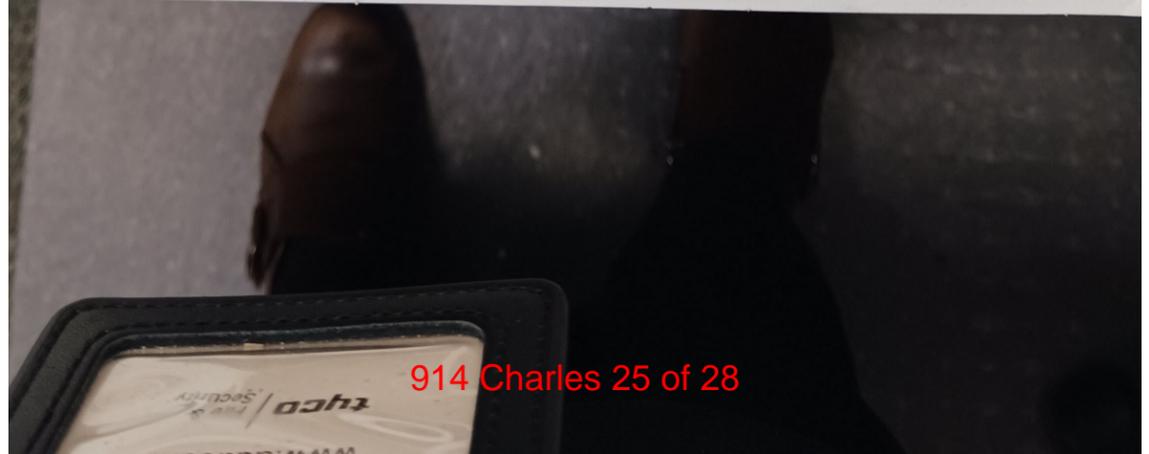
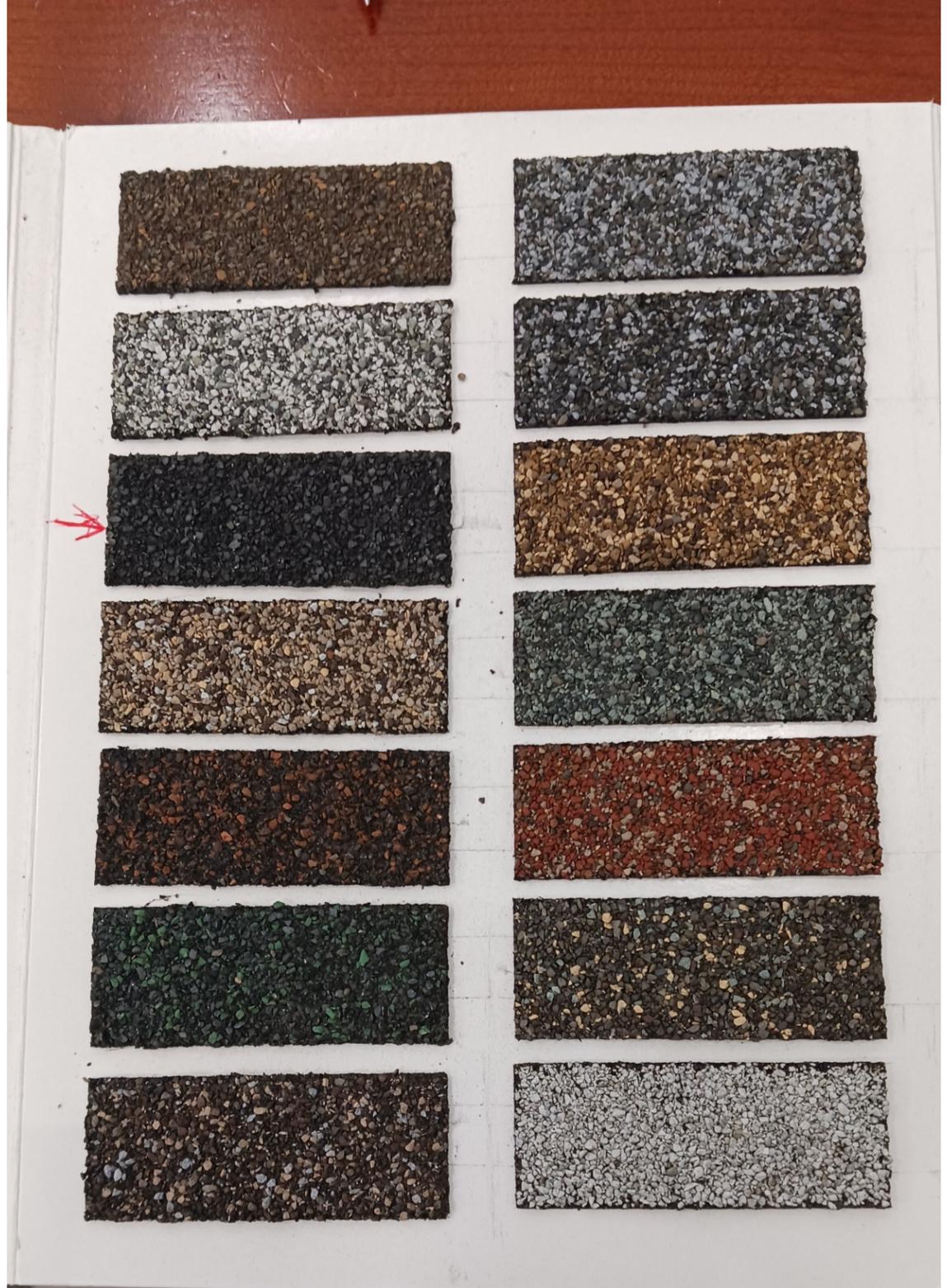
Slate

Sunset Brick

Weathered Wood

White

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Pewter Gray

**GAF** Timberline HDZ<sup>®</sup>  
High Definition<sup>®</sup> Lifetime<sup>®</sup> Shingles



See LayerLock<sup>™</sup> technology on back

StrikeZone<sup>™</sup>  
Nailing Area ▶



NEW  
HEB Apps  
Round

**HARGRAY**  
Account number  
Account name  
Bill date  
Contact us

Current bill

Other charges	\$2.00
Processing Fee	\$2.00
	\$2.00
	\$2.00



# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 January 2023

## 1 SUMMARY OF REQUEST

---

### 914 Charles Street, Alterations

The applicant is requesting a final approval for alterations to a single-family residence and adjacent ADU.

This property is located within the Beaufort Preservation Neighborhood.

Background: This is the first application received for this project.

## 2 FACTS

---

<b>Property Address:</b>	914 Charles Street
<b>Parcel ID:</b>	R120 004 000 0290 0000
<b>Case Number:</b>	<b>23-02 HRB.1</b>
<b>Applicant:</b>	<b>Thomas Merrifield</b>
<b>Zoning:</b>	T4-N
<b>Use:</b>	Single Family Residential

### District Development Standards for T4-N:

- **Setback requirements – Primary Structure:**
  - *Front – 0' min./15' max.*
  - *Rear setback – 10' min.*
  - *Side Corner/Alley – 0' min. /10' max.*
  - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height:** 2 stories min. at significant intersections/4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min./85% max.
- **Maximum Lot Coverage:** 70% maximum for rooftops, additional 10% allowed for total impervious coverage.

### References:

Beaufort Code  
Beaufort Preservation Manual

### 3 STAFF COMMENTS

---

#### Staff Acknowledgements

- This property is located within the Beaufort Preservation Neighborhood.
- 914 Charles Street is listed on the National Register of Historic Places List of Contributing Resources as a 2-story frame dwelling built circa 1900.
- 1004 Greene Street is listed as a 1-story stucco non-contributing structure built circa 1955.
- The addition of skylights to the non-contributing ADU structure in the Beaufort Preservation Neighborhood is considered a major review requiring it to come before the HRB.

#### Staff Conditions

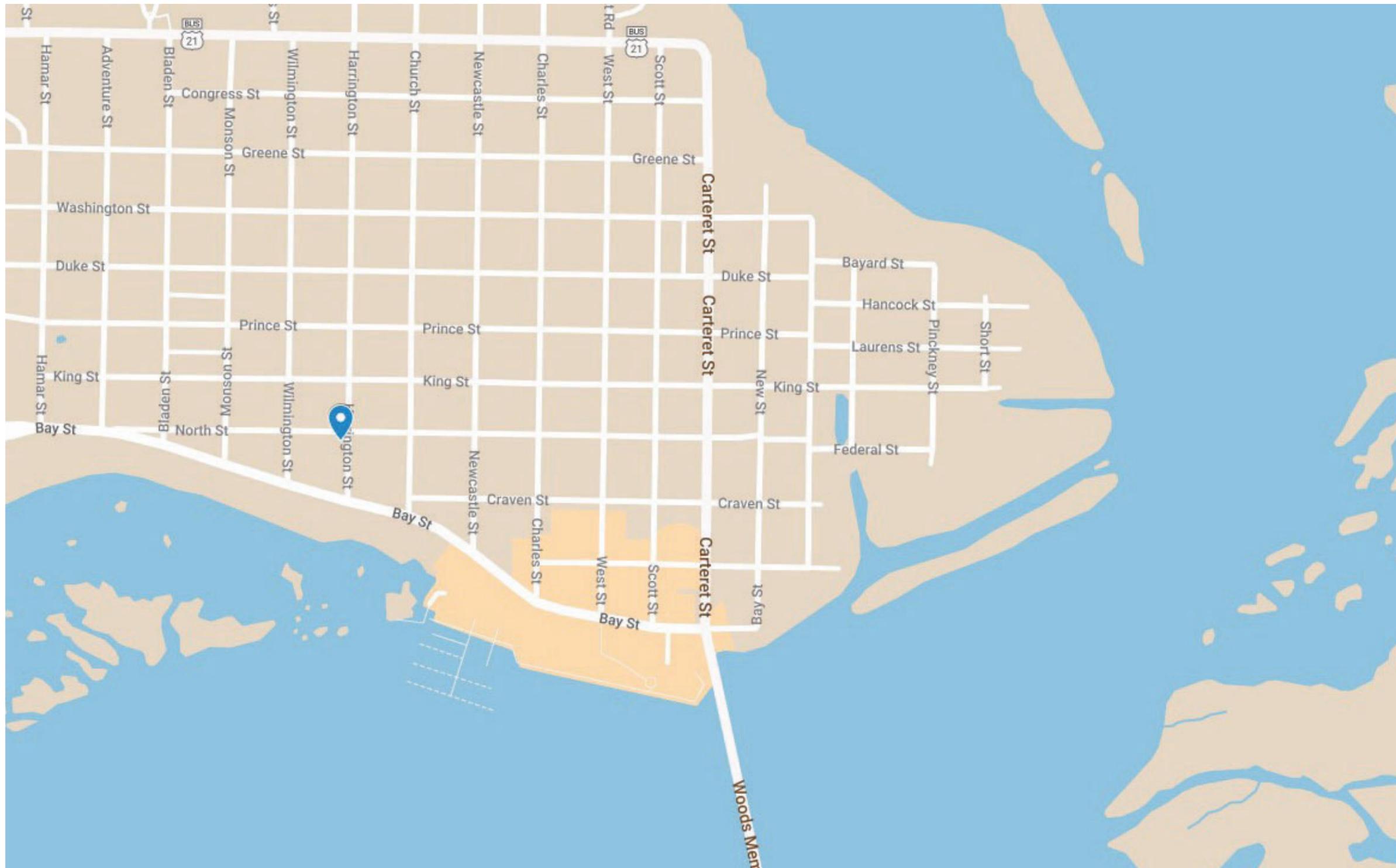
1. Staff supports the replacement of the asphalt shingle roofs on both the main structure and the ADU.
2. Staff supports the installation of the four Velux skylights on the ADU and believes that the ADU is an appropriate place for the skylights.
3. Staff supports in-kind repairs and repainting and requests that the applicant clarify if there are any additional areas to be repaired in-kind other than the exterior walkway, stairs, fencing, window frame, siding and fascia, and deck. Applicant to clarify the location of the deck. Applicant to note that any scope beyond in-kind repairs and in-kind painting must be approved by the Board.

#### STAFF RECOMMENDATION:

**Final Approval** with conditions noted.

## **CITY STAFF INTRODUCTION**

408 Harrington Street









## **APPLICANT PRESENTATION**

408 Harrington Street



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW BOARD APPLICATION

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
www.cityofbeaufort.org

- Staff Review
- Board Review

Application Fee:  
see attached schedule

3:00 pm

OFFICE USE ONLY: Date Filed: 12/12 Application #: 24699 Zoning District: T4-HA  
BCAGHS Survey:  Yes  No CONTRIBUTING / PRESERVATION NEIGHBORHOOD

**Schedule:** The Historic Review Board (HRB) typically meets the 2<sup>nd</sup> Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

**Submittal Requirements:** All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

**Review Request:**  Conceptual  Preliminary  Final  Bailey Bill Approval\*  Change After Certification  
\*Requires a Bailey Bill - Part A Preliminary Review Application Form

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**Applicant, Property, and Project Information**

Applicant Name: Donjuan Roofing LLC

Applicant Address: 38 Downing Dr.

Applicant E-mail: Silvestre.Donjuan@yahoo.com Applicant Phone Number: 253-441-0589

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Owner (if other than the Applicant): Mary Helen Niemeyer

Owner Address: 408 Harrington St Beaufort SC 29902

Project Name: Detach garage roof replacement

Property Address: 408 Harrington St Beaufort SC 29902

Property Identification Number (Tax Map & Parcel Number):

Date Submitted:

**Certification of Correctness:** I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: Nov. 16-22

Owner's Signature: [Signature] Date: 11/16/22

(The owner's signature is required if the applicant is not the owner. See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated Sept. 26, 2022)



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW BOARD APPLICATION

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
www.cityofbeaufort.org

- Staff Review
- Board Review

Application Fee:  
see attached schedule

**Required Project Information**

Project Name: detached garage roof replacement

Property Size in Acres: \_\_\_\_\_

Nature of Work (check all that apply):

- New Construction, Primary Structure
- Demolition\*     Relocation\*     Alterations / Additions

New Construction, Primary Structure

\*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

- Is this project a redevelopment project?     Y    N
- Are there existing buildings on the site?     Y    N if yes, will they remain?     Y    N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

remove multi corrugated green metal and install  
new "Mechanical Standing seam" to match the main  
house on "evergreen" color.

**CONTACT INFORMATION:**

Attention: Julie A. Bachety, Administrative Assistant II  
City of Beaufort Community Development Department  
1911 Boundary Street, Beaufort, South Carolina 29902  
E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated Sept. 26, 2022)



# HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

### BOARD REVIEW FEES:

Single-family residential projects (board review)	\$100.00
Multifamily and commercial projects (board review)	\$250.00
Change After Certification	\$100.00
Demolition (whole structure)	\$250.00
Special Board Meeting	\$500.00

Post facto applications shall be triple the normal fee.

### STAFF REVIEW FEES:

Single Family and 2/3-unit buildings not in a historic district are exempt.

#### **Type 1**

Renovations/Improvements (not including additions), ≤ 50% of the value of the structures

<u>Value</u>	<u>Fee</u>
Improvements ≤ \$5,000	\$50
Improvements > \$5,000 but ≤ \$25,000	\$50 + 0.25% x value above \$5,000
Improvements > \$25,000	\$100 + 0.20% x value above \$25,000

#### **Type 2**

- Any single-family and 2/3-unit residential addition in a historic district: \$50
- All other additions: \$500 base fee + \$0.05/square foot of addition.

#### **Type 3**

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2-3 unit residential in the historic district
- ≤ 10,000 square feet: \$500 base fee + 0.05/square foot of building
- > \$10,000 square feet: \$1,000 base fee + \$0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, \$0.02/square foot.

Revised June 10, 2021

## HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

### Application Requirements

*The Beaufort Code* applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

**NOTE 1:** If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

**NOTE 2:** Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

**NOTE 3:** Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

## City of Beaufort Certificate of Appropriateness Checklists

### Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)

\*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

**\*This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

#### Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

#### Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

#### Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

City of Beaufort Certificate of Appropriateness Checklists

---

**Submission Requirements for Change After Certification**

Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)

**Change After Certification:**

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as "Previously Approved" or "Current Proposed", and all proposed revisions in the current proposed drawings must be clouded and noted.

City of Beaufort Certificate of Appropriateness Checklists

---

**Submission Requirements for Demolition or Relocation**

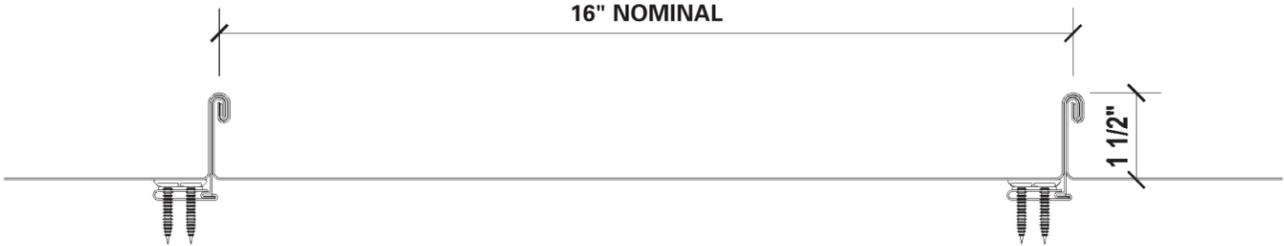
Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)

**Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.**

- A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult city staff or the Historic Beaufort Foundation for verification of the date of construction and historic information.
- Tax map or plat showing the location of the property
- Color photographs of all sides of the structure.
- Color photographs of adjoining properties.
- A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.





<b>ML150</b>	<b>1 1/2" Mechanical Lock Panel</b>	
<b>PRODUCT DESCRIPTION</b>		
<ul style="list-style-type: none"> <li>• Classic Architectural Standing Seam Metal Roofing System</li> <li>• Ideal for residential and light commercial applications</li> <li>• Specially designed clip allows thermal movement</li> <li>• Tested panel for rated assemblies achieves high performance levels</li> <li>• Mechanical locked seam for long-term weather tight performance</li> <li>• Excellent for roofing installation requiring exotic metals such as copper and terne</li> </ul> <p>1-1/2" Mechanical Lock Panel; max width 16.3"; Double Lock 180 Degree Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; Floating Clip Assembly ML150R Clip fastening metal to panel to min. 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schlebach Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -59.75 psf Main Field @ 24" Clip Spacing; Perimeter and Corner Pressure -123.5 psf @ 6" Clip Spacing; <i>Oil Canning is not a Cause for Rejection</i></p>		<a href="http://www.4mmetals.com">www.4mmetals.com</a>
		
<b>DESIGN INFORMATION</b>	<b>TEST REPORT SUMMARY</b>	
<ul style="list-style-type: none"> <li>• Minimum Slope = 1-1/2":12"</li> <li>• Actual Panel Width: 16.3" from 20" Coil</li> <li>• Solid Substrate Required</li> <li>• Architectural, Hydrokinetic Panel</li> <li>• Mechanically Seamed in the Field</li> <li>• 24 and 26 Gauge Galvalume®</li> <li>• .032" Aluminum</li> <li>• 16oz Copper</li> <li>• 30 Year Finish Warranty on Kynar 500 Finish</li> <li>• Weather Tight Warranty Available</li> <li>• Underlayment Required</li> </ul>	<ul style="list-style-type: none"> <li>• Florida Building Code 2007</li> <li>• Chapter 15: Roof Assemblies</li> <li>• Section 1504.3.2; 1505.3; 1507.4</li> <li>• Chapter 16: Structural Design</li> <li>• Chapter 22: Steel; Section 2209 Cold Form Steel</li> <li>• Chapter 23: Wood</li> <li>• Testing per TAS 125-03 Std. Requirements for Metal Roof Systems</li> <li>• Test Assembly #6 by Underwriters Laboratory for: <ul style="list-style-type: none"> <li>a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies</li> <li>b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems</li> </ul> </li> <li>• Testing per TAS 100 Wind Driven Rain Test</li> <li>• FPA #9860.4-R1 – Non HVHZ – 24ga</li> <li>• FPA #9860.5-R1 – Non HVHZ – .032" Aluminum</li> <li>• FPA #9860.6-R1 – Non HVHZ – 16oz Copper</li> <li>• FPA #9860.7-R1 – HVHZ – 24ga</li> </ul>	















# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 January 2023

## 1 SUMMARY OF REQUEST

---

### 408 Harrington Street, Alterations

The applicant is requesting final approval for a detached garage roof replacement.

This property is located within the Beaufort Preservation Neighborhood.

Background: This is the first application received for this project.

## 2 FACTS

---

<b>Property Address:</b>	408 Harrington Street
<b>Parcel ID:</b>	R120 004 000 0768 0000
<b>Case Number:</b>	<b>23-01 HRB.1</b>
<b>Applicant:</b>	<b>Donjuan Roofing, LLC</b>
<b>Zoning:</b>	T4-HN
<b>Use:</b>	Single Family Residential

### **District Development Standards for T4-HN:**

- **Setback requirements – Primary Structure:**
  - *Front* —Average prevailing setback on block
  - *Rear setback* – 15' min.
  - *Side Corner/Alley* – 5' min.
  - *Side Interior* – 6' min., 10' min. in The Point
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

### **References:**

Beaufort Code  
Beaufort Preservation Manual

### 3 STAFF COMMENTS

---

#### Staff Acknowledgements

- This property is located within the Beaufort Preservation Neighborhood. The main house is a contributing resource.

#### Staff Conditions

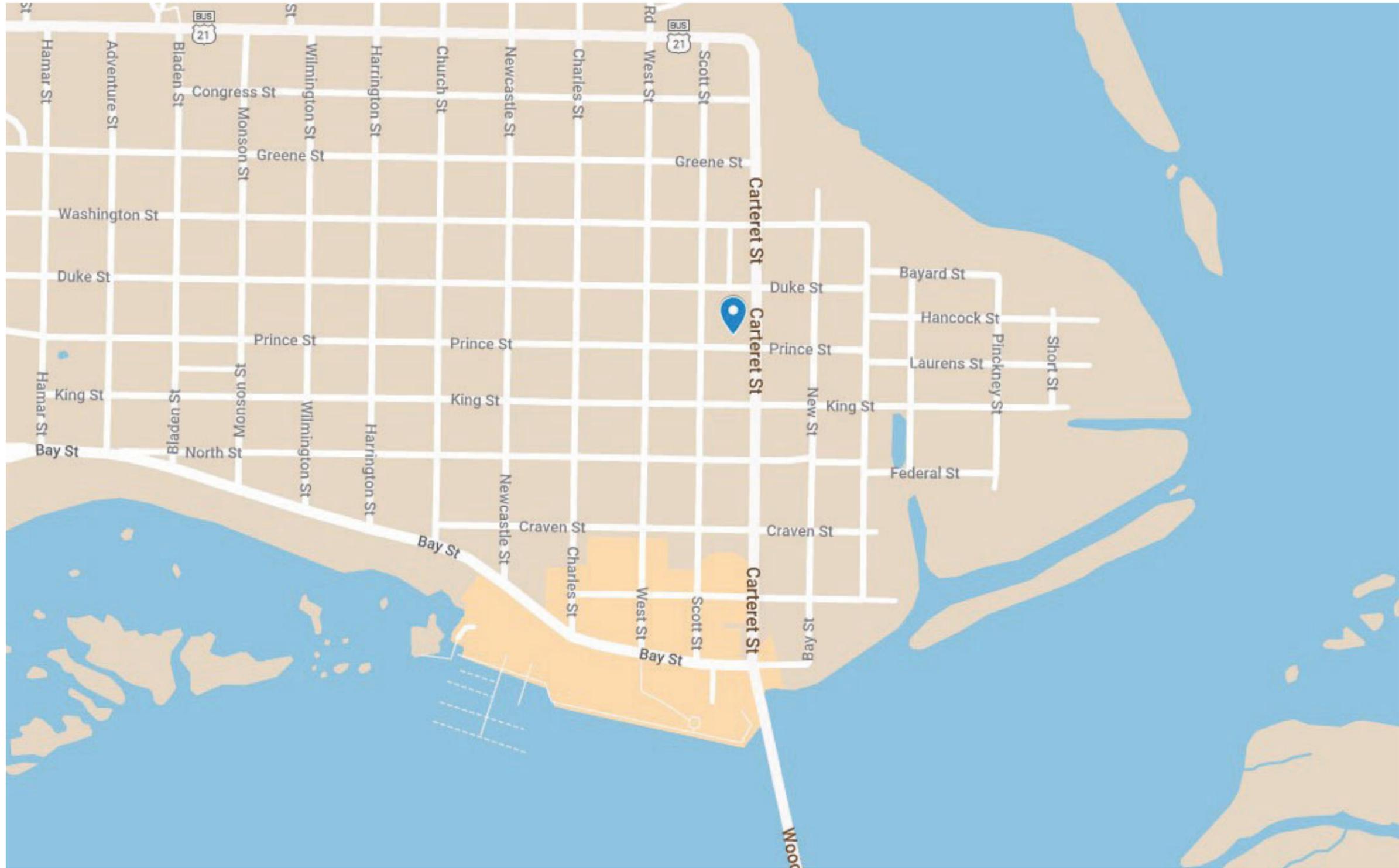
1. Staff understands that the current corrugated metal roof is at the end of its lifespan and believes that the ML150 roof is an appropriate replacement for this structure.
2. Staff supports the applicant's choice to match the evergreen color as seen on the main house roof.
3. Applicant to clarify which details from the ML150 cutsheet are to be used.

#### STAFF RECOMMENDATION:

**Final Approval** with conditions noted.

## **CITY STAFF INTRODUCTION**

705 Prince Street













**CITY OF BEAUFORT**  
**HISTORIC REVIEW BOARD**  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011 FAX: (843) 986-5606

**DECISION LETTER**

September 15, 2022

Megan Chancellor Crumrine  
1003 Charles Street  
Beaufort, SC 2990

**RE: 22-58 HRB.1 705 Prince Street – New Construction**

Dear Ms. Crumrine:

On September 14, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for new construction of a carriage house at 705 Prince Street. The HRB voted to grant conceptual approval with staff conditions noted.

Staff Conditions for Conceptual Approval:

1. While staff supports the applicant's efforts to differentiate the carriage house from the historic main house, staff believes the height, scale, and mass of the proposed carriage house is too large. Staff recommends the applicant consider ways to reduce its height, scale, and mass compared to main house. The proposed carriage house is longer than the main house (not including the porches).
  - a. Staff recommends the applicant reduce the size of the two-car garage. The current garage measures 26 feet deep and 26 feet wide (not including the work bench area protruding to the north. A typical two-car garage measures 22 feet deep and 22 feet wide. The east façade with its shed attachment containing the two garage doors should be reduced with the goal to decrease the overall depth of the garage closer to 22 feet. The width of the garage could also be lessened.
  - b. Staff recommends the applicant incorporate the interior stair mass partially within the garage and living space above. This could lessen the overall length of the structure 3-4 feet.
  - c. The height of the structure is 24 feet from grade to ridge. Staff recommends the applicant reduce the ridge height by a foot to keep it closer to the eave height of the main house new addition roof. Staff understands the roof height driving factor seems to be the location of the stairway door at second floor under the roof. The applicant is illustrating 17 risers in plan but noting 16. There appears to be a riser at the landing switchback. If this is the case, staff recommends the uppermost riser be removed in plan, leaving 16R, which will allow the door

to shift west (plan north) approximately 10 inches. This shift may allow the roof line to be dropped accordingly.

- d. Staff believes that the applicant complying with comment 1c above, may allow the roof pitch to lessen to an 11:12 slope or even 10:12 slope, which would lower the ridge 9 inches or 18 inches respectively.
  - e. Dropping the roof or adjusting the roof slope to a lower pitch may also lower the second-floor dormer windowsills which are currently 4'-8" above the second floor.
2. Staff recommends the applicant convert the gable roof over the studio to a shed roof to reduce the massing of the structure.
  3. Staff recommends simplifying or removing the awnings and brackets above the two pedestrian doors as it creates a bulky appearance.
  4. Staff recommends the studio exterior door be eliminated and replaced by a window.
  5. Applicant to enlarge first floor windows per Section 4.6.3.C.2.c.i, "Facades should have several window sizes with smaller ones above."
  6. Staff recommends the applicant reduce the height of the dormer windows. They are currently 4 feet high, and a suggested height is 3'-2". This will assist the applicant in complying with comment 5 above.
  7. Staff recommends the applicant convert the bedroom window to a casement to comply with egress requirements. According to the window manufacturer provided literature in the application the current double hung size does not comply with egress.
  8. Staff supports the pedestrian door selection.
  9. Garage doors should be smooth panels without simulated texture.
  10. Staff does not support the gas lantern for the carriage house. Gas lanterns are not appropriate in the historic district on structures where they historically did not exist. Staff recommends the applicant choose an electric fixture and simplistic in design given this fixture is for an accessory structure.

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,

Mike Sutton, Vice-Chair  
Historic Review Board

email: [megan@allisonramseyarchitect.com](mailto:megan@allisonramseyarchitect.com)

cc: file copy



**CITY OF BEAUFORT**  
**HISTORIC REVIEW BOARD**  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011 FAX: (843) 986-5606

**DECISION LETTER**

November 11, 2022

Megan Chancellor Crumrine  
1003 Charles Street  
Beaufort, SC 29902

**RE: 22-58 HRB.2 705 Prince Street – New Construction**

Dear Ms. Crumrine:

On November 9, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for new construction of a carriage house at 705 Prince Street. The HRB voted to reject [deny] the application as submitted and return to the Board with a simplified design that includes an external staircase in order to reduce the scale.

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,

Mike Sutton, Vice-Chair  
Historic Review Board

email: [megan@allisonramseyarchitect.com](mailto:megan@allisonramseyarchitect.com)

cc: file copy

## **APPLICANT PRESENTATION**

705 Prince Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval\* Change After Certification
\*Requires a Bailey Bill - Part A Preliminary Review Application Form

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: MEGAN CHANCELLOR CRUMPLINE, ALLISON RAMSEY ARCHITECTS

Applicant Address: 1003 CHARLES STREET, BEAUFORT, SC 29902

Applicant E-mail: megan@allisonramseyarchitects.com Applicant Phone Number: 843.986.0559 x10

Applicant Title: Homeowner Tenant Architect Designer Engineer Developer

Owner (if other than the Applicant): TRISH & ERIC FULDNER

Owner Address: 705 PRINCE STREET, BEAUFORT, SC 29902

Project Name: 705 PRINCE STREET CARRIAGE HOUSE

Property Address: 705 PRINCE STREET, BEAUFORT, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120.004.000.0542.0000

Date Submitted: DECEMBER 14, 2022

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Megan Chancellor Date: 12/14/22

Owner's Signature: SEE PREVIOUS SUBMITTAL Date:

(The owner's signature is required if the applicant is not the owner.)
See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Sept. 26, 2022)



**DEVELOPMENT REVIEW PROCESS**  
**HISTORIC REVIEW BOARD APPLICATION**  
 Community & Economic Development Department  
 1911 Boundary Street, Beaufort, South Carolina, 29902  
 p. (843) 525-7011 / f. (843) 986-5606  
 www.cityofbeaufort.org

Project Name: 705 Prince Street Carriage House

Property Size in Acres: 0.27 Proposed Building Use: Garage

Nature of Work (check all that apply):

- New Construction, Primary Structure  
  New Construction, Primary Structure  
  Alterations / Additions  
 Demolition\*  
  Relocation\*  
 \*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):  
Total 1459 SF. 1st floor uncond. = 732 SF; 1st floor cond. = 264 SF; 2nd floor cond. = 463 SF

Is this project a redevelopment project:  Y  N

Are there existing buildings on the site?  Y  N if yes, will they remain?  Y  N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

New carriage house added to rear of property. Includes garage, art studio on first floor and apartment on second floor.

---

---

---

---

---

---

---

---

---

---

**CONTACT INFORMATION –**

Attention: Julie A. Bachety, Administrative Assistant II  
 City of Beaufort Department of Planning & Development Services  
 1911 Boundary Street, Beaufort, South Carolina 29902  
 E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated April 16, 2021

City of Beaufort Certificate of Appropriateness Checklists

**Submission Requirements for New Construction and Alterations or Additions**

Please submit DIGITAL FILES ONLY via email to: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org)

\*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

**\*This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

**Conceptual Review**

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

**Preliminary Review:** All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

**Final Review:** All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

December 14, 2022

Historic Review Board  
City of Beaufort  
1911 Boundary Street  
Beaufort, SC 29902

**Re: 22-58 HRB.2                      705 Prince Street – New Construction**

Dear Beaufort Historic Review Board,

Thank you for taking the time to discuss the new construction project at 705 Prince Street for the Fuldners. What is proposed to you takes in to account the staff report from September 9, 2022 and the decision letter dated November 11, 2022. Additionally, the applicant met with staff to discuss ways to simplify further. These suggestions have been incorporated in to the current proposal. Actions taken include (in blue):

From staff report September 9, 2022:

1. While staff supports the applicant's continued efforts to differentiate the carriage house from the historic main house, staff believes the height, scale, and mass of the proposed carriage house is still too large for the site. The proposed carriage house is still longer than the main house (not including the porches). In future submissions, staff recommends the applicant submit a narrative that states how/if the applicant has attempted to implement the staff comments from previous submission and provide reasons for why these comments were not implemented.

*Letter written.*

2. Since the previous submission, applicant has reduced the overall width of the carriage house from 49' to 47' 4".

- a. The garage has reduced in width from 26'-8" to 26', and the depth has decreased from 26'-8" to 26'. Staff does not believe that these reductions are significant enough to improve the scale and mass of the structure.

*While the 26' needs to stay to house the owners' boat, the length of the structure has been further decreased from 47'-4" to 44'-4".*

- b. Applicant has not reduced the size of the staircase or the art studio. Additionally, applicant has not incorporated the interior stair mass partially within the garage and living space above, which was a staff condition of the previous meeting.

*The staircase was made simpler per staff suggestion.*

- c. Applicant has not reduced the size of the workbench area connected to the garage.

*Workbench was moved under stair per staff request.*

- d. Staff has reduced the overall height of the carriage house from 23'-6" to 22'-4". Applicant has changed the slope from 12/12 to 10/12 per staff recommendations; staff supports this change.

3. Staff recommends the applicant convert the gable roof over the studio to a shed roof to reduce the massing of the structure. This was a condition of the previous meeting that has not been satisfied.

Change made per staff suggestion.

4. Staff requests clarification regarding section 2 on sheet G4, "One-story garage section." Applicant depicts a 10/12 slope in this drawing but illustrates the roof as a 3/12 slope in elevation. The applicant has also changed the slope from 12/12 to 10/12 in the slope annotation on section 1, sheet G4 but has not revised the drawing and reduced the slope from the previous submission.

Drawing title changed per request and slopes changed per shed roof change.

5. Staff recommends removing the roof bump out above the studio door.

Removed per staff request.

6. Staff recommends the studio exterior door be eliminated and replaced by a window.

Owner would still like to enter from proposed door.

7. Applicant has enlarged the first floor windows; staff supports this change.

8. Applicant has reduced the size of the dormer windows from 2840 to 2030; staff supports this change.

9. Applicant has converted the bedroom window to a casement to comply with egress requirements; staff supports this change.

10. Staff supports the pedestrian door selection as stated in the previous staff report.

11. Garage doors should be smooth panels without simulated texture. Applicant has shown a new door with a different design than the previous submission, but applicant still has not indicated that this door has smooth panels without a simulated texture.

Garage doors have smooth panels. See spec sheet.

12. Applicant has replaced the gas lantern with an appropriate electric light fixture; staff supports the new light fixture.

From decision letter dated November 11, 2022:

On November 9, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for new construction of a carriage house at 705 Prince Street. The HRB voted to reject [deny] the application as submitted and return to the Board with a simplified design that includes an external staircase in order to reduce the scale.

It is important to the owner the staircase remains inside the structure for the longevity of the stair and simplicity of look. From the last submission, the entire design has been simplified by: 1) removing the workbench bump out and tucking it under the stair, 2) removing a window and centering others on rear elevation, 3) extending lower garage roof over entrance door and 4) changing art studio roof from a gable to shed roof (as previously mentioned).

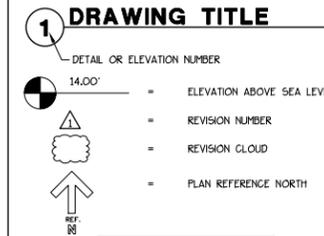
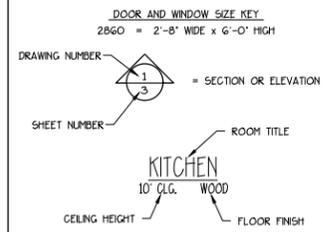
Again, thank you for your time. We look forward to meeting in January.

Sincerely,



Megan Chancellor Crumrine  
Allison Ramsey Architects, Inc.

## SYMBOLS + KEYS



⚡	SINGLE POLE SWITCH
⚡⚡	THREE WAY SWITCH
⚡⚡⚡	FOUR WAY SWITCH
⚡⚡⚡⚡	DIMMER SWITCH
⚡⚡⚡⚡	SPEED CONTROL
⚡⚡	DUPLEX OUTLET
⚡⚡	1/2 HOT OUTLET
⚡⚡	WATER PROOF OUTLET
⚡⚡	GROUND FAULT OUTLET
⚡⚡	QUADPLEX OUTLET
⚡⚡	SPECIALTY OUTLET
⚡⚡	FLOOR OUTLET
⚡⚡	TELEPHONE JACK
⚡⚡	THERMOSTAT
⚡⚡	TELEVISION JACK
⚡⚡	VENT
⚡⚡	VENT w/ LIGHT
⚡⚡	SURFACE MOUNTED FIXTURE
⚡⚡	RECESSED FIXTURE
⚡⚡	WALL MOUNTED FIXTURE
⚡⚡	FLOOD LIGHT
⚡⚡	LED FIXTURE
⚡⚡	CEILING FAN
⚡⚡	STRIP LIGHTING
⚡⚡	CEILING BOX
⚡⚡	DOOR CHIME
⚡⚡	ELECTRICAL PANEL
⚡⚡	SMOKE DETECTOR
⚡⚡	CARBON MONOXIDE DETECTOR

## COLORS + MATERIALS LIST - TO MATCH EXISTING HOME WHERE APPROPRIATE - VERIFY W/ ARCHITECT

	MATERIAL	COLOR
SIDING	FIBER CEMENT, 6" REVEAL LAP SIDING	BENJAMIN MOORE OC22 CALM
WINDOWS	MARVIN ELEVATE DOUBLE HUNG WITH WOOD SIDL OR SIDL W/ SPACER BARS (CONFIRM W/ OWNER)	WHITE
TRIM, EAVES + FASCIA	FIBER CEMENT + P.T. WOOD	BENJAMIN MOORE OC22 (CALM)
ARCH. SHINGLES	SLATE GRAY	SLATE GRAY
PORCH CEILINGS	BEAD BOARD	BENJAMIN MOORE HC 144 (PALLADIAN BLUE)
GARAGE DOORS	SMOOTH SIMULATED WOOD	STANDARD WHITE



CONCEPTUAL RENDERING

## DRAWING INDEX

- GO COVER SHEET
- GP EXISTING PLAT + AERIAL VIEW
- GC CONTEXT
- G5 SITE PLAN + SITE ELEVATION
- G2 FLOOR PLANS
- G3 ELEVATIONS
- G4 WALL SECTIONS + DETAILS
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

## GENERAL INFO.

AREA CALCULATIONS  
 FIRST FLOOR HEATED = 251 S.F. GARAGE AND STORAGE = 688 S.F.  
 SECOND FLOOR HEATED = 489 S.F.  
 TOTAL HEATED = 740 S.F.

**FULDNER  
CARRIAGE HOUSE**  
705 PRINCE STREET, BEAUFORT, SC

**ALLISON RAMSEY  
Architects, Inc.** - creating sustainable timeless design  
1003 Charles St.  
Beaufort, SC 29902  
(843) 984-0359  
www.allisonramseyarchitect.com

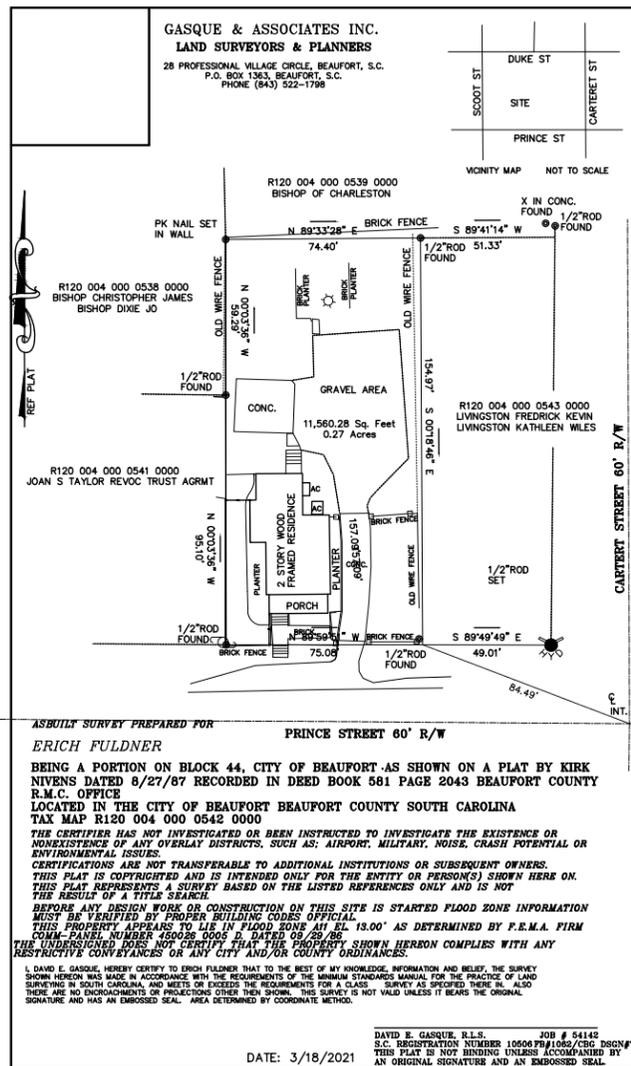
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE CONDITIONS AND HAS FOUND THEM TO BE GENERALLY ACCURATE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE CONDITIONS AND HAS FOUND THEM TO BE GENERALLY ACCURATE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE CONDITIONS AND HAS FOUND THEM TO BE GENERALLY ACCURATE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE CONDITIONS AND HAS FOUND THEM TO BE GENERALLY ACCURATE.

DATE:	12/15/2022
JOB NO.	223115
DWG. BY:	JM
DWG. NAME:	223115.DWG

**GO**

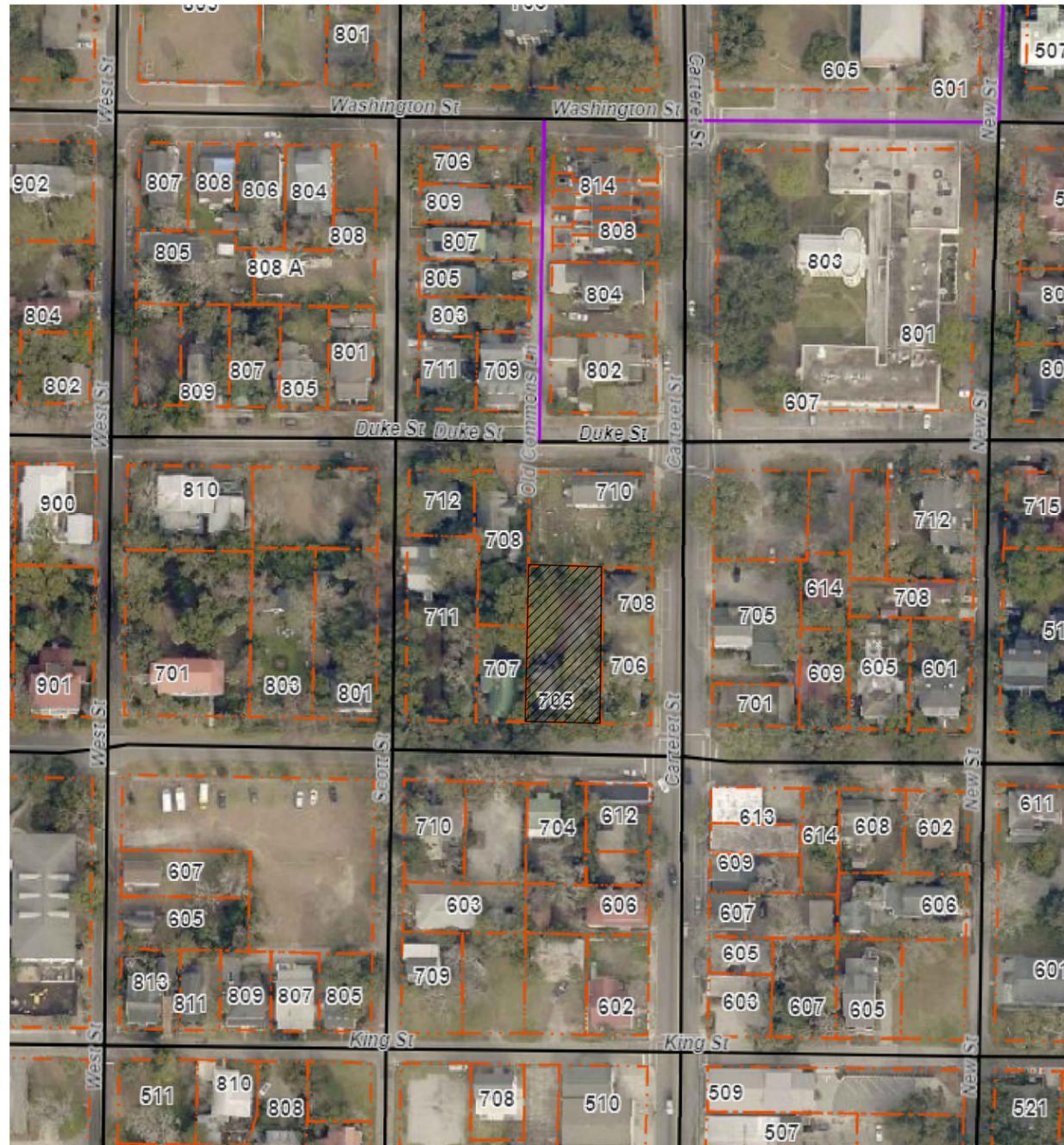
# FULDNER CARRIAGE HOUSE

705 PRINCE STREET, BEAUFORT, SC



**EXISTING PLAT**

SCALE: 1/32" = 1'-0"



**AERIAL VIEW**

NOT TO SCALE

Copyright 2022 by Allison Ramsey Architects, Inc. All rights reserved.

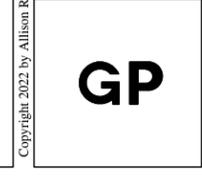
DATE:	06/19/2022
JOB NO.	223115
DWG. BY:	JM
DWG. NAME:	20220609-223115.DWG

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES...  
 ANY WORK CONDUCTED AFTER THIS DATE...  
 ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY...  
 THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS INFORMATION...

**ALLISON RAMSEY**  
**Architects, Inc.**  
*creating sustainable timeless design*

1003 Charles St  
 Beaufort, SC 29902  
 (843) 984-0559  
 www.allisonramseyarchitect.com

**FULDNER**  
**CARRIAGE HOUSE**  
 705 PRINCE STREET, BEAUFORT, SC





SCOTT STREET

711 PRINCE STREET



707 PRINCE STREET

APPLYING PROPERTY



705 PRINCE STREET



706 CARTERET STREET

CARTERET STREET

PRINCE STREET CONTEXT STREETSCAPE, NORTH SIDE

NOT TO SCALE



CARTERET ST.

612 CARTERET STREET



704 PRINCE STREET

VACANT/PARKING



710 PRINCE STREET

SCOTT STREET

PRINCE STREET CONTEXT STREETSCAPE, SOUTH SIDE

NOT TO SCALE

**FULDNER  
CARRIAGE HOUSE**  
705 PRINCE STREET, BEAUFORT, SC

**ALLISON RAMSEY**  
Architects, Inc. - creating sustainable timeless design  
1003 Charles St.  
Beaufort SC 29902  
(843) 798-4859  
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF THE STATE OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE EXECUTION OF THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

DATE:	08/19/2022
JOB NO.	223115
DRAWN BY:	JM
DATE:	20220809-223115.DWG

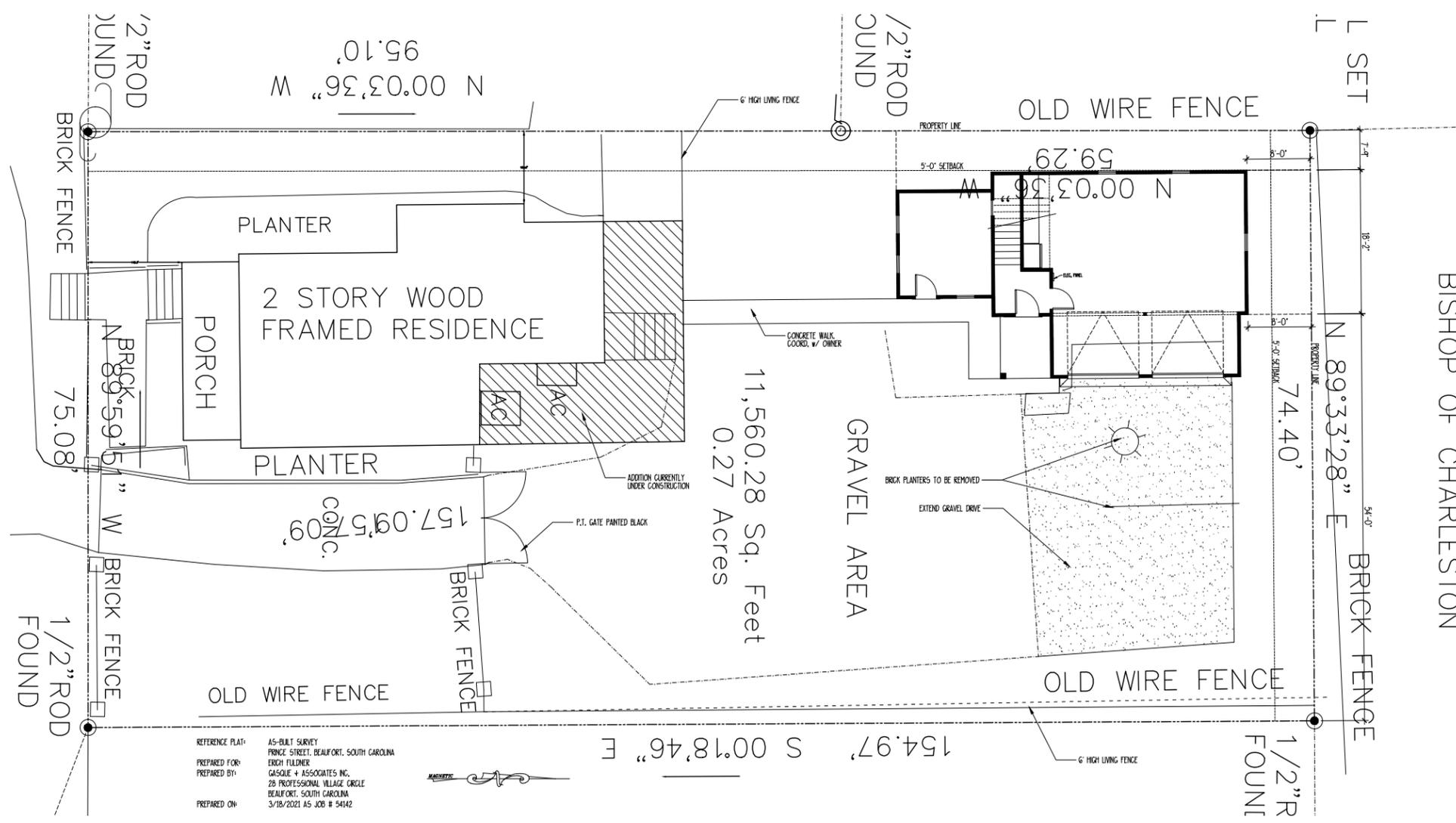


Copyright 2022 by Allison Ramsey Architects, Inc. All rights reserved.



**SITE ELEVATION**

SCALE: 1/8" = 1'-0"



**SITE PLAN**

REFERENCE PLAT: A5-BUILT SURVEY  
 PRICE STREET, BEAUFORT, SOUTH CAROLINA  
 PREPARED FOR: ERICH FULDNER  
 PREPARED BY: GASQUE + ASSOCIATES INC.  
 28 PROFESSIONAL VILLAGE CIRCLE  
 BEAUFORT, SOUTH CAROLINA  
 PREPARED ON: 3/18/2021 AS JOB # 54142

NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION.  
 NOTE: ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION.  
 NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER.

SCALE: 1/8" = 1'-0"

BISHOP OF CHARLESTON

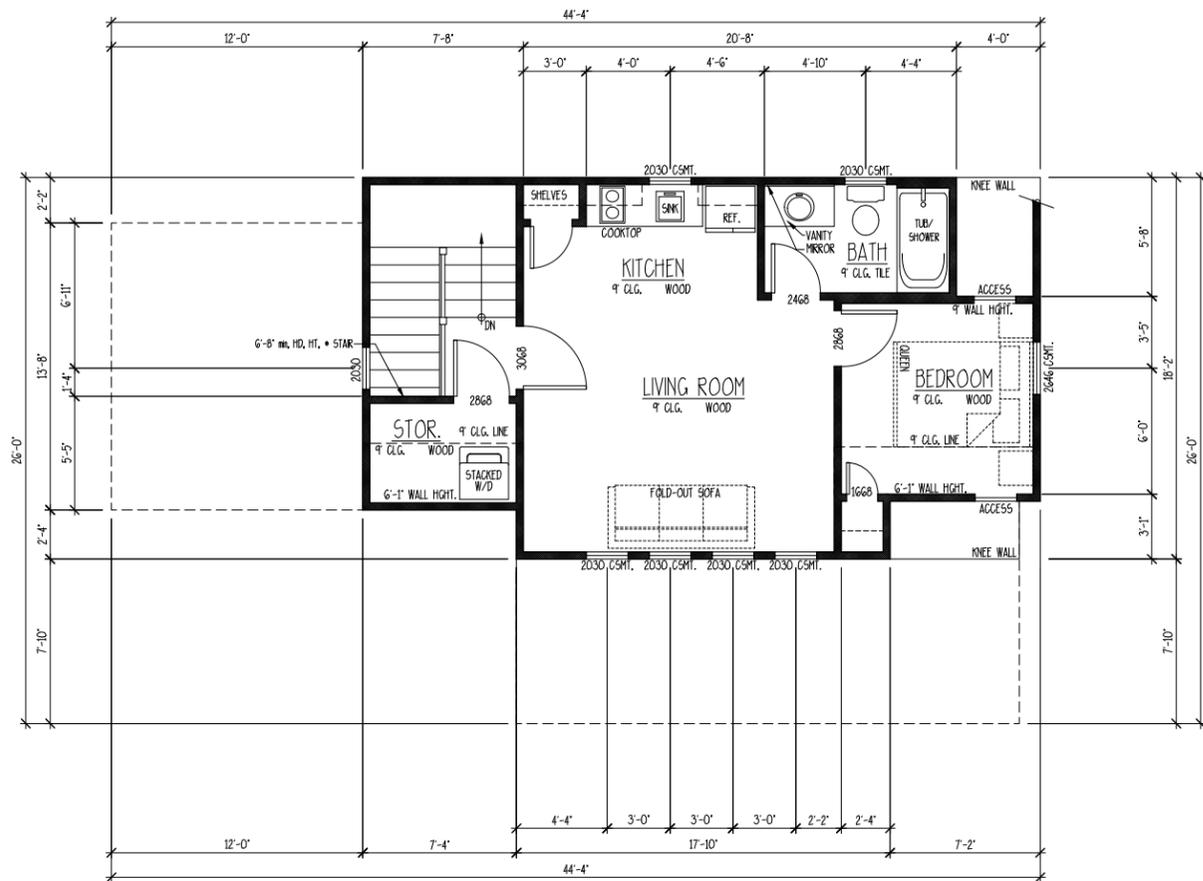
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL AND ENGINEERING PROFESSIONS AND TO BE USED IN CONFORMANCE WITH THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL AND ENGINEERING PROFESSIONS. ANY WORK CONSTRUCTED FROM THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF ANY WORK CONSTRUCTED FROM THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK CONSTRUCTED FROM THIS PLAN. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER WORK CONSTRUCTED FROM THIS PLAN.

DATE:	12/13/2022
JOB NO.:	223115
DWG. BY:	JM
DWG. NAME:	223115.DWG



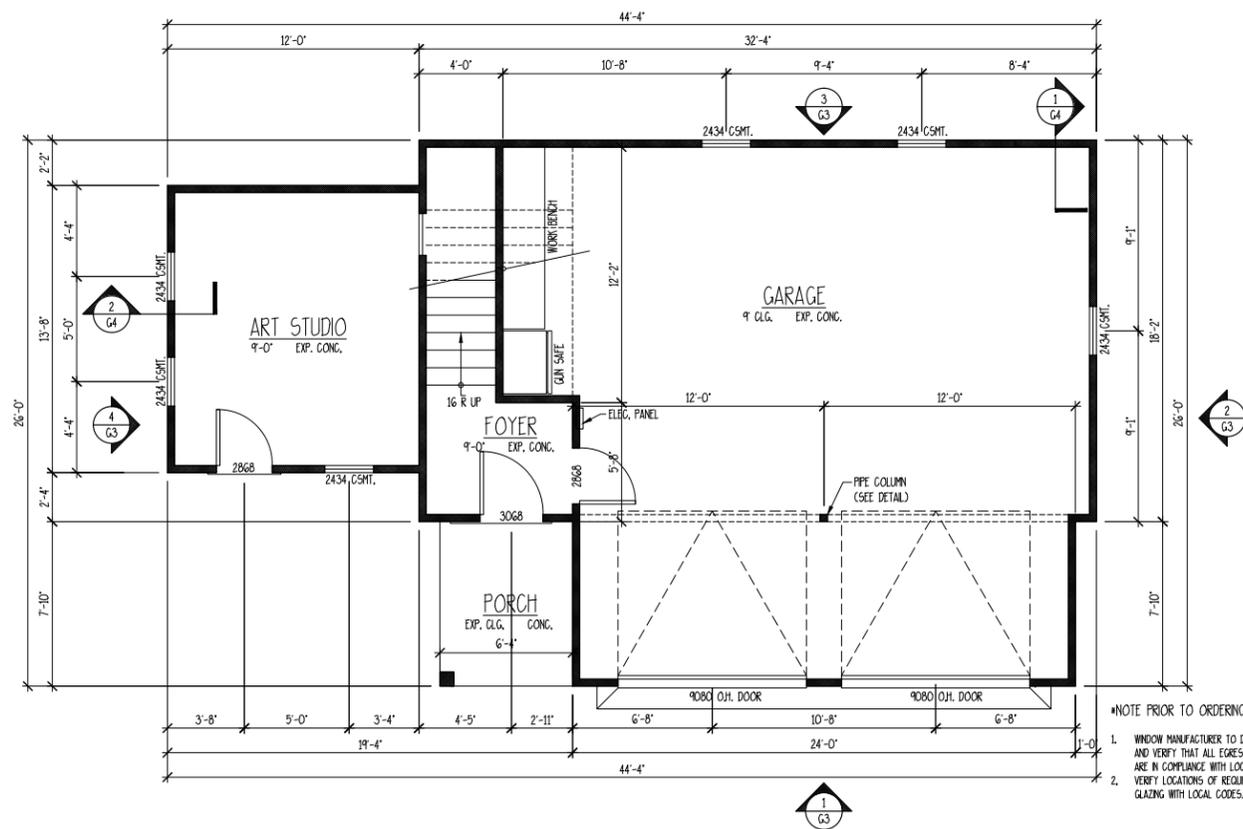
**ALLISON RAMSEY ARCHITECTS**  
 creating sustainable timeless design  
 1003 Charles St.  
 Beaufort, SC 29502  
 (843) 985-0392  
 www.allisonramseyarchitect.com

**FULDNER CARRIAGE HOUSE**  
 705 PRINCE STREET, BEAUFORT, SC



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF NORTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT DOES NOT ASSUME LIABILITY FOR ANY CONSTRUCTION DEFECTS OR FOR ANY OTHER MATTERS ARISING OUT OF OR IN CONNECTION WITH THIS PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT DOES NOT ASSUME LIABILITY FOR ANY CONSTRUCTION DEFECTS OR FOR ANY OTHER MATTERS ARISING OUT OF OR IN CONNECTION WITH THIS PROJECT.

DATE:	12/13/2022
JOB NO.:	22315
DWG. BY:	JH
DWG. NAME:	22315.DWG

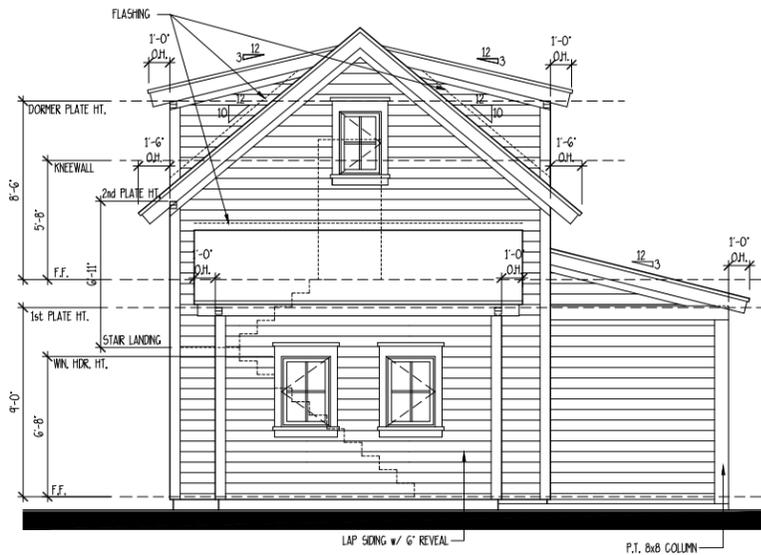
- \*NOTE PRIOR TO ORDERING:
1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
  2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

**FULDNER CARRIAGE HOUSE**  
705 PRINCE STREET, BEAUFORT, SC

**ALLISON RAMSEY ARCHITECTS, INC.**  
creating sustainable timeless design  
1003 Charles St.  
Beaufort, SC 29902  
(843) 986-0339  
www.allisonramseyarchitect.com

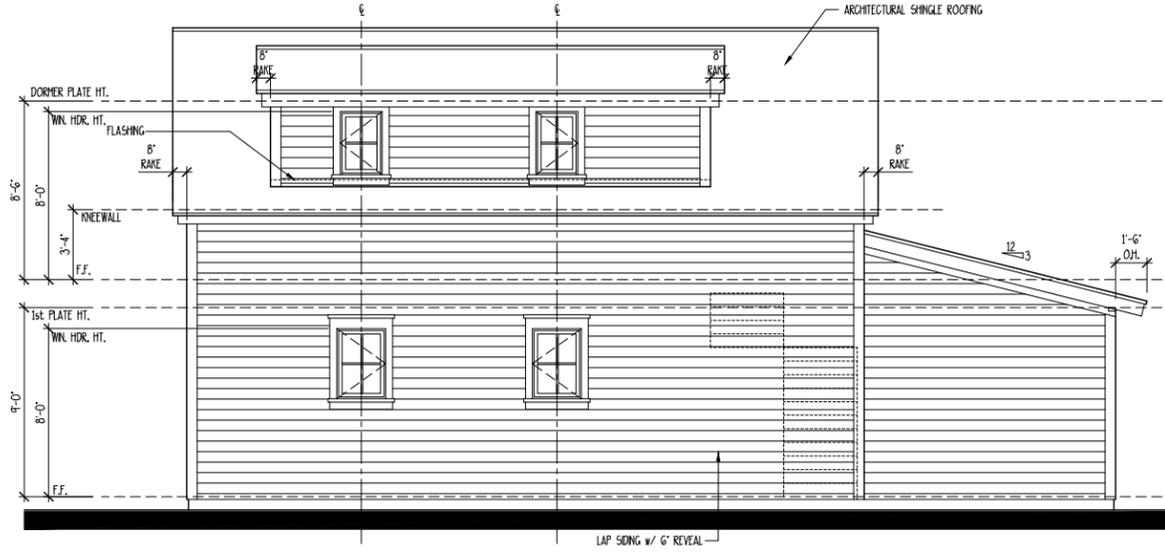
**G2**

Copyright 2022 by Allison Ramsey Architects, Inc. All rights reserved.



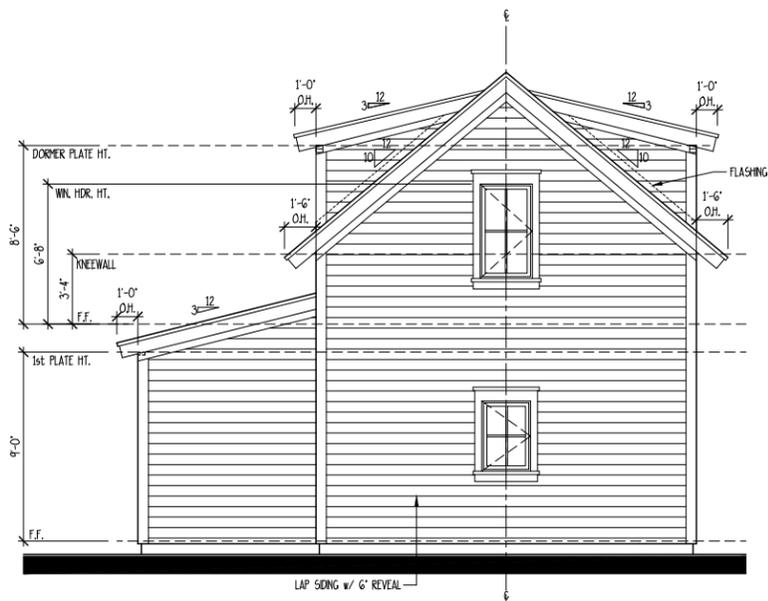
**4 LEFT ELEVATION**

SCALE: 1/4" = 1'-0"



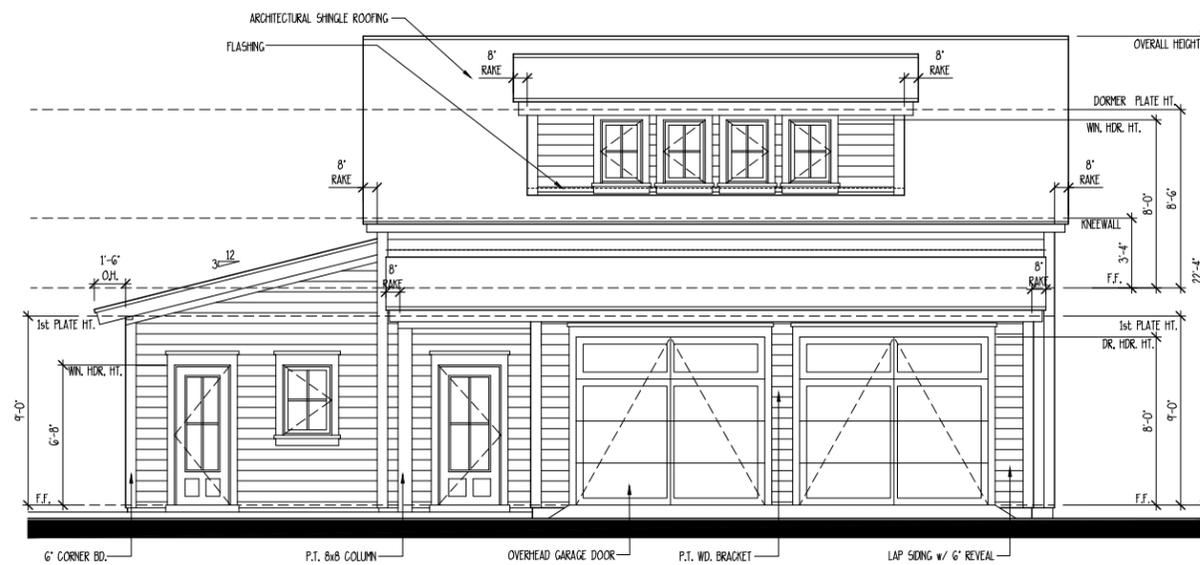
**3 REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**2 RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"



**1 FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

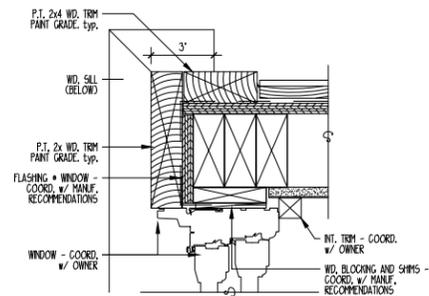
**FULDNER  
CARRIAGE HOUSE**  
705 PRINCE STREET, BEAUFORT, SC

**ALLISON RAMSLEY  
Architects, Inc.** creating sustainable timeless design  
1003 Charles St.  
Beaufort SC 29902  
(843) 785-0339  
www.allisonramsleyarchitect.com

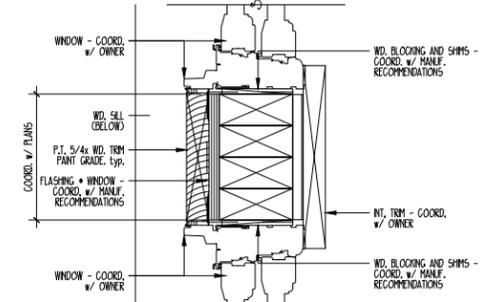
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND REGULATIONS OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

DATE:	12/13/2022
JOB NO.:	22315
DWG. BY:	JM
DWG. NAME:	22315.DWG

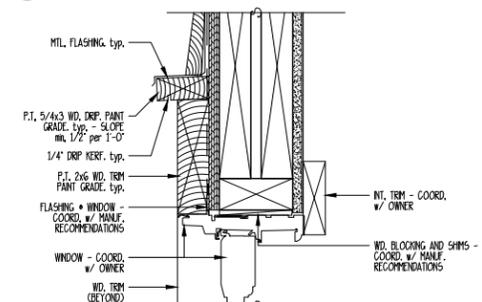
**G3**



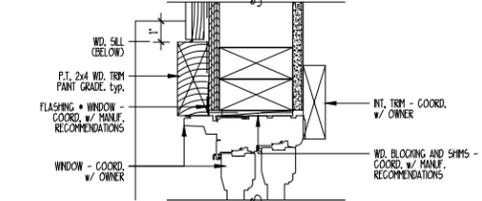
**8 TYPICAL DORMER JAMB**  
SCALE: 3" = 1'-0"



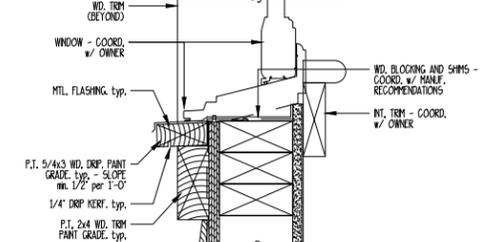
**7 TYPICAL WINDOW JAMB • MULL**  
SCALE: 3" = 1'-0"



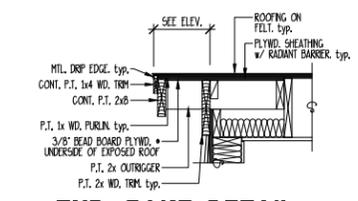
**6 TYPICAL WINDOW & DOOR HEAD**  
SCALE: 3" = 1'-0"



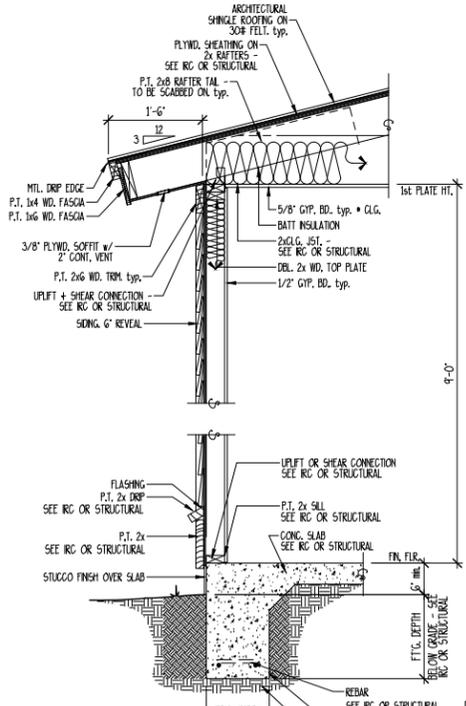
**5 TYPICAL WINDOW & DOOR JAMB**  
SCALE: 3" = 1'-0"



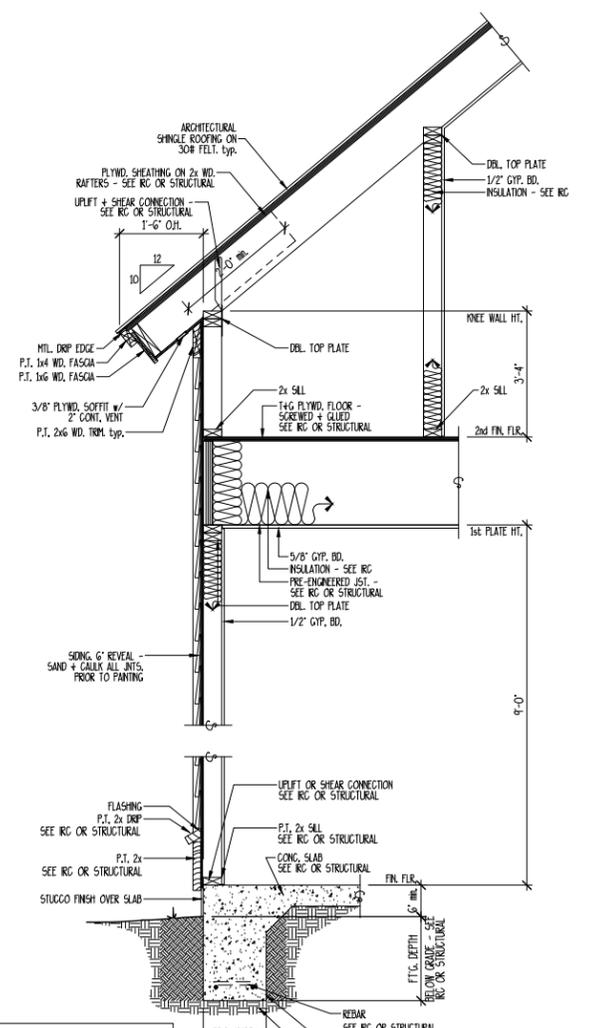
**4 TYPICAL WINDOW SILL**  
SCALE: 3" = 1'-0"



**3 TYP. RAKE DETAIL**  
SCALE: 3/4" = 1'-0"



**2 ONE-STORY GARAGE SECTION**  
SCALE: 3/4" = 1'-0"



**1 TWO-STORY GARAGE SECTION**  
SCALE: 3/4" = 1'-0"

NOTES:  
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES  
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

**FULDNER CARRIAGE HOUSE**  
705 PRINCE STREET, BEAUFORT, SC

**ALLISON RAMSEY ARCHITECTS**  
creating sustainable timeless design  
1003 Charles St.  
Beaufort, SC 29902  
(843) 786-0339  
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. ANY WORK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES AND ALL APPLICABLE REGULATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. ANY WORK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES AND ALL APPLICABLE REGULATIONS.

DATE:	12/13/2022
JOB NO.:	223115
DWG. BY:	JH
DWG. NAME:	223115.DWG

**G4**

Copyright 2022 by Allison Ramsey Architects, Inc. All rights reserved.

# Timberline HD<sup>®</sup> Shingles

Made to protect your home. Your story. And those of over 50 million of your fellow Americans!



## Timberline HD<sup>®</sup> Shingles Provide These Unique Benefits:

### Great Value

Architecturally stylish but practically priced

### Dimensional Look

Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look

### Highest Roofing Fire Rating

UL Class A, Listed to ANSI/UL 790

### High Performance

Designed with Advanced Protection<sup>®</sup> Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit [gaf.com/APS/](http://gaf.com/APS/) to learn more)

### Stays in Place

Dura Grip<sup>™</sup> Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)<sup>1</sup>

### StainGuard<sup>®</sup> Protection

Helps ensure the beauty of your roof against unsightly blue-green algae<sup>2</sup>

### Peace of Mind

Lifetime Ltd. transferable warranty with Smart Choice<sup>®</sup> Protection (non-prorated material and installation labor coverage) for the first ten years<sup>3</sup>

### Perfect Finishing Touch

For the best look, use Timbertex<sup>®</sup> Premium Ridge Cap Shingles or Ridglass<sup>®</sup> Premium Ridge Cap Shingles<sup>4</sup>

<sup>1</sup>This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

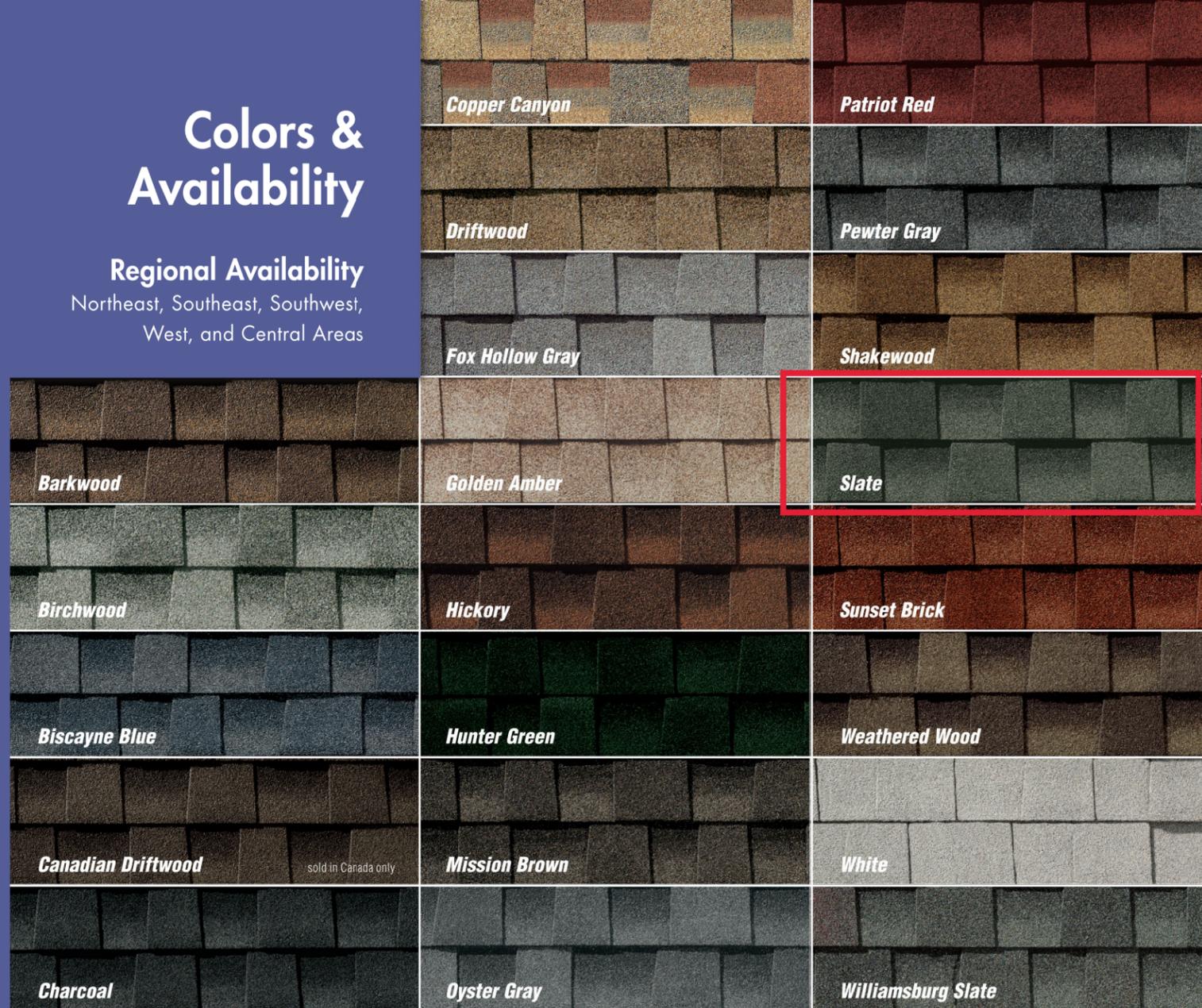
<sup>2</sup>StainGuard<sup>®</sup> Protection applies only to shingles with StainGuard<sup>®</sup>-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

<sup>3</sup>See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the secondary owner(s) if the primary owner(s) is deceased) who owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

<sup>4</sup>These products are not available in all areas. See [www.gaf.com/ridgecapavailability](http://www.gaf.com/ridgecapavailability) for details.

# Colors & Availability

**Regional Availability**  
Northeast, Southeast, Southwest,  
West, and Central Areas



## Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- UL 997 modified to 110 mph
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462<sup>1</sup>
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267

- Texas Department of Insurance listed
- CSA A123.5<sup>2</sup>
- ENERGY STAR® Certified (White Only) (U.S. Only)
- Rated by the CRRC
- Can be used to comply with Title 24 cool roof requirements
- Meets the cool roof requirements of the Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

## Product/System Specifics<sup>3</sup>

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)

- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Protection: Yes<sup>4</sup>
- Hip/Ridge: Timbertex®; Seal-A-Ridge®; Z® Ridge; Ridglass®
- Starter: Pro-Start® & WeatherBlocker™

## Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD® Shingles. Installation instructions may also be obtained at [gaf.com](http://gaf.com).

<sup>1</sup>Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>2</sup>Refers to shingles sold in Canada only.

<sup>3</sup>Refer to complete published installation instructions.

<sup>4</sup>StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See [gaf.com](http://gaf.com) for coverage and restrictions.

**Note:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

FRENCH ENTRY DOORS



4501 (IG)  
1501 (SG)  
Fir



4537 (IG)  
1537 (SG)  
Fir



4503 (IG)  
1503 (SG)  
Fir



4505 (IG)  
1505 (SG)  
Fir



4508 (IG)  
1508 (SG)  
Maple



4509 (IG)  
1509 (SG)  
Ash



4510 (IG)  
1510 (SG)  
Primed



4515 (IG)  
1515 (SG)  
Birch



401 (IG)  
501 (SG)  
Walnut



410 (IG)  
510 (SG)  
Pine



412 (IG)  
512 (SG)  
Walnut



4597 (IG)  
1597 (SG)  
Fir

# COACHMAN<sup>®</sup> collection

The Coachman<sup>®</sup> Collection gives your home classic elegance while complementing your home's architectural style. With four distinctive series, the Coachman Collection offers the sophisticated expression of a carriage house door with the science of durable steel and composite construction. It's the perfect blend of beauty and practicality—masterful in the details and innovative in design—and it's only from Clopay.

## 4-Layer Construction

**intellcore<sup>®</sup>**  
insulation technology

### Warmer. Quieter. Stronger.

Coachman<sup>®</sup> Collection doors featuring Intellcore<sup>®</sup> insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellcore<sup>®</sup> is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



Composite overlay with beveled coped edge and center groove creates a detailed carriage house look.

CGU MODELS	CG MODELS	CD MODELS
 <b>2"</b> POLYURETHANE INSULATION	<b>EFFICIENCY</b> <b>18.4</b> R-VALUE	<b>EFFICIENCY</b> <b>9.0</b> R-VALUE
<b>EFFICIENCY</b> <b>18.4</b> R-VALUE	<b>1 3/8"</b> POLYSTYRENE INSULATION	<b>EFFICIENCY</b> <b>6.5</b> R-VALUE

Calculated door section R-value is in accordance with DASMA TDS-163.



Model CGU/CG/CD11 with SQ24 Windows. Shown with Standard White Steel Base and Standard White Composite Overlays; Standard Spade Handles and Step Plates.

the look of **WOOD**  
the ease of **STEEL**®

### Colors

#### STEEL BASE DOOR COLORS



#### COMPOSITE OVERLAY COLORS



*Due to the printing process, colors may vary.*

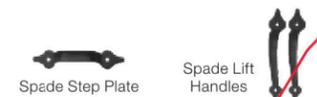
- Composite overlays and steel base are available in Standard White, Almond, Desert Tan and Sandtone. Overlay and steel base colors can be mixed to achieve desired look.
- Coachman® Collection doors can be painted using a high-quality exterior latex paint.

**IMPORTANT:** When painting your door, we require use of either a pre-approved paint or paints having a Light Reflective Value (LRV) of 38 or higher. Use of other paints will void the door's warranty.

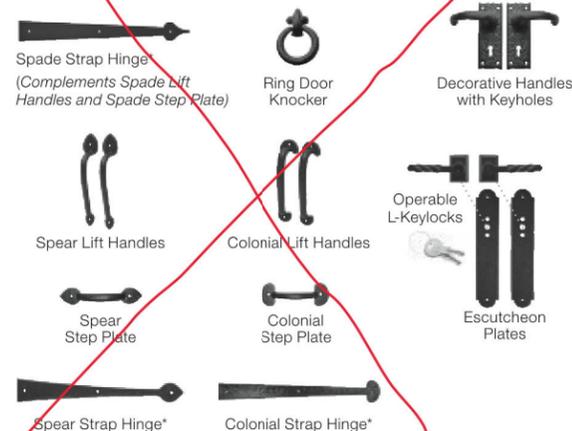
A list of pre-approved paints can be found at <http://info.garagedoors.com/lrv>

### Decorative Hardware

#### STANDARD



#### OPTIONAL



*\*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.*

Model CGU/CG/CD13 with REC14 Windows.  
 Shown with Standard White Steel Base  
 and Standard White Composite Overlays;  
 Standard Spade Handles and Step Plates.



# Series ONE

SERIES ONE of the Coachman® Collection proves that in simplicity, there is sophistication. Architectural home designs such as Mission, Shaker, Country and Prairie look beautiful with the understated elegance of this classic look. Your choice of rectangular, square, arched windows or a solid top section provides that finishing touch.

## SERIES ONE DESIGNS

	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 11														
CGU CG CD 12														
CGU CG CD 13														

9' wide x 7' high; shown with Sandtone base and Standard White overlays. Consult your Clopay Dealer or [clopay.com](http://clopay.com) for additional sizes.

Save Up to 25%

HOME > Kichler Lighting > Outdoor Lighting > Wall Mount > Transitional > 9023BK

Share



Hover to zoom



ONE DAY ONLY SALE - Up to **25% OFF!** Use code: **24HOUR** at checkout.

### Kichler Lighting - 9023BK - Seaside - 1 light Outdoor Wall Mount - 10.25 inches wide

Item # 9023BK

Product Details ↓

★★★★☆ 3 Reviews

Reg. \$114.99 Save 20%

**\$91.99 On Special**

2 Day Delivery or Get \$25 Back [View Details](#)

Free Shipping on orders over \$49!

Shipping To:

**Select Finish Color** (Choose Your Finish Color)



(+\$0.00) Black



1

Add to Cart

Would you like to purchase an exclusive lifetime warranty? What's Covered

- 1 Year warranty (+0.00)
- Lifetime Warranty (+\$9.99)



FREE Returns  
Pay NO Fees!



Lifetime Warranty  
Available



150% Low Price  
Guarantee

Have Product Questions?

📞 844-237-8477

📄 Get a Trade Quote

May We Also Suggest



**\$91.99**  
Kichler Lighting  
9022



**\$53.99**  
Kichler Lighting  
9021

Overview

Family Collection

7

More Info

#### Product Description

With an aura that is as pure as a sea breeze, the Seaside(TM)Collection offers the homeowner a unique line of outdoor fixtures guaranteed to bring a new identity to your home's landscape. For this 1-light Seaside(TM)Wall Lantern, aluminum with stainless steel is combined with Kichler's Black finish, resulting in a high quality fit that will look fantastic for years to come. The fixture houses a 150-watt (max.) bulb that provides outstanding outdoor illumination for your landscape. It is 14.5in. high, is U.L. listed for wet location and is Dark Skies compliant.



View ALL from the Seaside Series



A Lifetime Warranty is available for this product. [More Info](#)



Ships to Canada - No Customs or Duty Fees. [More](#)



This product is CSA Certified. [More Info](#)



This product is ETL Certified. [More Info](#)



This product is UL Certified. [More Info](#)



This product is Wet Rated and suitable for use Outdoors

Dimensions & Weights	
Length:	11.5"
Width/Diameter (in):	10.25"
Height:	14.25"
Depth/Extension:	11.75"
Height from Center:	9"
Weight:	1.69 lbs
Installation Details	
Wire Length:	9"
Some Assembly Required:	Yes
Lamping Details	
# of Bulbs:	1
Standard Wattage:	150 Watts
Bulb Type:	Incandescent
Lamp Base Type:	E26 Medium
Product Details	
Design Style:	Coastal, Farmhouse, Industrial
Finish:	Black
Dimmable:	No
Power Source:	Hardwire
Voltage Rating:	120 V
Material:	Aluminum
Made In:	China
What is Included	

MARVIN ELEVATE™ COLLECTION  
**DOUBLE HUNG**

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)
3-0 (914)	3-0 1/4 (921)				
3-0 1/4 (921)	3-0 1/4 (921)				
3-0 3/4 (908)	2-11 3/4 (908)				
1-1 11/16 (348)	1-1 11/16 (348)				
(S.O. 1-8 x 2-10)	(S.O. 1-8 x 3-2)	(S.O. 2-0 x 2-10)	(S.O. 2-4 x 2-10)	(S.O. 2-6 x 2-10)	(S.O. 2-8 x 2-10)
ELDH2236	ELDH2240	ELDH2636	ELDH3036	ELDH3236	ELDH3436
3-4 (1016)	3-4 1/4 (1022)				
3-4 1/4 (1022)	3-4 1/4 (1022)				
3-3 3/4 (1010)	3-3 3/4 (1010)				
1-3 11/16 (398)	1-3 11/16 (398)				
(S.O. 1-8 x 3-2)	(S.O. 2-0 x 3-2)	(S.O. 2-0 x 3-2)	(S.O. 2-4 x 3-2)	(S.O. 2-6 x 3-2)	(S.O. 2-8 x 3-2)
ELDH2240	ELDH2640	ELDH3040	ELDH3240	ELDH3440	ELDH3440
3-8 (1176)	3-8 1/4 (1124)				
3-8 1/4 (1124)	3-7 3/4 (1111)				
3-7 3/4 (1111)	3-7 3/4 (1111)				
1-5 11/16 (449)	1-5 11/16 (449)				
(S.O. 1-8 x 3-6)	(S.O. 2-0 x 3-6)	(S.O. 2-0 x 3-6)	(S.O. 2-4 x 3-6)	(S.O. 2-6 x 3-6)	(S.O. 2-8 x 3-6)
ELDH2244	ELDH2644	ELDH3044	ELDH3244	ELDH3444	ELDH3444
4-0 (1219)	4-0 1/4 (1226)				
4-0 1/4 (1226)	3-11 3/4 (1213)				
3-11 3/4 (1213)	3-11 3/4 (1213)				
1-7 11/16 (500)	1-7 11/16 (500)				
(S.O. 1-8 x 3-10)	(S.O. 2-0 x 3-10)	(S.O. 2-0 x 3-10)	(S.O. 2-4 x 3-10)	(S.O. 2-6 x 3-10)	(S.O. 2-8 x 3-10)
ELDH2248	ELDH2648	ELDH3048	ELDH3248	ELDH3448	ELDH3448
4-4 (1321)	4-4 1/4 (1327)				
4-4 1/4 (1327)	4-3 3/4 (1314)				
4-3 3/4 (1314)	4-3 3/4 (1314)				
1-9 11/16 (551)	1-9 11/16 (551)				
(S.O. 1-8 x 4-2)	(S.O. 2-0 x 4-2)	(S.O. 2-0 x 4-2)	(S.O. 2-4 x 4-2)	(S.O. 2-6 x 4-2)	(S.O. 2-8 x 4-2)
ELDH2252	ELDH2652	ELDH3052	ELDH3252	ELDH3452	ELDH3452
4-8 (1422)	4-8 1/4 (1429)				
4-8 1/4 (1429)	4-7 3/4 (1416)				
4-7 3/4 (1416)	4-7 3/4 (1416)				
1-11 11/16 (602)	1-11 11/16 (602)				
(S.O. 1-8 x 4-6)	(S.O. 2-0 x 4-6)	(S.O. 2-0 x 4-6)	(S.O. 2-4 x 4-6)	(S.O. 2-6 x 4-6)	(S.O. 2-8 x 4-6)
ELDH2256	ELDH2656	ELDH3056	ELDH3256	ELDH3456	ELDH3456
5-0 (1524)	5-0 1/4 (1530)				
5-0 1/4 (1530)	4-11 3/4 (1518)				
4-11 3/4 (1518)	4-11 3/4 (1518)				
2-1 11/16 (652)	2-1 11/16 (652)				
(S.O. 1-8 x 4-10)	(S.O. 2-0 x 4-10)	(S.O. 2-0 x 4-10)	(S.O. 2-4 x 4-10)	(S.O. 2-6 x 4-10)	(S.O. 2-8 x 4-10)
ELDH2260	ELDH2660	ELDH3060	ELDH3260	ELDH3460	ELDH3460
5-4 (1626)	5-4 1/4 (1632)				
5-4 1/4 (1632)	5-3 3/4 (1619)				
5-3 3/4 (1619)	5-3 3/4 (1619)				
2-3 11/16 (703)	2-3 11/16 (703)				
(S.O. 1-8 x 5-2)	(S.O. 2-0 x 5-2)	(S.O. 2-0 x 5-2)	(S.O. 2-4 x 5-2)	(S.O. 2-6 x 5-2)	(S.O. 2-8 x 5-2)
ELDH2264	ELDH2664	ELDH3064	ELDH3264	ELDH3464	ELDH3464
5-8 (1727)	5-8 1/4 (1734)				
5-8 1/4 (1734)	5-7 3/4 (1721)				
5-7 3/4 (1721)	5-7 3/4 (1721)				
2-5 11/16 (754)	2-5 11/16 (754)				
(S.O. 1-8 x 5-6)	(S.O. 2-0 x 5-6)	(S.O. 2-0 x 5-6)	(S.O. 2-4 x 5-6)	(S.O. 2-6 x 5-6)	(S.O. 2-8 x 5-6)
ELDH2268	ELDH2668	ELDH3068	ELDH3268 E	ELDH3468 E	ELDH3468 E
6-0 (1829)	6-0 1/4 (1835)				
6-0 1/4 (1835)	5-11 3/4 (1822)				
5-11 3/4 (1822)	5-11 3/4 (1822)				
2-7 11/16 (805)	2-7 11/16 (805)				
(S.O. 1-8 x 5-10)	(S.O. 2-0 x 5-10)	(S.O. 2-0 x 5-10)	(S.O. 2-4 x 5-10)	(S.O. 2-6 x 5-10)	(S.O. 2-8 x 5-10)
ELDH2272	ELDH2672	ELDH3072	ELDH3272 E	ELDH3472 E	ELDH3472 E
6-4 (1930)	6-4 1/4 (1937)				
6-4 1/4 (1937)	6-3 3/4 (1924)				
6-3 3/4 (1924)	6-3 3/4 (1924)				
2-9 11/16 (856)	2-9 11/16 (856)				
(S.O. 1-8 x 6-2)	(S.O. 2-0 x 6-2)	(S.O. 2-0 x 6-2)	(S.O. 2-4 x 6-2)	(S.O. 2-6 x 6-2)	(S.O. 2-8 x 6-2)
ELDH2276	ELDH2676	ELDH3076 E	ELDH3276 E	ELDH3476 E	ELDH3476 E

DOUBLE HUNG

MO (mm)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
RO (mm)	3-0 1/2 (927)	3-2 1/2 (978)	3-6 1/2 (1080)	4-0 1/2 (1232)	4-6 1/2 (1384)
FS (mm)	2-11 1/2 (902)	3-1 1/2 (953)	3-5 1/2 (1054)	3-11 1/2 (1207)	4-5 1/2 (1359)
DLO (mm)	2-5 11/16 (754)	2-7 11/16 (805)	2-11 11/16 (906)	3-5 11/16 (1059)	3-11 11/16 (1211)
	3-0 (914) 3-0 1/4 (921) 2-11 3/4 (908) 1-1 11/16 (348)	3-2 (965) 3-2 1/4 (1022) 3-3 3/4 (1010) 1-3 11/16 (398)	3-6 (1067) 3-6 1/4 (1124) 3-7 3/4 (1111) 1-5 11/16 (449)	4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213) 1-7 11/16 (500)	4-6 (1372) 4-6 1/4 (1384) 3-3 3/4 (1010) 1-3 11/16 (398)
	(S.O. 2-10 x 6-2) ELDH3676 E	(S.O. 3-0 x 6-2) ELDH3876 E	(S.O. 3-4 x 6-2) ELDH4276 E	(S.O. 3-10 x 6-2) ELDH4876 E	(S.O. 4-4 x 6-2) ELDH5476 E
	(S.O. 2-10 x 5-10) ELDH3672 E	(S.O. 3-0 x 5-10) ELDH3872 E	(S.O. 3-4 x 5-10) ELDH4272 E	(S.O. 3-10 x 5-10) ELDH4872 E	(S.O. 4-4 x 5-10) ELDH5472 E
	(S.O. 2-10 x 5-6) ELDH3668 E	(S.O. 3-0 x 5-6) ELDH3868 E	(S.O. 3-4 x 5-6) ELDH4268 E	(S.O. 3-10 x 5-6) ELDH4868 E	(S.O. 4-4 x 5-6) ELDH5468 E
	(S.O. 2-10 x 5-2) ELDH3664 E	(S.O. 3-0 x 5-2) ELDH3864 E	(S.O. 3-4 x 5-2) ELDH4264 E	(S.O. 3-10 x 5-2) ELDH4864 E	(S.O. 4-4 x 5-2) ELDH5464 E
	(S.O. 2-10 x 4-10) ELDH3660 E	(S.O. 3-0 x 4-10) ELDH3860 E	(S.O. 3-4 x 4-10) ELDH4260 E	(S.O. 3-10 x 4-10) ELDH4860 E	(S.O. 4-4 x 4-10) ELDH5460 E
	(S.O. 2-10 x 4-6) ELDH3656 E	(S.O. 3-0 x 4-6) ELDH3856 E	(S.O. 3-4 x 4-6) ELDH4256 E	(S.O. 3-10 x 4-6) ELDH4856 E	(S.O. 4-4 x 4-6) ELDH5456 E
	(S.O. 2-10 x 4-2) ELDH3652 E	(S.O. 3-0 x 4-2) ELDH3852 E	(S.O. 3-4 x 4-2) ELDH4252 E	(S.O. 3-10 x 4-2) ELDH4852 E	(S.O. 4-4 x 4-2) ELDH5452 E
	(S.O. 2-10 x 3-10) ELDH3648 E	(S.O. 3-0 x 3-10) ELDH3848 E	(S.O. 3-4 x 3-10) ELDH4248 E	(S.O. 3-10 x 3-10) ELDH4848 E	(S.O. 4-4 x 3-10) ELDH5448 E
	(S.O. 2-10 x 3-6) ELDH3644 E	(S.O. 3-0 x 3-6) ELDH3844 E	(S.O. 3-4 x 3-6) ELDH4244 E	(S.O. 3-10 x 3-6) ELDH4844 E	(S.O. 4-4 x 3-6) ELDH5444 E
	(S.O. 2-10 x 3-2) ELDH3640 E	(S.O. 3-0 x 3-2) ELDH3840 E	(S.O. 3-4 x 3-2) ELDH4240 E	(S.O. 3-10 x 3-2) ELDH4840 E	(S.O. 4-4 x 3-2) ELDH5440 E
	(S.O. 2-10 x 2-10) ELDH3636 E	(S.O. 3-0 x 2-10) ELDH3836 E	(S.O. 3-4 x 2-10) ELDH4236 E	(S.O. 3-10 x 2-10) ELDH4836 E	(S.O. 4-4 x 2-10) ELDH5436 E

Details and Elevations not to scale.  
 Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.  
 Minimum frame size: 17 1/2" x 27 3/4"  
 Maximum frame size: 53 1/2" x 83 3/4"  
 Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.  
 When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.  
 E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.  
 Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.  
 For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

**MULTIPLE ASSEMBLIES**  
 Multiple assemblies can be factory mullied.  
 MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.  
 MAXIMUM ROUGH OPENING not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high.  
 Field mull kits are available. Structural mullion reinforcement is required for some assemblies.  
 Please consult your local Marvin representative for more information.

MARVIN ELEVATE™ COLLECTION  
**CASEMENT**

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)
2-7 3/8 (797)						
2-7 5/8 (803)						
2-7 1/8 (791)						
2-1 29/32 (688)						
2-1 5/8 (805)						
2-1 1/8 (892)						
2-5 29/32 (760)						
3-3 3/8 (1000)						
3-3 5/8 (1006)						
3-3 1/8 (994)						
2-9 29/32 (861)						
3-7 1/2 (1105)						
3-7 3/4 (1111)						
3-7 1/4 (1099)						
3-2 1/32 (966)						
3-1 3/8 (1203)						
3-1 5/8 (1210)						
3-1 1/8 (1197)						
3-5 29/32 (1065)						
4-7 3/8 (1406)						
4-7 5/8 (1413)						
4-7 1/8 (1400)						
4-1 29/32 (1288)						
4-1 3/8 (1508)						
4-1 5/8 (1514)						
4-1 1/8 (1502)						
4-5 29/32 (1369)						
5-3 3/8 (1610)						
5-3 5/8 (1616)						
5-3 1/8 (1603)						
4-9 29/32 (1471)						
5-1 3/8 (1813)						
5-1 5/8 (1819)						
5-1 1/8 (1807)						
5-5 29/32 (1674)						



# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 January 2022

## 1 SUMMARY OF REQUEST

---

705 Prince Street, New Construction  
Applicant: Megan Chancellor Crumrine

The applicant is requesting Final Approval for construction of a new carriage house.

Background: This project received conceptual approval at the September 2022 HRB meeting. The previous final approval application was denied at the November 2022 HRB meeting.

## 2 FACTS

---

<b>Property Address:</b>	<b>705 Prince Street</b>
<b>Parcel ID:</b>	R120 004 000 0542 0000
<b>Case Number:</b>	<b>22-58 HRB.3</b>
<b>Applicant:</b>	<b>Megan Chancellor Crumrine</b> <b>Allison Ramsey Architects</b>
<b>Zoning:</b>	T4-N
<b>Use:</b>	Single Family Residential

### District Development Standards for T4-N:

- **Setback requirements – Primary Structure:**
  - *Front-0' min. - 15' max.*
  - *Rear setback – 10' min.*
  - *Side Corner/Alley – 0' min. – 10' max.*
  - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height: 4 stories max;** 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min; 85% max.
- **Impervious Surface Coverage:** 70% maximum for rooftops, additional 10% allowed.

### References:

- The Beaufort Code
- The Beaufort Preservation Manual

### 3 STAFF COMMENTS

---

**Staff Acknowledgements:**

- A. The main house is listed on the National Register of Historic Places List of Contributing Resources, constructed ca. 1880 and listed as a 2-story, frame dwelling.

**Staff Conditions:**

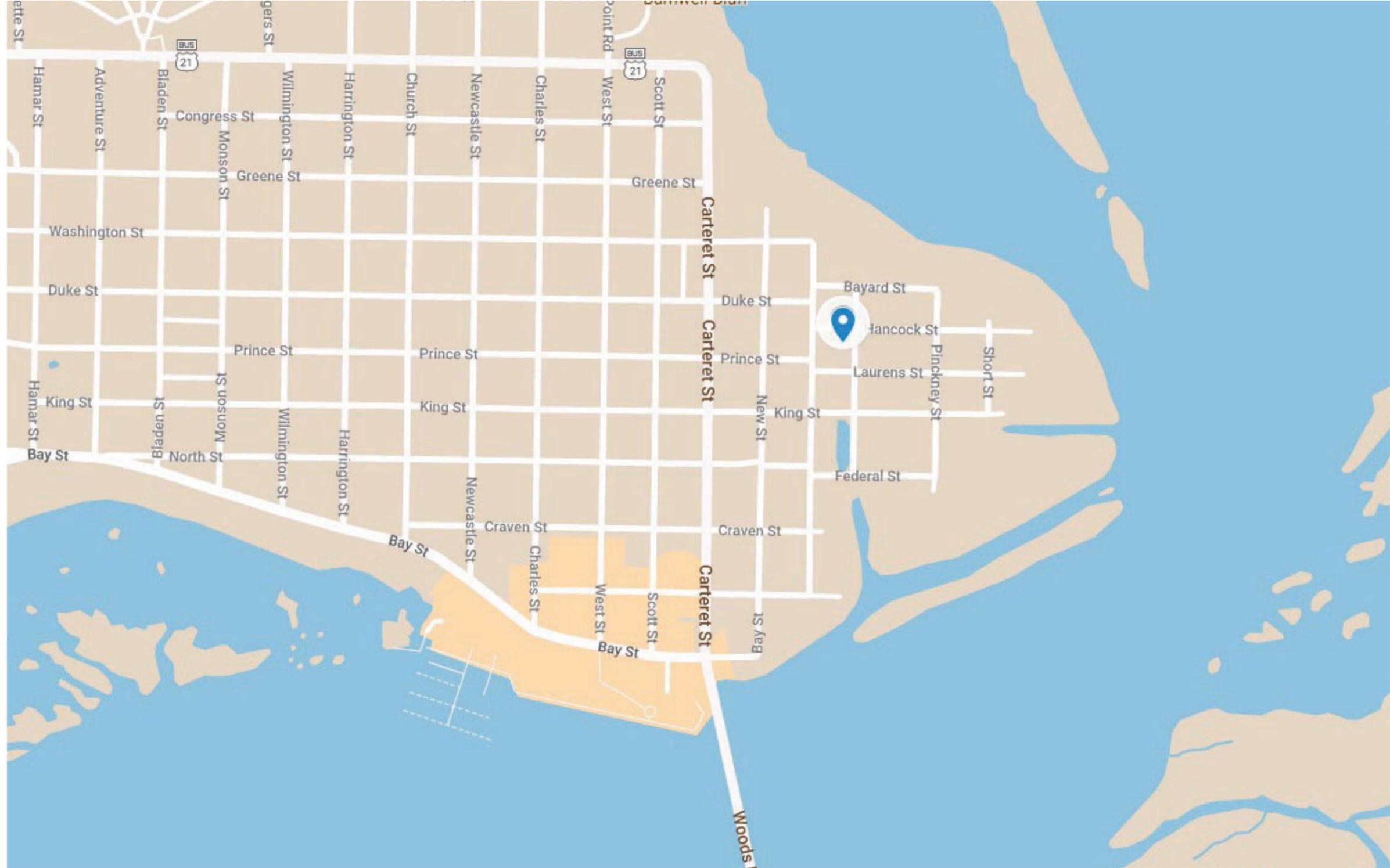
1. Staff believes the applicant has successfully addressed the comments presented by staff and the Board to reduce the scale of the building. Staff supports the applicant's design of a shed roof over the art studio, elimination of the separate awning over the foyer entrance, removal of work bench addition, and incorporation of the stair mass partially into the garage with work bench under the staircase.
2. Applicant has confirmed that the garage door will have smooth panels.
3. Staff supports the applicant's revision to paint the lap siding in the Benjamin Moore OC22 "Calm" color as opposed to the Benjamin Moore HC 165 "Boothbay Gray." Additionally, staff would support a siding color slightly darker than the trim as both the trim and siding are the same color.
4. Staff recommends the applicant add a small base and cap to the porch column.
5. Applicant to note in the drawings that the lap siding will have a smooth finish.
6. Applicant to confirm the color of the pedestrian doors.

**STAFF RECOMMENDATION:**

**Final Approval** with Conditions Noted.

## **CITY STAFF INTRODUCTION**

708 Hamilton Street











**CITY OF BEAUFORT**  
HISTORIC REVIEW BOARD  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011 FAX: (843) 986-5606

**DECISION LETTER – Final**

March 09, 2022

Megan Chancellor Crumrine, Architect  
1003 Charles Street  
Beaufort SC 29907  
Via: [megan@allisonramseyarchitect.com](mailto:megan@allisonramseyarchitect.com)

**RE: 22-08 HRB.1 708 Hamilton Street –Alterations/Additions**

Dear Ms. Crumrine:

On March 09, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for an addition to a contributing structure located at 708 Hamilton Street. The HRB voted to grant final approval as submitted by the applicant with staff conditions, except condition #2.

**Please note that this letter does not serve as your Certificate of Appropriateness and only serves to notify you of the decision that was made at the meeting and the conditions that must be met to receive a Certificate of Appropriateness for this project.**

Staff Conditions:

1. Condition 1 of January 2022 Conceptual Approval asked that the applicant “bump out the South Elevation to align the East wall (of the master bedroom) with the existing corner.” The applicant has followed this condition, but the east wall has been placed beyond the corner of the existing historic structure. Staff recommends pulling this wall back several inches to maintain and respect the existing corner board of the historic structure, complying with page 17 of the Preservation Manual Supplement and the Secretary of the Interiors Standards for Treatment of Historic Properties.
- ~~2. On the proposed left elevation, Staff recommends the applicant relocate the two windows on the addition to be centered on the south wall of the master bedroom.~~
3. In this application, the applicant is proposing to change the roof form over the second-floor porch infill, which will require modification to the historic roof material on the main house and this subject roof. Staff questions the necessity for this change and recommends that the applicant retain the existing roof form and its current material. If the Board agrees with changing the roof form, Staff

recommends that the new roof for this area be a mechanical lock standing seam roof that appropriately connects to and ties into the historic standing seam main roof.

4. Since the first-floor addition is new, Staff supports a more modern standing seam roof in this area. Staff does not support snap lock but would support mechanical lock and more contemporary hip and ridge caps. Applicant to submit only roof termination details that pertain to the proposed project. Staff does not support presented details RK-1 and RK-2 within this submission.
5. Staff does not support the proposed Marvin Elevate windows with aluminum grilles between the glass. Staff would support the installation of Marvin Elevate Double Hung windows with wood simulated divided lites with spacer bars in the proposed addition.
6. The proposed right elevation does not reflect the details of the porch that are shown in the proposed Typical Porch Section on Sheet 11, as the column bases and caps are not shown. Applicant to ensure that all drawings are consistent in future submissions.
7. Staff is in support of the proposed fiber cement siding on the addition, as it differentiates the new construction from the historic construction, however, the fiber cement siding must be smooth to comply with Section 4.6.3.A.1 of the Beaufort Code.
8. On the rear elevation, Staff recommends installing “open wood grillage” between the proposed porch piers that is consistent with page 28 of the Beaufort Preservation Manual Supplement. Applicant to provide a detail of this for review.
9. Applicant to provide cut sheets for proposed exterior door on right elevation and any exterior light fixtures that are proposed to be added to the structure.

**You must submit a revised design that meet the conditions noted above. Staff will verify concordance and issue a Certificate of Appropriateness. The Certificate of Appropriateness is required to be submitted with your project permit application.**

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,

Jeremiah Smith, Chair  
Historic Review Board

cc: file copy



**CITY OF BEAUFORT**  
**HISTORIC REVIEW BOARD**  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011 FAX: (843) 986-5606

**CERTIFICATE OF APPROPRIATENESS**

June 8, 2022

Megan Chancellor Crumrine, Architect  
1003 Charles Street  
Beaufort, SC 29907

**RE: 22-08 HRB.1 708 Hamilton Street – Alterations/Additions**

Dear Ms. Crumrine,

On March 09, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for an addition to a contributing structure located at 708 Hamilton Street. The HRB voted to grant conditional final approval. Staff has reviewed your follow up submission and has found that all conditions of final approval have been satisfied. Therefore, Staff is issuing this Certificate of Appropriateness for your project. An approved drawing set dated June 08, 2022 has been attached for your records.

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other city ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances is required. Please contact the City Building Codes Office located at 1911 Boundary Street, (843) 525-7049, to apply for the necessary permits. A copy of this letter must be submitted with your application for a permit.

Be advised that this Certificate of Appropriateness will expire two years from the date of this letter as per Section 9.1.4 of the *Beaufort Code*, unless a complete building permit application is on file with the City Building Codes Office.

If you have any questions, feel free to call the Department of Community & Economic Development at (843) 525-7011.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Tate".

Jeremy Tate, AIA  
Meadors, Inc.  
Staff Architect of Beaufort

attachment

via email: [megan@allisonramseyarchitect.com](mailto:megan@allisonramseyarchitect.com)  
cc: file copy

## **APPLICANT PRESENTATION**

708 Hamilton Street





DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW BOARD APPLICATION

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
www.cityofbeaufort.org

- Staff Review
- Board Review

Application Fee:  
see attached schedule

**Required Project Information**

Project Name: Scudder Addition

Property Size in Acres: .65 acres

- Nature of Work (check all that apply):
- New Construction, Primary Structure
  - Demolition\*     Relocation\*
  - New Construction, Primary Structure
  - Alterations / Additions
  - \*Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

- Is this project a redevelopment project?     Y    N
- Are there existing buildings on the site?     Y    N if yes, will they remain?     Y    N

Provide a brief Project Narrative (if requesting Bailey Bil Approval, this section may be left blank):

Plans call for existing roof color (which is white) to addition.  
Applicant desires colonial red aesthetically  
+ also because white on old part of  
house shows + collects a lot of dirt.  
Also, the white is a thinner gauge.  
There are numerous red tin roofs in historic  
area - white is more of an exception.

**CONTACT INFORMATION:**

Attention: Julie A. Bachety, Administrative Assistant II  
City of Beaufort Community Development Department  
1911 Boundary Street, Beaufort, South Carolina 29902  
E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606









708 Hamilton 15 of 32

866.0559  
Project ID









**ALLEN PATTERSON BUILDERS  
SCUDDER WINDOWS / 708 HAMILTON  
ST.**

Quote #: DHQ7N3H

A Proposal for Window and Door Products prepared for:  
Job Site:  
29907

Shipping Address:  
GRAYCO BUILDING CENTER-BEAUFORT  
20 Sams Point Way  
Beaufort, SC 29907-2000

Featuring products from:

**MARVIN** 

BP

BILLY PLOSS  
GRAYCO BUILDING CENTER-BEAUFORT  
PO BOX 1048  
BEAUFORT, SC 29901-1048  
Phone: (843) 522-9994

Email: [bploss@graycoinc.com](mailto:bploss@graycoinc.com)

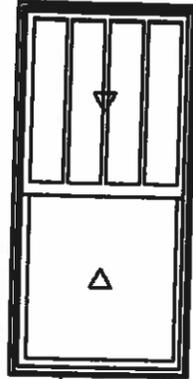
This report was generated on 10/6/2022 9:44:46 AM using the Marvin Order Management System, version 0009.16.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

**LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	
Qty: 20		Ext. Net Price:	USD

**MARVIN**



As Viewed From The Exterior

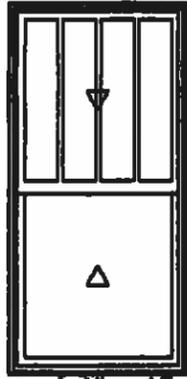
MO 34" X 68"  
 FS 33 1/2" X 67 3/4"  
 RO 34 1/2" X 68 1/4"  
 Egress Information  
 Width: 30 3/8" Height: 28 33/64"  
 Net Clear Opening: 6.01 SqFt  
 Performance Information  
 U-Factor: 0.27  
 Solar Heat Gain Coefficient: 0.19  
 Visible Light Transmittance: 0.43  
 Condensation Resistance: 57  
 CPD Number: MAR-N-272-00946-00001  
 ENERGY STAR: N, NC, SC, S  
 Performance Grade  
 Licensee #783  
 AAMA/WDMA/CSA/101/LS.2/A440-08  
 LC-PG50 1054X2127 mm (42X76.8 in)  
 LC-PG50 DP +50/-50  
 FL6525

Stone White Exterior  
 White Interior  
 Elevate Double Hung  
 CN 3468  
 Rough Opening 34 1/2" X 68 1/4"  
 Glass Add For All Sash  
 Top Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E3 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 4W1H  
 Stone White Ext - White Int  
 Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.  
 Bottom Sash  
 Stone White Exterior  
 White Interior  
 IG - 1 Lite  
 Low E3 w/Argon  
 Stainless Perimeter Bar  
 White Weather Strip Package  
 White Sash Lock  
 PG Upgrade  
 Exterior Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 4 9/16" Jamb  
 Nailing Fin  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: STAIRWELL TEMP.	Net Price:	
Qty: 2		Ext. Net Price:	USD

**MARVIN**

Stone White Exterior  
 White Interior  
 Elevate Double Hung  
 CN 3468  
 Rough Opening 34 1/2" X 68 1/4"  
 Glass Add For All Sash  
 Top Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Tempered Low E3 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Special Cut 4W1H  
 Stone White Ext - White Int



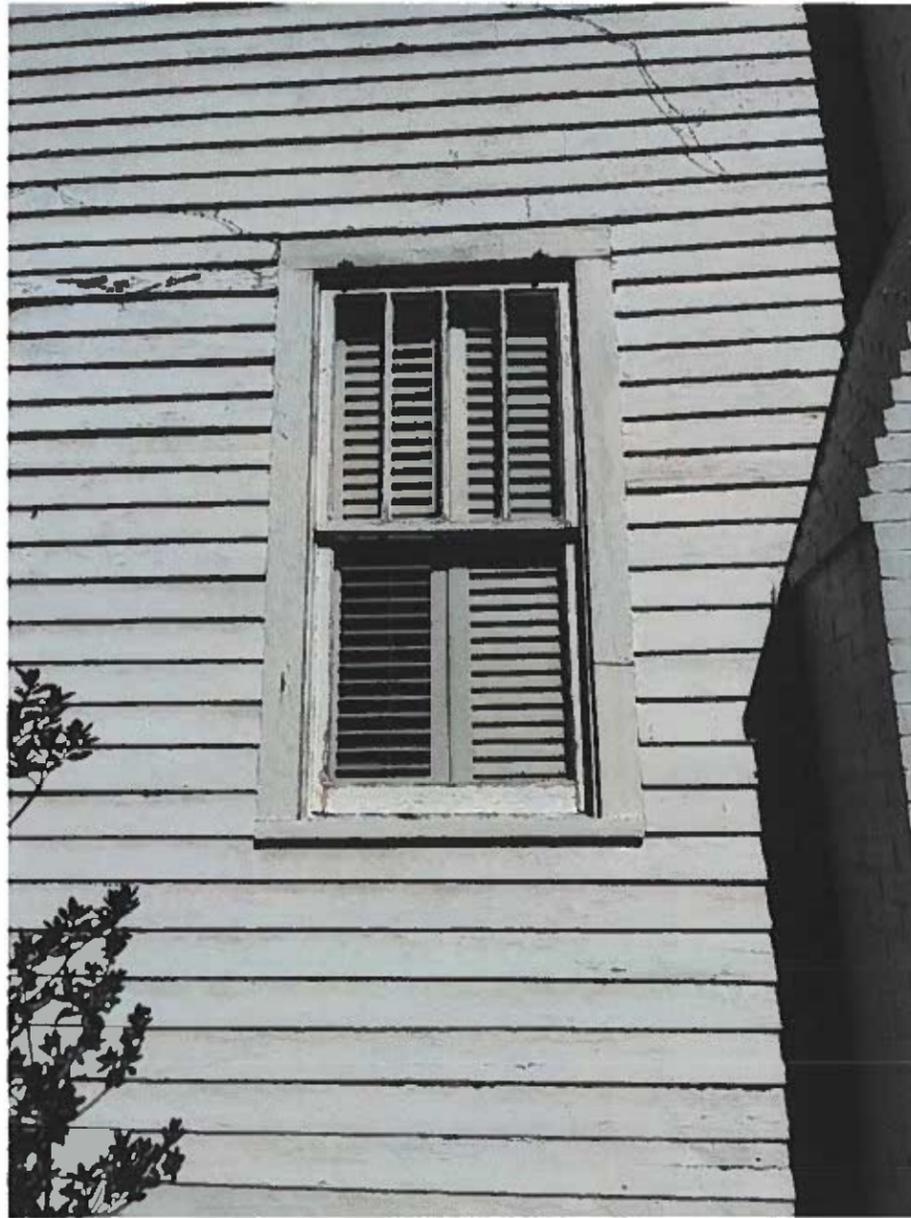
As Viewed From The Exterior

MO 34" X 68"  
FS 33 1/2" X 67 3/4"  
RO 34 1/2" X 68 1/4"  
Egress Information  
Width: 30 3/8" Height: 28 39/64"  
Net Clear Opening: 6.01 SqFt  
Performance Information  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.19  
Visible Light Transmittance: 0.43  
Condensation Resistance: 57  
CPD Number: MAR-N-272-00946-00001  
ENERGY STAR: N, NC, SC, 5  
Performance Grade  
License #783  
AAMA/WDMA/CSA/101/ I.S.2/A440-08  
LC-PG50 1054X1127 mm (42X76.8 in)  
LC-PG50 DP +50/-50  
FL6525

Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.

Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Tempered Low E3 w/Argon  
Stainless Perimeter Bar  
White Weather Strip Package  
White Sash Lock  
PG Upgrade  
Exterior Aluminum Screen  
Stone White Surround  
Bright View Mesh  
4 9/16" Jamb

Nailing Fin  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change



EXTERIOR VIEW SINGLE UNIT EXISTING  
HOUSE

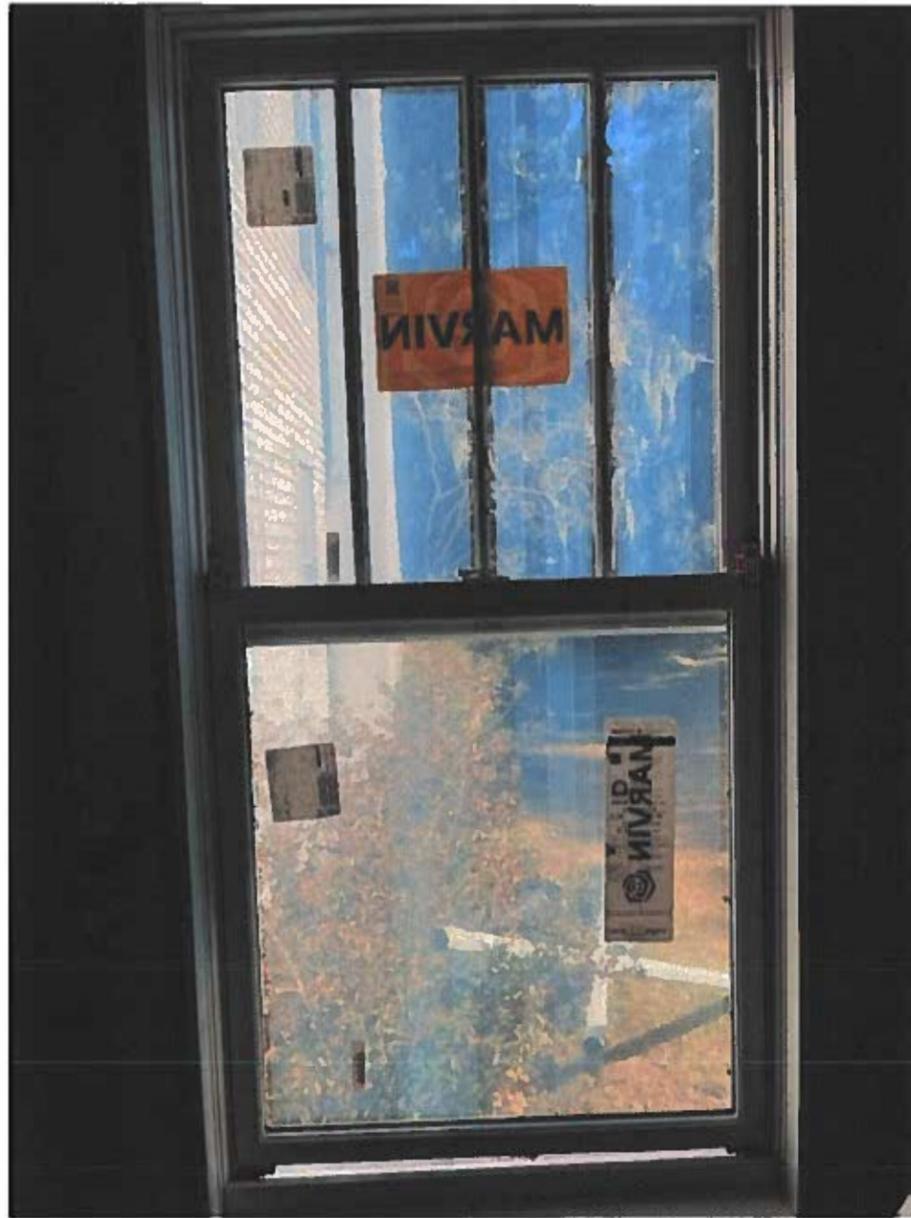
\* UNIT SIZE OF NEW WINDOWS ON QUOTE SHEET  
MATCHING EXISTING UNIT SIZE



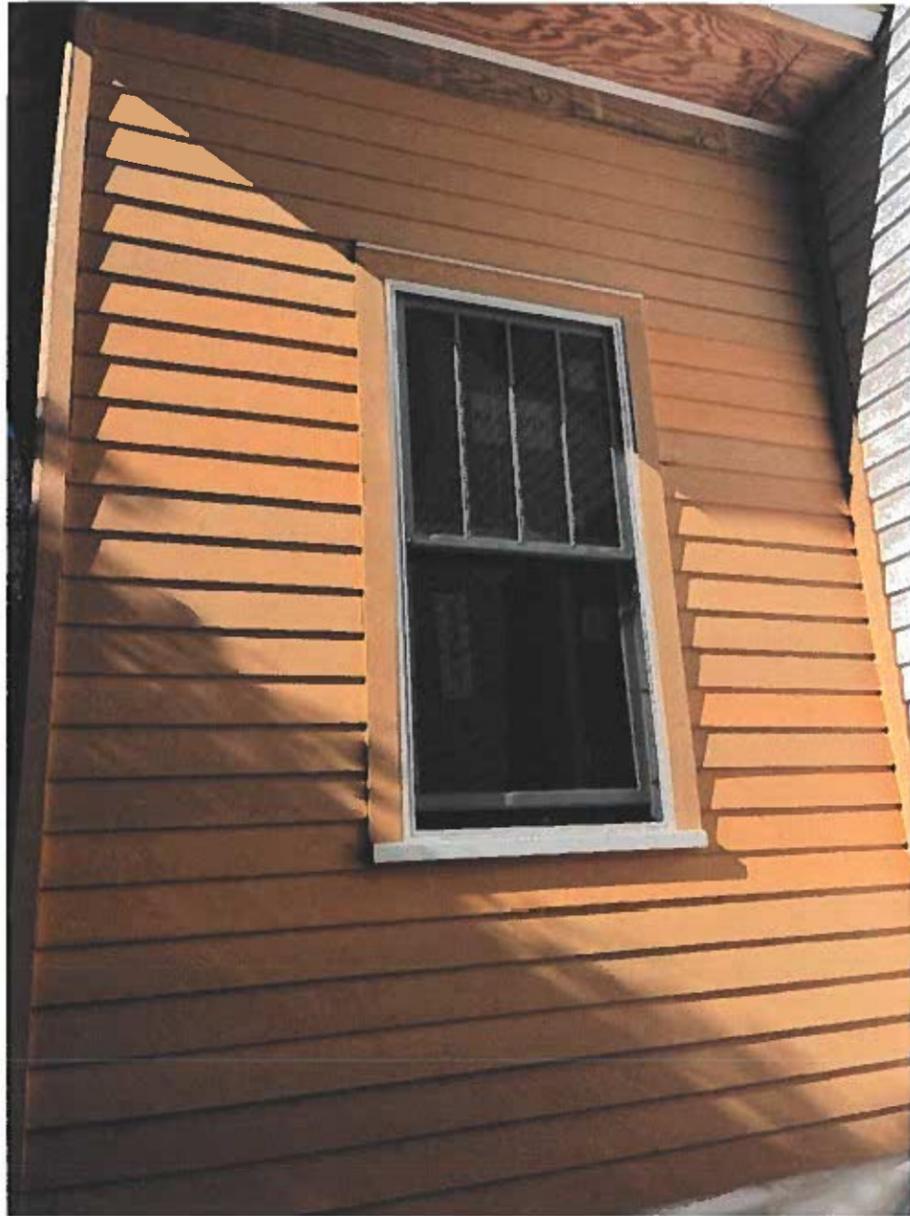
INTERIOR VIEW OLD SINGLE UNIT  
EXISTING HOUSE



INTERIOR VIEW OLD MULLION UNIT  
EXISTING HOUSE



INTERIOR VIEW OF NEW WINDOWS  
AT ADDITION (MUTTONS MATCH EXISTING  
HOUSE)



EXTERIOR OF NEW WINDOWS  
AT ADDITION (PREPAINT)



3 Wide

MO (mm)	5-5 (1651)	6-5 (1956)	7-5 (2261)	7-11 (2413)	8-5 (2565)	8-11 (2718)
RO (mm)	5-5 1/2 (1664)	6-5 1/2 (1969)	7-5 1/2 (2273)	7-11 1/2 (2426)	8-5 1/2 (2578)	8-11 1/2 (2731)
FS (mm)	5-4 1/2 (1638)	6-4 1/2 (1943)	7-4 1/2 (2248)	7-10 1/2 (2400)	8-4 1/2 (2553)	8-10 1/2 (2705)
3-0 (914)	ELDH2236 3W	ELDH2636 3W	ELDH3036 3W	ELDH3236 3W	ELDH3436 3W	ELDH3636 3W
3-0 1/4 (921)						
3-0 1/2 (928)						
3-1 (914)	ELDH2240 3W	ELDH2640 3W	ELDH3040 3W	ELDH3240 3W	ELDH3440 3W	ELDH3640 3W
3-1 1/4 (921)						
3-1 1/2 (928)						
3-2 (914)	ELDH2244 3W	ELDH2644 3W	ELDH3044 3W	ELDH3244 3W	ELDH3444 3W	ELDH3644 3W
3-2 1/4 (921)						
3-2 1/2 (928)						
3-3 (914)	ELDH2248 3W	ELDH2648 3W	ELDH3048 3W	ELDH3248 3W	ELDH3448 3W	ELDH3648 3W
3-3 1/4 (921)						
3-3 1/2 (928)						
3-4 (914)	ELDH2252 3W	ELDH2652 3W	ELDH3052 3W	ELDH3252 3W	ELDH3452 3W	ELDH3652 3W
3-4 1/4 (921)						
3-4 1/2 (928)						
3-5 (914)	ELDH2256 3W	ELDH2656 3W	ELDH3056 3W	ELDH3256 3W	ELDH3456 3W	ELDH3656 3W
3-5 1/4 (921)						
3-5 1/2 (928)						
3-6 (914)	ELDH2260 3W	ELDH2660 3W	ELDH3060 3W	ELDH3260 3W	ELDH3460 3W	ELDH3660 3W E
3-6 1/4 (921)						
3-6 1/2 (928)						
3-7 (914)	ELDH2264 3W	ELDH2664 3W	ELDH3064 3W	ELDH3264 3W	ELDH3464 3W	ELDH3664 3W E
3-7 1/4 (921)						
3-7 1/2 (928)						
3-8 (914)	ELDH2268 3W	ELDH2668 3W	ELDH3068 3W	ELDH3268 3W E	ELDH3468 3W E	ELDH3668 3W E
3-8 1/4 (921)						
3-8 1/2 (928)						
3-9 (914)	ELDH2272 3W	ELDH2672 3W	ELDH3072 3W	ELDH3272 3W E	ELDH3472 3W E	ELDH3672 3W E
3-9 1/4 (921)						
3-9 1/2 (928)						
3-10 (914)	ELDH2276 3W	ELDH2676 3W	ELDH3076 3W E	ELDH3276 3W E	ELDH3476 3W E	ELDH3676 3W E
3-10 1/4 (921)						
3-10 1/2 (928)						

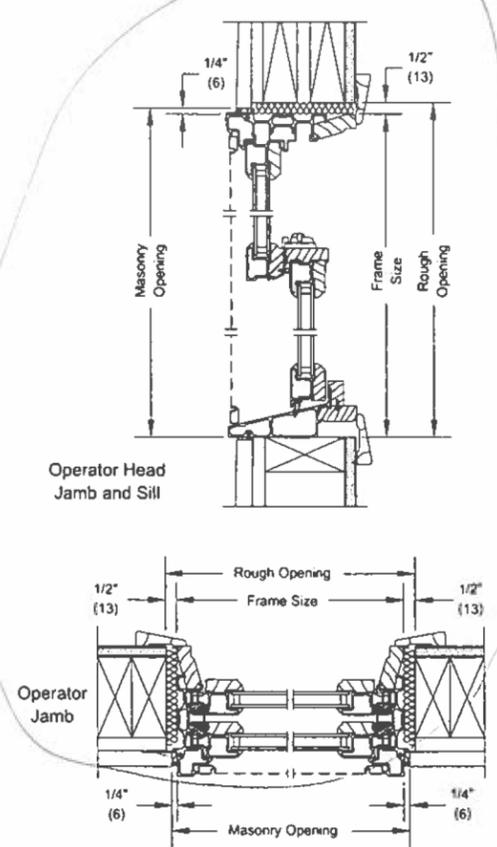
DOUBLE HUNG

3 Wide and 4 Wide

MO (mm)	9-5 (2870)	7-2 1/2 (2197)	8-6 1/2 (2604)
RO (mm)	9-5 1/2 (2883)	7-3 (2210)	8-7 (2616)
FS (mm)	9-4 1/2 (2858)	7-2 (2184)	8-6 (2591)
3-0 (914)	ELDH3836 3W	ELDH2236 4W	ELDH2636 4W
3-0 1/4 (921)			
3-0 1/2 (928)			
3-1 (914)	ELDH3840 3W	ELDH2240 4W	ELDH2640 4W
3-1 1/4 (921)			
3-1 1/2 (928)			
3-2 (914)	ELDH3844 3W	ELDH2244 4W	ELDH2644 4W
3-2 1/4 (921)			
3-2 1/2 (928)			
3-3 (914)	ELDH3848 3W	ELDH2248 4W	ELDH2648 4W
3-3 1/4 (921)			
3-3 1/2 (928)			
3-4 (914)	ELDH3852 3W	ELDH2252 4W	ELDH2652 4W
3-4 1/4 (921)			
3-4 1/2 (928)			
3-5 (914)	ELDH3856 3W	ELDH2256 4W	ELDH2656 4W
3-5 1/4 (921)			
3-5 1/2 (928)			
3-6 (914)	ELDH3860 3W E	ELDH2260 4W	ELDH2660 4W
3-6 1/4 (921)			
3-6 1/2 (928)			
3-7 (914)	ELDH3864 3W E	ELDH2264 4W	ELDH2664 4W
3-7 1/4 (921)			
3-7 1/2 (928)			
3-8 (914)	ELDH3868 3W	ELDH2268 4W	ELDH2668 4W
3-8 1/4 (921)			
3-8 1/2 (928)			
3-9 (914)	ELDH3872 3W E	ELDH2272 4W	ELDH2672 4W
3-9 1/4 (921)			
3-9 1/2 (928)			
3-10 (914)	ELDH3876 3W E	ELDH2276 4W	ELDH2676 4W
3-10 1/4 (921)			
3-10 1/2 (928)			

Details and Elevations not to scale.  
Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.  
Minimum frame size: 17 1/2" x 27 3/4"  
Maximum frame size: 53 1/2" x 83 3/4"  
Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.  
When ordering 6 9/16" (167 mm) or 6 11/16" (173 mm) jambs, add 1/4" (6 mm) to width and 1/4" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.  
E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.  
Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.  
For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

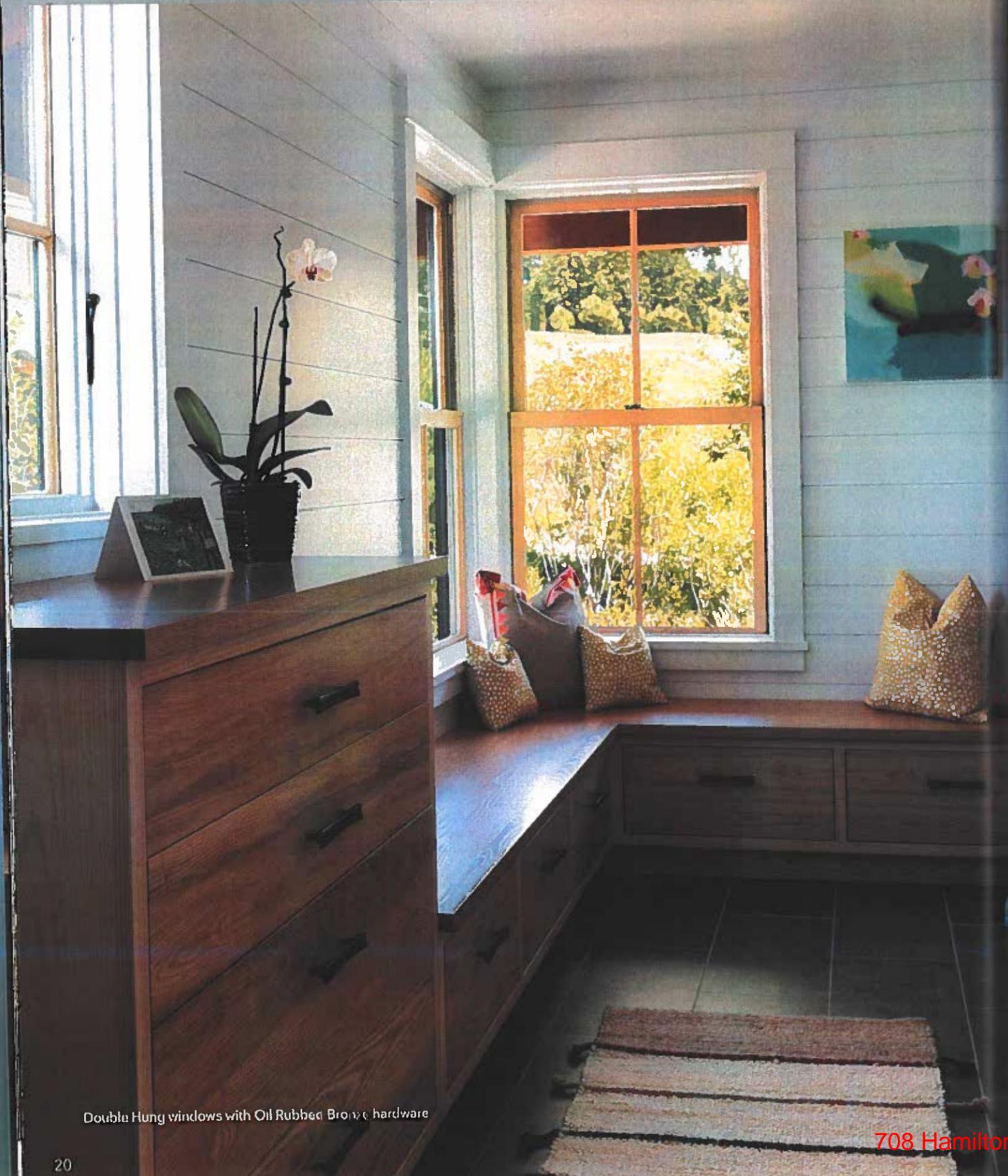
Construction Details



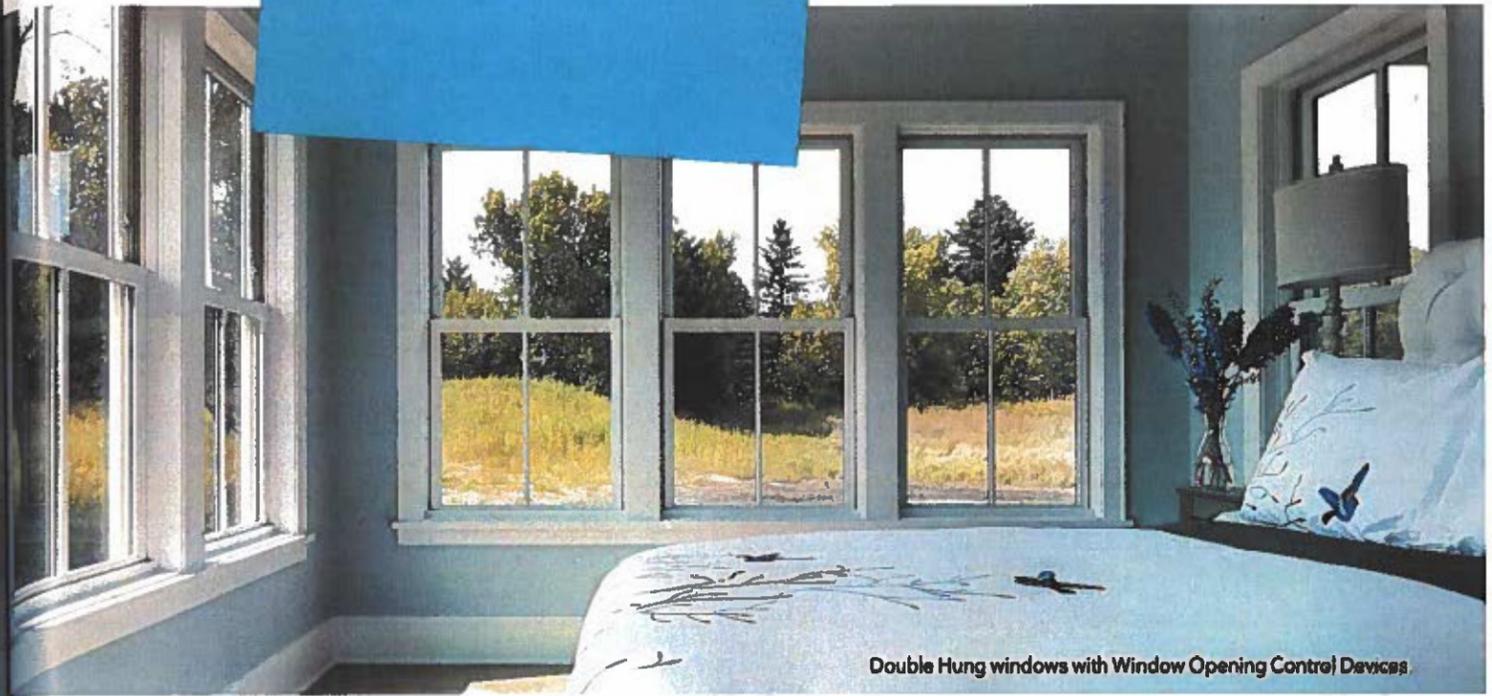
MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullied.  
MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.  
MAXIMUM ROUGH OPENING not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high.  
Field mull kits are available. Structural mullion reinforcement is required for some assemblies.  
Please consult your local Marvin representative for more information.

# DOUBLE HUNG



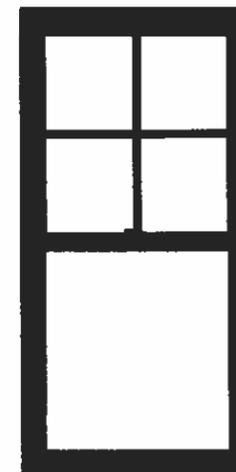
Double Hung windows with Oil Rubbed Bronze hardware



Double Hung windows with Window Opening Control Devices

## DOUBLE HUNG

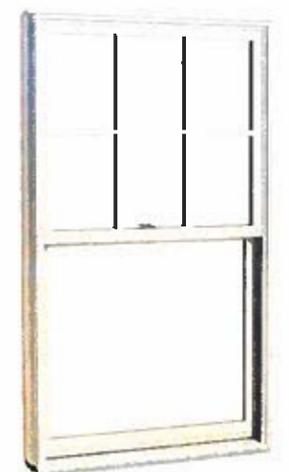
- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features ¾ inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



DOUBLE HUNG INSERT





# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 January 2023

## 1 SUMMARY OF REQUEST

---

### 708 Hamilton Street, Alterations

The applicant is requesting a Change After Certification for alterations to a single-family residence.

This property is located within the Beaufort Preservation Neighborhood.

Background: An application to construct a new addition at the rear of the building was granted final approval in March 2022; the Certificate of Appropriateness was granted in June 2022.

## 2 FACTS

---

<b>Property Address:</b>	708 Hamilton Street
<b>Parcel ID:</b>	R120 004 000 0566 0000
<b>Case Number:</b>	<b>23-06 HRB.1</b>
<b>Applicant:</b>	<b>Sarah Scudder</b>
<b>Zoning:</b>	T4-HN
<b>Use:</b>	Single Family Residential

### **District Development Standards for T4-HN:**

- **Setback requirements – Primary Structure:**
  - *Front —Average prevailing setback on block*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5' min.*
  - *Side Interior – 6' min., 10' min. in The Point*
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

### **References:**

Beaufort Code  
Beaufort Preservation Manual

### 3 STAFF COMMENTS

---

#### Staff Acknowledgements

- This property is located within the Beaufort Preservation Neighborhood. It is listed on the National Register of Historic Places List of Contributing Resources as a 2-story frame dwelling built circa 1925.

#### Staff Conditions

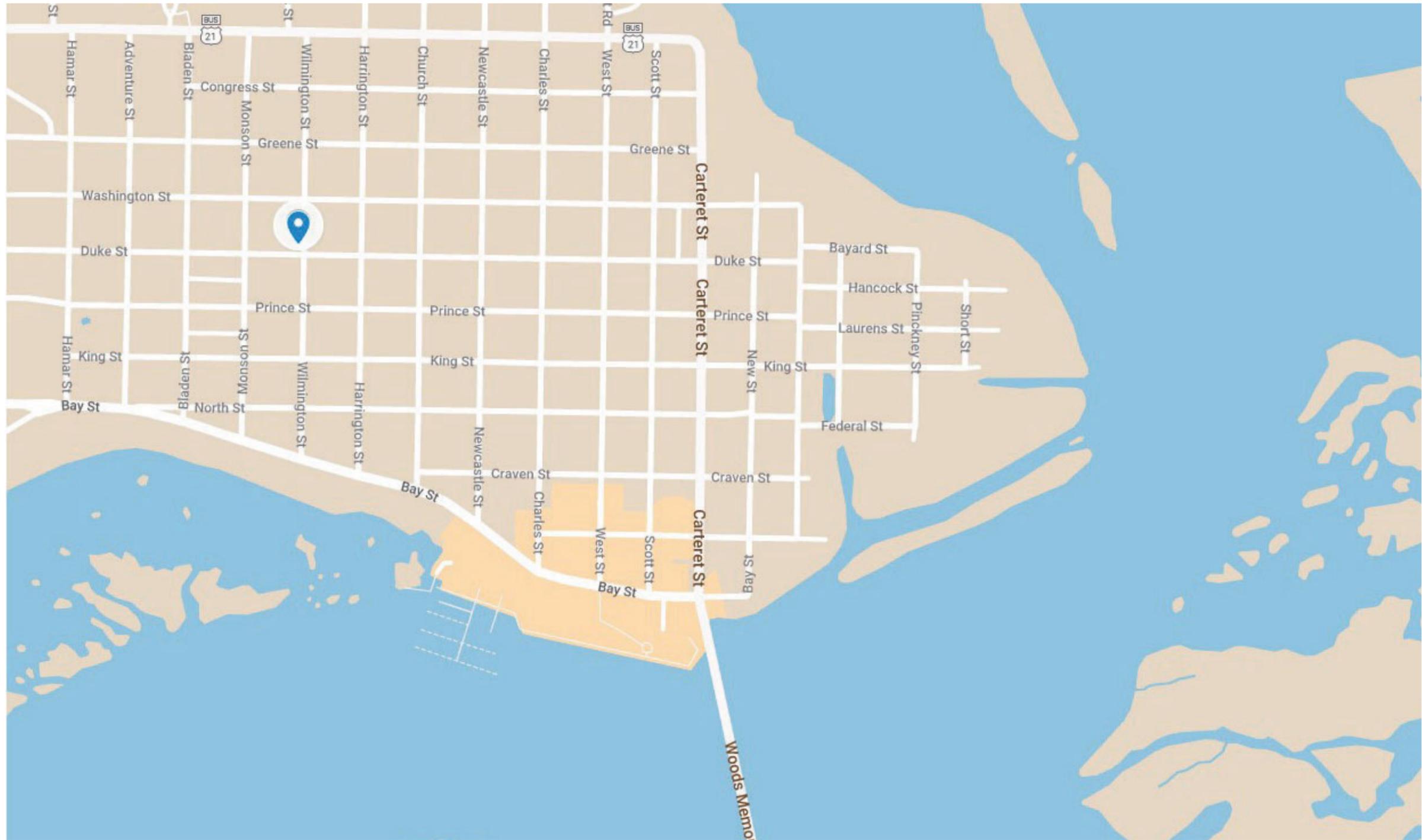
1. Staff supports the applicant's request to paint the roof the proposed red. The roof was previously silver, and the applicant painted it white. While staff would prefer the applicant return to the silver color, staff believes there is precedent throughout the neighborhood of red roofs.
2. Staff requests clarification regarding the applicant's reasons to replace the windows. If the historic windows are in good condition and only require minor repairs, staff does not support the replacement of these windows. If the windows are in poor condition and warrant replacements, applicant should provide photos of the windows requiring replacement and the issues at hand for each window. Replacement windows/components should be in-kind. By reviewing the images provided by the applicant, staff believes the existing windows should be repaired, restored, and repainted and not replaced.

#### STAFF RECOMMENDATION:

**Final Approval** for roof painting; **Denial** for window replacement.

## **CITY STAFF INTRODUCTION**

1401 Duke Street









## **APPLICANT PRESENTATION**

1401 Duke Street



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW BOARD APPLICATION

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
www.cityofbeaufort.org

\$ PAID  
12/14/22 CC

Staff Review  
 Board Review \$100

Application Fee:  
see attached schedule

5:17 PM

OFFICE USE ONLY: Date Filed: 12/13 Application #: 24656 Zoning District: T4-N  
BCAGHS Survey:  Yes  No

**Schedule:** The Historic Review Board (HRB) typically meets the 2<sup>nd</sup> Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

**Submittal Requirements:** All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

**Review Request:**  Conceptual  Preliminary  Final  Bailey Bill Approval\*  Change After Certification  
*\*Requires a Bailey Bill - Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**Applicant, Property, and Project Information**

Applicant Name: Bill Chambers/ Freedmens Art District

Applicant Address: PO BOX 1181

Applicant E-mail: rwchambersarchitect@icloud.com Applicant Phone Number: 843-812-9666

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Owner (if other than the Applicant): Beaufort Preservation Trust/Freedmen Arts District

Owner Address:

Project Name: 1401 Duke Street

Property Address: 1401 Duke Street

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0347 0000

Date Submitted: Dec 13, 2022

**Certification of Correctness:** I/we certify that the information in this application is correct.

Applicant's Signature: Bill Chambers Date: 12/13/2022

Owner's Signature: Bill Chambers for Beaufort Preservation Date: 12/13/2022

(The owner's signature is required if the applicant is not the owner.)

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated Sept. 26, 2022)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name:

Property Size in Acres:

Nature of Work (check all that apply):

- New Construction, Primary Structure
Demolition\* Relocation\*
New Construction, Primary Structure
Alterations / Additions
\*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project?
Are there existing buildings on the site?

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

Applicants request an on site review with the Board. This building is in a state of complete disr
We are wanting to dismantle the building, provide a new foundation and replace all available f
The entire west and north side of the building is compromised, both interior and exterior.
All existing girders are at and below grade level.
Any new foundation system will require the dismantling of the walls and roof.
Drawings depict all new exposed materials the be of same material, sizes, colors.
This project will convert from residential to a commercial project.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Sept. 26, 2022)



## HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

### BOARD REVIEW FEES:

Single-family residential projects (board review)	\$100.00
Multifamily and commercial projects (board review)	\$250.00
Change After Certification	\$100.00
Demolition (whole structure)	\$250.00
Special Board Meeting	\$500.00

**Post facto applications shall be triple the normal fee.**

### STAFF REVIEW FEES:

**Single Family and 2/3-unit buildings not in a historic district are exempt.**

#### **Type 1**

Renovations/Improvements (not including additions),  $\leq 50\%$  of the value of the structures

<u>Value</u>	<u>Fee</u>
Improvements $\leq$ \$5,000	\$50
Improvements $>$ \$5,000 but $\leq$ \$25,000	$\$50 + 0.25\% \times \text{value above } \$5,000$
Improvements $>$ \$25,000	$\$100 + 0.20\% \times \text{value above } \$25,000$

#### **Type 2**

- Any single-family and 2/3-unit residential addition in a historic district: \$50
- All other additions: \$500 base fee + \$0.05/square foot of addition.

#### **Type 3**

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2-3 unit residential in the historic district
- $\leq 10,000$  square feet: \$500 base fee + 0.05/square foot of building
- $> 10,000$  square feet: \$1,000 base fee + \$0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, \$0.02/square foot.

Revised June 10, 2021

## HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

### Application Requirements

*The Beaufort Code* applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

**NOTE 1:** If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

**NOTE 2:** Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

**NOTE 3:** Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

## City of Beaufort Certificate of Appropriateness Checklists

### Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)

\*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

**\*This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

#### **Conceptual Review**

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

#### **Preliminary Review:** All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

#### **Final Review:** All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

City of Beaufort Certificate of Appropriateness Checklists

**Submission Requirements for Change After Certification**

Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)

**Change After Certification:**

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be **clearly** noted as "Previously Approved" or "Current Proposed", and **all proposed revisions** in the current proposed drawings must be clouded and noted.

## City of Beaufort Certificate of Appropriateness Checklists

---

### Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org)

**Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.**

- A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult city staff or the Historic Beaufort Foundation for verification of the date of construction and historic information.
- Tax map or plat showing the location of the property
- Color photographs of all sides of the structure.
- Color photographs of adjoining properties.
- A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.

**BEAUFORT COUNTY  
HISTORIC SITES SURVEY - 1997**

INTENSIVE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form  
State Historic Preservation Office  
South Carolina Department of Archives and History  
Columbia, SC

Site Number: U- 13 - 1205  
Access County Site #  
USGS Quad: 025 Beaufort  
Doc. Level: Intensive Level-Building

Historic name(s): \_\_\_\_\_ Map Ref.: BFT 09 (TL) Tax Number: B120.004.000.0347.0000  
Common name(s): J. & M. Grocery & Market City Block Ref.: 111 Island: Port Royal Is.  
Address/location: 1401 Duke St. City/Vicinity of (vic.) Beaufort  
Date: 1910 Alteration date: \_\_\_\_\_  
Ownership:  1. private  2. city  3. county  4. state  5. federal  6. unknown  
Category:  1. building  2. site  3. structure  4. object  
Historic use(s): commercial - store/shop Current uses: vacant

National Register Status: \_\_\_\_\_ Date: \_\_\_\_\_ Listing Name: \_\_\_\_\_ NRIS # \_\_\_\_\_  
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: \_\_\_\_\_ Name: \_\_\_\_\_

Previous Survey: \_\_\_\_\_ Reference: \_\_\_\_\_ Notes: \_\_\_\_\_  
 H.A.B.S.  Other \_\_\_\_\_  
 Feiss-Wright (1969) \_\_\_\_\_  
 Historic Resources of the Lowcountry (1979) 38 BU 1083 The Neighborhood  
 Milner Historic District Inventory (1979) \_\_\_\_\_  
 A Guide to Historic Beaufort (1995 ed.) \_\_\_\_\_

Photograph:



Photographs:

prints  
 slides  
 negatives

Date: 8/1/97  
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:  
S-13 25 S facade & E elev., fac. NW

United States Department of the Interior  
National Park Service  
**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 21Beaufort Historic District  
Beaufort County, SC**List of Contributing Resources, Continued**

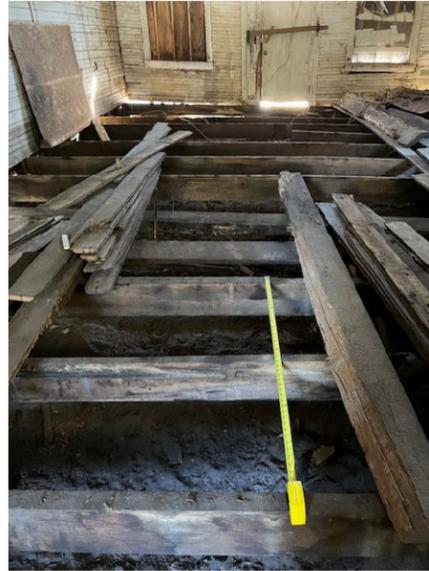
Address	Historic Use / Name	Date	Description	Block	Site Number
Duke St., 712	single dwelling	1920 ca.	1-story frame dwelling	44	891
Duke St., 801	single dwelling	1880 ca.	1-story frame dwelling	54	936
Duke St., 805	single dwelling	1895 ca.	1-story frame dwelling	54	937
Duke St., 809	single dwelling	1880 ca.	2-story frame dwelling	54	938
Duke St., 907	commercial	1900 ca.	2-story frame dwelling	65	1009
Duke St., 908	single dwelling	1920	1-story frame dwelling	66	1016
Duke St., 910	single dwelling	1900 ca.	1-story frame dwelling	66	1015
Duke St., 912	single dwelling	1900 ca.	2-story frame dwelling	66	1014
Duke St., 1004	single dwelling	1930	1-story frame dwelling	77	1066
Duke St., 1006	single dwelling	1910	1-story frame dwelling	77	1065
Duke St., 1007	single dwelling	1935	1-story frame dwelling	76	1059
Duke St., 1008	single dwelling	1900	2-story frame dwelling	77	1064
Duke St., 1013	single dwelling	1830	2-story frame dwelling	76	1060
Duke St., 1103	single dwelling	1890	1-story frame dwelling	86	1097
Duke St., 1106	single dwelling	1920	1-story frame dwelling	87	1100
Duke St., 1109	single dwelling	1935	1-story frame dwelling w/brick veneer	86	1098
Duke St., 1303	single dwelling	1920	1-story frame dwelling	103	1174
Duke St., 1305	single dwelling	1890	2-story frame dwelling	103	1175
Duke St., 1308	single dwelling	1910	1-story frame dwelling	104	1178
Duke St., 1309	single dwelling	1930	1-story frame dwelling	103	1176
Duke St., 1314	single dwelling	1915	1-story frame dwelling	104	1179
Duke St., 1401	commercial - store/shop	1910	1-story frame commercial building	111	1205
Duke St., 1402	church	1940	1-story frame church	112	1210
Duke St., 1405	single dwelling	1900	1-story frame dwelling	111	1206
Duke St., 1406	single dwelling	1890	1-story frame dwelling	112	1209
Duke St., 1407	single dwelling	1870	2-story frame dwelling	111	1207
Duke St., 1411	single dwelling	1920	1-story frame dwelling	111	1208
Duke St., 1504	single dwelling	1900	1-story frame dwelling	120	1238
Duke St., 1506	single dwelling	1910	1-story frame dwelling	120	1237
Duke St., 1603	commercial - store/shop	1900	1-story brick commercial building	127	1248
Duke St., 1607	single dwelling	1910	1-story frame dwelling	127	1249

x See continuation sheet 7-22

1401 DUKE STREET PHOTOGRAPHS



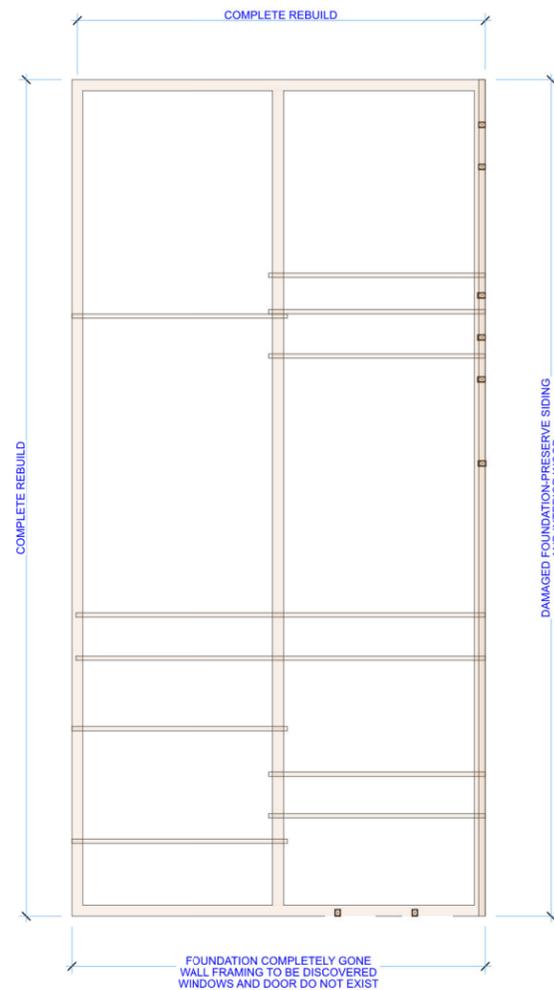




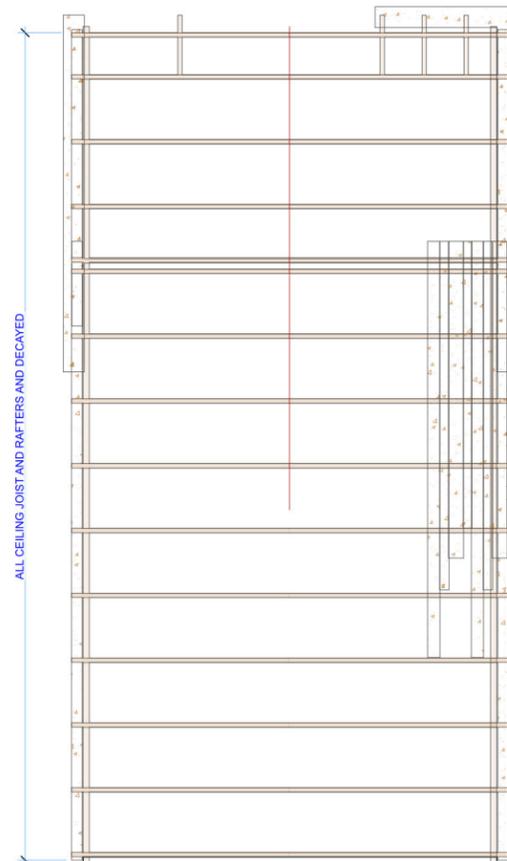




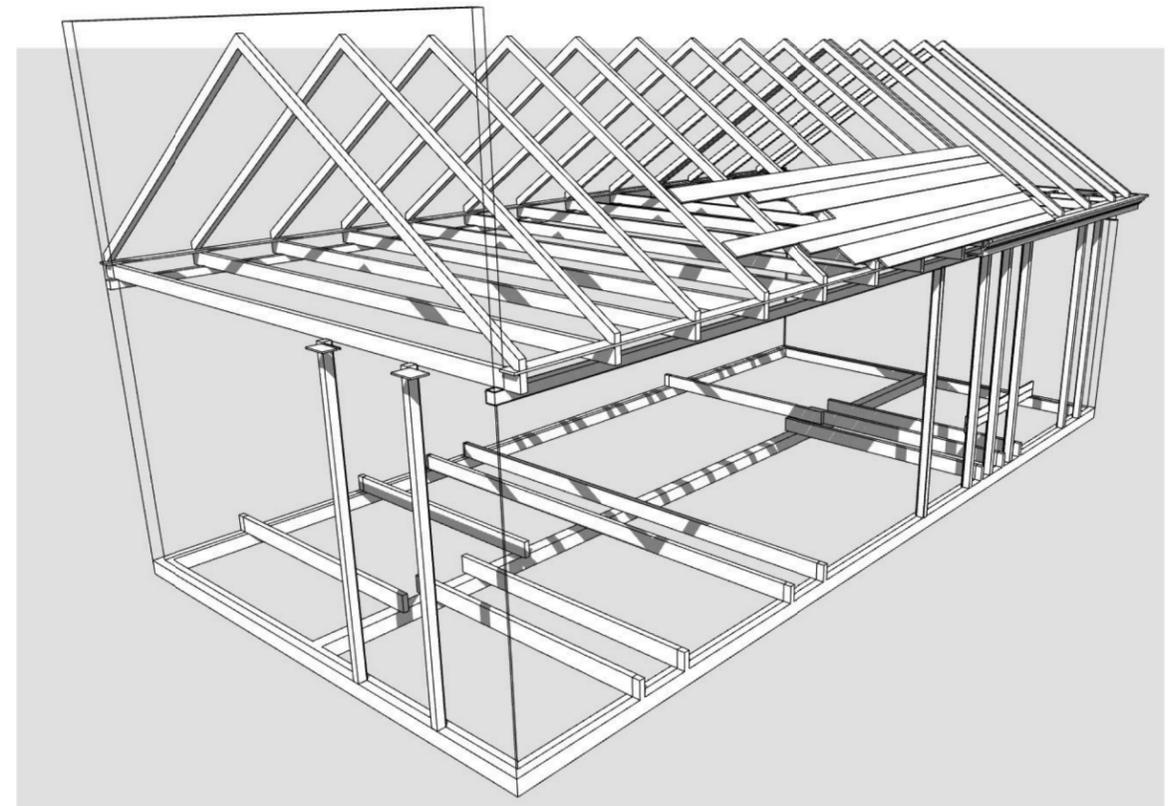




**1** EXISTING  
SCALE: 1/4" = 1'-0"

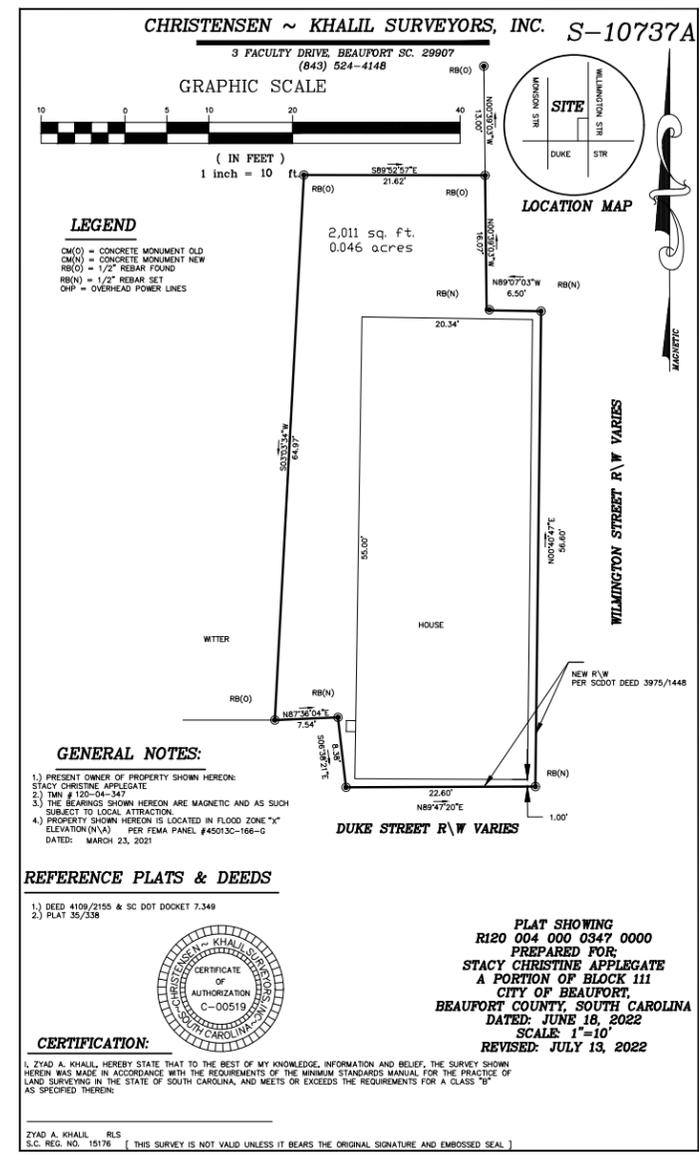


**2** EXISTING ROOF FRAMING  
SCALE: 1/4" = 1'-0"



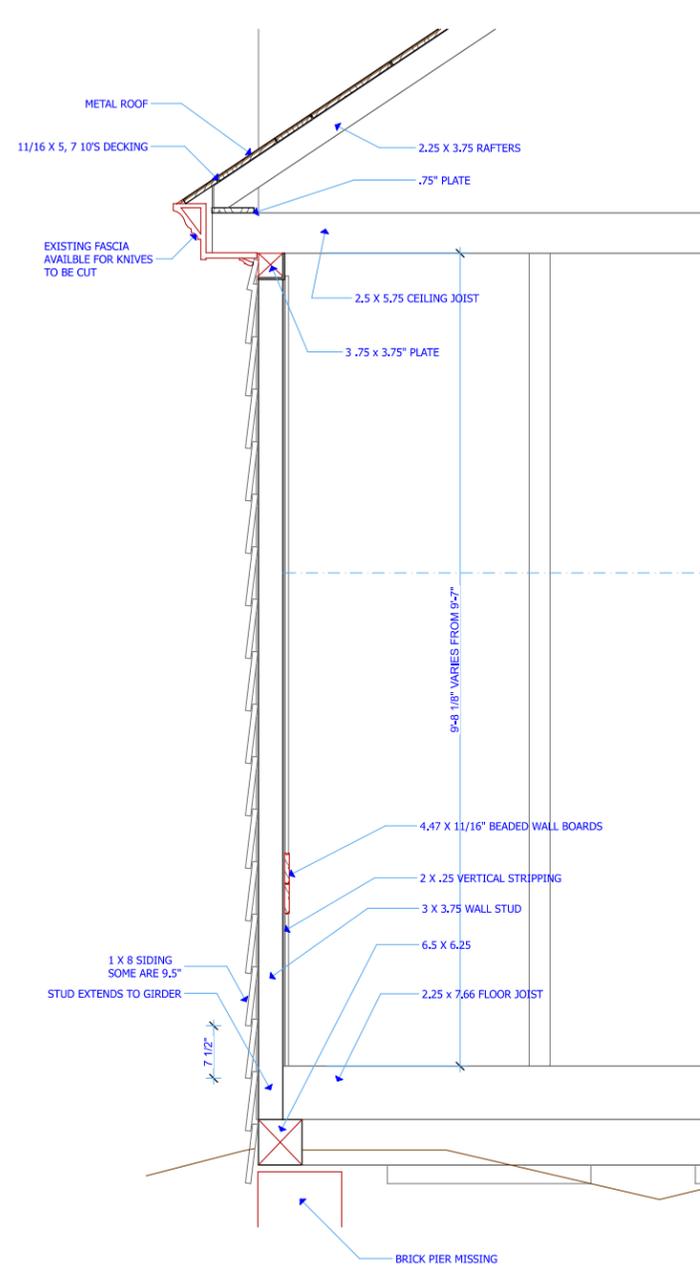
**3** EXISTING  
SCALE: 1:128.84

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	<b>FREEDMAN ARTS DISTRICT OFFICE</b> 1401 DUKE STREET BEAUFORT SC 29902 USA	12/13/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
<b>HRB CHANGE AFTER CERTIFICATION</b>		<b>EXISTING</b>	<b>A-101</b>	SHEET 16 OF 38

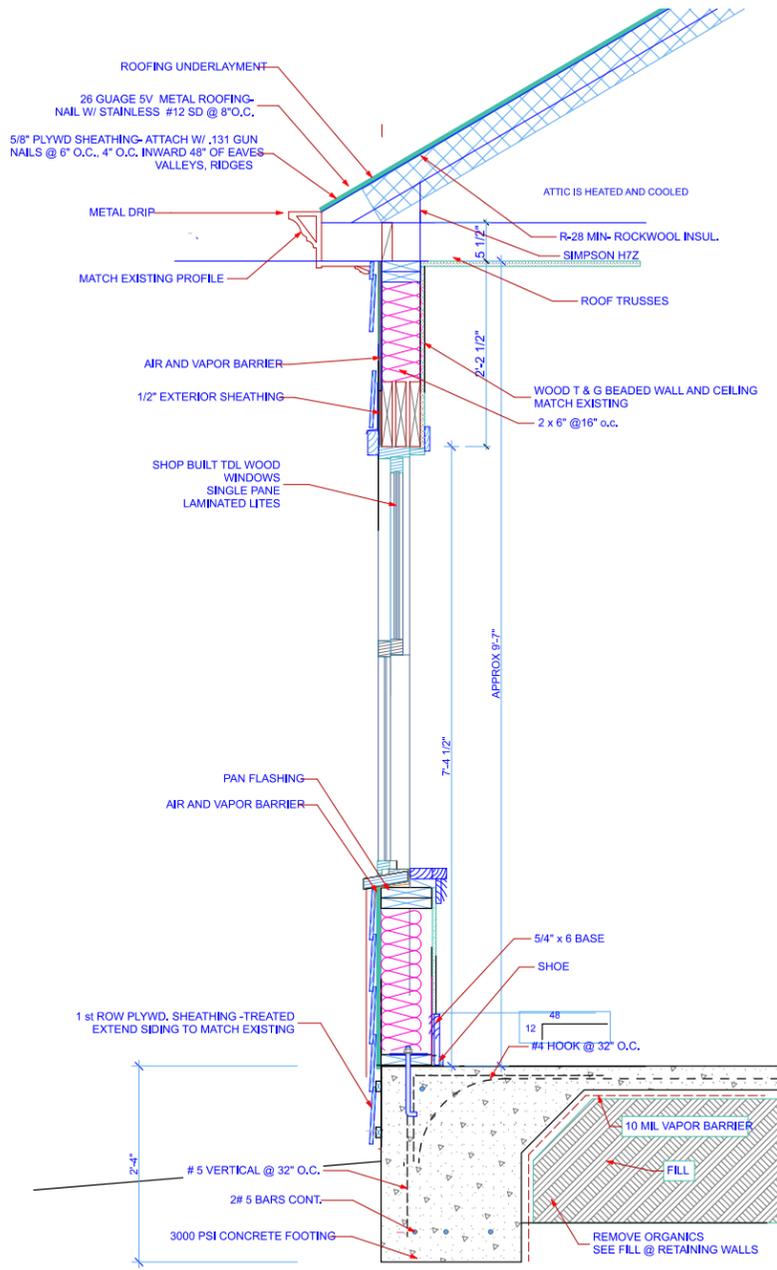


**1** 1401 Duke Survey 7-2022  
 SCALE: 1" = 1'-0"

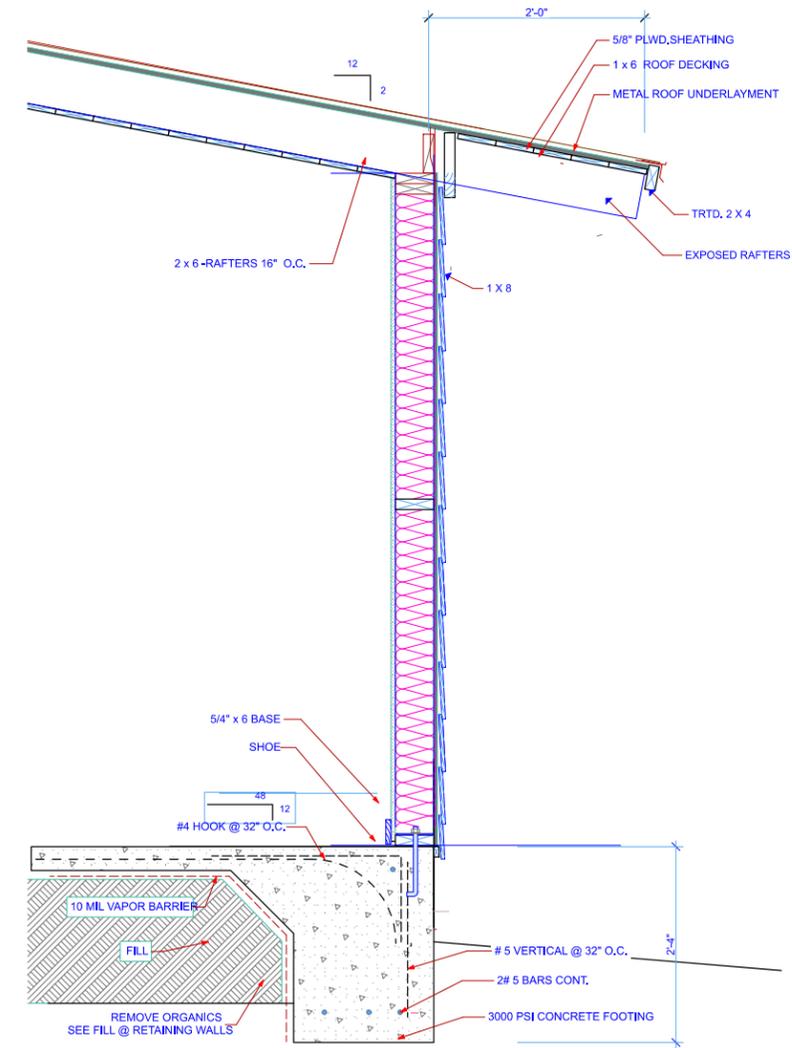
	Checked	Drawn RWC	Project Title <b>FREEDMAN ARTS DISTRICT OFFICE</b> 1401 DUKE STREET BEAUFORT SC 29902 USA	Date 12/13/22
	Proj. No.	Checked		
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title <b>Architectural Site Plan</b>	DRAWING NO. <b>AS-001</b> SHEET 15 OF 38
<b>HRB CHANGE AFTER CERTIFICATION</b>				



3 Existing Building Section  
A-302 SCALE: 1" = 1'-0"

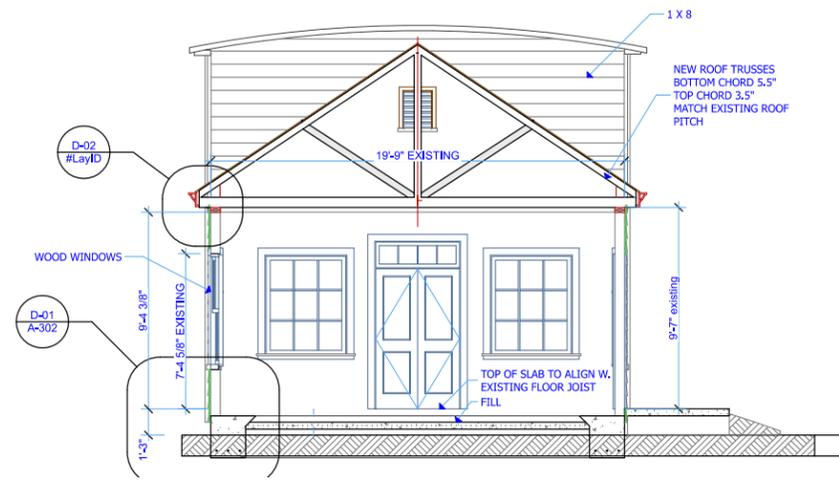


1 DETAIL  
A-302 SCALE: 1" = 1'-0"

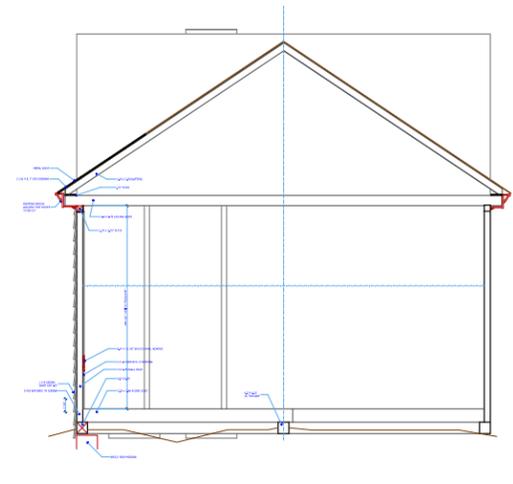


2 DETAIL  
A-302 SCALE: 1" = 1'-0"

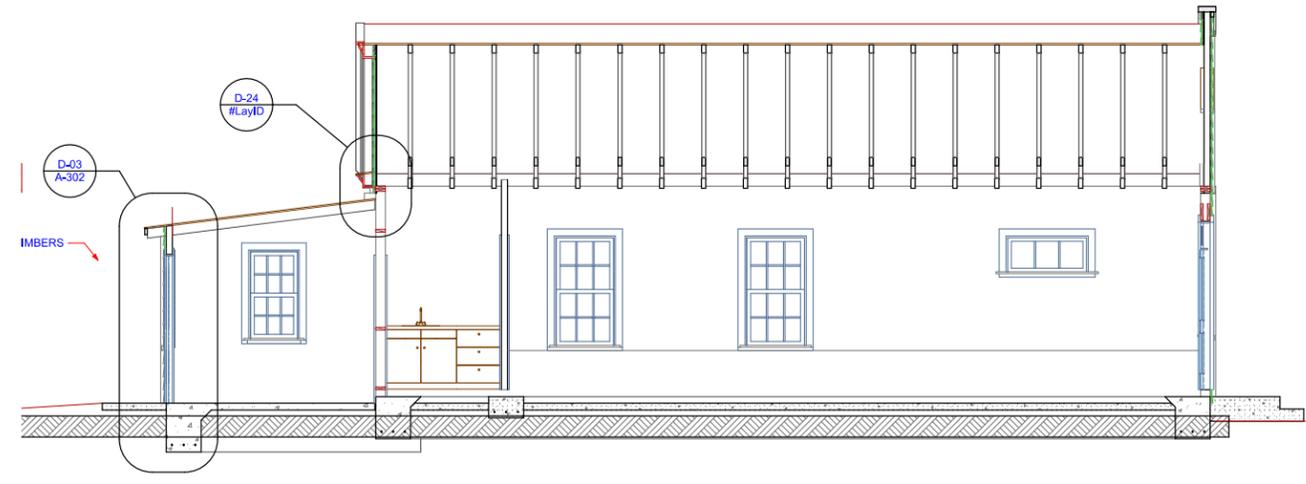
	Checked	Drawn RWC	Project Title <b>FREEDMAN ARTS DISTRICT OFFICE</b> 1401 DUKE STREET BEAUFORT SC 29902 USA	Date 12/13/22
	Proj. No.	Checked		
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title <b>DETAILS</b>	DRAWING NO. <b>A-302</b> SHEET 26 OF 38
<b>HRB CHANGE AFTER CERTIFICATION</b>				



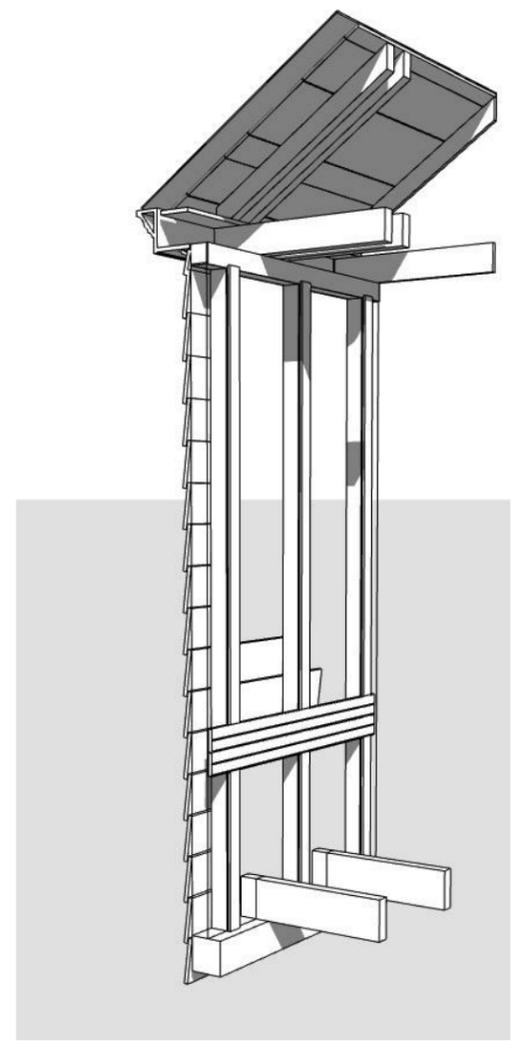
**2 Building Section A**  
SCALE: 1/4" = 1'-0"



**3 Existing Building Section**  
SCALE: 1/4" = 1'-0"

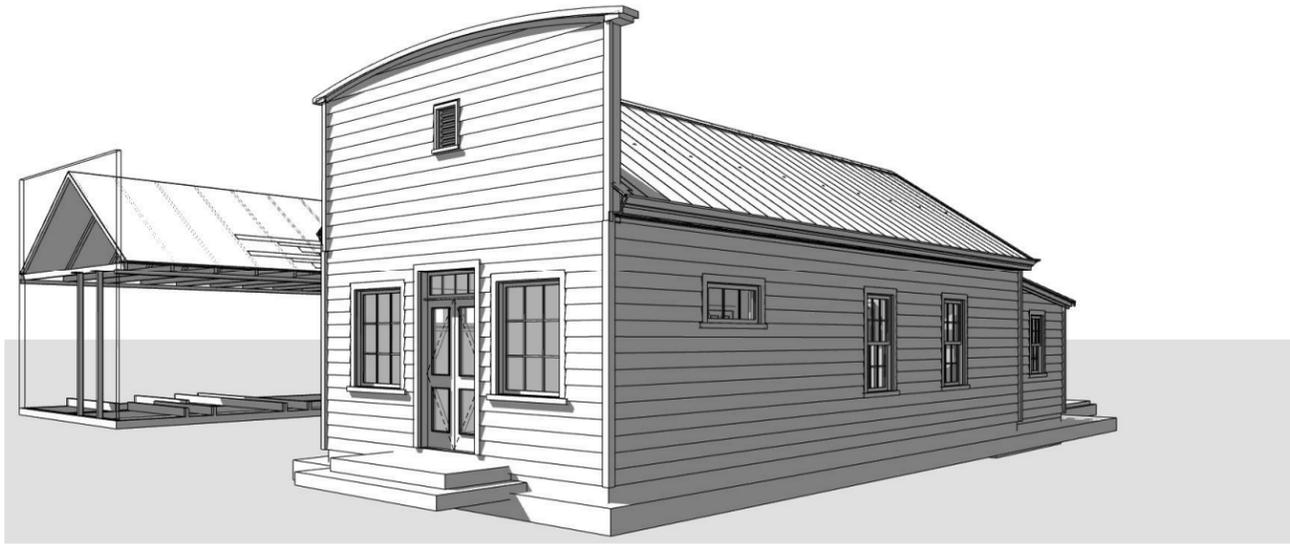


**1 Building Section B**  
SCALE: 1/4" = 1'-0"

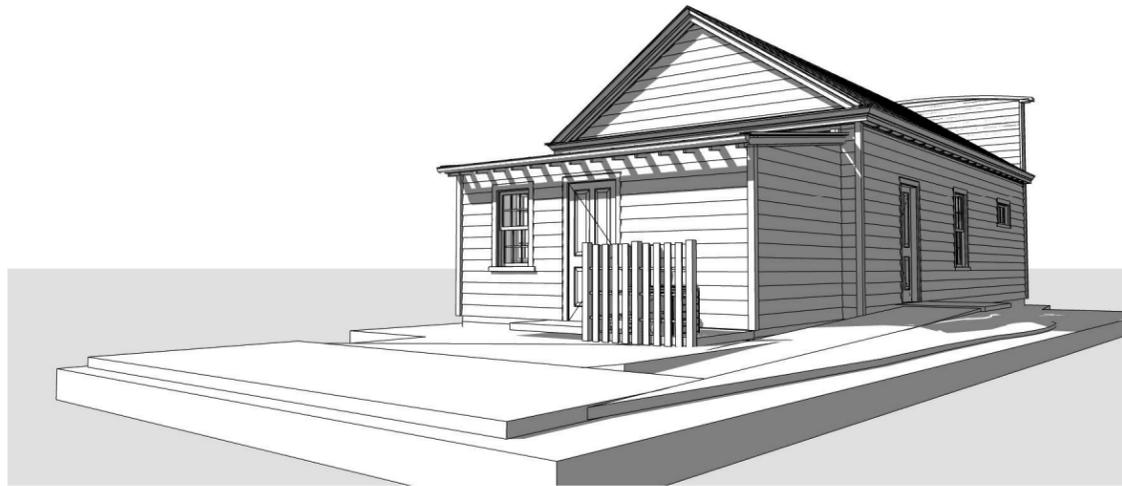


**4 EXISTING**  
SCALE: 1/8" = 1'-0"

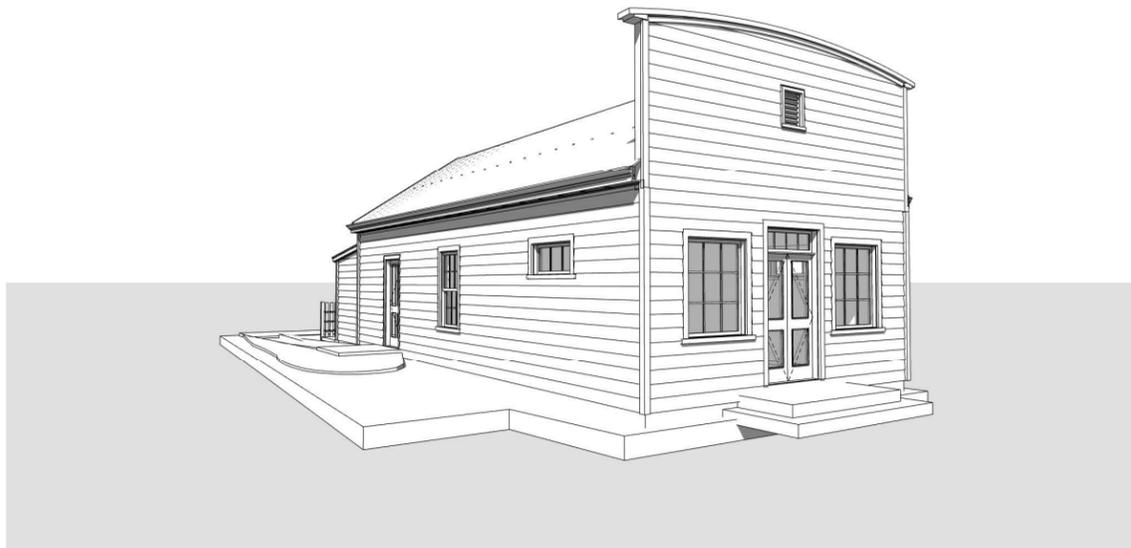
	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	<b>FREEDMAN ARTS DISTRICT OFFICE</b> 1401 DUKE STREET BEAUFORT SC 29902 USA	12/13/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
<b>HRB CHANGE AFTER CERTIFICATION</b>		<b>Building Sections</b>		<b>A-301</b> SHEET 25 OF 38



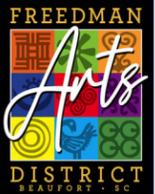
1 Generic Perspective (1)  
SCALE: 1:148.96



2 Interior View  
SCALE: 1:176.91



3 Interior View  
SCALE: 1:202.27

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	<b>FREEDMAN ARTS DISTRICT OFFICE</b> 1401 DUKE STREET BEAUFORT SC 29902 USA	12/13/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
<b>HRB CHANGE AFTER CERTIFICATION</b>		<b>Exterior Views</b>	<b>A-202</b>	SHEET 24 OF 38



2 West Elevation  
SCALE: 1/4" = 1'-0"



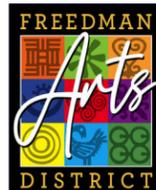
4 Interior View  
SCALE: 1/4" = 1'-0"



1 East Elevation  
SCALE: 1/4" = 1'-0"



3 North Elevation  
SCALE: 1/4" = 1'-0"

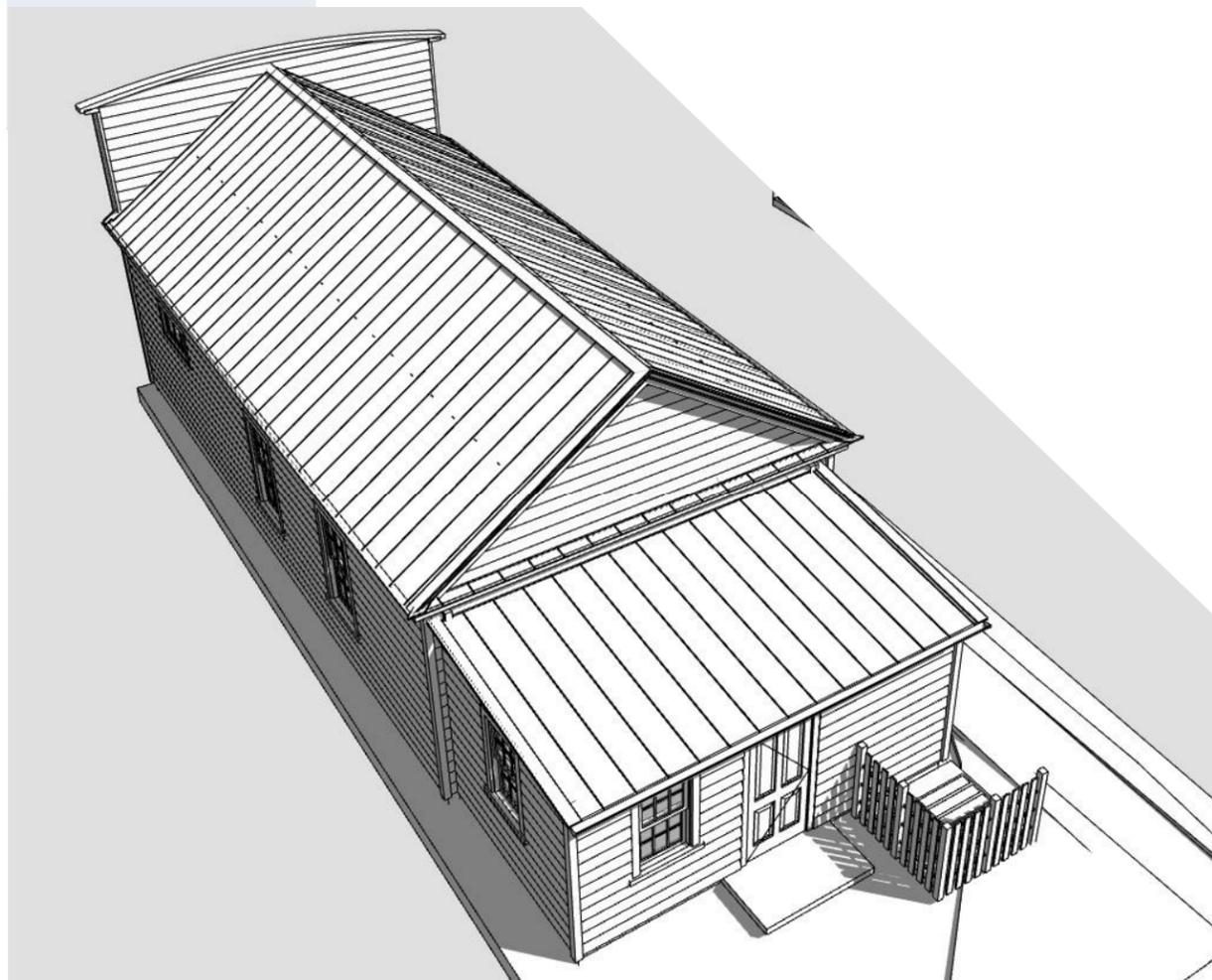
	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	<b>FREEDMAN ARTS DISTRICT OFFICE</b> 1401 DUKE STREET BEAUFORT SC 29902 USA	12/13/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
	HRB CHANGE AFTER CERTIFICATION		<b>Exterior Elevations</b>	<b>A-201</b> SHEET 23 OF 38



COLOR IS NATURAL GALVALUME

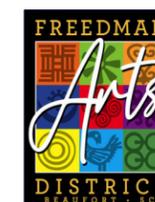
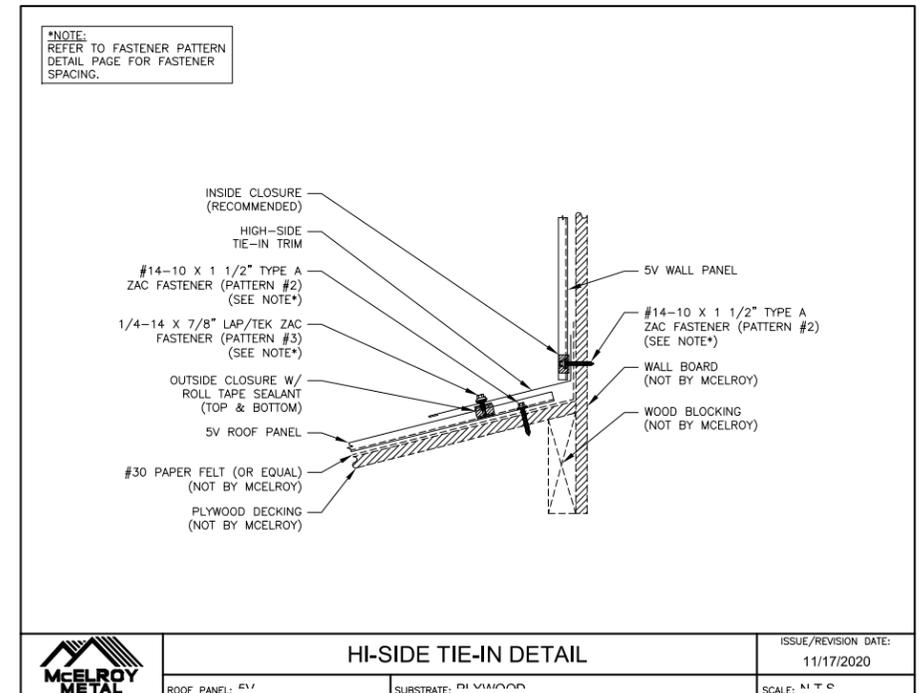
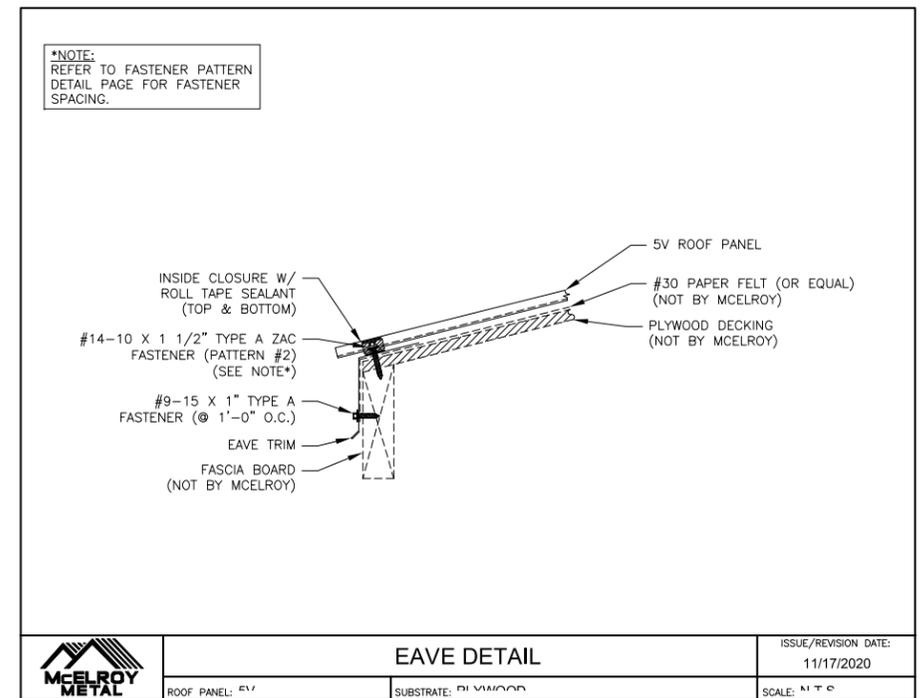
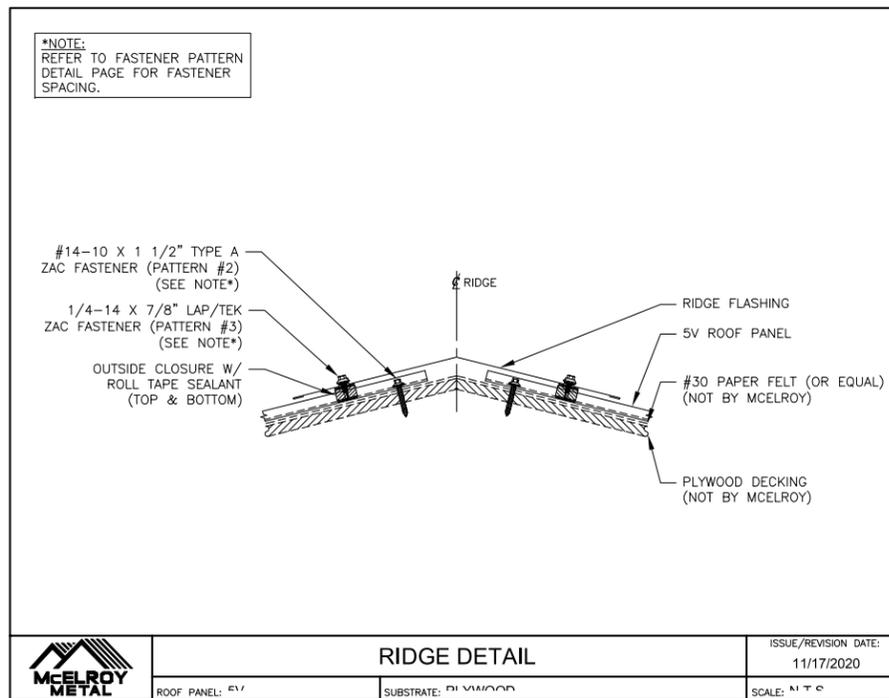
## Specifications & Details

Details	Testing	Panel Options
Minimum slope (with sealant) 3:12	Fire Rating Class A	Coating Kynar 500®(PVDF)
Installation Must be over solid decking	Uplift Test UL580 Class 90	
	Class 4 Impact Resistance UL 2218	
	Fire Resistance UL263	
Manufacturing Facilities Produced in Ashburn, GA; Merkel, TX	Florida State Approval 1832.1	Substrate Standard 26 GA Galvalume®; 29 Ga. Galvanized in bare only
	Texas Department of Insurance RC-13	
Note Oil Canning is a natural occurrence in metal panels and is not a cause for panel rejection	Miami Dade Approval NOA # 18-0123.03	
	Testing Data For available Test Data, Section Properties or Load Tables, please visit our <a href="#">downloads section</a> .	

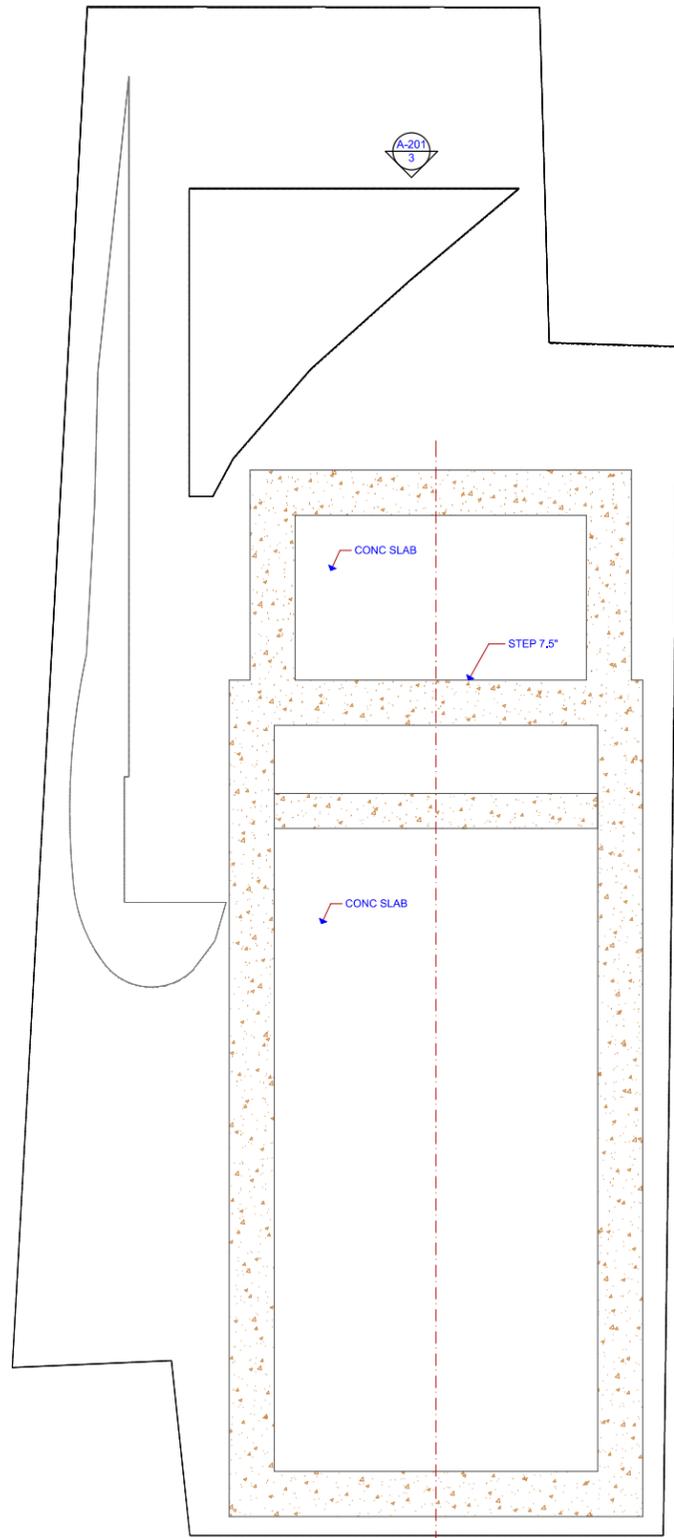


1 ROOF PLAN  
SCALE: 1/94.29

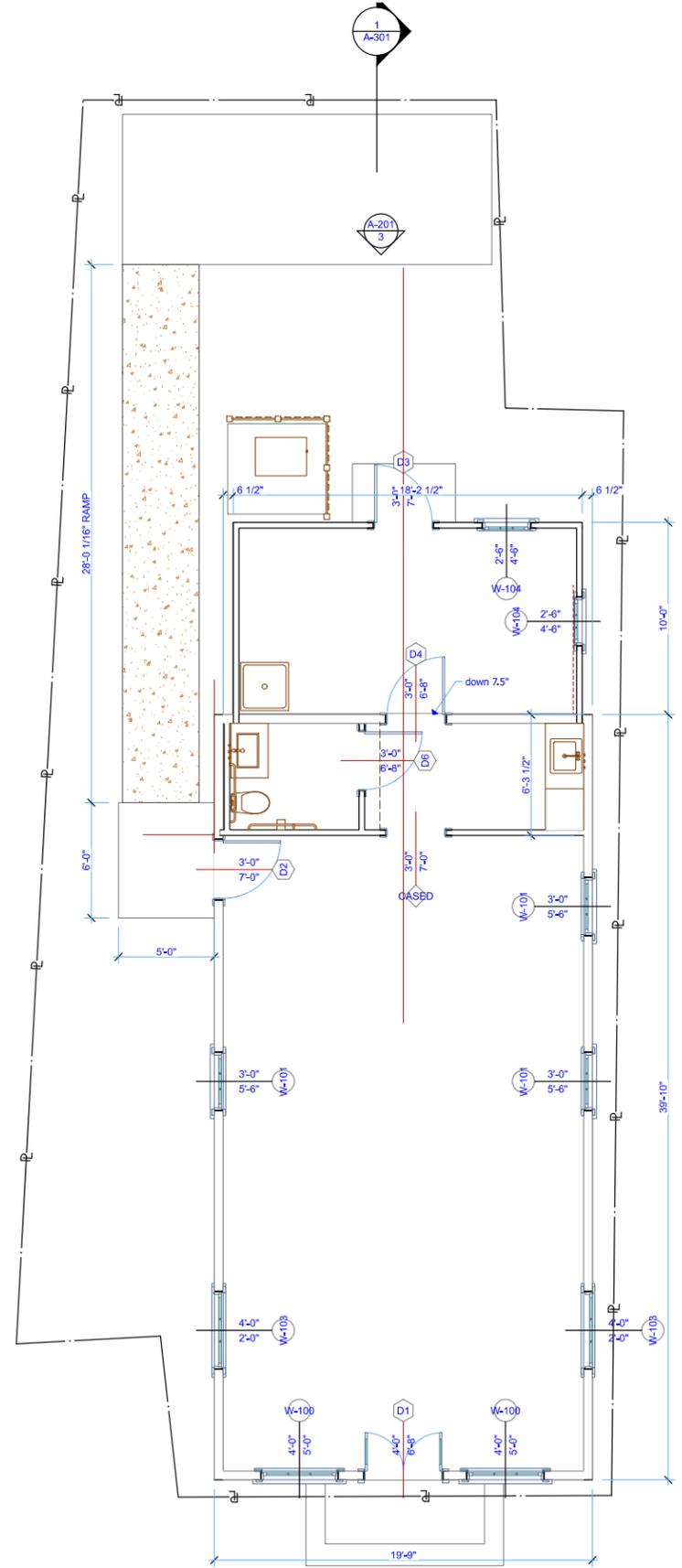
1401 Duke 28 of 43



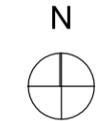
Checked	Drawn RWC	Project Title <b>FREEDMAN ARTS DISTRICT OFFICE</b> 1401 DUKE STREET BEAUFORT SC 29902 USA	Date 12/13/22
Proj. No.	Checked		
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title <b>ROOF PLAN</b>		DRAWING NO. <b>A-103</b>
HRB CHANGE AFTER CERTIFICATION			SHEET 18 OF 38



**1** 1. First Floor  
 SCALE: 1/4" = 1'-0"  
 1401 Duke 29 of 43



786 HEATED S.F.  
 182 STORAGE



**WINDOW LEGEND**

2'-6" x 4'-6"	3'-0" x 5'-6"	4'-0" x 2'-0"	4'-0" x 5'-0"

**3** Window Legend  
 SCALE: 1" = 1'-0"  
 ALL WINDOWS WOOD SHOP BUILT SINGLE TDL LAMINATED GLAZING

**DOOR LEGEND**

Standard 4 Panel	Standard 4 Panel	Decorative 7

**4** Door Legend  
 SCALE: 1" = 1'-0"  
 ENTRANCE IS CUSTOM WOOD SHOP BUILT - 4 PANEL GLASS W TRANSON

NOTES:  
 1. ALL COLORS ARE MODERN WHITE  
 2. ROOF COLOR IS GALVALUME  
 3. DOOR HARDWARE IS OIL RUBBED BRONZE.

Drawn RWC	Project Title <b>FREEDMAN ARTS DISTRICT OFFICE</b> 1401 DUKE STREET BEAUFORT SC 29902 USA	Date 12/13/22
Checked	Drawing Title <b>First Floor Plan</b>	DRAWING NO. <b>A-102</b> SHEET 17 OF 38
3, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000 <b>HRB CHANGE AFTER CERTIFICATION</b>		





**CITY OF BEAUFORT  
HISTORIC REVIEW BOARD  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011 FAX: (843) 986-5606**

**DECISION LETTER**

August 20, 2021

Dennis & Mary Harvey  
912 Duke Street  
Beaufort, SC 29902

**RE: 21-12 HRB.2                      1401 Duke Street – Alterations/Additions**

Dear Mr. & Mrs. Harvey:

On August 11, 2021, the City of Beaufort Historic Review Board (HRB) met to review your application for alterations/additions to a contributing structure in the Northwest Quadrant at 1401 Duke Street. The HRB voted to grant final approval (not your final letter) with the following conditions with the exception of item #6, the applicant may use snap lock roofing:

1. The following Conditions of Preliminary Approval (1a-1d) still need to be satisfied by the Applicant:
  - a. Staff is in support of the proposed plan to add a gravel drive and brick paved pathway to the porch. Applicant to reference page 133 of the Preservation Manual and page 62 of the Preservation Manual Supplement and ensure and demonstrate compliance with recommended paving patterns and materials for garden paths.  
*Applicant to submit a detail that shows the proposed paving pattern for the brick paved pathway.*
  - b. The sides of the roof over the proposed rear screened porch are currently shown as flush with the east and west exterior walls. Staff recommends the applicant create a roof overhang in these areas by adding a single barge rafter to the sides of the roof layout. Staff also recommends that the applicants do the best that they can to respect the corner boards of the existing building.  
*Staff recommends that the applicant terminate the overhang of the proposed porch roof inboard of the corner boards of the existing building.*
  - c. The applicant has noted in this application that "By mid-March the DO'I setback should be removed and we will have made settlement". Applicant to confirm that the setback has indeed been removed.  
*Ahead of a permit submission, Applicant to provide written documentation that the SCDOT setback has been removed from this property. Post meeting applicant provided SCDOT letter to staff.*
  - d. Section 4.6.1.F.2 of the Beaufort Code states that "Mechanical equipment, such as ventilation systems, commercial exhaust fans, rooftop terminations, commercial cooling equipment, heating

and air conditioning units, TV antennas, and satellite dishes, shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised." The HVAC unit and existing electrical box noted on the site plan and rear elevation must be screened per this section of the Code.

*Applicant to note mature heights of the planned landscaping around this equipment as well as the heights of the equipment to illustrate that the equipment will be adequately screened per the Code.*

2. Section 2.4.1 of the Beaufort Code requires 70% maximum roof coverage with an additional 10% for total lot coverage of this property. The applicant did not provide an overall percentage of impervious paving, but they did provide square footages of the existing and proposed building as well as the overall square footage of the property. Staff used these numbers to calculate that the proposed project will have a total of roughly 65% impervious paving, including roof coverage, which is compliant with the Beaufort Code. The applicant also notes that "there will be non-pervious brick landings from doorways and walkway to parking of non-pervious gravel." Applicant to clarify if these materials will indeed be impervious. Applicant to provide the total square footage of all impervious surfaces that are proposed to exist at completion of the project so that Staff may verify that the proposed total lot coverage is compliant with Section 2.4.1 of the Beaufort Code.
3. The Duke Street Elevation on Sheet 1 shows that an existing tree is to be removed, which was not noted in the preliminary application. Applicant to clarify which tree will be removed and provide the species and DBH of this tree. Applicant to note that if this tree is considered a Specimen or Landmark tree by Section 5.3.2 of the Beaufort Code, a Certified Arborist Report may be required per section 5.3.2.A. Post meeting applicant provided a Certified Arborist Report. Applicant to coordinate tree removal recommendations from the arborist report with the proposed site plan to clearly label and note all related work.
4. The conditions of preliminary approval recommended that the applicant use Southern Yellow Pine, C and better grade, dried after treatment siding that is milled to match existing siding where it is deemed necessary that siding is to be replaced. The applicant has noted that Southern Yellow Pine Grade D and better will be used. Staff still recommends the applicant use the previously recommended siding type in this rehabilitation project and that this is clearly noted in future submissions.
5. The Secretary of the Interiors Standards for Rehabilitation recommend the following when designing the replacement for missing historic windows: "[The new window] may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building."

Staff understands that no further documentation of the front windows has been found since the preliminary review of this application. Staff is not in support of the proposed 8 over 2 front replacement windows, as this configuration is not a traditional historic configuration that would have likely existed within a corner store in the early 20<sup>th</sup> century. Staff would support the use of fixed picture windows with one single lite or multiple lites, such as a 16 lite window.

- ~~6. The applicant is proposing the use of a 4M metal snap lock seam roof. This does not comply with the Northwest Quadrant Design Guidelines, which state that "Snap Lock Seams are generally not appropriate." The Secretary of the Interiors Standards also state that "Using a substitute material for the replacement that does not convey the same appearance of the roof covering or the surviving components of the roof feature [is not appropriate]." The applicant verbally stated at the last meeting that the original roof on the structure was standing 3 1/2 in. Staff supports replacement~~

~~with a standing seam roof, but it must be mechanically seamed with traditional ridge and eave details to better match the roof that likely originally existed. Applicant to submit cut sheets of roof termination details (ridge cap, drip edge, head wall flashing, rake edge flashing) for review. As noted at the preliminary level, Staff could also accept a 5V roof for this project because this would be allowed by the Northwest Quadrant Design Principles.~~

7. Applicant to submit more detailed and larger scaled wall section drawings to illustrate the full construction design of the following:
  - a. Pier and lattice infill design. (Applicant to ensure and demonstrate compliance with Chapter 6 of the Preservation Manual Supplement regarding the lattice infill.)
  - b. Door and window heads, sills, and jambs. (The applicant has submitted details of the window head and sill, but these do not depict the surrounding wall and trim. Applicant to submit details that show the interaction of the window/door with the surrounding wall.)
  - c. A typical wall section through the east exterior wall of the powder room and storage area. (At the base of this wall, Staff recommends installing a concrete and stucco clad base that aligns with the height of the existing foundation piers.)
8. Staff assumes no gutters or downspouts will be installed. If installed in the future, these must be submitted for review.
9. Applicant to clarify if the Soffit detail on page 5 is accurately drawn to illustrate the true existing condition. The drawn detail portrays a bed mold that is installed in the opposite direction of typical bed mold details. Applicant to clarify if this is truly the existing condition.
10. Applicant to clarify exact locations of salvaged 1x8 shiplap material. Staff recommends that the placement of this material is isolated to the exterior east wall of the powder room and storage room and the triangular exterior area above the screens on the west wall of the screen porch addition. The existing rear wall of the main structure should be lap siding since it is an existing historic wall. This will help to differentiate the new addition from the historic structure. Additionally, on the west wall of the new porch, Staff recommends using trim instead of siding at the vertical portion where the screen wall meets the existing wall.

**You must submit a revised design that meet the conditions noted above. Staff will verify concordance and issue a Certificate of Appropriateness. The Certificate of Appropriateness is required to be submitted with your project permit application.**

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

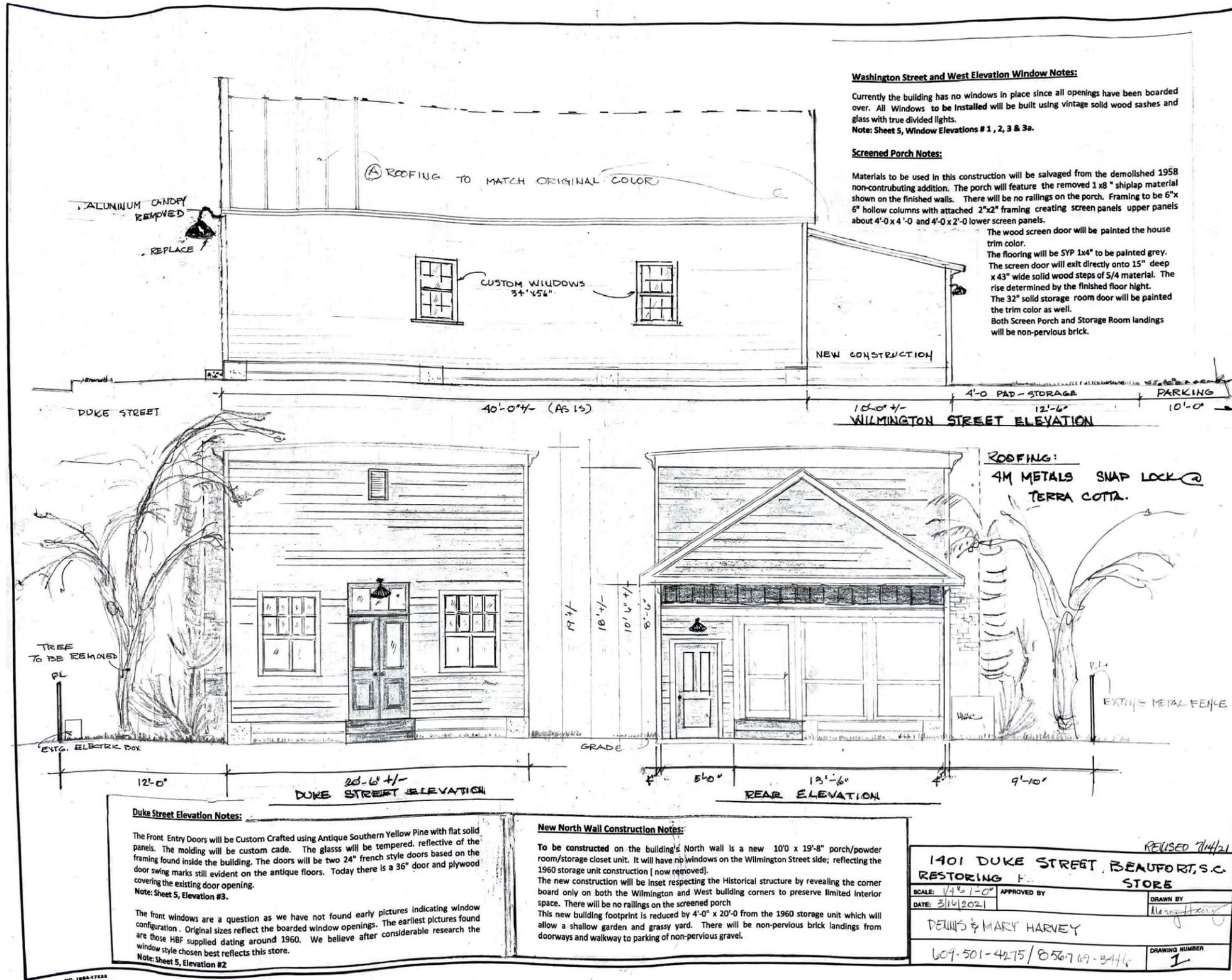
Sincerely,

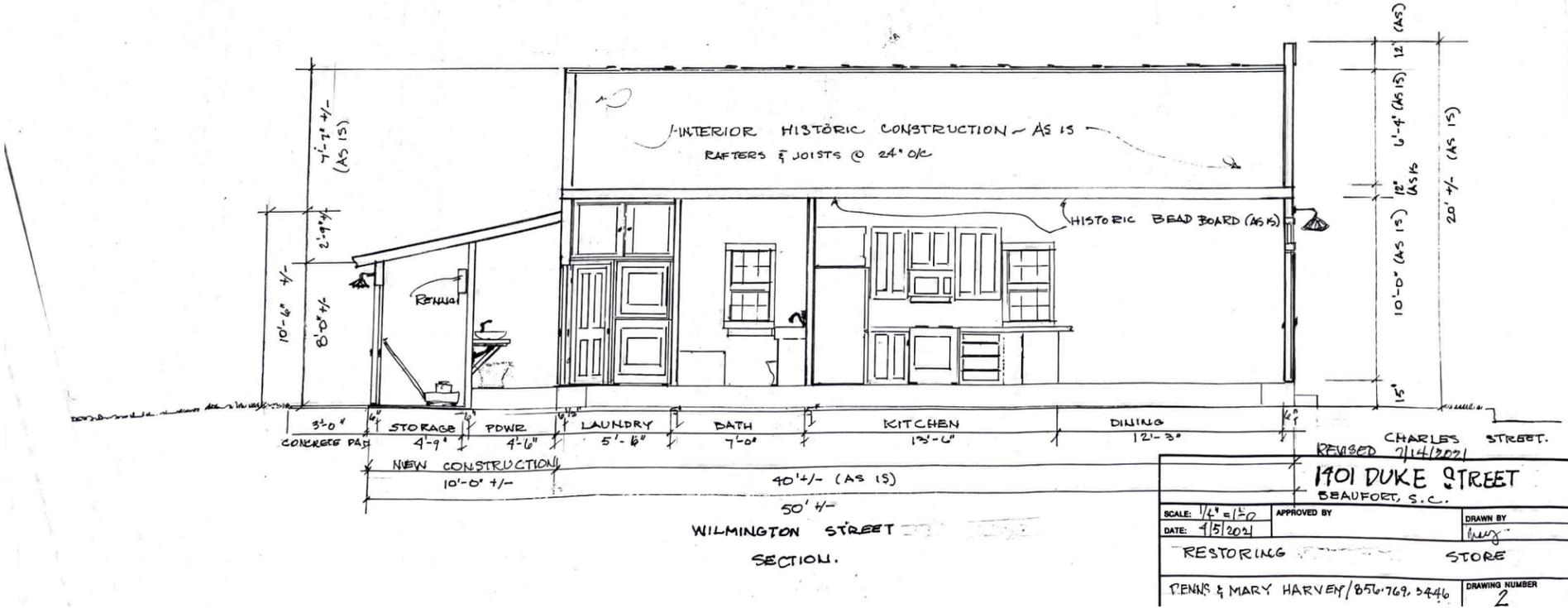
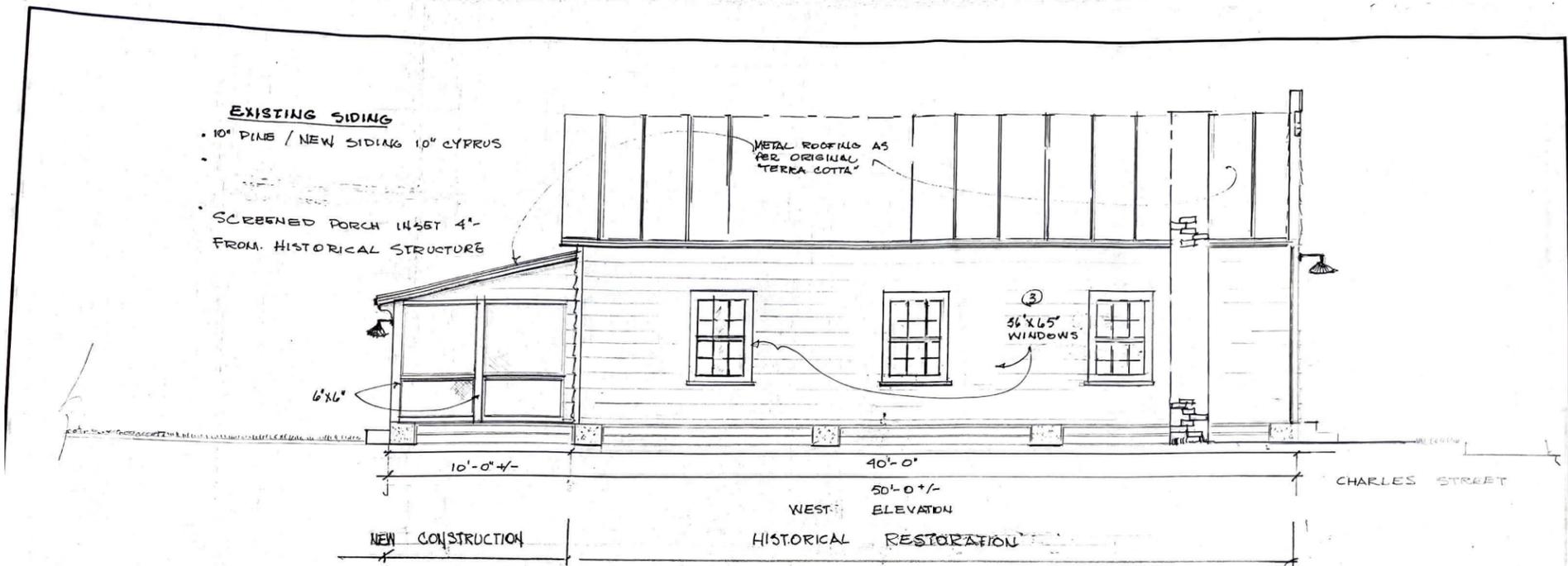


Jeremiah Smith, Chair  
Historic Review Board

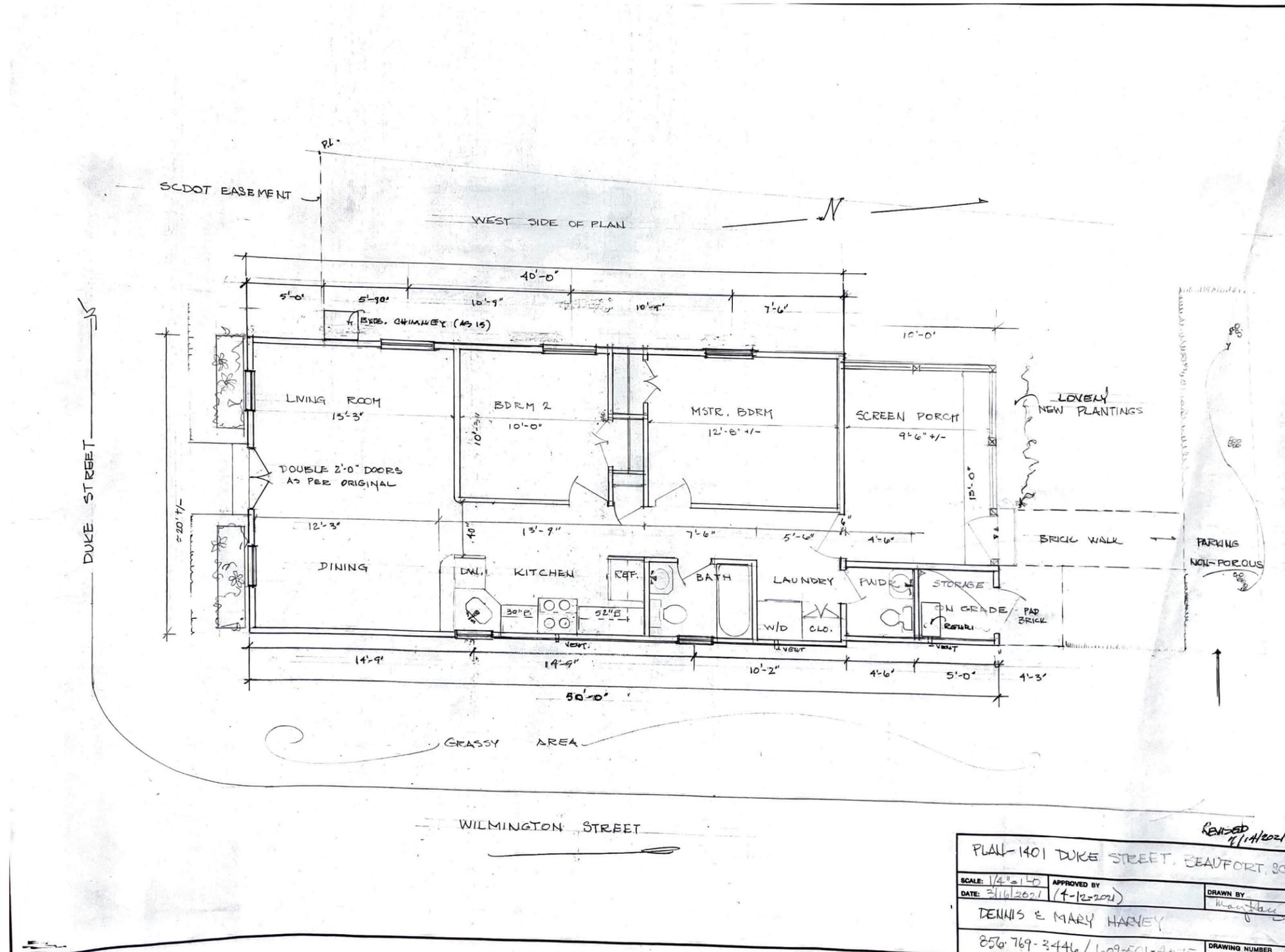
email: [dennisredbank@gmail.com](mailto:dennisredbank@gmail.com); [dennisandmary424@yahoo.com](mailto:dennisandmary424@yahoo.com)

cc: file copy





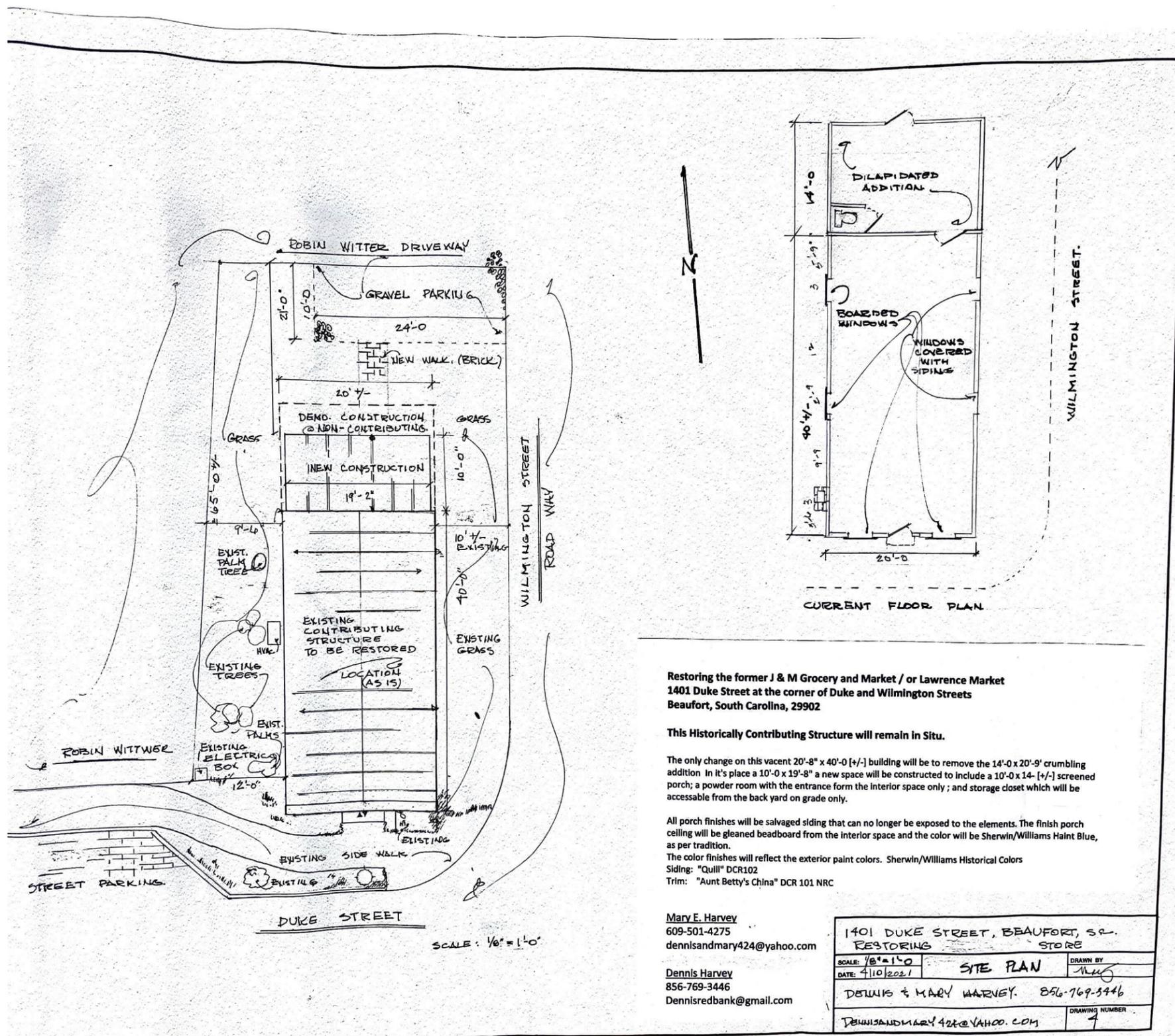
1701 DUKE STREET BEAUFORT, S.C.	
SCALE: 1/4" = 1'-0"	APPROVED BY
DATE: 4/5/2021	DRAWN BY mxy
RESTORING STORE	
PENNS & MARY HARVEY / 856.769.5446	DRAWING NUMBER 2



REVISION 1/11/2021

PLAN-1401 DUKE STREET, BEAUFORT, SC.

SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY
DATE: 3/16/2021	(1-12-2021)	maufort
DENNIS E. MARY HARNEY		DRAWING NUMBER
856-769-3446 / 609-501-4475		



Restoring the former J & M Grocery and Market / or Lawrence Market  
 1401 Duke Street at the corner of Duke and Wilmington Streets  
 Beaufort, South Carolina, 29902

This Historically Contributing Structure will remain In Situ.

The only change on this vacant 20'-8" x 40'-0" [±] building will be to remove the 14'-0" x 20'-9" crumbling addition. In its place a 10'-0" x 19'-8" a new space will be constructed to include a 10'-0" x 14'- [±] screened porch; a powder room with the entrance from the interior space only; and storage closet which will be accessible from the back yard on grade only.

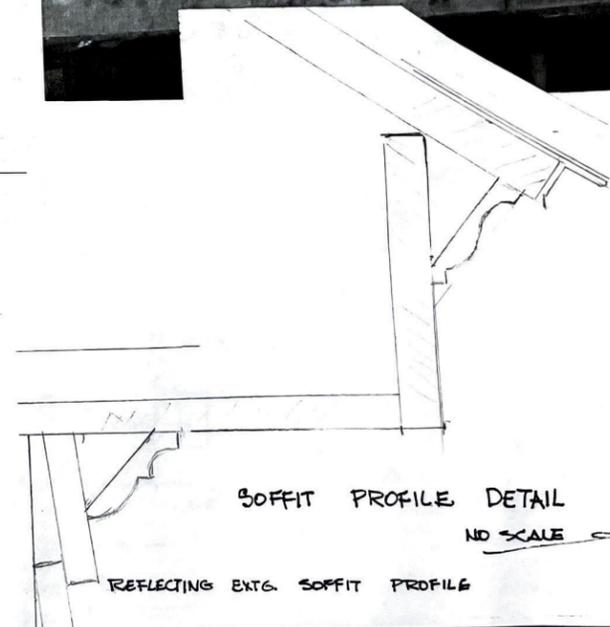
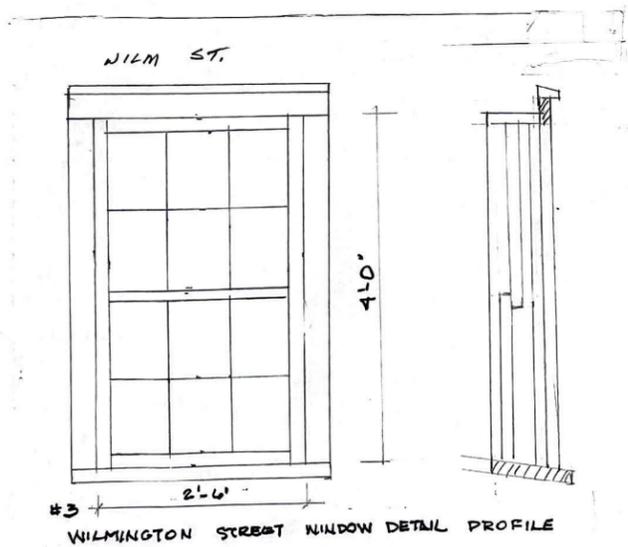
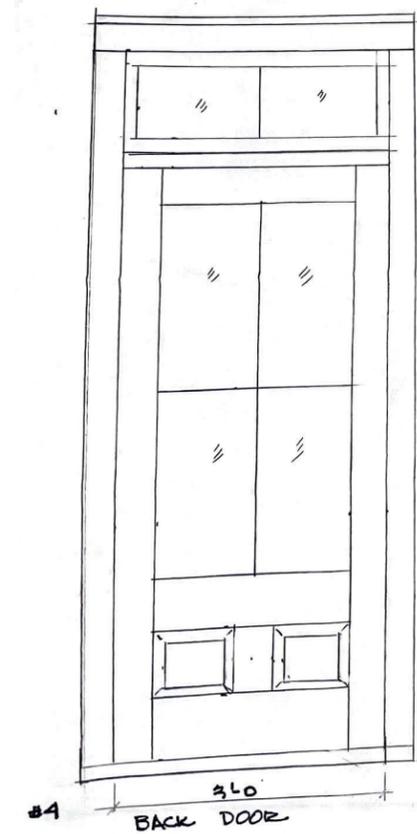
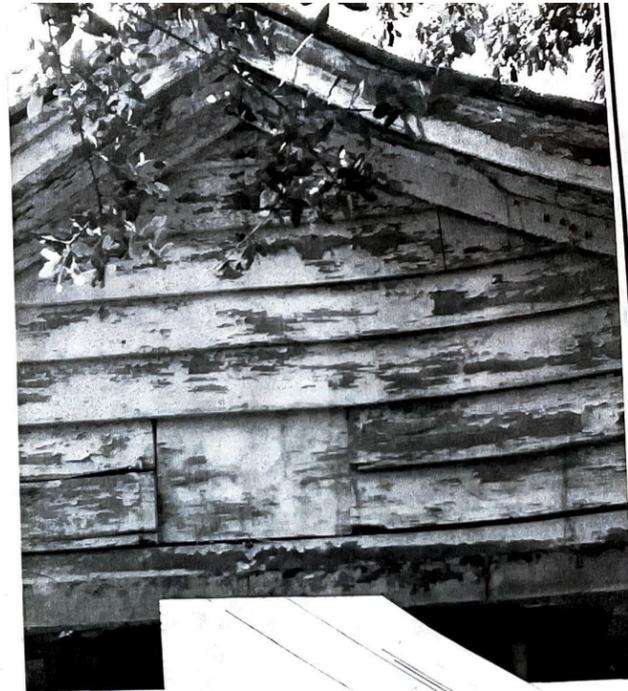
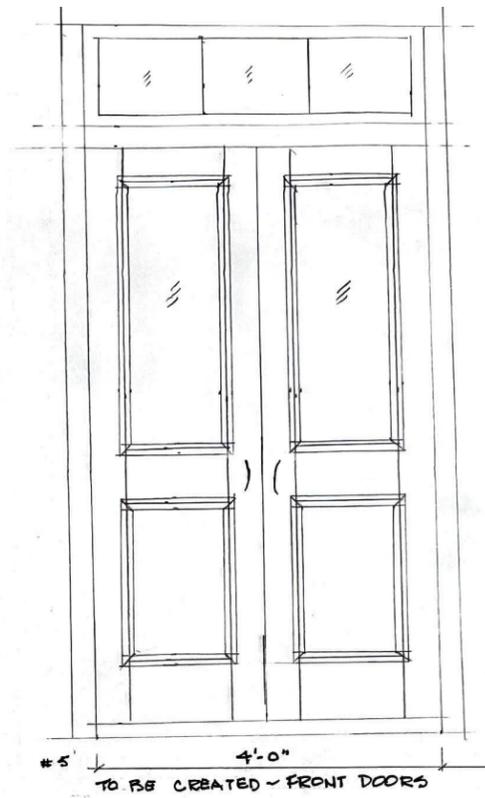
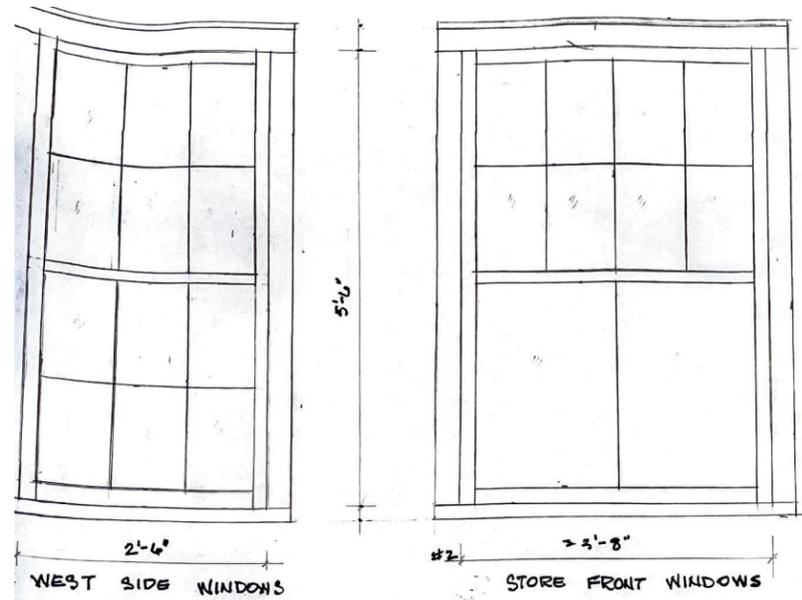
All porch finishes will be salvaged siding that can no longer be exposed to the elements. The finish porch ceiling will be gleaned beadboard from the interior space and the color will be Sherwin/Williams Haint Blue, as per tradition.

The color finishes will reflect the exterior paint colors. Sherwin/Williams Historical Colors  
 Siding: "Quill" DCR102  
 Trim: "Aunt Betty's China" DCR 101 NRC

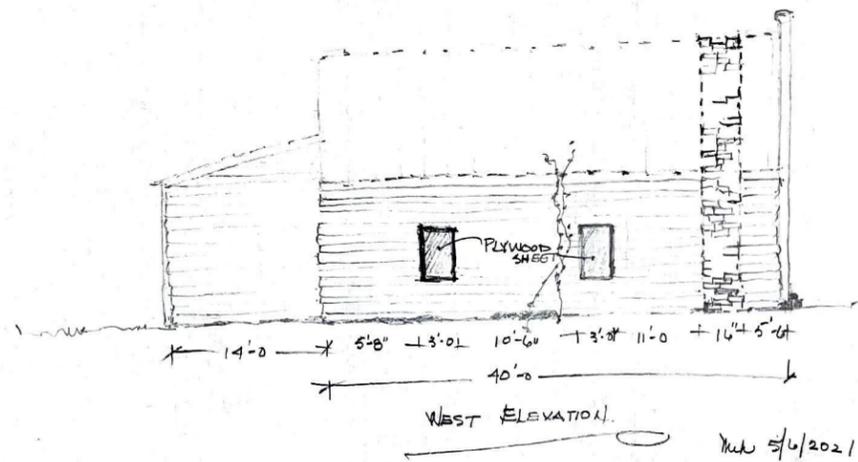
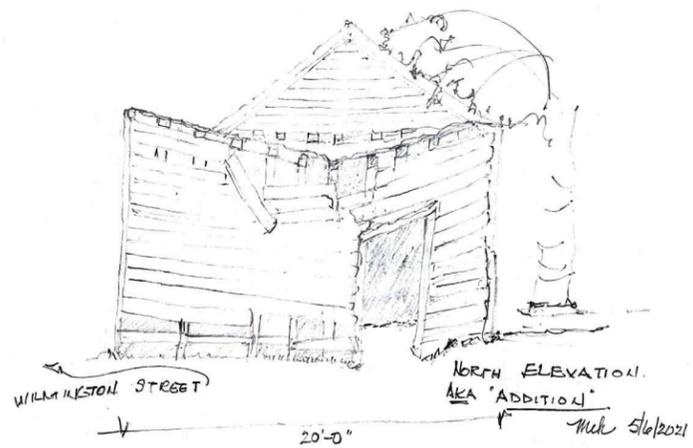
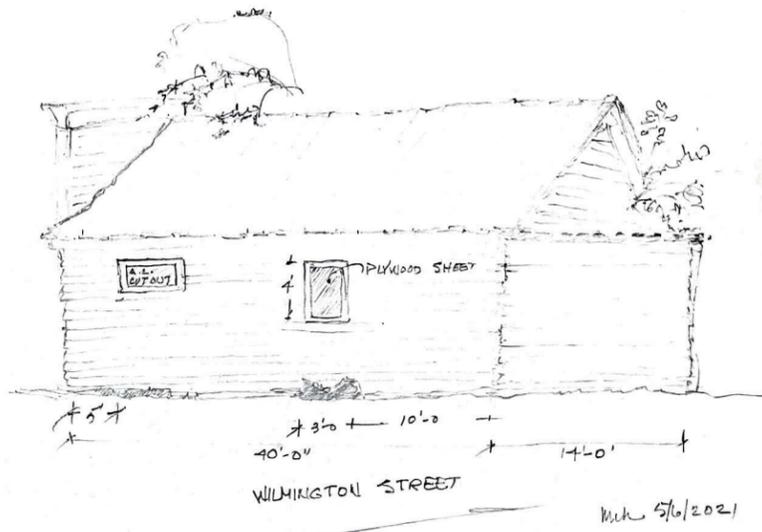
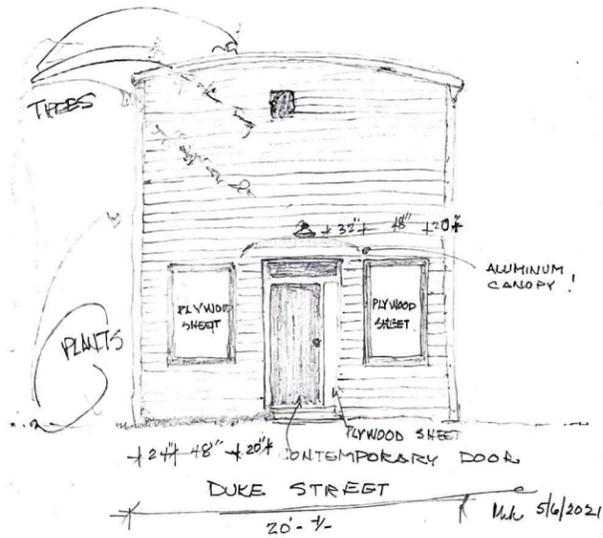
Mary E. Harvey  
 609-501-4275  
 dennisandmary424@yahoo.com

Dennis Harvey  
 856-769-3446  
 Dennisredbank@gmail.com

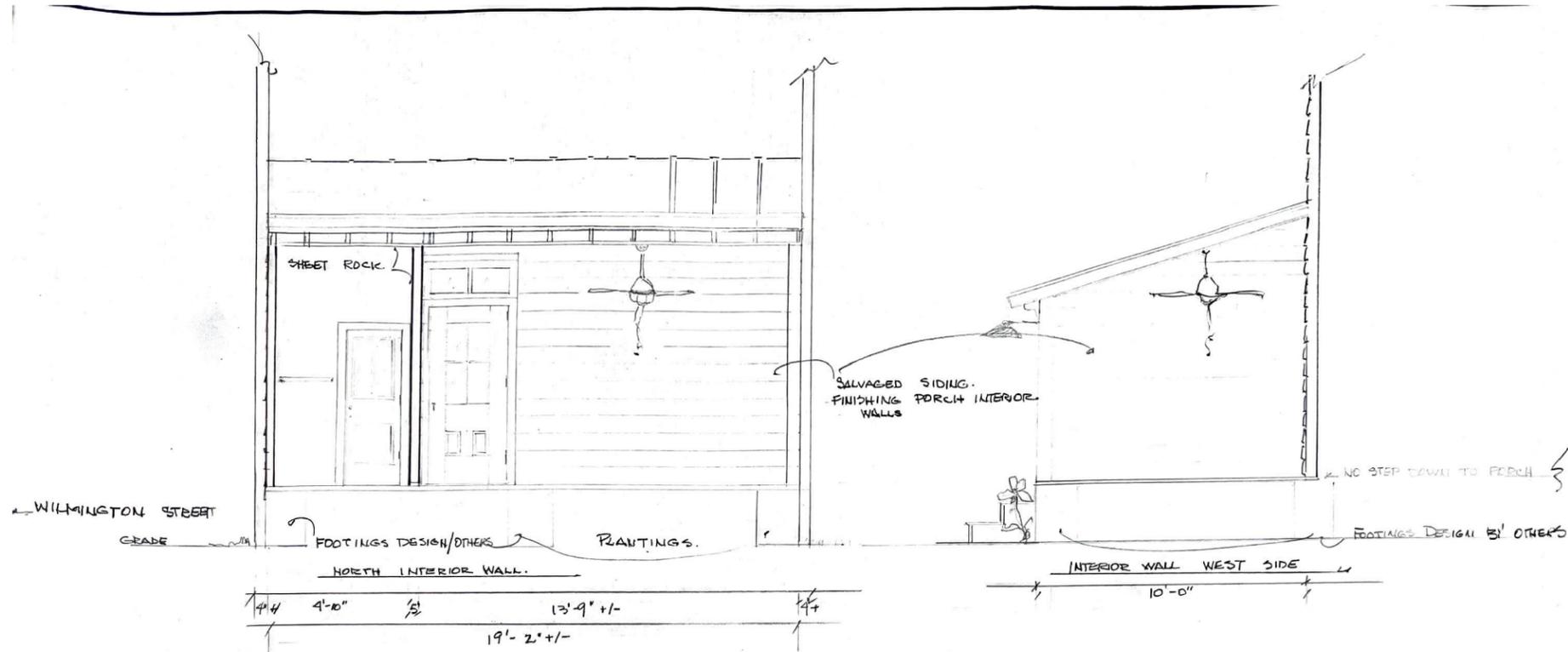
1401 DUKE STREET, BEAUFORT, S.C. RESTORING STORE		
SCALE: 1/8" = 1'-0"	SITE PLAN	DRAWN BY
DATE: 4/10/2021		M.H.
DENNIS & MARY HARVEY. 856-769-3446		DRAWING NUMBER
DENNISANDMARY424@YAHOO.COM		7



1401 DUKE STREET RESTORATION.		
SCALE: 1" = 1'-0"	DATE: 7/14/21 & 7/23	DRAWN BY: DRH.
DETAIL SHEET		REVISED
DOORS/WINDOWS & SOFFIT.		
DENNIS (850-769-3446)		DRAWING NUMBER: 5



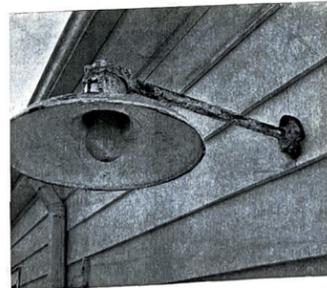
1401 DUKE STREET / THE WAY WE FOUND IT!		
SCALE: NO. 1/8"	APPROVED BY:	DRAWN BY: <i>Mk</i>
DATE: 5/16/21		REVISED:
DENNIS & MARY HARVEY		
J&M GROCERY MARKET.	DRAWING NUMBER	6



Harbor Breeze  
**MERRIMACK CEILING FAN**  
 ITEM #000443  
 MODEL #42042

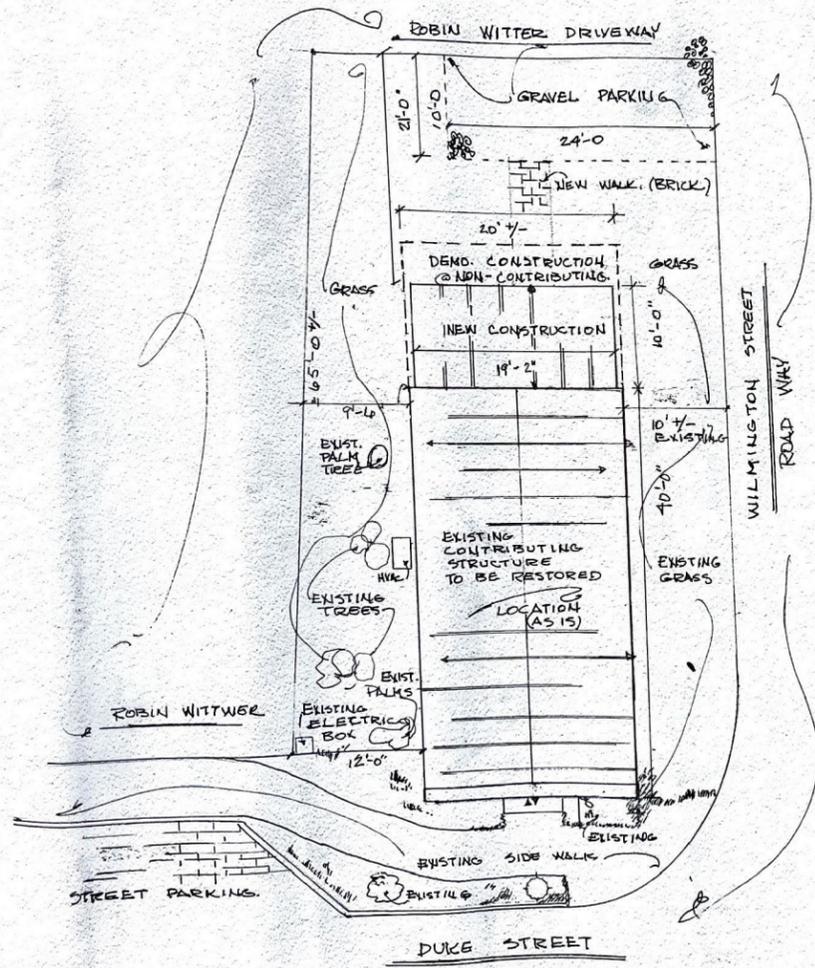


ATTACH YOUR RECEIPT HERE  
 PROPOSED PORCH FAN

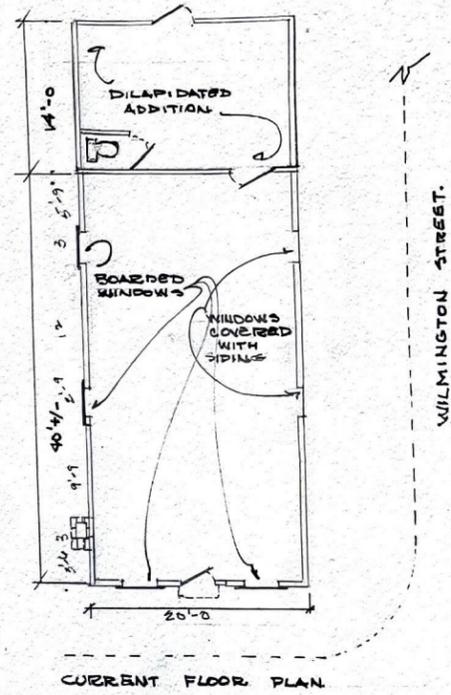
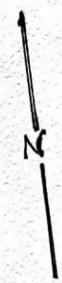


RECLAIMED EXTERIOR LIGHTING

RESTORING 1401 DUKE STREET		
SCALE: 3/8" = 1'-0"	APPROVED BY:	DRAWN BY: [Signature]
DATE: 7/23/21		REVISED
DENNIS & MARY HARVEY		56.769.3446
		07.501.4213
PORCH SECTIONS		DRAWING NUMBER
		7



SCALE: 1/8" = 1'-0"



CURRENT FLOOR PLAN

Restoring the former J & M Grocery and Market / or Lawrence Market  
 1401 Duke Street at the corner of Duke and Wilmington Streets  
 Beaufort, South Carolina, 29902

This Historically Contributing Structure will remain in Situ.

The only change on this vacant 20'-8" x 40'-0" (+/-) building will be to remove the 14'-0" x 20'-9" crumbling addition. In it's place a 10'-0" x 19'-8" a new space will be constructed to include a 10'-0" x 14'-0" (+/-) screened porch; a powder room with the entrance form the interior space only; and storage closet which will be accessible from the back yard on grade only.

All porch finishes will be salvaged siding that can no longer be exposed to the elements. The finish porch ceiling will be gleaned beadboard from the interior space and the color will be Sherwin/Williams Haint Blue, as per tradition.

The color finishes will reflect the exterior paint colors. Sherwin/Williams Historical Colors

Siding: "Quill" DCR102  
 Trim: "Aunt Betty's China" DCR 101 NRC

Mary E. Harvey  
 609-501-4275  
 dennisandmary424@yahoo.com

Dennis Harvey  
 856-769-3446  
 Dennisredbank@gmail.com

1401 DUKE STREET, BEAUFORT, S.C. RESTORING STORE		
SCALE: 1/8" = 1'-0"	SITE PLAN	DRAWN BY M.H.
DATE: 4/10/2021		
DENNIS & MARY HARVEY 856-769-3446		DRAWING NUMBER
DENNISANDMARY424@YAHOO.COM		4



# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 January 2023

## 1 SUMMARY OF REQUEST

---

### 1401 Duke Street, Alterations

The applicant is requesting a Change After Certification for alterations to the structure at 1401 Duke Street. This will convert the structure from a current approved residential use back to its original use as a commercial space.

This property is located within the Beaufort Conservation Neighborhood.

Background: The previous project received final approval in August 2021.

## 2 FACTS

---

<b>Property Address:</b>	1401 Duke Street
<b>Parcel ID:</b>	R120 004 000 0347 0000
<b>Case Number:</b>	<b>23-03 HRB.1</b>
<b>Applicant:</b>	<b>Bill Chambers/Freedmens Art District</b>
<b>Zoning:</b>	T4-N
<b>Use:</b>	Single Family Residential to Commercial

### **District Development Standards for T4-N:**

- **Setback requirements – Primary Structure:**
  - *Front – 0' min./15' max.*
  - *Rear setback – 10' min.*
  - *Side Corner/Alley – 0' min. /10' max.*
  - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height:** 2 stories min. at significant intersections/4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min./85% max.
- **Maximum Lot Coverage:** 70% maximum for rooftops, additional 10% allowed for total impervious coverage.

### **References:**

Beaufort Code  
Beaufort Preservation Manual

### 3 STAFF COMMENTS

---

#### Staff Acknowledgements

- This property is located within the Beaufort Conservation Neighborhood. It is listed on the National Register of Historic Places List of Contributing Resources as a 1-story frame commercial shop/store built circa 1910.
- This project received final approval for alterations in August 2021, which included:
  - Installation of new true divided lite wood windows
  - Demolition of rear addition and construction of new screened porch at the rear of the structure
  - Roof replacement using snap lock roof
  - Construction of a new brick walkway at the rear of the structure leading to the screened porch
- Since August 2021, this building has continued to fall into a severe state of disrepair, and now requires a Change After Certification to perform the work necessary to salvage the building.

#### Staff Conditions

1. In October 2022, staff visited the site with the applicant and agrees with the applicant that the structure can no longer be adequately repaired in-kind given its state of deterioration. To provide structural stability and safely be able to work on the building without the threat of collapse, staff agrees that the building must be dismantled and reassembled, using as much historic material as is salvageable. Staff recommends the HRB allow the applicant to work with staff throughout the dismantling, cataloguing, and rebuilding process to ensure that proper documentation occurs, and the building is rebuilt to match the original as much as possible.
2. Staff supports the applicant's proposal to turn the approved residential program back into it's a historic program as a commercial space.
3. Staff supports the applicant's proposal to use shop-built true divided lite windows throughout the building. Staff also supports the applicant's proposal to use a shop-built 4-panel entry door with transom.
4. Staff supports the replacement of deteriorated materials with in-kind materials of the same size and color.
5. Staff recommends that the applicant move the building to better comply with the front and side setbacks per Section 2.4.1.B.1 for a T4-N property. Applicant to submit a site plan showing the relocated building footprint in its new location with dashed setback lines.
6. Staff recommends the applicant provide a more specific list of the historic materials the applicant believes can be salvaged and reused.
7. Staff recommends the applicant continue to refine the as-built drawings to ensure that every element is properly measured and photographed. Staff recommends the applicant submit a

photo inventory of individual elements (i.e. siding, fascia, corner boards, door surround, chimney, etc.) with tape measure held up to each element to ensure that dimensions are collected and each piece can be replicated as accurately as possible.

**STAFF RECOMMENDATION:**

**Final Approval** with conditions noted.

## **CITY STAFF INTRODUCTION**

1204 Greene Street









## **APPLICANT PRESENTATION**

1204 Greene Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval\* Change After Certification
\*Requires a Bailey Bill - Part A Preliminary Review Application Form

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: Ashley Randolph, Allison Ramsey Architects
Applicant Address: 1003 Charles St., Beaufort, SC
Applicant E-mail: ashleyr@allisonramseyarchitect.com Applicant Phone Number: 843-986-0559

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): Michael Foss
Owner Address: 1204 Greene Street Beaufort, SC

Project Name: 1204 Greene Street
Property Address: 1204 Greene Street Beaufort, SC
Property Identification Number (Tax Map & Parcel Number): R120 004 000 0270 0000
Date Submitted: 12-14-2022

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 12/14/2022
Owner's Signature: [Signature] Date: 12-14-2022

(The owner's signature is required if the applicant is not the owner.)



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
www.cityofbeaufort.org

Project Name: 1204 Greene Street

Property Size in Acres: 0.17 Acres Proposed Building Use: Residential

Nature of Work (check all that apply):

New Construction, Primary Structure  New Construction, Primary Structure  Alterations / Additions

Demolition\*  Relocation\* \*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Proposed: Heated Area - 1548 SF ; Covered Porch - 277 SF

Is this project a redevelopment project:  Y  N

Are there existing buildings on the site?  Y  N if yes, will they remain?  Y  N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

1204 Greene Street is a single-family residence. The owner seeks to restore and renovate the house as well as add additional square footage.

The proposed design will enlarge the great room, and add an office space at the rear of the house off of the bedroom. It will also increase the size of the front porch.

The proposed design will aim to hold true to the historically significant original structure and forms while complementing the architectural language within its direct context.

**CONTACT INFORMATION –**

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated April 16, 2021

Revised April 16, 2021

## HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

### Application Requirements

*The Beaufort Code* applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

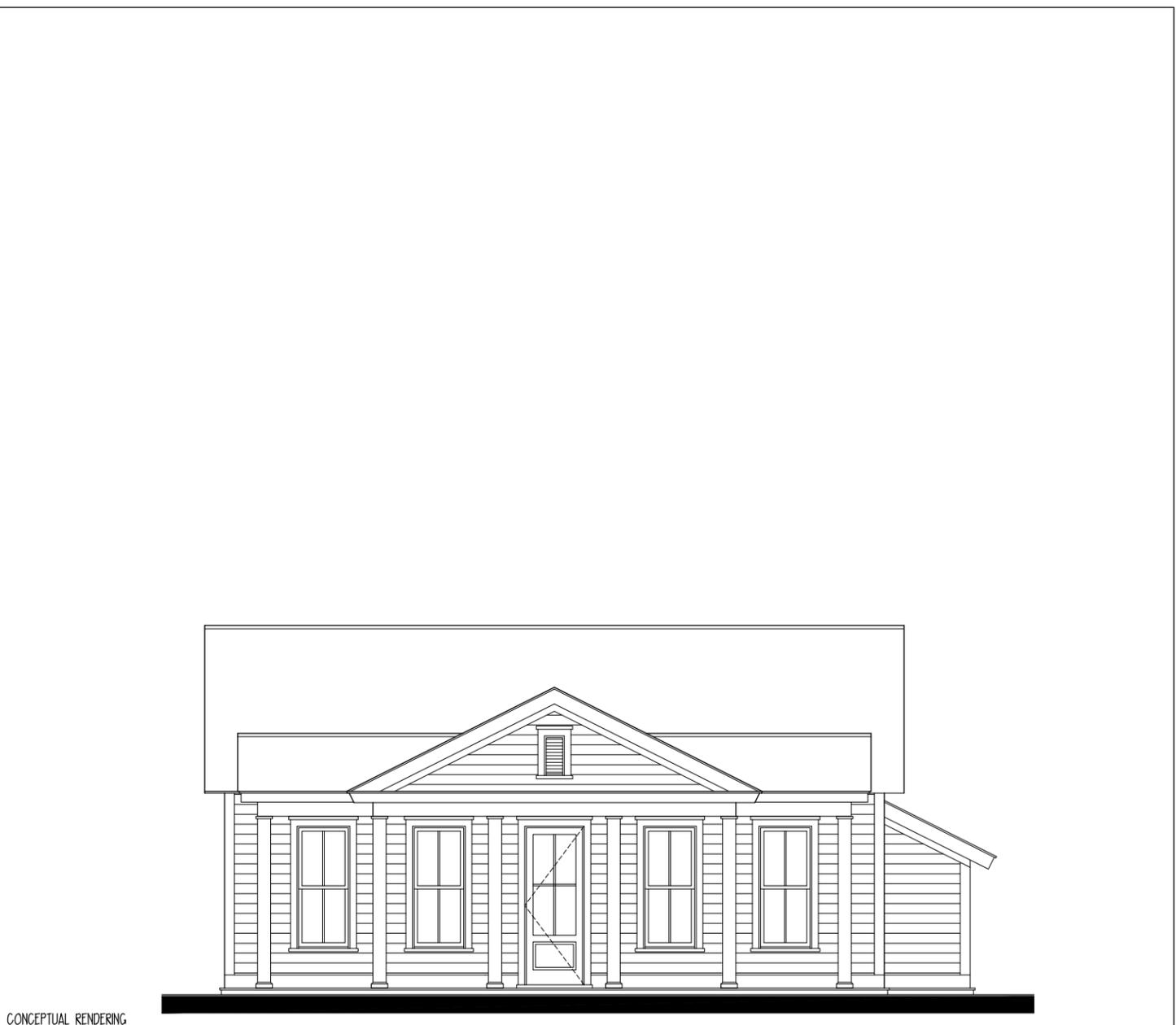
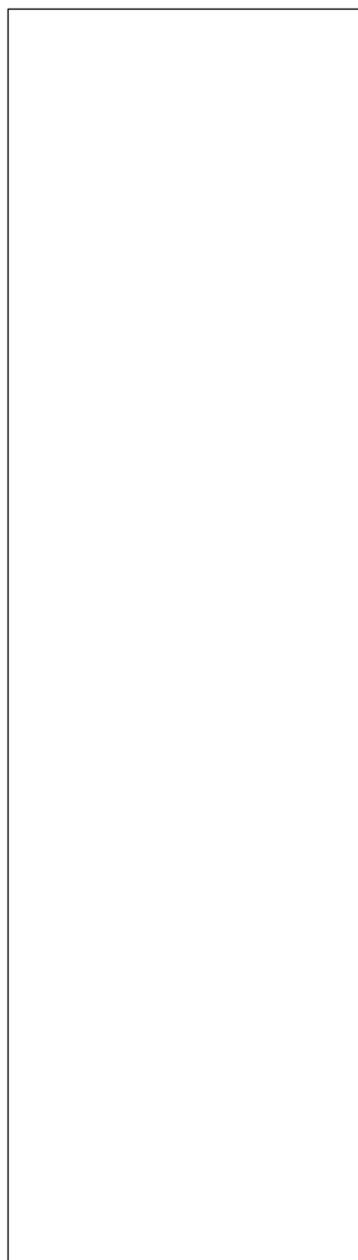
All documents can be found online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning/>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

**NOTE 1:** If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

**NOTE 2:** Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

**NOTE 3:** Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.



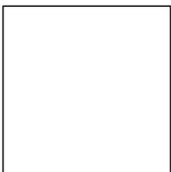
CONCEPTUAL RENDERING

DRAWING INDEX

- 0 COVER SHEET
- 5 EXISTING SITE PLAN
- 52 CONTEXT PHOTOS
- 1 EXISTING FLOOR PLAN
- 2 EXISTING ELEVATIONS
- 53 PROPOSED SITE PLAN
- 3 PROPOSED FLOOR PLAN
- 4 PROPOSED ELEVATIONS
- 5 PROPOSED ELEVATIONS

# 1204 GREENE STREET RENOVATION

BEAUFORT, SOUTH CAROLINA



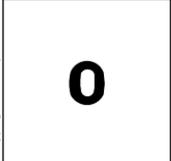
**1204 GREENE  
STREET RENO.**  
GREENE STREET, BEAUFORT, SC

**ALLISON RAMSEY**  
*Architects, Inc.* creating sustainable timeless design  
1003 Charles St.  
Beaufort SC, 29902  
(843) 798-0599  
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED ANY FIELD SURVEY OR INVESTIGATION TO VERIFY THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED ANY FIELD SURVEY OR INVESTIGATION TO VERIFY THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED ANY FIELD SURVEY OR INVESTIGATION TO VERIFY THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED ANY FIELD SURVEY OR INVESTIGATION TO VERIFY THE EXISTING CONDITIONS.

Copyright 2022 by Allison Ramsey Architects, Inc. All rights reserved.

DATE:	12/14/2022
JOB NO.:	22124
DWG. BY:	AR
DWG. NAME:	22124.DWG





1104 GREENE STREET

NOT TO SCALE



1104 GREENE STREET

NOT TO SCALE



1106 GREENE STREET

NOT TO SCALE



1109 GREENE STREET

NOT TO SCALE



1114 GREENE STREET

NOT TO SCALE



1202 GREENE STREET

NOT TO SCALE



1203 GREENE STREET

NOT TO SCALE



1205 GREENE STREET

NOT TO SCALE



1207 GREENE STREET

NOT TO SCALE



1211 GREENE STREET

NOT TO SCALE



1212 GREENE STREET

NOT TO SCALE



1214 GREENE STREET

NOT TO SCALE

# 1204 GREENE STREET RENO.

GREENE STREET, BEAUFORT, SC

**ALLISON RAMSEY ARCHITECTS, INC.**  
Architects, Inc. creating sustainable timeless design  
1003 Charles St.  
Beaufort, SC 29902  
(843) 984-0559  
www.allisonramseyarchitect.com

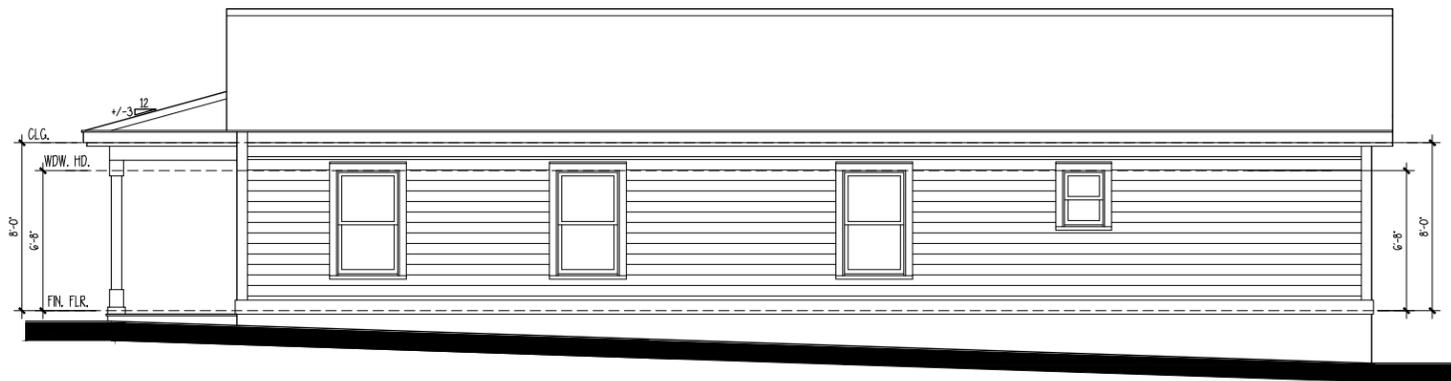
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THESE PLANS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THESE PLANS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THESE PLANS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THESE PLANS.

DATE:	12/14/2022
JOB NO.:	22124
DWG. BY:	AR
DWG. NAME:	22124.DWG

# S2

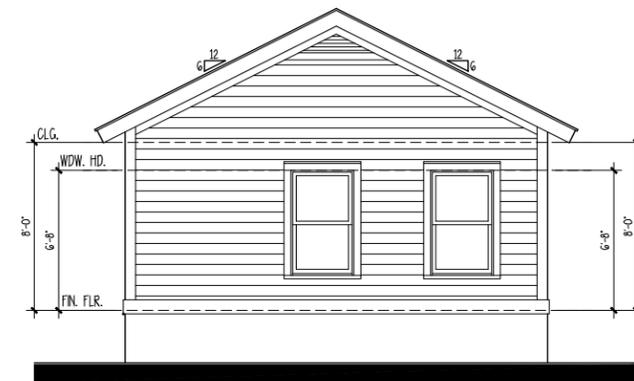
Copyright 2022 by Allison Ramsey Architects, Inc. All rights reserved.





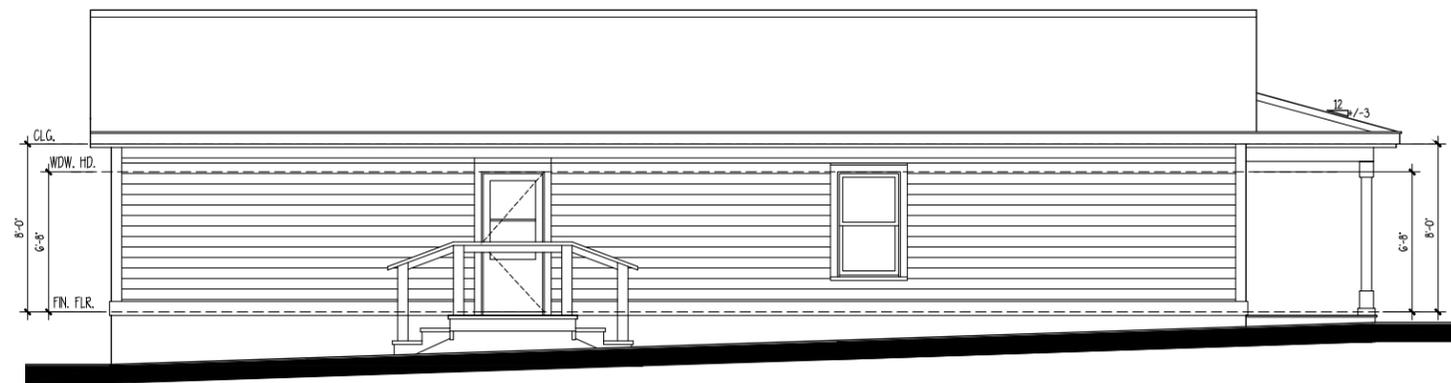
**4** EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



**3** EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



**2** EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"



**1** EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Copyright 2022 by Allison Ramsey Architects, Inc. All rights reserved.

DATE:	12/14/2022
JOB NO.	22124
DWG. BY:	AR
DWG. NAME:	22124.DWG

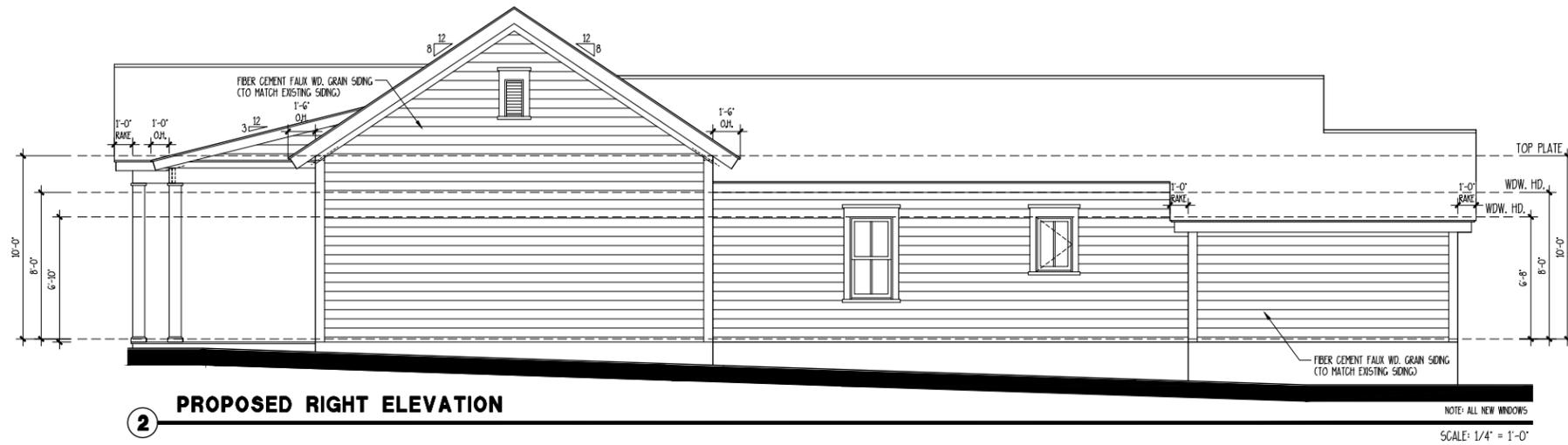
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF THE STATE OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, NOR FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

**ALLISON RAMSEY ARCHITECTS, INC.**  
*Architects, Inc.* - creating sustainable timeless design  
 1003 Charles St.  
 Beaufort, SC 29702  
 (843) 984-0559  
 www.allisonramseyarchitect.com

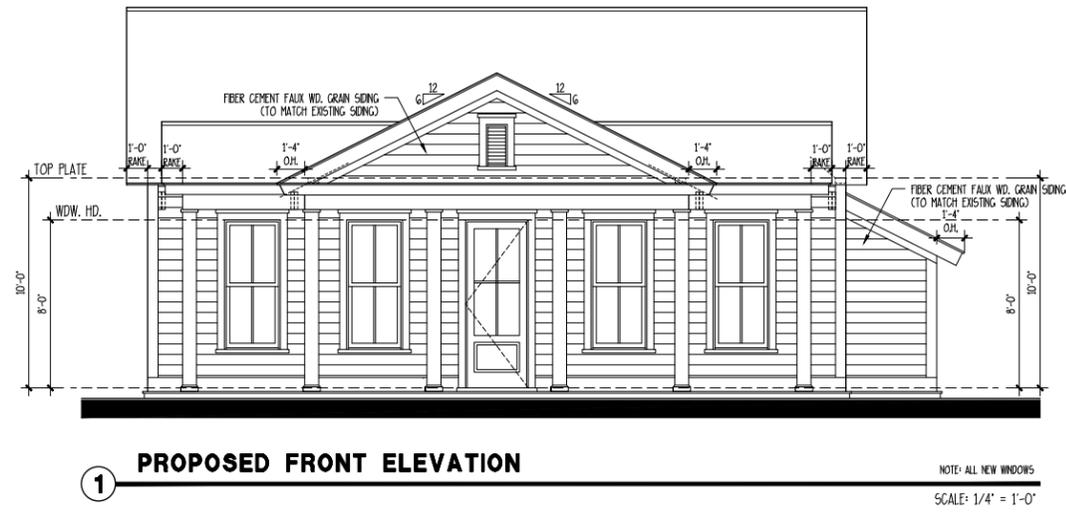
**1204 GREENE STREET RENO.**  
 GREENE STREET, BEAUFORT, SC







**2** PROPOSED RIGHT ELEVATION



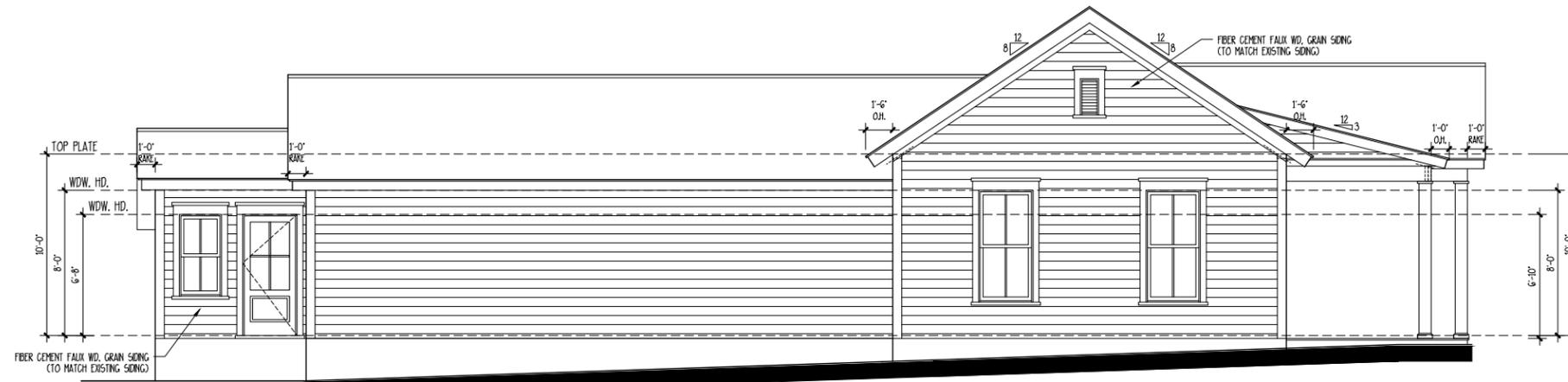
**1** PROPOSED FRONT ELEVATION

**1204 GREENE STREET RENO.**  
GREENE STREET, BEAUFORT, SC

**ALLISON RAMSLEY**  
Architects, Inc. creating sustainable timeless design  
1003 Charles St.  
Beaufort, SC 29902  
(843) 984-0559  
www.allisonramsleyarchitect.com

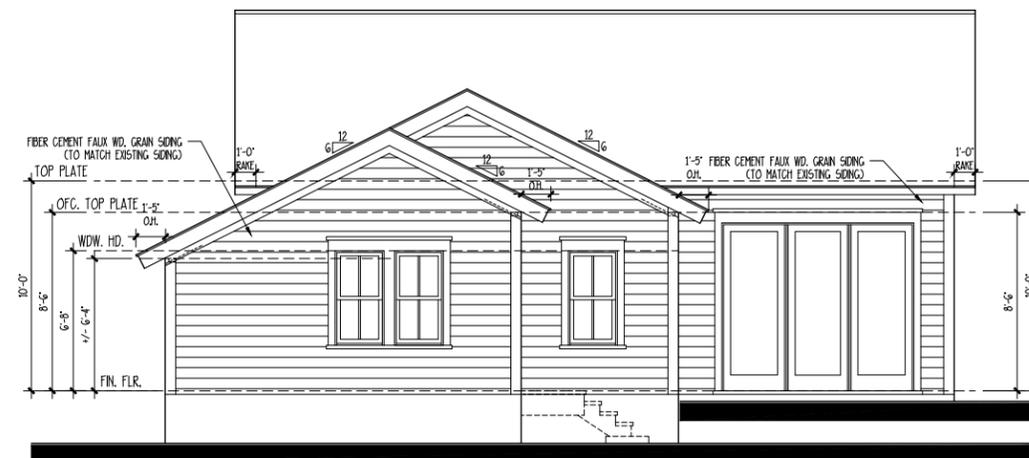
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE EXECUTION OF THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THIS ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THIS ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

DATE:	12/14/2022
JOB NO.:	22124
DRAWN BY:	AR
DATE:	22124/ENG



**4** PROPOSED LEFT ELEVATION

NOTE: ALL NEW WINDOWS  
SCALE: 1/4" = 1'-0"



**3** PROPOSED REAR ELEVATION

NOTE: ALL NEW WINDOWS  
SCALE: 1/4" = 1'-0"

**1204 GREENE STREET RENO.**  
GREENE STREET, BEAUFORT, SC

**ALLISON RAMSEY ARCHITECTS, INC.**  
Architects, Inc. creating sustainable timeless design  
1003 Charles St.  
Beaufort, SC 29702  
(843) 798-0559  
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF THE STATE OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

DATE:	12/14/2022
JOB NO.:	22124
DRAWN BY:	AR
DATE:	22124/ENG



# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 January 2023

## 1 SUMMARY OF REQUEST

---

### 1204 Greene Street, Alterations

The applicant is requesting conceptual approval for alterations to a single-family residence.

This property is located within the Beaufort Conservation Neighborhood.

Background: This is the first application received for this project.

## 2 FACTS

---

<b>Property Address:</b>	1204 Greene Street
<b>Parcel ID:</b>	R120 004 000 0270 0000
<b>Case Number:</b>	<b>23-07 HRB.1</b>
<b>Applicant:</b>	<b>Ashley Randolph, Allison Ramsey Architects</b>
<b>Zoning:</b>	T4-HN
<b>Use:</b>	Single Family Residential

### **District Development Standards for T4-HN:**

- **Setback requirements – Primary Structure:**
  - *Front* —Average prevailing setback on block
  - *Rear setback* – 15' min.
  - *Side Corner/Alley* – 5' min.
  - *Side Interior* – 6' min., 10' min. in The Point
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

### **References:**

Beaufort Code  
Beaufort Preservation Manual

### 3 STAFF COMMENTS

---

#### Staff Acknowledgements

- This property is located within the Beaufort Conservation Neighborhood; it is not listed as a contributing resource.
- County tax records and aerial images date the structure to 2005.

#### Staff Conditions

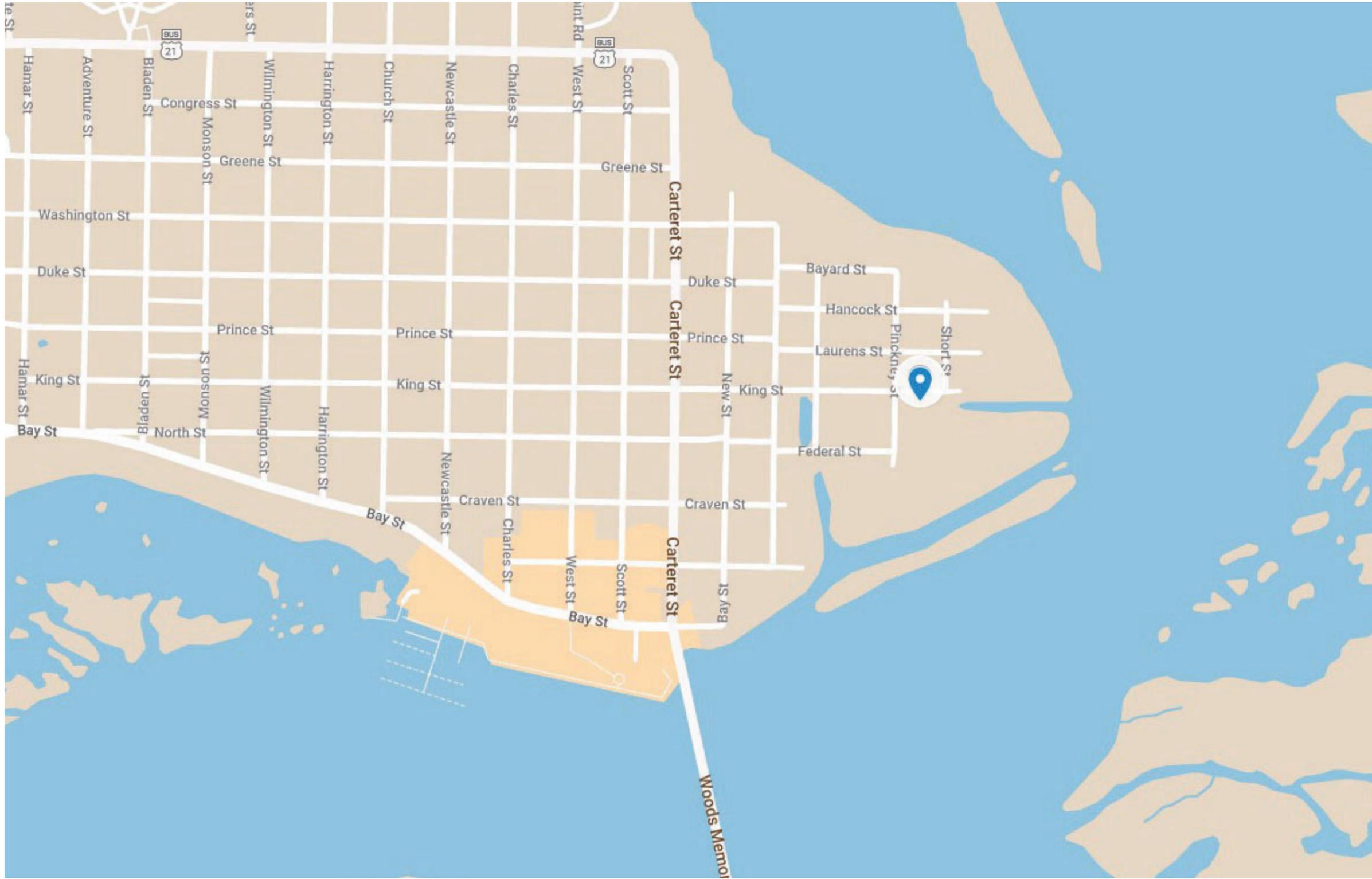
1. Staff supports the modifications and additions to the structure at 1204 Greene Street. The additional width at the front is more in keeping with the width at frontage to be more compliant with the Beaufort Code and creates a proportion more compatible with vernacular structures in the surrounding blocks, such as the building located at 1207 Greene Street.
2. Staff supports the proposed wide front porch but recommends the applicant eliminate the center protruding section of the porch and its associated front facing gable roof. Staff believes the structure should remain a simple shed porch roof.
3. Applicant to demonstrate compliance with Section 2.4.1.A.3 and confirm that the lot coverage does not exceed 55%. Applicant to note that an additional 10% for impervious surfaces is permitted.
4. Applicant to demonstrate compliance with Section 2.4.1.A.4 and confirm the frontage buildout does not exceed 75%.
5. Applicant proposes to eliminate two windows on the west elevation at kitchen; staff recommends adding two windows from counter height that mimic the locations of the windows on the east elevation.
6. The proposed rear addition encroaches 6 inches into the 6' side yard setback. Staff has granted a 10% administrative adjustment to allow this encroachment.
7. Applicant to clarify if the great room multifold door opens to the stone pavers at grade and does not require a step or stoop. Given the proposed left elevation grade line, applicant may need to add stairs, stoop, or deck in this area. Applicant to address this in future submissions.
8. The applicant has dashed in the location of the stoop and stairs leading to ground level from the rear office door on the south elevation but has not shown this on the east elevation, or in floor plan. Applicant to show and note this area on all drawings in future submissions.
9. Applicant has removed one window from the master bedroom to create a door to the office. Staff recommends the applicant introduce one or two windows in the master bedroom on the east façade to make up for the removal of the window and break up the long expanse of continuous wall on the east façade.
10. Applicant to note in the drawings that all fiber cement siding must be smooth per Section 4.6.3.A.1.b. The proposed faux wood grain siding is not permitted on the rear addition and front alteration/expansion.
11. Applicant to use cardinal directions to label elevations rather than "front," "left," "right," and "rear."

**STAFF RECOMMENDATION:**

**Conceptual Approval** with conditions noted.

## **CITY STAFF INTRODUCTION**

509 Pinckney Street









## **APPLICANT PRESENTATION**

509 Pinckney Street



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW BOARD APPLICATION

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
www.cityofbeaufort.org

- Staff Review
- Board Review

Application Fee:  
see attached schedule

OFFICE USE ONLY: Date Filed: \_\_\_\_\_ Application #: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
BCAGHS Survey:  Yes  No

**Schedule:** The Historic Review Board (HRB) typically meets the 2<sup>nd</sup> Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

**Submittal Requirements:** All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete applicationform, applicants shall submit the required items according to the checklists on the subsequent page.

**Review Request:**  Conceptual  Preliminary  Final  Bailey Bill Approval\*  Change After Certification  
*\*Requires a Bailey Bill – Part A Preliminary Review Application Form*

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**Applicant, Property, and Project Information**

Applicant Name: Rob Montgomery / Montgomery Architecture & Planning, Inc.

Applicant Address: 404 Ribaut Road, Beaufort, SC 29902

Applicant E-mail: rm@monarchpl.com Applicant Phone Number: 843.522.8077

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Owner (if other than the Applicant): Jennifer Koide & Jason Miller

Owner Address: 509 Pinckney Street, Beaufort, SC

Project Name: Koide/Miller Residence

Property Address: 509 Pinckney Street

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0759 0000

Date Submitted: 12.14.22

**Certification of Correctness:** I/we certify that the information in this application is correct.

Applicant's Signature: Date: 12.14.22

Owner's Signature: Date: 12.14.22

(The owner's signature is required if the applicant is not the owner.)  
See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board ! This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated Sept. 26, 2022)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: Koide/Miller Residence

Property Size in Acres: .42

Nature of Work (check all that apply):

- New Construction, Primary Structure
New Construction, Primary Structure
Alterations / Additions
Demolition\*
Relocation\*
\*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Main 3,066 Out Building 1,116

- Is this project a redevelopment project?
Are there existing buildings on the site?
if yes, will they remain?

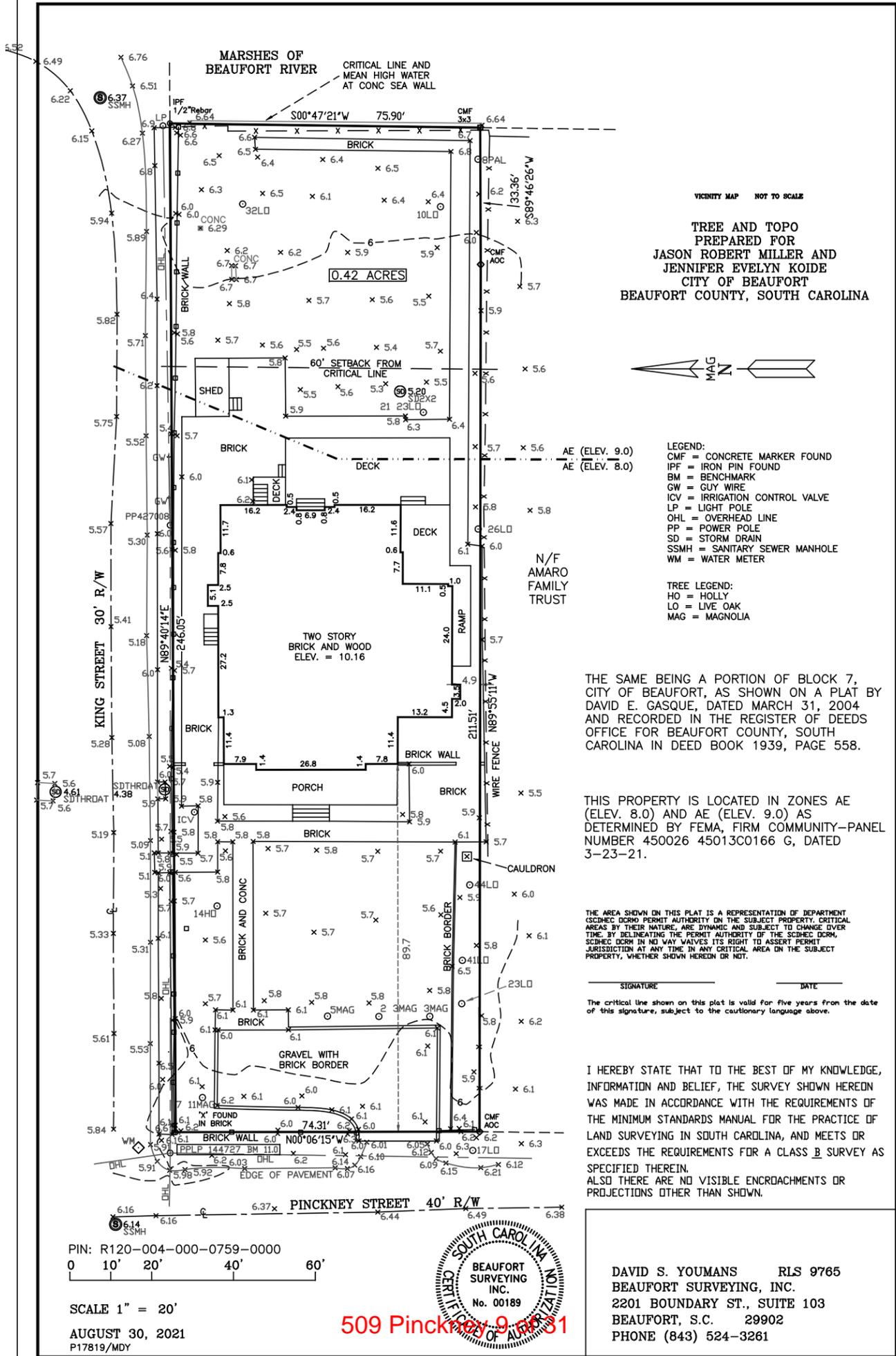
Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

- 1.) There is an existing deck on the south and east side of the house. We wish to refurbish the southern portion, modifying the footprint also to consolidate an existing egress door; and modify the southern portion by adding a roof with screen. Roof & Paint colors to match existing.
2.) There is an existing out building which we would like to add a shed roof to the south side of, enlarging the available area for storage. Existing windows and doors will be re-purposed in the addition.
3.) There is an existing parking area along Pinckney at the corner of the lot. We would like to add a parking pavilion offering shade and protection for the vehicles.

CONTACT INFORMATION:

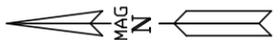
Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Sept. 26, 2022)



VICINITY MAP NOT TO SCALE

TREE AND TOPO  
 PREPARED FOR  
 JASON ROBERT MILLER AND  
 JENNIFER EVELYN KOIDE  
 CITY OF BEAUFORT  
 BEAUFORT COUNTY, SOUTH CAROLINA



- LEGEND:
- CMF = CONCRETE MARKER FOUND
  - IPF = IRON PIN FOUND
  - BM = BENCHMARK
  - GW = GUY WIRE
  - ICV = IRRIGATION CONTROL VALVE
  - LP = LIGHT POLE
  - OHL = OVERHEAD LINE
  - PP = POWER POLE
  - SD = STORM DRAIN
  - SSMH = SANITARY SEWER MANHOLE
  - WM = WATER METER
- TREE LEGEND:
- HO = HOLLY
  - LO = LIVE OAK
  - MAG = MAGNOLIA

THE SAME BEING A PORTION OF BLOCK 7, CITY OF BEAUFORT, AS SHOWN ON A PLAT BY DAVID E. GASQUE, DATED MARCH 31, 2004 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN DEED BOOK 1939, PAGE 558.

THIS PROPERTY IS LOCATED IN ZONES AE (ELEV. 8.0) AND AE (ELEV. 9.0) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 45013C0166 G, DATED 3-23-21.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC DCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY DELINEATING THE PERMIT AUTHORITY OF THE SCDHEC DCRM, SCDHEC DCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCRDACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DAVID S. YOUMANS RLS 9765  
 BEAUFORT SURVEYING, INC.  
 2201 BOUNDARY ST., SUITE 103  
 BEAUFORT, S.C. 29902  
 PHONE (843) 524-3261

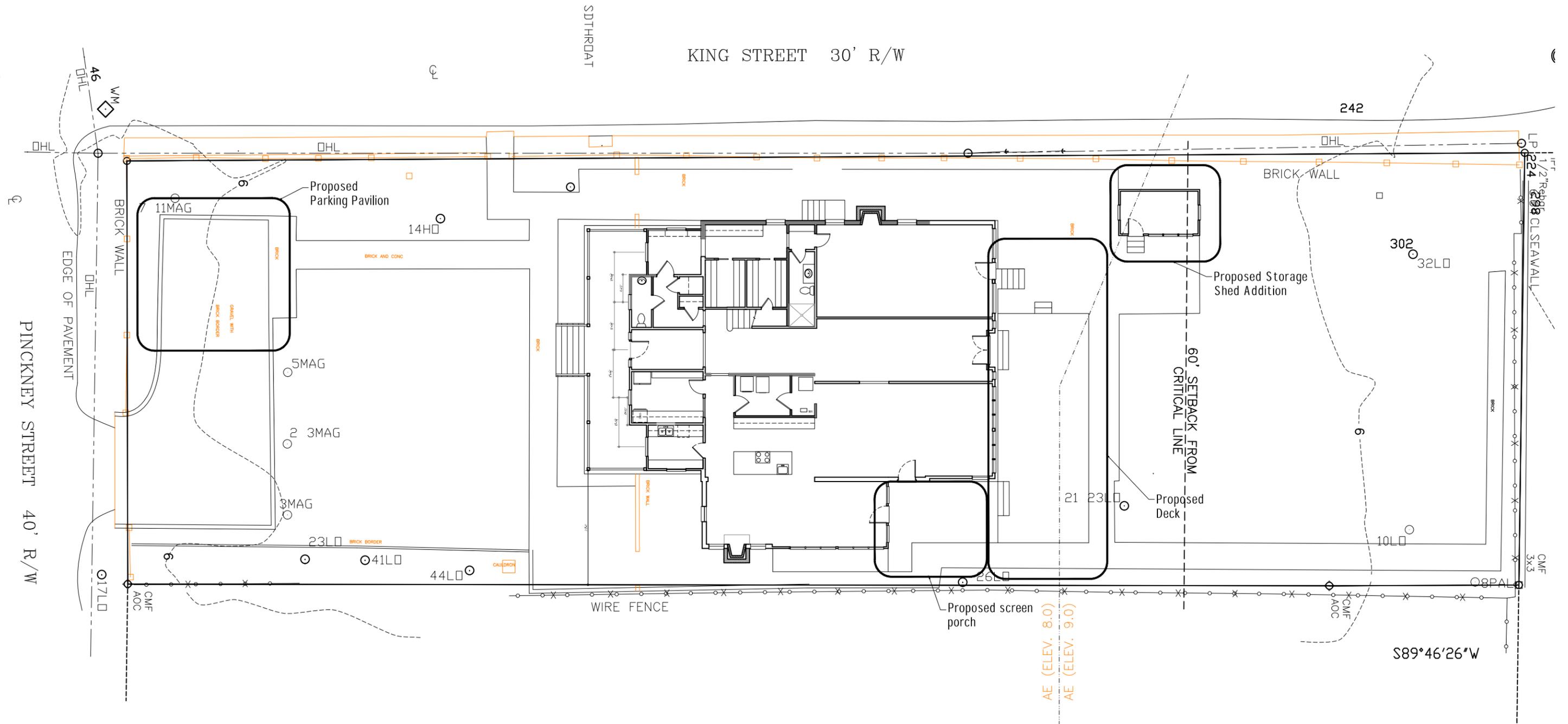
PIN: R120-004-000-0759-0000



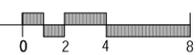
SCALE 1" = 20'  
 AUGUST 30, 2021  
 P17819/MDY



509 Pinckney Street, Beaufort, SC 29902

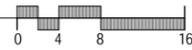


Existing Site Plan

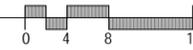




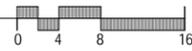
Existing West Elevation



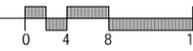
Existing North Elevation



Existing East Elevation



Existing South Elevation

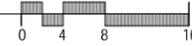




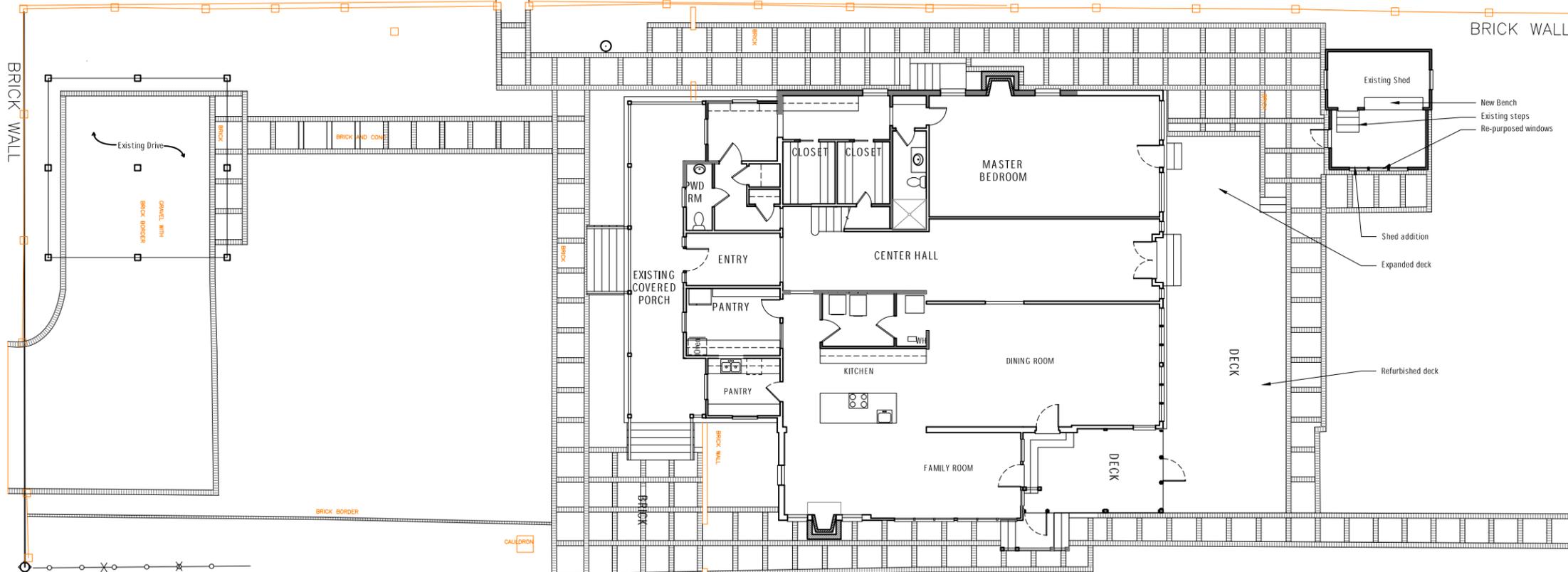
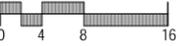
East Elevation - Out Building



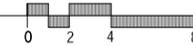
East Elevation - Deck



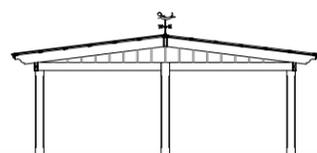
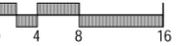
East Elevation - Porch



New Floor Plan



Storage Shed Elevation

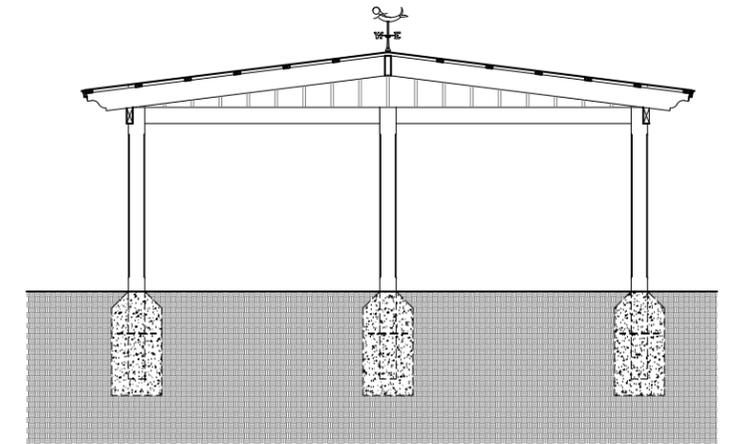


South Elevation

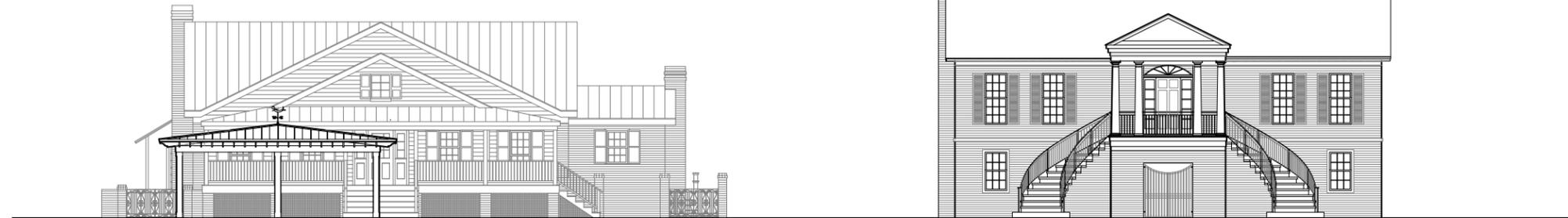




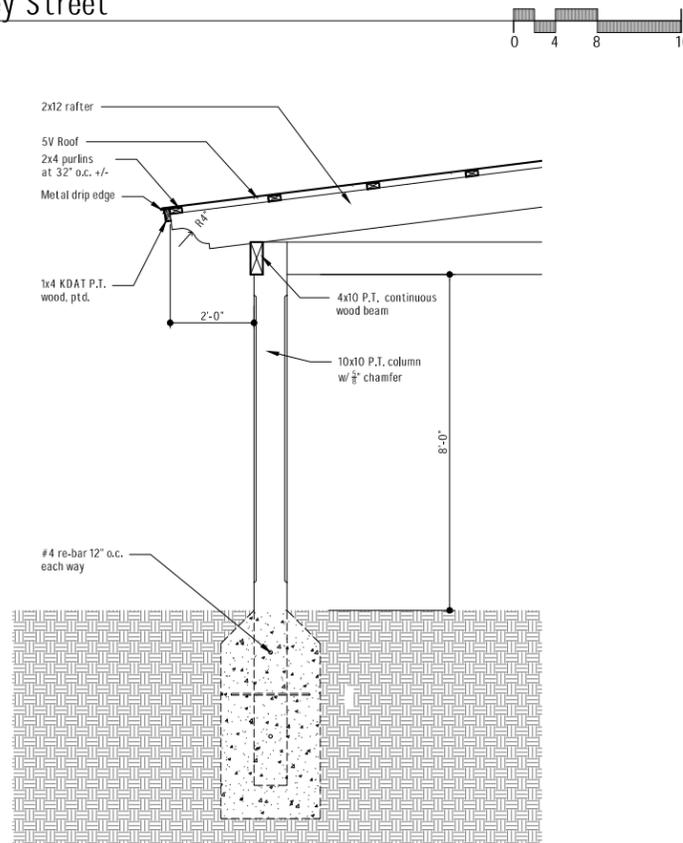
King Street Elevation



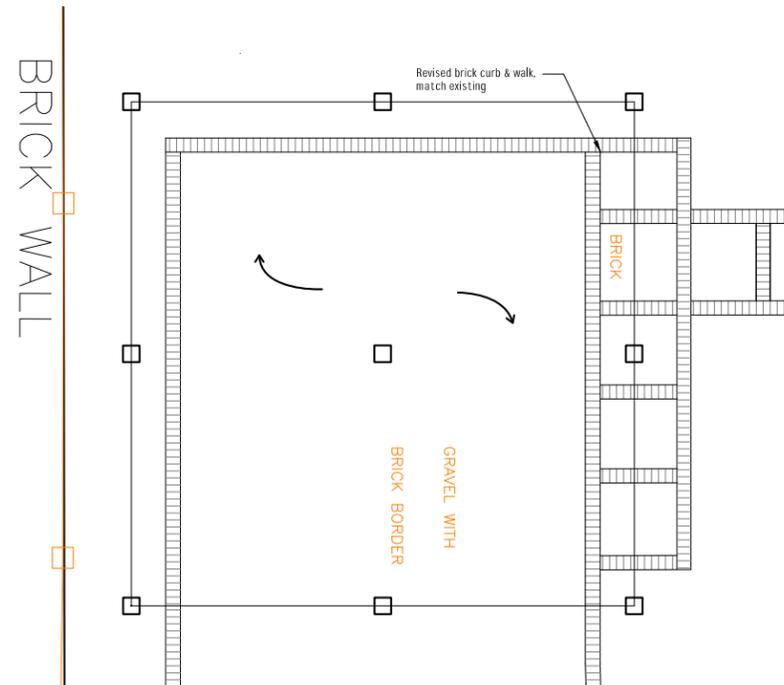
Arbor Section



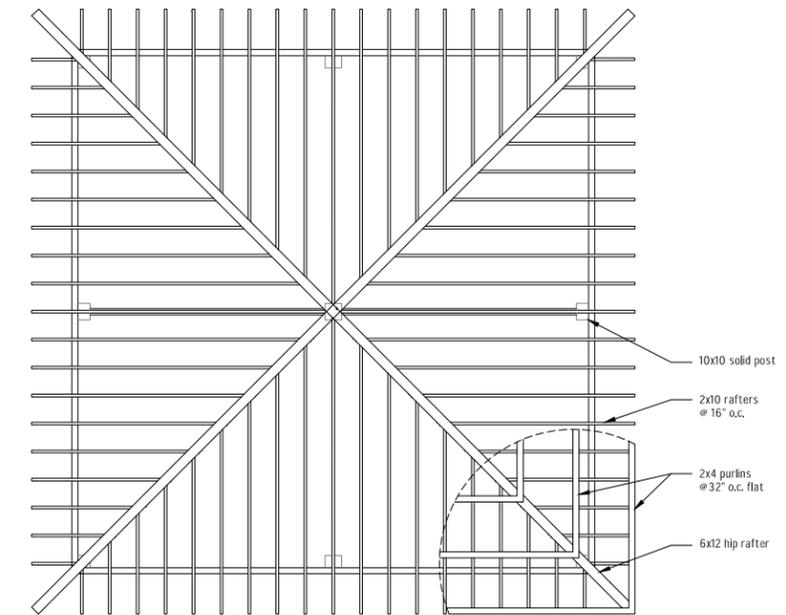
Pinckney Street Elevation  
W/ 505 Pinckney Street



Arbor Detail



Arbor Site Plan

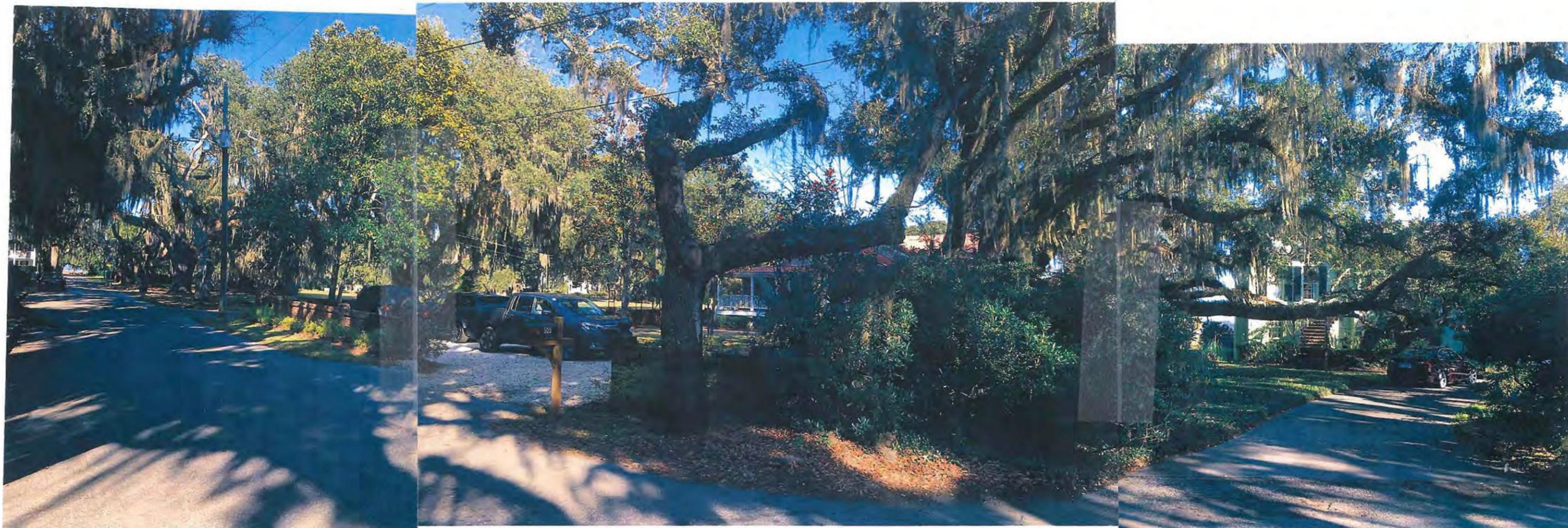


Arbor Framing Plan

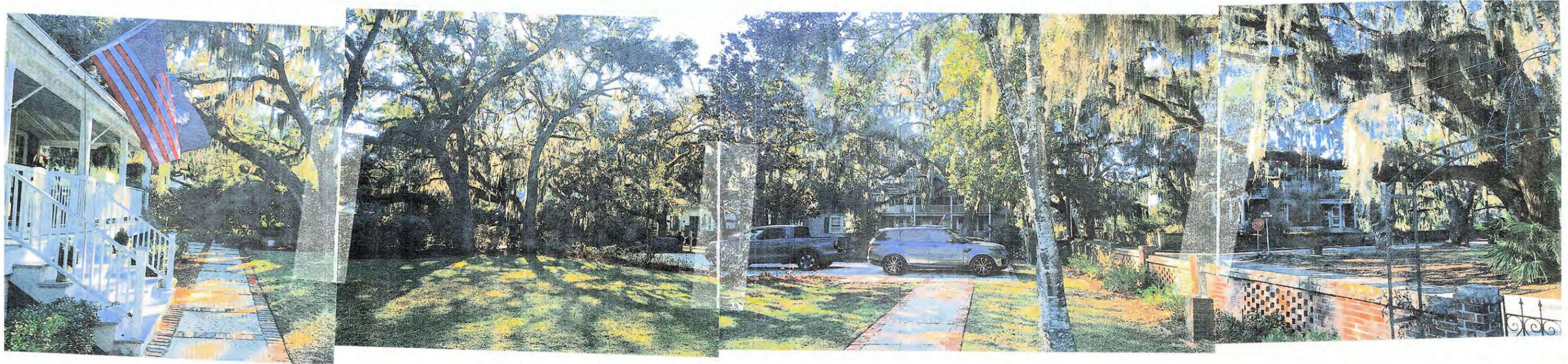
MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.  
  
12-6-2022  
www.monarchpl.com

**Koide-Miller Residence**  
509 Pinckney Street

Preliminary

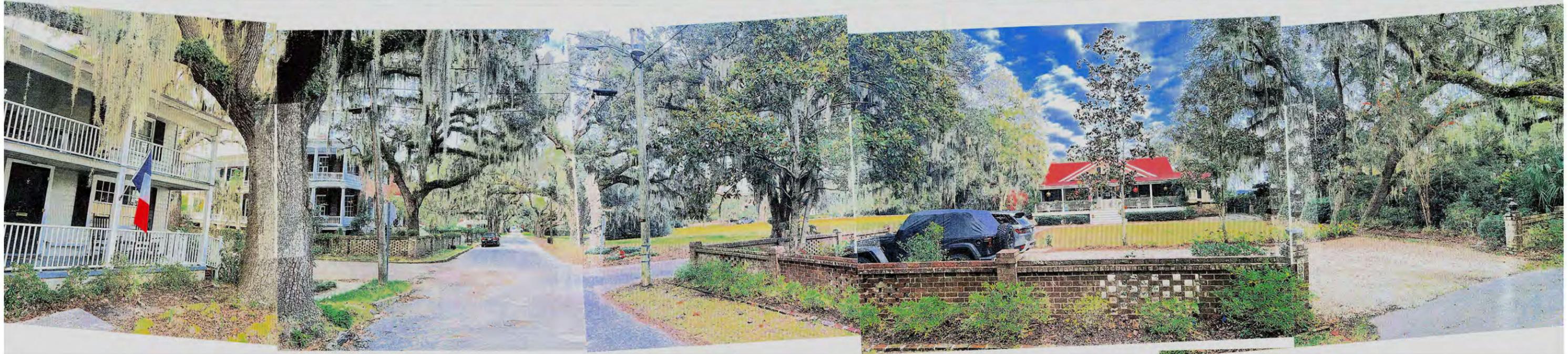


















MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.

404 Ribaut Rd. Beaufort, SC 29902 Phone: (843) 522-8077 www.monarchpl.com

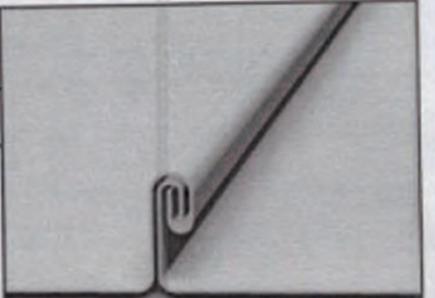
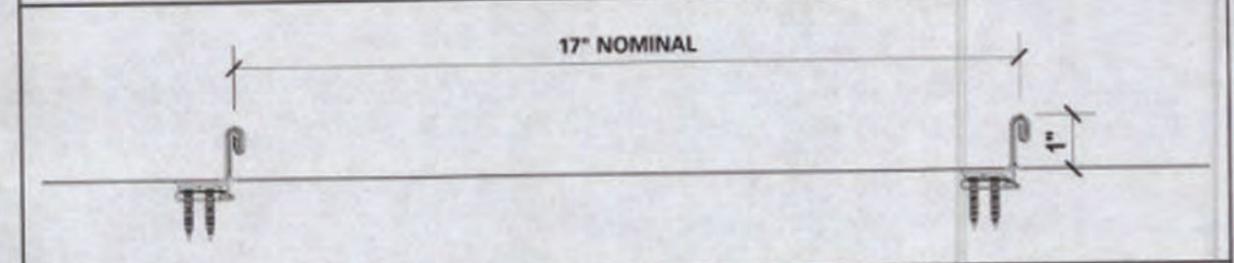
505 Pinckney  
Page 19 - 508 Pinckney  
12.12.22



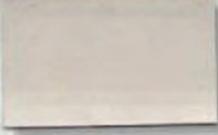
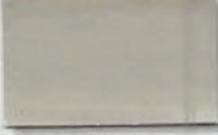
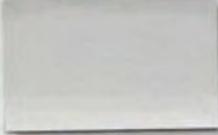
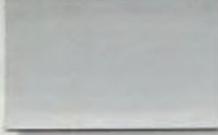
MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.

404 Ribaut Rd. Beaufort, SC 29902 Phone: (843) 522-8077 www.monarchpl.com

505 Pinckney  
Page 12 - 507 Pinckney  
12.12.22

<b>ML100</b>	<b>1" Mechanical Lock Panel</b>	
<b>PRODUCT DESCRIPTION</b>		
<ul style="list-style-type: none"> <li>• Classic Low Profile Architectural Standing Seam Metal Roofing System</li> <li>• Ideal for residential and light commercial applications</li> <li>• Specially designed clip allows thermal movement</li> <li>• Tested panel for rated assemblies achieves higher performance levels</li> <li>• Mechanical locked seam for weather tight performance</li> <li>• Excellent for roofing installation requiring exotic metals such as copper and terne</li> </ul> <p>1" Mechanical Lock Panel; max width 17.25"; Double Lock 180 Degree Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly ML100R Clip fastening metal to panel to min. 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schleich Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -71.0 psf Main Field @ 24" Clip Spacing; Perimeter and Corner Pressure -138.5 psf @ 6" Clip Spacing; <i>Oil Canning is not a Cause for Rejection</i></p>		www.4mmetals.com
		
<b>DESIGN INFORMATION</b>	<b>TEST REPORT SUMMARY</b>	
<ul style="list-style-type: none"> <li>• Minimum Slope = 3":12"</li> <li>• Actual Panel Width: 17.25" from 20" Coil</li> <li>• Solid Substrate</li> <li>• Architectural, Hydrokinetic Panel</li> <li>• Mechanically Seamed in Field</li> <li>• 24 and 26 Gauge Galvalume<sup>®</sup></li> <li>• .032" Aluminum</li> <li>• 16oz Copper</li> <li>• 30 Year Finish Warranty on Kynar 500 Finish</li> <li>• Weather Tight Warranty Not Available</li> <li>• Underlayment Required</li> </ul>	<ul style="list-style-type: none"> <li>• Florida Building Code 2007</li> <li>• Chapter 15: Roof Assemblies</li> <li>• Section 1504.3.2; 1505.3; 1507.4</li> <li>• Chapter 16: Structural Design</li> <li>• Chapter 22: Steel; Section 2209 Cold Form Steel</li> <li>• Chapter 23: Wood</li> <li>• Testing per TAS 125-03 Std. Requirements for Metal Roof Systems</li> <li>• Test Assembly #6 by Underwriters Laboratory for: <ul style="list-style-type: none"> <li>a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies</li> <li>b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems</li> </ul> </li> <li>• Testing per TAS 100 Wind Driven Rain Test</li> <li>• FPA #9860.1-R1 - Non HVHZ - 24ga</li> <li>• FPA #9860.2-R1 - HVHZ - .032" Aluminum</li> <li>• FPA #9860.3-R1 - HVHZ - 24ga</li> </ul>	

Environmentally Smart Colors—Designed Energy Efficient

				
TERRA COTTA	AGED COPPER	SOLAR WHITE	SANDSTONE	SURREY BEIGE
				
COLONIAL RED	PATINA GREEN	REGAL WHITE	ASH GRAY	SIERRA TAN
				
REGAL RED *	HEMLOCK GREEN *	STONE WHITE	DOVE GRAY	MEDIUM BRONZE
				
BURGUNDY *	HARTFORD GREEN *	SLATE BLUE	SLATE GRAY	MANSARD BROWN
				
MATTE BLACK	EVERGREEN	REGAL BLUE *	CHARCOAL GRAY	DARK BRONZE

Metallic Colors

				
SILVER *	COPPER *	CHAMPAGNE *	PRE-WEATHERED * GALVALUME <sup>®</sup>	ACRYLIC COATED GALVALUME <sup>®</sup>

Non-Painted

Weathered Colors

			
GALVALUME <sup>™</sup> RAW * *	COPPER-TEN <sup>™</sup> RAW * *	COR-TEN AZP <sup>®</sup> RAW * *	VINTAGE <sup>®</sup> *





Search products... 



DESCRIPTION

Large Full Size Mermaid Weather Vane in aged Tiffany Green finish.  
( solid copper vane with cast brass directionals )

NSEW directionals and mounting rod included  
brass parts are 12" across  
pole is 15" long  
and pole diameter is 7/16"

Directionals , two balls and weather vane

This is our full size large model

Size: 30 inches length by 21 inches tall by 13 inches wide

[Home](#) / [Shop](#) / [Nautical Decor](#) /

## Full Size Mermaid Weather Vane In Copper w Tiffany Green Finish 30 Inches Long

**\$479.00**

4 in stock

- 1 +

**SKU: TKB-MDWV-306-k**

**Categories: [Garden Furniture / Decor](#), [Nautical Decor](#)**

Additional information

509 Pinckney 28 of 31

---

**Weight** 64.0 lbs

---

**Dimensions** 39.0 × 24.0 × 24.0 in

---

**Size**

---

---

READ OUR REVIEWS

## Reviews

There are no reviews yet.

**Be the first to review “Full Size Mermaid Weather Vane In Copper w Tiffany Green Finish 30 Inches Long”**

You must be [logged in](#) to post a review.

Related Products

You may also like



# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 January 2023

## 1 SUMMARY OF REQUEST

---

### 509 Pinckney Street, Alterations

The applicant is requesting a final approval for alterations to a single-family residence.

This property is located within the Beaufort Preservation Neighborhood.

Background: This is the first application received for this project.

## 2 FACTS

---

<b>Property Address:</b>	509 Pinckney Street
<b>Parcel ID:</b>	R120 004 000 0759 0000
<b>Case Number:</b>	<b>23-02 HRB.1</b>
<b>Applicant:</b>	<b>Robert Montgomery</b>
<b>Zoning:</b>	T4-HN
<b>Use:</b>	Single Family Residential

### **District Development Standards for T4-HN:**

- **Setback requirements – Primary Structure:**
  - *Front* —Average prevailing setback on block
  - *Rear setback* – 15' min.
  - *Side Corner/Alley* – 5' min.
  - *Side Interior* – 6' min., 10' min. in The Point
- **Lot Width at Front Setback:** 40' min., 60' min. in The Point
- **Lot Size:** 4,000 sf min., 6,000 sf min. in The Point
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed for total impervious coverage.
- **Frontage Build-Out:** 75% max.
- **Maximum Building Height:** 3 stories max.

### **References:**

Beaufort Code  
Beaufort Preservation Manual

### 3 STAFF COMMENTS

---

#### Staff Acknowledgements

- This property is located within the Beaufort Preservation Neighborhood. It is listed on the National Register of Historic Places List of Noncontributing Resources as a 1-story frame and stucco dwelling built circa 1980.
- Applicant has stated that existing windows and doors in the shed will be re-purposed in the shed addition.

#### Staff Conditions

1. Staff does not support the new parking pavilion as designed in front of the main house and at the corner of Pinckney and King Street. The parking pavilion is better suited to the rear of the house. Per Section 2.4.1.C.1, accessory structures shall be located behind the front façade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots). Section 2.5.4 Waterfront Lots states in section 2.5.4.B.1, “structures shall meet the typical front and/or side setback requirements.” In Section 2.4.1.B.1, the front setback is average prevailing setback on block which is only related to the block the structure is located and not across the street. Structure in the block surrounding the subject property are setback far from Pinckney Street.
2. Staff supports the proposed modifications to the existing shed behind the house. Applicant to note that the siding for the shed must be smooth per Section 4.6.3.A.1. Applicant to clarify the material around the base of the shed; applicant to note that exposed CMU is not a permitted material Per Section 4.6.3.A.7. Staff recommends a stucco cladding.
3. Applicant to note if paint colors for the shed addition are to match current colors.
4. Staff supports the applicant’s proposal to add a screened porch on the southeast corner of the house where a deck currently exists. However, staff requests additional clarification regarding the roof connection between the existing roof and roof over the proposed deck. Applicant to supply an existing roof plan and proposed roof plan.
5. Staff supports the applicant’s proposal to expand the larger rear deck to reach the single exterior door in the master bedroom. Applicant to confirm if the new decking, posts, railings, and balusters will match existing.

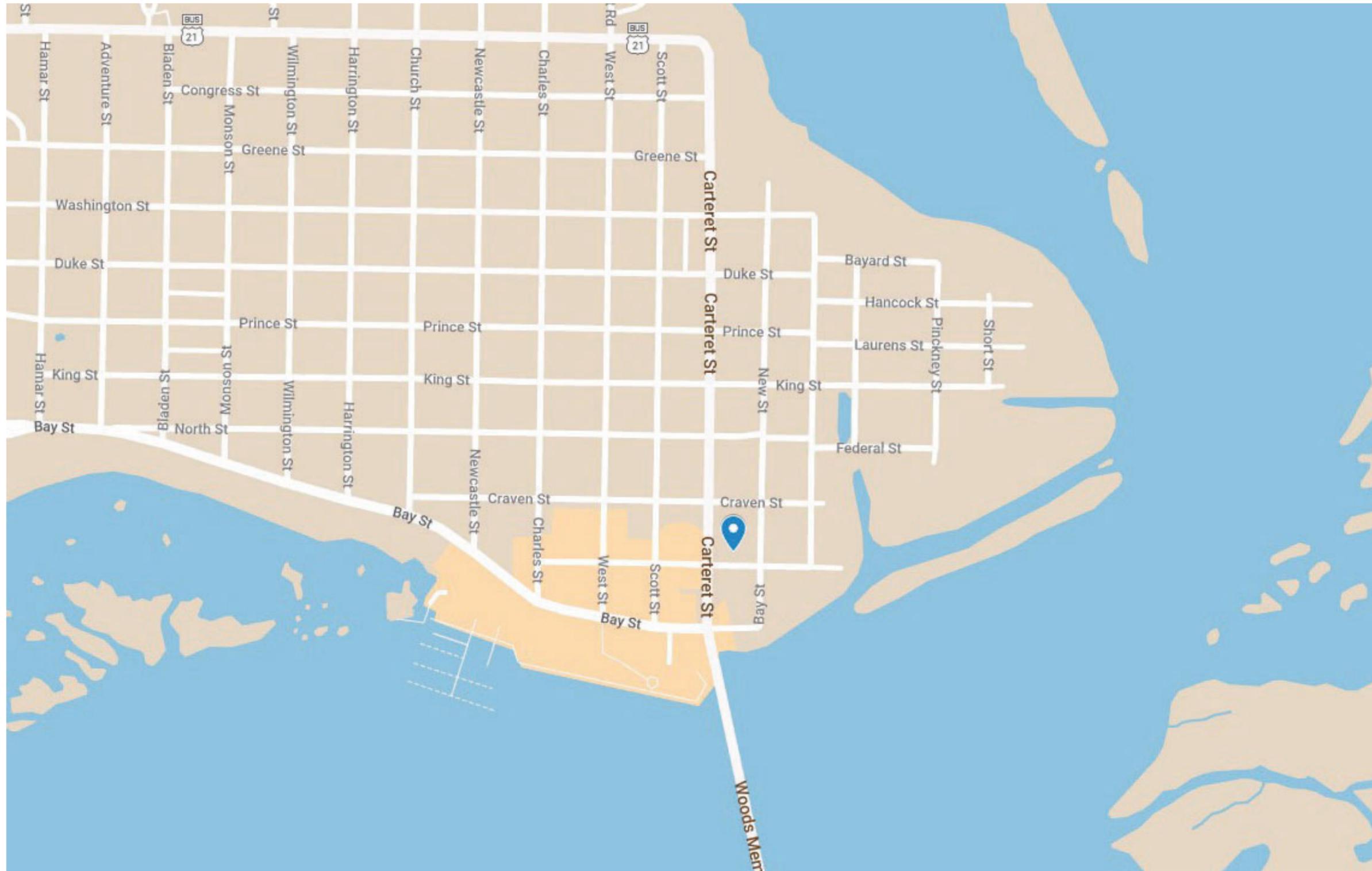
#### STAFF RECOMMENDATION:

**Denial** of new parking pavilion per condition 1.

**Preliminary Approval** with conditions noted 2-5.

## **CITY STAFF INTRODUCTION**

301 Carteret Street









## **APPLICANT PRESENTATION**

301 Carteret Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval\* Change After Certification
\*Requires a Bailey Bill - Part A Preliminary Review Application Form

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: Rob Montgomery / Montgomery Architecture & Planning, Inc.

Applicant Address: 404 Ribaut Road, Beaufort, SC 29902

Applicant E-mail: rm@monarchpl.com Applicant Phone Number: 843.522.8077

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): Matt McAlhanev

Owner Address: 301 Carteret Street, Beaufort, SC

Project Name: City Loft Addition

Property Address: 301 Carteret Street

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0887 0000

Date Submitted: 12.14.22

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 12.14.22

Owner's Signature: [Signature] Date: 12.14.22

(The owner's signature is required if the applicant is not the owner.)
See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Sept. 26, 2022



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: City Loft Addition

Property Size in Acres: .29

Nature of Work (check all that apply):

- New Construction, Primary Structure
Demolition\*
Relocation\*
Alterations / Additions
\*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

9,338

Is this project a redevelopment project?
Are there existing buildings on the site?
Y N
Y N if yes, will they remain? Y N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

A project approved for this site in 2008 (see attached 2008) was begun, but abandoned soon after a pile foundation was installed. This project is intended to utilize the existing piles, but with a greatly reduced scope. A roof top bar is proposed with parking below and incorporating an elevator (to serve both the bar and second floor of City Loft) and a small wading pool.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Sept. 26, 2022)



301 CARTERET  
PORT REPUBLIC - SOUTH ELEVATION



301 CARTERET  
SOUTH ELEVATION @ STAIR





CARTERET/PORT REPUBLIC  
INTERSECTION SOUTH



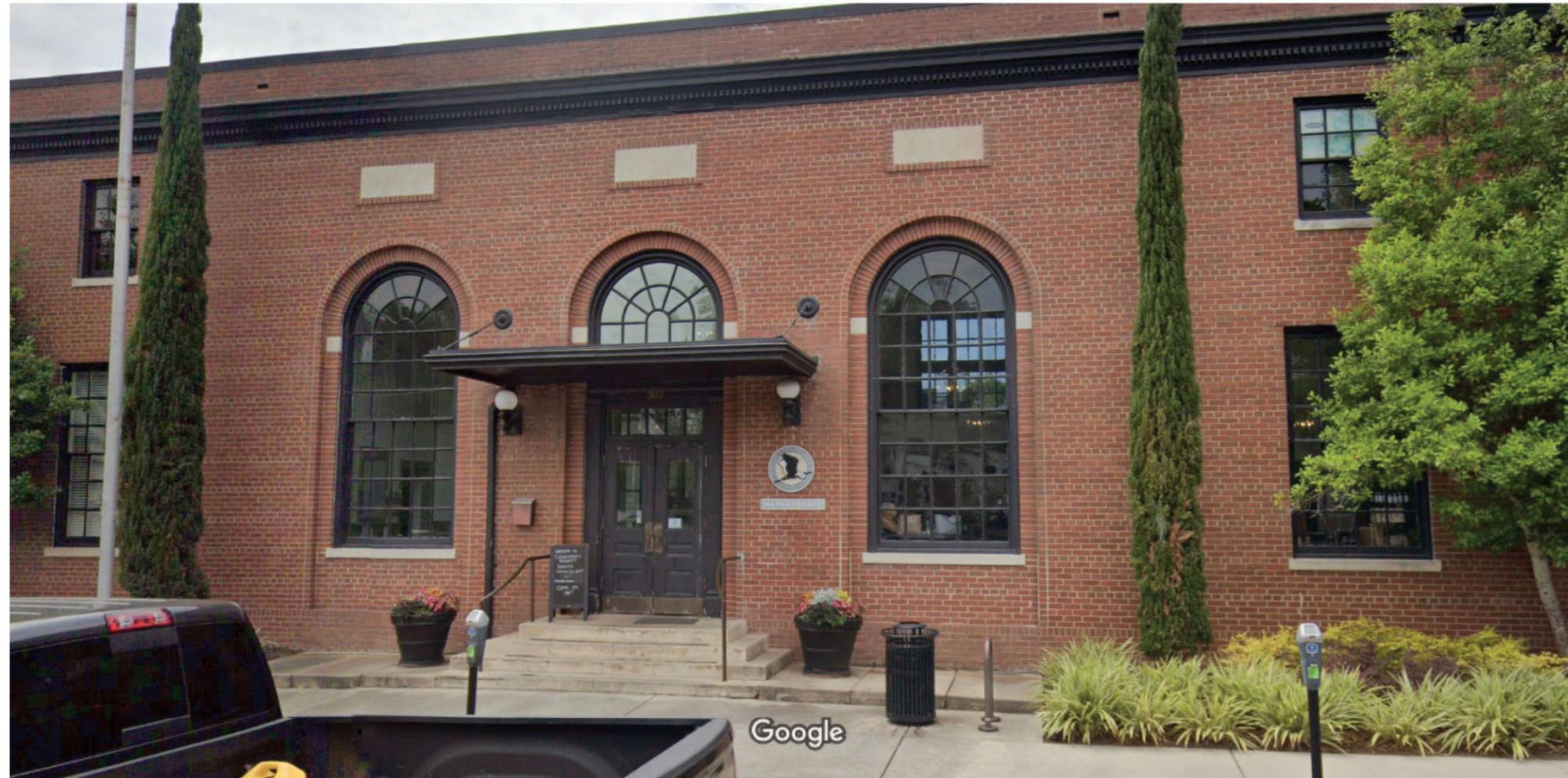


Image capture: May 2022 © 2022 Google

Beaufort, South Carolina

Google

Street View - May 2022

302 CARTERET

Google Maps 303 US-21 Business

Beaufort, South Carolina

Google

Street View - May 2022



Image capture: May 2022 © 2022 Google

305-303-301 CARTERET

Google Maps 602 Port Republic St

Beaufort, South Carolina

Google

Street View - May 2022



Image capture: May 2022 © 2022 Google

605 PORT REPUBLIC

# 301 CARTERET - WEST



02/21/2021

© All Pictometry

# 301 CARTERET - SOUTH



# 301 CARTERET - NORTH

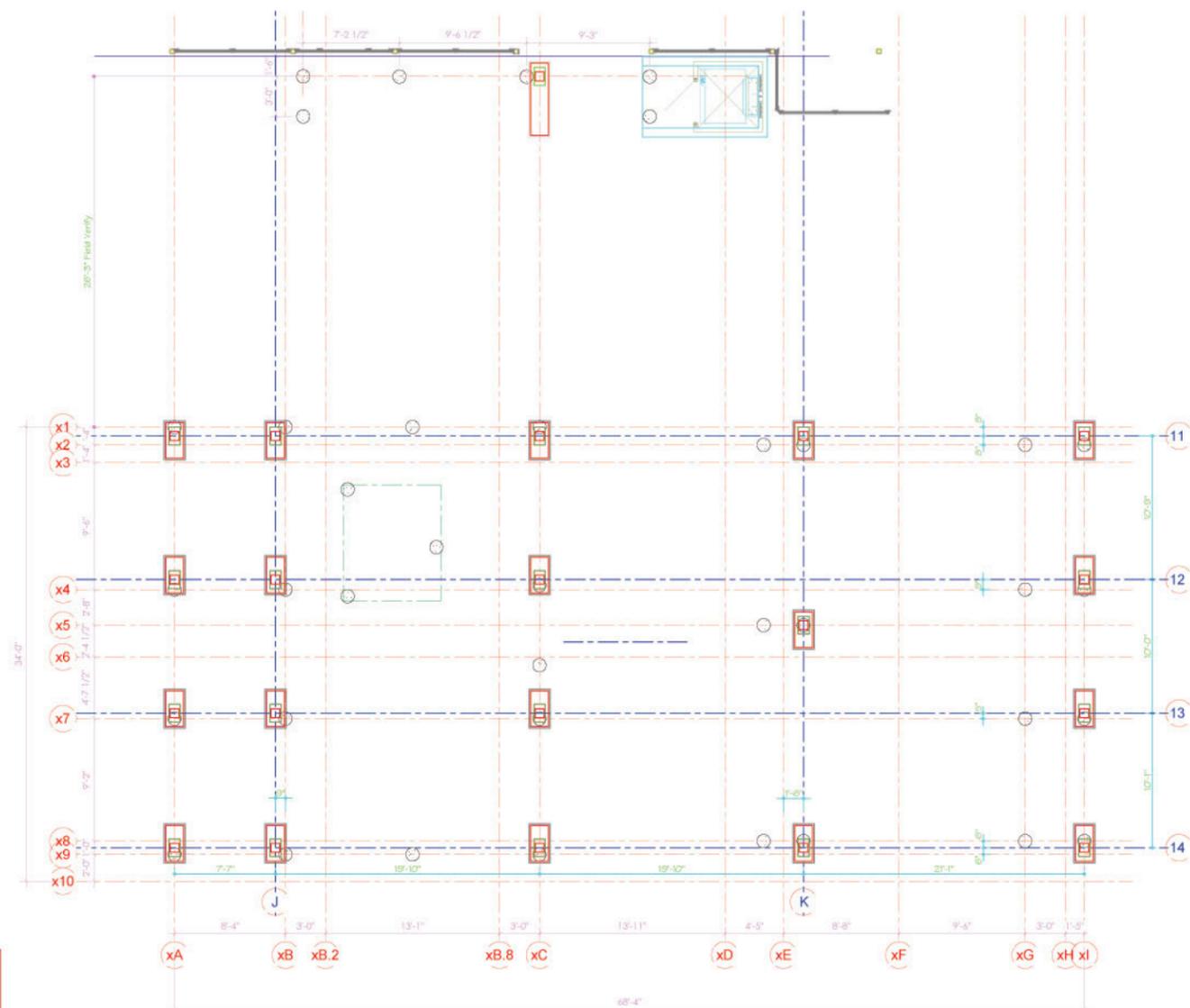


# 301 CARTERET - EAST



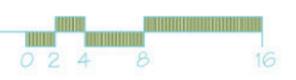
02/21/2021

© All Pictometry



MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.  
9-5-22  
www.monarchpl.com

**Roof Top Foundation**  
**MARRIAGE OF 2008 FOUNDATION**  
**WITH ROOF TOP BAR**



**CITY LOFT**  
301 Carteret Street

# 301 CARTERET AERIAL

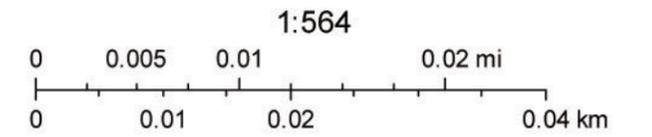


2/2/2022, 9:42:10 AM

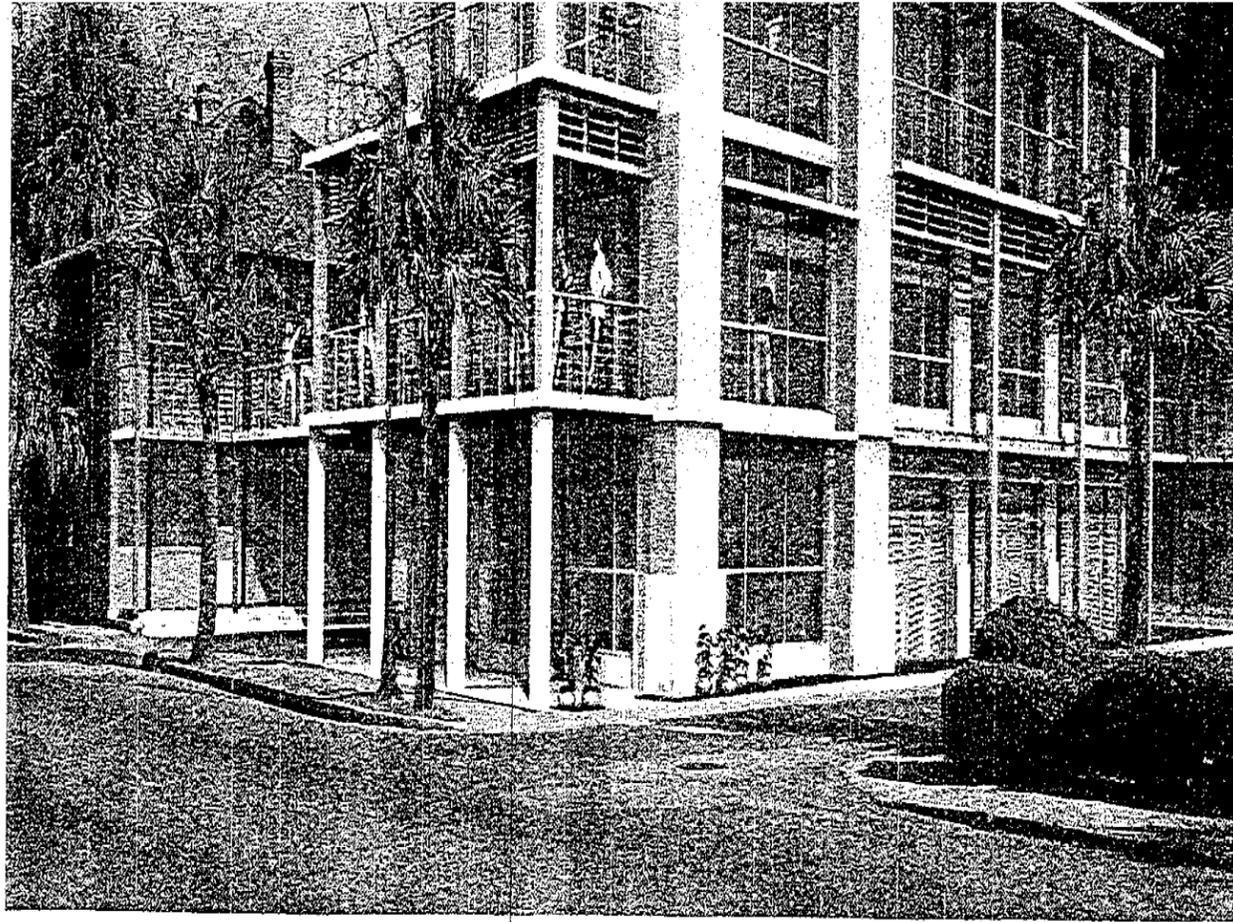
### Road Classifications

— STATE, PAVED

LiveParcels

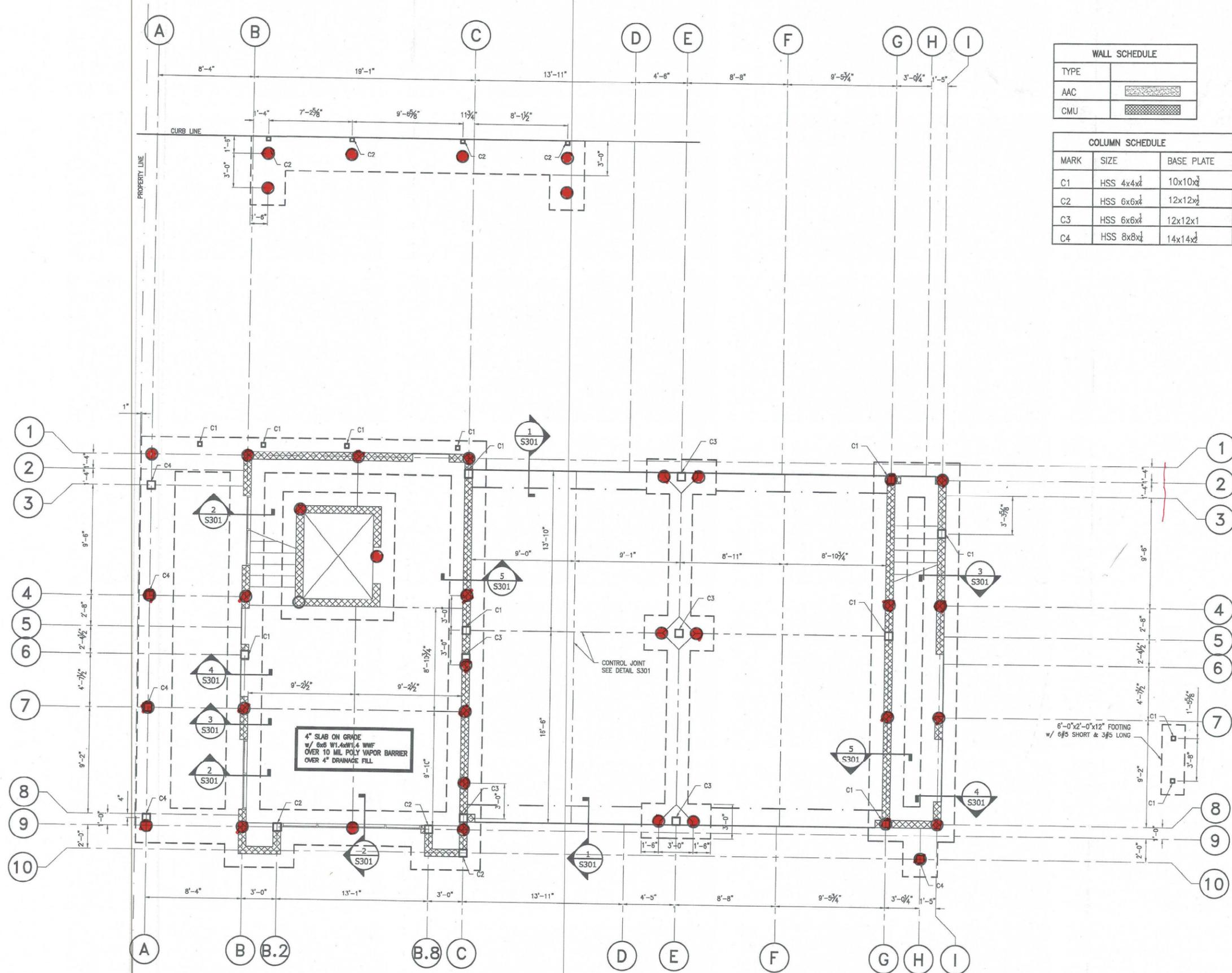






THE  
UPI

301 CARTERET - APPROVED 2008 PROJECT  
(PILE FOUNDATION IN PLACE)



WALL SCHEDULE	
TYPE	
AAC	
CMU	

COLUMN SCHEDULE		
MARK	SIZE	BASE PLATE
C1	HSS 4x4x1/4	10x10x1/2
C2	HSS 6x6x1/4	12x12x1/2
C3	HSS 6x6x1/4	12x12x1
C4	HSS 8x8x1/4	14x14x1/2

**TRAVIS DESIGN ASSOCIATES, P.C.**  
 Global Consulting for the 21st Century  
 203 Coughran Farm Lane  
 Lexington, South Carolina 29072  
 (803) 358-0285 Fax (803) 358-0286



NO.	DATE	REVISION

**301 CARTERET STREET ADDITION**  
**BEAUFORT, SC 29902**

RELEASED FOR:  
 PRELIMINARY ONLY  
 BIDDING/PRICING  
 PERMIT  
 CONSTRUCTION  
 DATE : 07-10-08

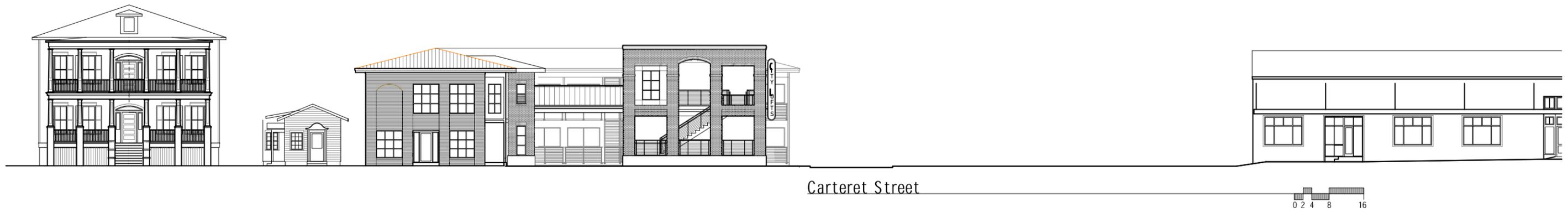
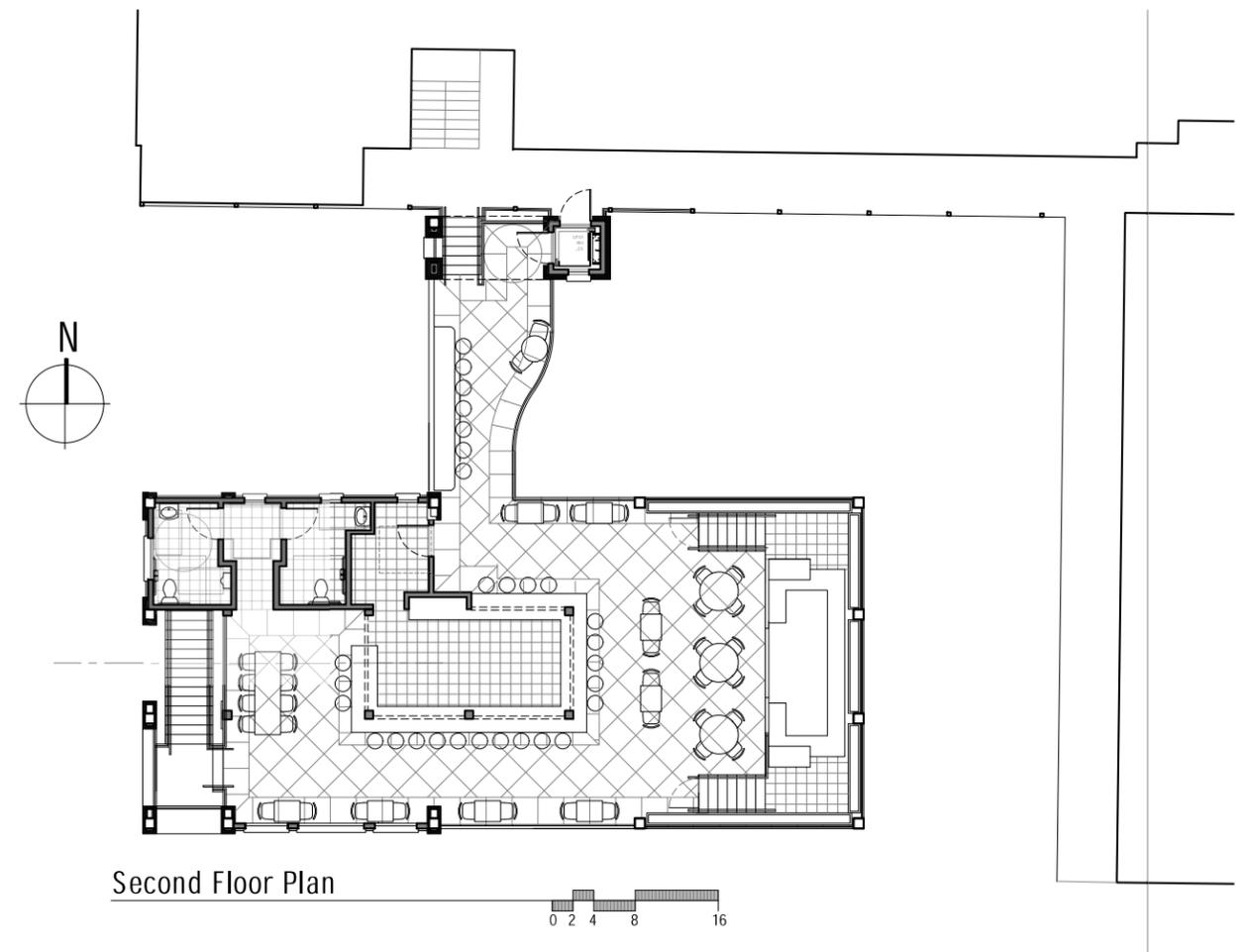
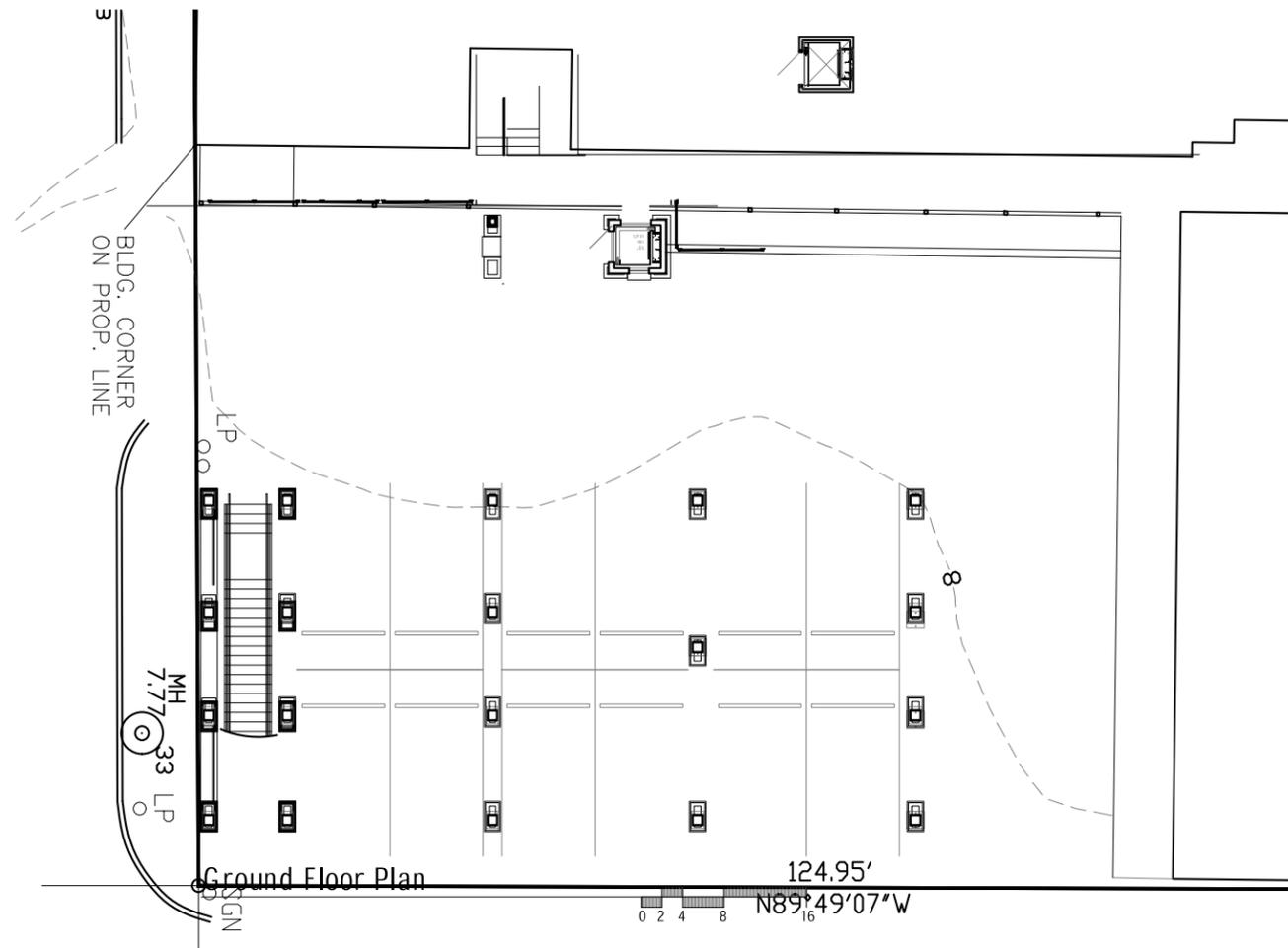
DRAWING TITLE:  
**FOUNDATION PLAN**

SCALE: 1/4"=1'-0"  
 PROJECT NO: NA12201  
 DATE: 07-10-08  
 DRAWN BY: HWY  
 CHECKED BY: WDW  
 SHEET NO:  
**S101**

**301 CARTERET - FOUNDATION PLAN - 2008 PROJECT**

FOUNDATION PLAN  
 SCALE: 1/4"=1'-0"

301 Carteret 25 of 40

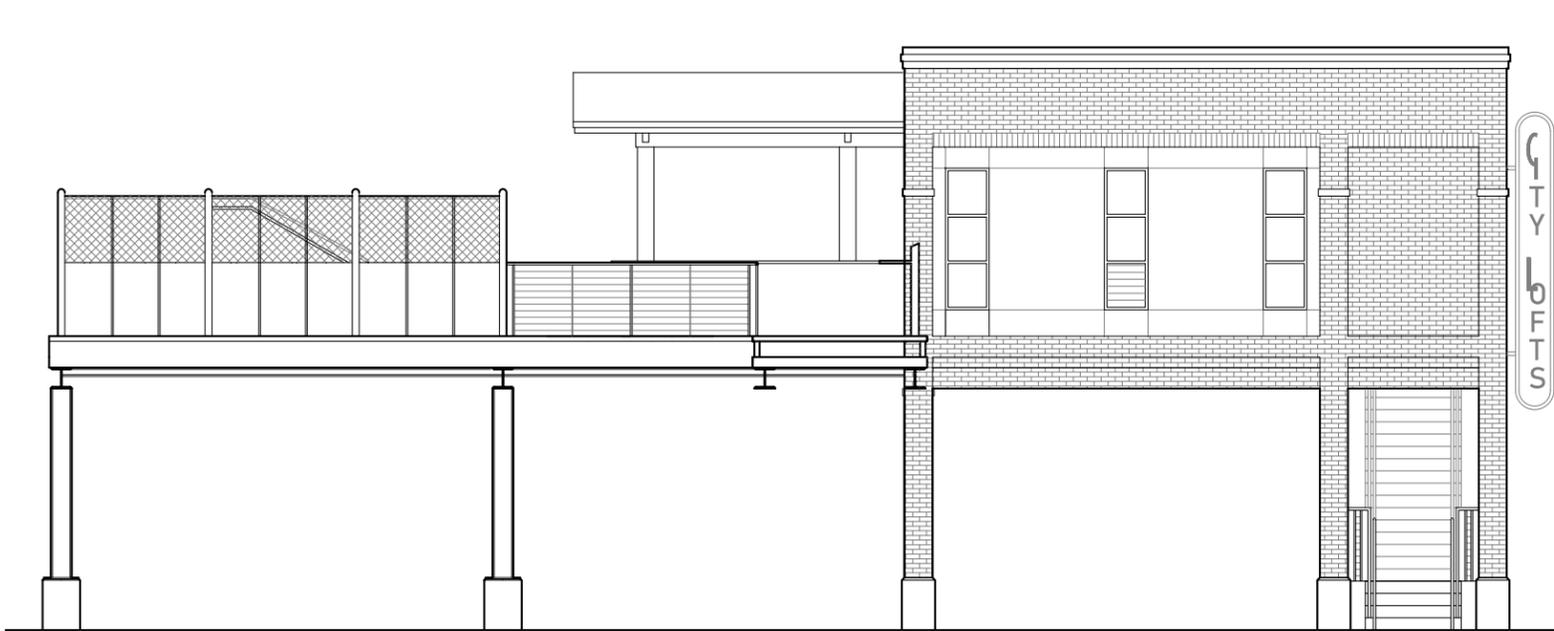


MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.  
  
10-27-22  
www.monarchpl.com

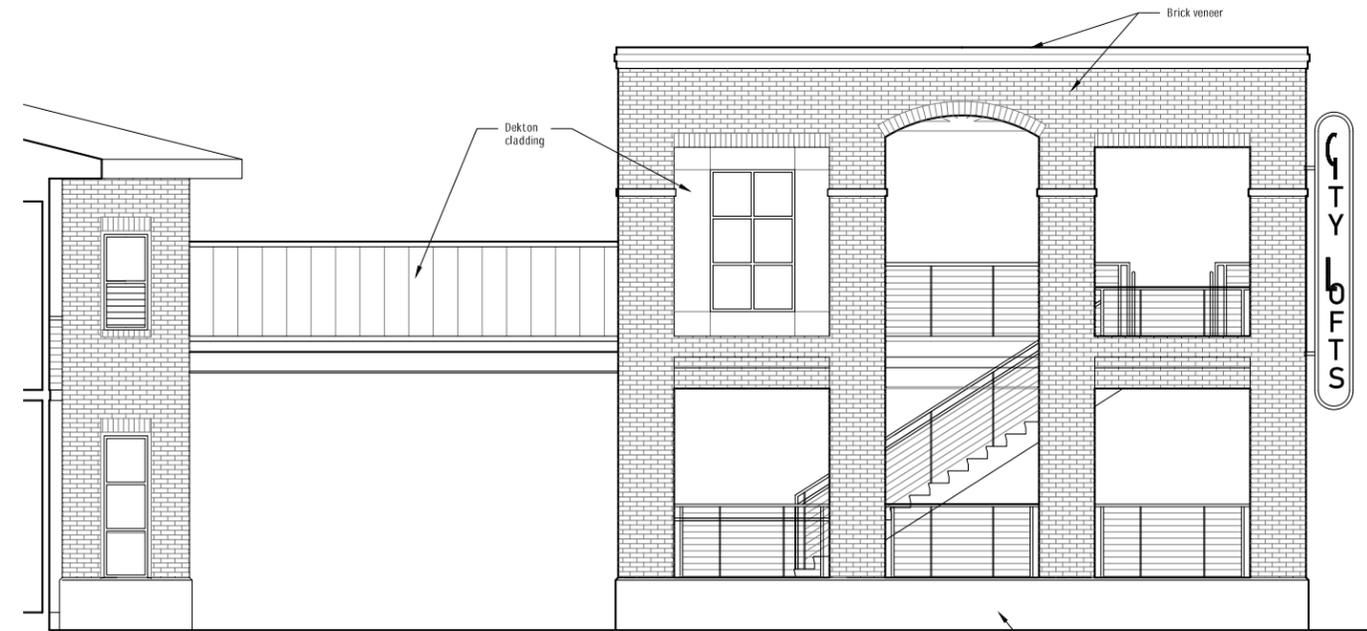
301 CARTERET - STREETSCAPE CARTERET & PORT REPUBLIC

301 Carteret 26 of 40

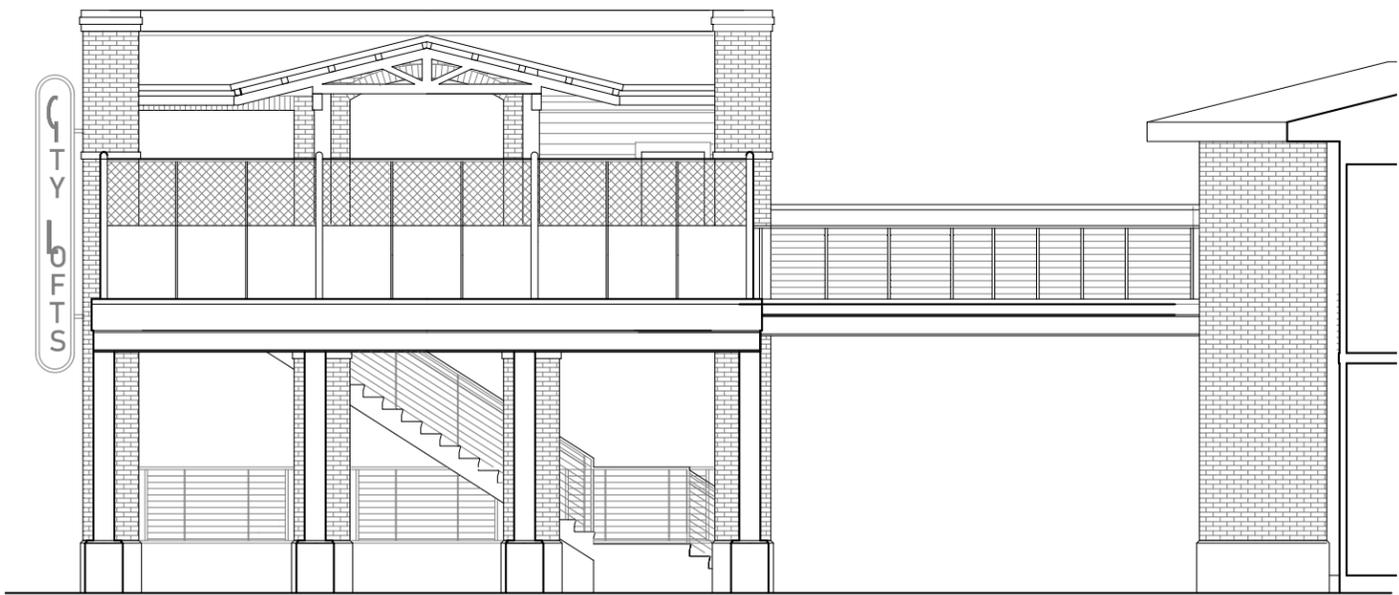
Additions to City Loft  
Carteret Street



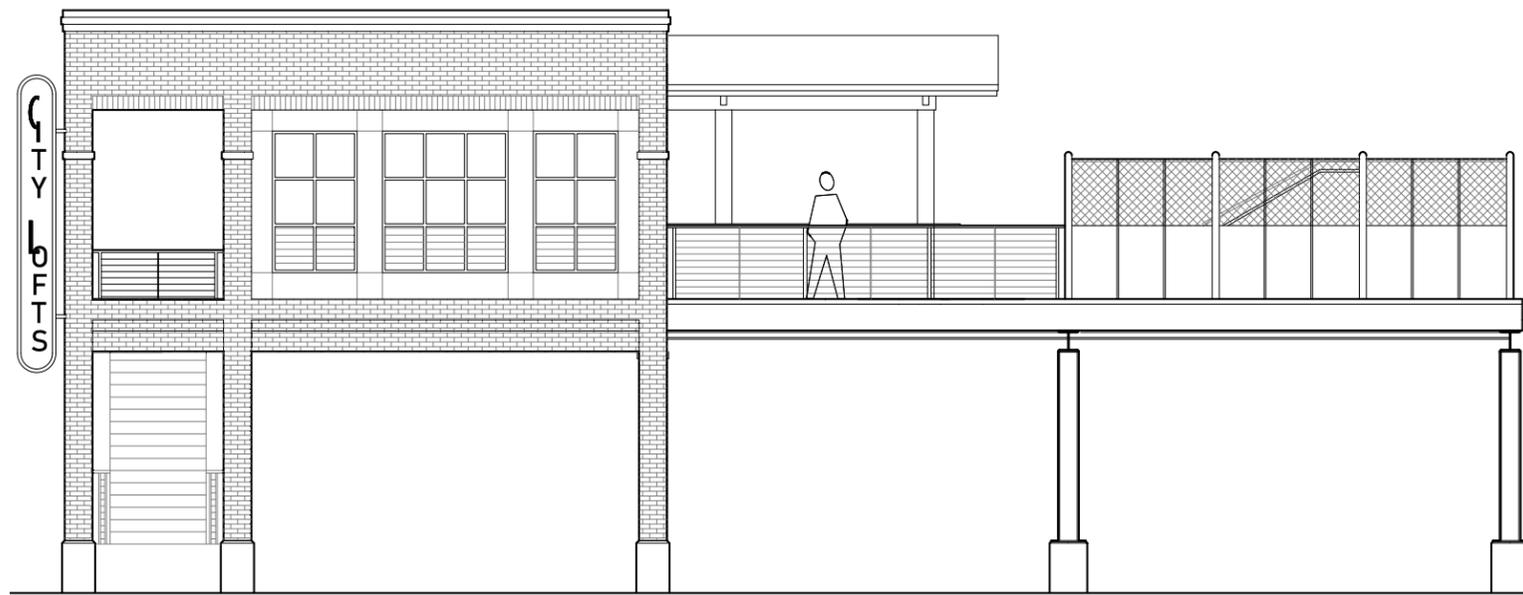
North Elevation



West Elevation



East Elevation

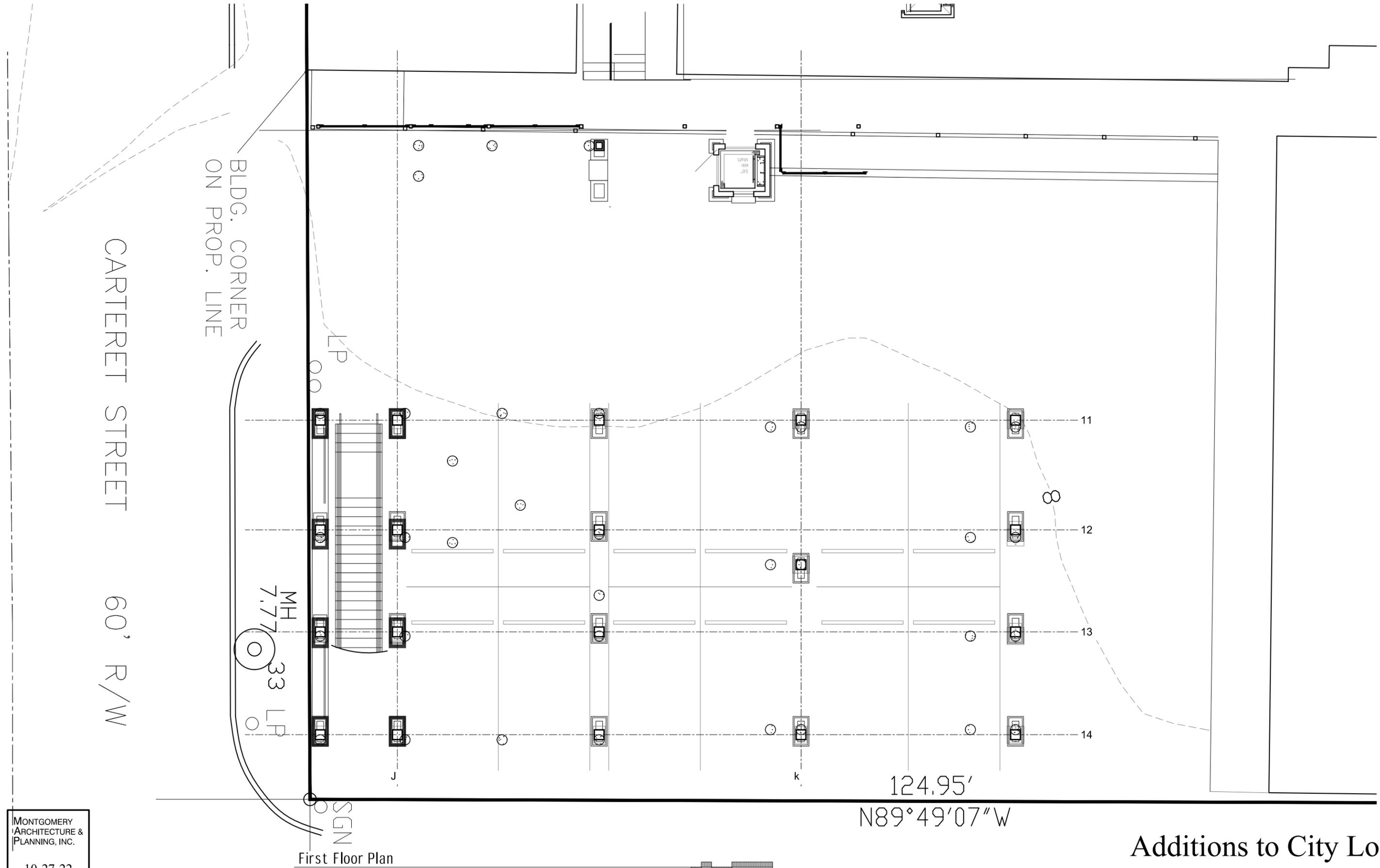


South Elevation

MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.  
  
10-27-22  
www.monarchpl.com

# 301 CARTERET - ELEVATIONS

Additions to City Loft  
Carteret Street



CARTERET STREET 60' R/W

BLDG. CORNER ON PROP. LINE

MH 7.77  
33 LP

First Floor Plan

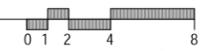
124.95'  
N89°49'07"W

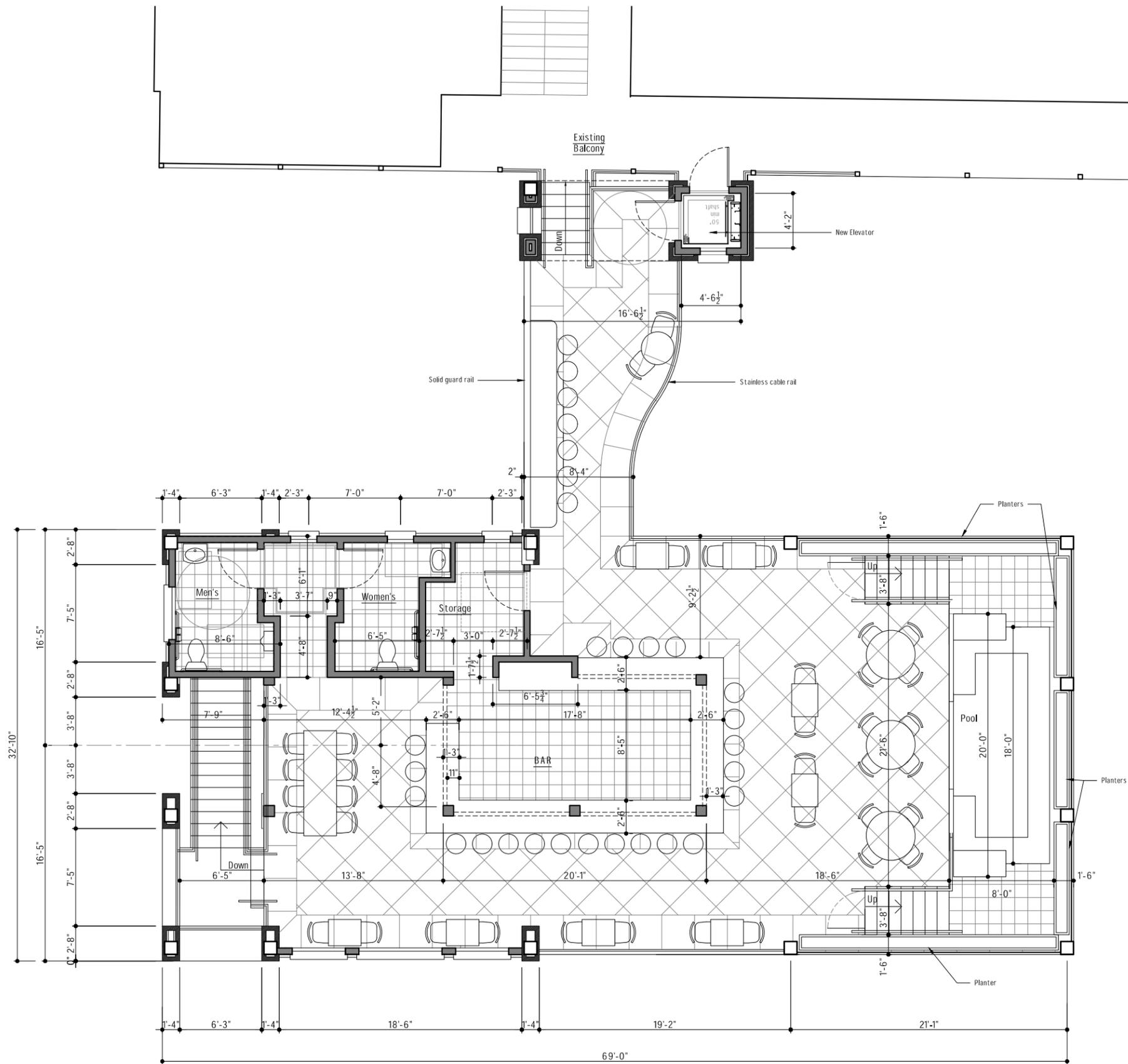
Additions to City Loft  
Carteret Street

MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.  
10-27-22  
www.monarchpl.com

301 CARTERET - GROUND FLOOR

301 Carteret 28 of 40



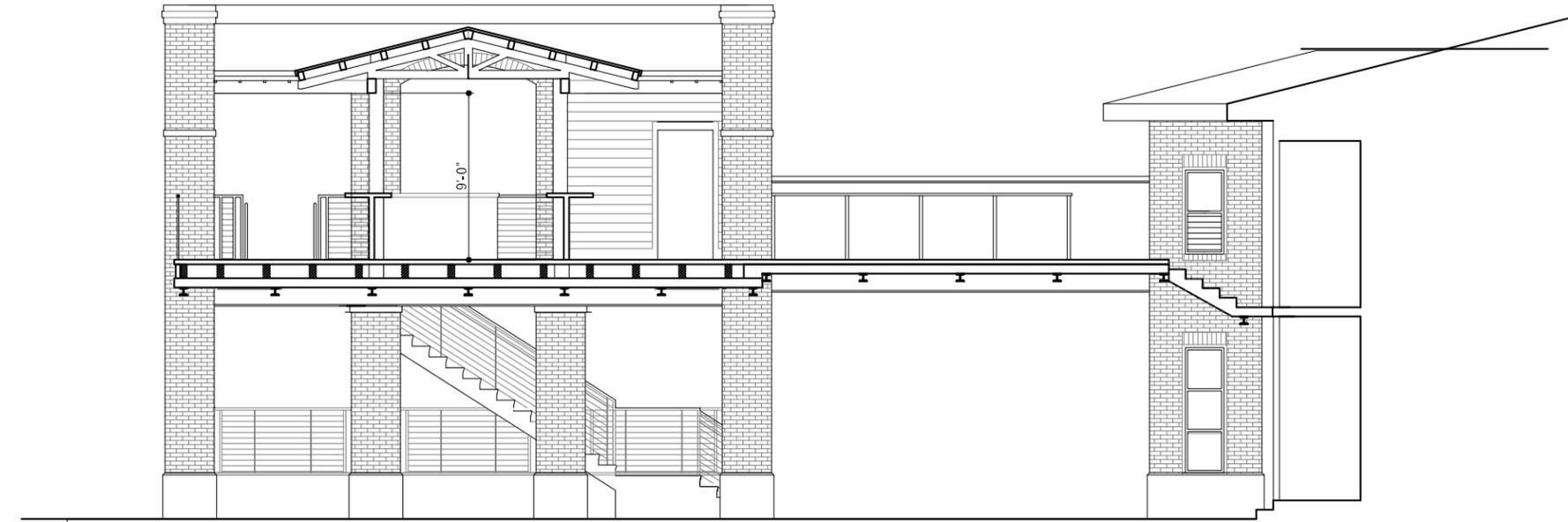


Second Floor Plan

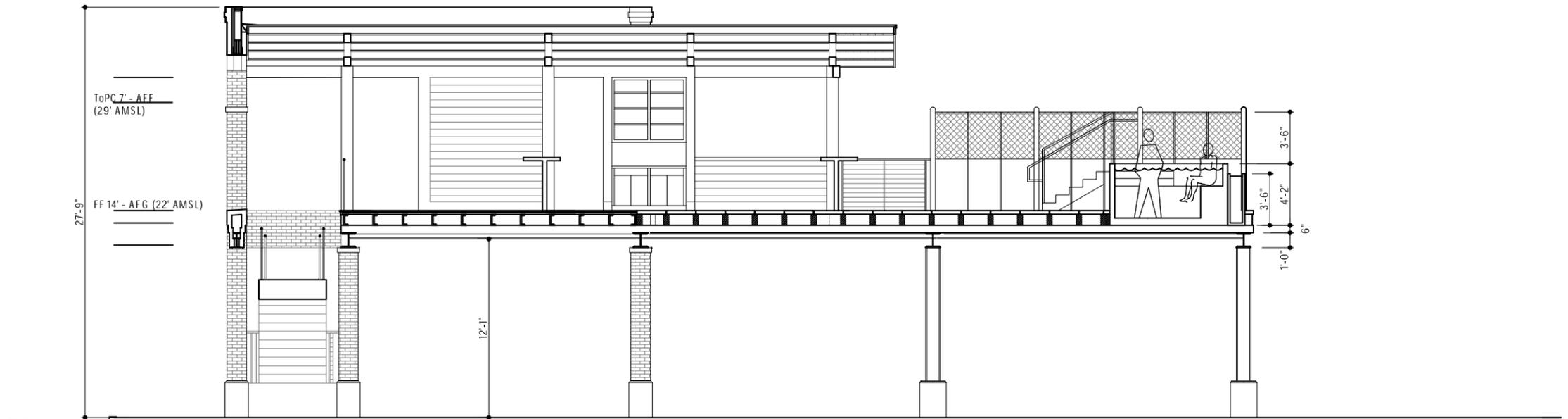
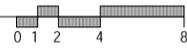
301 CARTERET - SECOND FLOOR

301 Carteret 29 of 40

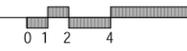
Additions to City Loft  
Carteret Street



Building Section A-A



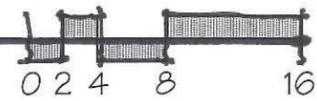
Building Section B-B



# 301 CARTERET - BUILDING SECTIONS



West Elevation



South Elevation



MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.  
  
12-30-22  
[www.monarchpl.com](http://www.monarchpl.com)

# Additions to City Loft

## 301 Carteret Street



# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 January 2023

## 1 SUMMARY OF REQUEST

---

### 301 Carteret Street, Alterations

The applicant is requesting preliminary approval for the addition of a new structure at the City Loft Hotel.

This property is located within the Beaufort Preservation Neighborhood.

Background: This is the first application received for this project.

## 2 FACTS

---

<b>Property Address:</b>	301 Carteret Street
<b>Parcel ID:</b>	R120 004 000 0887 0000
<b>Case Number:</b>	<b>23-05 HRB.1</b>
<b>Applicant:</b>	<b>Robert Montgomery</b>
<b>Zoning:</b>	T5-DC
<b>Use:</b>	Hotel

### **District Development Standards for T5-DC:**

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./Prevailing setback on block max.*
  - *Rear setback – 0' min.*
  - *Side Corner/Alley – 0' min./15' max.*
  - *Side Interior – 0' min.*
- **Maximum Building Height:** 2 stories min./3 stories max. at property line
- **Maximum Lot Coverage:** 100% for rooftops
- **Frontage Build-Out:** 75% min.

### **References:**

Beaufort Code  
Beaufort Preservation Manual

### 3 STAFF COMMENTS

---

#### Staff Acknowledgements

- This property is located within the Beaufort Preservation Neighborhood. It is listed on the National Register of Historic Places List of Noncontributing Resources as a 2-story brick veneer motel built circa 1960.
- The applicant has stated that work began on this project in 2008 but was abandoned after a pile foundation was installed.

#### Staff Conditions

1. In general, staff believes this project will better enhance and define the street corner and break up the large parking area on this lot. However, while staff supports the height, scale, and mass of the western third of the structure, the eastern two thirds of the structure aren't as well articulated, creating a visually off-balanced building. In an effort to better illustrate some of the comments below, staff has included several diagrams within the submitted drawings.
2. Staff has reviewed the existing hotel and lot as a nonconforming structure Per Section 11.4.1. Applicant to demonstrate compliance with Section 11.4.2.A, "Any nonconforming building or structure that is renovated, repaired, altered, or otherwise improved by more than 100% of the Fair Market Value of the structure at the time of renovation, repair, or alteration, shall be brought into conformance with landscaping, screening, sign, lighting, access and parking requirements." Applicant to provide an appraisal for the existing hotel; if the cost of the new addition is greater than 100% of this appraisal value, applicant must comply with Section 11.4.2.A. Applicant to note that if Section 11.4.2.A is applicable, per Section 11.4.2.A.1, "In transect zones, the building must also be brought into compliance with setback, frontage, and architectural standards of this Code."
3. Staff views the new addition as a liner building given its relationship to the street corner and placement in front of a larger commercial structure and screening parking. Section 4.5 defines a liner building as a "shallow structure, typically 25-30 feet in depth, which is placed close to the street frontage. It is typically used in conjunction with other liner buildings to conceal surface or structured parking, or large-scale commercial buildings." In this case, applicant must adhere to one of the frontage types listed in Section 4.5.9.B., preferably a gallery/colonnade, arcade, or shopfront/awning. Staff believes that the structure as it is currently designed can be adapted to meet any one of these frontage types, but currently does not meet the definition of any type.
4. While staff generally supports the height of the proposed addition, Staff believes this building could be slightly reduced in height to be more compatible with the existing hotel. Per Section 4.6.3.D.3.b, "The elevation of the first floor and floor to floor heights shall be compatible with the expression of floors in the facades of buildings on the same block." Staff believes the height of the building should be reduced by 1' or 1'-6" to better reflect the height of the existing hotel. Staff additionally requests clarification regarding the five steps leading from the hotel to the elevated walkway; staff believes this height difference was created to allow for taller vehicles to pass under the walkway but recommends the applicant remove 2-3 stairs to reduce the ground floor height of new building (see staff diagram overlaid on Building Section A-A).

5. Staff recommends the applicant screen the ground floor parking below the pavilion. Staff believes the applicant could install a screen or wall running parallel to the east side of the ground floor staircase, so the parking spaces are not visible from Carteret Street.
6. Staff recommends the applicant remove the curved jog on the second-floor walkway as illustrated in floor plan. Staff has measured the wider end of the walkway as approx. 12 feet; staff recommends the applicant continue the 12' width across the walkway. See staff diagram overlaid on second floor plan.
7. Staff recommends the applicant simplify the elevator/stair tower connected to the hotel by:
  - a. Removing the concrete base and replacing the brick with stucco or another material visually lighter than brick
  - b. Removing the windows on the west façade facing Carteret Street
  - c. Reducing the size of the large overhangs and converting the hip roof to a shed roof/low-sloped roof
8. Staff does not support the three vertical windows surrounded by cladding on the north façade. Staff recommends the applicant eliminate this detail and provide additional brick insets and jack arches as shown on the westernmost side of this façade near the City Loft sign.
9. Staff does not support the visually solid Dekton cladding on the west side of the elevated walkway and recommends the applicant utilize a more transparent railing system in this location.
10. Staff does not support the combination of both flat and rounded openings on the west façade and recommends the applicant convert the single rounded opening to a flat opening.
11. Staff recommends the applicant remove the cast-in-place concrete base throughout the project.
12. Staff recommends the applicant remove the railings along the ground floor of the west façade and continue the openings to the ground to allow pedestrian access through these openings.
13. Staff has concerns regarding the space underneath the staircase and believes this area may become dead space. Given its prominent location along Carteret Street, staff recommends the applicant rework this area to maximize this street front to be more pedestrian-friendly. Staff also believes that the second floor layout on the west portion of the bar/pavilion can be reworked to include seating facing Carteret Street as this is the most prominent street front. Staff recommends the applicant consider another location for the staircase. Staff referenced the image of the project approved in 2008 and believes this iteration more successfully creates a pedestrian-focused street front that takes advantage of its primary façade along Carteret Street.
14. Staff supports the use of brick veneer along the Carteret Street/Port Republic Street corner but recommends that the brick details on the western third of the structure be extended to the pool area and adjacent bar space. Staff believes the uncovered bar/pool area (best seen on the south façade) seems like an afterthought compared to the covered area with brick detailing and storefront window openings. Staff recommends the applicant wrap all columns with brick and utilize brick detailing at the two eastern bays of the pavilion to compliment the detailing of the front third structure.

15. Staff believes that one solution to resolve the visually imbalanced south façade may be to extend the vertical column grid from the ground floor through the second level and extend the proposed brick wall and cornice horizontally from the western side of the south façade to the easternmost edge to create a masonry screen wall at the second floor. This screen wall would occur on the south, north, and east façades. Staff does not believe a roof is required over the entirety of the pavilion but believes this brick wall may better screen the pool area and visually connect the various programmatic spaces. See staff diagram at the end of the submission.
16. While staff understands the safety requirements regarding the fencing around the pool and stair area, staff requests clarification regarding the wall material and fencing around the pool as the enclosure currently resembles chain-link fencing. See comment 14 regarding brick detailing in these areas.
17. Staff recommends the applicant replace the Dekton cladding around the second-story windows with a material more indicative of the Beaufort Historic District, such as stucco.
18. Applicant to provide 3D renderings of the structure.

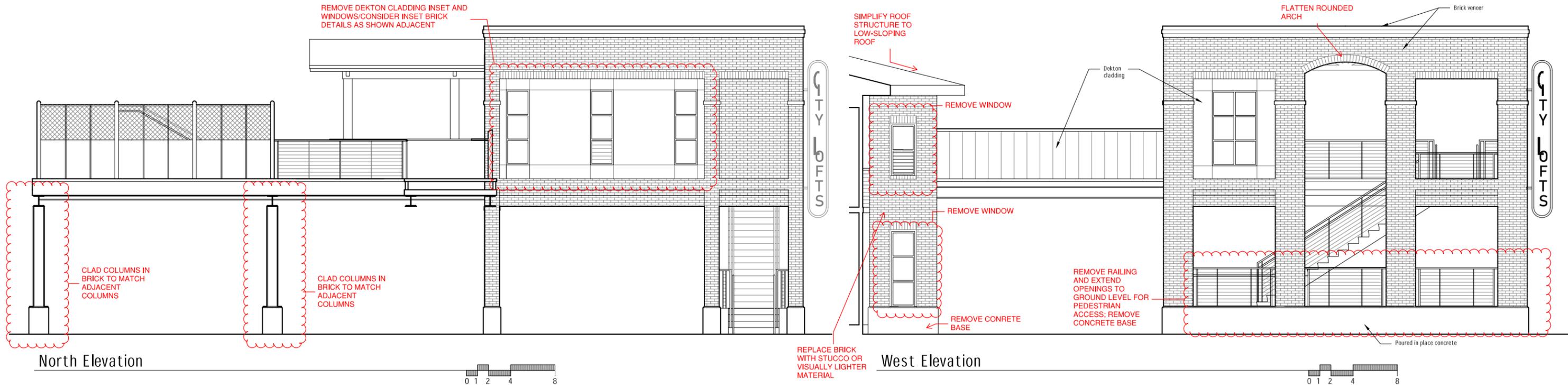
**STAFF RECOMMENDATION:**

**Deferral** with conditions noted.

## **APPENDIX**

### Staff Diagrams

# STAFF DIAGRAM

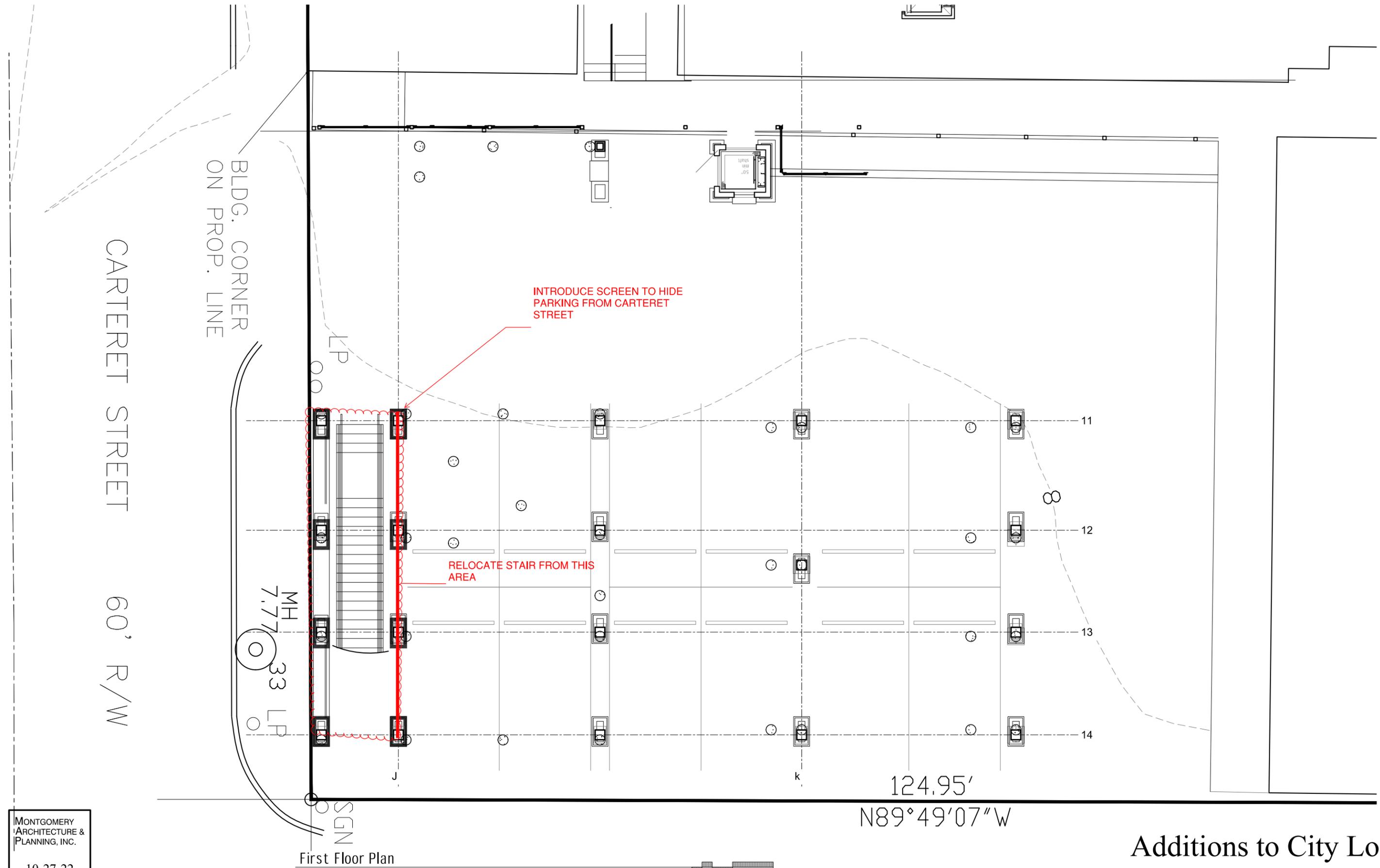


MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.  
  
10-27-22  
www.monarchpl.com

## 301 CARTERET - ELEVATIONS

Additions to City Loft  
Carteret Street

# STAFF DIAGRAM



CARTERET STREET 60' R/W

BLDG. CORNER ON PROP. LINE

INTRODUCE SCREEN TO HIDE PARKING FROM CARTERET STREET

RELOCATE STAIR FROM THIS AREA

MH 7.77 33 LP

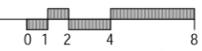
124.95'  
N89°49'07\"/>

First Floor Plan

MONTGOMERY ARCHITECTURE & PLANNING, INC.  
10-27-22  
www.monarchpl.com

Additions to City Loft  
Carteret Street

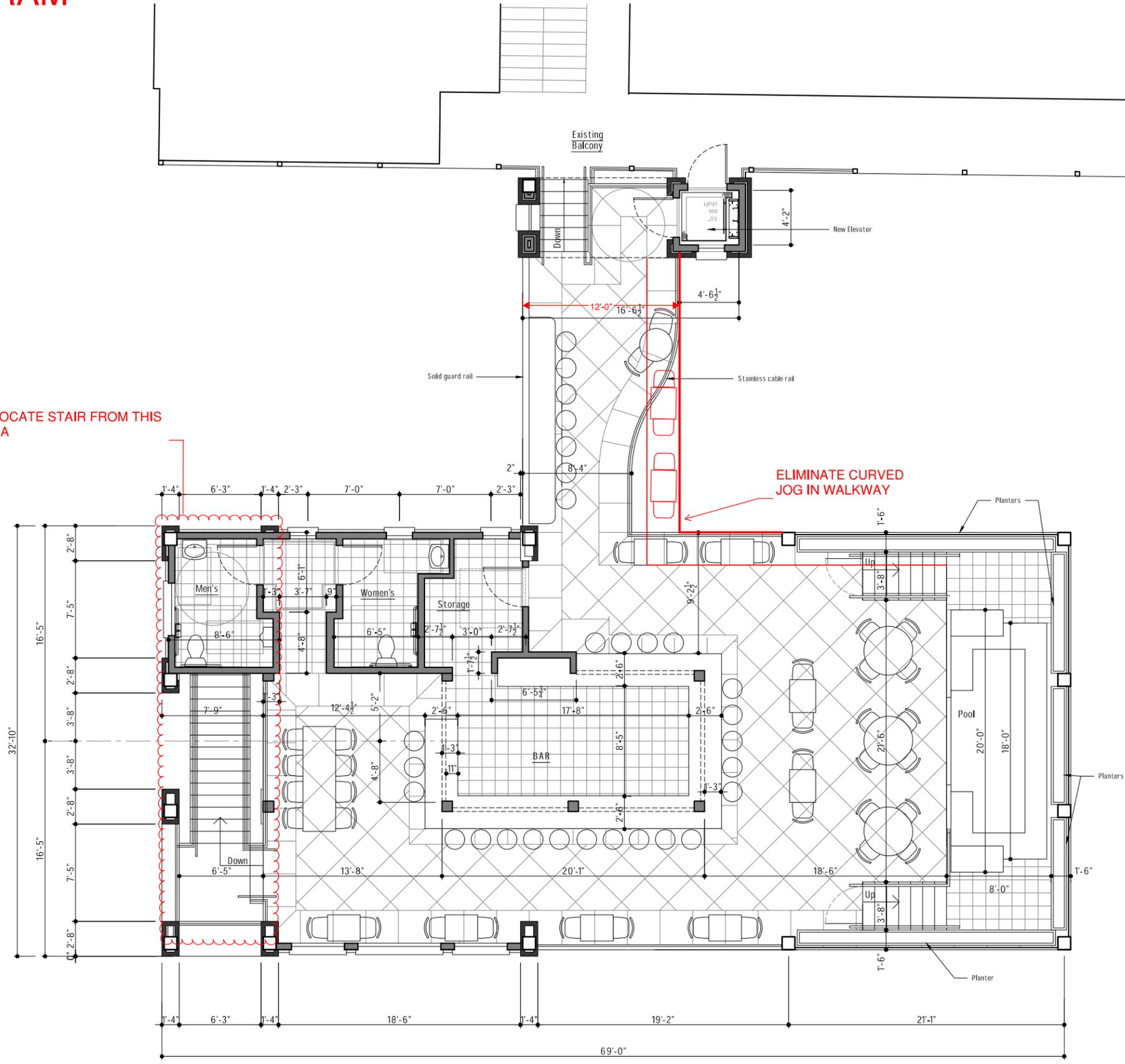
## 301 CARTERET - GROUND FLOOR



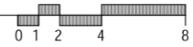
# STAFF DIAGRAM

RELOCATE STAIR FROM THIS AREA

ELIMINATE CURVED JOG IN WALKWAY



Second Floor Plan



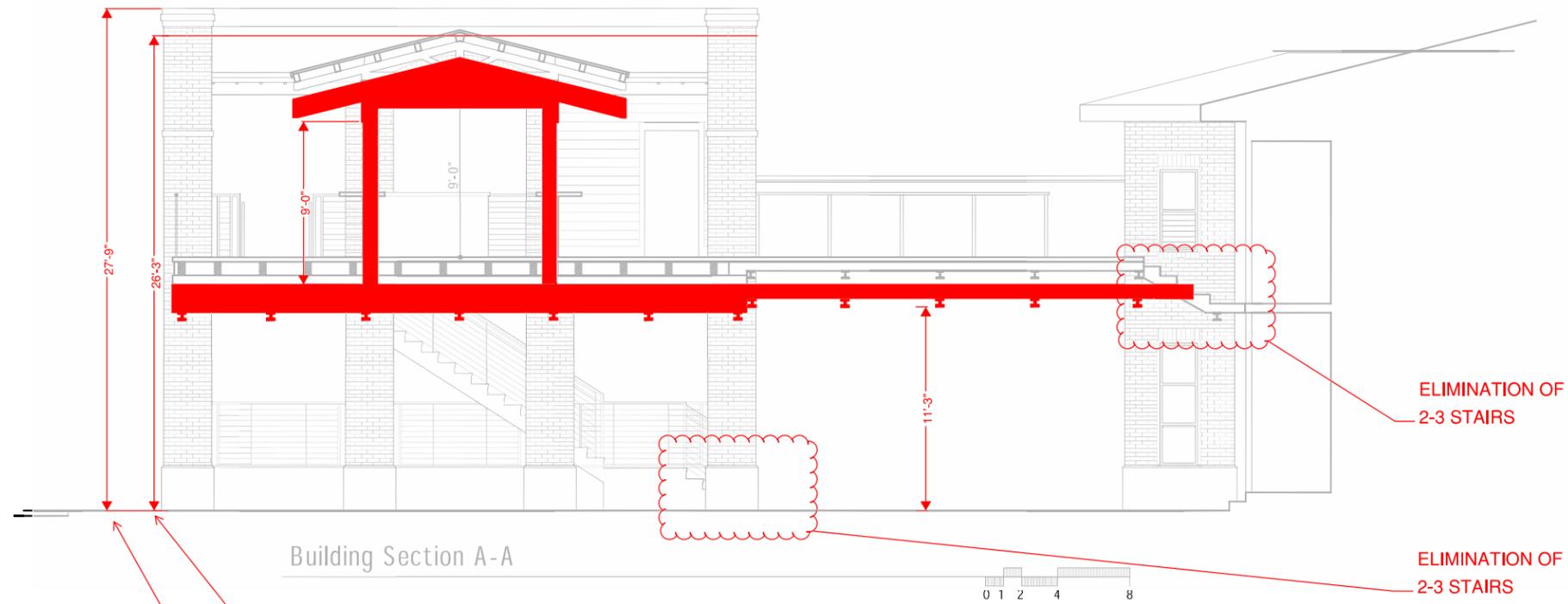
## 301 CARTERET - SECOND FLOOR

301 Carteret 39 of 40

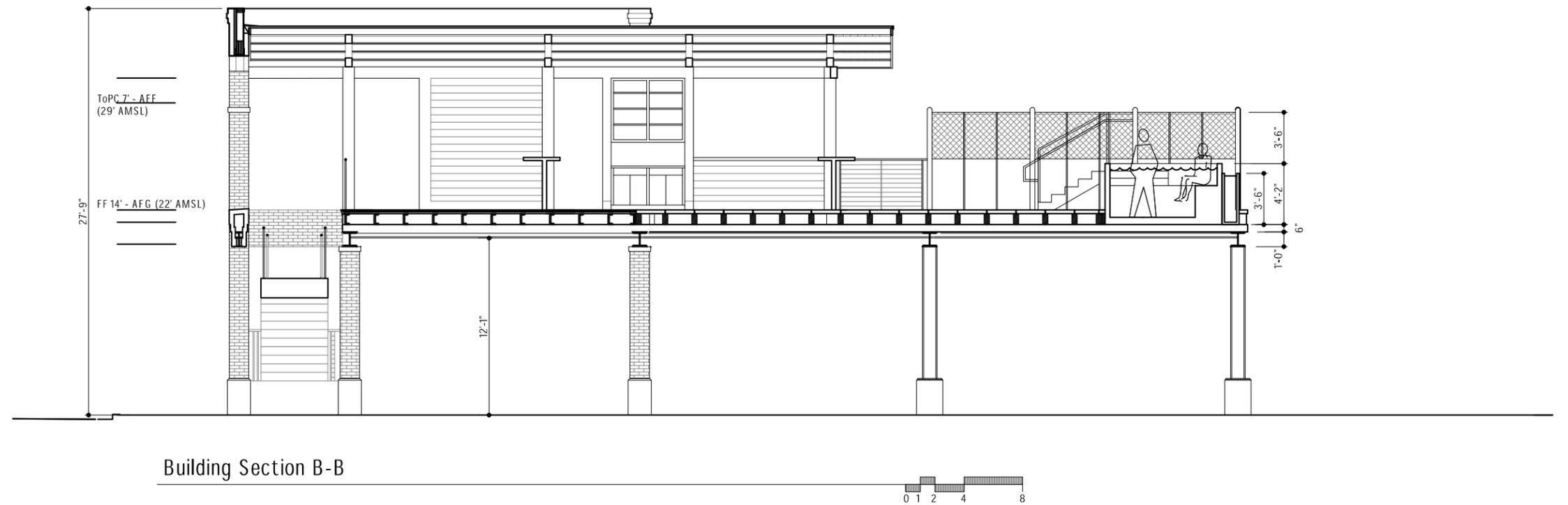
MONTGOMERY  
ARCHITECTURE &  
PLANNING, INC.  
10-27-22  
www.monarchpl.com

Additions to City Loft  
Carteret Street

# STAFF DIAGRAM



PROPOSED BUILDING HEIGHT  
OVERALL BUILDING HEIGHT AFTER STAIRS WERE REMOVED



## 301 CARTERET - BUILDING SECTIONS