



AMENDED

MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, February 8, 2023, 2:00 P.M.

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

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/87360178101?pwd=TU0rOFduSU9NSlZQQjFiZUpIeVNGdz09>

Password: 984057

Meeting ID: 873 6017 8101

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. January 11, 2023 Meeting Minutes

III. Applications:

**A. 1015 Bay Street, PIN R120 004 000 0846 0000, Change After Certification
Applicant: Sea Island Motel, Inc. (23-10 HRB.1)**

The applicant is requesting a Change after Certification of an ADA lift at the Best Western Sea Island Inn.

**B. 507 Washington Street, PIN R120 004 000 321A 0000, Alterations
Applicant: Palmetto Fence Co. for Polly Cooley, owner. (23-09 HRB.1)**

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

IV. Adjournment



Historic District Review Board Meeting Minutes – January 11, 2023

CALL TO ORDER

00:00:48

A meeting of the Historic District Review Board was held in-person on Wednesday, January 11, 2023.

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

00:02:20

Motion (0:02:29): Mr. Sutton made a motion for approval of [December 14] minutes; seconded by Ms. Lutz. 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 tgundler@cityofbeaufort.org.

APPLICATIONS

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

00:02:43

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

Motion 1 (0:06:45): Ms. Lutz made a motion to approve [the application as submitted]; seconded by Ms. Wilson. Motion passed unanimously (5-0).

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

00:06:57

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

DRAFT

Motion 1 (0:13:05): Mr. Sutton made a motion to approve [the application] with staff's notes; seconded by Ms. Prentice. Motion passed unanimously (5-0).

- C. **408 Harrington Street, PIN R120 004 000 0768 0000**, Alterations
Applicant: Donjuan Roofing, LLC. (23-01 HRB.1)

00:13:20

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

Motion 1 (0:17:38): Ms. Wilson made a motion to approve [the application] with the conditions noted; seconded by Ms. Prentice. Motion passed unanimously (5-0).

Mr. Smith recused himself from the board, Mr. Sutton acts as chairman.

- D. **705 Prince Street, PIN R120 004 000 042 0000**, Alterations
Applicant: Megan Chancellor Crumrine, Allison Ramsey Architects (22-58 HRB.2)

00:17:52

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

Motion 1 (0:23:00): Ms. Prentice made a motion to approve [this application] with staff comments; seconded by Ms. Lutz. Motion passed unanimously (4-0).

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

00:23:30

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

Motion 1 (0:34:00): Ms. Prentice made a motion to approve the red coloring for the roof; seconded by Ms. Lutz. Motion passed unanimously (4-0).

Motion 2 (0:41:38): Ms. Prentice made a motion to deny the window application; seconded by Ms. Lutz. Motion passed unanimously (4-0).

Mr. Smith rejoined the Board as chairman.

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

00:43:46

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

Motion 1 (1:04:45): Ms. Prentice made a motion to approve [this application] with staff conditions with the exception of number 5 [for the building] to remain at its current location; seconded by Ms. Wilson. Motion passed unanimously (5-0).

Mr. Smith recused himself from the board, Mr. Sutton acts as chairman.

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

01:05:09

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

Motion 1 (1:25:18): Ms. Prentice made a motion to approve conceptual with staff conditions; seconded by Ms. Lutz. Motion passed unanimously (4-0).

Mr. Smith rejoined the Board as chairman.

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

01:28:08

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

Motion 1 (1:44:48): Ms. Prentice made a motion to deny the parking pavilion but to give final approval with staff conditions noted 2-5; seconded by Ms. Wilson. Motion passed unanimously (5-0).

- I. **301 Carteret Street, PIN R120 004 000 0274 0000**,
Alterations/New Construction
Applicant: Rob Montgomery, Montgomery Architecture + Planning (23-05 HRB.1)

01:45:15

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

Motion 1 (2:48:24): Ms. Wilson made a motion to defer [this application with staff conditions]; seconded by Ms. Prentice. Motion passed unanimously (5-0).

DISCUSSION

02:48:50

The Board and staff discussed the upcoming work session as well as the Certified Local Government form.

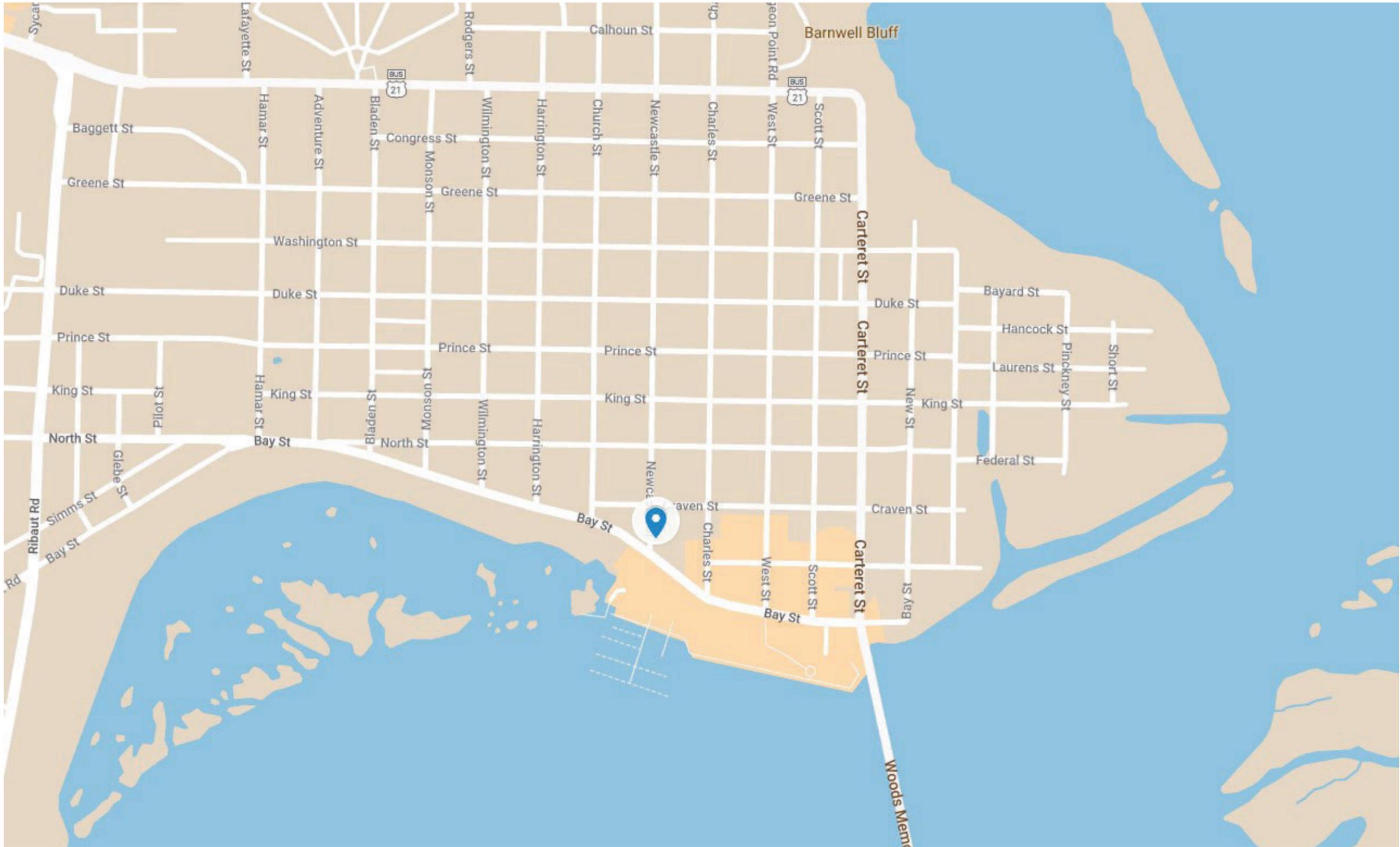
ADJOURNMENT

02:53:30

Mr. Smith adjourned the meeting at 4:54 pm.

CITY STAFF INTRODUCTION

1015 Bay Street
Best Western Sea Island Inn













APPLICANT PRESENTATION

1015 Bay Street
Best Western Sea Island Inn



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org /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: Sea Island Motel, Inc

Applicant Address: 1015 Bay Street, Beaufort SC 29902

Applicant E-mail: gm@sea-island-inn.com Applicant Phone Number: 843.522.2090

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): N/A

Owner Address: N/A

Project Name: Install ADA Lift

Property Address: 1015 Bay Street, Beaufort SC 29902

Property Identification Number (Tax Map & Parcel Number):

Date Submitted: January 13, 2023

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

Applicant's Signature: Date:

Owner's Signature: Date:

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Project Name: Install ADA Lift

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):

Installation of an ADA Lift to enable our elderly and/or
handicapped guests access to our 2nd floor rooms

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@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 Dec. 10, 2021

Revised June 10, 2021

HISTORIC DISTRICT REVIEW 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

- 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

*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

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.



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.

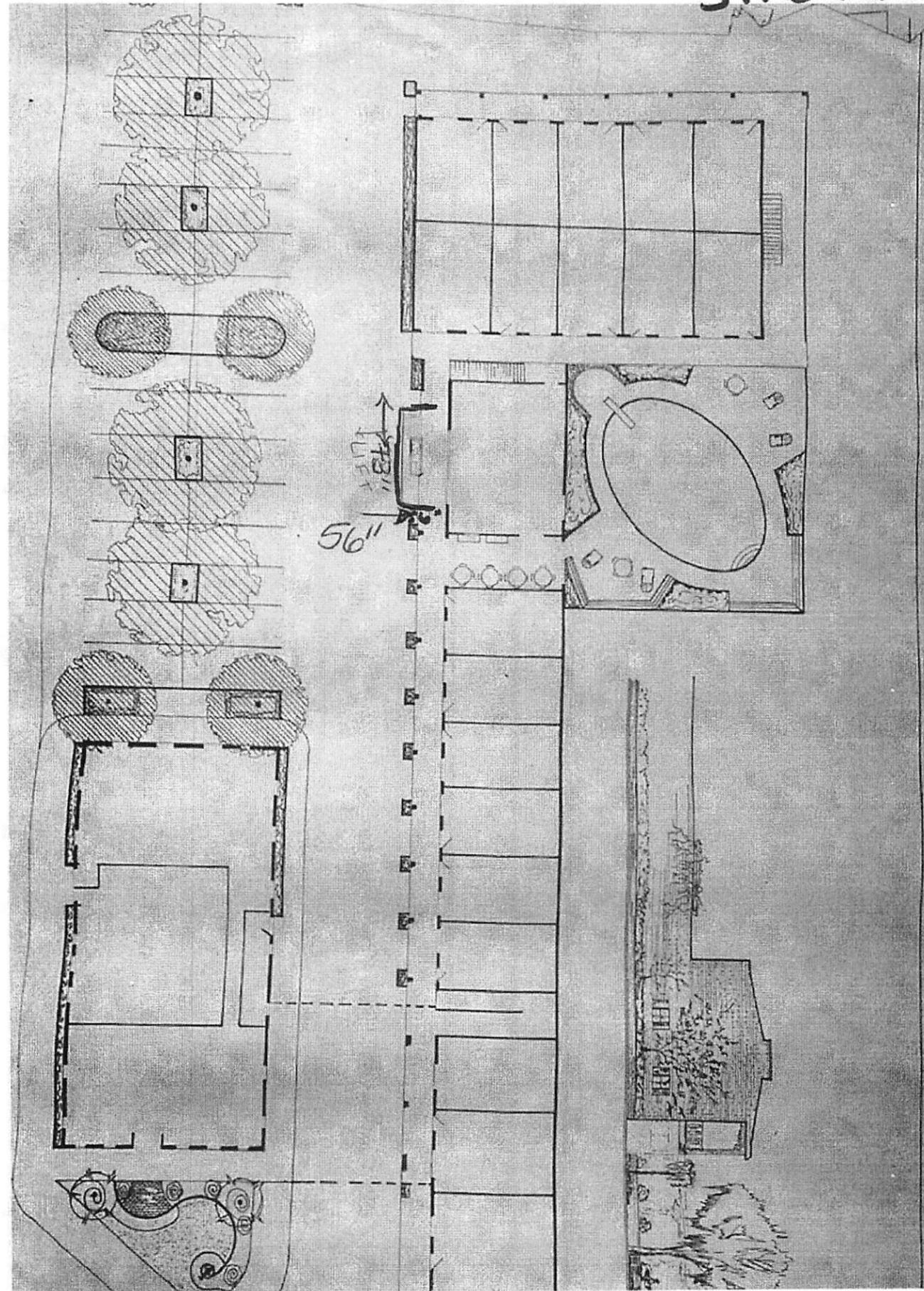
Type 3

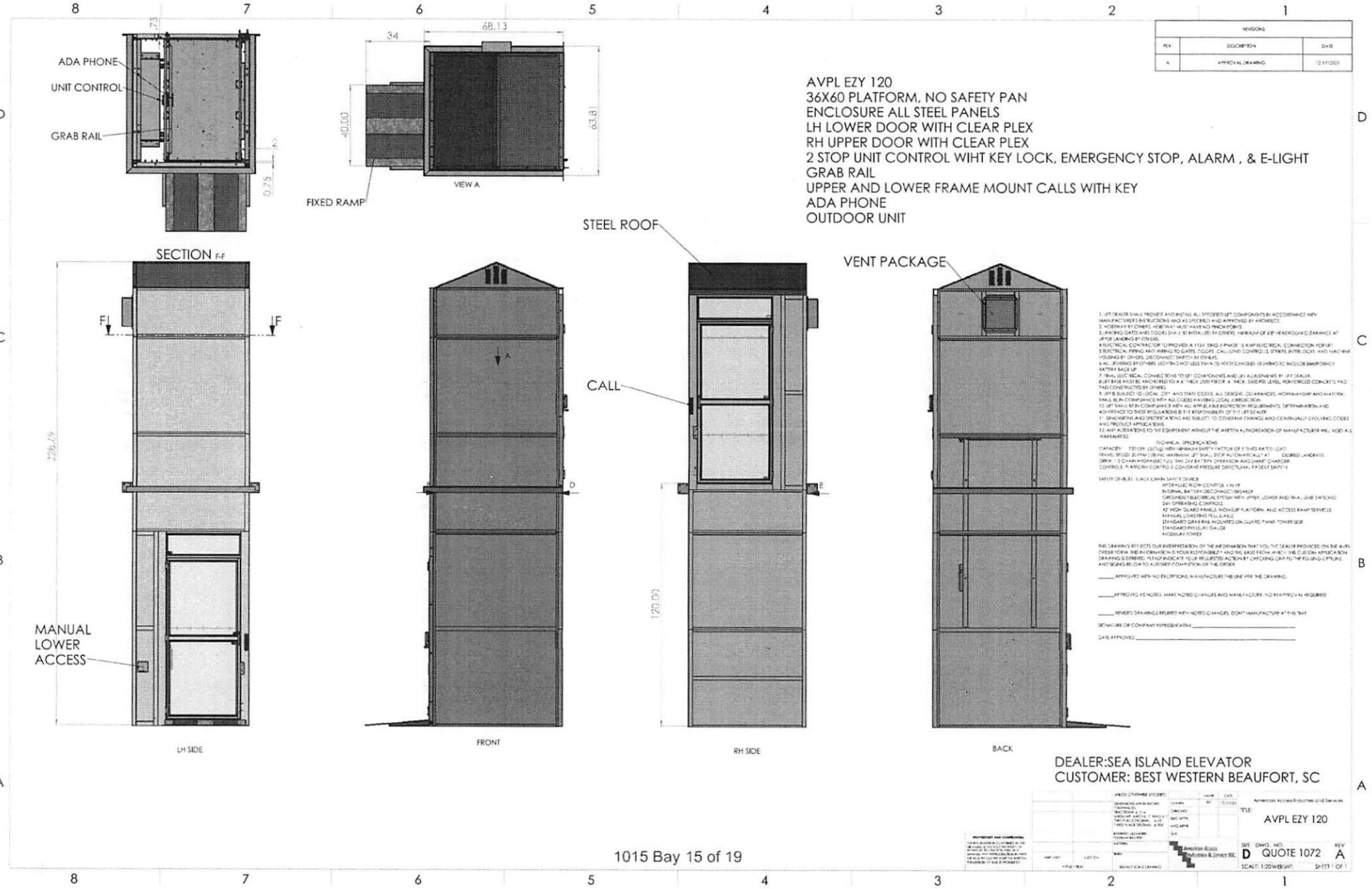
Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- 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.

10f5

SITE PLAN





AVPL EZY 120
 36X60 PLATFORM, NO SAFETY PAN
 ENCLOSURE ALL STEEL PANELS
 LH LOWER DOOR WITH CLEAR PLEX
 RH UPPER DOOR WITH CLEAR PLEX
 2 STOP UNIT CONTROL WITH KEY LOCK, EMERGENCY STOP, ALARM, & E-LIGHT
 GRAB RAIL
 UPPER AND LOWER FRAME MOUNT CALLS WITH KEY
 ADA PHONE
 OUTDOOR UNIT

REVISIONS		
REV	DESCRIPTION	DATE
A	APPROVAL DRAWING	12/17/2021

1. LIFTWALKER SHALL PROVIDE AND INSTALL ALL PROVIDED LIFT COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS APPROVED AND APPROVED BY ARCHITECT.
2. HOISTWAY BY OTHERS, HOISTWAY MUST HAVE NO PROTRUSIONS.
3. HOISTWAY GATES AND DOORS SHALL BE INSTALLED BY OTHERS, MINIMUM OF 48" HEADROOM CLEARANCE AT UPPER LANDING BY OTHERS.
4. ELECTRICAL CONTRACTOR TO PROVIDE A 115V SINGLE PHASE 15 AMP ELECTRICAL CONNECTION FOR LIFT ELECTRICAL WIRING AND WIRING TO GATES, TOGGLES, CALLING CONTROLS, STRIKE INTERRUPTORS, AND MACHINERY HOLDING BY OTHERS, DISCONNECT SWITCH BY OTHERS.
5. ALL WIRING BY OTHERS, INCLUDING HOISTWAY, IS VOID CHANGES, INCLUDING TO INCLUDE EMERGENCY BATTERY BACK-UP.
6. FINAL ELECTRICAL CONNECTIONS TO LIFT COMPONENTS AND LIFT ASSEMBLY BY LIFT DEALER. LIFT BASE MUST BE ANCHORED TO A 4" THICK, 3000 PSI LEVEL, REINFORCED CONCRETE PAD, THIS CONSTRUCTED BY OTHERS.
7. LIFT IS SUBJECT TO LOCAL, CITY, AND STATE CODES, ALL DESIGN, CLEARANCES, WORKMANSHIP AND MATERIALS SHALL BE IN COMPLIANCE WITH ALL CODES AND LEGAL JURISDICTION.
8. LIFT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE PROTECTION REQUIREMENTS, DETERMINATION AND ADHERENCE TO THESE REGULATIONS IS THE RESPONSIBILITY OF THE LIFT DEALER.
9. DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO EQUIPMENT CHANGES AND OCCASIONALLY EVOLVING CODES AND PRODUCT APPLICATIONS.
10. ANY VARIATIONS TO THE EQUIPMENT WITHOUT THE WRITTEN AUTHORIZATION OF MANUFACTURER WILL VOID ALL WARRANTIES.

TECHNICAL SPECIFICATIONS
 CAPACITY: 750 LB (340 KG) WITH MINIMUM SAFETY FACTOR OF 3 TIMES RATED LOAD.
 TRAVEL SPEED: 20 FPM (6.1 MPM) MAXIMUM, 10 FPM (3.0 MPM) STANDARD AT 12" CLEARANCE.
 DRIVE: 1/2 CHAIN DRIVE, FULL TIME DRIVE OPERATION AND SHUNT CHARGE.
 CONTROLS: MACHINE CONTROL, COORDINATE PRESERVE, DIRECTIONAL, FINGER SWITCH.
 SAFETY DEVICES: SLACK LOWER SAFETY DEVICE, UPPER AND LOWER CONTROL VALVE, INTERNAL SAFETY DEVICES, BREAKER, GROUNDING ELECTRICAL SYSTEM WITH UPPER, LOWER AND FINAL LINE SWITCHES, 24V OPERATING CONTROLS, 10" HIGH GUARD PANEL, HOISTWAY PLATFORM AND ACCESS RAMP SERVICES, MANUAL LOWERING PULL-LINK, STANDARD GRAB RAIL AND SECTION CLEARANCE, FINGER TOWER BOX, STANDARD PULL-UP GAUGE, HOISTWAY TOWER.

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION THAT YOU THE DEALER PROVIDED ON BE HALF ORDER FROM THE INFORMATION IS YOUR RESPONSIBILITY AND THE BASIS FROM WHICH THE CUSTOM APPLICATION DRAWINGS IS DERIVED. IT IS YOUR RESPONSIBILITY TO VERIFY THE ACTUALITY OF THE INFORMATION PROVIDED AND BEING RELIED TO ACHIEVE COMPLETION OF THE ORDER.
 _____ APPROVED WITH NO EXCEPTIONS MANUFACTURE THE LIFT PER THE DRAWING.
 _____ APPROVED AS NOTED, MAKE NOTED CHANGES AND MANUFACTURE, NO REAPPRAISAL REQUIRED.
 _____ REVISED DRAWINGS REQUIRED WITH NOTED CHANGES, EQUIP. MANUFACTURE AT THIS TIME.
 SIGNATURE OR COMPANY REPRESENTATION: _____
 DATE APPROVED: _____

DEALER: SEA ISLAND ELEVATOR
 CUSTOMER: BEST WESTERN BEAUFORT, SC

DATE	DESCRIPTION	BY	CHKD
12/17/21	ISSUED FOR PERMIT	DRW	DRW
12/17/21	ISSUED FOR PERMIT	DRW	DRW
12/17/21	ISSUED FOR PERMIT	DRW	DRW
12/17/21	ISSUED FOR PERMIT	DRW	DRW

1015 Bay 15 of 19

AVPL EZY 120

SCALE: 1/2" = 1'-0"

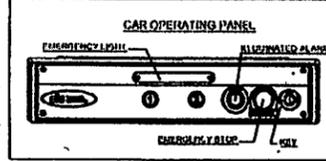
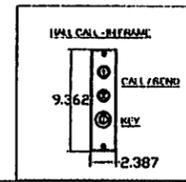
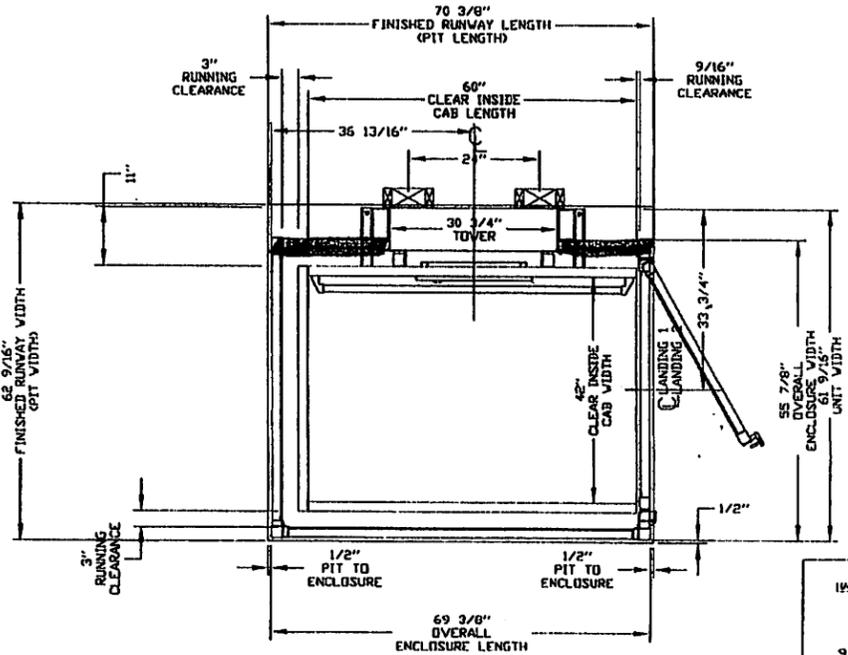
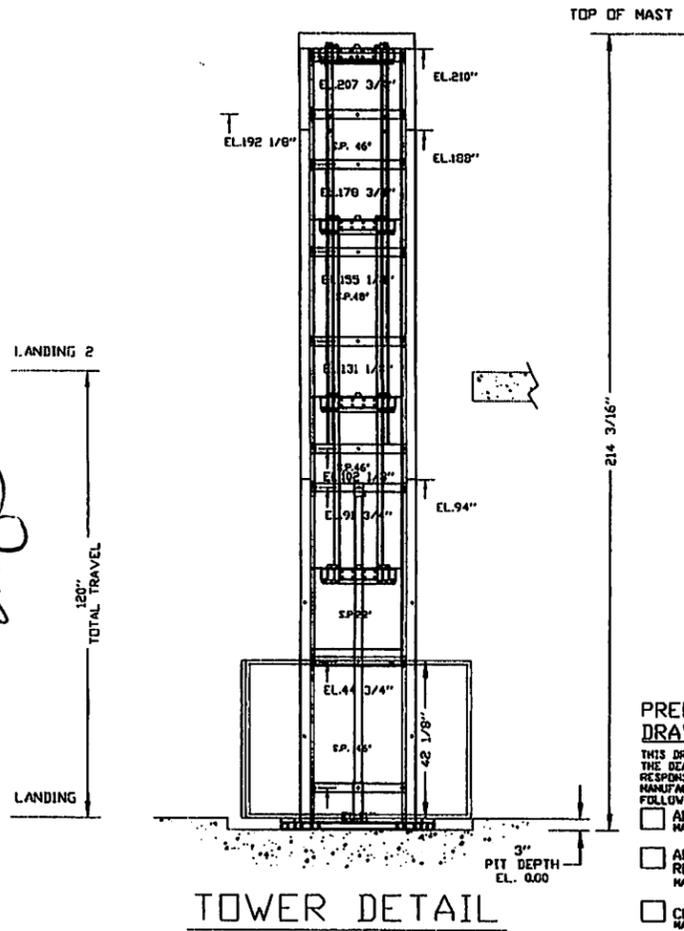
REV: DRW, INC. QUOTE 1072 A

SCALE: 1/2" = 1'-0"

SHEET 1 OF 1

ENCLOSURE DOOR WIDTH DOESNT ALWAYS MATCH INSIDE PLATFORM DIMENSION.
IF THERE ARE CONCERNS ABOUT THE DOOR SWINGING CONFLICTING WITH AN
OBSTRUCTION, PLEASE REQUEST FURTHER DETAIL.

TYPICAL PLAN



**PRELIMINARY DRAWING ONLY
DRAWING APPROVAL:**

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION PROVIDED BY THE DEALER ON THE ORDER FORM. THIS INFORMATION IS THE DEALER'S RESPONSIBILITY, AND IS THE BASIS FROM WHICH THIS LIFT IS DESIGNED AND MANUFACTURED. PLEASE INDICATE THE REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

APPROVED WITH NO EXCEPTIONS
MANUFACTURE PRODUCT AS PER DRAWING

APPROVED WITH EXCEPTIONS, NO REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, NO REAPPROVAL DRAWING REQUIRED

CHANGE AS NOTED, REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, SEND CORRECTED DRAWING FOR REAPPROVAL BEFORE MANUFACTURE

CHANGES REQUEST:

- _____
- _____
- _____
- _____

SIGNATURE: _____ DATE: _____

CALLER: ONCE THE DRAWING IS APPROVED, JOB CANCELLATION FEES WILL APPLY.

GENERAL ARRANGEMENT ENCLOSED VERTICAL WHEELCHAIR PLATFORM LIFT	CUSTOMER: SEA ISLAND ELEVATOR PROJECT: SEA ISLAND BEST WESTERN ADDRESS: 1015 BAY STREET, BEAUFORT SC, U.S.A., 29920	OFFICE USE ONLY: CONSTRUCTION NUMBER: 0.0 MODEL NUMBER: 11211	Part No. V-1504 ENCLOSURE Part No. 162990
	DATE: 07/23/19 REVISION DATE: 07/23/19 CORRECTED BY: WELERMAN	savaria	JOB No. P00000

2065

PROVISIONS BY OTHERS

GENERAL

HOISTWAY - THE HOISTWAY MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH 'SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS' OR 'SAFETY CODE FOR ELEVATORS AND ESCALATORS' AND ALL STATE AND LOCAL CODES.

PLUMB RUNWAY - DUE TO CLOSE RUNNING CLEARANCES OWNER/AGENT MUST ENSURE THAT HOISTWAY AND PIT (WHERE PROVIDED) ARE LEVEL, PLUMB (+/- 1/8" (3 mm)) AND SQUARE AND ARE IN ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS.

MINIMUM OVERHEAD CLEARANCE - OWNER/AGENT MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.

CONSTRUCTION SITE - OWNER/AGENT TO PROVIDE ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED AND SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL AREAS WHERE WALLS/FLOORS MAY REQUIRE TO BE CUT, DRILLED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.

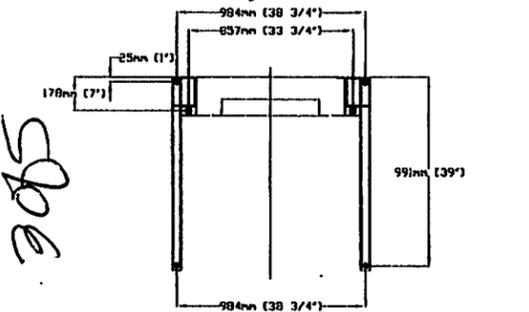
DIMENSIONS - CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

STRUCTURAL

FLOOR/SUPPORT WALL LOADS - CONTRACTOR TO ASSURE THAT BUILDING AND SHAFT WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE LOAD DIAGRAM ON THIS DRAWING.

MAST TO BE SECURELY FASTENED - WHERE REQUIRED THE MAST MUST BE SECURELY FASTENED TO THE STRUCTURAL SUPPORT WALL. REFER TO WALL / FLOOR SUPPORT LOAD DIAGRAM AND WALL LAG DIMENSIONS ON THIS DRAWING.

WHERE DOORS ARE REQUIRED - SUITABLE LINTELS MUST BE PROVIDED BY OWNER/AGENT. DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS.



LOADS CALCULATED ON BASED ON ANCHOR POINTS EVERY 48" EVERY TOWER SECTION NEEDS TO BE ANCHORED. IF SPACING IS INCREASED, LOADS PER BRACKETS WILL INCREASE ACCORDINGLY

ELECTRICAL

GENERAL - ELECTRICAL EQUIPMENT AND WIRING TO COMPLY WITH SECTION 38 OF CSA C22.1 (CANADA) OR SECTION 620 OF NEC ANSI/NFPA 70 (USA).

POWER SUPPLY - 120VAC, 20A, 60HZ, 1PH CIRCUIT THROUGH A FUSE DISCONNECT WITH AUXILIARY CONTACT ON MAIN POWER SUPPLY. PROVIDE TWO 18 AWG CONDUCTORS BETWEEN CONTACT AND CONTROLLER.

LIGHTING - LIGHTING OF 100 LX MIN. AT PLATFORM AND LANDINGS. LIGHTING WITH SWITCH AND ELECTRICAL GFCI OUTLET IN HOISTWAY PIT.

PHONE - IF A TELEPHONE CIRCUIT IS REQUIRED, JACK OR PHONE ARE PROVIDED ON THE CAR. A DEDICATED ANALOG PHONE LINE (AND VOIP) IS REQUIRED TO BE PROVIDED BY OTHERS TO THE CONTROLLER FOR VOIP, PLEASE CONTACT SAVARIA.

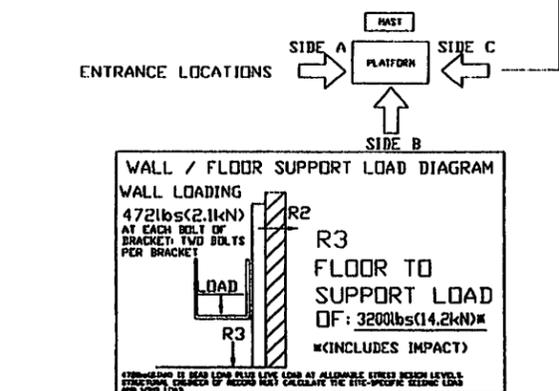
ENTRANCES

UPPER LANDING GATES - WHERE REQUIRED, SMOOTH SOLID BARRIERS ARE TO BE SUPPLIED AND INSTALLED ON BOTH SIDES OF ENTRANCE AT UPPER LEVEL AND MUST BE A MINIMUM OF 42" (1067 mm) HIGH. ENTRANCE ASSEMBLY MUST BE IN PLACE PRIOR TO THIS PROVISION.

FASCIA PANEL BELOW UPPER LEVEL ENTRANCE - WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS. HOISTWAY FASCIA IS NOT SELF-SUPPORTING FOR LONG, CONTINUOUS RUNS VOID OF ENTRANCES. ADEQUATE SUPPORT FOR THE FASCIA MUST BE PROVIDED.

ENTRANCE ASSEMBLIES - ENTRANCE ASSEMBLIES MUST BE ADJUSTED TO ALIGN WITH PLATFORM AND INTERLOCK EQUIPMENT. OTHERS TO ALLOW AN ADEQUATE ROUGH OPENING.

RETURN WALLS - RETURN WALLS AT ENTRANCES MUST BE BUILT-IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS.



SPECIFICATIONS

GENERAL

CLASSIFICATION: Enclosed Vertical Wheelchair Platform Lift
APPLIED CODE: ASME A181-2008 Section 2 Pub
SPECIAL NOTE: Not A117.1 Compliant
MODEL: V-1504 Enclosure

CAPACITY: 750 lbs (341 kg)
NOMINAL SPEED: 20 fpm (0.102 m/s)
TRAVEL: 120" (3048 mm)
PIT DEPTH: 3" (76 mm)
PLATFORM SIZE: 42" X 60" (1067 mm X 1524 mm)
POWER SUPPLY: 120V, 20A, 60Hz, SINGLE PHASE
BATTERY BACK UP: down direction only

JACK UNIT

STROKE: 72" (1829 mm)
PLUNGER O/D: 1.5" (38 mm)
CYL. O/D: 2.125" (54 mm)
CYL. I/D: 1.75" (44 mm)

CONTROLLER

MODEL: V-1504
TYPE: CPFS
GPS #: LR1390-7R1
CONTROL VOLTS: 24VDC
CONTROL AMPS: 1 A
H.P.: 1.5 HP USED FROM 3HP MOTOR
AMPS: 15 AMPS
MFR.: SAVARIA

POWER UNIT

MOTOR: 3.0 HP, 24V DC
FLOW: 1.15 Gal/min (4.35L/min)

CAB FINISH

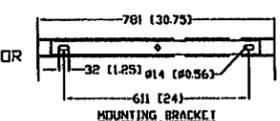
STEEL V PAINT

HYDRAULIC DATA

OIL TYPE: UNIVIS 32 INDOOR DEXRON ATF OUTDOOR
GALLONS REQ'D: 1.0 Gal (3.79 L)
MAXIMUM WORKING PRESSURE: 2500 psi (17.2 MPa)
RELIEF PRESSURE: WP x 125% MAX.
MAXIMUM RELIEF PRESSURE: 2500 psi (17.2 MPa)
HYDRAULIC HOSE: 1/4" (6.4 mm) ID
BURST: 20000 psi (137.9 MPa)
FITTINGS: 1/4" (6.4 mm) NPT MALE

SUSPENSION CHAIN

2X #50 ROLLER CHAIN
BREAKING STRENGTH: 7171 lbs (31.9 kN) each
SAFETY BRAKE: TYPE 'A'



DOORS / GATES / CALL STATIONS

	LANDING 1	LANDING 2	LANDING 3	LANDING 4
DOOR TYPE	Enclosure 80" Door	Enclosure 80" Door		
ENTRANCE SIDE	C	C		
DOOR SWING	In	In		
DOOR INSERT	Clear Plexiglass	Clear Plexiglass		
LOCK TYPE	WR500 Lock (24V)	WR500 Lock (24V)		
AUTO DOOR OPENER	None	None		
CUSTOM DOOR WIDTH	Yes	Yes		
CUSTOM DOOR HEIGHT	Yes	Yes		
CALL STN. TYPE	Call/Send Buttons	Call/Send Buttons		
CALL STN. KEYED	Off Pos. Removable	Off Pos. Removable		
CALL STN. STOP BUTTON	Flush Mounted In Frame	Flush Mounted In Frame		
INSULATED PRODDOR KIT	No	No		

OPTIONS PROVIDED

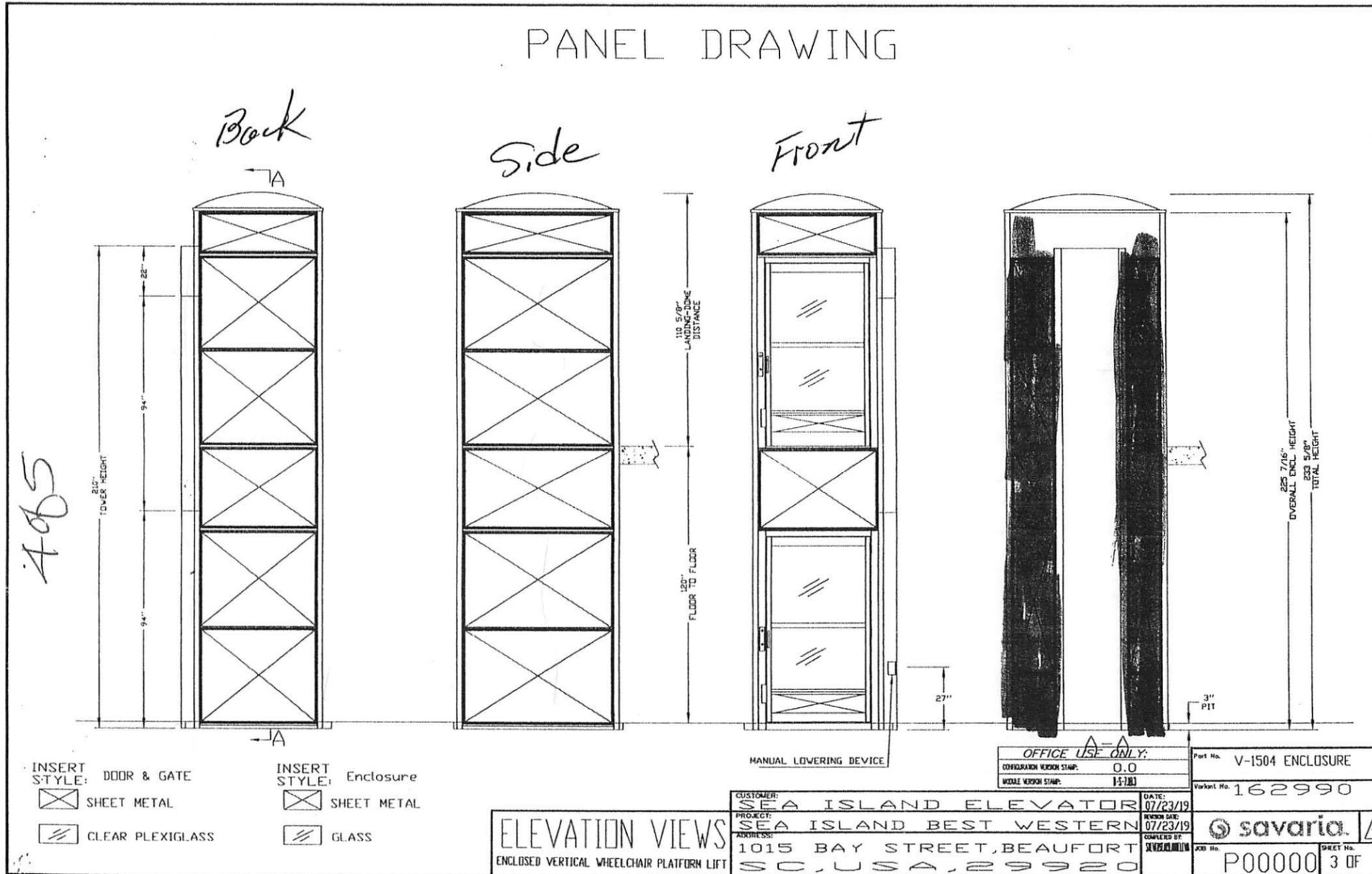
EMERGENCY PENDENT PLUG IN MANUAL LOWERING BOX

WINGS:	no	RAMP:	No Ramp Required
TOUCH UP PAINT:	1 can(s)	EXTRA KEYS:	0
BUILDING:	Public Building	WALL FASTENERS:	none
LIGHT CURTAIN:	no	UNDERPAN SENSOR:	no
PHONE OR PHONE PLUG:	Hands free phone	UNIT COLOUR:	Standard Color - Almond Beige
FLOOD SWITCH:	no	FLOOR:	Anti-Skid Paint (Grey)
REMOTE MACHINE ROOM:	Not required	FOLD SEAT:	no
LOCATION:	INDOOR		

DATA SHEET

CUSTOMER: SEA ISLAND ELEVATOR
 PROJECT: SEA ISLAND BEST WESTERN
 ADDRESS: 1015 BAY STREET, BEAUFORT SC, USA, 29920
 DATE: 07/23/19
 SHEET NO: 2 OF 4
 Part No: V-1504 ENCLOSURE
 Part No: 162990
 savaria logo

PANEL DRAWING



- 405
- | | |
|---------------------------|-------------------------|
| INSERT STYLE: DOOR & GATE | INSERT STYLE: Enclosure |
| SHEET METAL | SHEET METAL |
| CLEAR PLEXIGLASS | GLASS |

ELEVATION VIEWS
ENCLOSED VERTICAL WHEELCHAIR PLATFORM LIFT

CUSTOMER: SEA ISLAND ELEVATOR
 PROJECT: SEA ISLAND BEST WESTERN
 ADDRESS: 1015 BAY STREET, BEAUFORT SC, USA, 29920

OFFICE USE ONLY:
 CONFIGURATION NUMBER STAMP: 0.0
 MODEL NUMBER STAMP: 11-101

Part No. V-1504 ENCLOSURE
 Variant No. 162990

DATE: 07/23/19
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 savaria
 Job No. P00000 SHEET No. 3 OF 4

Description lift veneer:

A wooden lattice structure will be constructed to allow fig ivy to grow and cover the structure. This will then reduce the visual impact.









PROJECT PERMIT APPLICATION
PROJECT COST UNDER \$50,000 & LESS THAN 5 SUBS

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7049 / f. (843) 986-5606 / permits@cityofbeaufort.org / www.cityofbeaufort.org

OFFICE USE ONLY: Date Filed: 8/19/22 Application #: 24198 Zoning District: Permit Fee:

RESIDENTIAL [X] COMMERCIAL [] HISTORIC DISTRICT [] ARB/HOA Neighborhood (copy of approval required)

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

The owner of the property is aware of and has authorized the proposed work as described in this application. [] Yes [] No

Applicant, Property, and Project Information

Applicant/Contractor Name: Steve Pizzano SC State License No.: 39882

Applicant E-mail: steve@seaislandelevator.com Applicant Phone Number: 843 321 2201

Applicant Title: [] Homeowner [] Tenant [] Architect [] Engineer [] Developer [] Contractor

Property Owner: Sea Island Motel, Inc

Property Address: 1015 Bay Street Flood Zone: Elevation Required:

Required Application Information

- Addition (includes attached garage) - Site plan required showing impervious/pervious square footage.
Accessory Structure (Over 200 SF -Res / Over 120 SF - Comm'l) (includes accessory dwelling unit, detached garage, carport, shed, gazebo, pool house & greenhouse) - Site plan required showing impervious/pervious SF.
Repair/Renovation
Awning (New)
Re-roof
Electrical
Plumbing
HVAC
Gas
Window(s)
Temp/Mobile Structures
Other: ADA Lift \$34,400
TOTAL PROJECT COST: \$34,400

Scope of Work - Describe in Detail:

Install ADA lift
Applicant Signature: [Signature] Date: 18 Aug 2022
Approved By: Date:



MINOR SUBCONTRACTOR'S LIST
PROJECT COST UNDER \$50,000 & LESS THAN 5 SUBS

Business License Division (buslicense@cityofbeaufort.org)
Building Permit (permits@cityofbeaufort.org)
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7025 / f. (843) 470-3517 www.cityofbeaufort.org

Instructions:

- 1. Complete this form in its entirety and submit with your application.
2. Ensure job amount is listed for all subs.

OWNER: Sea Island Motel, Inc PERMIT #:

PRIME CONTRACTOR: Steve Pizzuto Sea Island elevator PHONE: 843 321 2201

SITE ADDRESS: 1015 Bay Street

OWNER OR PRIME CONTRACTOR HIRING NO SUBCONTRACTORS:

AS THE OWNER OF THE ABOVE SITE ADDRESS, I WILL BE DOING ALL THE WORK FOR THE PROJECT LISTED ON THE ABOVE PERMIT #. I UNDERSTAND THAT IF I HIRE SOMEONE ELSE TO DO ANY OF THE WORK, I WILL NEED TO COMPLETE THE LOWER PORTION AND RETURN TO THE BUSINESS LICENSE DEPARTMENT PRIOR TO RECEIVING MY FINAL INSPECTION APPROVAL FROM THE BUILDING CODES OFFICE.

SIGNATURE: N/A PHONE: N/A DATE: N/A

OWNER OR PRIME CONTRACTOR WITH HIRED SUBCONTRACTORS:

I UNDERSTAND, AS A PRIME CONTRACTOR OR OWNER, THAT I AM TO ENSURE THAT ALL SUBCONTRACTORS HAVE A CURRENT CITY OF BEAUFORT BUSINESS LICENSE AND ARE REGISTERED WITH THE STATE (WHERE APPLICABLE) AND THAT ALL LICENSE FEES ARE PAID. NO PERMIT WILL BE ISSUED UNTIL THE LICENSE STATUS OF THE SUBCONTRACTORS LISTED BELOW IS VERIFIED AND APPROVED BY THE CITY OF BEAUFORT BUSINESS LICENSE DEPARTMENT.

SIGNATURE: N/A PHONE: N/A DATE: N/A

LIST BELOW EACH OF THE SUBCONTRACTOR(S) WHO WILL BE WORKING ON THE ABOVE MENTIONED JOB BY THE HOUR, THE JOB, OR BY CONTRACT:

Subcontractor business name: OFFICIAL USE:
Sub's address/phone:
Type of Sub's work done: Lic Fee:
BUSINESS ACCT. NUMBER: Job cost: Lic Pd:

Subcontractor business name: OFFICIAL USE:
Sub's address/phone:
Type of Sub's work done: Lic Fee:
BUSINESS ACCT. NUMBER: Job cost: Lic Pd:

Subcontractor business name: OFFICIAL USE:
Sub's address/phone:
Type of Sub's work done: Lic Fee:
BUSINESS ACCT. NUMBER: Job cost: Lic Pd:

Subcontractor business name: OFFICIAL USE:
Sub's address/phone:
Type of Sub's work done: Lic Fee:
BUSINESS ACCT. NUMBER: Job cost: Lic Pd:

BELOW IS A SAMPLE LIST OF THE TYPE OF WORK THAT IS ASSOCIATED WITH CONSTRUCTION RELATED JOBS. LIST SUBCONTRACTORS WHO DID THESE AND ANY UNLISTED JOB TYPES ON THIS PROJECT.
INSTALLATION CATEGORIES: AUTOMATIC IRRIGATION/FIRE SPRINKLER, AWNING/SIGN, BURGULAR/FIRE ALARM SYSTEM, CABINET, CARPET/VINYL/FLOORING, CARPENTRY, CEILING, CERAMIC TILE, CHIMNEY, COUNTER TOPS, DOORS, ELEVATOR, FENCE, FIREPLACE, GARAGE DOORS, GAS, GLASS, GREASE TRAP, HOOD SYSTEM, IRON/STEEL, KITCHEN/BATH/BOOKCASE, RADIO/TV/SATELLITE DISH, SCREEN, SEWER, SEPTIC TANK, SIDING, TELEPHONE/PA SYSTEMS, TRUSSES AND OTHERS. OTHER CATEGORIES: BLOCK/BRICK MASONRY, CLEANING SERVICES, CONCRETE FINISHER, INTERIOR DECORATOR, DRYWALL, ELECTRICAL, EXTERMINATOR/PEST CONTROL, FRAMING, HVAC, HOUSE MOVER/DEMOLITION,



DATE:	February 11, 2022	QUOTE #:	220211VPL
PREPARED BY:	Steve Pizzo	JOB #:	BB1012
PHONE:	843-321-2201 cell	S.O. #:	
SUBMITTED TO:	Lisa/Joe	JOB NAME:	SEA ISLAND BEST WESTERN
ADDRESS:	1015 Bay Street	JOB ADDRESS:	1015 Bay Street
CITY, STATE & ZIP:	Beaufort, SC 29902	LOCATION:	Downtown Beaufort
OFFICE PHONE:	843-522-2090	CITY, STATE & ZIP:	Beaufort, SC 29902
CELL PHONE:		E-MAIL:	gm@sea-island-inn.com
ATTENTION:	Lisa/Joe	E-MAIL:	

SCOPE: This proposal is intended to cover the complete furnishing of one (1) Residential Elevator and the installation of equipment by Sea Island Elevator. We shall furnish all labor, materials, equipment and supervision necessary to construct or perform the installation according to the shop drawings provided. All work shall be performed in a workmanlike manner by trained elevator installers and shall include all material in accordance with the following as specified herein:

ITEM:	VERTICAL PLATFORM LIFT	MANUFACTURE:	AMERICAN ACCESS
NUMBER OF STOPS:	2	CAR TYPE:	Enter/Exit same side
CAB SIZE:	36" x 54"	DRIVE SYSTEM:	Hydraulic
LIFTING HEIGHT:	120"	MAXIMUM TRAVEL:	144"
SPEED:	20 fpm max.	LOWER LANDING:	Door
LOWER LANDING RAMP:	N/A	MIDDLE LANDING:	NONE
CAB FINISH:	BEIGE	UPPER LANDING:	Gate
LOWER LANDING LOCK:	ELECTRO-MECHANICAL	UPPER LANDING LOCK:	ELECTRO-MECHANICAL
CAR OPERATING PANEL (COP):	KEYLESS	HANDRAIL:	INCLUDED
HALL CALL PANELS:	KEYLESS	AUTOMATIC GATE:	NO
PHONE:	No	STATE INSPECTION:	INCLUDED
CAPACITY:	750 lbs.	FREIGHT:	INCLUDED
ROOF:	None	ENCLOSURE:	ACRYLLIC

INCLUDED FEATURES:

- Two (2) years warranty on parts
- Two (2) years warranty on labor
- Three (3) year extended warranty available
- Electromechanical Interlocks*
- Emergency stop switch

- Install upper landing gate in existing iron railing.
- Owner to provide power to lift per plan instructions.

*70% del
\$ 24,000.*

PRICE: Includes all items above installed for the net sum of **\$34,400.00**

Signature: _____ Company: _____ Date: _____

Signature: _____ Company: _____ Date: _____

WORK PERFORMED BY OTHERS

All other work including but not limited to the hoistway construction, pit requirement and power supply to the unit is not the responsibility of Sea Island Elevator (Building permits or approvals from local building authority is by others) and shall be completed before the installation of the elevator. Items not done or overlooked by the contractor may result in additional charges at normal and customary rates. All Engineering stamps, local building permits/inspections, additional drawings, custom details, calculations, x-ray or scanning for post tension, slab/concrete testing, special circumstances, or any associated fees are not included in this proposal and will incur extra charges if required (unless listed as provided in this proposal).

Time is of the essence; Allow 4 to 6 week's delivery after the as built measurement and engineered shop drawing has been submitted. Sea Island Elevator will coordinate with the Builder when to order and schedule the installation.

The Builder shall provide the elevator shaftway free of any debris and in conformance with the shop drawing provided prior to installation of each elevator. The installation requires the complete access to every floor with no impedance from other contractors work. Loud noises or unsafe working conditions that interfere with the safe installation of the elevator shall be brought to the attention of the contractor. Items deemed a hazard may cause a stoppage of work and a possible remobilization charge. Sea Island Elevator requires employees to wear safety gear, hard hats, foot protection and meet all OSHA requirements.

Sea Island Elevator will take all the reasonable precautions to protect the Owner's property and the finished work of all other trades, and will be responsible for correcting any damage incurred through its negligence. However the contractor should be aware that heavy steel rails and equipment are necessary for the installation of an elevator and should also take reasonable precautions to protect the Owner's property.

Sea Island Elevator will be responsible to clean the work area at the end of shift each day and deposit trash in the Builder-provided dumpster. Large items shall be returned to Sea Island Elevator unless builder requests them to remain. Hazardous waste shall be returned for proper disposal.

Sea Island Elevator prides itself on a professional work force that is factory trained and field-tested and will tolerate no unprofessional behavior or illegal activities of its employees on the job site. Contractors should report this type of behavior immediately to Sea Island Elevator.

Sea Island Elevator shall be responsible for and pay any and all taxes, contributions, fees and similar expenses imposed directly or indirectly for its work, labor materials and services required by or relating to this agreement. Sea Island Elevator shall comply with all Federal, State & Local tax laws, social security acts, unemployment compensation acts and worker's compensation acts insofar as applicable to the performance of this contract.

Sea Island Elevator shall maintain Worker's Compensation Insurance and Comprehensive General Liability Insurance throughout the term of this agreement and will provide a certificate naming the Builder as additional insured's. Failure to maintain these insurances shall be deemed a material breach allowing the Builder to terminate this contract. Both parties retain all right allowed under the State Laws that are applicable.

WARRANTY: We warrant that for a period of one (1) year the product will be free of defects in material and workmanship under normal use and regular maintenance in accordance with the User's Manual provided. Exceptions: Misuse, negligence, tampering, work performed by unauthorized personnel, service malfunctions (loss of power, brown outs, surges & spikes), thief, vandalism, explosion, fire, water damage, acts of God and or other reason or causes beyond our control. The determination of misuse, etc., shall be at the sole discretion of Sea Island Elevator based on industry experience.

We will not, under this warranty, reimburse you for the cost of work done by others; nor shall we be held responsible for equipment to which revisions, additions or alterations have been made by others. This warranty is in lieu of any other liability for defects. We make no warranty of merchantability and warranties which extend beyond the description in this contract, nor are there any other warranties, expressed or implied, by operation or law or otherwise. Like any piece of machinery, this equipment should be periodically inspected, lubricated and adjusted by competent personnel. Manufacturer suggests a minimum of a semi-annual review of equipment. This warranty is not intended to supplant normal maintenance service.

TERMS:

70% due upon order approval of elevator prior to ordering of unit
Final balance is due upon completion of installation.

AMOUNT DUE:

70% of Total Amount
FINAL BALANCE DUE

Payment to Sea Island Elevator is not to constitute or imply acceptance of any portion of its work.
The sales price may be affected by manufacture after 3 months.

We reserve the right to discontinue our work at any time until payments have been made as agreed and we have assurance satisfactory to us that subsequent payments will be made as they become due. A monthly service charge of 1 ½ % will be due on all amounts not paid within 30 days. You also agree to pay, in addition to any defaulted amount plus service charges, all attorneys' fees, collection costs, or court costs in connection therewith. Arbitration decisions shall not be binding on either party and may not be used in any court of law.

ACCEPTANCE OF PROPOSAL: The price, terms, specifications and conditions are satisfactory and are hereby accepted. Sea Island Elevator is authorized to proceed with provisions of the equipment specified. This proposal, when signed shall constitute exclusively and entirely the purchase agreement between parties, and all prior representations or agreements, whether written or verbal, not incorporated herein, are superseded. In the event of contrary discrepancies, this document shall be primary. No changes in or additions to this agreement will be recognized. Upon request of the builder and delivery to the job site of equipment this contract is accepted by tacit approval.









Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 February 2023

1 SUMMARY OF REQUEST

1015 Bay Street, Alterations/Additions

The applicant is requesting a Change after Certification for construction of an ADA lift at the Best Western Sea Island Inn.

This property is in the Historic Preservation Neighborhood.

Background: This application received final approval in December 2022. The applicant is proposing a new location for the ADA lift from its previously approved location.

2 FACTS

Property Address:	1015 Bay Street
Parcel ID:	R120 004 000 0846 0000
Case Number:	22-66 HRB.2
Applicant:	Sea Island Motel, Inc.
Zoning:	T5-DC
Use:	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
The Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- A. This building is listed on the National Register of Historic Places List of Noncontributing Structures as a “2-story brick veneer hotel” built circa 1965.

Staff Conditions

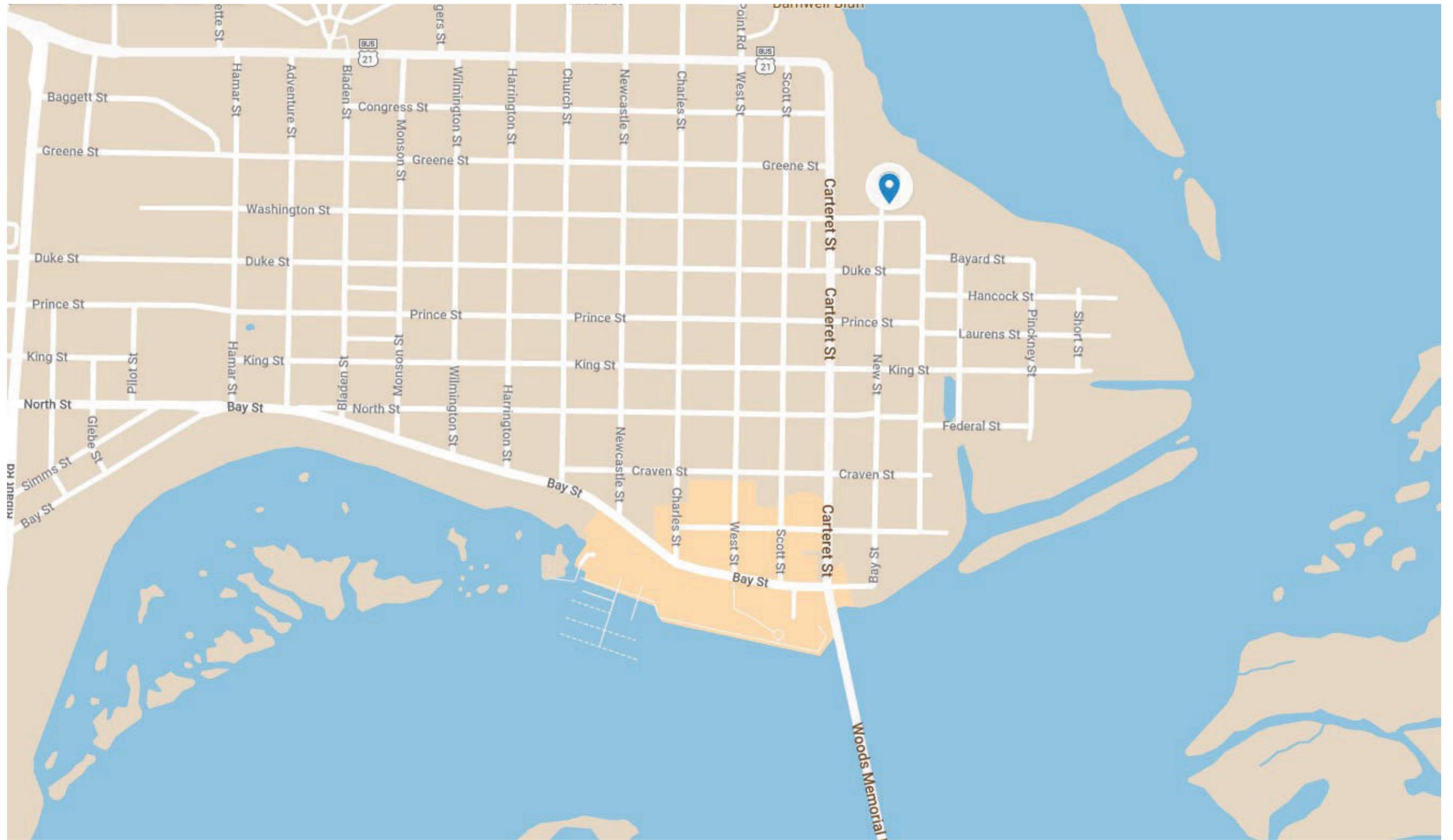
1. Staff continues to support the addition of the ADA lift as the hotel aims to increase accessibility for its guests. Staff understands that the currently approved lift location is not feasible due to grading changes and supports the alternate location of the lift as long as it is properly screened with the proposed lattice/vegetative screening.
2. Staff requests clarification regarding the photo on page 30. Staff believes that if the applicant is using this type of lap siding screen with the ivy, the lift would be properly screened and provide a visually interesting point along this façade of the hotel. Staff recommends the applicant screen the lift on three sides to mimic the picture on page 30 and to utilize a simple wire trellis to allow the ivy to grow.
3. Applicant to provide a more detailed drawing of the dimension of the wood cladding and how the corners of the wood cladding will be treated. Also, provide a detail for the top of the wood cladding and how it transitions to the roof of the ADA lift.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

507 Washington Street













APPLICANT PRESENTATION

507 Washington 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

23-091422.1

Staff Review

Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 1/12 Application #: 24766 Zoning District: 74-HN
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: Polly Cooley

Applicant Address: 507 Washington St

Applicant E-mail: X pollycooley@gmail.com Applicant Phone Number: 1-540-905-5027
COOLEY

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Cooley Fence Project

Property Address: 507 Washington St

Property Identification Number (Tax Map & Parcel Number): R120-004-000-3217-0000

Date Submitted: 1/10/23

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

Applicant's Signature: X Mary B Cooley Date: 1/10/23

Owner's Signature: X Mary B Cooley Date: 1/10/23

(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

pollycooley@gmail.com



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: Cooley Fence Project

Property Size in Acres: _____ Proposed Building Use: N/A

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 Bill Approval, this section may be left blank):

Install 4ft high Custom Wood Picket Fence 4ft high
with one 10 Ft double drive gate
Fence to be installed on right front of home 83 ft

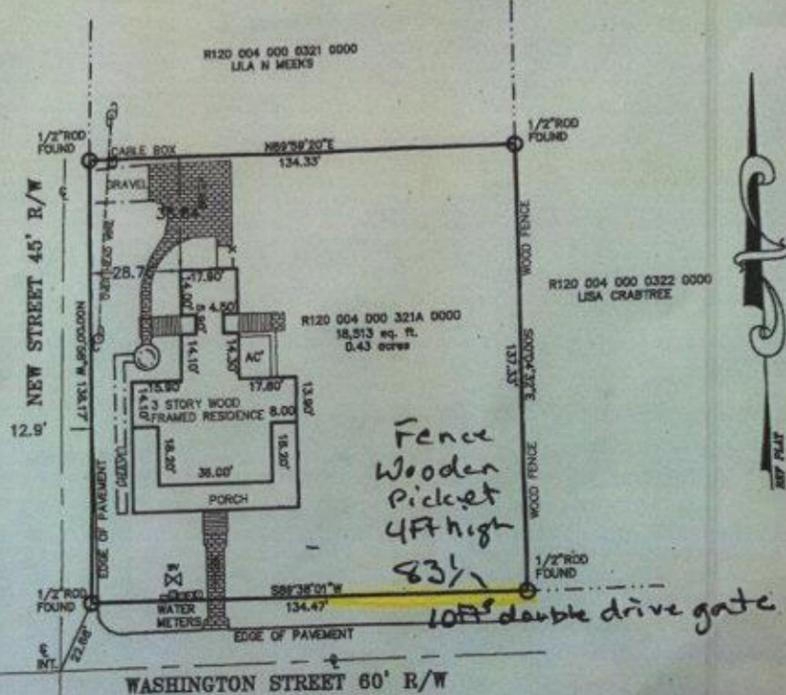
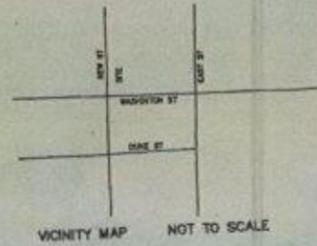
CONTACT INFORMATION:

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



GASQUE & ASSOCIATES INC.
 LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1795



EXEMPT
 The development plan shown hereon is exempt from the requirements of the City of Beaufort Unified Development Ordinance according to the provisions in Article 8.1.B.

Certified by: M. Lakin
 Date: 9/28/18
 CITY OF BEAUFORT PLANNING DEPARTMENT

ASBUILT SURVEY PREPARED FOR

GARRY LAKIN AND MAUREEN LAKIN

BEING A PORTION OF BLOCK 21 CITY OF BEAUFORT AS SHOWN ON A PLAT BY DAVID S. YOUMANS DATED 1/10/91 RECORDED IN BOOK 570, PAGE 306B BEAUFORT COUNTY R.M.C. OFFICE
 LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA
 TAX MAP R120 004 000 321A 00000

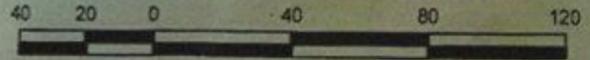
THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE A-11 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450028 0005 D. DATED 08/29/86

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO GARRY LAKIN AND MAUREEN LAKIN 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 A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCRUMBMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



SCALE: 1"=40' SCALE IN FEET DATE: 7/13/2018

David E. Gasque 724-10
 DAVID E. GASQUE, P.L.S. JOB # 49056
 S.C. REGISTRATION NUMBER 10506 Y2/978/DJ DSGN#7
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.







507 Washington 14 of 25







507 Washington 17 of 25

Julie Bachety

From: Palmetto Fence Company <palmettofence@gmail.com>
Sent: Thursday, January 12, 2023 10:23 AM
To: Julie Bachety
Subject: Fence for Polly Cooley - Historic Review Board Application
Attachments: Cooley Application Page 2.HEIC; Cooley Application page 1.HEIC; Cooley Plat.HEIC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Julie:

Attached you will find the HRB application and plat for fence approval at 507 Washington St. The property owner is Polly Cooley. I will email the photos necessary for review in another email to you. Please call me if you have any problems with opening the files. Thank you for your time and efforts.

Best Regards,
Susan Wester
Palmetto Fence Co.
843-524-4553 office
843-263-1918 cell

Julie Bachety

From: Palmetto Fence Company <palmettofence@gmail.com>
Sent: Thursday, January 12, 2023 10:38 AM
To: Julie Bachety
Subject: Photos for Polly Cooley HRB Fencing Application
Attachments: Neighbor on right to Cooley Property.jpg; Property Across The Street.jpg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Julie:

The property at 507 Washington St is a corner lot. Therefore, facing the home there is no structure on the left side of the property. Attached you will find a photo of the home located across the street and a photo of the neighboring property to the right of the Cooley property. If you need any additional information or photos please let me know. Thank you for your assistance.

Best Regards,
Susan Wester
Palmetto Fence Co
843-524-4553 office
843-263-1918 cell

Julie Bachety

From: Palmetto Fence Company <palmettofence@gmail.com>
Sent: Thursday, January 12, 2023 11:37 AM
To: Julie Bachety
Subject: Polly Cooley: Photos of Original Fence & Custom Fence for HRB Approval
Attachments: 507 Washington St Original Fence.jpg; Cooley Fence To Be Installed.jpg; Custom Wood Picket Drive Gate.png; Cooley Home 507 Washington St - 1.jpeg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

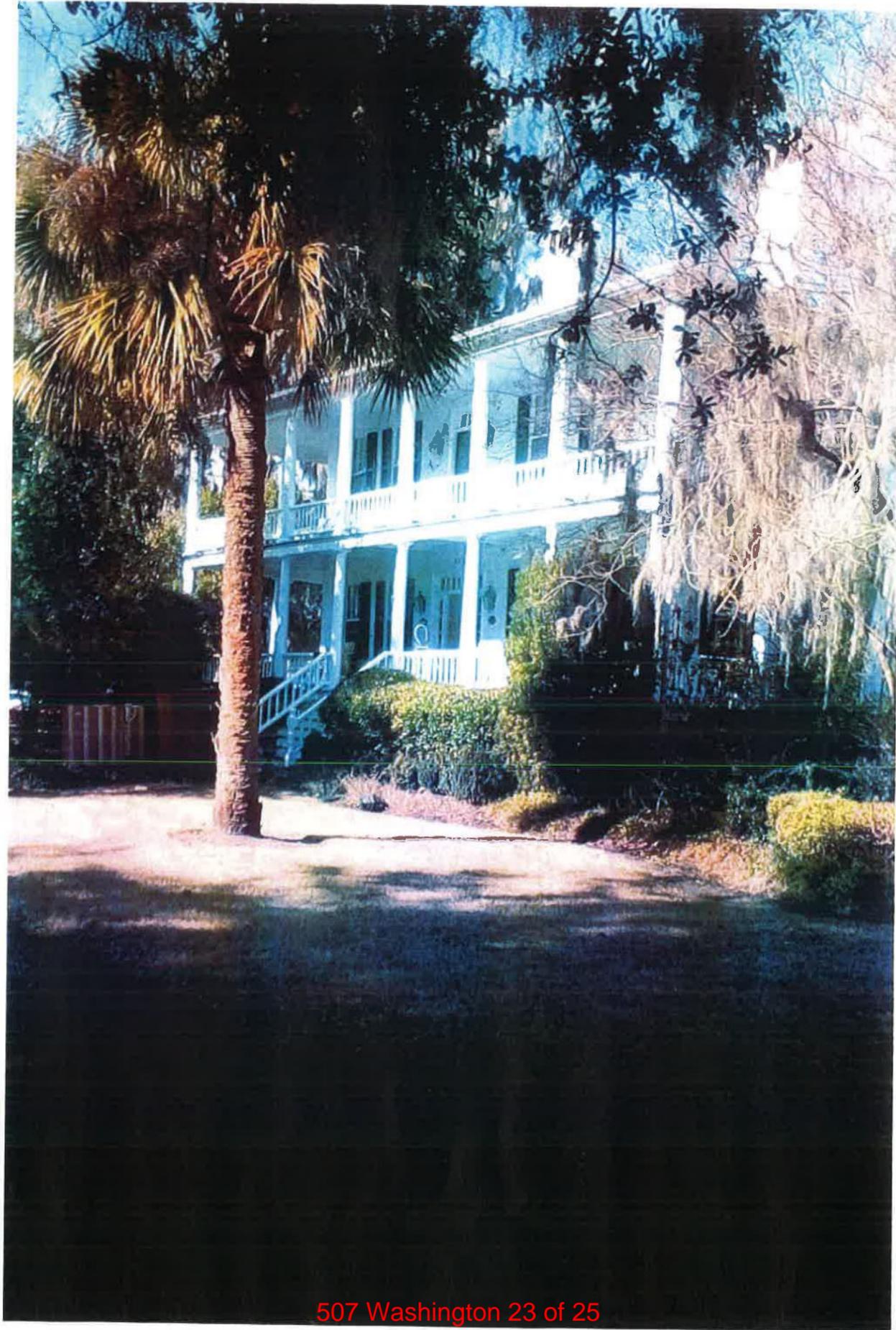
Dear Julie:

Attached you will find a photo of the original fence at 507 Washington St. I am attaching two photos of the 4 foot high Custom Wood Picket Fence and double drive gate to be reviewed for HRB approval on the right front side of the Cooley property listed above. In addition, attached is a photo of the Cooley home where the fence is to be installed. Thank you.

Best Regards,
Susan Wester
Palmetto Fence Co.
843-524-4553 office
843-263-1918 cell







507 Washington 23 of 25



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 February 2023

1 SUMMARY OF REQUEST

507 Washington Street, Alterations

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

This property is in the Historic Preservation Neighborhood.

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

2 FACTS

Property Address:	507 Washington Street
Parcel ID:	R120 004 000 321A 0000
Case Number:	23-09 HRB.1
Applicant:	Polly Cooley
Zoning:	T4-HN
Use:	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
The Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- A. This building is listed on the National Register of Historic Places List of Contributing Structures as a “2-story frame dwelling” built circa 1810.
- B. Per section 9.10.2 of the Beaufort Code, a proposed fence at a contributing structure is classified as a major review and is being brought to the HRB.

Staff Conditions

- 1. Staff believes the proposed fence is of an appropriate design and height for its location.
- 2. Staff requests clarification regarding the condition at the termination of the fence on the west side. The plat with the highlighted line illustrating the fence location appears to terminate at the east property line and doesn't appear to connect back to the house. Applicant to clarify if the west side of the fence will terminate with landscaping or turn and continue into the property toward the house structure.

STAFF RECOMMENDATION:

Final Approval with conditions noted.