



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Wednesday, March 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/83583079433?pwd=alF1UFROU1NBYlR3dzVuNWpLaFY5Zz09>

Password: 717896

Meeting ID: 835 8307 9433

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. February 8, 2023 Meeting Minutes

III. Applications:

**A. 807 Craven Street, PIN R120 004 000 0808 0000, Alterations
Applicant: Donjuan Roofing, LLC (23-12 HRB.1)**

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

**B. 901 Craven Street, PIN R120 004 000 0808 0000, New Construction
Applicant: Reverend Kenneth Hodges, Tabernacle Baptist Church (23-13 HRB.1)**

The applicant is requesting preliminary approval for construction of a new Harriet Tubman monument located between 901 and 907 Craven Street.

**C. 1204 Greene Street, PIN R120 004 000 0270 0000, Alterations
Applicant: Ashley, Allison Ramsey Architects (23-15 HRB.1)**

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

HRB Meeting Agenda
March 8, 2023
Page 2 of 2

- D. 1203 Congress Street, PIN R120 004 000 0066 0000, Alterations**
Applicant: Ashley, Allison Ramsey Architects (21-61 HRB.2)

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

- E. 803 Prince Street, PIN R120 004 000 0536, New Construction**
Applicant: Bill Chambers, Architect (23-16 HRB.1)

The applicant is requesting preliminary approval of a new single-family residence.

- F. 417 Newcastle Street, PIN R120 004 000 0779, Alterations/Additions**
Applicant: Laura Baker (23-14 HRB.1)

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

IV. Adjournment



Historic District Review Board

Meeting Minutes – February 8, 2023

CALL TO ORDER

00:00:07

A meeting of the Historic District Review Board was held in-person on Wednesday, February 8, 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

00:01:28

Motion (0:01:30): Mr. Sutton made a motion for approval of [January 11] minutes; seconded by Ms. Prentice. 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.

APPLICATIONS

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

00:01:44

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

Motion 1 (0:27:10): Mr. Sutton made a motion to approve [the application] as submitted with staff's recommendations to improving the armature related to the vegetation; seconded by Ms. Lutz. Motion passed unanimously (5-0).

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

00:27:50

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

DRAFT

Motion 1 (0:37:30): Mr. Sutton made a motion to approve a white picket fence with a 10 foot or as needed design gate for utilitarian access and a walk gate for access to the front pavement area; seconded by Ms. Prentice. Motion passed unanimously (5-0).

DISCUSSION

00:38:15

Staff informed the Board that the Certified Local Government form was submitted and a copy will be provided to the Board members. Ms. Lutz discussed the National Park Service public hearing and advised the other Board members to hear the presentation and read the draft of the study compiled by NPS.

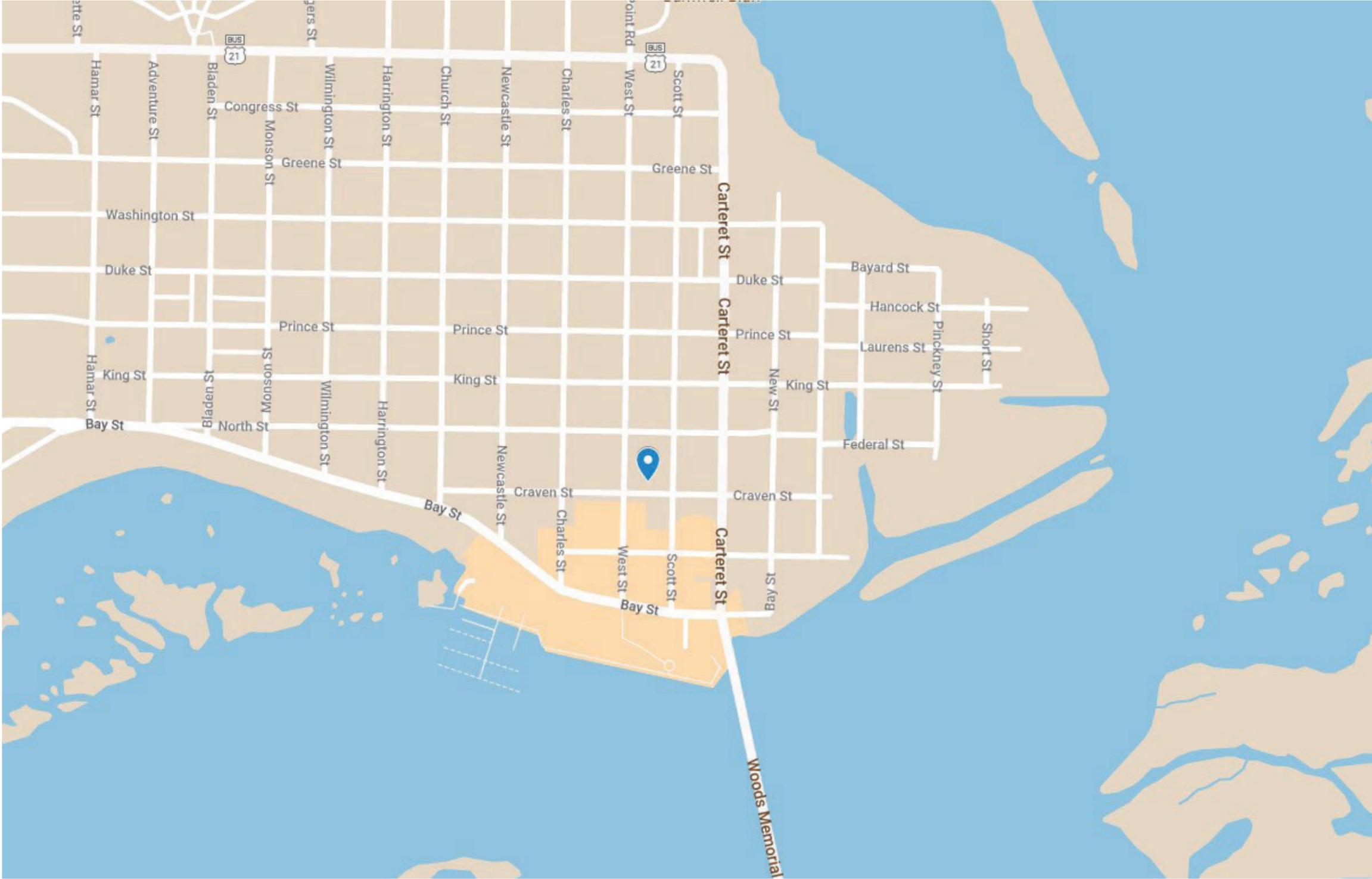
ADJOURNMENT

00:40:10

Motion: Mr. Sutton made a motion for adjournment at 2:40 pm. The motion passed unanimously (5-0).

CITY STAFF INTRODUCTION

807 Craven Street











APPLICANT PRESENTATION

807 Craven 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

✓ Meadors 1/31
PAID cc
 1/23 Staff Review
 Board Review 4/10

Application Fee:
 see attached schedule

23-2
 HRB-1

OFFICE USE ONLY: Date Filed: 1/23 Application #: 24810 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: Donjuan Roofing

Applicant Address: 38 Dawning Dr.

Applicant E-mail: Silvestra.donjuan@yahoo.com Applicant Phone Number: 843.441-0589

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): 807 Craven LLC.

Owner Address: 807 Craven St Beaufort SC 29901

Project Name: _____

Property Address: 807 Craven St Beaufort SC 29901

Property Identification Number (Tax Map & Parcel Number): _____

Date Submitted: 01-23-23

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

Applicant's Signature: [Signature] Date: 01-23-23

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 | 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: 807 roof renovation

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? 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):

replace the existing standing seam on the top
roof, with the standing seam mechanical lock 1' seam
hand crimped, and coating with Gaco roof system
the existing 5V on the lower roofs

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

- 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.

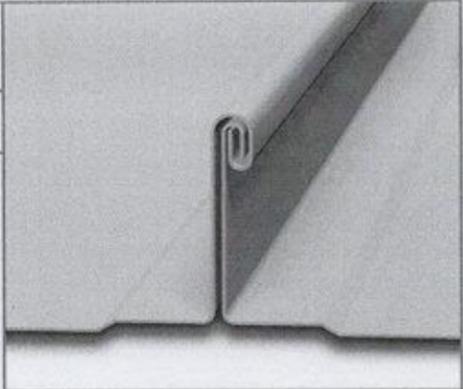
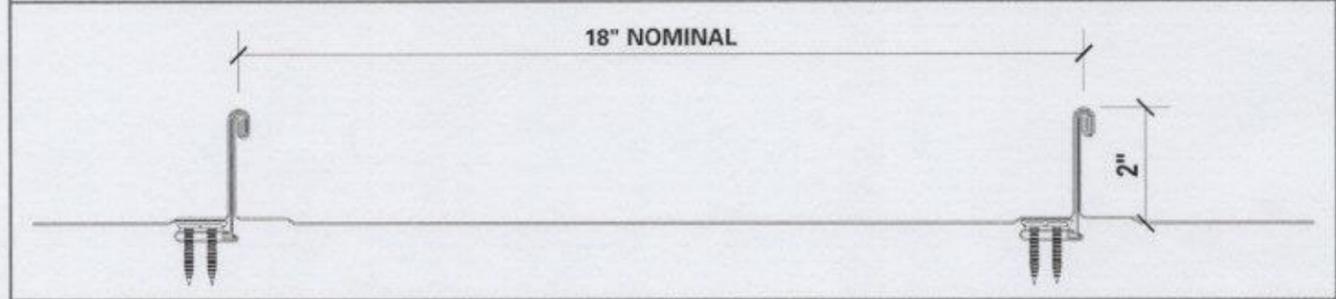
City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: 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.

ML200	2" Mechanical Lock Panel	
PRODUCT DESCRIPTION		
<ul style="list-style-type: none"> • Structural Standing Seam Metal Roofing System • Commercial profile for multiple deck and slope applications • Combines optimum performance with excellent value • Specially designed clip allows thermal movement • Tested panel for rated assemblies achieves higher performance levels • Mechanical locked seam for long-term weather tight performance <p>2" Mechanical Lock Panel; max width 18.75"; Double Lock 180 Degree Seam fastened with (2) #12/14 Quadrex drive pancake head, Self Tapping screws; Floating Clip Assembly ML200R Clip fastening metal to panel through Dens Deck Sheathing & Insulation to underlying Steel Decking or over open framing; maximum 24" clip spacing; Panel Rollformer: Schleich Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -54.3 psf Main Field @ 36" Clip Spacing; Perimeter and Corner Pressure -153.5 psf @ 6" Clip Spacing; <i>Oil Canning is not a Cause for Rejection</i></p>		www.4mmetals.com
		
DESIGN INFORMATION	TEST REPORT SUMMARY	
<ul style="list-style-type: none"> • Minimum Slope = 3/4":12" • Actual Panel Width: 18.75" from 24" Coil • Solid Substrate or Open Framing (max. 5' OC) • Structural, Hydrostatic Panel • Mechanically Seamed in the Field • 24 and 26 Gauge Galvalume® • .032" Aluminum • 16oz Copper • 30 Year Finish Warranty on Kynar 500 Finish • Weather Tight Warranty Available • Underlayment Required with Solid Substrate 	<ul style="list-style-type: none"> • Florida Building Code 2007 • Chapter 15: Roof Assemblies • Section 1504.3.2; 1505.3; 1507.4 • Chapter 16: Structural Design • Chapter 22: Steel; Section 2209 Cold Form Steel • Chapter 23: Wood • Testing per TAS 125-03 Std. Requirements for Metal Roof Systems • Test Assembly #6 by Underwriters Laboratory for: <ul style="list-style-type: none"> a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems • Testing per TAS 100 Wind Driven Rain Test • FPA #9864.1-R1 – Non HVHZ – 24ga • FPA #9895.1-R1 – HVHZ – 24ga • FPA #10719.1-R1 – HVHZ .032" Aluminum 	

Gaco™

Product Data Sheet:

GacoFlex™ S42 Series
Rev: 09/2020

GACOFLEX™ S42 SERIES HIGH ADHESION 100% SILICONE COATING

DESCRIPTION: GacoFlex S42 Series coatings are high adhesion, solvent-free, single-component waterproof elastomeric moisture-curing silicone coatings that do not require a primer over most substrates.

USAGE: GacoFlex S42 Series are ideal for use as a maintenance coating system over metal roofs, weathered single ply membranes, and polyurethane foam roofs (including F2733 GacoRoofFoam™). GacoFlex S4200* is ideal for use over aged SBS, APP, and built-up roofing**. Use is restricted to circumstances where the membrane surface is in sound condition but requires a renewal of the membrane surface due to the normal effects of use and aging.

GacoFlex S42 Series coatings may also be used over concrete and existing elastomeric coatings with an appropriate GacoFlex primer. When properly applied, the GacoFlex S42 coating system provides a seamless, weather-tight seal that protects the roofing substrate from degradation caused by UV, water, and other normal weathering hazards. A roof coated with GacoFlex S42 Series Silicone Coating is ideal for use as part of a rainwater catchment system.

**Note: Do not use colored silicone coatings over asphalt substrates.*

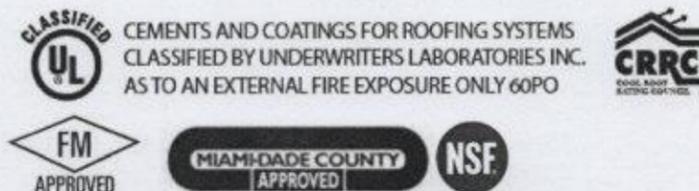
***Includes mineral cap sheets, but excludes gravel-surfaced built-up roofs. GacoFlex A4271 BleedTrap™ Base Coat is recommended for all asphalt substrates prior to coating with GacoFlex S4200. A4271 BleedTrap Base Coat is required for all warranted applications over SBS.*

LIMITATIONS: GacoFlex A4271 BleedTrap Base Coat is recommended over asphaltic substrates to reduce the potential for discoloration caused by asphaltic oil migration into the GacoFlex S4200. May require a suitable primer on some single ply membranes such as TPO. Please contact Technical Services for specific recommendations.

COLORS: S4200 White; S4222 Gray; S4248 Tan; S4229 Dark Gray

APPLIED PRODUCT DATA

APPROVALS: Underwriters Laboratory –UL790-Class A
Cool Roof Rating Council – CRRC 0740-0012
FM Approval – No.: PR450562
Miami-Dade County NOA No.: 18-1030.01
NSF P151 – Certification of rainwater catchment system components



PROVISIONAL PRODUCT DATA

ADHESION: Excellent adhesion to polyurethane foam, such as F2733 GacoRoofFoam, aged asphaltic roofs, concrete, and aged single ply membranes. An anti-corrosive metal primer may be used on ferrous metal roofs to help prevent corrosion from spreading, followed by a light dusting of GacoFlex E5320 2-Part Epoxy Primer/Filler.

PHYSICAL PROPERTIES:

Physical Properties	ASTM Test	Result	Requirement
Tensile Strength @ 73°F	D2370	275 psi	
Elongation at Break @ 73°F	D2370	196 %	
Tensile Strength @ 0°F	D2370	275 psi	
Elongation at Break @ 0°F	D2370	196 %	
Tear Resistance (Die C)	D624	24 lbs/inch	20 min
Wet Adhesion			ASTM D6694 Requirement
Spray Polyurethane Foam	C 794/D 903	Pass	2.0 min
Acrylic Coating			
Galvanized Metal with E5320 Primer			
BUR with E5320 Primer			
EPDM with E5320 Primer			
PVC with E5320 Primer			
Water Swelling, Mass %	D471	0%	
Water Vapor Permeability, 20 mils DET	E96	6.4 Perms	

Solar Performance			
Solar Reflectance (Initial)	C1549	Pass	0.87
Solar Reflectance (Accelerated)	D7897-15, C1549	Pass	0.81
Thermal Emittance (Initial)	C1371	Pass	0.89
Thermal Emittance (Accelerated)	D7897-15, C1371	Pass	0.88
Solar Reflectivity Index (SRI) – (Initial)	E1980	Pass	110
Solar Reflectivity Index (SRI) – (Accelerated)	D7897-15, E1980	Pass	101

PACKAGED PRODUCT DATA

THEORETICAL COVERAGE: 1513 Sq Ft/Gal/Mil (3713 m²/L/0.02 mm)

WEIGHT PER GALLON: 10.63 LBS/GAL

SOLIDS: Weight: ASTM D1644 96%
95%

Volume: ASTM D2697

V.O.C.: EPA Method 24
< 50 g/l (<0.417 lb/gal)

FLASH POINT: ASTM D3278 178°F (81°C)

STORAGE STABILITY: Two years from date of manufacture when stored in original sealed containers between 0°F - 80°F (-17°C - 26°C).

TOXICITY: Not for use in contact with edible substances or for long-term storage of potable water.

APPLICATION

MIXING: Mix properly prior to application to ensure uniform color and consistency.

THINNING: Thinning is not recommended under normal conditions.

APPLICATION: Apply by brush or ¾" nap woven roller as received. For spray application, use as received; consult Gaco Western's Silicone Spray Guide SG-Silicone for more information. For cold weather application, keep material stored above 65°F (18°C). Do not apply if rain is expected within 1 hour. Do not apply when ambient or substrate temperature is below freezing or above 120°F (49°C).

On smooth surfaces, apply one coat at an approximate rate of 1.25 Gal per 100 Sq. Ft. to achieve approximately 18 mils dry film thickness (DFT). On granulated and other rough surfaces, apply one coat at a rate of 1.75 Gal per 100 Sq. Ft.

Coat all surfaces including expansion joint covers and flashings. Extra material is required at all edges and penetrations.

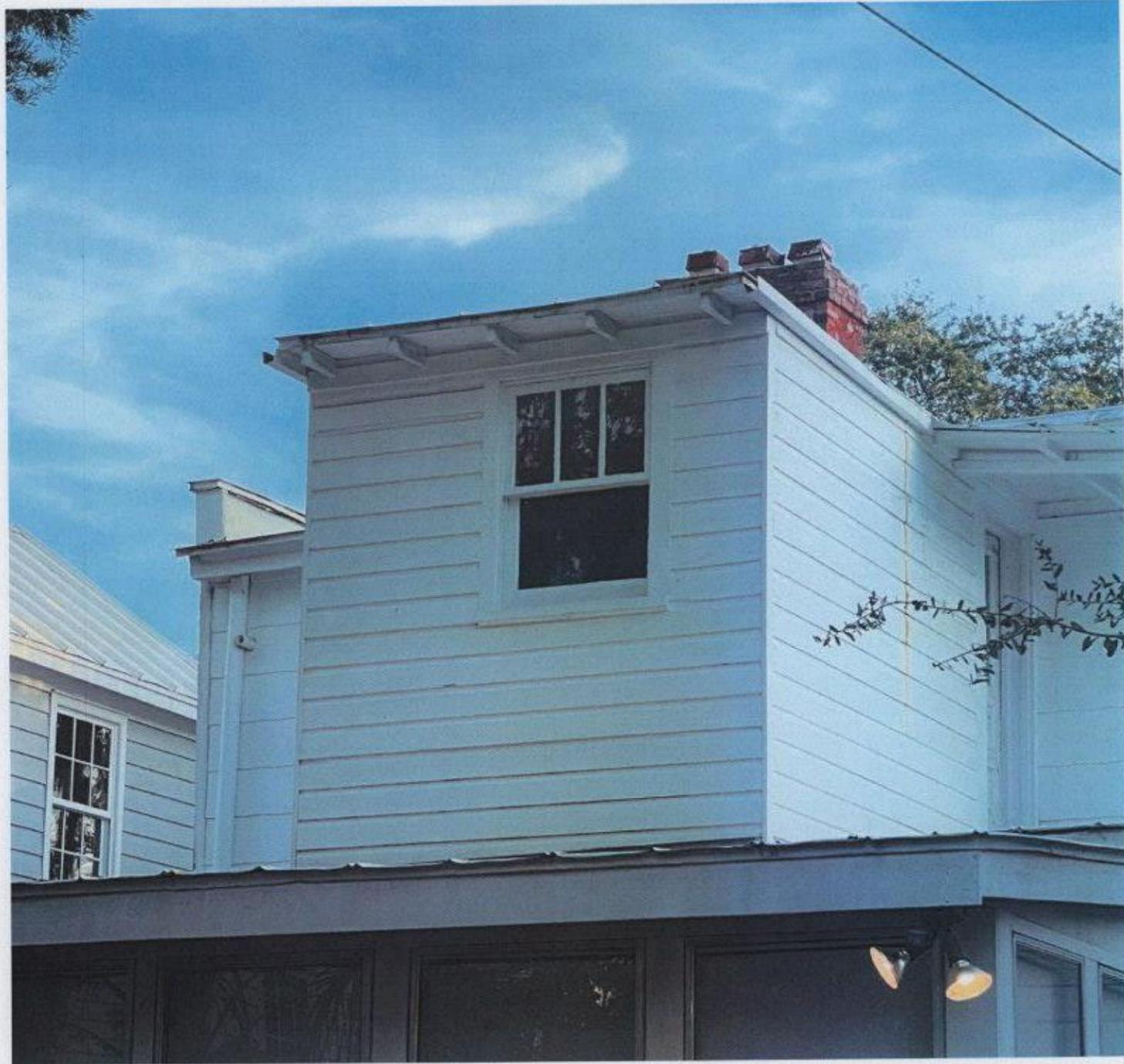
NOTE: Application rate is job-specific and losses due to overspray, surface profile, and wind may occur. Additional material may be required to achieve 18 dry mils.

DRY TIME: Final coat should be allowed to cure 24 to 48 hours, depending on temperature and humidity, before suitable for light foot traffic.

CLEAN UP: Clean application tools and equipment with GacoFlex T5135 Silicone Solvent. Recirculate through lines and gun until residual coating is removed. DO NOT USE WATER OR RECLAIMED SOLVENTS.

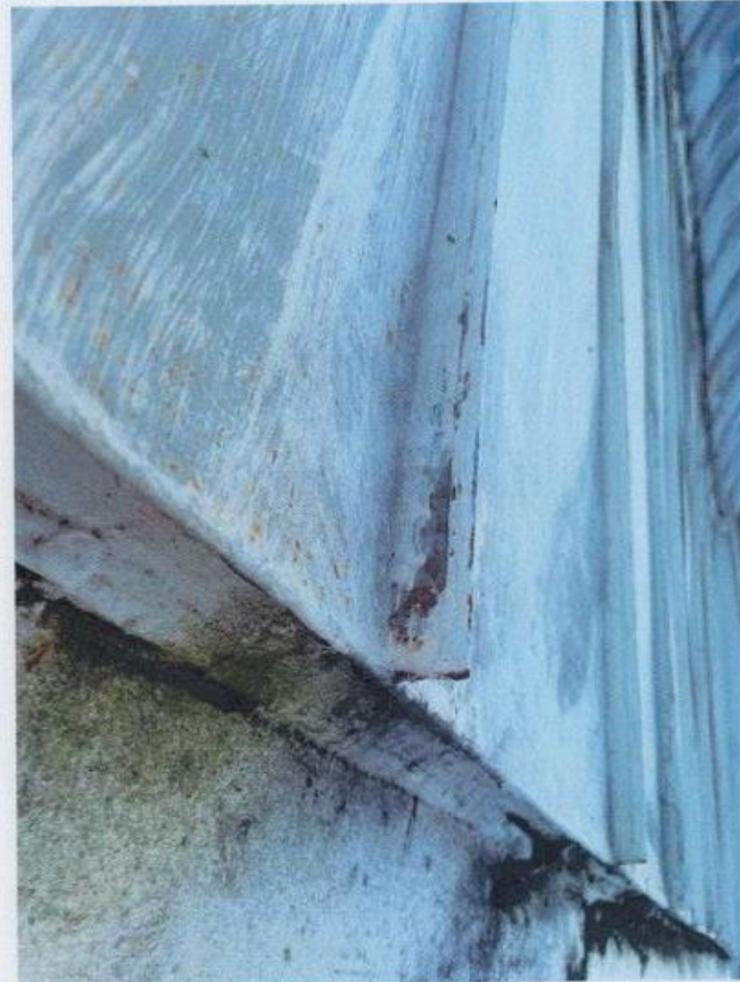
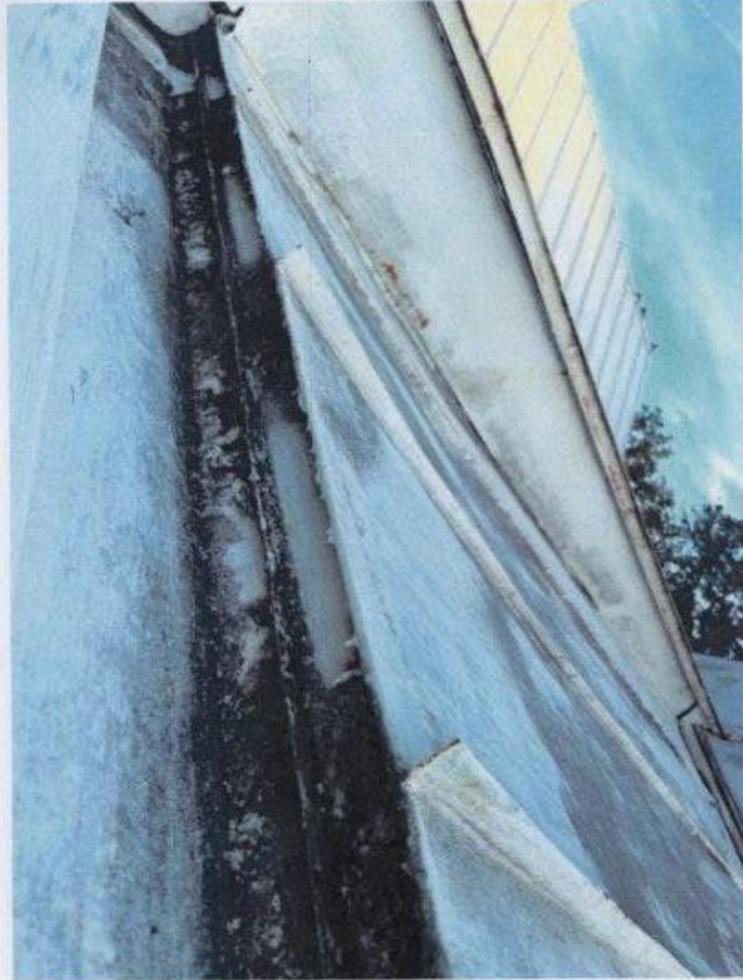
For specific Safety and Health information, please refer to Safety Data Sheet.

Scott Honan/Photo



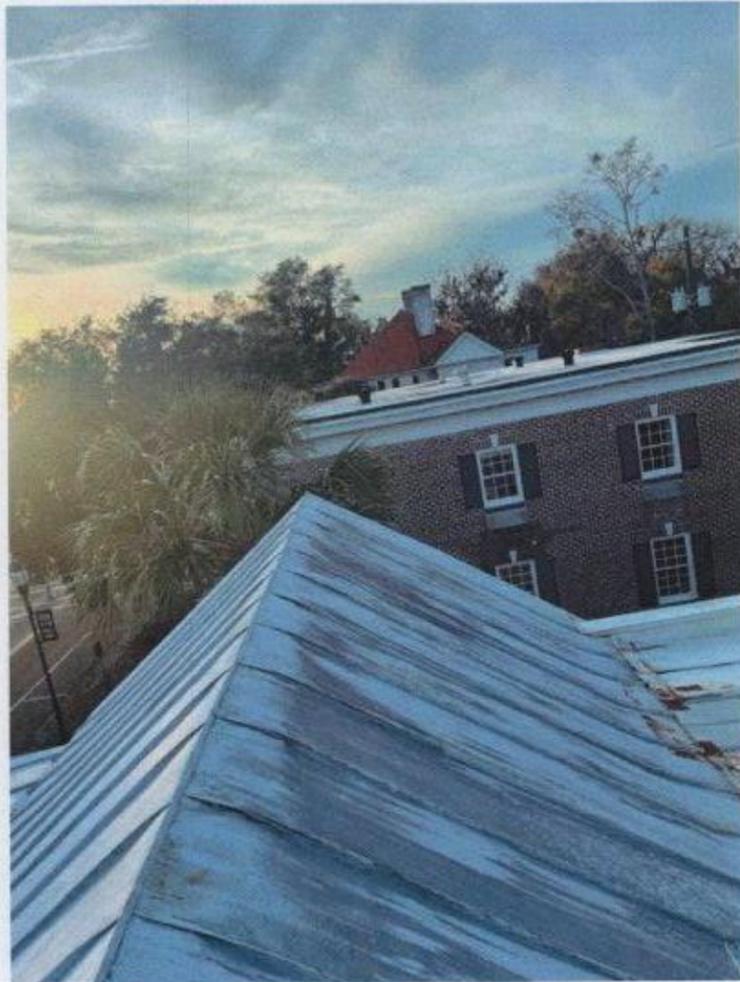
Roof of the
house on the
right if standing
in front of the
house



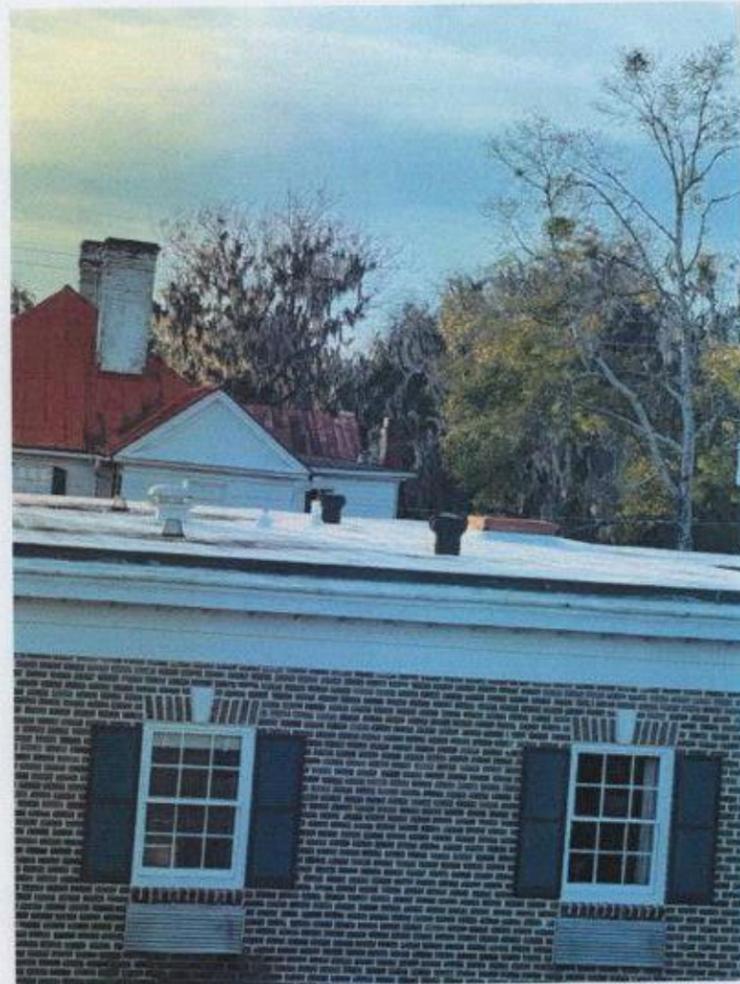


Drip edge detail
of 807 Craven St.

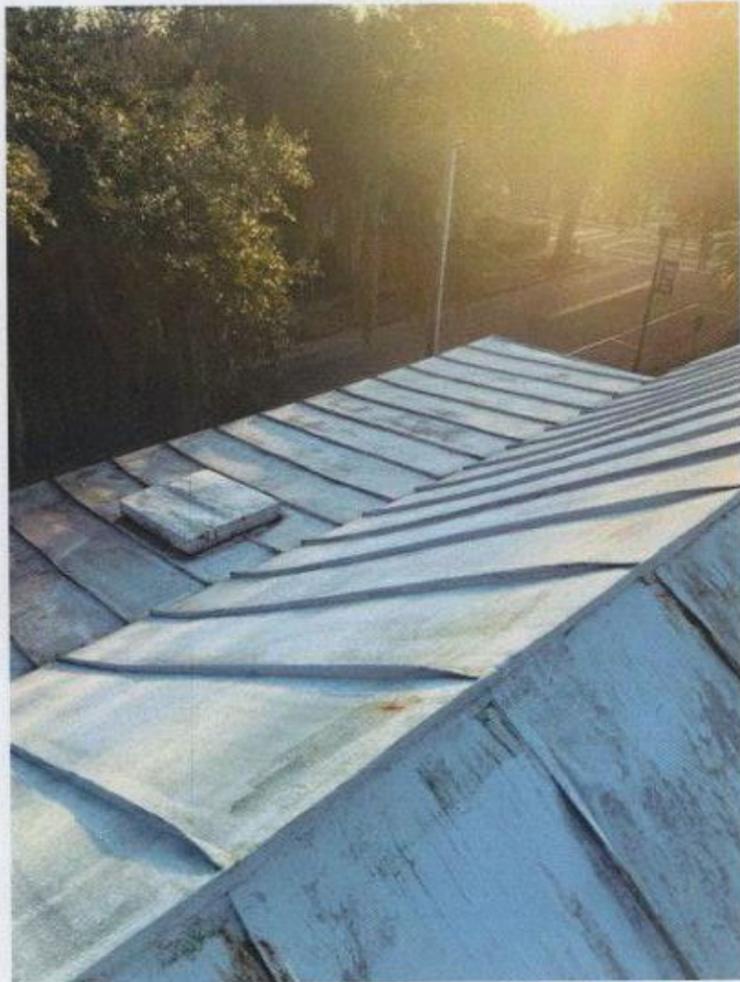
Mail body: Craven



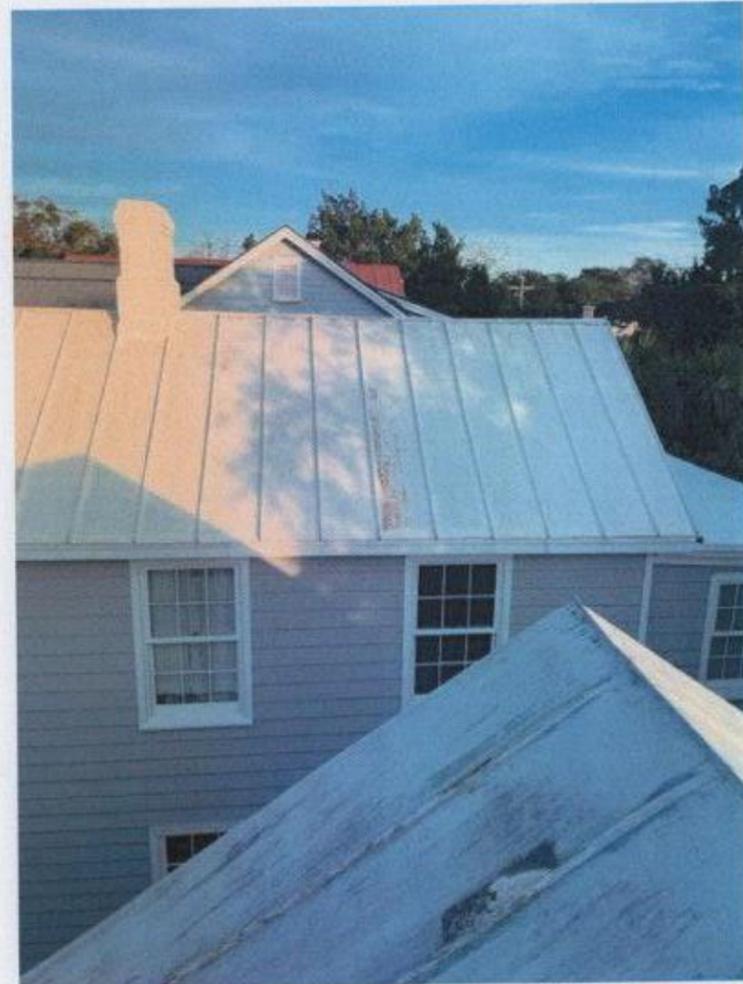
Ridge detail of
807 Craven St.



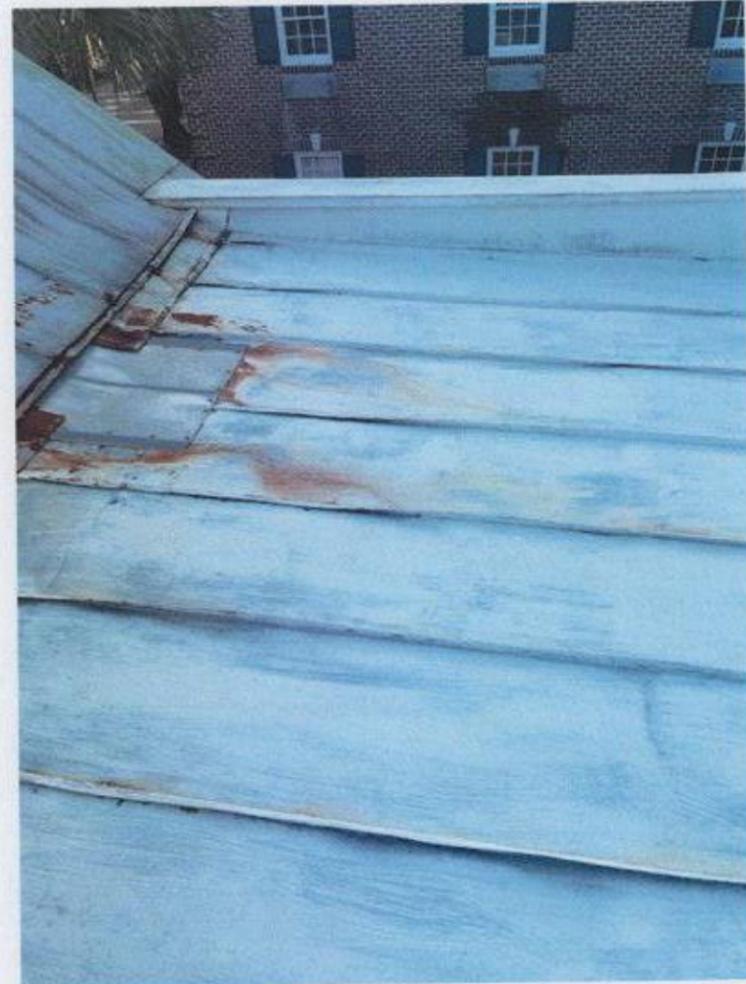
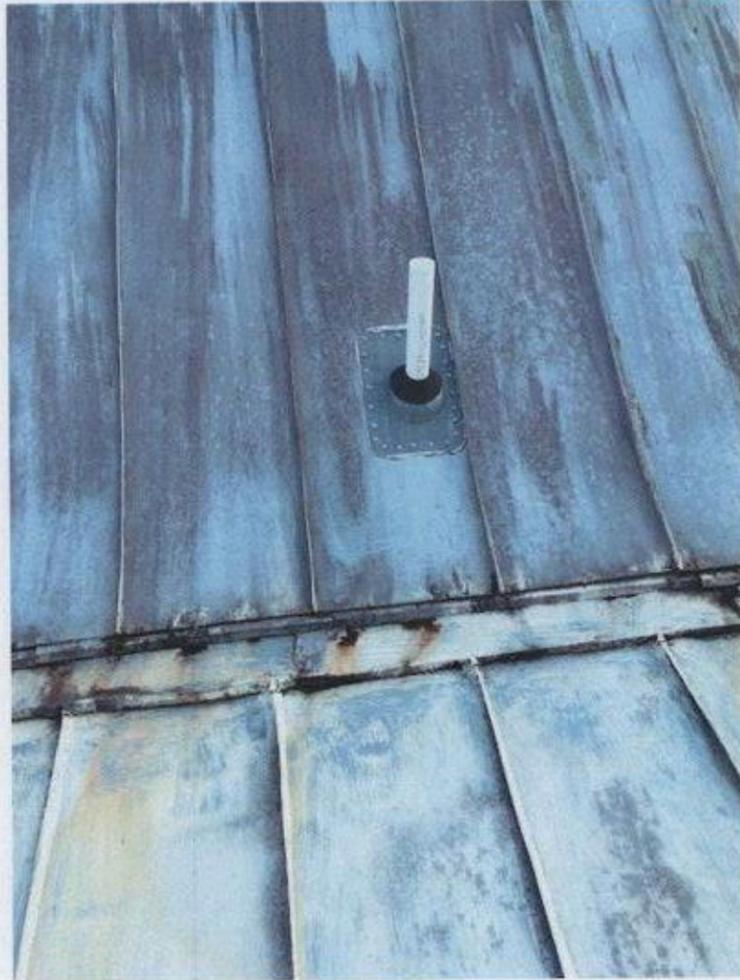
Roof on house at the
left house if standing
in front of the house



Ridge detail of
807 Craven St.



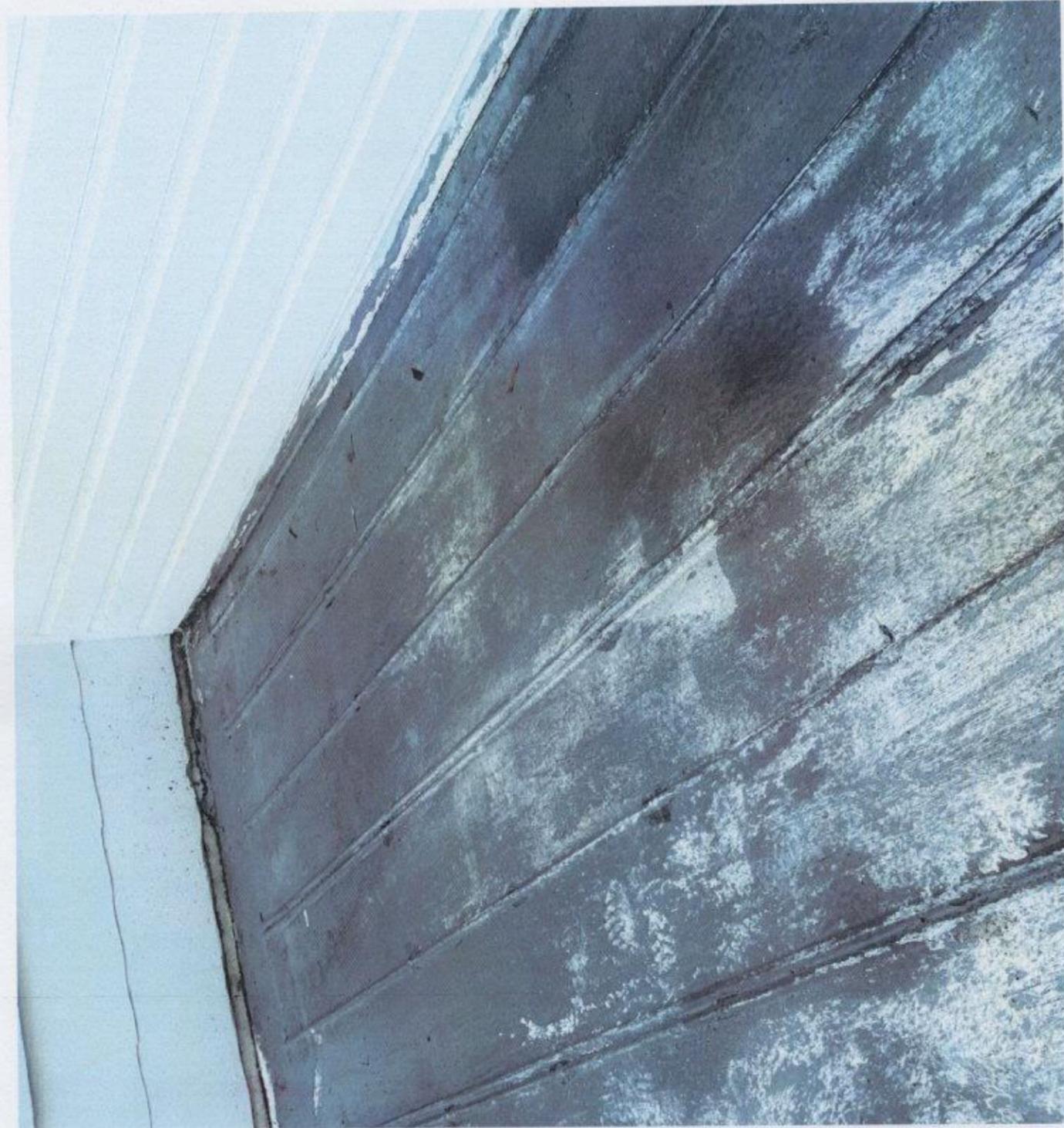
View of the house on
the right took from
the top of 807 Craven



Transition detail of
the transition at
807 Craven St.



Sent from my iPhone



Pictures of roof that is going to be
coated 1 of 5



2 of 5



3 OF 5



4 of 5



5 of 5



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 March 2023

1 SUMMARY OF REQUEST

807 Craven Street, Alterations

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

This property is located within the Beaufort Preservation Neighborhood.

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

2 FACTS

Property Address:	807 Craven Street
Parcel ID:	R120 004 000 0808 0000
Case Number:	23-12 HRB.1
Applicant:	Donjuan Roofing, LLC
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
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- This property is located within the Beaufort Preservation Neighborhood and is listed as a contributing resource built circa 1880.
- Applicant is requesting approval to remove the terne metal roof and replace with the ML100 mechanical lock standing seam roof and coat the 5V roof on the lower levels.

Staff Conditions

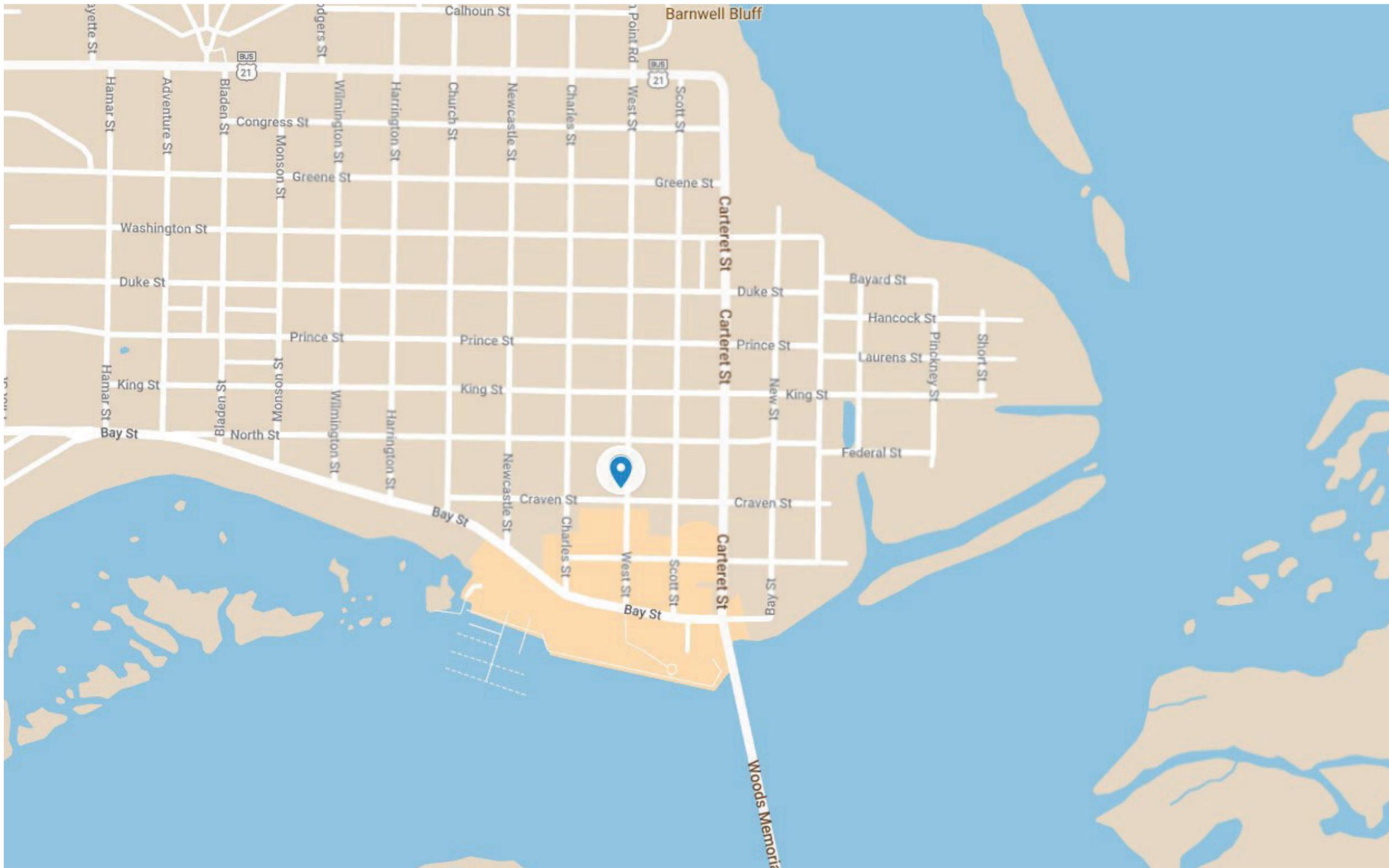
1. Based on photos submitted with the application, staff is unsure if the terne metal roof is in such poor condition that removal and replacement is the appropriate solution. Staff recommends that the applicant recoat the terne metal system and patch the roof where there appears to be more significant rust. (Note: Applicant stated in the project narrative that the standing seam roof has a 1" profile but has actually provided a cutsheet for the ML200 roof which has a 2" seam height").
 - a. If existing terne metal roof is in such bad condition and is beyond repair, the applicant must submit proper documentation of such conditions such as written letter from the roofer stating condition. If the roof must be replaced, staff does support the ML100 mechanical lock standing seam roof as submitted. Applicant must submit all appropriate termination details, such as rake edges, drip edges, slope transitions, ridge, hip, etc. Staff supports the applicant's narrative of using hand crimped conditions at the ridge.
2. Staff is in support of coating the 5V roof; applicant to confirm the color of the new coating and if it will match the existing.
 - a. Staff supports using the ML100 on the low-sloped roof to replace the 5V crimp should the applicant decide to elect to perform this work of find that the 5V is beyond repair.

STAFF RECOMMENDATION:

Final approval with conditions noted.

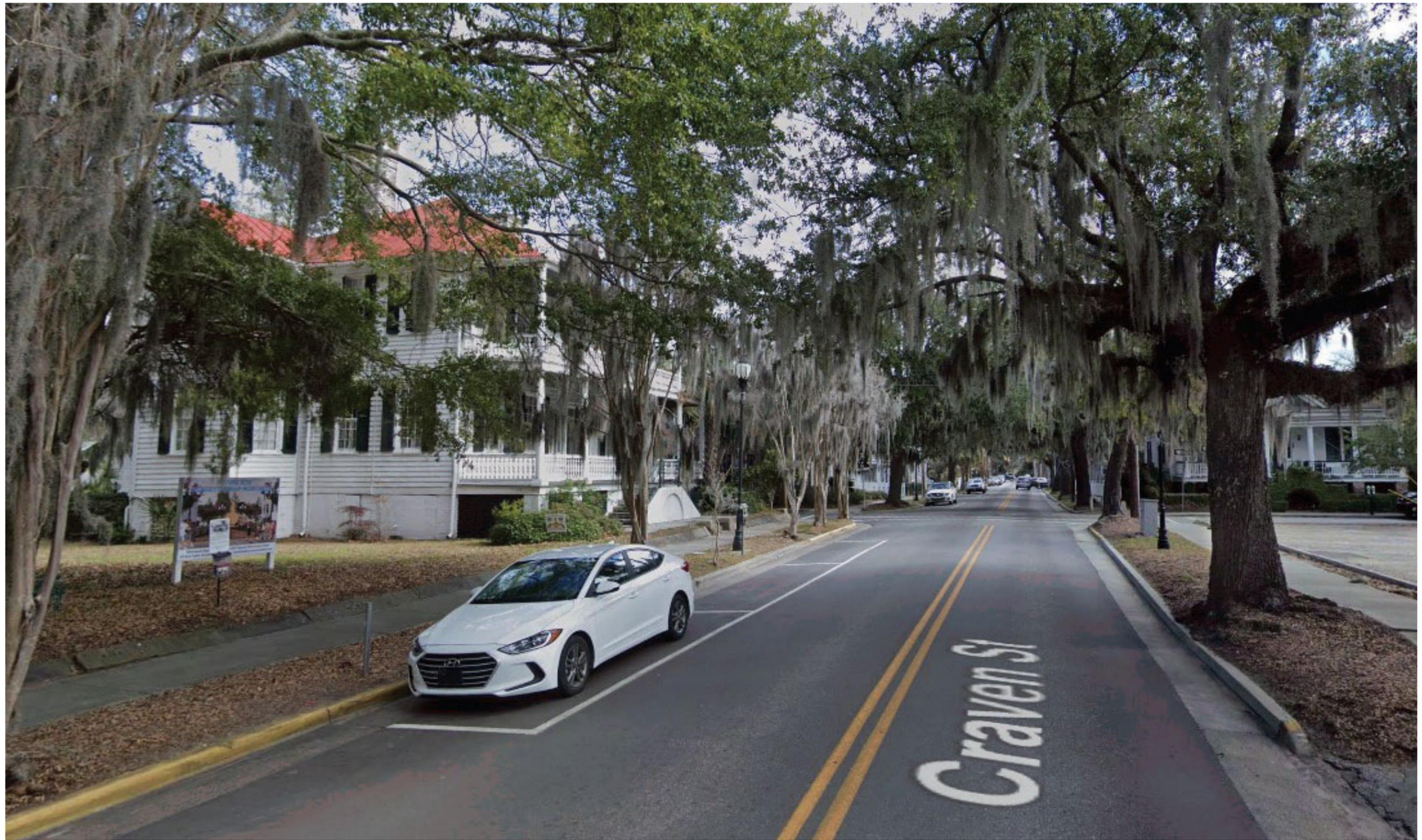
CITY STAFF INTRODUCTION

901 Craven Street











APPLICANT PRESENTATION

901 Craven 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

23-13
HRB.1

OFFICE USE ONLY: Date Filed: 1/31 Application #: 24833 Zoning District: T4-TV
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: Tabernacle Baptist Church Kenneth F. Hodges
Applicant Address: PO Box 1564 Beaufort, SC 29901
Applicant E-mail: Lybensons@aol.com Applicant Phone Number: (843) 441-1628
Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Harriet Tubman Monument

Property Address: 901 Craven Street

Property Identification Number (Tax Map & Parcel Number): Parcel Number 800

Date Submitted: 1/31/23

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

Applicant's Signature: Kenneth F. Hodges Date: 1/31/23

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 | 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: Harriet Tubman Monument

Property Size in Acres: _____

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):

Tabernacle Baptist Church has launched a campaign to honor Harriet Tubman with a monument for her services in Beaufort during the Civil War and her role in the Combahee River Raid that freed over 750 slaves in June 1863. A sculpture by Ed Dwight depicting Harriet Tubman's heroic venture will sit on the grounds of the 160 year old church on Craven Street.

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

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

- 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. -n/a
- 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.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

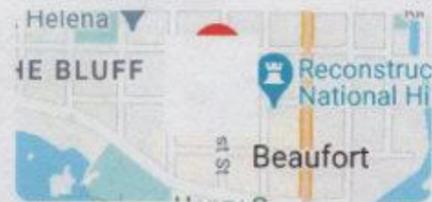
Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

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.



Image capture: Feb 2019 © 2023 Google





HARRIET TUBMAN MONUMENT | BEAUFORT, SOUTH CAROLINA

Gunn
Meyerhoff
Shay
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Contact: P.O. Box 1000, Beaufort, SC 29915 | www.gunnmeyerhoffshay.com



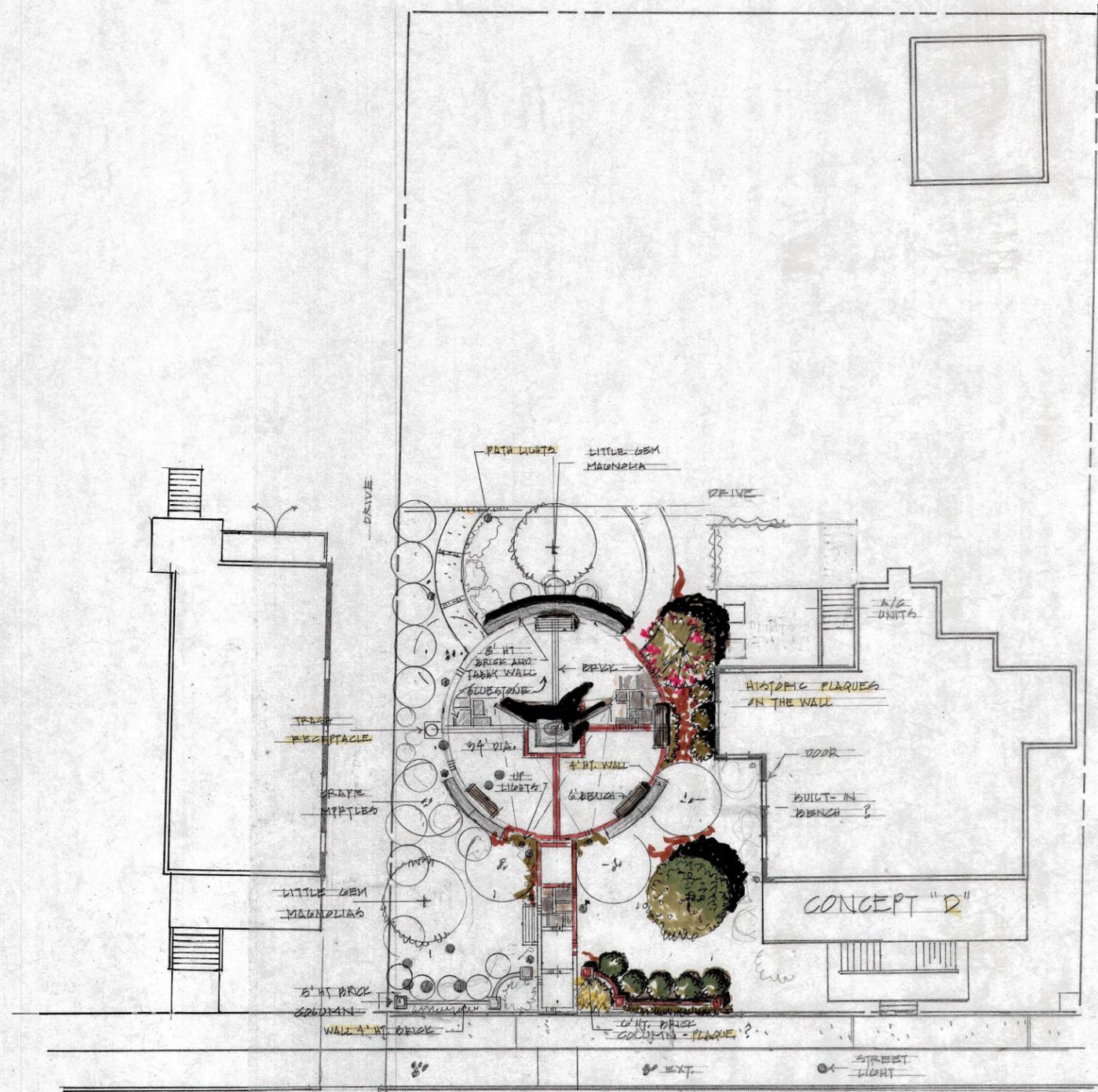
HARRIET TUBMAN MONUMENT | BEAUFORT, SOUTH CAROLINA

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HARRIET TUBMAN MONUMENT | BEAUFORT, SOUTH CAROLINA

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Meyerhoff
Shay
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Contact: Patrick Shay @ 712.233.1331 architecture + urban intervention



Craven Street



REVISIONS	BY

Harriet Tubman Monument
 Tabernacle Baptist Church
 907 Craven Street, Beaufort, South Carolina

Roger Wagner, Landscape Architect, LLC
 281 Pleasant Point Drive
 Beaufort, South Carolina 29907
 email: rrwagner@embarqmail.com Cell: 843-812-1312

DRAWN F.W.
CHECKED
DATE 10-14-17
SCALE 1" = 10'
JOB NO.
SHEET
OF SHEETS

PREVIOUS SUBMITTAL (2018)

901 CRAVEN STREET
HARRIET TUBMAN MONUMENT



HRB

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION
 Department of Planning & Development Services
 1911 Boundary Street, Beaufort, South Carolina, 29902
 p. (843) 525-7011 / f. (843) 986-5606
 www.cityofbeaufort.org

16586

Application Fee:
 \$200/meeting
 \$500/special meeting

OFFICE USE ONLY: Date Filed: 3/30/18 Application #: 18-13142-1 Zoning District: T4N Arch. Survey? N

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/design-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

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: Tabernacle Baptist Church, Kenneth F. Hodges, Pastor

Applicant Address: PO Box 1564 Beaufort, SC 29901

Applicant E-mail: lybensons@aol.com Applicant Phone Number: (843)441-1628

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: Harriet Tubman Monument

Property Address: 901 Craven Street

Property Identification Number (Tax Map & Parcel Number): Parcel Number 800

Date Submitted: 3/30/18

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

Applicant's Signature: Kenneth Hodges Date: 3/30/18

Owner's Signature: _____ Date: _____

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



HRB

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION
 Department of Planning & Development Services
 1911 Boundary Street, Beaufort, South Carolina, 29902
 p. (843) 525-7011 / f. (843) 986-5606
 www.cityofbeaufort.org

Required Project Information

Project Name: _____

Property Size in Acres: _____ Proposed Building Use: _____

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

of Parking Spaces Required: _____ # of Parking Spaces Provided: _____

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 and outline any specific questions you would like addressed.

Tabernacle Baptist Church has launched a campaign to honor Harriet Tubman with a monument for her services in Beaufort during the Civil War and for her role in the Combahee River Raid that free over 750 slaves in 1863.

A sculpture by Ed Dwight depicting Harriet Tubman's heroic ventures will sit on the grounds of the 155 year old church on Craven Street. Tabernacle Baptist is also the burial place of Robert Smalls, who was born a slave in Beaufort and became a Civil War hero and Congressman. A bust of Smalls is also on the church grounds. Robert Smalls' burial site is a part of the National Park Service National Underground Network to Freedom.

Craven Street is steep in history. The old Beaufort Arsenal, home of the Chamber of commerce's visitor's center and the Beaufort History Museum, and the Old Firehouse, is a block east of the church.

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 | Phone: (843) 525-7011 | Fax: (843) 986-5606



HARRIET TUBMAN MONUMENT | BEAUFORT, SOUTH CAROLINA

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311 North Railroad
Columbia, SC 29201-1101
gshay@gunnmeyerhoffshay.com



HARRIET TUBMAN MONUMENT | BEAUFORT, SOUTH CAROLINA

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Contact: 252.738.4500 | www.gunnmeyerhoffshay.com

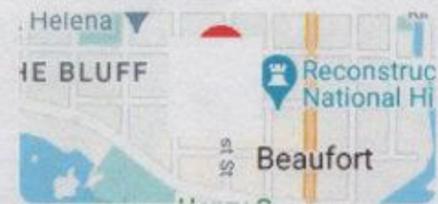


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Contact: Patrick Shay @ 810.230.1500 | architecture - urban development



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

CERTIFICATE OF APPROPRIATENESS

April 20, 2018

Rev. Hodges
via email: lybensons@aol.com

RE: 18-14 HRB.1 Harriet Tubman Memorial - 901 Craven Street – Conceptual Approval

Dear Rev. Hodges:

On April 10, 2018, the City of Beaufort Historic District Review Board (HRB) met to review your application for the Harriet Tubman Monument to be placed between 901 and 907 Craven Street. The HRB granted Conceptual Approval to this request, with staff and board comments about the site design to be taken into account during the next submission.

This approval expires 24 months from the date of this letter unless the applicant has an active submittal pending review by the staff and/or the HRB. Please submit a digital set of plans, for further review by the Board at your convenience.

If you have any questions, please call the Planning Department at (843) 525-7011 or email me at lkelly@cityofbeaufort.org. Thank you for your patience and cooperation during the review process.

Lauren W. Kelly

Lauren Kelly
Project Development

Beaufort, SC
Planning
Department,
email=lkelly@cityofbeaufort.org,
c=US

Date: 2018.04.20 11:00:24 -04'00'

MARCH 11, 2020 MINUTES

901 CRAVEN STREET
HARRIET TUBMAN MONUMENT



Historic District Review Board

Meeting Minutes – March 11, 2020

1 CALL TO ORDER

A regular meeting of the Historic District Review Board was held at the City Hall Planning Conference Room on Wednesday, March 11, 2020 at 2:00 pm.

2 ATTENDEES

Attendees included Board members including Vice-Chairman John Dickerson, Bill Allison, Edward Mouton, Katherine Pringle, and Chuck Symes, and staff members Jeremy Tate, Heather Spade, and Julie Bachety.

3 APPROVAL OF MINUTES

Mr. Dickerson noted when referring to a person's name, in the minutes, to be consistent with board members names. Mr. Dickerson made a motion made a motion, seconded by Mr. Mouton, to approve the minutes as noted. The motion passed unanimously.

4 REVIEW OF FULL BOARD PROJECTS

1. 901 Craven Street (PIN R120 004 000 0800 0000) - Alterations and Additions

Heather Spade presented the staff report stating that the applicant is requesting an extension on a conceptual approval granted April 10, 2018.

The applicant, Reverend Hodges was present.

Motion: Mr. Symes made a motion, seconded by Ms. Pringle, to grant the first extension, conceptually, of the Harriet Tubman monument. The motion passed unanimously.

2. 1401 Duke Street (PIN R120 004 000 0347 0000) - New Construction

Heather Spade presented the staff report stating the applicant is requesting approval to demolish and reconstruct a contributing structure to be used as a single-family house in the Historic Conservation District.

The applicant, Dennis Harvey, was present.

Motion: Mr. Dickerson made a motion, seconded by Symes, to table the application until other things happen down the road regarding the structure and design. The motion passed unanimously.

3. 1303 North Street (PIN R120 004 000 0675 0000) - Alterations and Additions

Heather Spade presented the staff report stating the applicant is requesting approval of alterations on a non-contributing single-family house in the Historic Preservation District. Jeremy Tate from Meadors presented staff's comments.

The applicant, Mark Petrella and Beek Webb, were present.

Motion: Mr. Harris made a motion to approve the application and for the applicant to return addressing Historic Beaufort Foundation's and staff's comments.

Ms. Pringle feels there is not enough information.

Motion failed due to lack of a second.

Motion: Mr. Dickerson made a motion to table the application until the next time to get plans together so we can give the applicant final approval.

Mr. Petrella asked if the Board should vote separate for the garage and the house. Mr. Harris said, no, it's one application. Mr. Dickerson asked if there was enough information for the Bailey Bill. Mr. Petrella said, he's not sure.

Ms. Pringle seconded the motion. The motion passed unanimously.

4. 905 Port Republic Street (PIN R121 004 000 0859 0000) - New Construction

Heather Spade presented the staff report stating the applicant is requesting approval replace a non-contributing structure in the Historic Preservation District. Jeremy Tate from Meadors presented the staff's comments.

The applicant, Dick Stewart was present.

Motion: Mr. Dickerson made a motion to approve either breezeway and the staff comments with details of cutsheet are to be reviewed by staff (Jeremy Tate). Ms. Pringle seconded the motion. The motion passed unanimously.

5 DISCUSSION ITEM

Historic Review Board Process & Procedures

Mr. Prichard went over the Historic District Review Board Certificate of Appropriateness Applicant Requirement sheet. Mr. Prichard said he would like to know what the board members want for conceptual, preliminary, and final. What is decided will be incorporated into the application.

Mr. Harris said the 3-D rendering should be part of preliminary and final, not conceptual review.

Mr. Dickerson referred to an application a few years back that was actual watercolor ideas. He said this allowed the applicant to get feedback. He doesn't want to see this stop. Mr. Dickerson said conceptual review for big corporations, we would need a lot more for that type of review.

Mr. Prichard asked regarding "extensions", do we only require these at final.

Ms. Jenkins said, to be careful when being subjective from the law's point. Should be treated the same. The word "height" is not mentioned in conceptual on your list. Also, add "in addition to the historic buildings", to conceptual. Also, there's no mention of samples and materials.

Ms. Worrell said regarding preliminary and final, before it goes to Mr. Tate, staff needs to look at applications for completeness; it could be something easy to fix. Mr. Prichard said we are looking at applications the day after they are submitted.

Ms. Jenkins feels agendas should be available 10 days before, not seven days.

Mr. Symes said this list is good, but we also need a "check" list for all approvals. Under conceptual, add, "Applicant must meet first with Historic Beaufort Foundation (HBF).

Ms. Jenkins said perfect example is 1303 North Street.

Mr. Prichard said HBF should have Preservation Committee meeting before receiving our staff report. Ms. Jenkins prefers to have the staff report at the time of the Preservation Committee meeting. Mr. Prichard said we like Preservation Committee's comments before the doing the staff report. Applicant will benefit by having their comments before submitting to the city.

Ms. Jenkins said City should have previously submitted plans at the meeting. Chairman Dickerson said now that we have a real architect, he's fine with staff reports going out to the applicant and HBF.

Mr. Prichard would like to change the existing list into an actual checklist.

Mr. Symes said it should be known that the applicant can apply for preliminary or final.

Mr. Harris said it should state on the list how much time is needed for a public hearing. Mr. Prichard agreed.

Ms. Worrell said in the past, demos were treated as 2 separate applications. Mr. Harris feels they should be both discussed at the same meeting. Mr. Symes said in the past, the Board requested that plans, at demo request, need to show what is being proposed in its place. Mr. Tate suggested having demos be part of conceptual submittal and their approval be contingent on a final approval.

Mr. Prichard said the list is not codified.

Mr. Tate spoke about how he normally sees a checklist and went over a highlighted copy. He said he has separate sheets showing each level of approval.

Mr. Symes said code needs to be revised to show "responsibility".

Mr. Tate said Charleston has "categories" for the Historic District like (1) being most important and so on. Mr. Prichard said there is a lot merit in it, but a lot of work for us. Chairman Dickerson said maybe we have "major" and "minor". Mr. Symes suggested doing an offline of this list that we reviewed; return to the Board to review again. Mr. Prichard said it must be codified.

6 ADDITION TO THE AGENDA

Mr. Prichard talked about “exparte communication” and the Board’s responsibilities. He said we have to be careful. Some think we should not send out the staff reports until the day of the meeting. We send them to the board members, HBF, applicant, put on the website and also to anyone else who wants it, he said.

7 ADJOURNMENT

Motion: Mr. Symes made a motion, seconded by Mr. Mouton, to adjourn the meeting. The motion passed unanimously.

The meeting ended at 4:30 p.m.

**John T
Dickerson**

Digitally signed by John T Dickerson
DN: cn=John T Dickerson, o=Domi
Adsum, LLC dba Sleep In History, ou,
email=john@sleepinhistory.com,
c=US
Date: 2020.07.15 17:19:48 -04'00'

Chair

April 8, 2020

Date of approval



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

CERTIFICATE OF APPROPRIATENESS

April 20, 2018

Rev. Hodges
via email: lybensons@aol.com

RE: 18-14 HRB.1 Harriet Tubman Memorial - 901 Craven Street – Conceptual Approval

Dear Rev. Hodges:

On April 10, 2018, the City of Beaufort Historic District Review Board (HRB) met to review your application for the Harriet Tubman Monument to be placed between 901 and 907 Craven Street. The HRB granted Conceptual Approval to this request, with staff and board comments about the site design to be taken into account during the next submission.

This approval expires 24 months from the date of this letter unless the applicant has an active submittal pending review by the staff and/or the HRB. Please submit a digital set of plans, for further review by the Board at your convenience.

If you have any questions, feel free to call the Planning Department at (843) 525-7011 or email me at lkelly@cityofbeaufort.org. Thank you for your patience and cooperation during the review process.
Sincerely,

Lauren Kelly
Project Development Planner

A meeting of the Historic District Review Board was held on **April 10, 2018 at 10:00 a.m.** in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Chuck Symes, board members Bill Allison, Quinn Peitz, and John Dickerson, and Lauren Kelly, planning staff. Marius Payne was absent.

In accordance with the 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.

CALL TO ORDER

Chairman Symes called the meeting to order at 10:01 a.m.

MINUTES

Mr. Dickerson made a motion, second by Mr. Allison, to approve the minutes of the February 14, 2018 meeting of the HDRB. Mr. Peitz abstained from voting because he was absent from the meeting. **The motion to approve the minutes as submitted passed 3-0.**

Mr. Peitz made a motion, second by Mr. Allison, to move the project at 605 North Street to the end of the agenda. The motion passed unanimously.

REVIEW OF FULL BOARD PROJECTS

607 BAY STREET, Identified as R120, Tax Map 4, Parcel 957

Alterations & additions

Applicant: Michael Jacejko (18-10 HRB.1/BB18-01)

The applicant is requesting approval for a bed & breakfast and Bailey Bill approval.

Mr. Allison recused himself from the discussion and vote.

Ms. Kelly said this project appeared before the ZBOA in November 2017 and received approval to use the structure as a B&B with two conditions.

There are no setback impacts with this project; there are no additions to the house, Ms. Kelly said. The *Preservation Manual Supplement* addresses dormers specifically and says that they can be acceptable if they are kept to the rear of the building, she said.

On the site plan, Ms. Kelly said, staff feels the parking layout meets the ZBOA requirement. A formal landscaping plan will be required during the building permit submission.

The dormers being proposed are appropriately situated on the rear half of the house, Ms. Kelly said.

Staff's only comment on the project is that in the new plan, the upper hall that contains

the stairs is enclosed with closets and a double door, Ms. Kelly said, which may change the way the house historically functioned, so staff recommends that any additions to the hallways are clearly differentiated from the original plaster walls, and that the applicant consider eliminating the double door upstairs. The HDRB has purview over these matters because the applicant is applying for the Bailey Bill, she said.

Staff recommends final approval of the project and of the Bailey Bill, Ms. Kelly said; the board should discuss the double doors on the upper level hall, and a formal landscaping plan for the parking lot will be required.

Christopher Knox said the builder recommended putting in closets, as did 3 interior designers. He agreed to make the closets of a different material.

The strategy with the double doors was to make them so that they could be closed off if necessary, Mr. Knox said. They were intended to have glass in them, and they would cut down on the sound on the stairwell, but it is immaterial to him if it's an issue for the board. Mr. Peitz suggested pocket doors as an alternative.

Mr. Dickerson thanked the applicant for bringing "some life back into" the structure.

Mr. Dickerson made a motion to approve the project with the intrusions into the hallway reviewed with staff to find a solution prior to construction; Mr. Peitz seconded the motion. The motion passed 3-0.

Mr. Peitz made a motion, second by Mr. Dickerson, to move the project at 811 King Street to the end of the agenda. The motion passed unanimously.

1 LAURENS STREET, Identified as R120, Tax Map 4, Parcel 586

Alterations & additions

Applicant: Tidalholm Holdings, LLC (18-12 HRB.1)

The applicant is requesting approval for a covered dock.

Ms. Kelly said this property had come before the board previously for Bailey Bill approval. This application is for a dock; the existing dock was destroyed in Hurricane Matthew, and this is a replacement, she said. The applicant has applied to OCRM for approval of the dock. The HDRB is to discuss the covering for the pier head and boatlift before OCRM decides on approval, Ms. Kelly said.

Ms. Kelly described the proposed size of the dock and said there are several applicable standards and guidelines in the staff report. Section 4.7 of the Beaufort Code deals with "The 7 Integrities," which are used to evaluate projects in context. She said the "location, setting, and feeling" of the project are the "applicable integrities." Ms. Kelly detailed each of these.

Ms. Kelly showed photos of the damaged dock and a dock at an adjacent property, as well as the design of the applicant's proposed dock. She said the size, mass, and scale of the structures are appropriate, and the dock ties into the existing context and details of Tidalholm, but staff wondered if it is possible "to do something a little bit more custom with that ramp to blend it into the character of the property.

Staff recommends final approval for this particular dock and boatlift, Ms. Kelly said. Historically, the City of Beaufort has been opposed to covered docks in the Historic District, but given the context and history of the property, and its location, setting, and feeling, as outlined in the Beaufort Code, staff feels this property should be an exception to the rule. The city is not in support of carte blanche approval of covered docks in The Point, she said; each should be looked at in context.

Chairman Symes asked if the county approves electricity; Ms. Kelly said she believes it's part of the OCRM permit. The lighting is the bigger implication of it, and minor safety lighting is typically used, she said. **John Tashjian** said he is not interested in a nighttime use for the dock. He is "flexible" about the design and colors; he would like the dock to relate back to the house and for it to feel like "it's been there all along." If the board agrees, he'd like to relate it to the house and for it have the same colors as the New Point dock.

Mr. Tashjian discussed the work that had been done on the design of the house and the resulting eastern exposure. The way the house looks "when you're on the water has been refined," as has the deck, he said. He feels the house's roof and the dock's roof should be the same.

The project architect, **Rob Montgomery**, said the idea is to have "segments of railing . . . to create a rhythm," not have a continuous band. The intervals will relate to details on the house, he said, but there will be cables to create a "punctuated rhythm."

Mr. Tashjian said the dock is "pushed farther north, along with the walkway." Mr. Montgomery said it's north of where it's located now. They tried to line it up with the "T" on the house to relate to the house's massing.

Mr. Peitz asked about the dock that is 300' away from this one. Ms. Kelly said she doesn't know how it was built, but it was probably done before the HDRB had purview over docks' design review.

Mr. Allison said it looks like Mr. Montgomery is "proposing coming out at grade." Mr. Montgomery said it's measured from "the top of [the] seawall." They "are matching what was there," he said, and that it is about the same height as what OCRM requires is a coincidence. The minimum height is to allow the marsh grass to get sun, he said.

Mr. Allison said he loves that they're matching the detailing of the house to the dock. He

also loves the New Point dock; part of its form is the steeper roof pitch and vertical proportion. He recommends getting more roof height, if they can. Mr. Montgomery said he is using brackets that relate to the porch of Tidalholm.

Mr. Dickerson asked if the floating portion of the dock is parallel to the channel. Mr. Montgomery said yes. In the original proposal, the float was “out in center line of the creek,” he said, but now “the whole thing has been pulled back, so the float is in line with the flow of the water,” which is important.

Mr. Tashjian said what they submitted “shows that the pier head moved back, so it forms a “T.” Mr. Montgomery said the original submittal “had them lined up to form the ‘Beaufort T’”; where the pier head is located along the walkway is not an issue for OCRM. The pier head is now on top of the existing pier head, Mr. Montgomery said, and they are proposing to move it back.

Mr. Dickerson asked the plan for the old dock debris. Mr. Tashjian said they plan to remove it.

Maxine Lutz said HBF is appreciative of Mr. Tashjian’s restoration of Tidalholm. The dock plan is beautiful and creative, and she appreciates that Mr. Montgomery thought of the Beaufort “T.” HBF has taken a position against covered docks in the Historic District, she said, and they can’t back down from it, but she thinks this dock is beautiful.

Mr. Dickerson said the iconic dock that was there is not recoverable; the final submission, he feels “nailed it.” He thinks going back to the same location will work better and will be more in keeping with the look of Tidalholm, and that dock will be “another iconic dock.”

Mr. Peitz said he finds it “ironic” that all of the island communities around Beaufort that look onto this property have these kinds of docks, and he doesn’t understand why they’re not allowed on The Point. He feels this is a unique property and a unique dock, and he supports it.

Chairman Symes asked for each board member’s opinion about the color of the dock. Mr. Montgomery said the vertical structural elements and the wood for the deck are ways to relate the dock to the house without “unnecessary maintenance.” Chairman Symes asked for the board’s opinions about the color or about not painting it. Mr. Tashjian said the New Point dock roof is also that color, and the dock would relate to that structure and to Tidalholm if it were white; he said the house’s roof is red and probably should remain that color.

Chairman Symes said he prefers a natural wood color; the Sonoc dock is white, and it “radiates.” He’s not opposed to white, but he personally prefers “a more natural structure.” Mr. Montgomery said they won’t have a “massive white rail,” like the New

Point dock. Mr. Tashjian said he feels the gateway to the house should be the same color.

Mr. Dickerson said the posts and rails match the rhythm of the piles, and there is “a clear side, effectively,” so they are likely not to be seen at all; therefore, “the visual impact” is taken “way down.”

Mr. Allison said he thinks the red roofs should match, and there was general agreement with that.

Mr. Dickerson made a motion to approve the replacement of the destroyed dock with the design that was the latest submission to OCRM (dated 3-30-18). The roof material and color should match Tidalholm’s, and the portion above the piers and in the covered area could be white, as could the handrail piece above the piers, but not the piers themselves or the understructure. Also, this is a unique and custom design specific to Tidalholm; it is not setting a precedent but is “an extension of the Tidalholm recovery.” Mr. Peitz seconded the motion. The motion passed unanimously.

Mr. Peitz said the requirement not to have covered docks in The Point should be “looked at by the city” because people buying properties in the Historic District want these kinds of docks. He thinks these can be done tastefully and not obstruct views. Ms. Lutz said this is a National Historic Landmark District, “not Cat Island.” Mr. Peitz said he understands that but supports this project.

902 HARRINGTON STREET, Identified as R120, Tax Map 4, Parcel 262

New construction

Applicant: Benjamin Trip (18-13 HRB.1)

The applicant is requesting approval to construct a new single-family house.

Ms. Kelly said this is a vacant lot, and it has been since at least 1958. The property is in the Northwest Quadrant neighborhood. There are no zoning issues with the project, she said. Two applicable guidelines and standards are noted in the staff report.

Staff appreciates this infill development and has no issues with the site plan, Ms. Kelly said. The owner got an arborist’s report to ensure the construction stays away from the trees.

On the building, the lap siding should be specified as smooth, Ms. Kelly said. The colors for the stucco and underpinning should be submitted, she said, and window specs should be provided during building permit submission.

Staff recommends final approval of the project as submitted, Ms. Kelly said, with clarification of the windows and colors to be submitted during the building permit process.

Eric Moser said all of the materials have been specified as smooth. The structure is designed to be able to expand over time, he said.

Mr. Peitz said there is an alley elevation, but he couldn't see it when he went out to the site. Mr. Moser said there is not an alley.

Ms. Lutz said HBF likes the project.

Mr. Dickerson said on the right-side elevation, the windows' dimensions appear to be different. Mr. Moser said they are identical.

Mr. Dickerson asked if the expansion would extend. Mr. Moser said the first window to the left of the porch is where a screen porch could be with possibly a room attached to that.

Mr. Allison said the applicant should ensure that the elevation above the street is maintained, and that they're "not putting the house down in the hole." Mr. Moser said the house has been dropped 12" from where it was previously located. Mr. Allison asked where the curb is on the front elevation. Mr. Moser said he would provide an elevation; "that elevation should be above the curb." Ms. Kelly said he needs to ensure that it's "3 steps above the street." Mr. Moser agreed.

Mr. Peitz said he likes this project, and he thinks it's an appropriate size for the neighborhood.

Mr. Allison said the applicant should make sure no extra water is pushed to surrounding properties when the fill is brought in.

Chairman Symes said he appreciates the staging. "The board and batten bothers" him, but it doesn't bother anyone else. **Mr. Peitz made a motion for approval as submitted. Mr. Allison seconded. The motion passed unanimously.**

901 CRAVEN STREET, Identified as R120, Tax Map 4, Parcel 800

Alterations & additions

Applicant: Pastor Kenneth F. Hodges, Tabernacle Baptist Church (18-14 HRB.1)

The applicant is requesting approval of a tribute statute of Harriet Tubman.

Ms. Kelly said this project is a monument to Harriet Tubman. It's proposed to be placed between 2 historic contributing structures at 901 and 907 Craven Street.

The 7 Integrities apply to this project, Ms. Kelly said, but there are no specific standards for monuments. "The general design of the monument is grand," she said, which is appropriate.

Site

- Staff would like to see detailing on the site plan, including the houses, Ms. Kelly said.
- Lighting, base pillars, and paving must be carefully considered.
- Lighting fixtures need to be scaled to fit the Historic District, she said.
- Ms. Kelly said the applicant should study and use traditional brick patterns for paving.

Staff recommends conceptual approval of the monument, with detailed site and landscaping plans, and modified lighting and paving details to be submitted for the next meeting with the HDRB. Ms. Kelly said the project should attain the recommendation of the Beaufort County Historic Consortium, as well, and staff will work on this.

Reverend Hodges said the project's architect has been in touch with staff and will integrate those details into the drawings. This is a concept, he said, and it will put Beaufort at the forefront of places with monuments to Ms. Tubman. There is a lot of interest in her, especially as she is still slated to be on the \$20 bill, Reverend Hodges said, but there are no monuments to her in the South. Ms. Tubman stayed in Beaufort for almost 3 years. People "from around the world" are coming to Beaufort, Reverend Hodges said, and "they are aware of Harriet Tubman." There has been a very positive response to the conceptual images of the monument, he said.

Ed Dwight is the designer of the monument, Reverend Hodges said; Mr. Dwight has created about 130 monuments that highlight the African-American experience, but he's 84 years old, and he feels "this may be [his] last monument."

Reverend Hodges read a letter from a visitor to Beaufort who saw the model of the proposed monument to Ms. Tubman.

Ms. Lutz said HBF's Preservation Committee commends the project and has questions about materials before it offers an opinion. The figure of Ms. Tubman is 7' tall, and the base is about 7½', Reverend Hodges clarified. It's proposed to be made of bronze and granite. Ms. Lutz said the committee agrees with staff about the landscaping and feels that the light fixtures and plaza should be redesigned to be "more subtle" and to not overwhelm the adjacent houses. The Preservation Committee would like "some of the boldness of it reduced," so those houses aren't overwhelmed. Reverend Hodges said this is just a preliminary drawing.

Alvin Settles said he is a member of Tabernacle Baptist Church, and there is a lot of traffic there from visitors who come into the church because they are interested in the historic nature of the area and in Ms. Tubman.

Mr. Allison said he likes that the base is granite; traditionally, monuments "overstate the

size of the person,” and he doesn’t mind its size. He agrees with Ms. Kelly’s comments about the lights; he thinks those that are shown are inappropriate, and they will want lower lights that highlight the sculpture.

Mr. Peitz feels this is “impressive and long overdue.” He agrees with HBF’s comment that the design “seems a little bright.” He knows bronze can be lighter or darker. Mr. Peitz said he supports the conceptual approval, and he suggested the church work with HBF to address the Preservation Committee’s comments.

Mr. Dickerson asked Ms. Kelly if the lot needs to be split. Ms. Kelly said she believes the historic properties are on the same parcel. Mr. Dickerson said the monument is “beautiful,” but he thinks it’s important to have an explanation of who Ms. Tubman was and what she did on placards. Reverend Hodges said they envision doing that.

Chairman Symes said he thinks this is an important project for the city and the state. **Mr. Peitz made a motion to give the project conceptual approval; Mr. Allison seconded the motion. The motion passed unanimously.**

605 KING STREET, Identified as R120, Tax Map 4, Parcel 1026

New construction

Applicant: Eric Moser, Moser Design Group (18-09 HRB.1)

The applicant is requesting approval to construct a new single-family house.

Ms. Kelly said this is a vacant lot, and according to the Sanborn maps, since 1905, no buildings have ever been constructed on this parcel. The applicant is requesting approval to build a new single-family home there.

The Preservation Manual Supplement discusses new construction, Ms. Kelly said, and Article 4 of the Beaufort Code has design standards that apply to this project.

Staff feels the disposition of the building and outbuilding are appropriate, as are the size, mass, and scale of the house and the outbuilding, Ms. Kelly said. The lap siding should be specified as smooth, and all windows should have simulated divided lites or traditional divided lites. She said the colors and materials have been submitted and are appropriate, so staff recommends final approval of this project as submitted.

Mr. Moser said he wanted to bring up that the owner is thinking of building the garage in the future. Mr. Dickerson asked if that area would be grass for the time being, and Mr. Moser said yes.

Ms. Lutz said HBF’s Preservation Committee had met with Mr. Moser and likes “the plan very much.”

Since “this house is grander than” Mr. Moser’s previous submission, Mr. Peitz asked if

there should be shutters on the side elevations' windows for more detail and to give a "grander appearance." Mr. Moser said he would love them, but it's "about money." It will eventually "be filled in on both sides," he said, but if shutters are not required, his client doesn't want them.

Mr. Dickerson said a property on Bay Street was approved with operable fiberglass shutters that would help protect the structure in a storm. He suggested that if Mr. Moser is able to get his client to want shutters, Ms. Kelly could provide him with information about them.

Mr. Dickerson asked about the crawlspace area covering. Mr. Moser said it "breathes," and he described the material.

Mr. Dickerson said the HVAC appears to be on a pedestal. It can be seen from the road, so he asked if it could be relocated so it would be less visible. Mr. Moser said a landscaping plan has not yet been prepared, but he'd like the platform to be "as low as possible" and surrounded by "vertical greenery." Mr. Dickerson recommended using a "thinner, wider" compressor unit.

There was a general discussion about the flood elevation of this house and surrounding houses.

Mr. Peitz praised the design's "proportionality." Chairman Symes said he feels this house fits in the area; he suggested "trying to put more shutters on the house." He feels windows on the garage would help the neighbors not look at a blank façade. Mr. Moser said on the garage on the back elevation, he'd like to reduce the size of the window on it and add to one on the elevation that Chairman Symes had mentioned. Chairman Symes said he'd like a window on the second floor, but he understands that it's a bathroom. Mr. Dickerson said if the applicant is going to "go to a square window," two "high squares" could be stacked, so no one would be looking into the bathroom. Mr. Moser said he'd see what he could do with that.

Ms. Kelly suggested shutters on the first two windows on the sides of the structure. Mr. Dickerson said if there are going to be shutters on the side of the house, he'd prefer them "everywhere" on it. Mr. Allison said there are empty lots on either side of this house.

Mr. Peitz said he'd be okay with delegating the matter of shutters to staff; some of the windows won't accommodate shutters, but where they're appropriate, the proportions need to be right. He feels the applicant should consider shutters on the two side elevations "where appropriate."

Chairman Symes added that the applicant should also consider windows on the garage, and staff could help with that.

Mr. Dickerson said this is not an inexpensive home, so he suggested getting shutters throughout it that are all of the same material and structural capacity. In his opinion, there should be shutters throughout the house, but that is an opinion, not a requirement.

Mr. Peitz made a motion to give final approval to the project, with two conditions: the applicant should consider shutters for both side elevations, subject to approval by city staff, and the windows in the proposed garage's rear elevation should be square and symmetrical, with two windows at each level, with an additional window on the west side, to be approved by staff. Mr. Dickerson seconded the motion. The motion passed unanimously.

811 KING STREET, Identified as R120, Tax Map 4, Parcel 619

Alterations, additions & minor demolition

Applicant: Adam Biery, Beaufort Design Build (18-11 HRB.1)

The applicant is requesting approval for a complete renovation and restoration of the existing residence.

Ms. Kelly said this is currently a vacant/abandoned structure. It is in the Old Commons and was built by a prominent African-American carpenter. There was a 2-story front porch from 1899 to 1958, she said, but this was modified post-1958. The applicant is requesting approval to remove the front porch, add a side porch on the east side, and add a rear addition, Ms. Kelly said.

There are no zoning issues with this project. *The Preservation Manual Supplement* discusses additions and porches, Ms. Kelly said, and Articles 4 and 4.7 of the Beaufort Code apply, as do the Secretary of the Interior standards #2, 9, and 10.

This building has been high on the city's priority list for several years, Ms. Kelly said.

There are no issues with the site plan, Ms. Kelly said. There is rear-lane access that should be utilized. The modifications on King Street are on the public right-of-way, she said. While the city supports on-street parking, it's not in the HDRB's purview to approve it.

Ms. Kelly enumerated the staff's comments on the building:

- Removal of the porch is not consistent with the *Preservation Manual Supplement* or the Secretary of the Interior standards.
- The Charleston-style side yard porch with a front door is also inconsistent with "the historic fabric of Beaufort," and it may not meet the guidelines of the *Preservation Manual Supplement*. However, staff feels if either the 1-story porch that exists today, or, ideally, the 2-story porch that previously existed could be restored, and then the side porch could be stepped back by "perhaps one bay,"

the project would be more in keeping with the applicable guidelines and standards, and it would be more “approvable.”

- The rear addition’s size, mass, and scale are appropriate.

Ms. Kelly said staff recommends that this project be tabled “until the front porch could be re-thought and the side porch” perhaps could be “rearticulated, specifically just pushed back one bay.” Ms. Kelly would also recommend that it be “open, with stairs going down, rather than have the Charleston side yard door,” which is not found in Beaufort, except on one building on Harrington Street.

Ms. Lutz said the Preservation Committee met with Mr. Biery, and the committee concurs with Ms. Kelly’s assessment of the project. As it’s designed, “this is creating a false history for this house.” Ms. Lutz is a neighbor, and she and HBF are delighted that this house is being worked on. She and the committee definitely agree with staff about the porches, which would “preferably [be] double front porches but” should be at least a single-story front porch. If the applicant doesn’t want access from the front, Ms. Lutz said, Mr. Biery could “put railings all the way across the front.” Finally, Mr. Biery needs to “step back that side addition,” she said.

Mr. Allison said he agrees with Ms. Kelly and Ms. Lutz. Also, if there’s a side porch, he agrees there should not be a Charleston door, and the porch “should be pushed back.” He said he “would even lower the roof.” From the side elevation, Mr. Allison said it looks like the porch roof is “going almost all the way up the side to the ridge,” and he’d be “careful with how high up that goes.” He agrees with Ms. Lutz that a front porch without a stair and a stair on the side would work.

Mr. Allison feels the shutters shown in this plan are another “very Charleston detail” that he doesn’t feel is right for Beaufort. Ms. Kelly said the shutters were a recommendation from the *Preservation Manual Supplement*.

Mr. Peitz said he doesn’t like “the doorway falling right into the street without a staircase,” he feels the shutters are “wrong,” it’s “too busy in the front,” and he doesn’t like the side porch. As it’s currently designed, there is no house on this block that looks like this design, he said. There’s nothing about this design that he likes. Mr. Peitz suggested Mr. Biery talk to his clients and ask them to “reconsider this, in a positive way.” He feels the house needs “the formal, 2-story front porch in some configuration, like every other house on the block and even into the next block.”

Mr. Allison said the drawings seem to have a lower roof pitch than the actual house, and that might be affecting the way people are looking at Mr. Biery’s drawings.

Mr. Dickerson said his biggest concern is that the “historic fabric, once removed, can never be brought back.” He feels that they will lose the character of the house as it was originally built if the front is removed. If they can’t find images of the house’s original

double porch, they can be found “throughout Beaufort,” Mr. Dickerson said. “The previous owners badly abused this house,” and he supports maintaining its historic fabric; since it’s recoverable, he thinks Mr. Biery and his clients should consider it.

Chairman Symes said he appreciates that Mr. Biery’s clients are rehabbing this long-neglected property. He is okay with a Charleston side porch if it’s moved “back one bay,” which gives the impression that this is an addition, “not part of the original house,” which he thinks is appropriate. Chairman Symes has thought a lot about the front porches, and he feels they should find a way to keep at least a one-story porch in the front to maintain the house’s character.

Mr. Biery showed documentation that said, “there’s really no precedent for the 2-story side porch,” but there’s another house – at 605 West Street – that has a 2-story, south-facing side porch with a door. That house is “right around the corner” from this one, Mr. Biery said, “and it was done by . . . the same contractor, same time period.” Nothing about the porch – or any part of the house – at 811 King Street is original, he said.

Mr. Biery then showed a 3-dimensional rendering of his client’s “house with a 2-story porch” on it. Mr. Allison said he thought this drawing was “just as bad.” It doesn’t show what’s been added on to the house, as opposed to what is original. He said he doesn’t like it and wouldn’t support it.

Mr. Peitz said he liked the first 3-dimensional rendering better than the second. He asked if Mr. Biery could sit with staff to discuss the design. Mr. Biery said the neighbors are pushing to have the house renovated.

Mr. Peitz said he agrees with Mr. Allison. All the houses on the street have more typical porches, and this house doesn’t fit the context of those that surround it. He feels the applicant should choose from the elements of the houses around this one. Mr. Biery said all of the surrounding houses are new, while his client’s house is an existing historic house.

Chairman Symes asked if the homeowner wants a Charleston side porch. Mr. Biery said yes. They are trying to maintain the house as it was originally constructed; those proportions “have been off since it was built,” he said.

Mr. Allison said a side porch is not appropriate, but if they are going to do it, it should only be 8’ deep, maximum. He said the side porch looks wrong because the proportions are off. “The way that porch is delineated” in the drawing with the 2-story porch “– with the gable roof coming out over it, the . . . tiny windows at the front, no windows at the side, as opposed to an open porch rail – . . . makes it look ugly and inappropriate,” Mr. Allison said.

Chairman Symes said to get the owners some of what they want, while keeping the

house appropriate for the Historic District, the side porches could be moved “back one bay.” Whether there’s a single- or double-porch on the front, he feels that’s where they need to start.

Mr. Allison said this is a conceptual approval, and he agrees with Ms. Kelly’s suggestion to table the proposal.

Mr. Allison made a motion to table the proposal. Mr. Peitz seconded. The motion passed unanimously.

Mr. Dickerson said the board and the community are supportive of the project, but there are constraints in terms of what is existing and what is in the guidelines. Mr. Biery said he fully understood, and with more time, he will dig into the guidelines. Chairman Symes said the board does want to see this project go ahead, and they will work with the property owner to make it happen.

Chairman Symes thanked Ms. Kelly for her hard work.

There being no further business to come before the board, **Mr. Dickerson made a motion, second by Mr. Peitz, to adjourn the meeting. The motion passed unanimously,** and the meeting was adjourned at 12:18 p.m.

**CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of April 10, 2018**

Case Number: 18-14 BB.1
Property Address: 901 Craven Street
Applicant: Tabernacle Baptist Church, Kenneth F. Hodges, Pastor
Type of Request: Harriet Tubman Monument
Zoning: T4-N (T4- Neighborhood) – The Old Commons

Historical: The monument is proposed to be placed between two contributing structures - 901 Craven Street (a.k.a. W.J. Jenkins House or the Saxton House) and 907 Craven Street, c. 1845 and 1884 respectively.

Request: **The applicant is requesting approval for monument and associated plaza for Harriet Tubman.**

Background: This project has not come before the board previously.

Zoning: **T4-HN (T4-Historic Neighborhood) – The Old Commons**

Setbacks – there are no setback issues with this project.

Synopsis of Applicable Guidelines & Standards:

- The *Preservation Manual Supplement* p. 59-63 discusses landscaping and site amenities. It doesn't specifically address monuments.
- Beaufort Code, *Section 4.7* applies to this project.

Staff Questions, Comments & Suggestions:

- Site:
 - *Beaufort Code* Section 4.7.2 and ideas of Location, Design, Setting, and Workmanship and Association are of particular importance to this project, especially on a conceptual level.
 - The general design of the monument is grand and deservedly so.
 - A site plan will be required and helpful. The lighting, base pillars, and paving details should be carefully considered. The light fixtures don't seem appropriate. They should be scaled to fit the historic district.
 - Regarding paving, study of traditional brick patterns, including edging and borders would be helpful.

Staff Recommendation: Staff recommends Conceptual Approval of this monument, with a detailed site and landscaping plan, and modified lighting and paving details to be submitted and the next meeting. In addition, the recommendation of the Beaufort County Historic Consortium should be attained. Staff will work on this.



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 March 2023

1 SUMMARY OF REQUEST

901 Craven Street, New Construction

The applicant is requesting preliminary approval for construction of a new Harriet Tubman monument located between 901 and 907 Craven Street.

This property is in the Historic Preservation Neighborhood.

Background: This project received conceptual approval at the April 2018 HRB Meeting. The applicant was granted an extension for the conceptual approval in March 2020, but this approval has since expired.

2 FACTS

Property Address:	901 Craven Street
Parcel ID:	R120 004 000 0800 0000
Case Number:	23-13 HRB.1
Applicant:	Reverend Kenneth Hodges, Tabernacle Baptist Church
Zoning:	T4-N
Use:	Church

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

Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- A. The proposed monument is located between two contributing structures – 901 Craven Street, the W.J. Jenkins built circa 1845 and 907 Craven Street, built circa 1884. These structures are property of Tabernacle Baptist Church, located at 911 Craven Street.
- B. Staff does not believe that the design has changed since it received conceptual approval in April 2018.

Staff Conditions

- 1. Staff supports this project and believes that this is significant contribution to the Beaufort Historic District. Staff supports the height, scale, and mass of the monument and base, but believes that the site and landscaping detract from the monument itself. Given the small site and significance of the monument itself, staff recommends the applicant simplify the site design and amount of landscaping to maintain the monument as the focal point. Staff offers the following comments to reduce the detailing of the site and landscaping:
 - a. Removing brick columns and brick/tabby walls from the project entirely.
 - b. Minimizing the amount of brick and bluestone pavement and instead consider outlining the paths in brick or bluestone and keeping the paths themselves as gravel.
 - c. Placing educational material (i.e. short narratives, QR codes) on plaques that are mounted to the adjacent buildings or inscribed on the base of the statue. Staff does not believe these plaques should be standalone items.
 - d. Removing some of the benches and relocating the remaining benches nearer to the adjacent buildings
 - e. Relocating trash receptacles nearer to the adjacent buildings
- 2. In future submissions, the applicant shall coordinate renderings with landscape/site plans.
- 3. Staff believes the proposed light fixtures are not appropriate given the up lighting they appear to project. Applicant to refer to the following sections in Chapter 5 of the Beaufort Code regarding lighting:
 - a. Section 5.8.4.A: “In transect-based districts, the height of the light post shall not exceed 15 feet above grade.” (This section was amended to state that “In pedestrian-oriented areas, the height of the light post shall not exceed 15 feet above grade.” Additionally, wherever possible, outdoor seating areas, building entrances, and walkways shall be illuminated using ground mounted fixtures not more than 4 feet tall”).
 - i. Staff recommends the applicant increase the amount of smaller, ground-level low-voltage light fixtures as opposed to the large pole-mounted fixtures. Staff believes smaller, ground-level fixtures are a better solution given this project’s placement in a residential area with street lighting already present.
 - b. Section 5.8.4.B: “Light fixtures in excess of 1800 lumens shall use full cut-off lenses or hoods to prevent glare or spillover from the project site onto adjacent lands and streets.”

4. In future submissions, applicant to submit cutsheets for the brick/bluestone as well as any light fixtures.
5. Applicant to confirm that the existing trees on the west side of the property are to be retained.
6. In future submissions, applicant to label the proposed plant species on the landscape plan.

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.

CITY STAFF INTRODUCTION

1204 Greene Street









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

DECISION LETTER

January 13, 2023

Ashley Randolph
Allison Ramsey Architects
1003 Charles Street
Beaufort, SC 29902

RE: 23-07 HRB.1 1204 Greene Street – Alterations

Dear Ms. Randolph:

On January 11, 2023, the City of Beaufort Historic Review Board (HRB) met to review your application for alterations to the structure at 1204 Greene Street. The HRB voted to grant conceptual approval with 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.”

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: ashleyr@allisonramseyarchitect.com

cc: file copy

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 29902
Applicant E-mail: ashleyr@allisonramseyarchitect.com Applicant Phone Number: 843-986-0559 (17)

Applicant Title: Homeowner Tenant Designer Engineer Developer

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

Project Name: 1204 Greene Street Renovation
Property Address: 1204 Greene Street, Beaufort, SC
Property Identification Number (Tax Map & Parcel Number): R120 004 000 0270 0000
Date Submitted: 02-08-2023

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

Applicant's Signature: Ashley Randolph Date:
Owner's Signature: [Signature] Date: 2/8/23

(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 Renovation

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 southern end (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 | Phone: (843) 525-7011 | Fax: (843) 986-5606

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

- 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: 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.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: jbachety@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.

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: jbachety@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.
- A landscaping plan/or conceptual redevelopment plan, is required.



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.



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

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1205 GREENE STREET

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1207 GREENE STREET

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1211 GREENE STREET

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1212 GREENE STREET

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1214 GREENE STREET

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1204 GREENE STREET RENO.

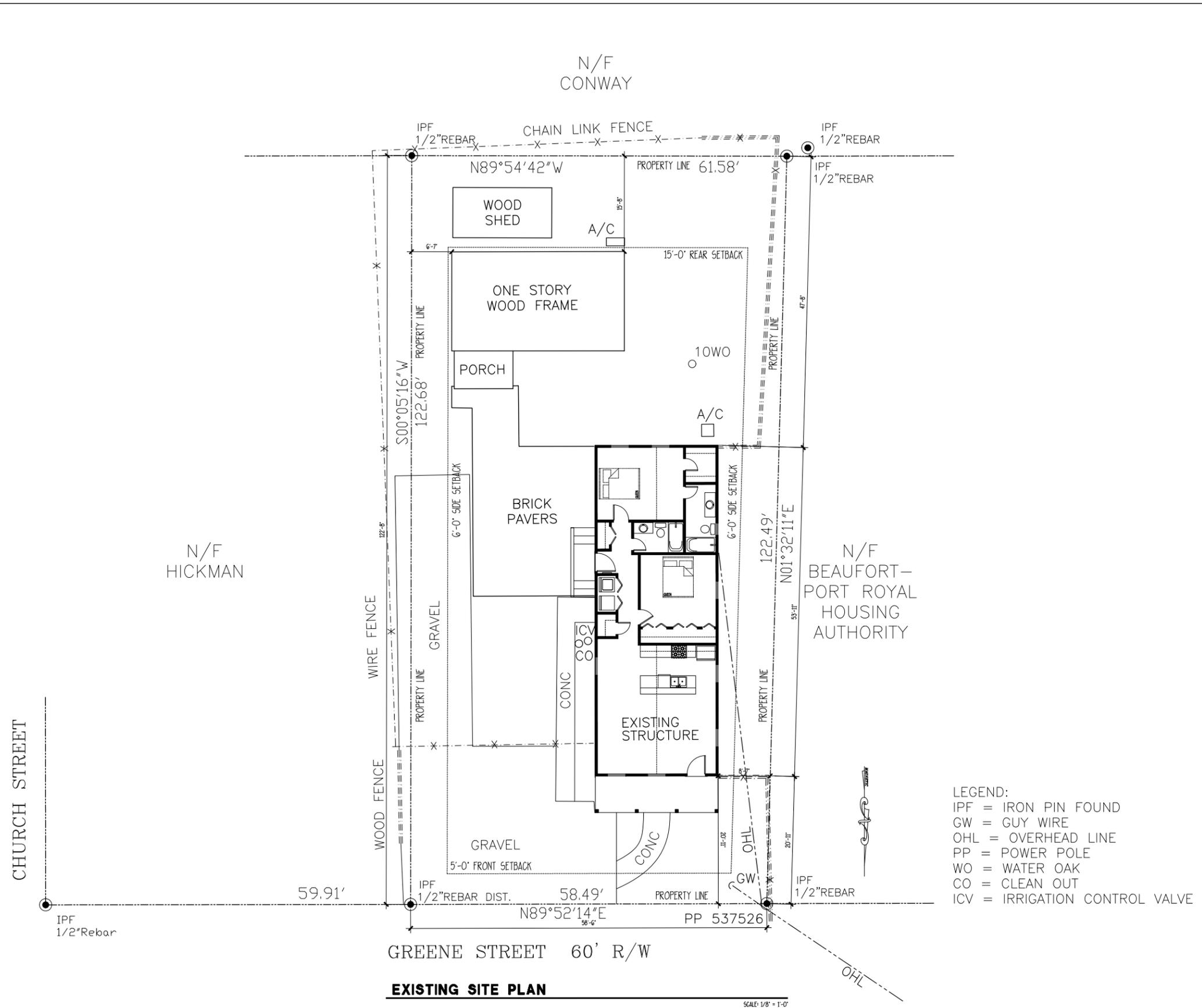
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Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort, SC 29902
(843) 984-0559
www.allisonramseyarchitect.com

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DATE:	02/23/2023
JOB NO.:	22124
DRAWN BY:	AR
DATE:	2/21/2023





- LEGEND:
- IPF = IRON PIN FOUND
 - GW = GUY WIRE
 - OHL = OVERHEAD LINE
 - PP = POWER POLE
 - WO = WATER OAK
 - CO = CLEAN OUT
 - ICV = IRRIGATION CONTROL VALVE

EXISTING SITE PLAN

SCALE: 1/8" = 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 THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREON. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREON. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREON.

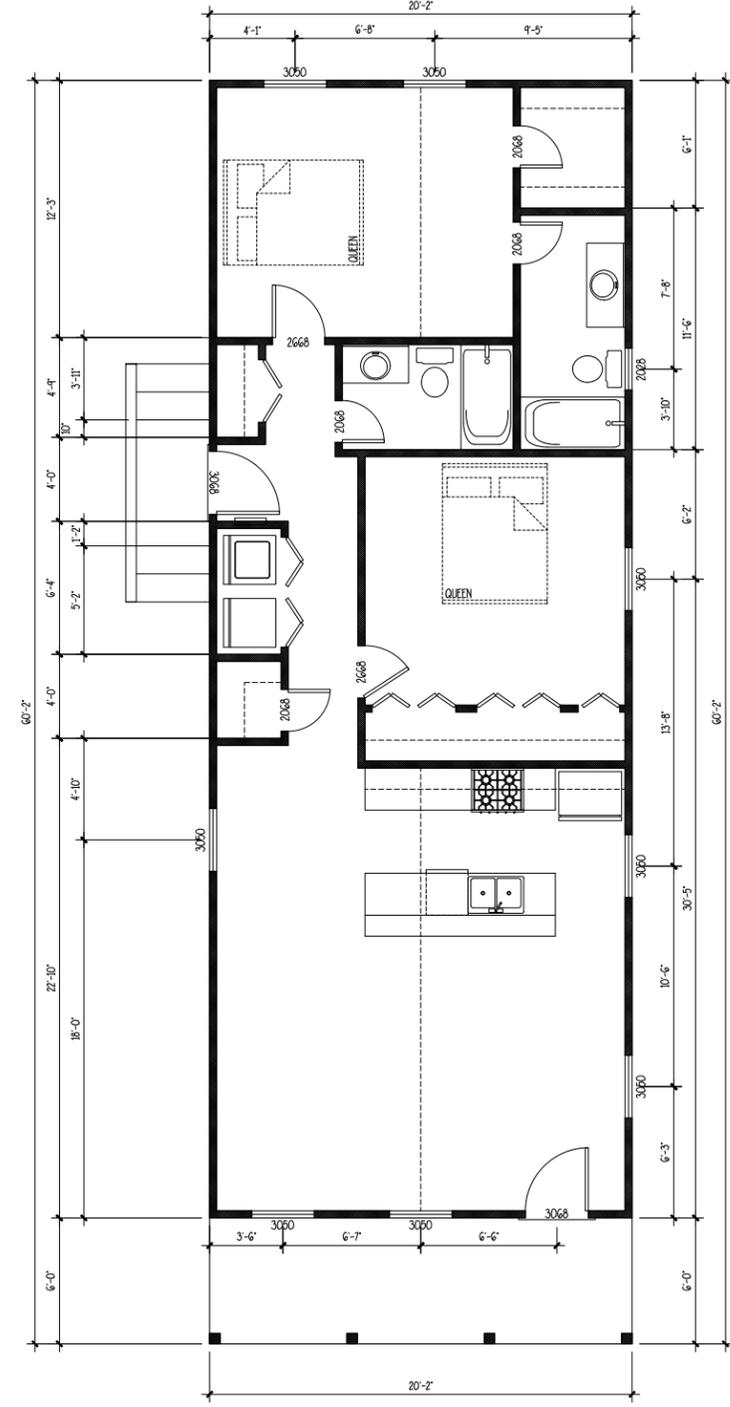
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DWG. NAME:	22124.DWG

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1204 GREENE STREET RENO.
GREENE STREET, BEAUFORT, NC

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EXISTING FLOOR PLAN

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

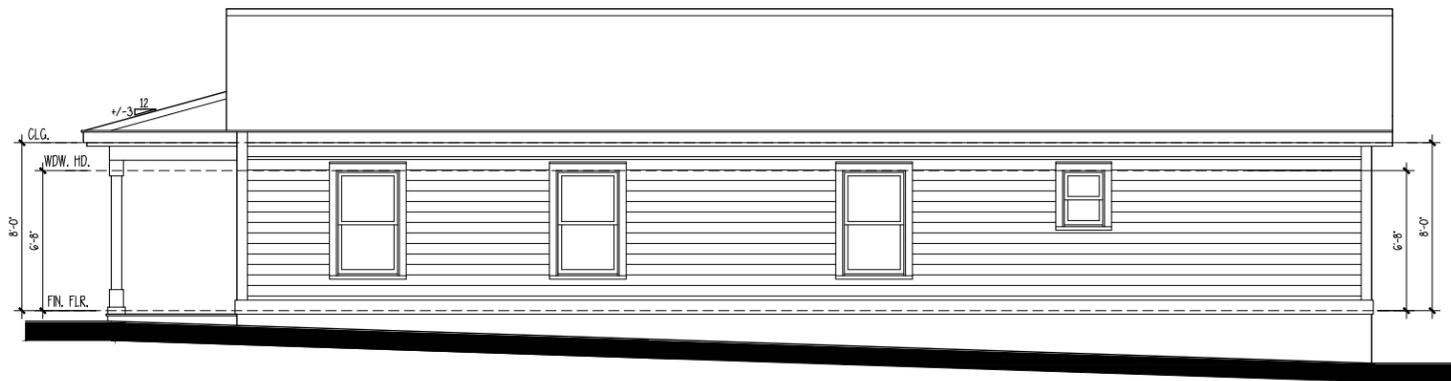
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DATE:	02/23/2023
JOB NO.	22124
DWN. BY:	AR
DNIC. NAME:	22124.DWG

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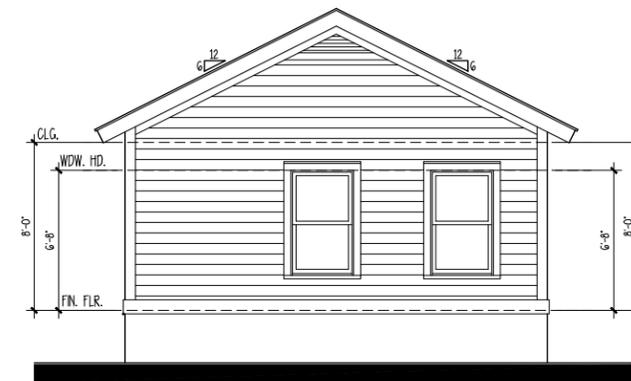
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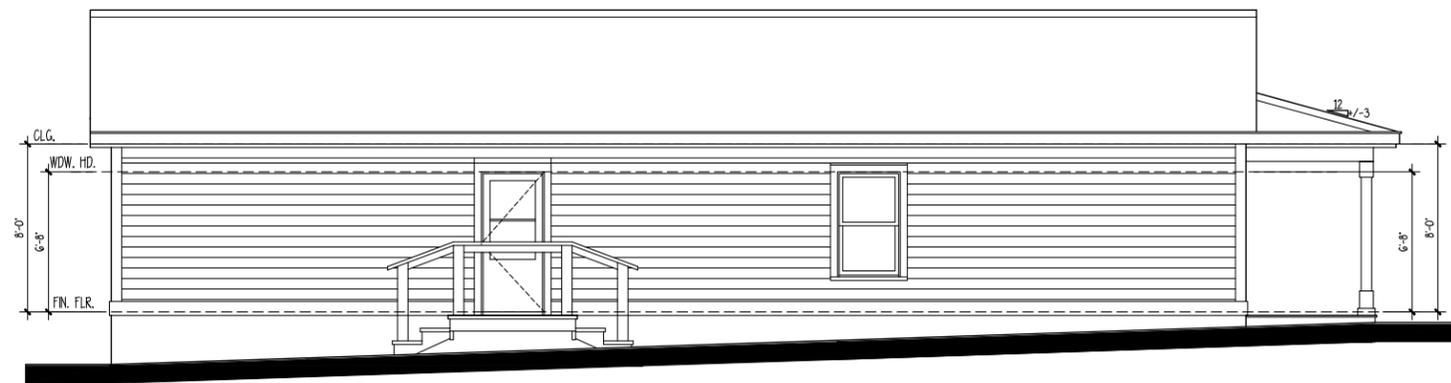
4 EXISTING RIGHT ELEVATION

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"

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DATE:	02/23/2023
JOB NO.:	22124
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DATE:	22124/ENG

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1204 GREENE STREET RENO.
GREENE STREET, BEAUFORT, SC

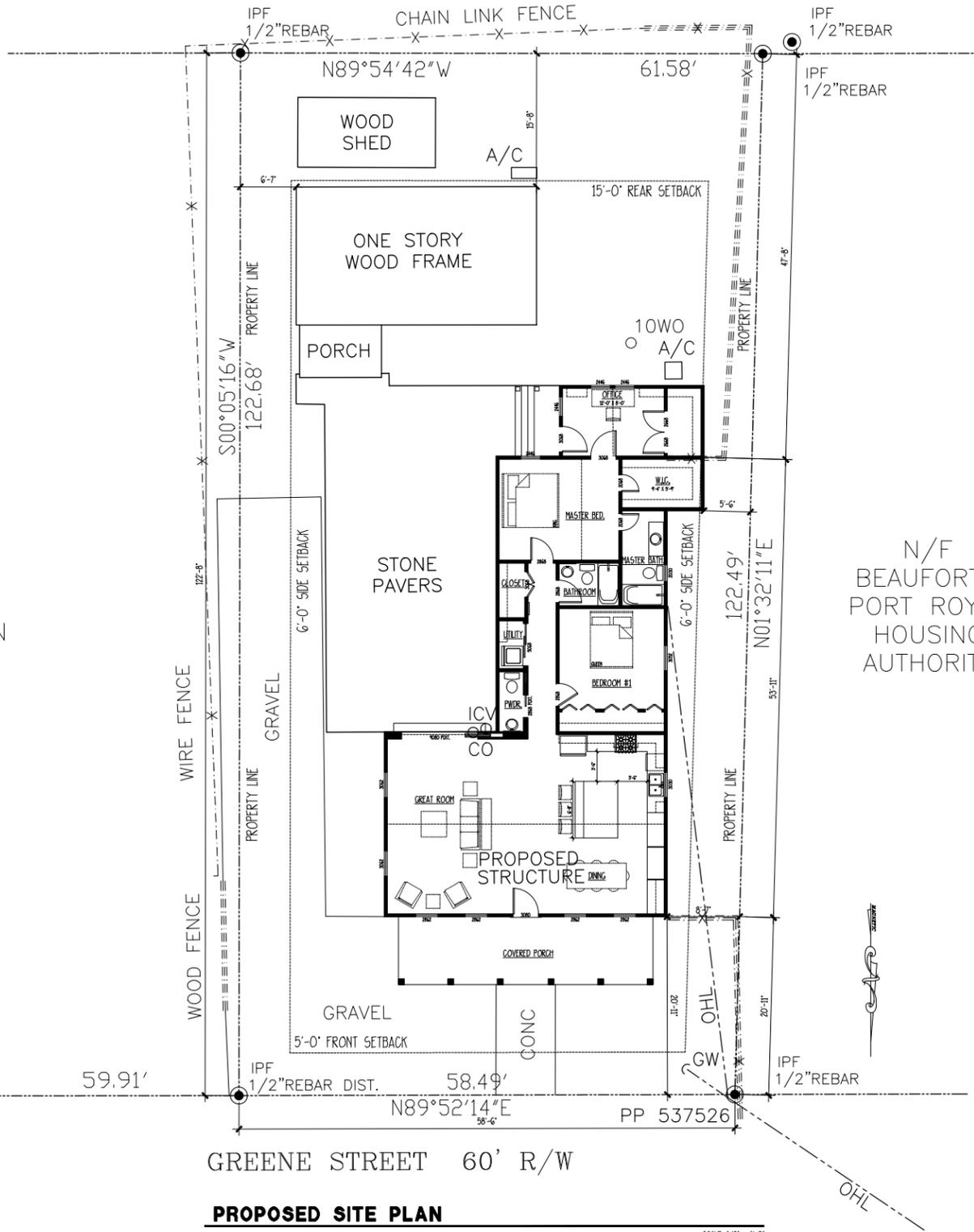
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CHURCH STREET

N/F HICKMAN

N/F CONWAY

N/F BEAUFORT-
PORT ROYAL
HOUSING
AUTHORITY



- LEGEND:
- IPF = IRON PIN FOUND
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 - ICV = IRRIGATION CONTROL VALVE

PROPOSED SITE PLAN

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

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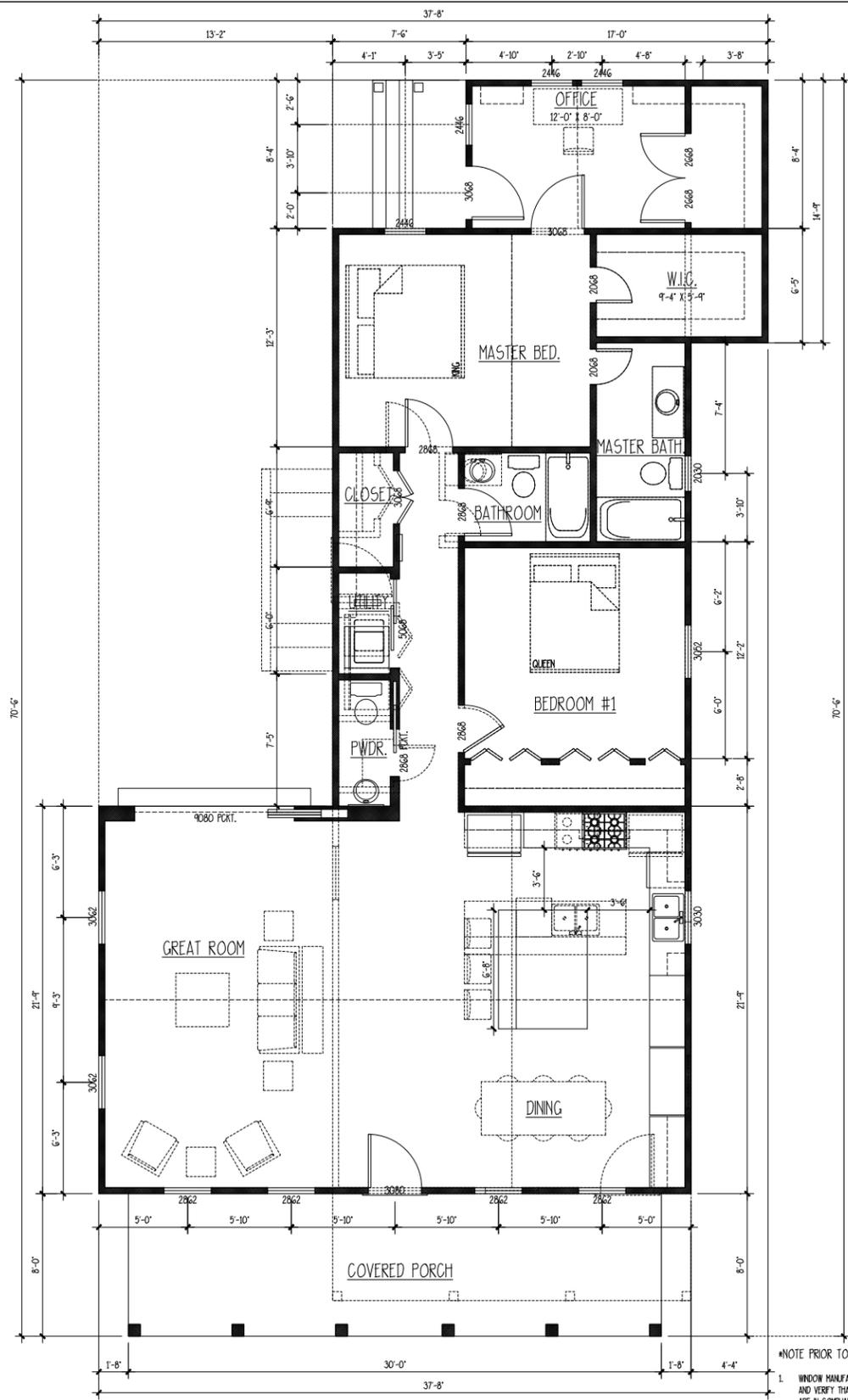
DATE:	02/7/2023
JOB NO.:	22124
DWG. BY:	AR
DWG. NAME:	22124.DWG

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www.allisonramseyarchitect.com

1204 GREENE STREET RENO.
GREENE STREET, BEAUFORT, NC



PROPOSED FLOOR PLAN

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

*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.

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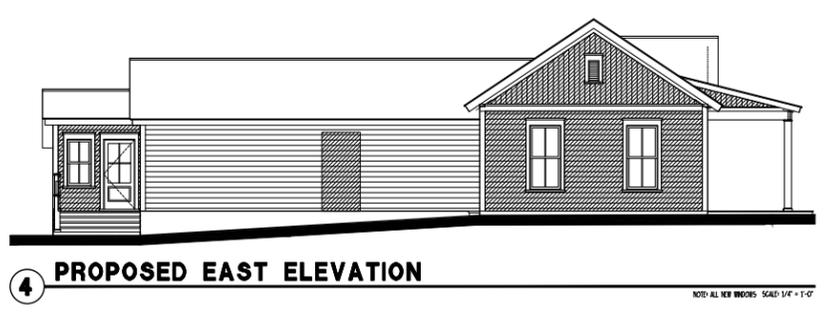
DATE:	02/7/2023
JOB NO.:	22124
DRAWN BY:	AR
CHKD. NAME:	22124/ENG

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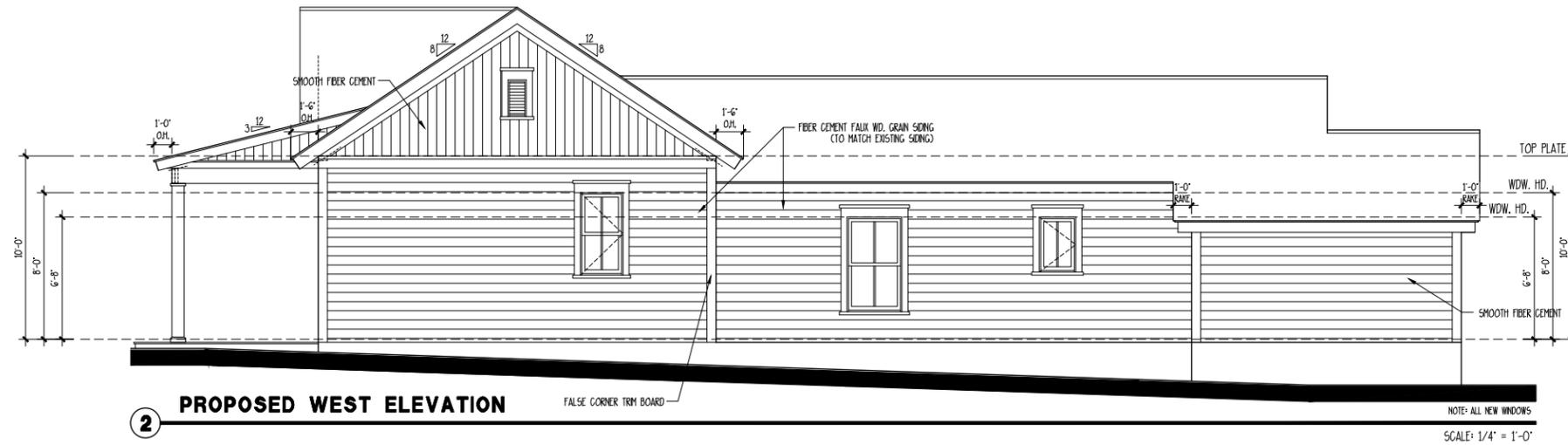
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1204 GREENE STREET RENO.
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2 PROPOSED WEST ELEVATION

FALSE CORNER TRIM BOARD

NOTE: ALL NEW WINDOWS

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



1 PROPOSED NORTH ELEVATION

NOTE: ALL NEW WINDOWS

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

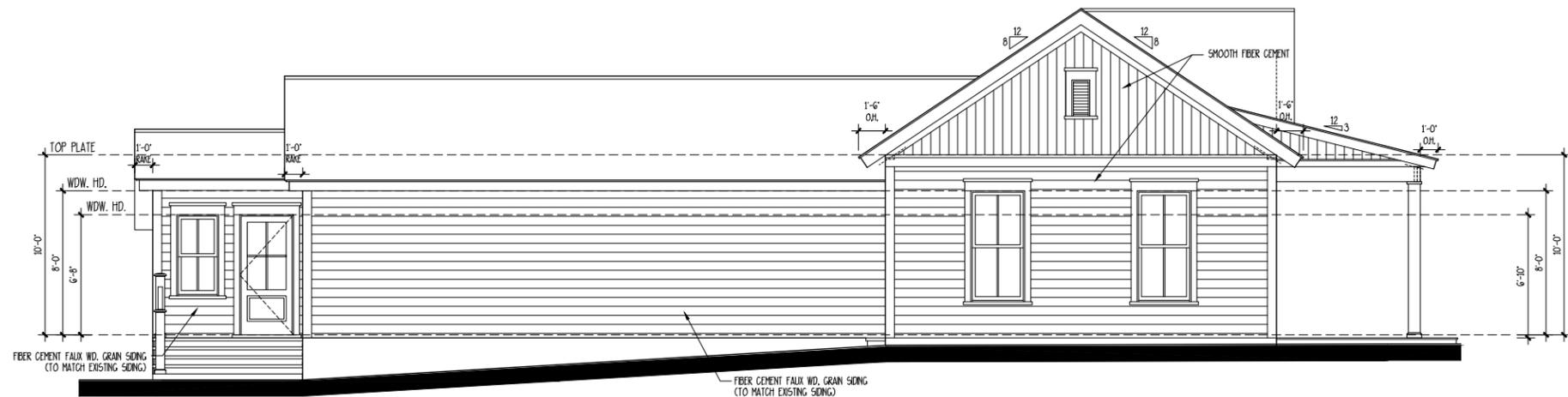
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DATE:	22124/ENG

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4 PROPOSED EAST ELEVATION

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



3 PROPOSED SOUTH ELEVATION

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

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Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 March 2023

1 SUMMARY OF REQUEST

1204 Greene Street, Alterations

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

This property is located within the Beaufort Conservation Neighborhood.

Background: This application received conceptual approval at the January 2022 HRB Meeting.

2 FACTS

Property Address:	1204 Greene Street
Parcel ID:	R120 004 000 0270 0000
Case Number:	23-07 HRB.2
Applicant:	Ashley Randolph, Allison Ramsey Architects
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
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.
- The proposed rear addition encroaches 6 inches into the 6' side yard setback. At conceptual review, Staff granted a 10% administrative adjustment to allow this encroachment.

Staff Conditions

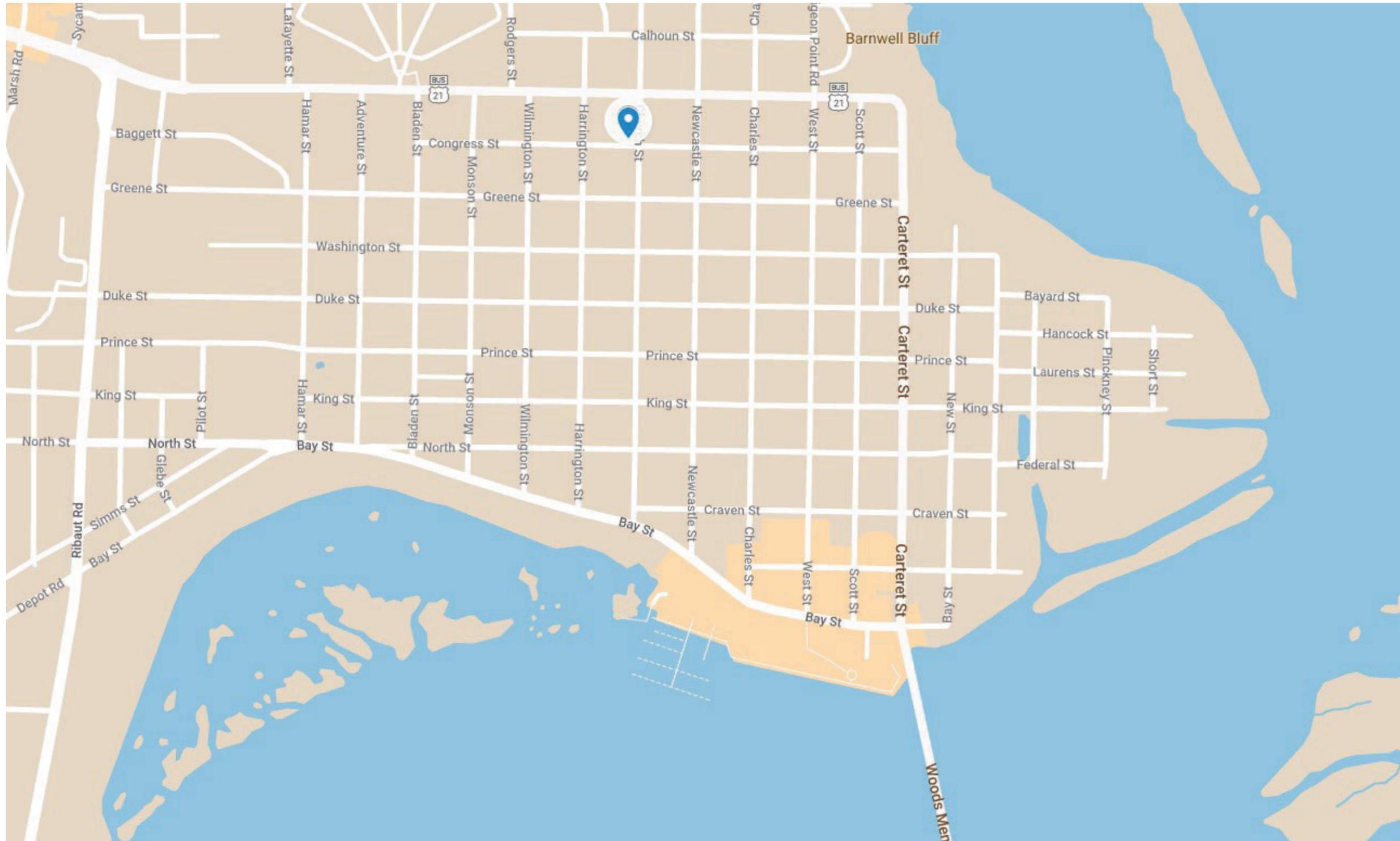
1. Applicant has not removed the front facing gable roof but has removed the central protruding section. Since this is a newer building, staff supports the changes and believes the small window in the front gable adds greater visual interest.
2. Applicant has not demonstrated compliance with Section 2.4.1.A.3 and confirmed that the lot coverage does not exceed 55% (note that an additional 10% for impervious surfaces is permitted). Applicant has not demonstrated compliance with Section 2.4.1.A.4 and confirmed the frontage buildout does not exceed 75%. Note that these items were conditions of the previous staff report. Applicant to provide this documentation.
3. Applicant proposes to eliminate two windows on the west elevation at kitchen. Applicant has added one 3030 window above the sink; staff supports this addition. Staff believes the second window was not added in order to allow for additional cabinet space but requests clarification from the applicant regarding why a second window was not added.
4. Applicant has added a step down to grade from the great room; staff supports this addition.
5. Applicant to note the material of the rear office stairs, railings, balusters, and newel posts.
6. Applicant has removed one window from the master bedroom to create a door to the office. Applicant has not introduced any new windows in the master bedroom as was mentioned in the previous staff report. Staff believes that the long wall without windows is visually unappealing and continues to recommend the addition of a window, either in the master bedroom or powder room.
7. Applicant has provided a diagram showing the areas of proposed faux grain and smooth cementitious siding. Staff believes that the combination of both the smooth and faux wood grain siding, particularly when both types are located on the same façade, lacks cohesiveness. However, staff would support the use of smooth-textured siding on the front and sides of the main house and faux-grain siding on the rear addition where the office and new closet are located.

STAFF RECOMMENDATION:

Preliminary Approval with conditions noted.

CITY STAFF INTRODUCTION

1203 Congress 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

Ashley Randolph
1003 Charles Street
Beaufort, SC 29902

RE: 22-61 HRB.1 1203 Congress Street – Alterations/Additions

Dear Ms. Randolph:

On September 14, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for alterations and additions at 1203 Congress Street. The HRB voted to grant conceptual approval with staff conditions noted.

Staff Conditions of Conceptual Approval:

1. Per Section 11.4.3, “If a proposed addition would encroach into the same setback that already had been encroached upon, the addition can be allowed, provided it projects no further into the setback than the existing structure.” The dimensions of this new addition are in keeping with the setback encroachments of the historic house.
2. Staff supports the removal of the prior addition on the east side of the house.
3. Staff does not support the design of the new proposed addition as it spans roughly 43’ with minimal fenestration and no change in roofline. Staff also believes this negatively alters the scale and mass of the one-room depth of the main structure. Staff strongly recommends that the applicant introduce recesses and different roof forms to break up the monotony of this addition. This could include:
 - a. Recessing (2- 4 inches each side) the dining room, kitchen, adjacent bedroom, and closet/bathroom to create a “hyphen” with lower roof that does not reach the ridge of the front building historic roof.
 - b. Creating cross gable at rear to parallel the front building. Rear roof should not be higher than front roof.
 - c. Extending a shed roof over screen porch and portion of master bathroom.
4. Staff recommends adding more windows in the dining room and bedroom to create a more transparent design to the “hyphen” mentioned in 3a above. Staff recommends the applicant look for ways to add more fenestration to the left and right facades.

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: ashleyr@allisonramseyarchitect.com

cc: file copy

APPLICANT PRESENTATION

1203 Congress 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 (17)

Applicant Title: Homeowner Tenant Designer Engineer Developer

Owner (if other than the Applicant): Glenn Alston

Owner Address: 709 Charles St., Beaufort, SC

Project Name: 1203 Congress Street Renovation

Property Address: 1203 Congress St., Beaufort, SC

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0066 0000

Date Submitted: 02-08-2023

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

Applicant's Signature: Ashley Randolph Date: 02-08-2023

Owner's Signature: Date:

(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: 1203 Congress St. Renovation

Property Size in Acres: 0.066 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 - 1105 SF ; Covered Porch - 130 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):

1203 Congress Street is a single-family residence. The owner seeks to restore and renovate the house as well as add additional square footage.

This will include removing newer additions and preserving the original structure.

The proposed design will add an additional bedroom and bathroom, enlarge the great room, and add a screened porch in the rear. 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.

The original windows will be kept and repaired, as needed and the non-original windows replaced with windows reused from the additions that will be removed in the proposed design, if possible.

The original siding will be kept and repaired and painted on the original structure.

The proposed roof will maintain the original pitch as it extends over the proposed structure.

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 | Phone: (843) 525-7011 | Fax: (843) 986-5606

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

- 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: 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.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: jbachety@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.

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: jbachety@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.
- A landscaping plan/or conceptual redevelopment plan, is required.



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

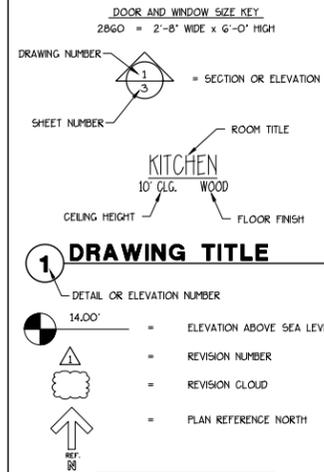
- Any single-family and 2/3-unit residential addition in a historic district: \$50
- All other additions: \$500 base fee + \$0.05/square foot of addition.

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.

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 - VERIFY w/ OWNER

SIDING / BODY	WHITE - MATCH EXISTING; EXISTING WOOD AND FIBER CEMENT
WINDOW + DOOR TRIM	WHITE - MATCH EXISTING
COLUMNS + CORNER TRIM + FND.	WHITE - MATCH EXISTING
TOP RAILS.	WHITE - MATCH EXISTING
EAVES + FASCIA	WHITE - MATCH EXISTING
FRONT DOOR	WHITE - MATCH EXISTING
WINDOWS	WHITE - MATCH EXISTING; 6 OVER 6 WOOD VICTOR-BUILT
WINDOWS	WHITE - MATCH EXISTING; 2 OVER 2 SIMULATED DIVIDED LITE FIBERGLASS MARVIN ELEVATE
ROOF	MATCH EXISTING ASPHALT SHINGLES - GAF TIMBERLINE 'DRIFTWOOD'



CONCEPTUAL RENDERING

DRAWING INDEX

- 0 COVER SHEET
- 5 EXISTING SITE PLAN
- 5 CONTEXT PHOTOS
- 5 CONGRESS STREET SECTION
- 3 EXISTING STRUCTURE PHOTOS
- 4 EXISTING FLOOR PLAN
- 5 EXISTING ELEVATIONS
- 6 PROPOSED SITE PLAN
- 7 PROPOSED FLOOR PLAN
- 8 PROPOSED ELEVATIONS

1203 CONGRESS ST. RENOVATION - 22123

1203 CONGRESS STREET, BEAUFORT, SOUTH CAROLINA

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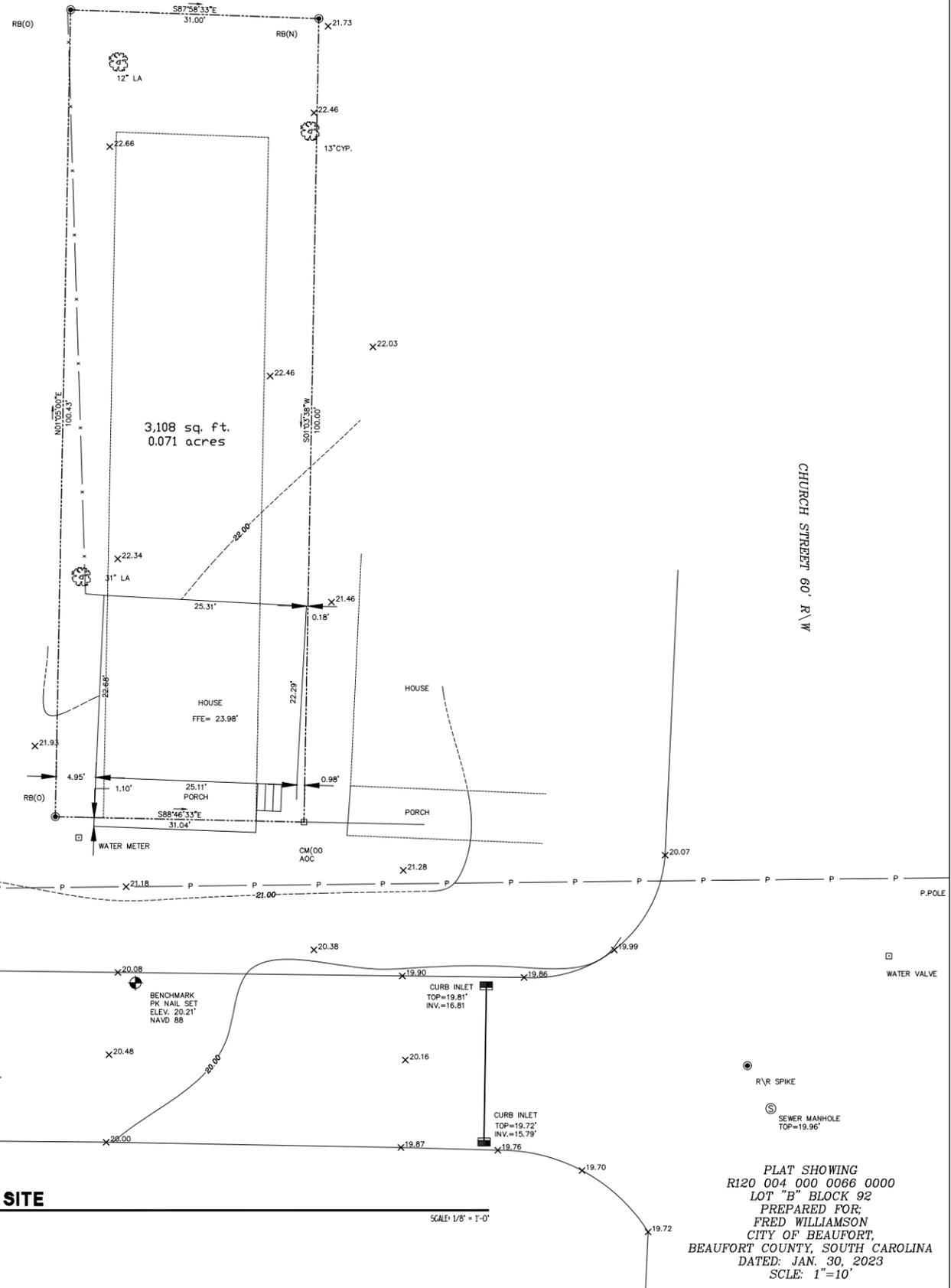
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DATE:	02/09/2023
JOB NO.:	22123
DWG. BY:	AR
DWG. NAME:	22123.TMG

0



AERIAL VIEW



EXISTING SITE

PLAT SHOWING
R120 004 000 0066 0000
LOT "B" BLOCK 92
PREPARED FOR,
FRED WILLIAMSON
CITY OF BEAUFORT,
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: JAN. 30, 2023
SCALE: 1"=10'



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DWG. NAME:	22123.DWG

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1



1080 CHURCH ST.

NOT TO SCALE



1210 CONGRESS ST.

NOT TO SCALE



1007 HARRINGTON ST.

NOT TO SCALE



1002 CHURCH ST.

NOT TO SCALE



1215 CONGRESS ST.

NOT TO SCALE



1010 CHURCH ST.

NOT TO SCALE



1010 CHURCH ST.

NOT TO SCALE



1201 CONGRESS ST.

NOT TO SCALE



1206 CONGRESS ST.

NOT TO SCALE



1302 CONGRESS ST.

NOT TO SCALE



1009 HARRINGTON ST.

NOT TO SCALE



1205 CONGRESS ST.

NOT TO SCALE

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PERMITS OR THE OBTAINING OF CONTRACTS. THE ARCHITECT'S SERVICES DO NOT
INCLUDE THE OBTAINING OF CONTRACTS. THE ARCHITECT'S SERVICES DO NOT
INCLUDE THE OBTAINING OF CONTRACTS.

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DRAWN BY:	AR
DATE:	22123.DWG



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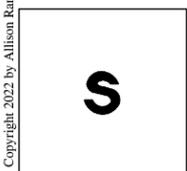


STREET SECTION

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

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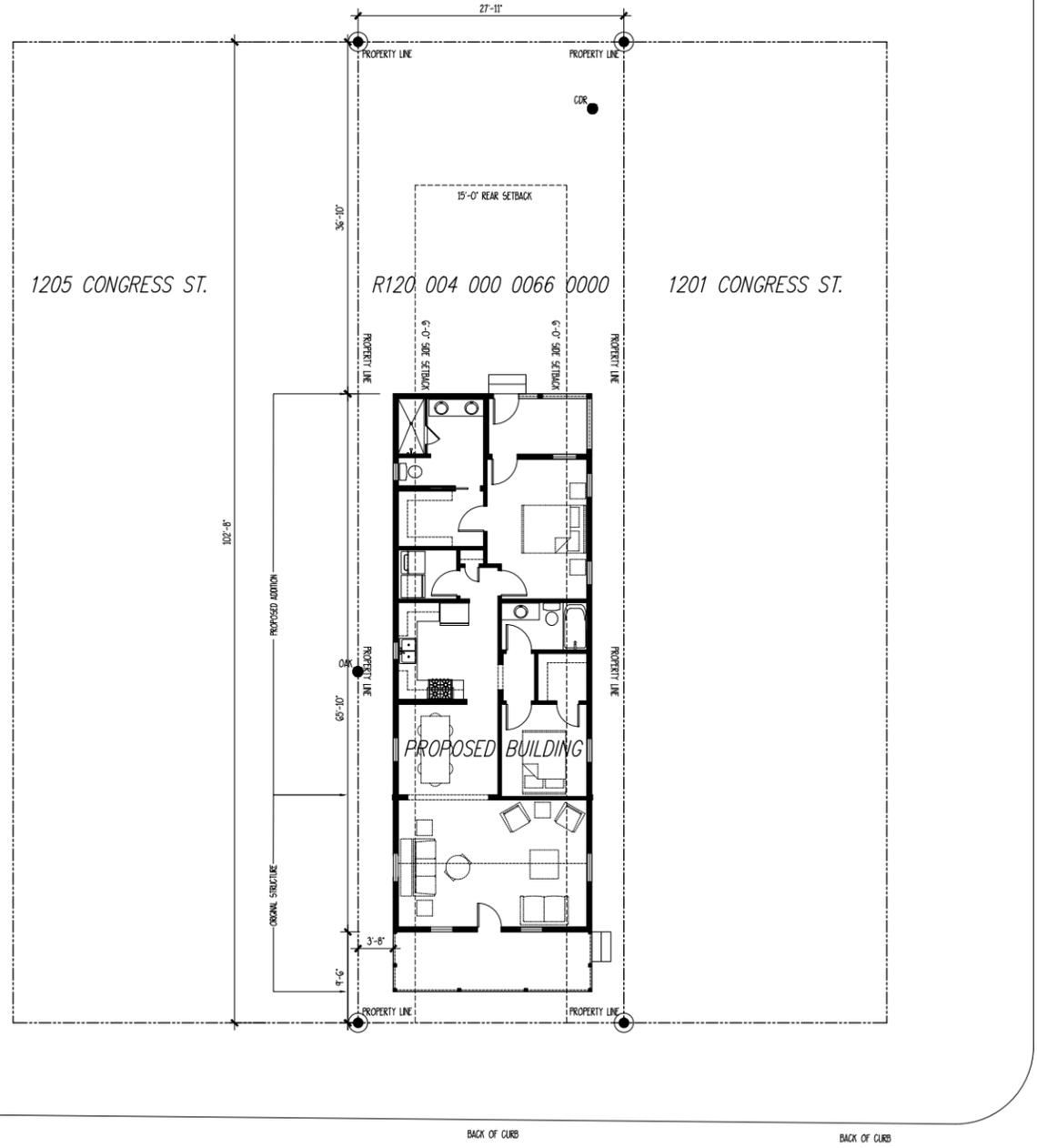


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PREVIOUS SUBMISSION



PROPOSED SITE PLAN

**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"

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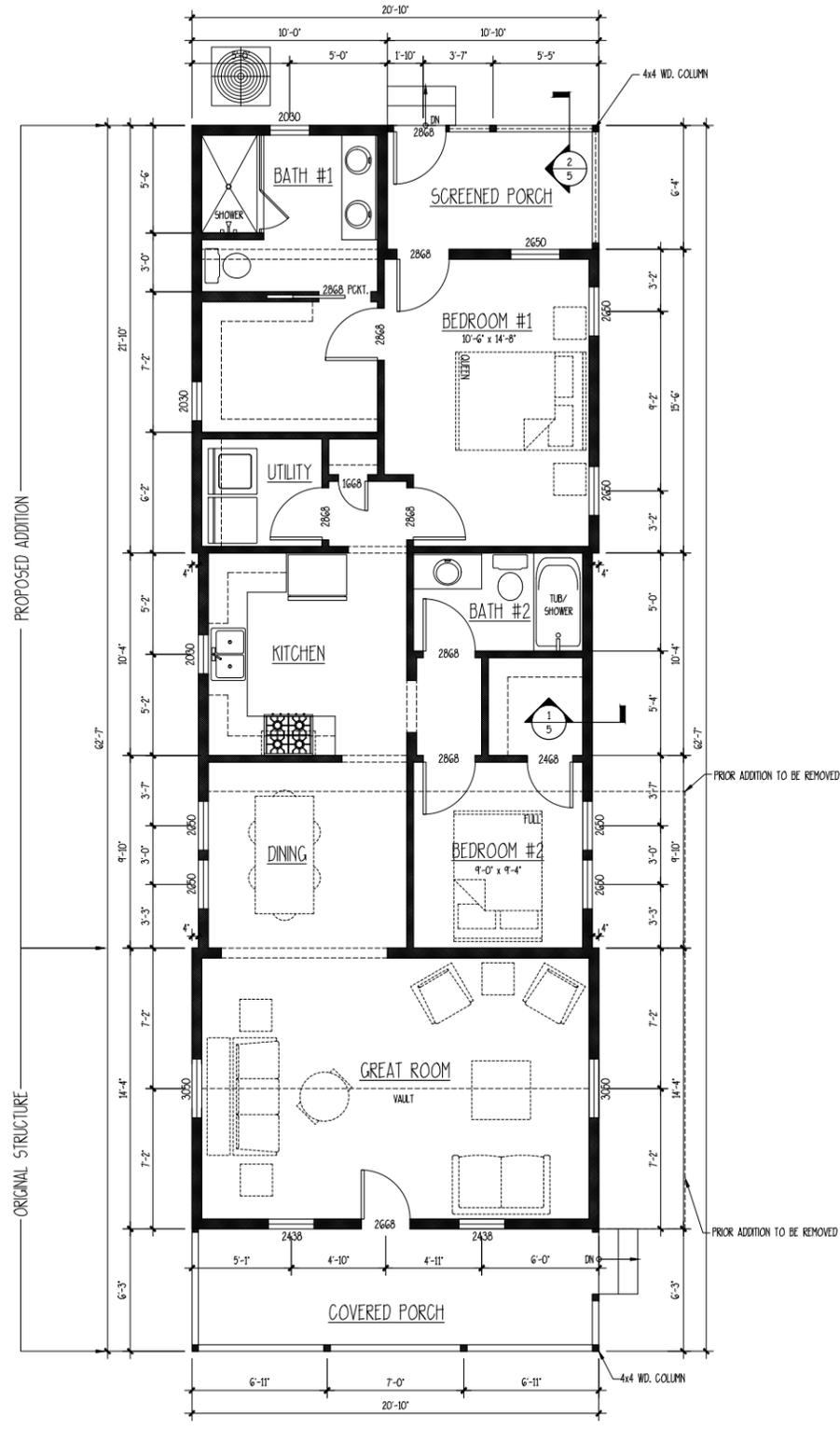
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PROPOSED FLOOR PLAN

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

DATE:	02/20/2023
JOB NO.	22123
DWG. BY:	AR
DWG. NAME:	22123.DWG

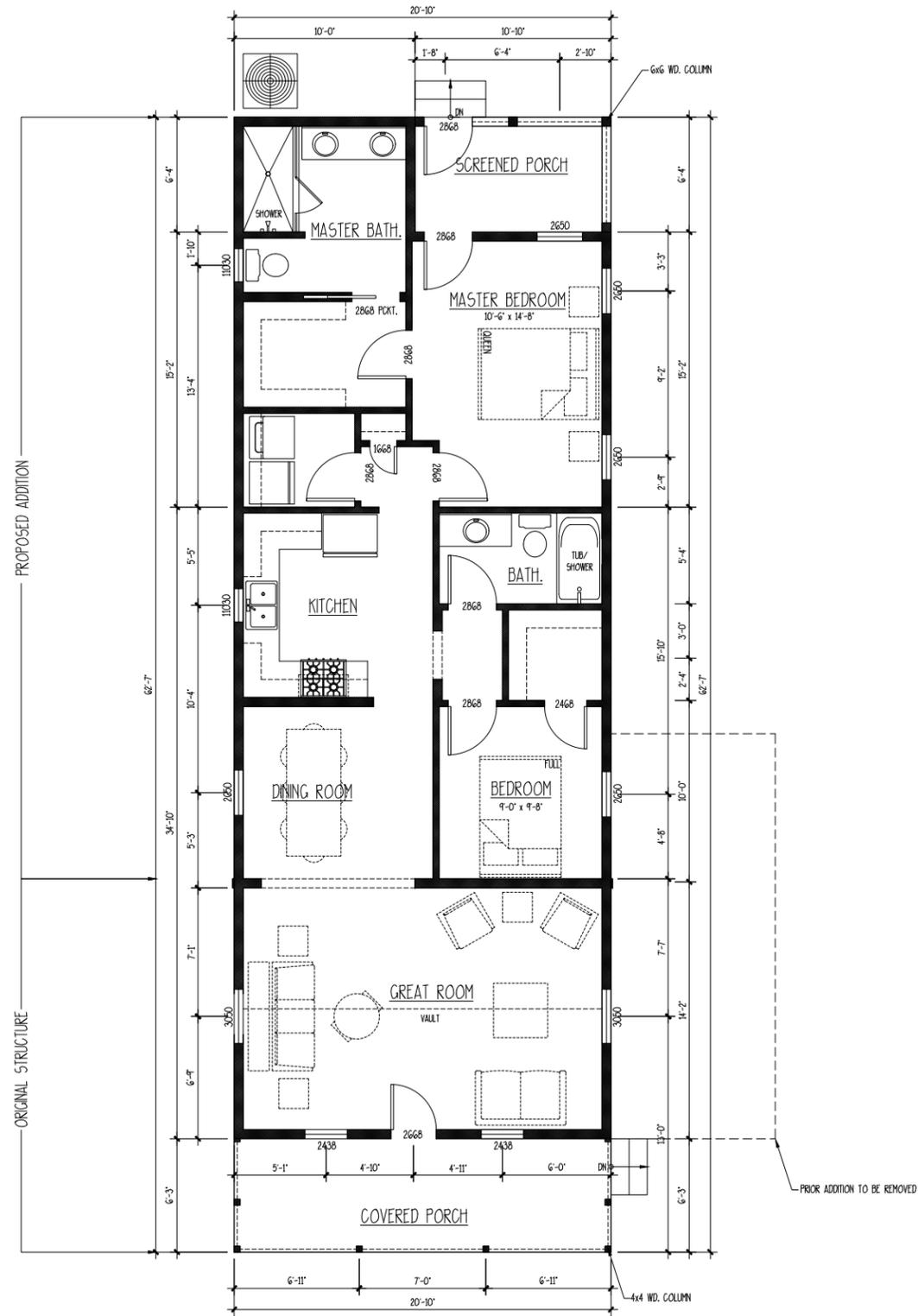
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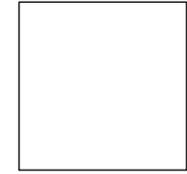
PREVIOUS SUBMISSION



PROPOSED FIRST FLOOR PLAN

- *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.

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



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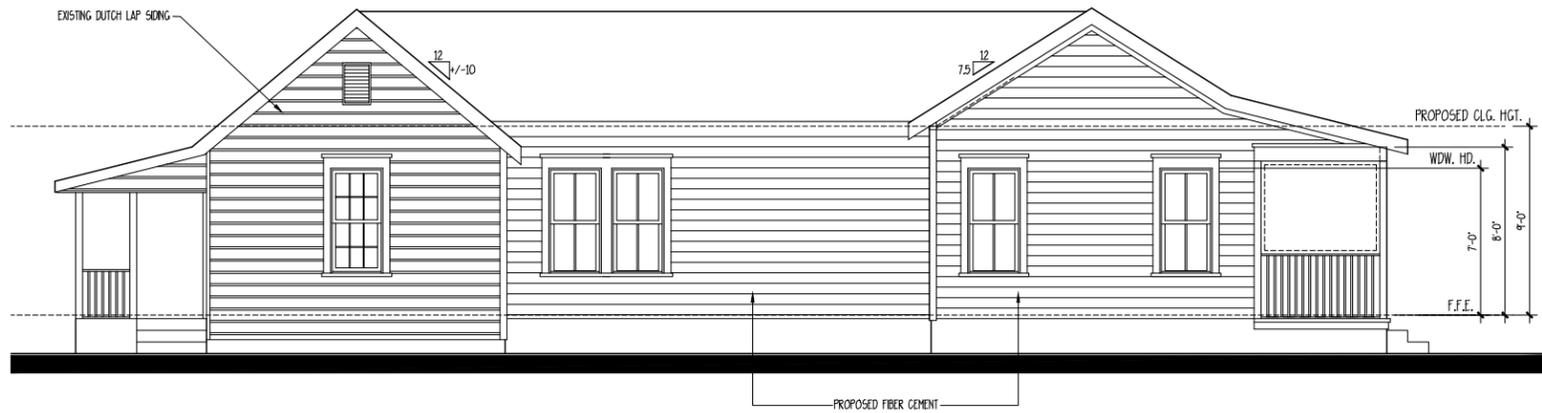
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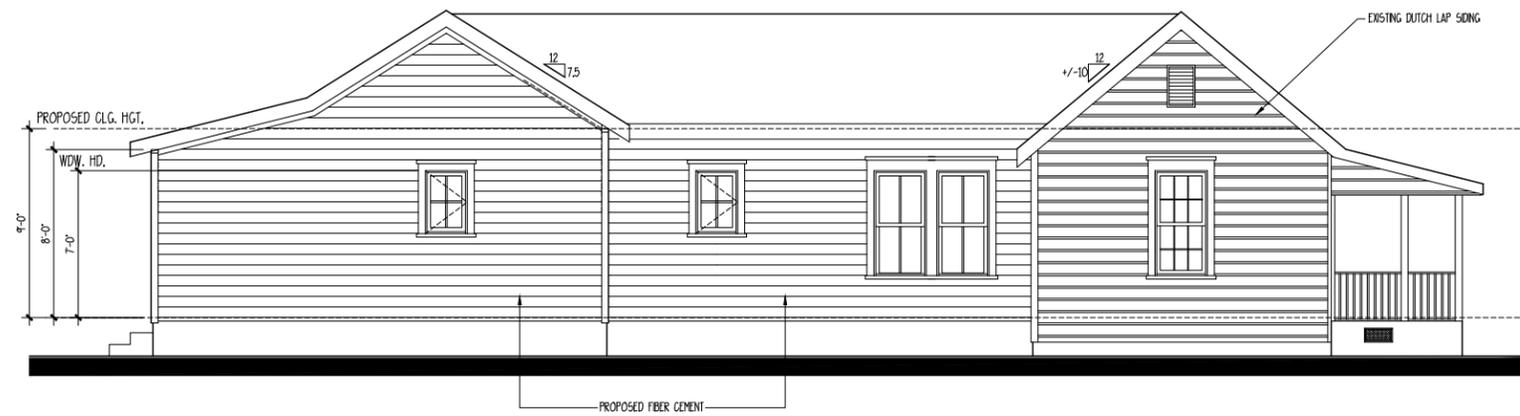
3 PROPOSED REAR ELEVATION

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



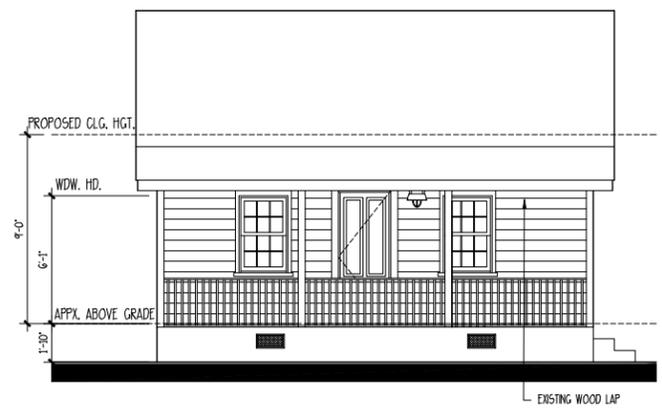
4 PROPOSED RIGHT ELEVATION

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



2 PROPOSED LEFT ELEVATION

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



1 PROPOSED FRONT ELEVATION

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

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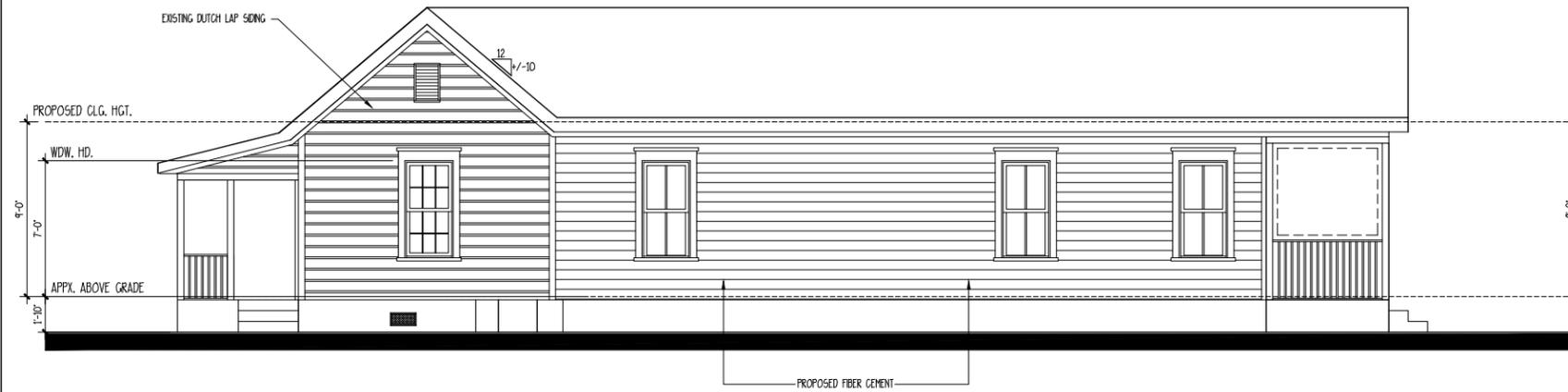
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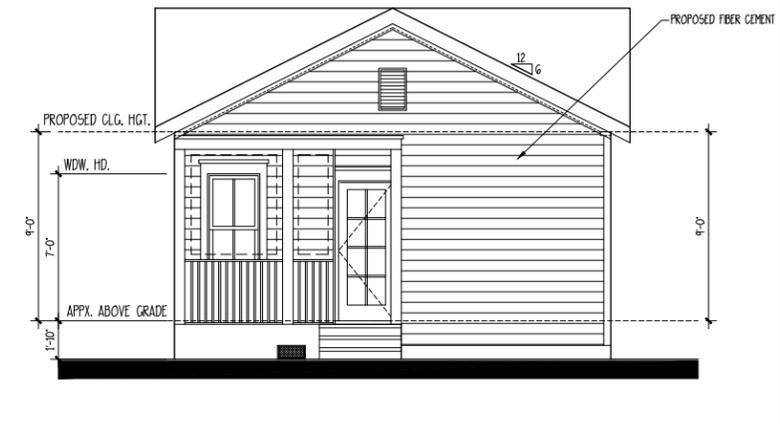
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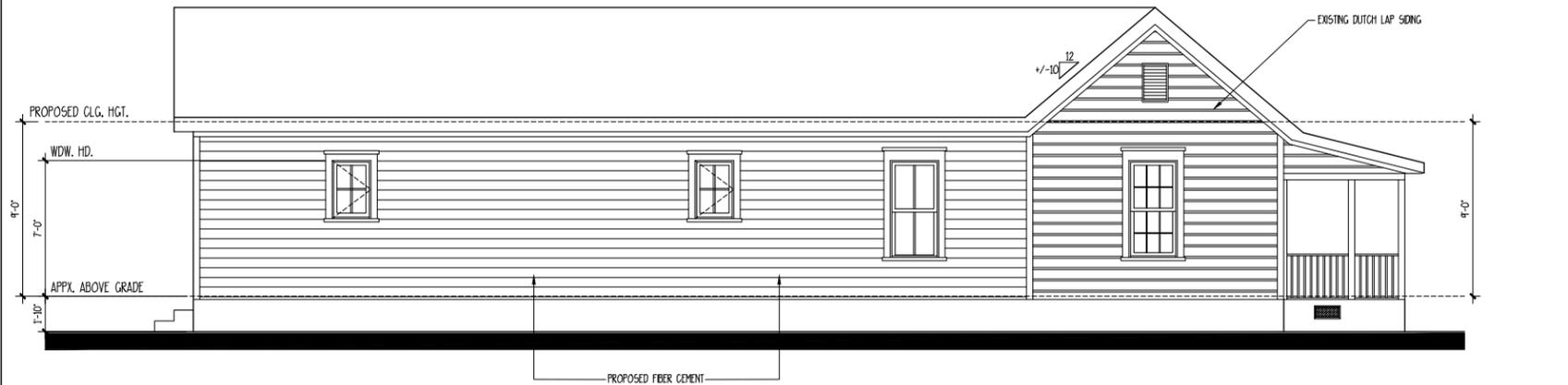
4 PROPOSED RIGHT ELEVATION

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



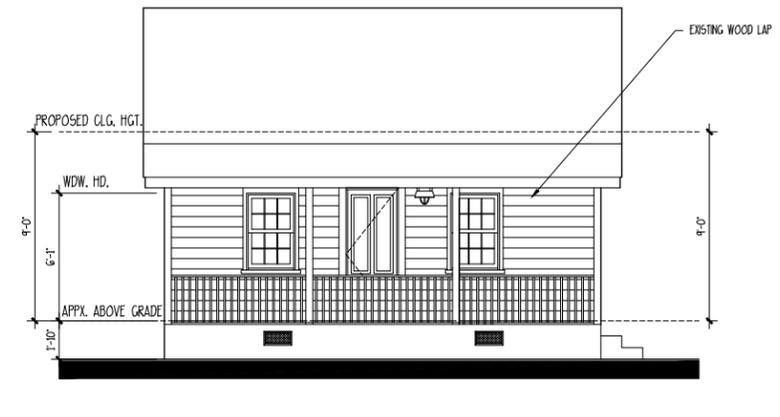
3 PROPOSED REAR ELEVATION

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



2 PROPOSED LEFT ELEVATION

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



1 PROPOSED FRONT ELEVATION

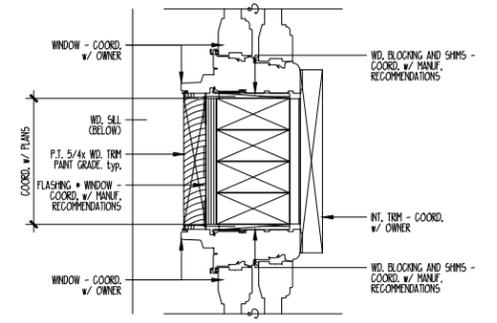
SCALE: 1/4" = 1'-0"

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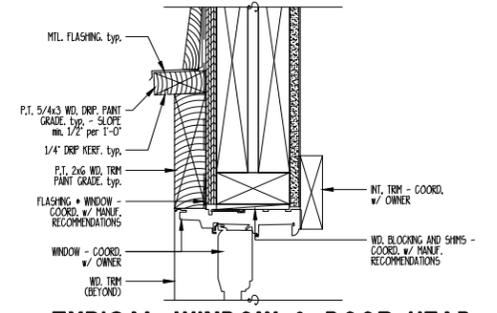
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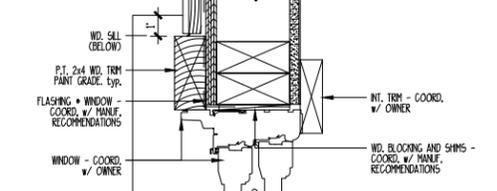
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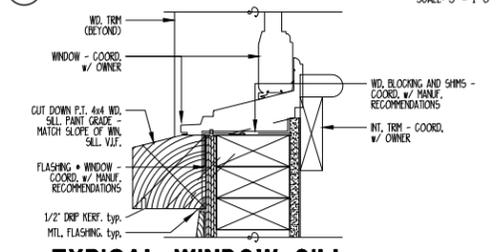
6 TYPICAL WINDOW JAMB & MULL
SCALE: 3" = 1'-0"



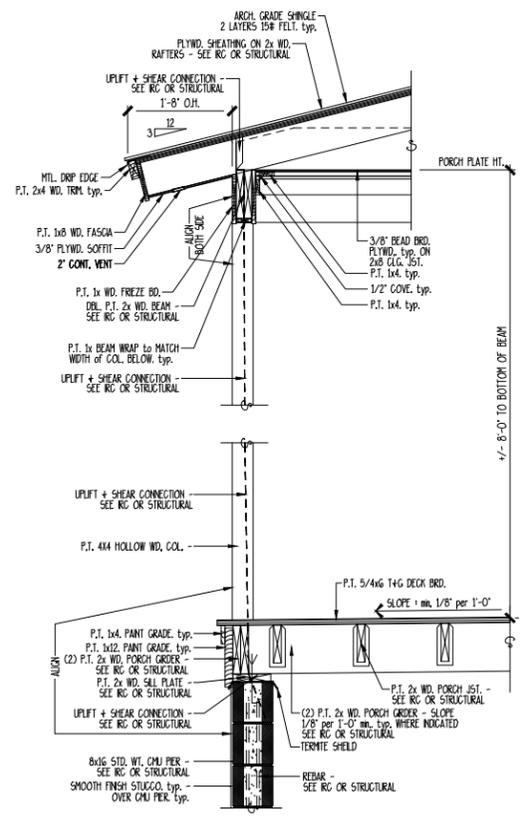
5 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



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

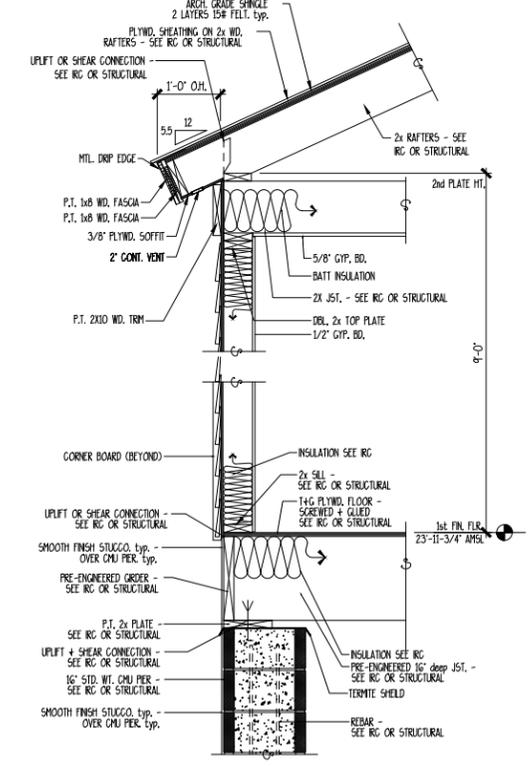


3 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



2 TYPICAL PORCH 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.



1 TYPICAL WALL 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.

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Timberline HD® Shingles

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



Timberline HD® 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® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more)

Stays in Place

Dura Grip™ 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)¹

StainGuard® Protection

Helps ensure the beauty of your roof against unsightly blue-green algae²

Peace of Mind

Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years³

Perfect Finishing Touch

For the best look, use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles⁴

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

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

³See *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 first 10 years after the shingles are installed, whichever is shorter) are the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

⁴These products are not available in all areas. See 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 D3462¹
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267

- Texas Department of Insurance listed
- CSA A123.5²
- 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 Specifics³

- 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: Yes⁴
- 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.

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

²Refers to shingles sold in Canada only.

³Refer to complete published installation instructions.

⁴StainGuard[®] Protection applies only to shingles with StainGuard[®]-labeled packaging. See product literature for details, availability 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.

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	
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	
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	
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	
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	
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	
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	
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	
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	
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	

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)
6-4 (1930)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
6-4 1/4 (1937)	3-0 1/4 (921)	3-2 1/4 (971)	3-6 1/4 (1071)	4-0 1/4 (1221)	4-6 1/4 (1377)
6-3 3/4 (1924)	2-11 3/4 (908)	3-1 3/4 (959)	3-5 3/4 (1060)	3-11 3/4 (1213)	4-5 3/4 (1365)
2-9 11/16 (856)	1-1 11/16 (348)	1-3 11/16 (399)	1-7 11/16 (500)	1-11 11/16 (602)	1-17 11/16 (704)
(S.O. 2-10 x 6-2)	ELDH3676 E	ELDH3876 E	ELDH4276 E	ELDH4876 E	ELDH5476 E
(S.O. 3-0 x 6-2)	ELDH3676 E	ELDH3876 E	ELDH4276 E	ELDH4876 E	ELDH5476 E
(S.O. 2-10 x 5-10)	ELDH3672 E	ELDH3872 E	ELDH4272 E	ELDH4872 E	ELDH5472 E
(S.O. 3-0 x 5-10)	ELDH3672 E	ELDH3872 E	ELDH4272 E	ELDH4872 E	ELDH5472 E
(S.O. 2-10 x 5-6)	ELDH3668 E	ELDH3868 E	ELDH4268 E	ELDH4868 E	ELDH5468 E
(S.O. 3-0 x 5-6)	ELDH3668 E	ELDH3868 E	ELDH4268 E	ELDH4868 E	ELDH5468 E
(S.O. 2-10 x 5-2)	ELDH3664 E	ELDH3864 E	ELDH4264 E	ELDH4864 E	ELDH5464 E
(S.O. 3-0 x 5-2)	ELDH3664 E	ELDH3864 E	ELDH4264 E	ELDH4864 E	ELDH5464 E
(S.O. 2-10 x 4-10)	ELDH3660 E	ELDH3860 E	ELDH4260 E	ELDH4860 E	ELDH5460 E
(S.O. 3-0 x 4-10)	ELDH3660 E	ELDH3860 E	ELDH4260 E	ELDH4860 E	ELDH5460 E
(S.O. 2-10 x 4-6)	ELDH3656 E	ELDH3856 E	ELDH4256 E	ELDH4856 E	ELDH5456 E
(S.O. 3-0 x 4-6)	ELDH3656 E	ELDH3856 E	ELDH4256 E	ELDH4856 E	ELDH5456 E
(S.O. 2-10 x 4-2)	ELDH3652 E	ELDH3852 E	ELDH4252 E	ELDH4852 E	ELDH5452 E
(S.O. 3-0 x 4-2)	ELDH3652 E	ELDH3852 E	ELDH4252 E	ELDH4852 E	ELDH5452 E
(S.O. 2-10 x 3-10)	ELDH3648 E	ELDH3848 E	ELDH4248 E	ELDH4848 E	ELDH5448 E
(S.O. 3-0 x 3-10)	ELDH3648 E	ELDH3848 E	ELDH4248 E	ELDH4848 E	ELDH5448 E
(S.O. 2-10 x 3-6)	ELDH3644 E	ELDH3844 E	ELDH4244 E	ELDH4844 E	ELDH5444 E
(S.O. 3-0 x 3-6)	ELDH3644 E	ELDH3844 E	ELDH4244 E	ELDH4844 E	ELDH5444 E
(S.O. 2-10 x 3-2)	ELDH3640 E	ELDH3840 E	ELDH4240 E	ELDH4840 E	ELDH5440 E
(S.O. 3-0 x 3-2)	ELDH3640 E	ELDH3840 E	ELDH4240 E	ELDH4840 E	ELDH5440 E
(S.O. 2-10 x 2-10)	ELDH3636 E	ELDH3836 E	ELDH4236 E	ELDH4836 E	ELDH5436 E
(S.O. 3-0 x 2-10)	ELDH3636 E	ELDH3836 E	ELDH4236 E	ELDH4836 E	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)						
2-11 3/8 (888)						
2-11 5/8 (905)						
2-11 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)						
3-11 3/8 (1203)						
3-11 5/8 (1210)						
3-11 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)						
4-11 3/8 (1508)						
4-11 5/8 (1514)						
4-11 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)						
5-11 3/8 (1813)						
5-11 5/8 (1819)						
5-11 1/8 (1807)						
5-5 29/32 (1674)						



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 March 2023

1 SUMMARY OF REQUEST

1203 Congress Street, Alterations/Additions

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

This property is in the Historic Conservation Neighborhood.

Background: This application received conceptual approval at the September 2022 HRB meeting.

2 FACTS

Property Address:	1203 Congress Street
Parcel ID:	R120 004 000 0066 0000
Case Number:	22-61 HRB.2
Applicant:	Ashley Randolph, Allison Ramsey Architects
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front* —Average prevailing setback on block
 - *Rear setback* – 15' min. h
 - *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

- A. This house is located in the Northwest Quadrant and is listed on the National Register of Historic Places List of Contributing Structures as a “1-story frame dwelling” built in 1910.
- B. Staff supports the removal of the prior addition on the east side of the house.
- C. Per Section 11.4.3, “If a proposed addition would encroach into the same setback that already had been encroached upon, the addition can be allowed, provided it projects no further into the setback than the existing structure.” The dimensions of this new addition are in keeping with the setback encroachments of the historic house.

Staff Conditions

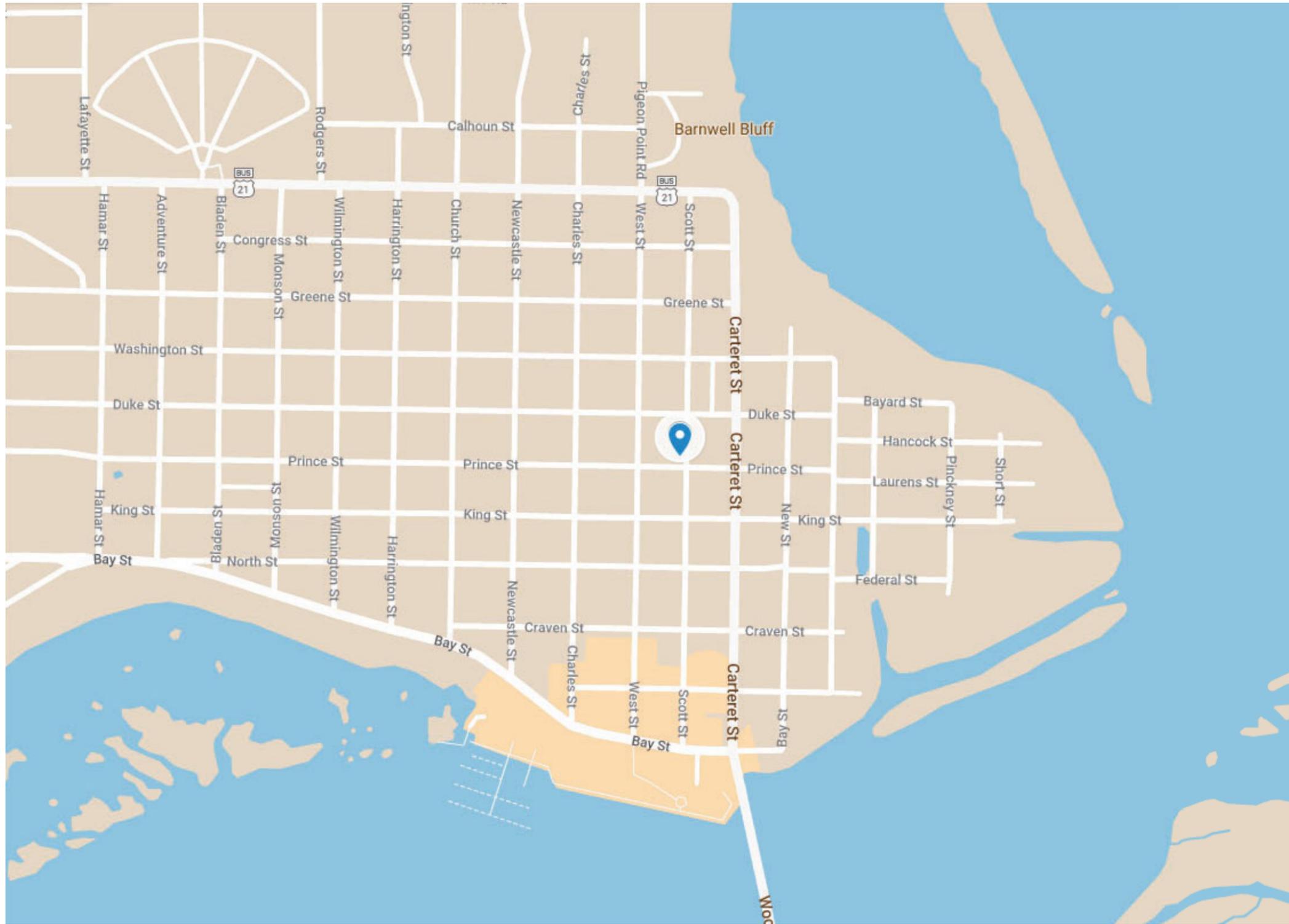
- 1. Staff believes the applicant has successfully revised the massing of the addition to be more sensitive of the original house. The applicant has recessed the dining room, kitchen, adjacent bedroom, and closet/bathroom by 4 inches on each side to create a “hyphen” between the main house and rear bedroom area. The applicant has also created a cross gable at the rear to parallel the front building as well as extended a shed roof over screen porch and portion of master bathroom.
- 2. Staff recommends the applicant reduce the slope of the gable roof over the hyphen from 5.5/12 to 4/12 or 5/12 to lower this roof ridge below the original house’s ridgeline.
- 3. Applicant has replaced the single window in the dining room and single window in the bedroom with sets of paired windows; staff supports this change.
- 4. Staff recommends the applicant replace the 2030 window in Bathroom #1 with a 2650 window to match the window on this same façade in bedroom #1.
- 5. Applicant to confirm that the proposed SDL Marvin Elevate windows will have external grilles and interior spacer bars.
- 6. Applicant to confirm that the new fiber cement siding will have a smooth finish per Section 4.6.3.A.1.b.
- 7. Applicant to provide a cutsheet for the door at the rear of the house.
- 8. Applicant to clarify the material of the base of the addition (appears to be stucco), and rear porch balusters, railings, columns, and stairs, as well as all window/door trim.
- 9. Applicant to provide cutsheet for any and all decorative lighting fixtures for the exterior of the structure.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

803 Prince Street











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

DECISION LETTER

July 15, 2022

Bill Chambers
PO Box 1181
Beaufort, SC 29903

RE: 22-39 HRB.1 803 Prince Street – New Construction

Dear Mr. Chambers:

On July 13, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for new construction located at 803 Prince Street. The HRB voted to approve your conceptual application for new construction with Staff conditions. The Board also voted to approve the scale as presented for the structure. Additionally, the Board voted to move that the applicant stake the property for a future site visit by Board members prior to the next submittal.

Staff Conditions of Conceptual Approval:

1. Applicant to ensure that the proposed HVAC will not encroach into the west 6' side yard setback.
2. Applicant to align the front façade with the average prevailing setback on the block, as stated in Section 2.4.1.B.1 of the Beaufort Code. In this case, the average prevailing setback on the block refers to the block extending from West Street to Scott Street and includes 701 West Street (Wesley United Methodist Church) and 801 Prince Street. The new proposed structure sits too close to the street and is not in keeping with other structures on the block.
3. Per Section 2.4.1.E.3 of the Beaufort Code, the rear setback for a parking pad is 5 ft. min. The proposed "washed granite drive" encroaches past this setback. Staff recommends that the applicant remove the additional strip of pavement that extends beyond the garage north elevation line. While driveways and walkways are allowed to encroach up to 100% of the depth of any required setback (2.5.6.F), parking must be a minimum of 5' from the rear setback. The current layout of the driveway at this location appears to accommodate a parking pad and this area of the washed granite drive should be reduced to eliminate the parking pad.
4. Applicant to provide more detail for connection between the house and public right-of-way (sidewalk). The applicant notes the edge of the pavement on the site plan, but no additional detailing/landscaping is provided in this area. The landscape plan does not include the portion from the street edge to the house.

5. Applicant has noted some trees proposed to be removed on the south and west property lines. However, two trees noted on the tree and topo survey aren't marked but appear to be in the footprint of the proposed garage. Applicant to note existing trees on the site plan with building overlaid and place "X" marks over trees to be removed. Applicant to note any specimen or landmark trees that are proposed to be removed.
 - a. A 17-inch elm is proposed to be removed which is a specimen tree.
 - b. A 17-inch red cedar is proposed to be removed which is a specimen tree.
 - c. A certified arborist report is required for any specimen or landmark trees proposed to be removed.
6. Staff supports the height, scale, and mass of the proposed new construction. The applicant should take great care in the detailing of the two-story portion of the house so as not to trick viewers into thinking the house is older than it is. Applicant should detail the entire structure in a consistent architectural language to differentiate it from its historic neighbors and to ensure that it does not tell a false story of development, i.e., that it is a main structure, with porch added to the south, and one-story addition to the rear. Generic Perspective 13 and 1 on sheet A-901 give staff concern related to a false narrative of development.

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

Sincerely,

Jeremiah Smith, Chair
Historic Review Board

email: rwchambersarchitect@icloud.com

cc: file copy

APPLICANT PRESENTATION

803 Prince Street



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
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: Bill Chambers Architect
Applicant Address: PO Box 1181 Beaufort SC
Applicant E-mail: rwchambersarchitect@icloud.com Applicant Phone Number: 8438129666

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): JC and Mary Cataldo
Owner Address:

Project Name: Cataldo House
Property Address: 803 Prince Street Beaufort SC
Property Identification Number (Tax Map & Parcel Number): R120 004 000 0536B &0536
Date Submitted: 2-7-2023

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

Applicant's Signature: Bill CHAMBERS Date: 2-7-2023
Owner's Signature: JC CATALDO Date: 2-7-2023

(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: CATALDO HOUSE

Property Size in Acres: 0.26 Proposed Building Use: SINGLE FAMILY

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):
2400 NEW FIRST, 880 NEW SECOND, 613 EXISTING, 598 NEW GARAGE

Is this project a redevelopment project? [checked] Y [] N

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

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

NEW INFILL TWO STORY SINGLE FAMILY HOME AND GARAGE.

THE EXISTING LOT HAS A RELOCATED NON-HISTORIC COTTAGE TOWARDS THE REAR OF THE PROPOERY.

Multiple horizontal lines for project narrative input.

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 | Phone: (843) 525-7011 | Fax: (843) 986-5606

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

- 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.

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: 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.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: jbachety@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.

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: jbachety@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.



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.

2.4: DISTRICT DEVELOPMENT STANDARDS

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	30% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out ²	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
¹ This percentage indicates maximum lot coverage by roofs; total impervious coverage may be in additional 10%. Parcel may also be subject to Section 8.3 (Stormwater). ² See Section 2.5.1.8 for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; for infill lots also see Section 2.5.2	20 ft min No max	15 ft min 30 ft max ³	average Prevailing Setback on block	0 ft min 15 ft max	0 ft min max. Prevailing Setback on block	0 ft min 15 ft max
2. Side Setback - Corner / Alley	15 ft min No max	6 ft min No max	5 ft min No max	0 ft min 10 ft max	0 ft min 15 ft max	0 ft min 15 ft max
3. Side Setback - Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport Setback (from front facade) ^{5, 6}	5 ft min	5 ft min	attached garages shall only be accessed via an alley; garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback - Corner / Alley ⁵	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) ⁵	5 ft min	20 ft min	20 ft min	20 ft min	shall be located behind primary building and accessed via alley or side street ⁷	
³ When lot width is 75 ft or greater, there is no maximum front setback. ⁴ Garage doors shall be 15 ft min from alley centerline. ⁵ In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way. ⁶ The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jetcho Woods neighborhood, carports are exempt from this standard. ⁷ Also see Section 2.5.7 (Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - see Section 2.6	No min 2.5 stories max	No min 2.5 stories max	No min 3 stories max	2 stories min ⁸ 4 stories max; 2.5 stories max in & fronting Historic District & interior lots along Allison Rd.	2 stories min 3 stories max at property line, see 2.6.T.G	2 stories min ⁸ 5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max ⁹	160 ft max ⁹
⁸ 2 stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3 ⁹ Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.						
E. PARKING PAD LOCATION - there are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	there are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.		40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback - Corner			5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback			5 ft min	5 ft min	0 ft min	0 ft min

Adopted - June 27, 2017 | Amended July 10, 2018

The Beaufort, SC Code | 15

4 CODE STANDARD

SCALE: 1" = 1'-0"

PROJECT DATA:

OWNER: CATALDO BEAUFORT, S.C.

PROJECT DESCRIPTION: SINGLE STORY RESIDENT
THIS PROPERTY IS LOCATED IN "X" ZONE.

FLOOD ELEVATION IS N/A

BUILDING CODE: IRC 2021

SQUARE FOOTAGE: 2400 S.F. FIRST FLOOR HEATED
MAIN DWELLING: 880 s.f. SECOND FLOOR
3280 TOTAL HEATED
PORCHES: 306 SOUTH, 381 NORTH, 306 SECOND FLOOR

GARAGE EXISTING BUILDING: 598 S.F.
613 S.F. (INCLUDES PORCH)

BUILDING USE AND OCCUPANCY: R

BUILDING TYPE: VB

ALLOWABLE AREA: n/a

OCCUPANT LOAD: n/a

CITY OF BEAUFORT

SETBACKS: SIDE - 6
REAR - 10

HEIGHT

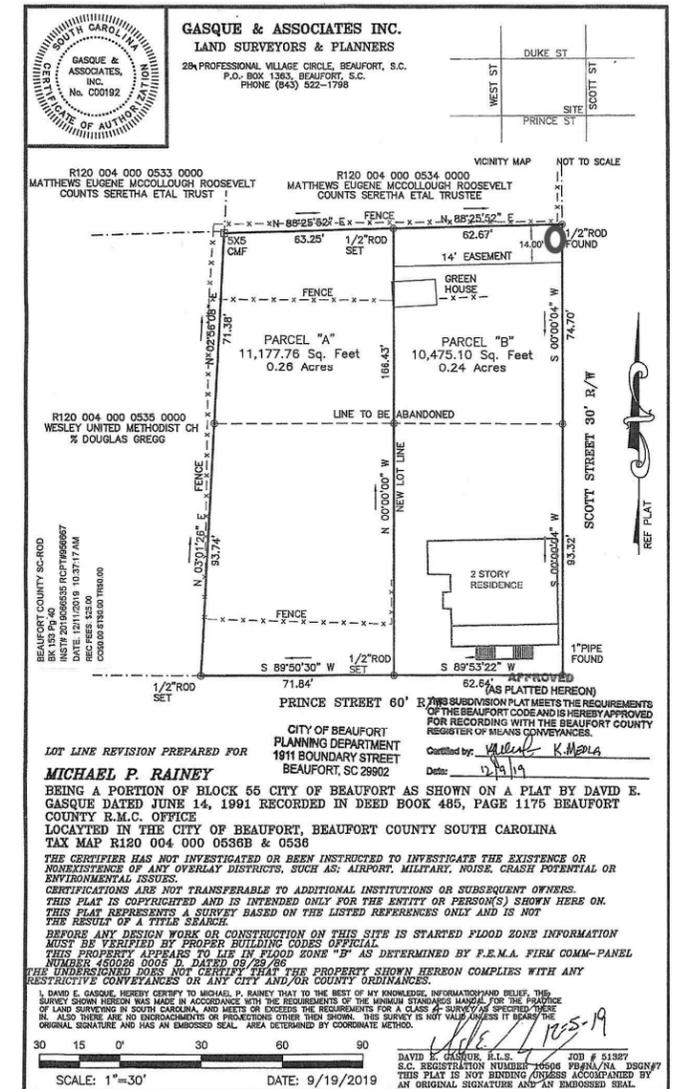
LOT COVERAGE: Site 11,255.5 s.f.
TOTAL BUILDING COVERAGE 4298
POOL 220
MISC PAVED AREAS 100
TOTAL 4729= 42%

2 Project Information

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

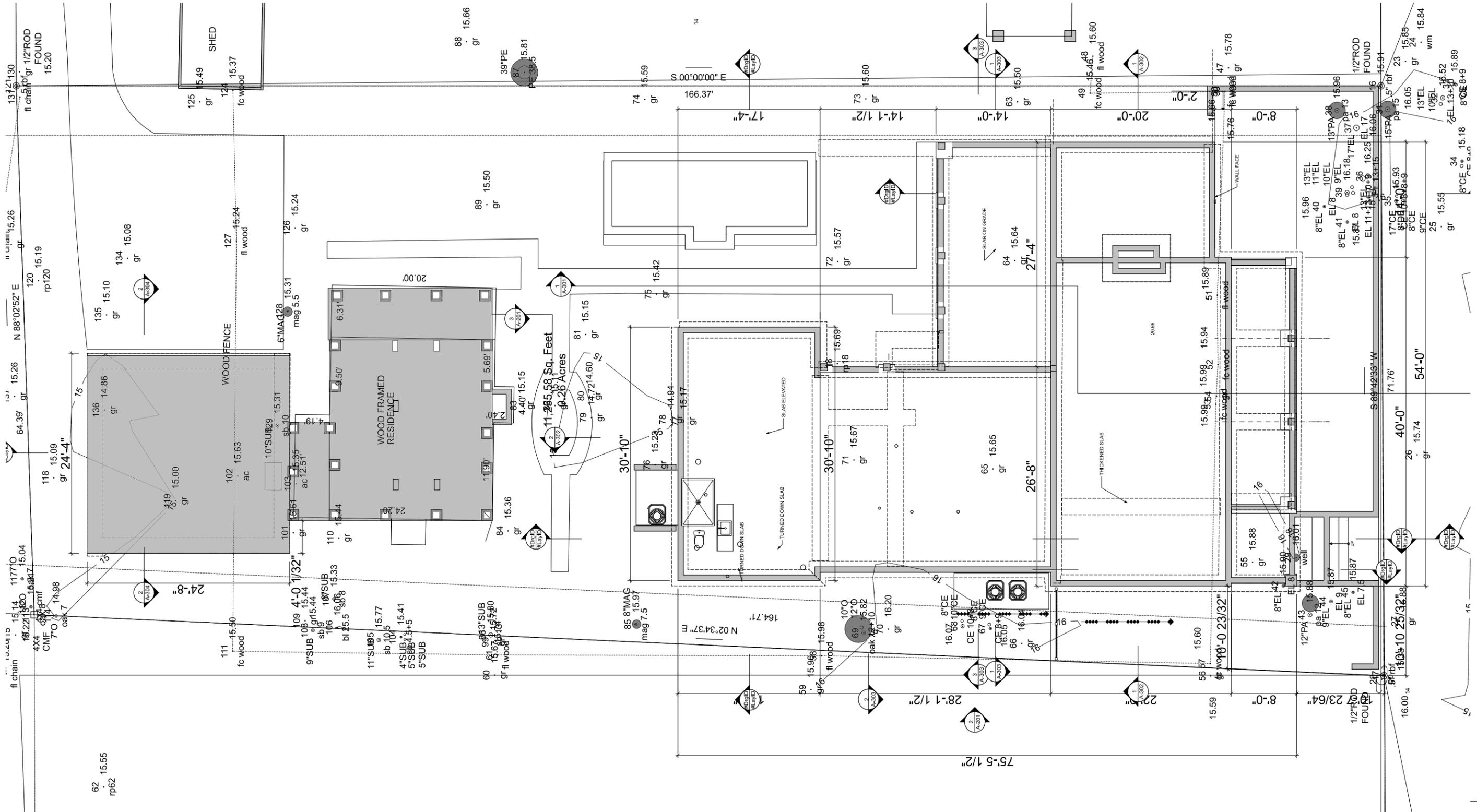


	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title		Cover Sheet	DRAWING NO. G-001 SHEET 1 OF 27



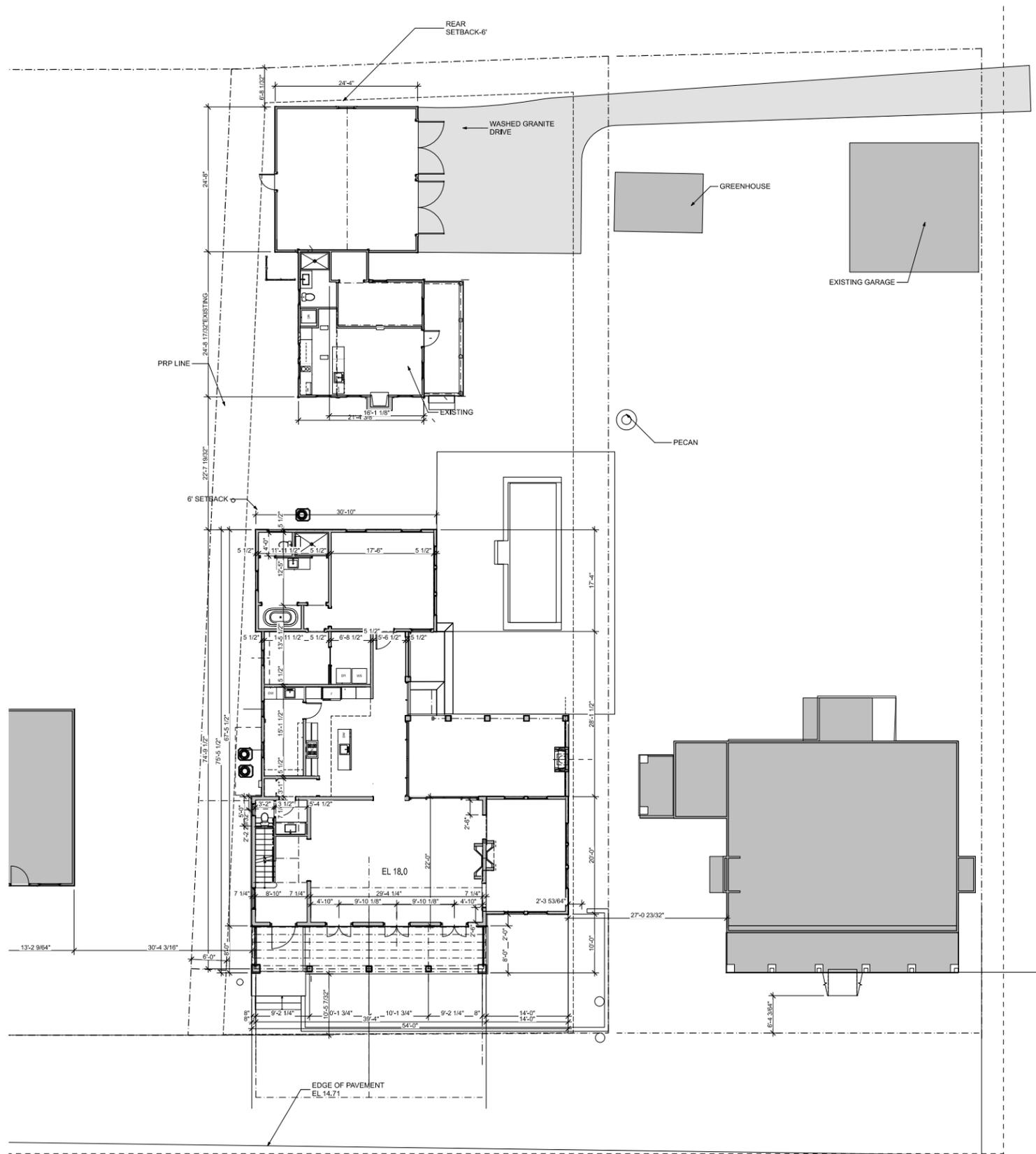
803 Prince 17 of 44

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title	Closing Plat	PRELIM
				DRAWING NO. G-002 SHEET 2 OF 27



	Proj. No.	RWC	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
		Checked		
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title Site Foundation Plan		DRAWING NO. A-101 SHEET 5 OF 27

Foundation Site
SCALE: 3/16" = 1'-0"

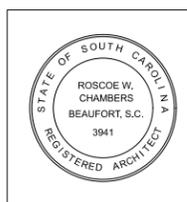
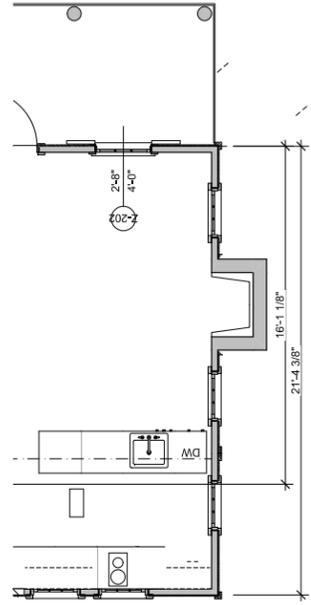
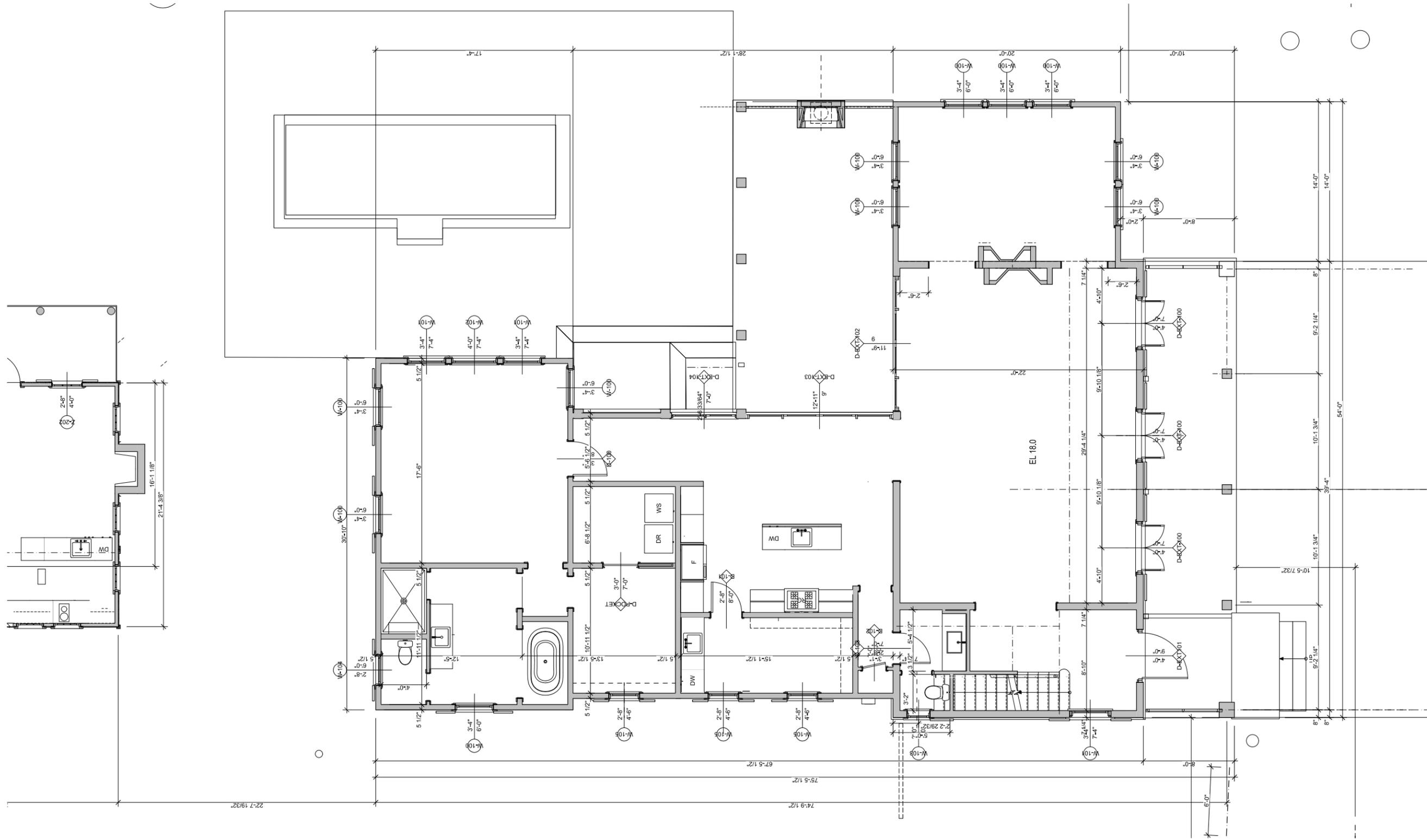


1 Overall First Floor
SCALE: 1" = 10'

803 Prince 20 of 44

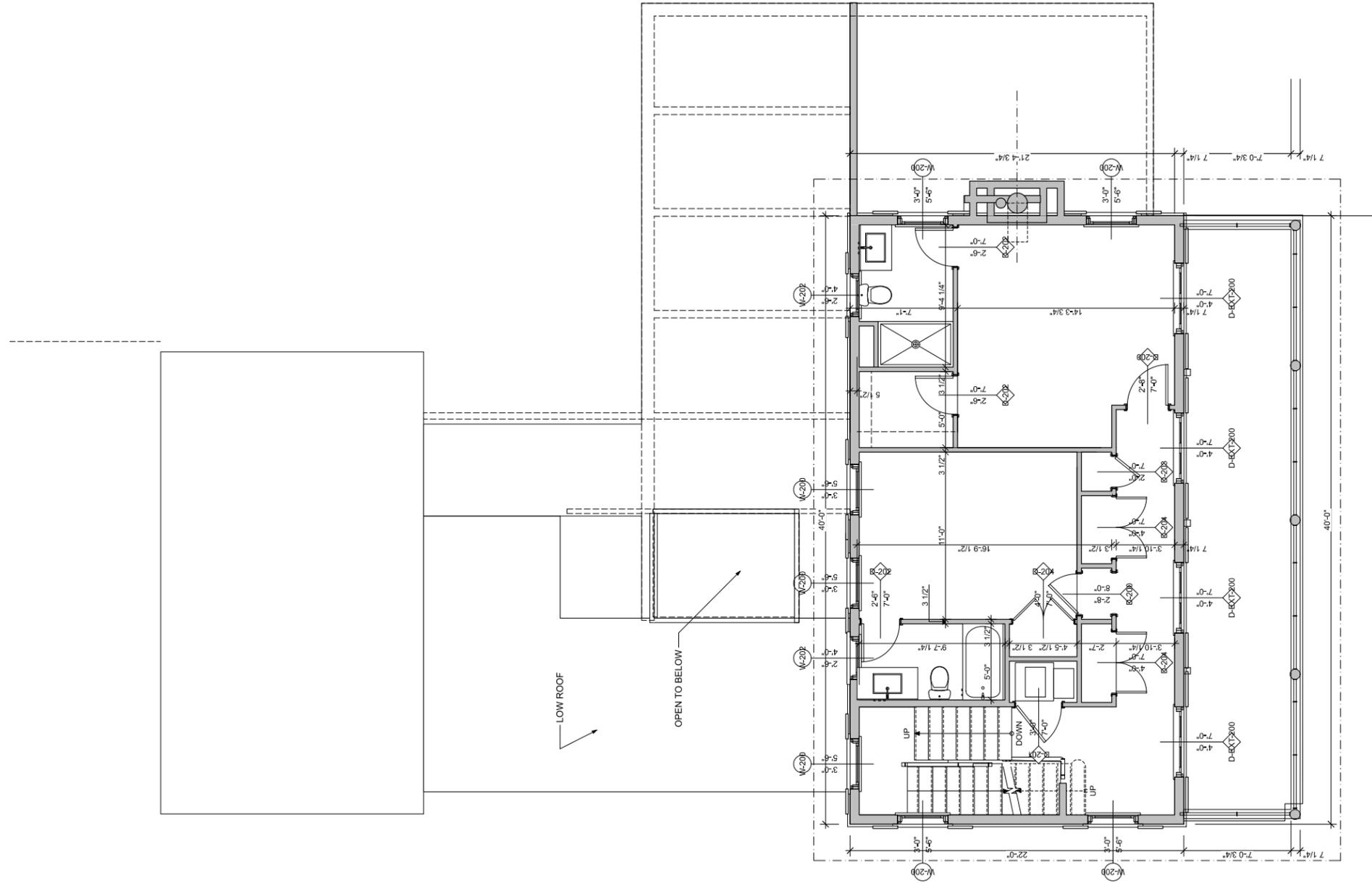


	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title		Overall First Floor Plan	DRAWING NO. A-102 SHEET 6 OF 27



Checked	Drawn RWC	Project Title Cataldo House 803 Prince Street Beaufort SC 29902 USA	Date 2/12/23
Proj. No.	Checked		PRELIM
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title First Floor Plan	DRAWING NO. A-103 SHEET 7 OF 27

NOTES:
 1. TRUSSES SHOWN FOR RI
 TRUSS MANF. TO PROVIDE
 BASE BEARING POINTS
 2. GARAGE BASE IS LOWER



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

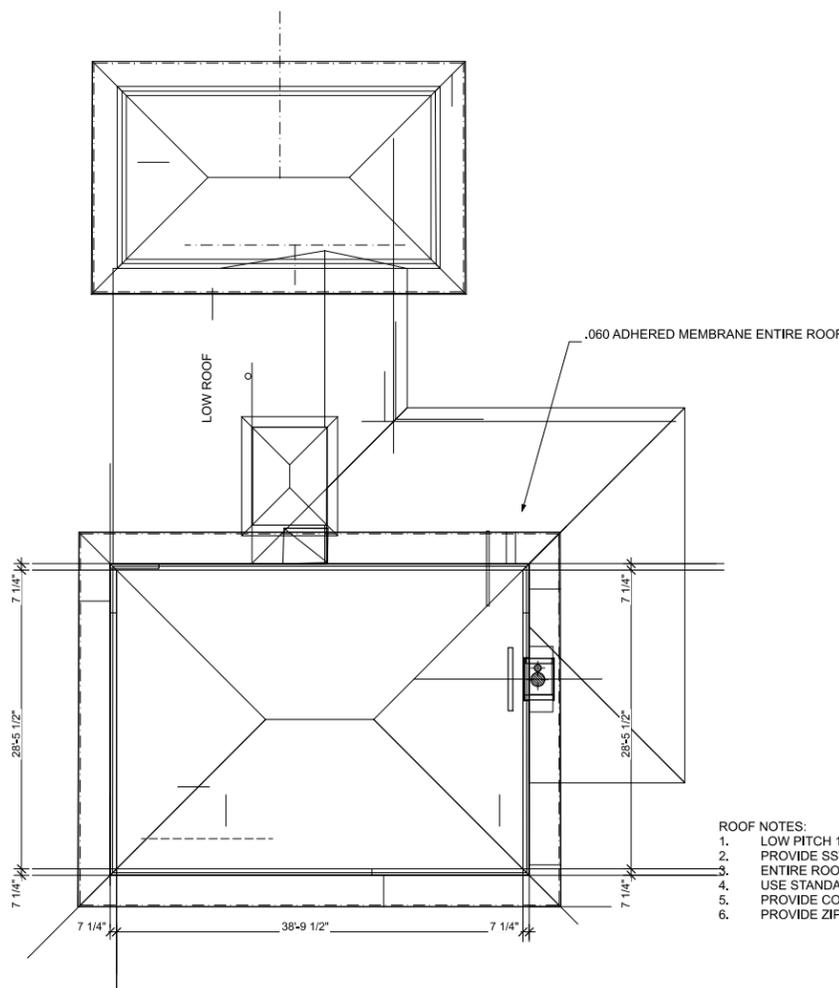
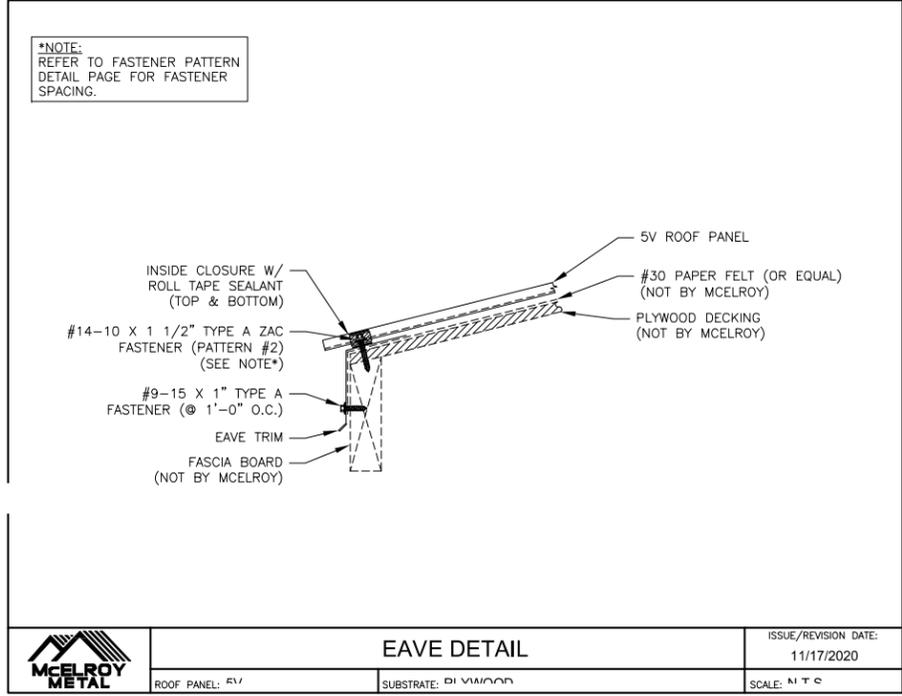
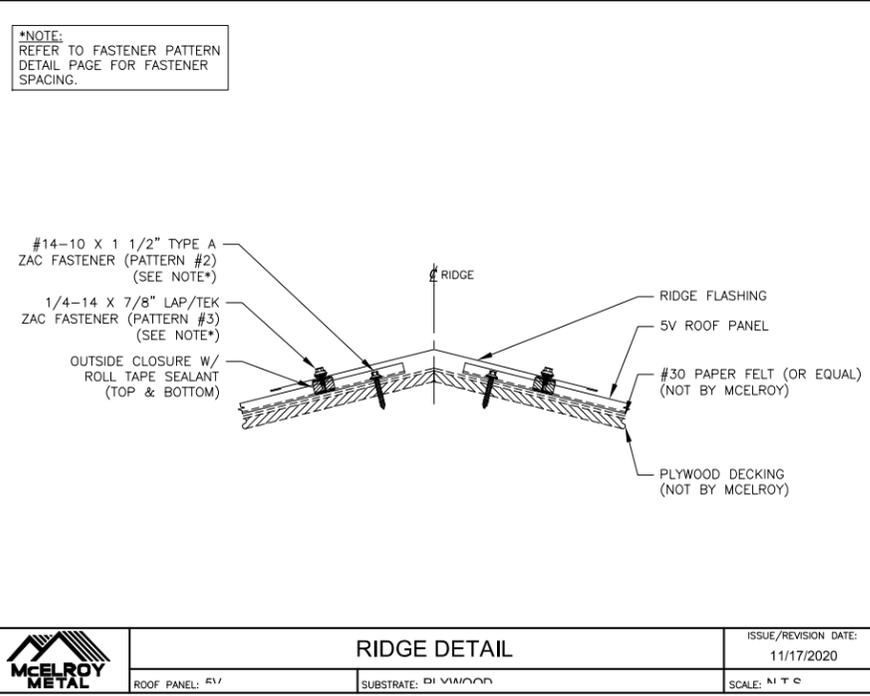
	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
			Second Floor Plan	A-104
				SHEET 8 OF 27

803 Prince 22 of 44

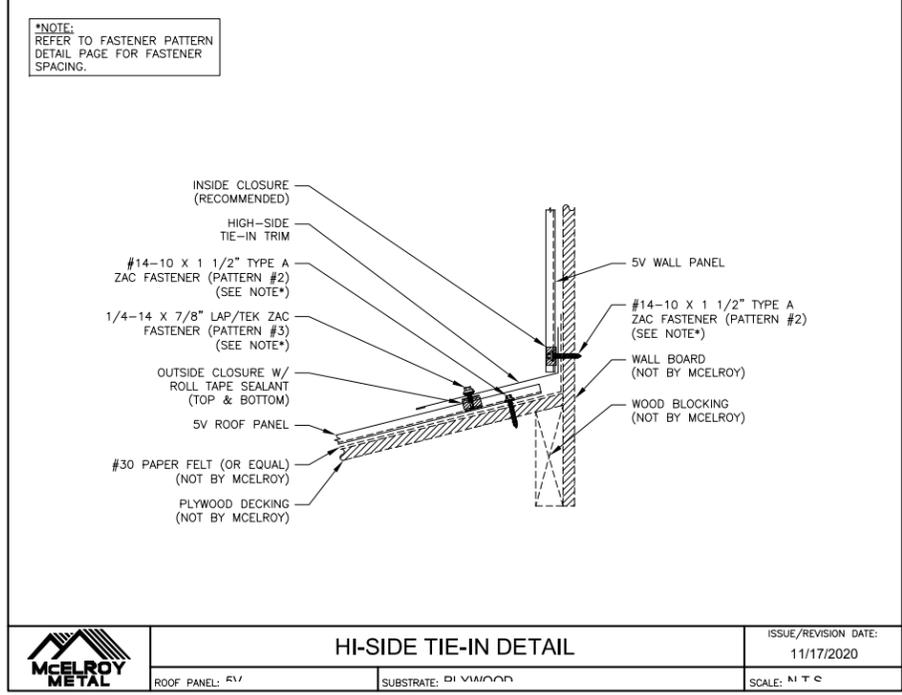


Specifications & Details

Details	Testing	Panel Options
Minimum slope (with sealant) 3:12	Fire Rating Class A	Coating Kynar 500®(PVDF)
Installation Must be over solid decking	US98 Test UL581 Class 90 Class 4 Impact Resistance UL 2218 Fire Resistance UL263	Substrate Standard 26 GA Galvalume® 29 Ga. Galvanized in bare only
Manufacturing Facilities Produced in Ashburn, GA; Merkel, TX	Florida State Approval 1832.1 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 # 15-0123.03 Testing Data For available Test Data, Section Properties or Load Tables, please visit our downloads section.	

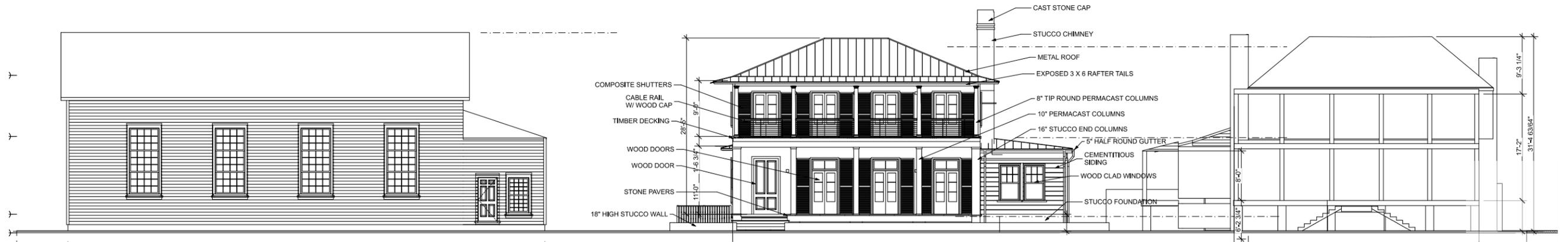


- ROOF NOTES:**
1. LOW PITCH 1.5/12 - 24 GAUGE PANELS
 2. PROVIDE SST SL SCREWS FOR 139 MPH WIND LOAD.
 3. ENTIRE ROOF TO HAVE .060 ADHERED MEMBRANE.
 4. USE STANDARD DETAILS FROM PANEL MANF.
 5. PROVIDE CONTINUOUS PANELS
 6. PROVIDE ZIP ROOF SHEATHING PANELS.

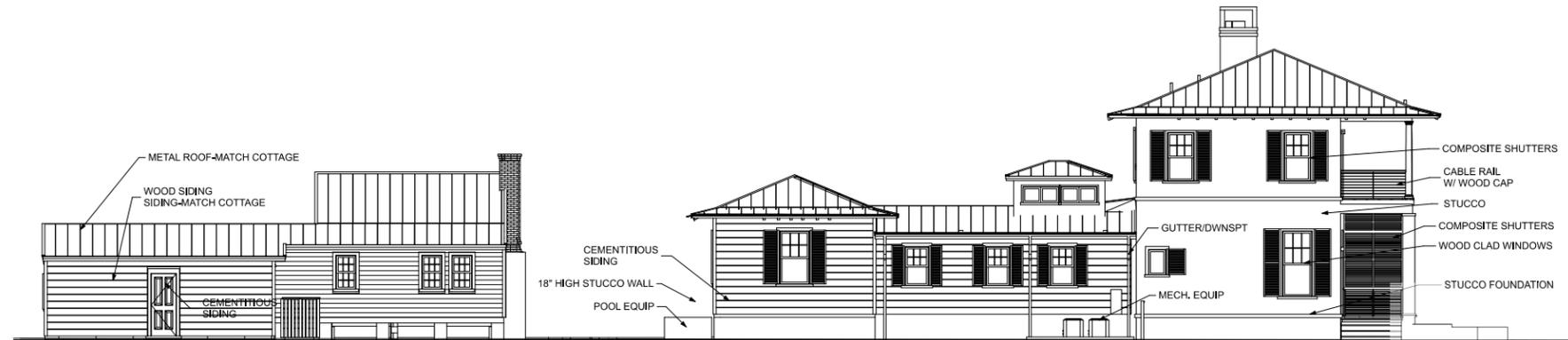


1 Roof Plan
SCALE: 1/8" = 1'-0"

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title	Roof Plan	PRELIM
				DRAWING NO. A-105 SHEET 9 OF 27



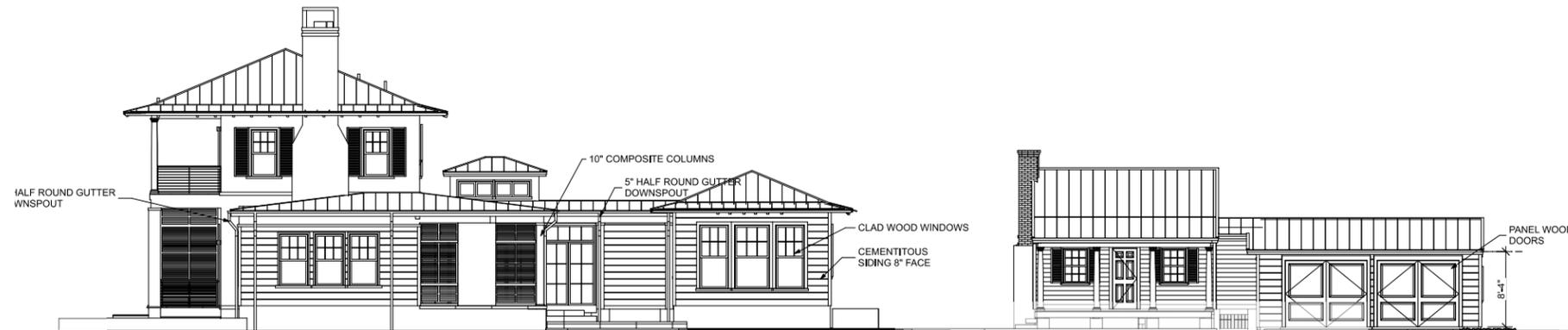
1 South Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"



3 North Elevation
SCALE: 1/8" = 1'-0"



4 East Elevation
SCALE: 1/8" = 1'-0"

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
			Exterior Elevations	A-201 SHEET 10 OF 27



2 Building Section Stair

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



1 Building Section Living

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

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
			Building Sections	A-301
				SHEET 11 OF 27



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

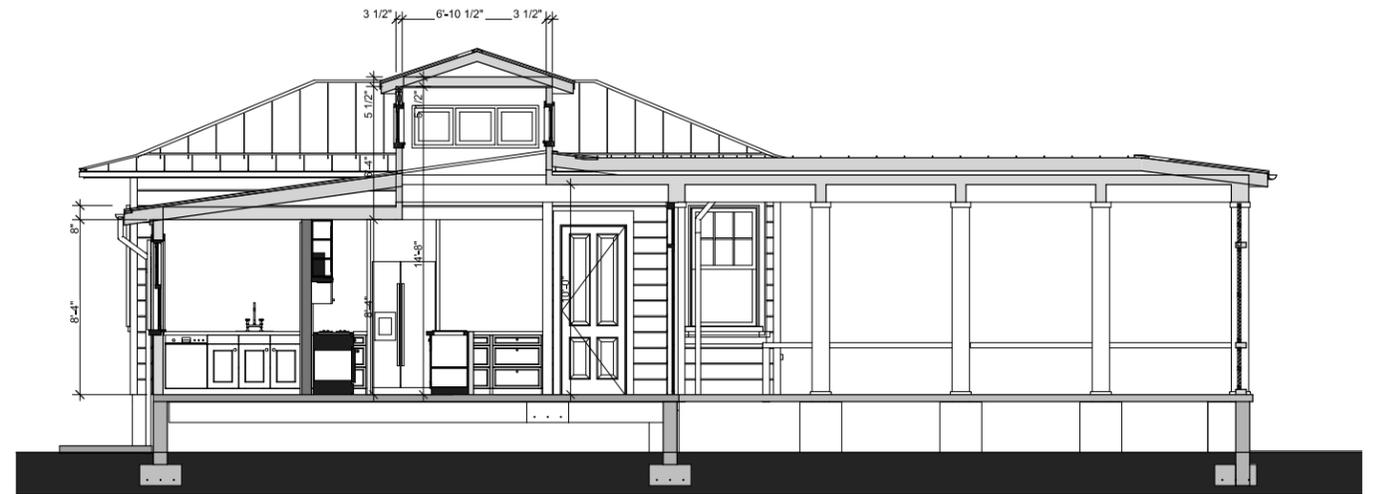


2 Building Section Master Bedroom
SCALE: 1/4" = 1'-0"

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
	R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
			Building Sections	A-302
				SHEET 12 OF 27



1 Building Section Kitchen south
SCALE: 1/4" = 1'-0"

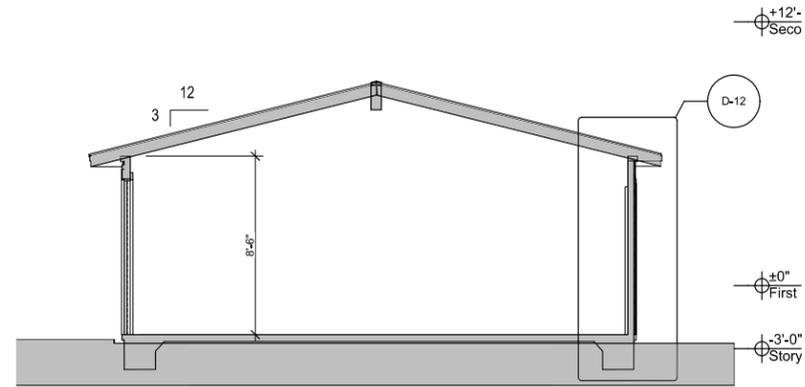


3 Building Section Kitchen
SCALE: 1/4" = 1'-0"



2 Building Section thru Hall
SCALE: 1/4" = 1'-0"

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title		Building Sections	DRAWING NO. A-303
				SHEET 13 OF 27

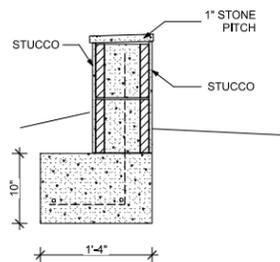
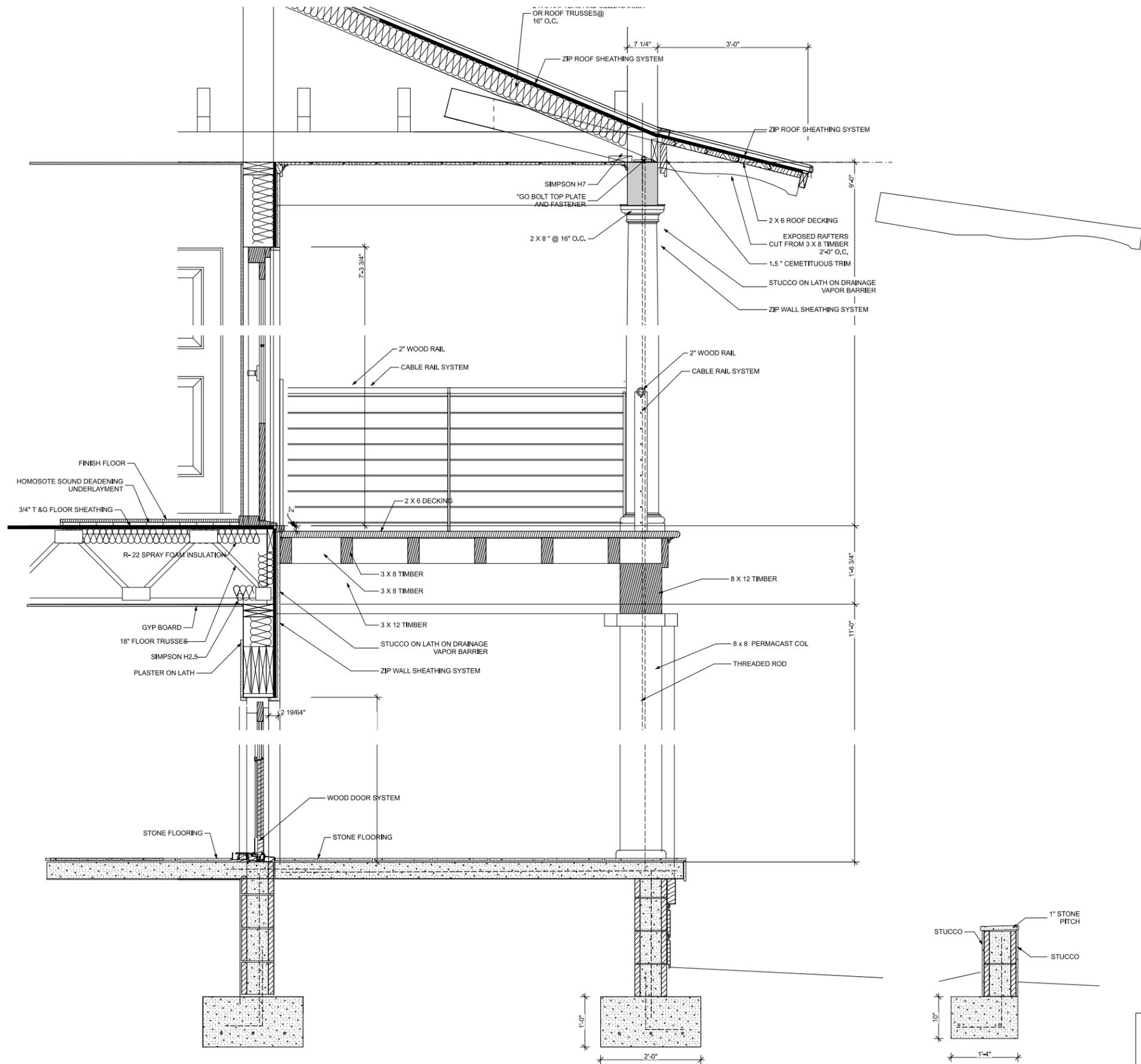


2 Building Section Garage Door
SCALE: 1/4" = 1'-0"



1 Building Section thru Hall
SCALE: 1/4" = 1'-0"

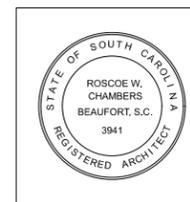
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	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title		Building Sections	PRELIM
				DRAWING NO. A-304 SHEET 14 OF 27



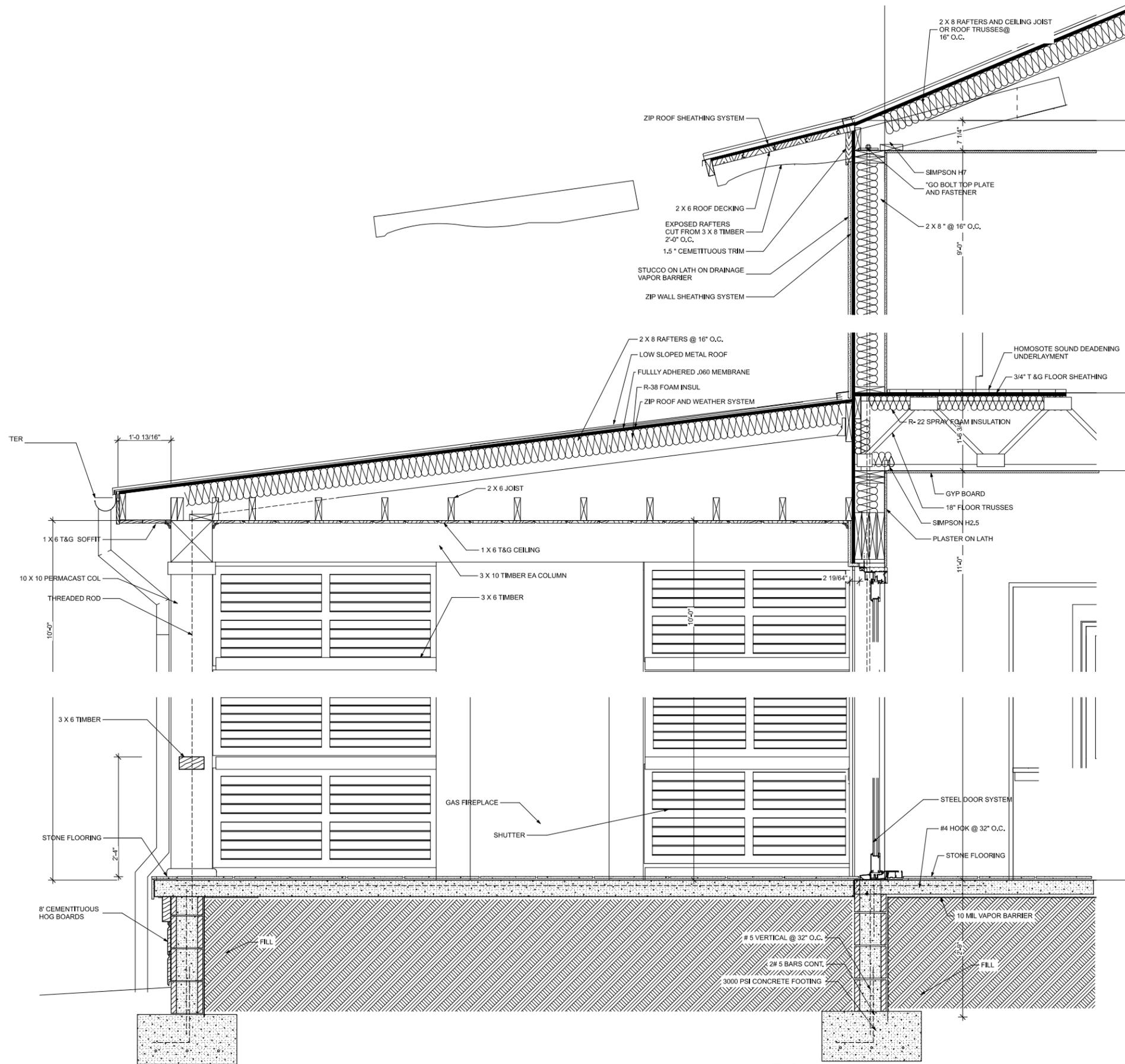
1 DETAIL-LIVING ROOM

SCALE: 1" = 1'-0"

803 Prince 29 of 44

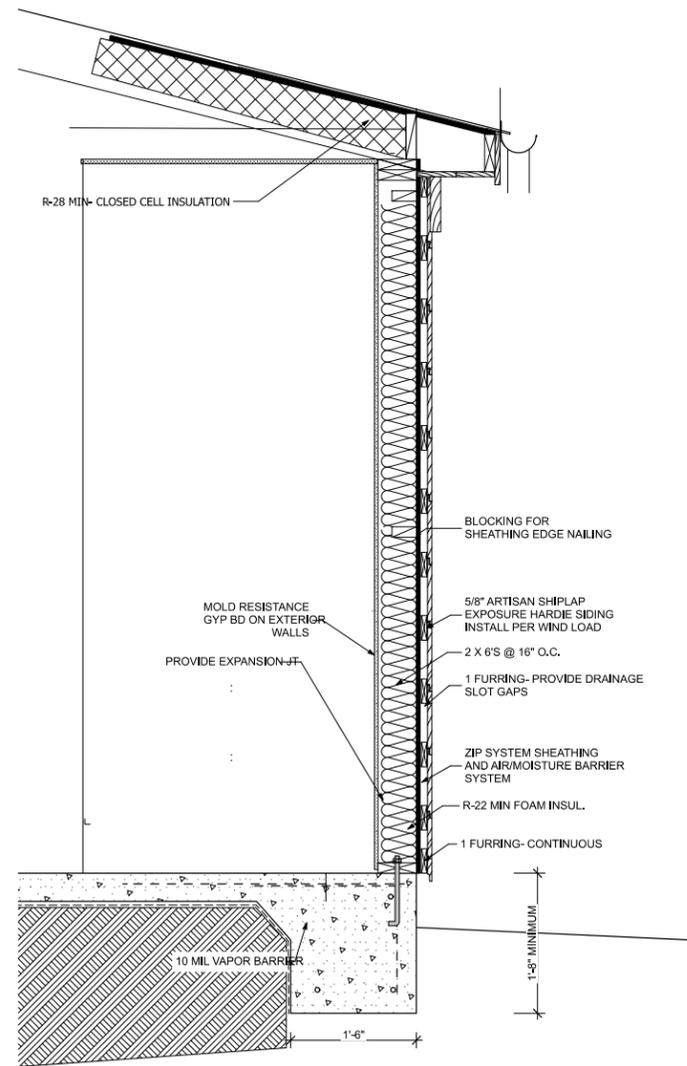


Checked	Drawn RWC	Project Title	Date
Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title	Details	PRELIM
			DRAWING NO. A-501 SHEET 17 OF 27

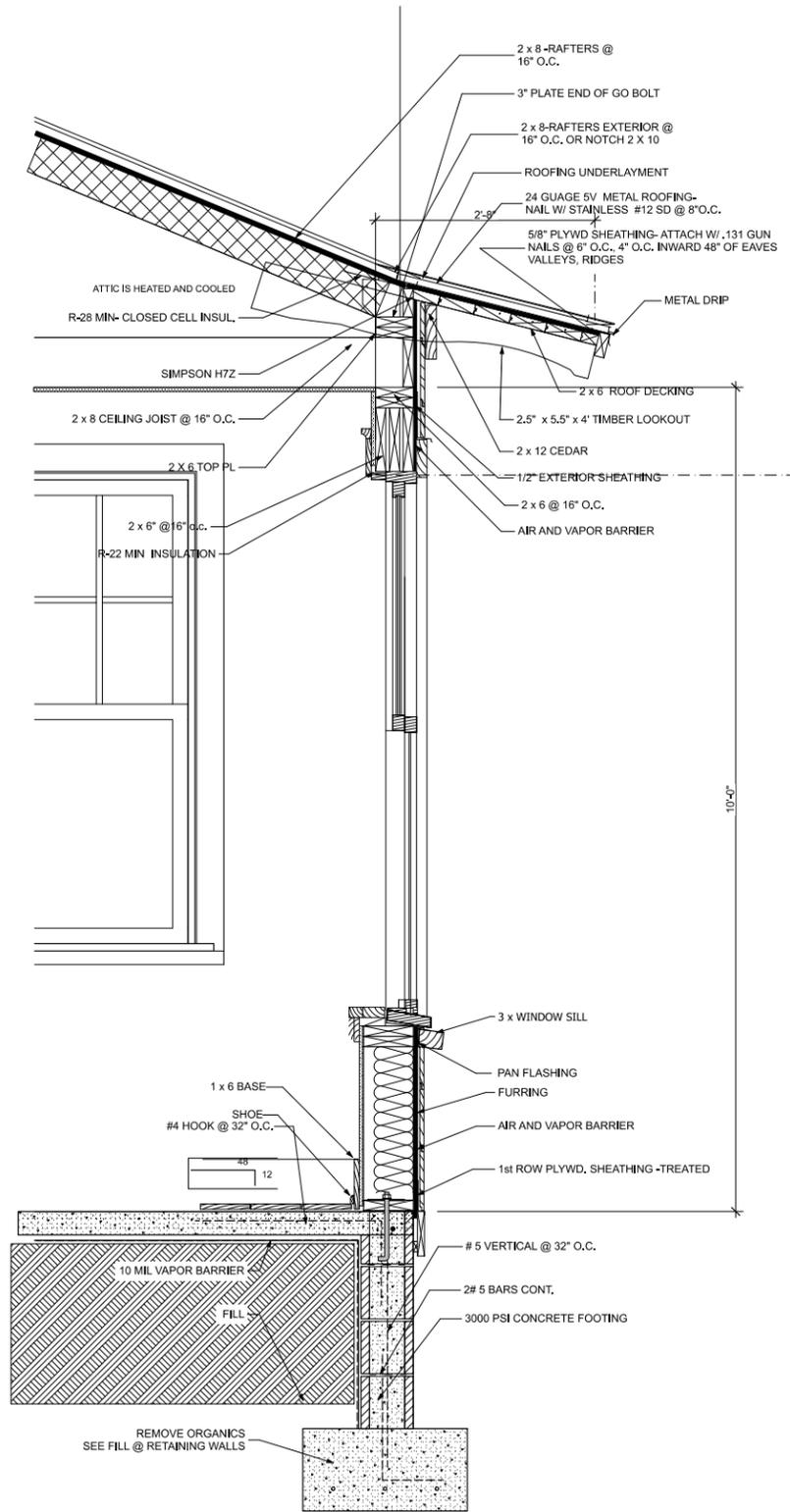


803 Prince 30 of 44

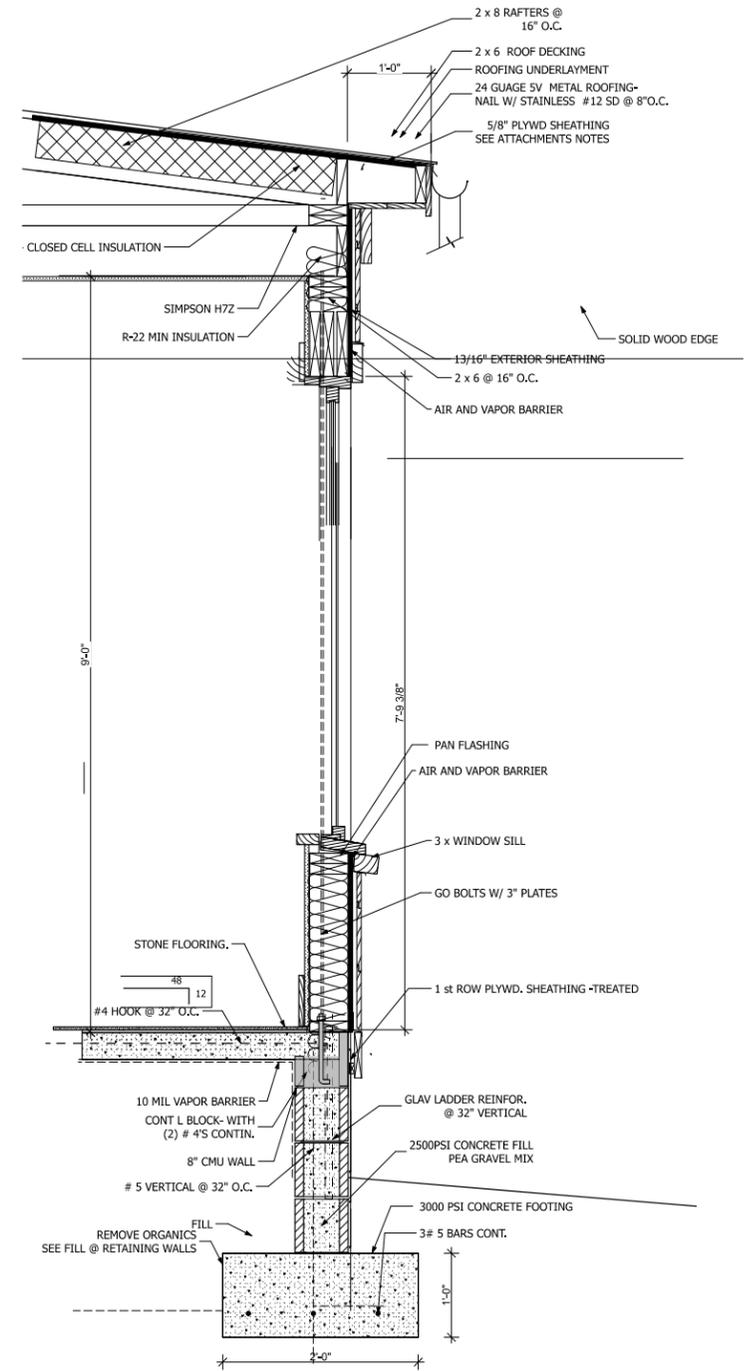
	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title		Details	DRAWING NO. A-502
				SHEET 18 OF 27



3 DETAIL-GAR BRACKET
SCALE: 1" = 1'-0"



1 MAIN BR DETAIL
SCALE: 1" = 1'-0"



2 DETAIL-SITTING
SCALE: 1" = 1'-0"

	Checked by: RWC	Date: 2/12/23
	Proj. No. Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title Details
		PRELIM
		DRAWING NO. A-503
		SHEET 19 OF 27

DOOR SCHEDULE										
ID	Quantity	View from Opening Side	Nominal W x H Size	LEAF THICKNESS	MATL	TYPE	MATL	HDWR SET	ACCESSORIES	REMARKS
D-100	1		3'-0" x 8'-0"	1 3/4"	Undefined			WD		
D-101	1		2'-8" x 8'-0"	1 3/4"	Undefined			WD		
D-102	1		2'-0" x 7'-0"	1 3/8"				--	--	--
D-103	1		2'-8" x 7'-0"	1 3/8"				--	--	--
D-200	1		2'-8" x 7'-0"	1 3/4"	SC WOOD			WD		
D-200	1		2'-8" x 8'-0"	1 3/4"	SC WOOD			WD		
D-201	1		3'-0" x 7'-0"	1 3/4"	SC WOOD			WD		
D-202	3		2'-6" x 7'-0"	1 3/4"	SC WOOD			WD		
D-203	1		2'-0" x 7'-0"	1 3/4"	SC WOOD			WD		
D-204	3		4'-0" x 7'-0"	1 3/8"				--	--	--
D-EXT101	1		4'-0" x 8'-0"	1 3/8"				--	--	--
D-EXT-100	3		4'-0" x 7'-0"	1 3/8"				--	--	--
D-EXT-102	1		5'-10" x 7'-0"	1 3/8"		MULTIFOLD STEEL		--	--	--
D-EXT-103	1		6'-4" x 7'-0"	1 3/8"		MULTIFOLD STEEL		--	--	--
D-EXT-104	1		2'-6 3/8" x 7'-0"	1 3/8"		MULTIFOLD STEEL		--	--	--
D-EXT-200	4		4'-0" x 7'-0"	1 3/8"				--	--	--
D-POCKET	1		3'-0" x 7'-0"	1 3/8"	Undefined			WD		
GAR 1	1		2'-8" x 8'-8"	1 3/4"				--	--	--

2 Door Details
SCALE: 3" = 1'-0"

3 Window Frame
SCALE: 3" = 1'-0"

4 Window Frame
SCALE: 3" = 1'-0"

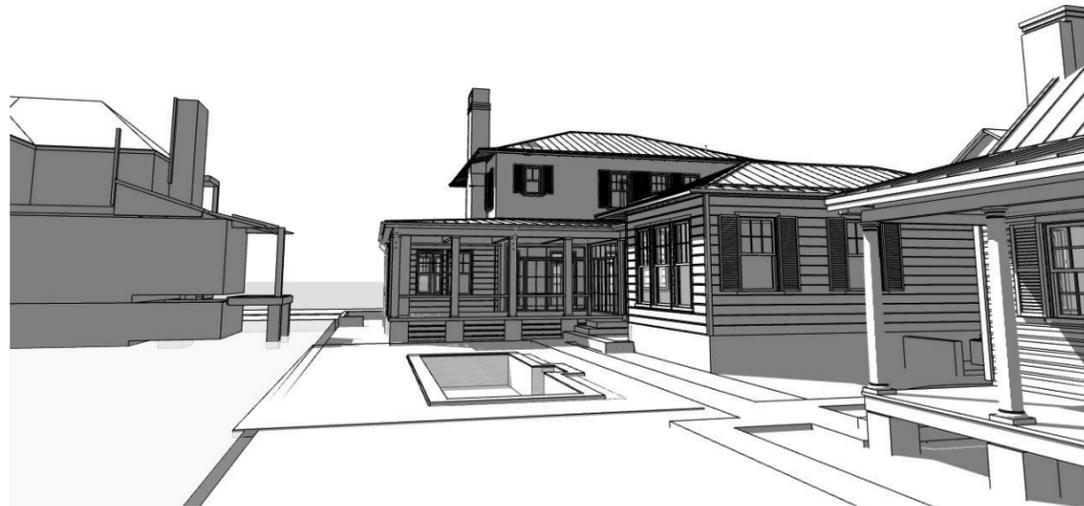
	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
			Door Schedule	A-601 SHEET 21 OF 27

WINDOW SCHEDULE								
ID	Quantity	View	Nominal W x ...	MODEL	GLAZING	EXT.COLOR	HARDWARE	NOTES
GAR-100	1		2'-8" x 4'-0"	--	Low E 2	White	White Coastal	Marvin Ultimate
W-100	11		3'-4" x 6'-0"	--				
W-101	3		3'-4" x 7'-4"	--				
W-102	1		4'-0" x 7'-4"	--				
W-103	1		2'-0" x 3'-0"	--				
W-104	1		2'-8" x 6'-0"	--				
W-105	3		2'-8" x 4'-6"	--				
W-200	7		3'-0" x 5'-6"	--				
W-202	2		2'-6" x 4'-0"	--				
W-204	1		6'-0" x 2'-0"	--				

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title		Window Schedule	DRAWING NO. A-602 SHEET 22 OF 27



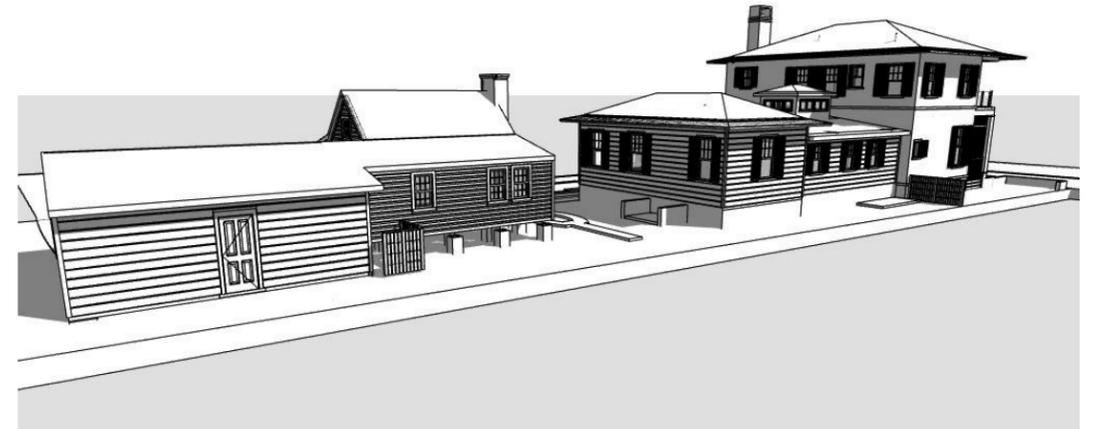
5 Generic Perspective (13)
SCALE: 1/4" = 1'-0"



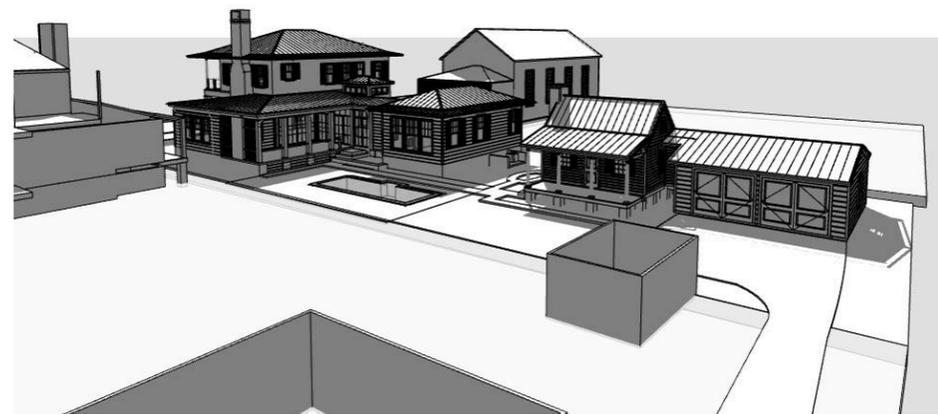
4 Generic Perspective (12)
SCALE: 1/65,939



1 Generic Perspective
SCALE: 1/76,729



3 Generic Perspective (6)
SCALE: 1/54,121



2 Generic Perspective
SCALE: 1/58,856

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	Cataldo House 803 Prince Street Beaufort SC 29902 USA	2/12/23
R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title		DRAWING NO.	
	Pre;iminary Sketches		A-901	
			SHEET 27 OF 27	

803 Prince Street-Preliminary Review

Changes in Design from Conceptual to Preliminary

House is moved to align with the east property.
House has reduced in width by 1'-6" and depth by 6'.
House is staked on site for review.
Main two story portion is stucco..
Detail are tied together as a whole.
The connection to the street stops at the property line as the east house.
The west door was removed, and HVAC units are not encroach into setback line.
Washed granite drive is setback a minimum of 5' from north setback.

Exterior Material/Color List

Foundation/Street Low Wall CMU/Stucco

Merlix Hard Coat P-141 Bisque



Bisque

Siding
White

Boral Gap Siding

Modern



Siding/Light Fixture

Porch Pier Lattice	1 x 6	Trtd wood.	Black
Trim	5/4 x 3 Treated Trim	Pure White	SW 7005
Porch Ceiling/Soffits	1x 6 T&G Painted	Modern White.	SW 6168
Fascia/	3 x 6 wood	Modern White	SW 6168
Street Porch Ceiling	3 x 8 Trtd wood paint	Modern White	
Roof	5 V	Ash Gray	



Doors Custom	Sapele	Paint Pure White-Match window Color
North Porch Doors	Arcadia Custom	Steel -Black
Window DBL Hung	Marvin Signature	Wood White Alum Clad
Shutters	Composite/Impact	Two Panel. Black -See Brochure
Porch Flooring	Large Format Cast Pavers	Random Size SandStone



Porch Pavers

Wood Decking 5/4" Trtd Wood Stained

Exterior Light Fixture 5.5" x 5.5"x 1"

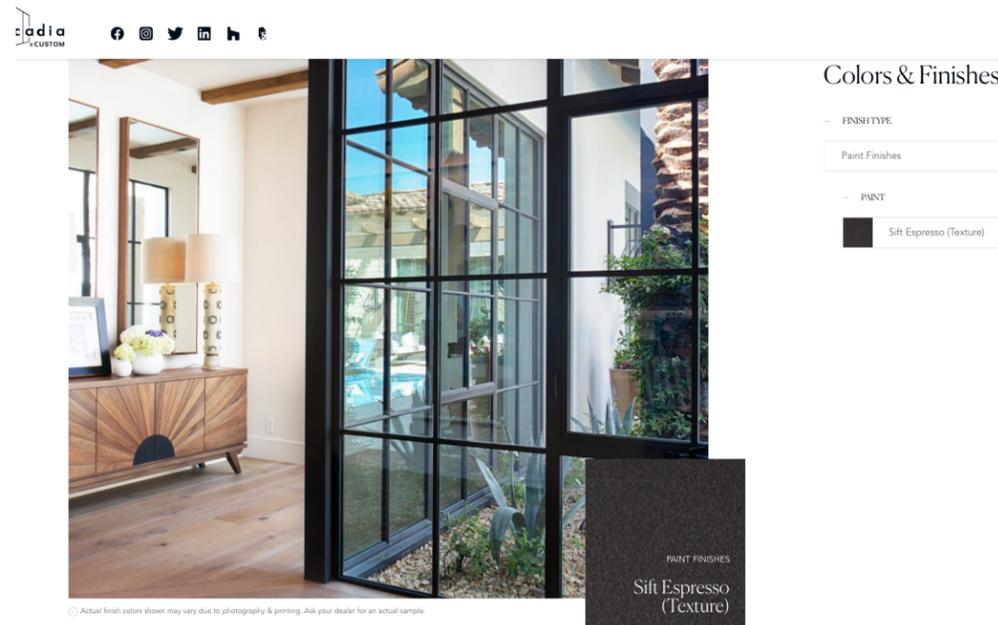
see siding photo above

Garage Siding 8" Clapboard -size matches Cottage

Color SW 7068



Garage Siding Color



NORTH PORCH DOORS

Moderne White
 Interior / Exterior
 Location Number: 258-C6

258 Moderne White

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All White & Pastel Paint Colors →](#)

R:226 G:224 B:215 Hex Value:#e2e0d7 LRV:74

Color Collections: Pottery Barn - Fall/Winter 2021, Living Well - Reflect

BODY/TRIM

SW 7005 Pure White
 Interior / Exterior
 Location Number: 255-C1

255 Pure White

COORDINATING COLORS SIMILAR COLORS DETAILS

[View All White & Pastel Paint Colors →](#)

R:237 G:236 B:230 Hex Value:#edece6 LRV:84

Color Collections: Trendsetter, Dreamer, Pottery Barn - Fall/Winter 2021, Pottery Barn Kids - Fall/Winter 2021, Pottery Barn Teen - Fall/Winter 2021, Living Well - Unwind, Timeless White, 2020 Play, Acute Care Cool Foundations, ABC's and 123's, Inbe Tweens, Teen Space, Rejuvenation - Fall/Winter

WINDOWS

Fairview Taupe
 HC-85

SHUTTERS



Color Drawing





Color Drawing



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 March 2023

1 SUMMARY OF REQUEST

803 Prince Street, New Construction

The applicant is requesting preliminary approval for new construction of a single-family residence at 803 Prince Street.

This property is in the Historic Preservation Neighborhood.

Background: This project received conceptual approval at the July 2022 HRB Meeting.

2 FACTS

Property Address:	803 Prince Street
Parcel ID:	R120 004 000 0536 0000
Case Number:	22-39 HRB.2
Applicant:	Bill Chambers, Architect
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front* —Average prevailing setback on block
 - *Rear setback* – 15' min. h
 - *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
Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- An existing previously relocated non-historic cottage is located towards the rear of the property. A new garage addition is to be added to this cottage. An application for alterations to the cottage received final approval in October 2022.

Staff Conditions

- ~~1. Staff requests clarification regarding the five bay south elevation on sheet A-201 as this is not the current design. Applicant to update this sheet prior to final submission.~~
2. Staff supports the removal of the stoop on west façade.
3. Applicant has appropriately placed the front setback of this house to align with the setback of the adjacent house at 801 Prince Street. The applicant has extended the stairs and landing outside of the balcony colonnade; staff believes this element now engages with the street better and supports this revision. Renderings show that the stair landing in front of the main door is set slightly below the rest of the porch; staff recommends the applicant lower the front porch to align with this lower landing to create one level and so that there is a small step down from the main door/French doors to the porch.
4. Applicant has removed the additional strip of washed granite pavement that extended beyond the garage north elevation line; staff supports this revision.
5. Staff does not support the placement of the small powder room window on the first floor, west façade and recommends the applicant push the window farther south and away from the corner. Staff would also support removing this window altogether.
6. Staff believes that the shutter placement appears somewhat arbitrary and supports removal of the shutters from the project entirely.
7. Staff recommends the applicant replace the paired windows on the south façade of the ground floor east room with a set of triple windows. (See comment 8 below for additional recommendations for the east room).
8. Staff believes the east room appears too much like an addition to the main two-story structure and recommends the applicant study the fenestration in this east room. Staff believes there is an opportunity to use larger fenestration (similar to the north porch doors) on the ground floor east room rather than sets of double- or triple-ganged windows. Staff recommends the applicant study the fenestration to convert the east room into a “sunroom” with a heavier emphasis on the use of glass.
9. ~~For final review, staff requests details for elements such as the windows and doors, eaves, louvered wall, cornice, porch beams, and building base.~~ Staff believes that a recessed cornice detail as shown in the rendered front elevation around the east room would be an appropriate detail to replicate throughout the building and especially at the second-floor roof line.
10. Staff does not support the six over one window configuration and recommends the applicant revise window patterns. Staff supports a less busy grid pattern.

- ~~11. Applicant to confirm if the HVAC units are now located on the north side of the ground floor bedroom and include the units in future site plans.~~
12. Staff recommends the applicant remove the smaller window from the bathroom adjacent to the stairs on the second floor. Staff recommends the applicant reconfigure the bathroom of the easternmost bedroom to accommodate a full-size window with sill and head heights that match the adjacent bedroom windows.
13. Staff supports the use of the boral gap siding and believes this siding profile adds a modern aesthetic that differentiates this house from the neighboring historic structures. Applicant to confirm that the siding on both the main house and the garage will have a smooth finish per Section 4.6.3.A.1.b.
14. Staff supports the proposed colors and materials for the house. Applicant to confirm that the proposed Marvin Signature windows will either be true divided lite windows or be simulated divided lite windows with exterior grilles and interior spacer bars.
15. Applicant to show setbacks on all four side of the property in future submissions to demonstrate that the pool and adjacent pavement does not encroach beyond the side setback.
16. Applicant to confirm if the existing 6" southern magnolia and 10" sugarberry are to be removed to construct the garage. A 17-inch elm and 17-inch red cedar are proposed to be removed from the front of the property which are specimen trees. Applicant to note that a certified arborist report is required for any specimen or landmark trees proposed to be removed.

STAFF RECOMMENDATION:

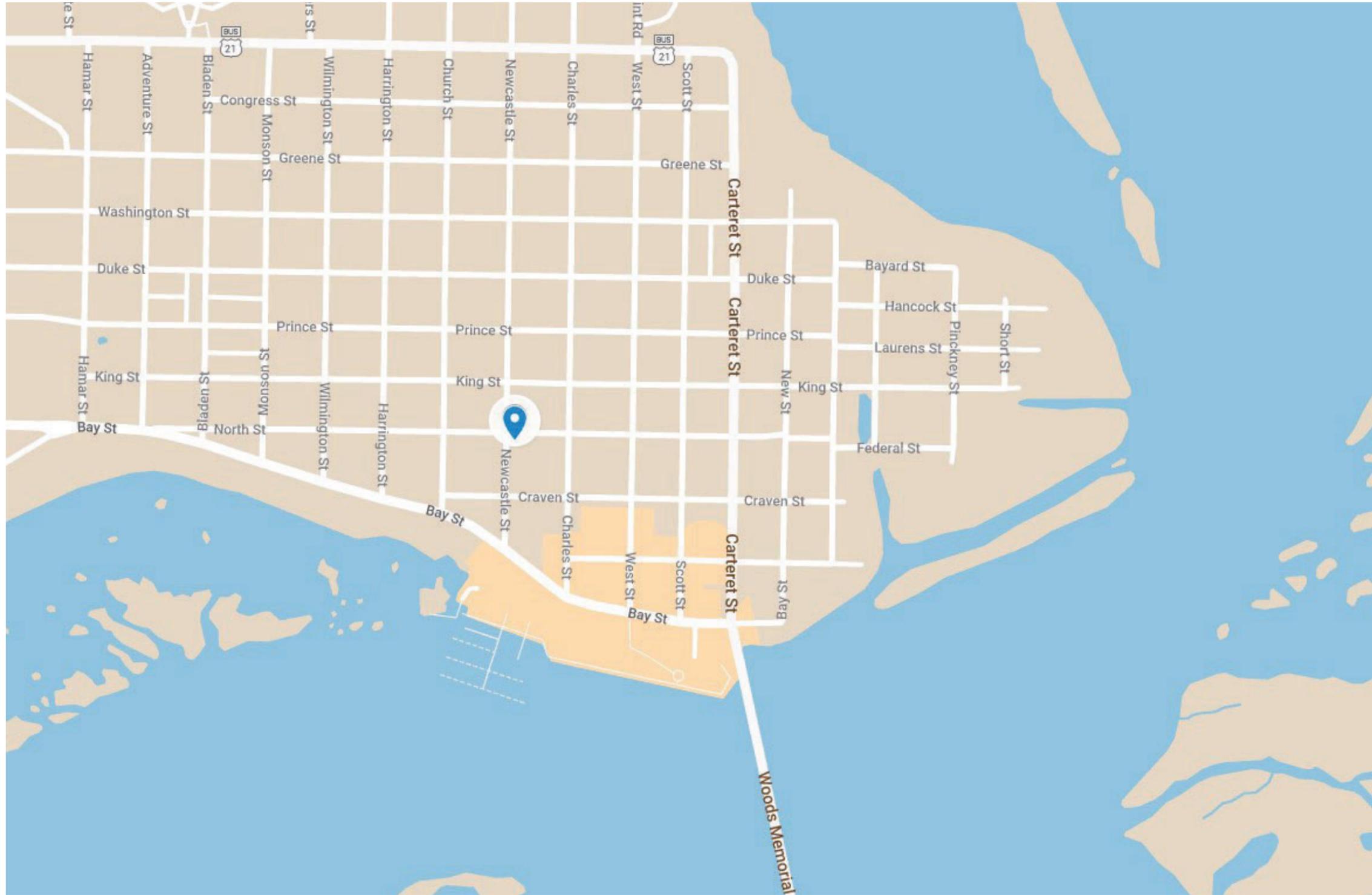
Preliminary Approval with conditions noted.

Further Recommendations to Guide Applicant Beyond Preliminary:

1. *Provide a more detailed landscape plan that illustrates the proposed vegetation, labelled pervious/impervious areas, possible fencing, outdoor entertainment features, etc.*
2. *Provide a cutsheet for the proposed handrails, exterior light fixtures, and garage doors.*
3. *Applicant to provide additional drawings for the garage and show details for its connection to the existing cottage.*

CITY STAFF INTRODUCTION

417 Newcastle Street



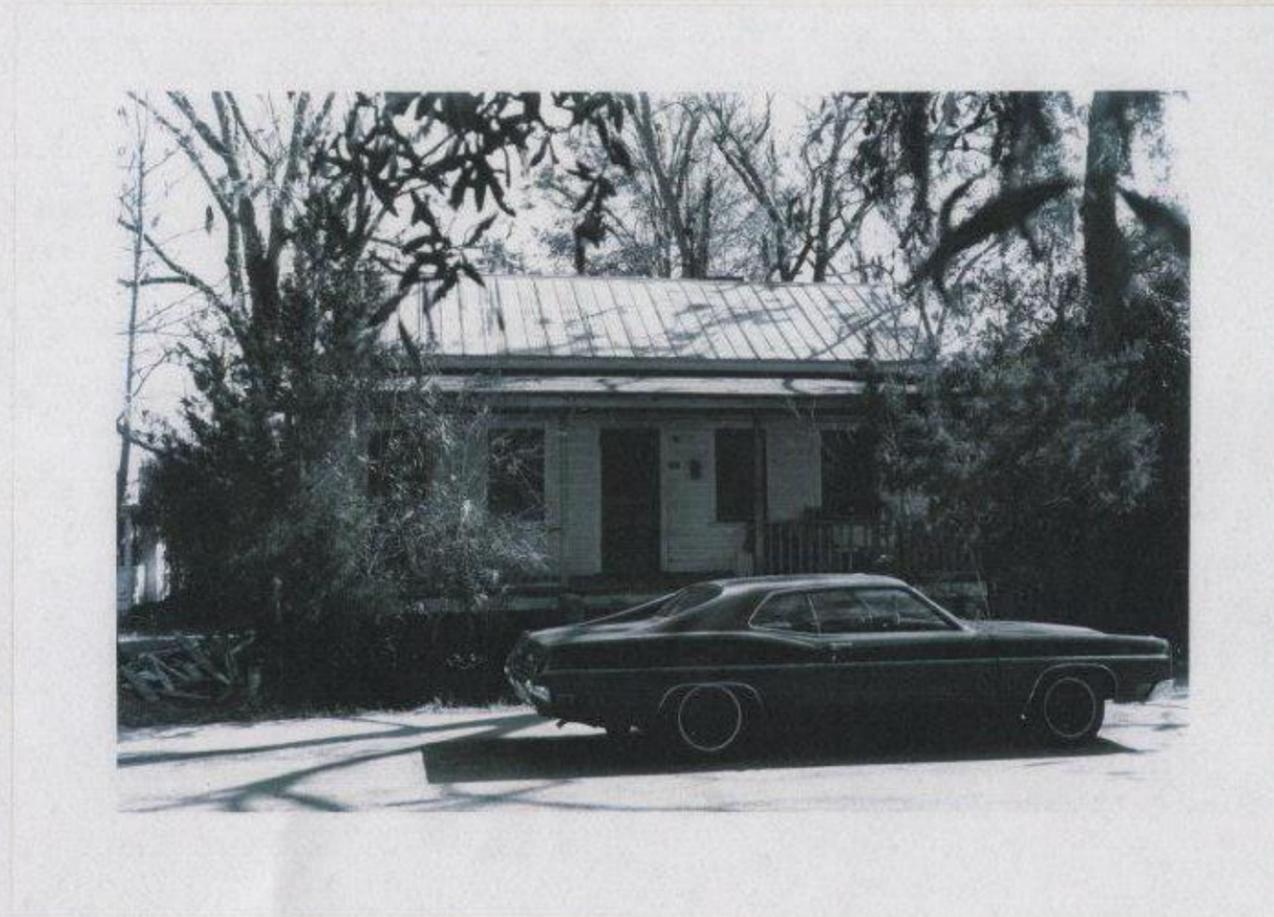








413 NEWCASTLE STREET
WEST ELEVATION



**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

AKA 419 Newcastle Street

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Alteration Date 2000

Site Number: U- 13 - 1077
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.09 (BL) Tax Number: R120.004.000.0779.0000

Common name(s): _____ City Block Ref.: .80 .10 Island: Port Royal Is.

Address/location: 415 Newcastle St. City/Vicinity of (vic.): Beaufort

Date: 1880 ca. Alteration date: 1950 ca.

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: vacant

Notes: abandoned single story dwelling raised on piers with with lateral gable roof

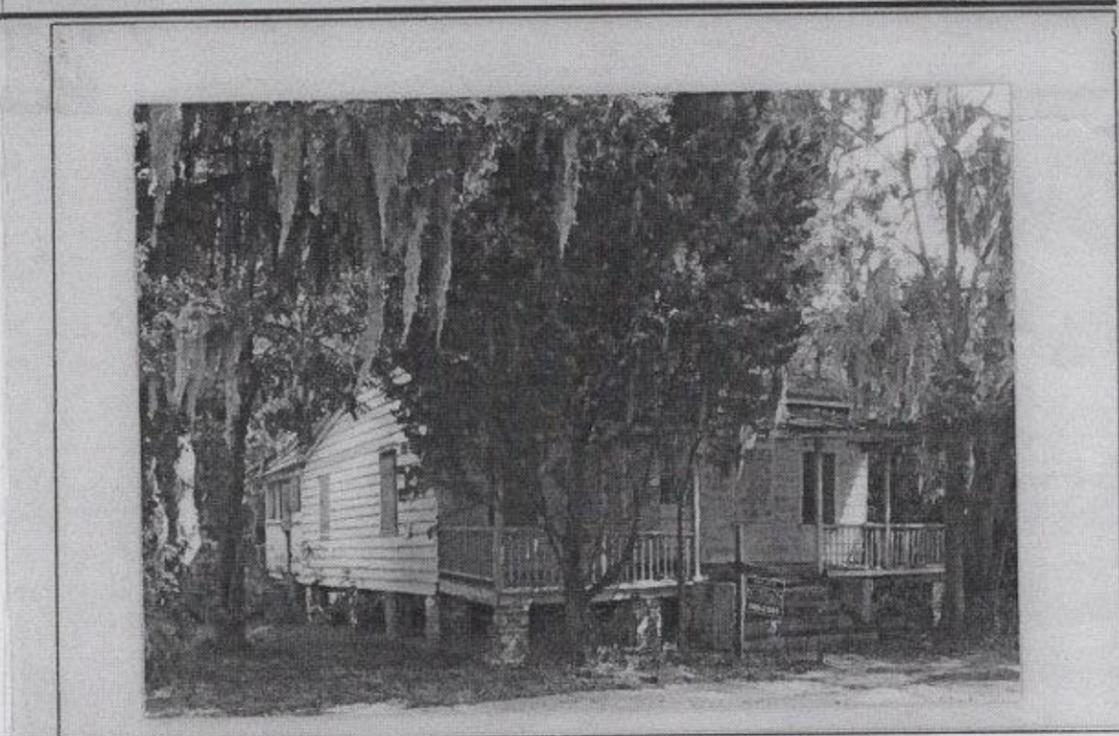
National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

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) _____
 Milner Historic District Inventory (1979) 080 (779) -5 Vol. 15; full form
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



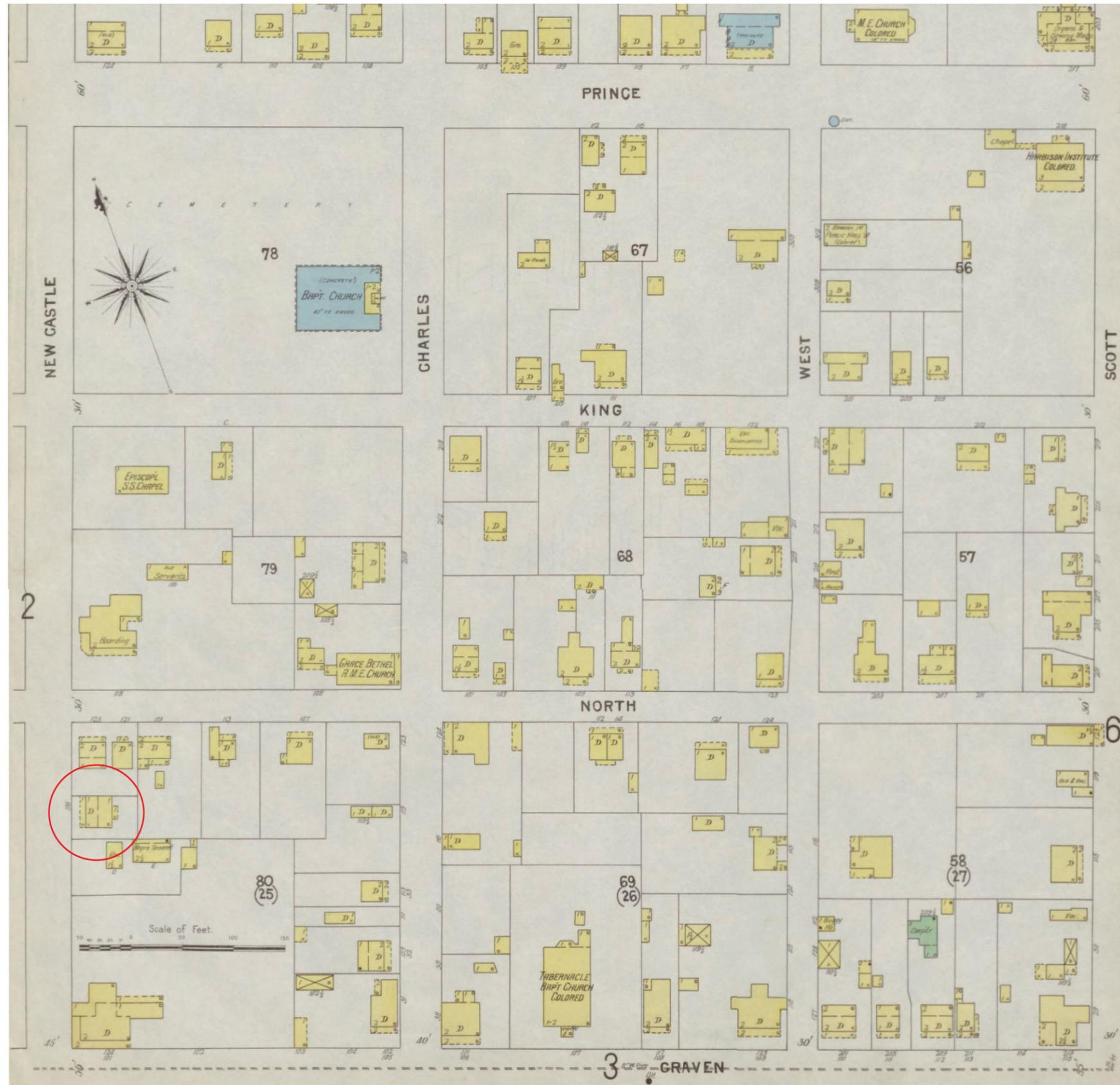
Photographs:

prints
 slides
 negatives

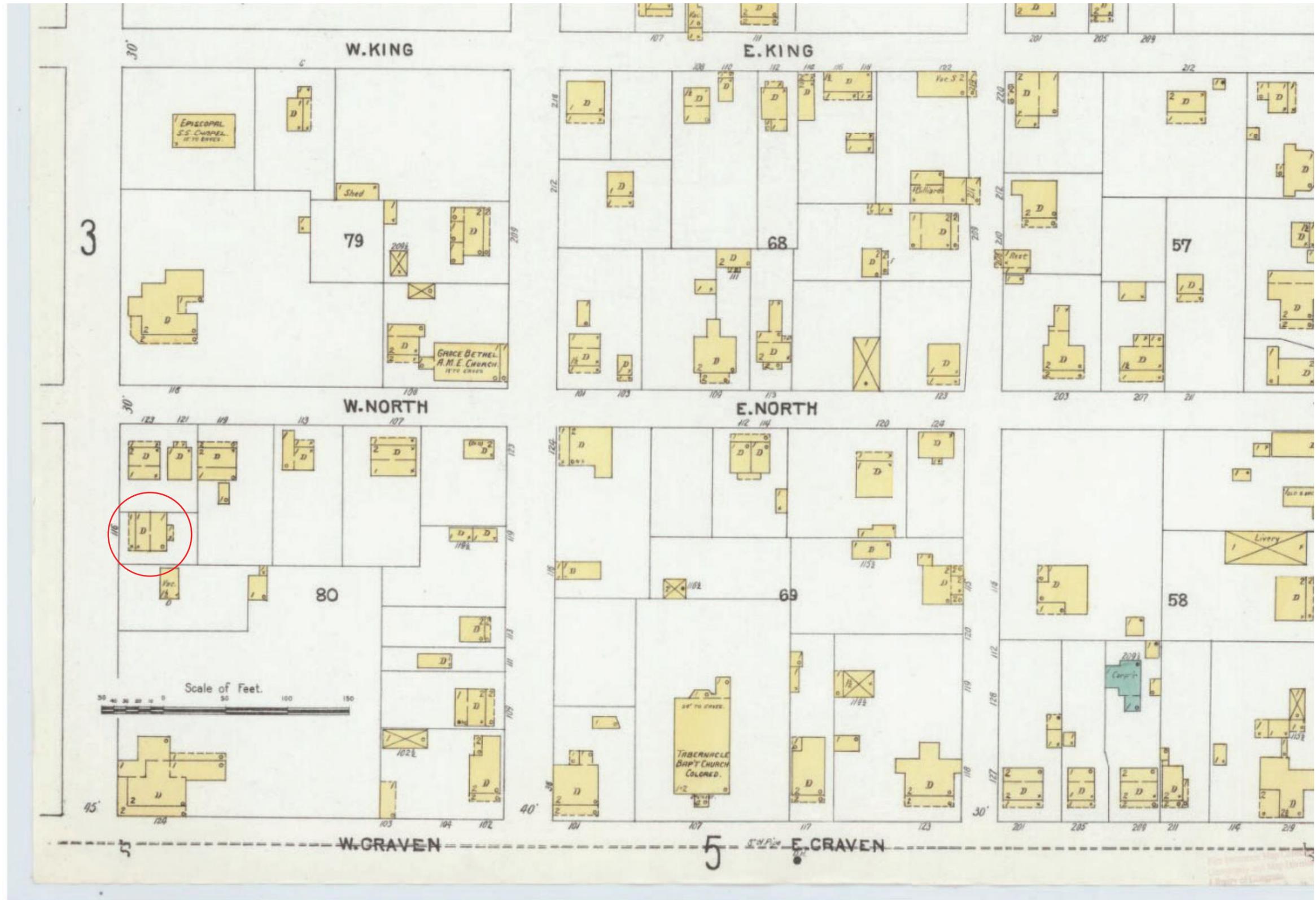
Date: 7.1.97

Recorder: C. Brooker, Brooker Arch. Cons.

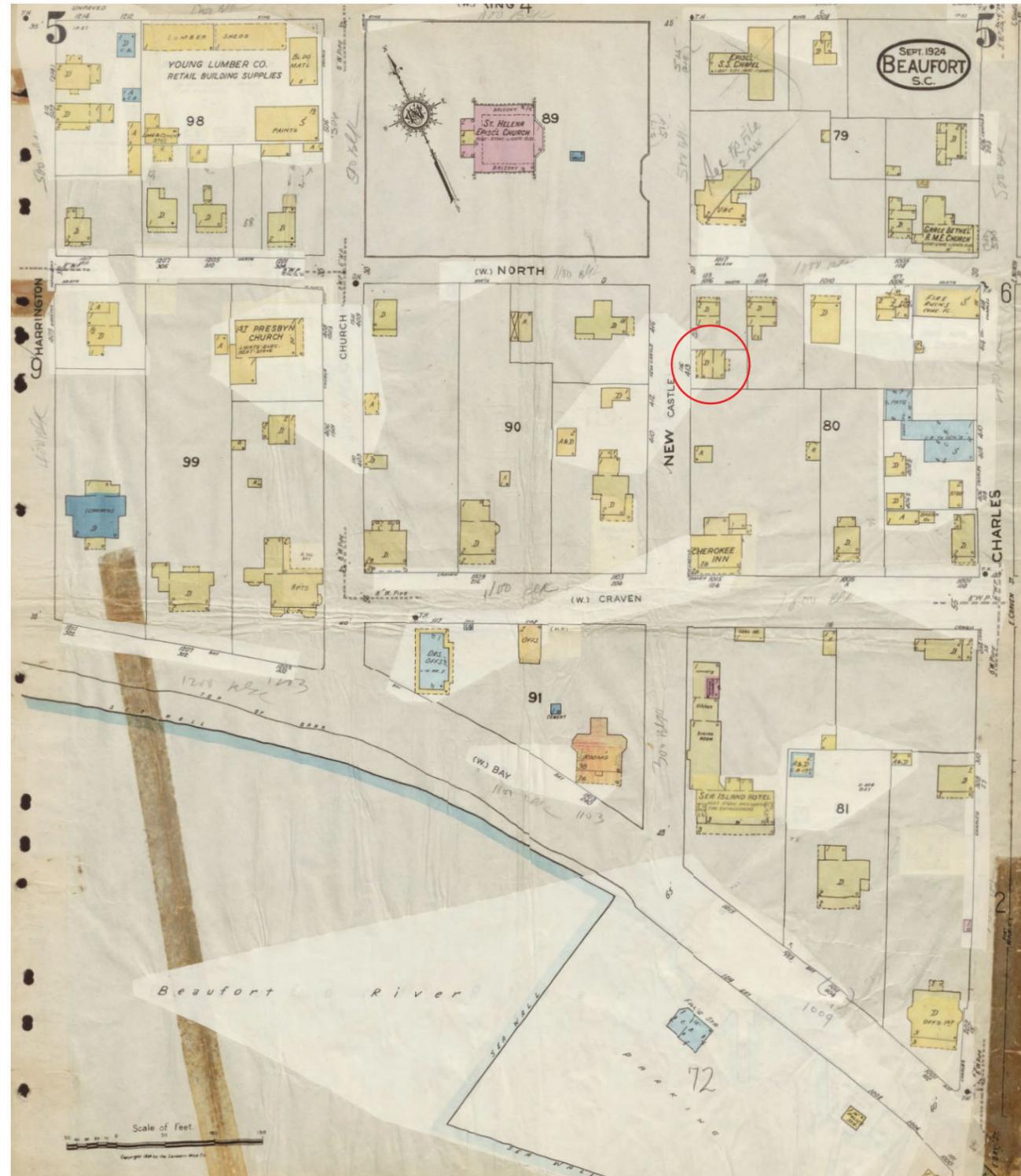
Roll # Neg. View of:
B-22 9 W facade & N elev., fac. SE



1899 Sanborn Map
417 Newcastle 9 of 37



1905 Sanborn Map
417 Newcastle 10 of 37



1924 Sanborn Map
417 Newcastle 11 of 37

APPLICANT PRESENTATION

417 Newcastle 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
2/1

- Staff Review
- Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 2/1 Application # 24856 Zoning District: T9-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 + 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: LAURA BAKER
Applicant Address: 417 NEWCASTLE STREET
Applicant E-mail: laurabaker417@gmail.com Applicant Phone Number: 843-470-0400
Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: BAKER ADDITION

Property Address: 417 NEWCASTLE STREET

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0779 0000

Date Submitted: 1/25/23

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

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: 1/25/23

(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)



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: BAKER ADDITION

Property Size in Acres: .1100

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):

CURRENT 1700sqft - PROPOSAL TO ADD ~350sqft HEATED & 114sqft COVERED PORCH

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):

EXTEND LIVING SPACE BY ~350sqft, ADD NEW OWNER'S ENTRY COVERED PORCH
~114sqft. MATCH ALL MATERIALS, DETAILS AND COLORS OF EXISTING STRUCTURE.
WE BELIEVE THIS PROJECT WAS CONCEPTUALLY APPROVED A NUMBER OF YEARS
AGO, THIS IS A REVISED/PRELIMINARY SUBMISSION. NEW STRUCTURE STAYS
EXISTING SETBACKS. NO TREE REMOVAL NECESSARY.

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	$\$50 + 0.25\% \times$ value above \$5,000
Improvements $>$ \$25,000	$\$100 + 0.20\% \times$ 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

- 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.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: 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, South Carolina

generated on 1/25/2023
4:07:06 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 004 000 0779 0000	00220102	417 NEWCASTLE ST, City of Beaufort	1/20/2023	2022	2021

Current Parcel Information

Owner	BAKER LAURA G	Property Class Code	ResImp SingleFamily
Owner Address	417 NEWCASTLE ST BEAUFORT SC 29902	Acreage	.1100
Legal Description	POR BLK 80 PLAT IN DB1178 P340 2/08 MERGE FROM KEY#220095 PB122 P163		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2022	\$157,600	\$223,900	\$381,500	\$3,096.92	\$3,096.92
2021	\$157,600	\$223,900	\$381,500	\$3,084.86	\$3,084.86
2020	\$157,600	\$223,900	\$381,500	\$3,069.29	\$3,069.29
2019	\$157,600	\$223,900	\$381,500	\$2,968.66	\$2,968.66
2018	\$157,600	\$223,900	\$381,500	\$2,839.44	\$2,839.44
2017	\$133,300	\$177,100	\$310,400	\$2,473.45	\$2,473.45
2016	\$133,300	\$177,100	\$310,400	\$2,442.31	\$2,442.31
2015	\$133,300	\$177,100	\$310,400	\$2,383.13	\$2,383.13
2014	\$133,300	\$177,100	\$310,400	\$2,349.96	\$2,349.96
2013	\$133,300	\$177,100	\$310,400	\$2,253.79	\$2,253.79
2012	\$152,230	\$292,697	\$444,927	\$1,791.44	\$1,791.44

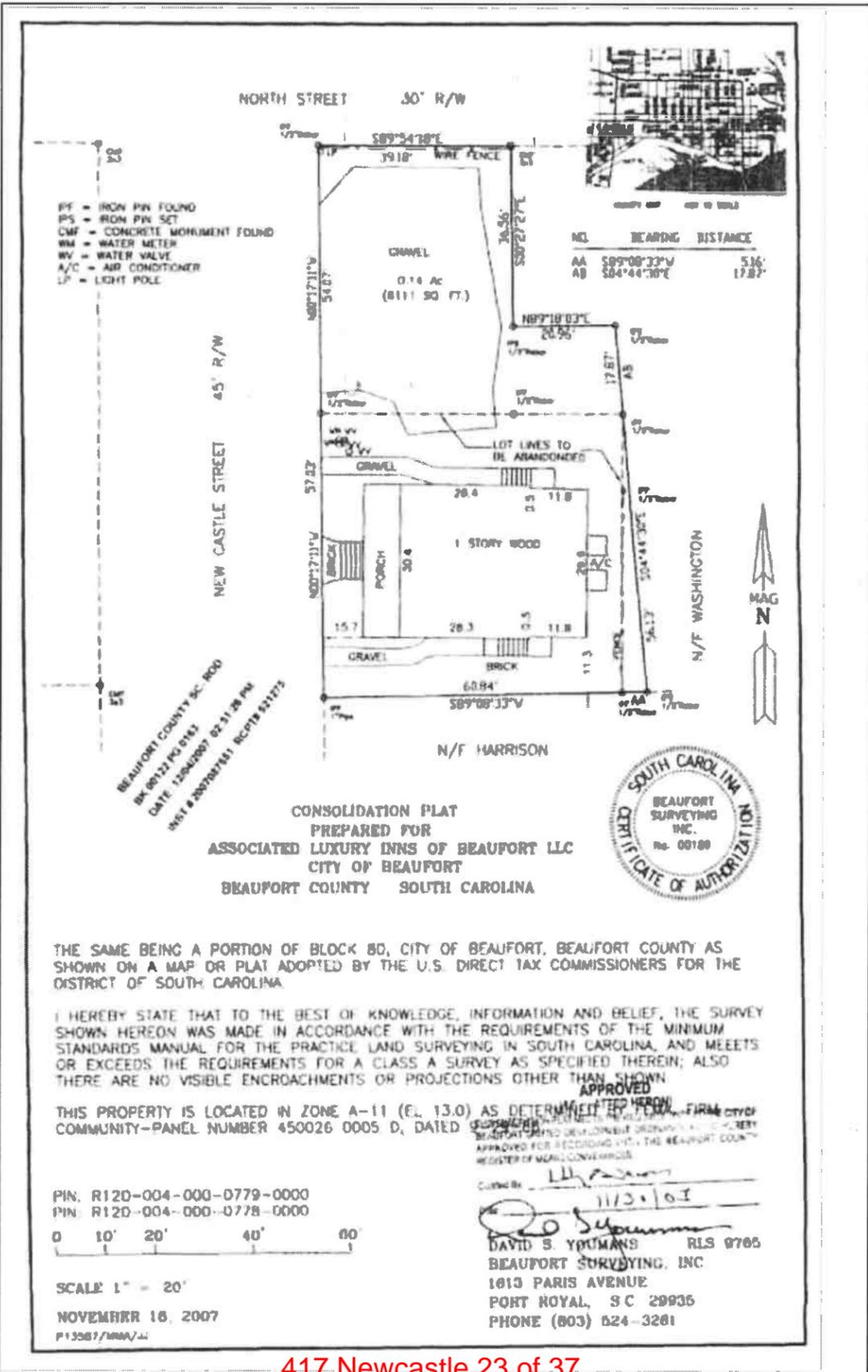
Grantor	Sales Disclosure			Deed	Vacant	Sale Price
	Book & Page	Date				
ASSOCIATED LUXURY INNS OF BEAUFORT LLC	2678 2439	12/11/2007		Fu		\$490,000
303 ASSOCIATES LLC	1354 13	11/15/2000		Fu		\$10
LOADHOLT JOHN LEWIS	1178 338	5/18/1999		Fu		\$85,000
HAMILTON DAISY BELLE N	530 1765	6/1/1989		Fu		\$1,500
HAMILTON DAISY BELLE N	248 289	1/1/1980		Fu		\$0
		12/31/1776		Or		\$0

Building	Type	Use Code Description	Improvements				Improvement Size
			Constructed Year	Stories	Rooms	Square Footage	
R01	DWELL	Dwelling	1890	1.0	02	1,140	
R02	DWELL	Dwelling	2008	1.0	01	560	
R01	ADDN	Dwelling Additions	2009	0	0	275	
R02	ATTGAR	Attached Garage	2008	0	0		556

PLAT MAP ADDENDUM

File # R124779

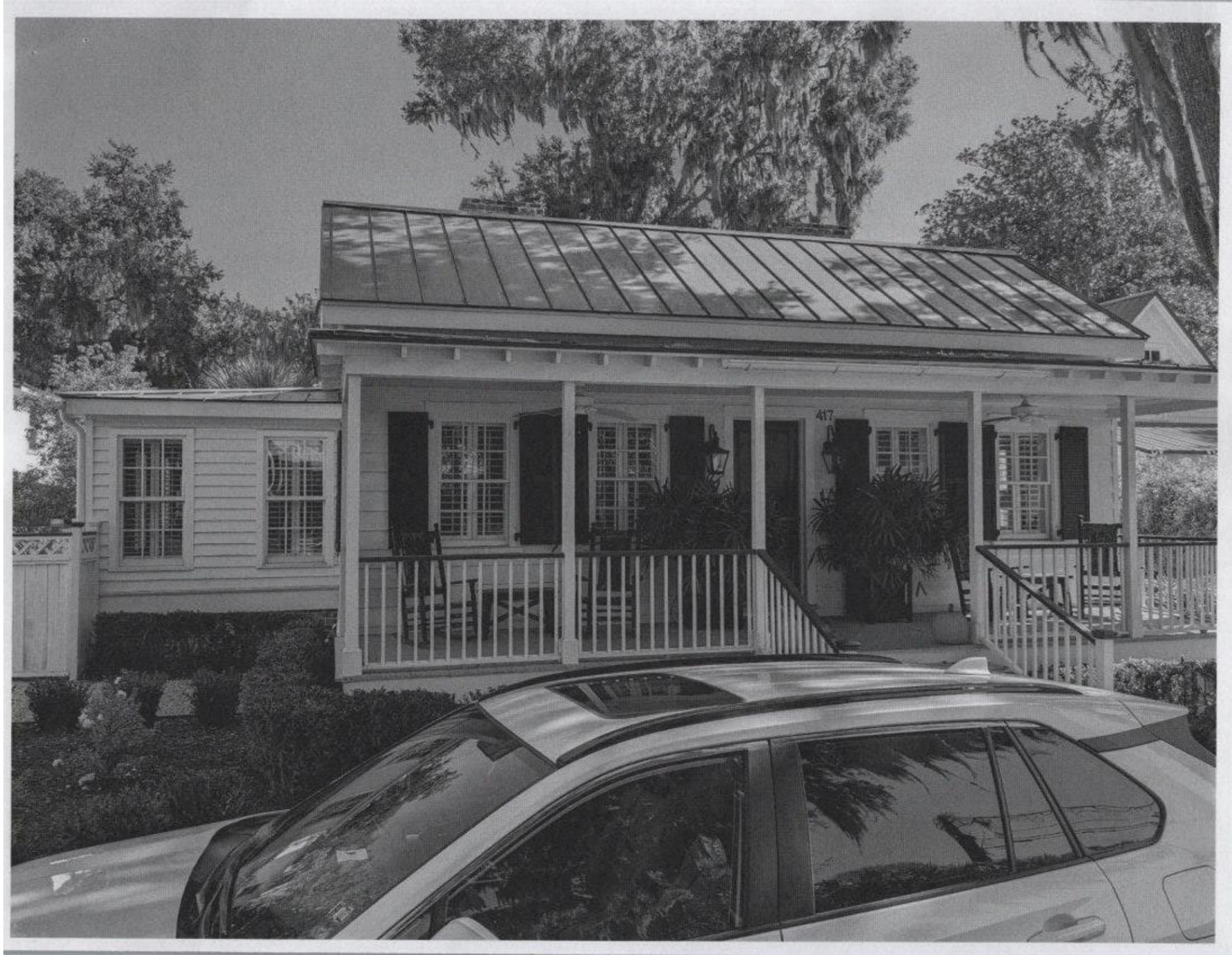
Borrower/Client Laura G Baker
 Property Address 417 Newcastle St
 City Beaufort County Beaufort, SC State SC Zip Code 29902-5542
 Lender Real Estate Operations, BB&T

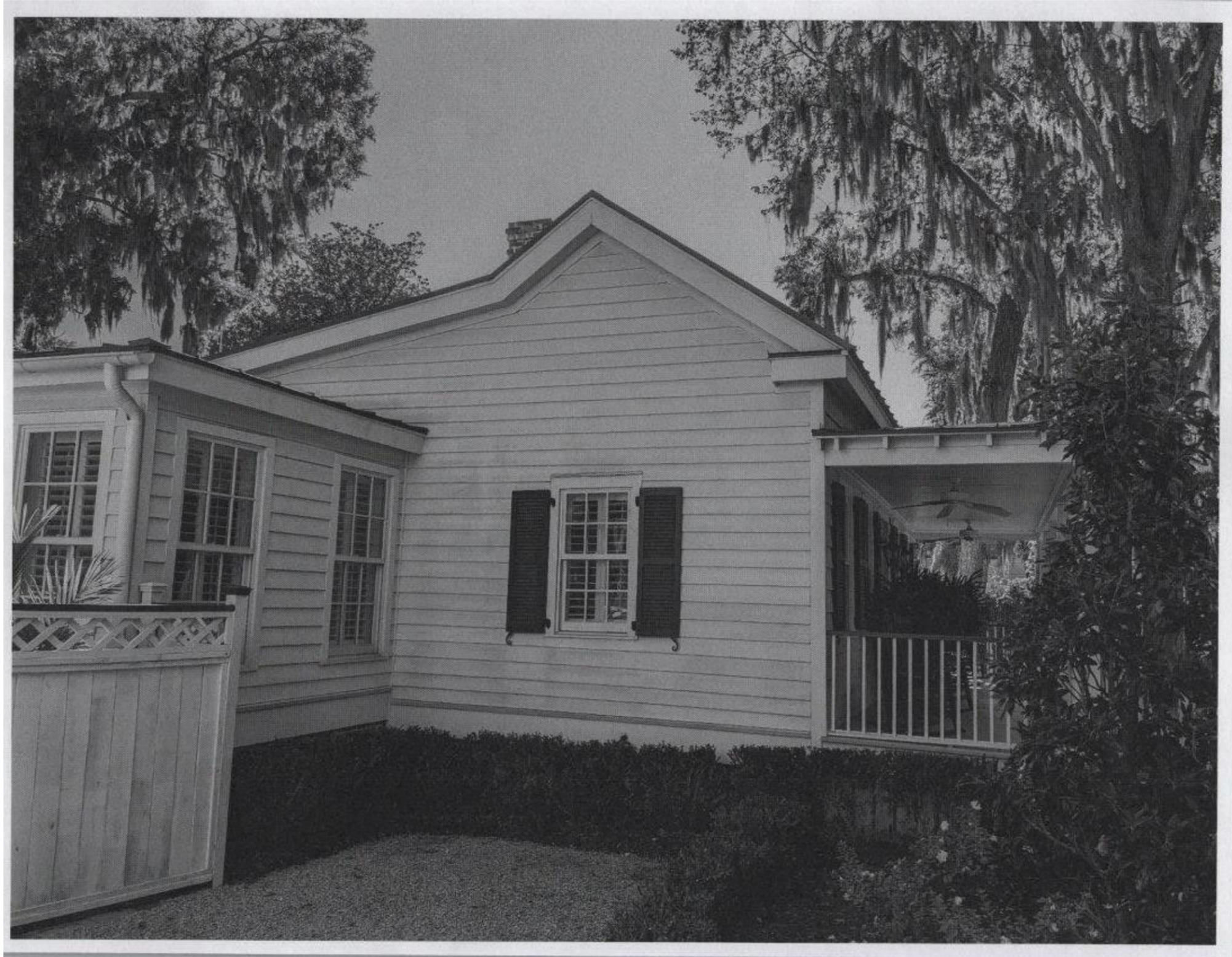


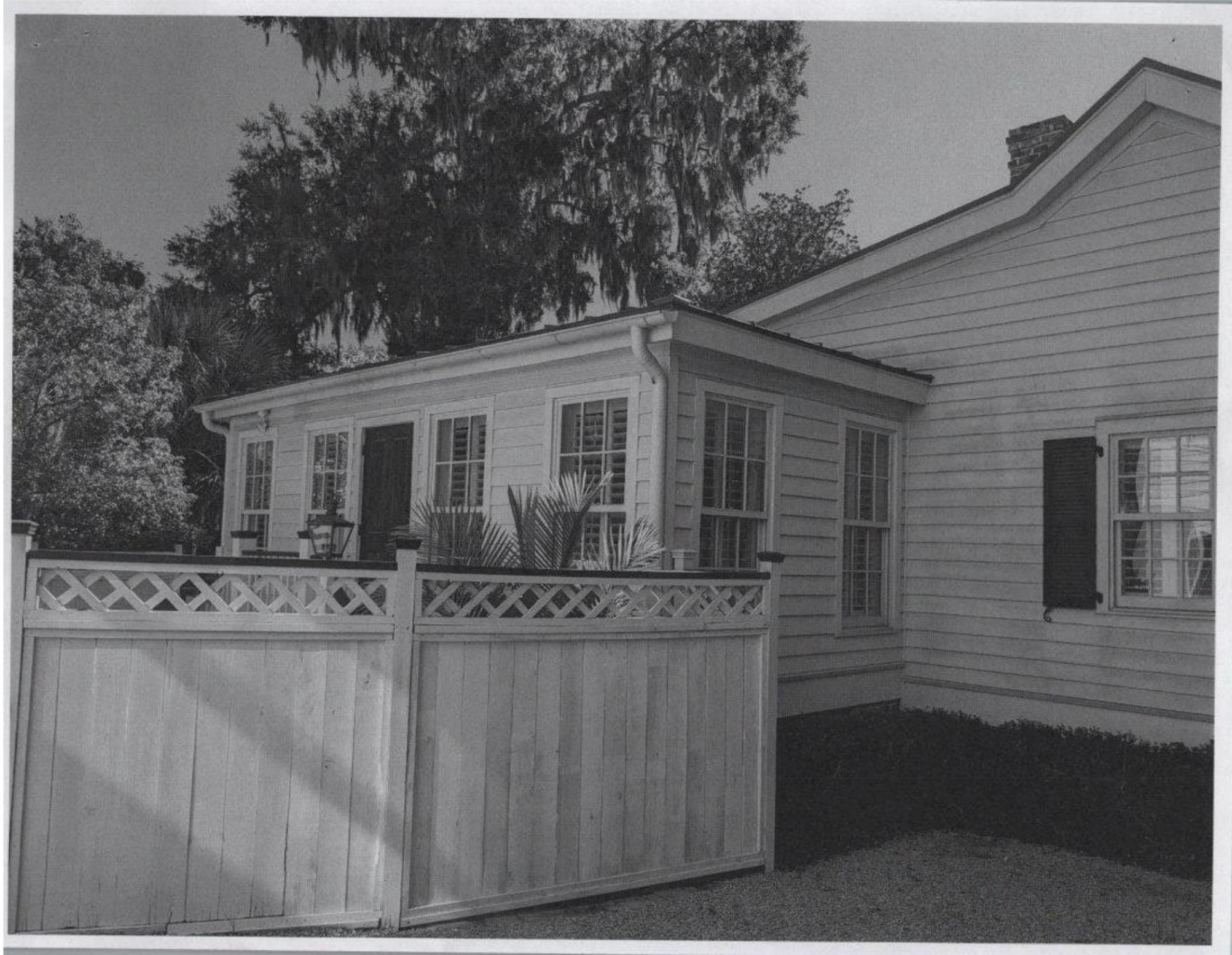












CONSTRUCTION DOCUMENT NOTES

BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND/OR LOCAL COUNTY BUILDING CODE (LOCAL CODES TO TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS). THESE PLANS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.
 - ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS.
 - THESE DRAWINGS SHALL TAKE PRECEDENCE FOR ALL DIMENSIONS.
 - MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL TAKE PRECEDENCE OVER PLAN NOTES.

BUILDING PLANNING NOTES

- SITE ADDRESS SHALL BE PROVIDED IN A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY.
 - CONSTRUCTION PROJECTIONS, OPENINGS AND PENETRATION OF EXTERIOR WALLS SHALL COMPLY WITH TABLE R302.1(1).
 - REVIEW FIRE RESISTANT CONSTRUCTION IF LESS THAN 5' SEPARATION BETWEEN STRUCTURES.
 - ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZING NOT LESS THAN 8% OF THEIR FLOOR AREA TO PROVIDE NATURAL LIGHT, OR THEY SHALL BE PROVIDED WITH ARTIFICIAL LIGHT.
 - ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION THROUGH OPENINGS TO THE OUTDOOR AIR IN ACCORDANCE WITH SECTION R303, OR THEY SHALL BE PROVIDED WITH MECHANICAL VENTILATION.
 - LIGHT & VENTILATION FOR BATHROOMS, WCs AND SIMILAR ROOMS SHALL COMPLY WITH SECTION R303.3.
 - OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED AT LEAST 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT.
 - OUTSIDE EXHAUST OPENINGS SHALL BE LOCATED SO AS TO NOT CREATE A NUISANCE AND SHALL NOT BE DIRECTED ONTO WALKWAYS NOR PORCHES.
 - DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES THAT WILL MAINTAIN A TEMPERATURE OF 65°F AT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
 - THE MIN. CEILING HEIGHT FOR HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, WCs, LAUNDRY ROOMS & BASEMENTS SHALL NOT BE LESS THAN 7'.
 - SANITATION, TOILET, BATH & SHOWER SPACES PER SECTIONS R306 & R307.
 - MIN. 2" CLEARANCE IN FRONT OF FIXTURES.
 - SAFETY GLAZING SHALL BE IN ACCORDANCE WITH SECTION R308.
 - OPENINGS BETWEEN THE GARAGE AND THE DWELLING SHALL BE EQUIPPED WITH 1 3/4" THICK SOLID WOOD DOORS, HONEYCOMB CORE STEEL DOORS, OR 20 MINUTE FIRE-RATED DOORS.
 - ANY GARAGE SHALL BE SEPARATED FROM THE DWELLING & ATTIC AREA IN ACCORDANCE WITH SECTION R304.
 - GARAGE FLOOR SURFACES SHALL BE SLOPED TO A DRAIN TOWARD THE VEHICLE ENTRY POINT.
 - EVERY SLEEPING ROOM SHALL HAVE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R311.
 - ALL EMERGENCY AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5.7sqft WITH A MIN. NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20" AND NO HIGHER THAN 44" AFF.
 - STAIRWAYS SHALL HAVE A MIN. HEADROOM HEIGHT OF 50".
 - STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 31 1/2" AT AND BELOW THE HANDRAIL WHERE ONLY ONE HANDRAIL IS PROVIDED OR 21" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
 - A FLIGHT OF STAIRS SHALL HAVE NO MORE THAN 14" OF VERTICAL RISE BETWEEN FLOORS OR LANDINGS.
 - STAIRWELL TREADS SHALL BE AT LEAST 10" DEEP AND SHALL NOT EXCEED MORE THAN 3/8" VARIATION FROM LARGEST TO SMALLEST TREAD.
 - STAIRWELL RISERS SHALL BE NOT GREATER THAN 7-3/4" IN HEIGHT AND SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS - SEE R311.7.
 - A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAY.
 - THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS.
 - GUARDS AT LEAST 36" IN HEIGHT SHALL BE PROVIDED WHERE PORCHES, BALCONIES OR RAISED FLOOR SURFACES ARE GREATER THAN 30".
 - GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
 - SMOKE ALARMS SHALL BE INSTALLED PER SECTION R314 IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING (INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS).
 - SMOKE ALARMS SHALL BE INTERCONNECTED AS INDICATED IN SECTION R314.4.
 - THE POWER SOURCE FOR SMOKE ALARMS SHALL COMPLY WITH SECTION R314.6.
 - PROTECTION OF WOOD FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED: (1) WOOD JOISTS OR FLOORS LESS THAN 18" FROM EXPOSED GROUND OR WOOD GRADERS LESS THAN 12" FROM EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS WITHIN THE BUILDING FOUNDATION (2) FLOOR FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND (3) SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB UNLESS SEPARATED BY SUCH A SLAB BY AN IMPERVIOUS MOISTURE BARRIER (4) WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 6" FROM THE GROUND.
 - AREAS SUBJECT TO TERMITES INFESTATION SHALL COMPLY WITH SECTION R315.
 - A ROUGH-FRAMED OPENING NOT LESS THAN 22"x30" w/30" MIN. HEADROOM SHALL BE PROVIDED TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER (MEASURED TO THE BOTTOM OF ROOF FRAMING MEMBERS) OVER AN AREA GREATER THAN 30SQFT.
 - MECHANICAL EQUIPMENT IN ATTICS SHALL BE PROVIDED WITH ACCESS PER SECTION M1305.1.3.

FLOOR JOIST SPAN REFERENCE

2018 IRC - R302.3.1(2) - SOUTHERN PINE #2
 40psf LIVE LOAD - 20psf DEAD LOAD
 L/360 DEFLECTION

SIZE	SPACING	SPAN
2 x 6	12" o/c	10'-3"
	16" o/c	9'-4"
2 x 8	12" o/c	13'-6"
	16" o/c	11'-10"
2 x 10	12" o/c	16'-2"
	16" o/c	14'-0"
2 x 12	12" o/c	19'-1"
	16" o/c	16'-6"

*SPANS OVER 14'-1" = ENGINEERED TRUSS or JOIST

WINDOW DOOR & GARAGE DOOR HEADER SELECTION TABLE

SOUTHERN PINE #2 SUPPORTING ROOF, WALL AND FLOOR LIVE LOADS UP TO 20psf - 1.25 LOAD DURATION - 16' SPAN OF SUPPORTED ROOF & FLOOR FRAMING

CLEAR OPENING	MIN. HEADER SIZE
4'-0"	(1) 2 x 10
6'-0"	(2) 2 x 10
8'-0"	(3) 2 x 10
10'-0"	3-1/2" x 9-1/4"
12'-0"	3-1/2" x 11-7/8"
16'-0"	5-1/2" x 14"
OVER 16'	ENGINEERED

WALL & HEADER STUD SELECTION TABLE

MECH. TABLE 3.22E SOUTHERN PINE #2

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAX. HEADER SPAN					
		3	5	6	12	15	18
10' OR LESS	12" o/c	2	2	3	3	3	3
	16" o/c	2	2	3	3	3	3
GREATER THAN 10'	12" o/c	2	2	3	4	5	5
	16" o/c	2	2	3	3	4	4

CEILING JOIST SPAN REFERENCE

R302.4 (2) - SOUTHERN PINE #2
 20psf LIVE LOAD - 10psf DEAD LOAD
 LIMITED STORAGE - L/240 DEFLECTION

SIZE	SPACING	SPAN
2 x 4	12" o/c	9'-3"
	16" o/c	8'-0"
2 x 6	12" o/c	13'-11"
	16" o/c	12'-0"
2 x 8	12" o/c	17'-7"
	16" o/c	15'-3"
2 x 10	12" o/c	20'-11"
	16" o/c	18'-1"
2 x 12	12" o/c	24'-1"
	16" o/c	20'-6"

ROOF RAFTER SPAN REFERENCE

R302.5.1(2) - SOUTHERN PINE #2
 20psf LIVE LOAD - L/240 DEFLECTION
 CEILING ATTACHED TO RAFTERS

SIZE	SPACING	SPAN
2 x 4	12" o/c	9'-0"
	16" o/c	7'-6"
2 x 6	12" o/c	13'-6"
	16" o/c	11'-2"
2 x 8	12" o/c	17'-1"
	16" o/c	14'-6"
2 x 10	12" o/c	20'-3"
	16" o/c	17'-6"
2 x 12	12" o/c	23'-10"
	16" o/c	20'-8"

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA - NOTE: STRUCTURAL ENGINEER TO VERIFY

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE	TERMITE					
5	130mph	CLASS D	MODERATE	<6"	V. HEAVY	21°F	NO	see SURVEY	20°F	65.1°F



STRUCTURE SQUARE FOOTAGE:

CONDITIONED ADDITION	~350 SQFT
COVERED PORCH ADDITION	~114 SQFT
TOTAL UNDER ROOF	464 SQFT

PROJECT RENDERING
 NOT TO SCALE
 THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS

SHEET INDEX

LABEL	TITLE	DESCRIPTION
SITE	SITE PLAN	
A1.1	1ST FLOOR PLAN	
A2.1	STREET ELEVATION	
OVER	OVERVIEW	
REND	PROJECT RENDERINGS	

REVISIONS

DATE	DESCRIPTION
1/4/2023	
1/20/2023	

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BRIDGEWATER CONSULTING LLC
 BEAUFORT, SOUTH CAROLINA
 mschoon@homesbridgewater.com
 (843) 422-7778

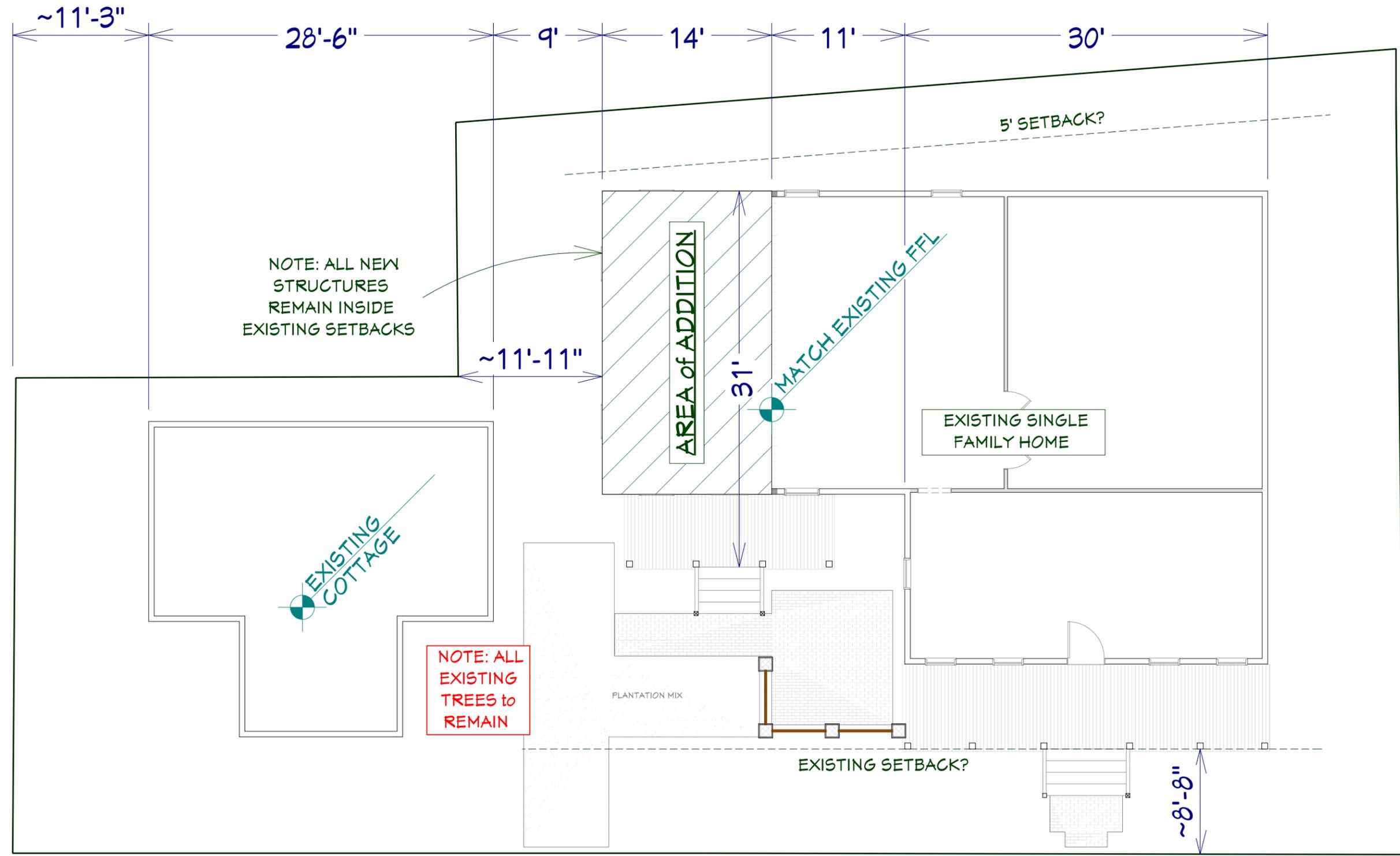
ADDITION for LAURA BAKER
 417 NEWCASTLE STREET
 BEAUFORT, SOUTH CAROLINA

REVISION DATE
 1/20/2023

HOMOWNER SIGNATURE & DATE OF ACCEPTANCE

SHEET
COVER

NORTH STREET



NEWCASTLE STREET

SITE PLAN
SCALE 1/4" = 1' - 0"

MEMBER
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BUILDING DESIGN

BRIDGEWATER CONSULTING LLC
BEAUFORT, SOUTH CAROLINA
mschoon@homesbridgewater.com
(843) 422-7778

ADDITION for LAURA BAKER
417 NEWCASTLE STREET
BEAUFORT, SOUTH CAROLINA

REVISION DATE
1/20/2023

HOMEOwner SIGNATURE &
DATE OF ACCEPTANCE

SHEET

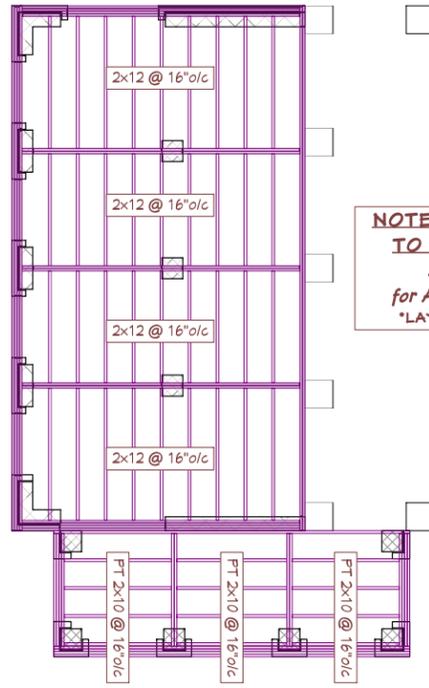
SITE

FRAMING CONSTRUCTION NOTES

- EXTERIOR WALLS: 1/2" PLYWOOD SHEATHING @ 2x4 and/or 2x6 @ 16" o/c w/ BLOCKING MIDSPAN (UNLESS OTHERWISE NOTED).
- INTERIOR WALLS: 2x4 and/or 2x6 @ 16" o/c w/ BLOCKING MIDSPAN (UNLESS OTHERWISE NOTED).
- FIRST FLOOR SYSTEM: 2x12 @ 16" o/c w/ 3/4" T&G PLYWOOD (OR EQUIVALENT), GLUED & NAILED.
- 2ND FLOOR SYSTEM: 14" OPEN WEB TRUSSES (per ENGINEERING) w/ 3/4" T&G PLYWOOD (OR EQUIVALENT), GLUED & NAILED. ENGINEERED TRUSS SHOP DRAWINGS TAKE PRECEDENCE.
- CEILING JOISTS per ENGINEERING.
- ROOF RAFTERS: 1/2" EXT SHEATHING NAILED ON 2x10 @ 16" o/c (per ENGINEERING) w/ SIMPSON HURRICANE CLIPS.

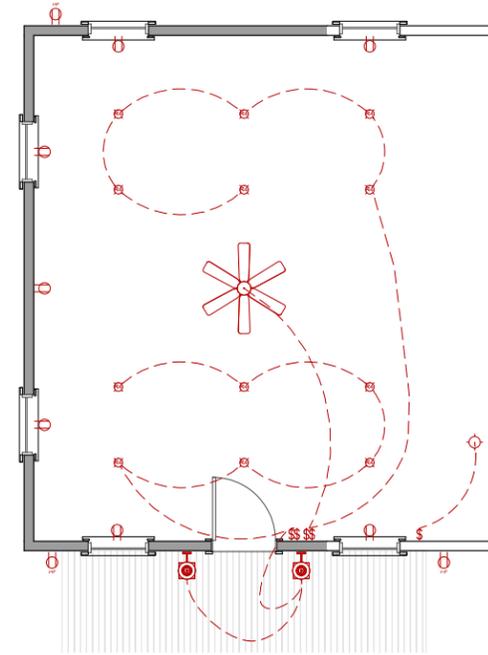
NOTE: STRUCTURAL ENGINEERING TO TAKE PRECEDENCE FOR ALL FRAMING MEMBER SIZES, LOCATION AND PLACEMENT OF WORK DESCRIBED.

1st FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

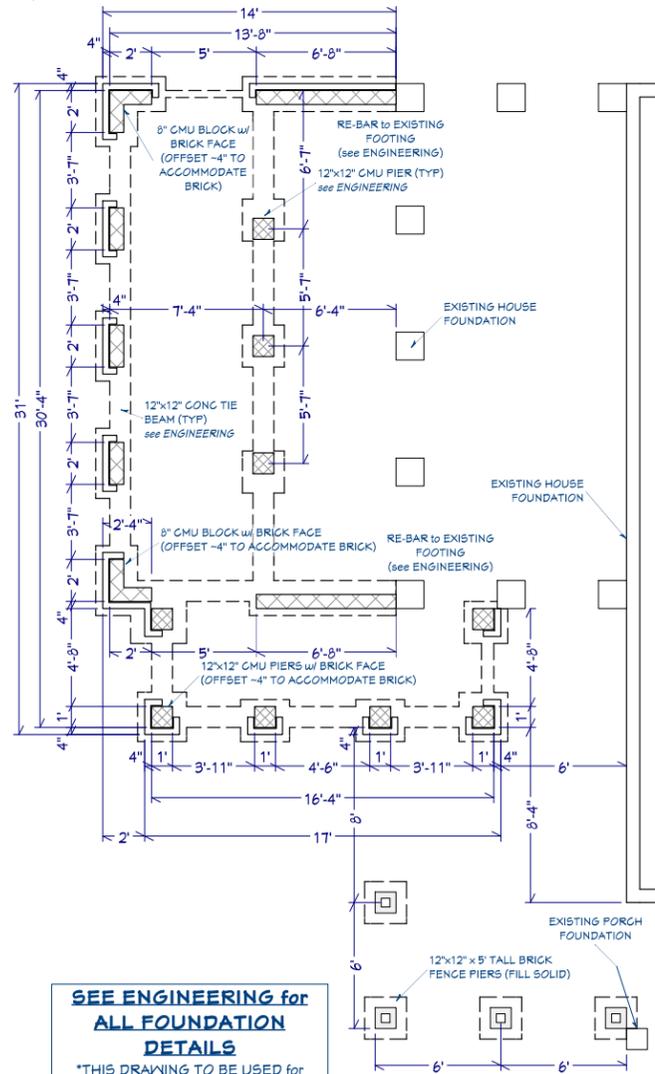


NOTE: (4) 2x BAND BOARDS TO CANTILEVER WALLS SEE ENGINEERING for ALL FRAMING DETAILS "LAYOUT SUGGESTION ONLY"

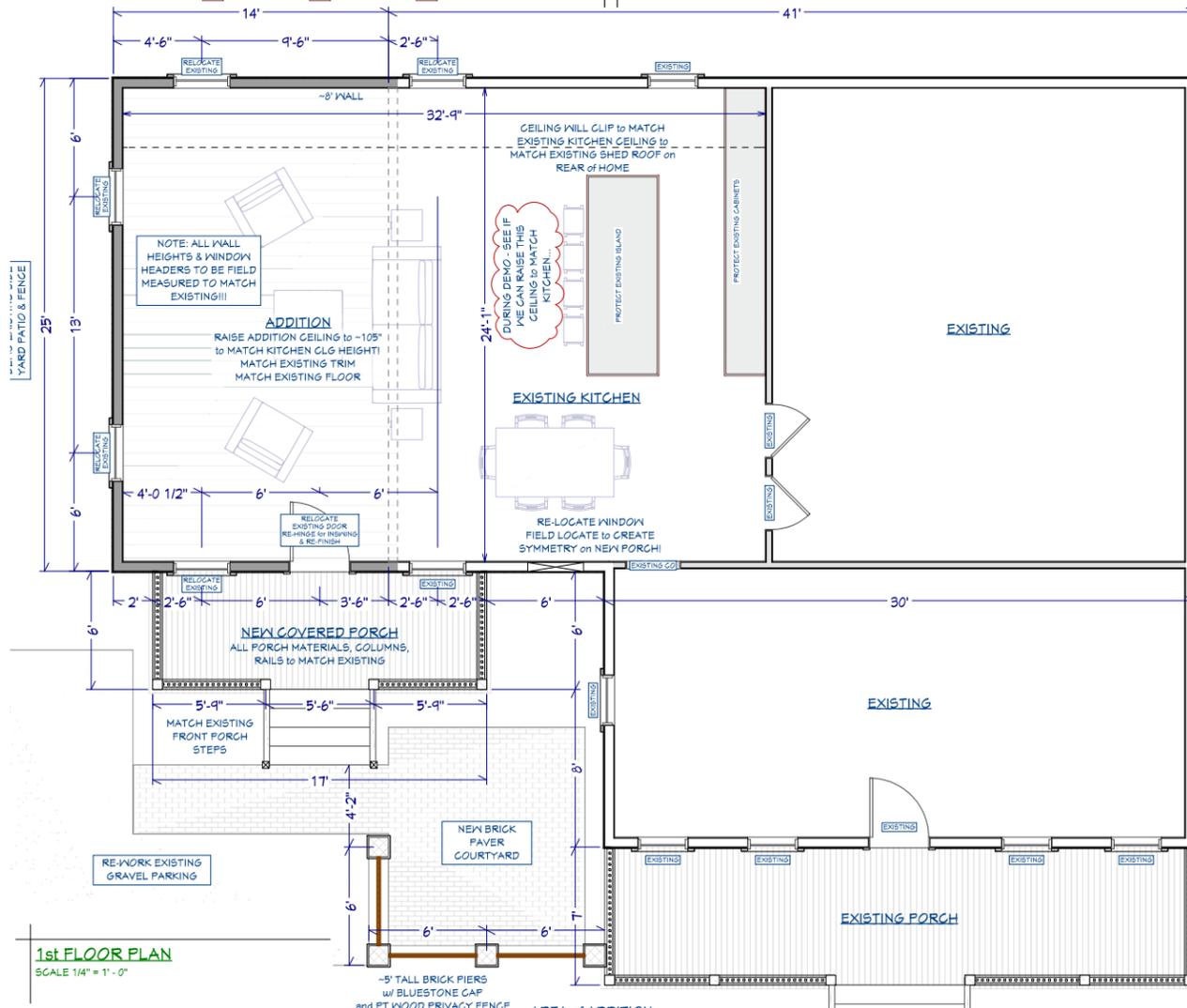
ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



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

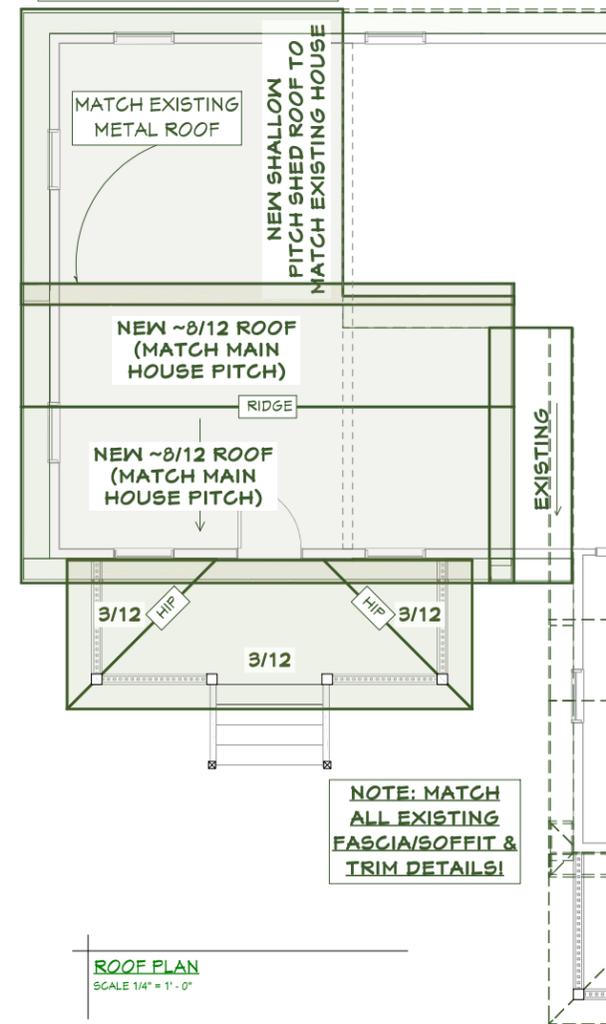


SEE ENGINEERING for ALL FOUNDATION DETAILS
THIS DRAWING TO BE USED for DIMENSIONAL PURPOSES ONLY

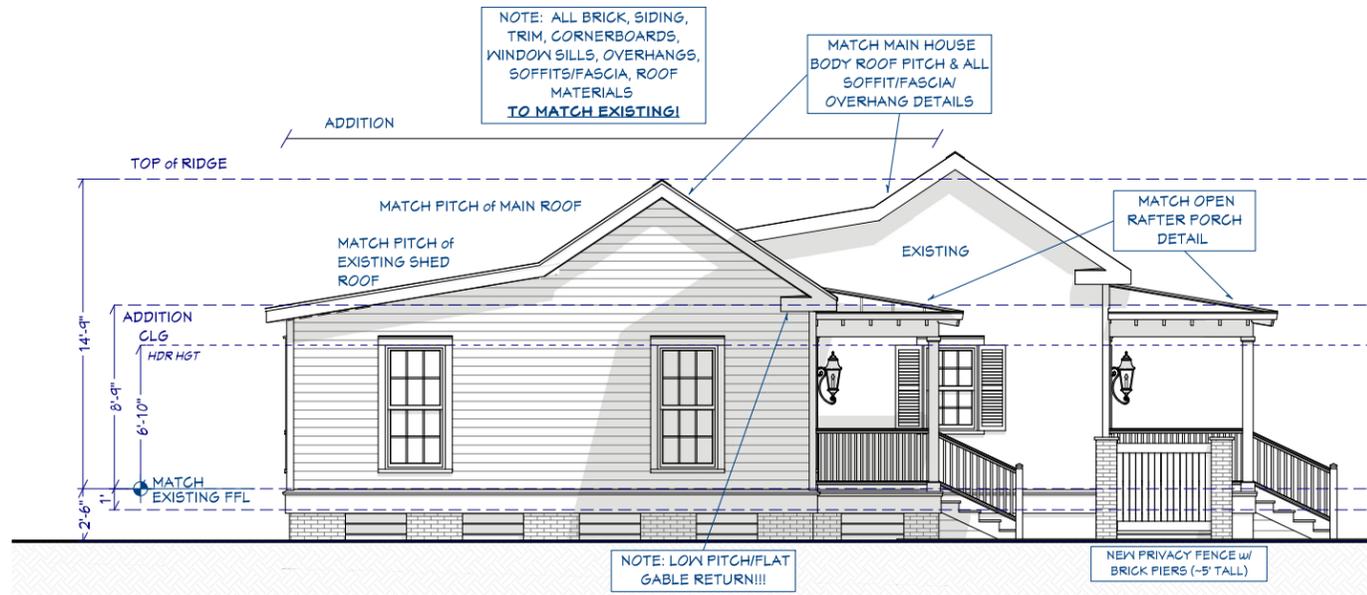


1st FLOOR PLAN
SCALE 1/4" = 1'-0"

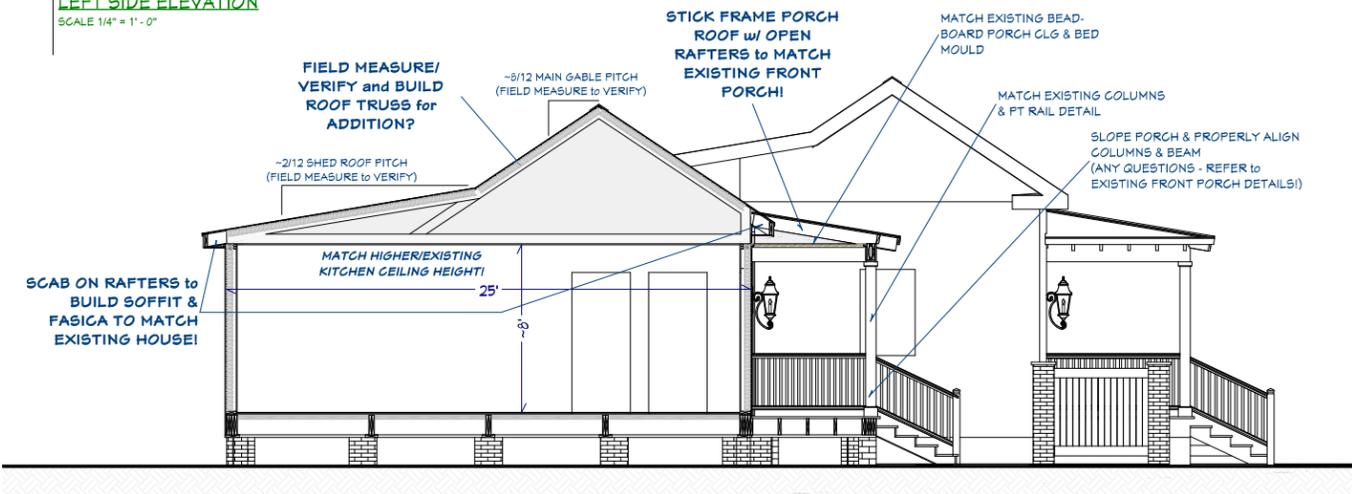
SHOULD WE TRUSS NEW ROOF to AVOID BEAMS???



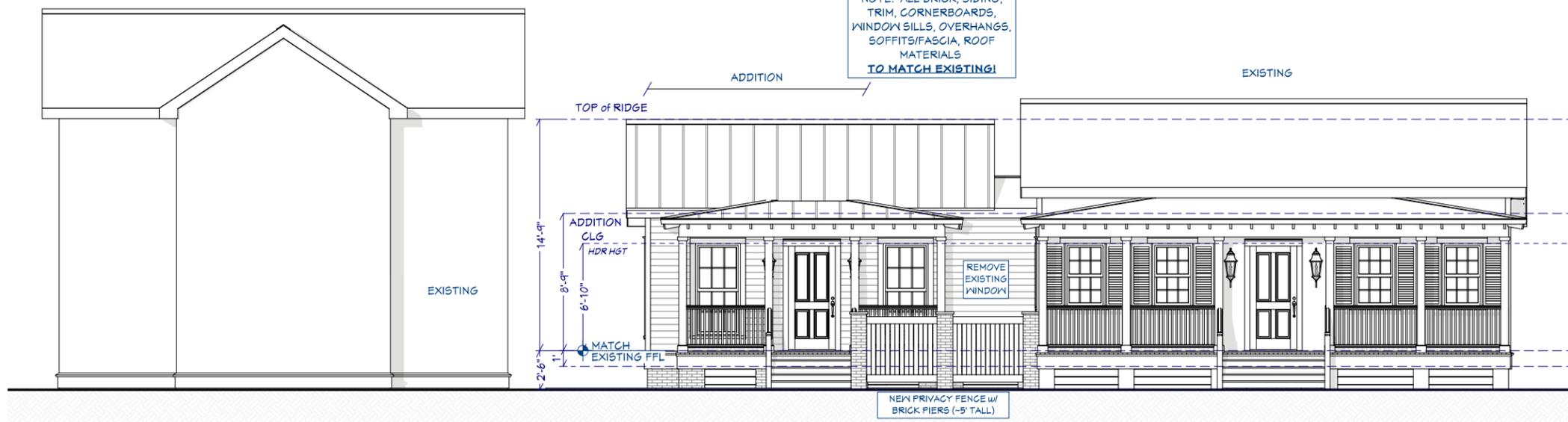
ROOF PLAN
SCALE 1/4" = 1'-0"



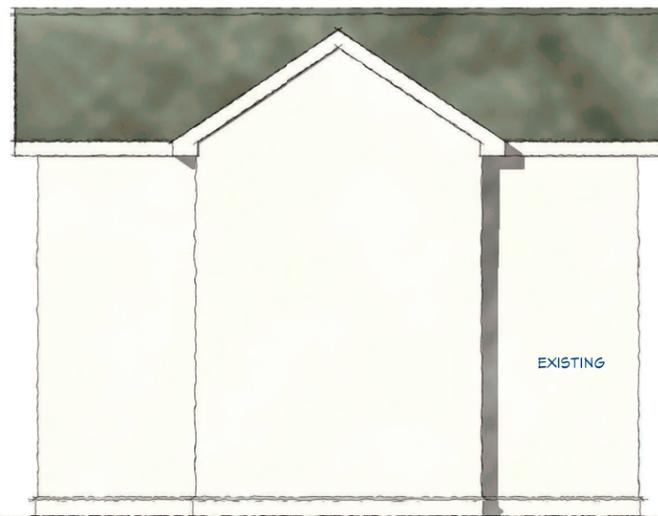
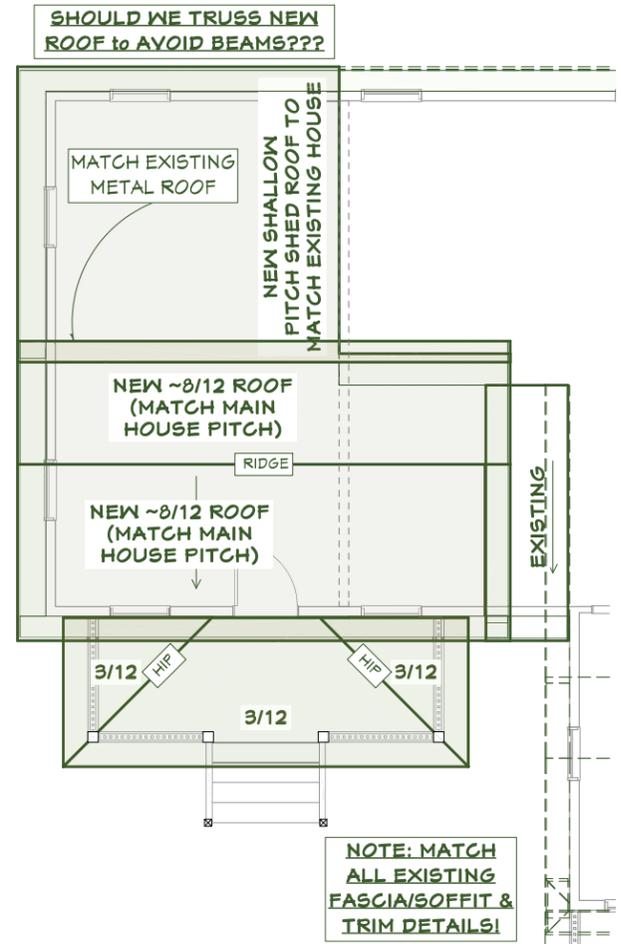
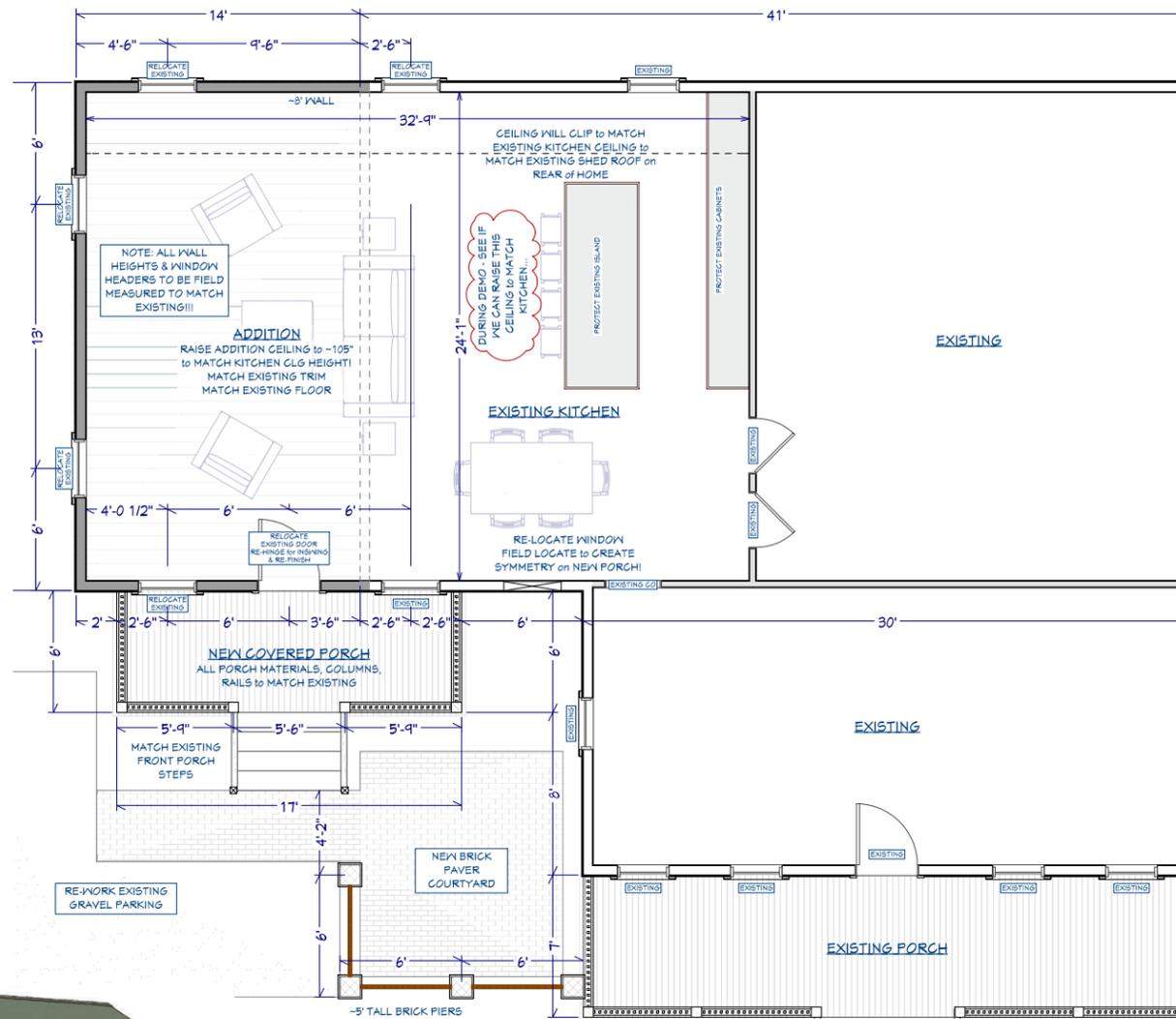
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



STREET ELEVATION
SCALE 1/4" = 1'-0"



NOTE: ALL BRICK, SIDING, TRIM, CORNERBOARDS, WINDOW SILLS, OVERHANGS, SOFFITS/FASCIA, ROOF MATERIALS TO MATCH EXISTING!

417 Newcastle 34 of 37

FLOOR OVERVIEW
SCALE 1/4" = 1'-0"
*THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS

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BRIDGEWATER CONSULTING LLC
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mschoon@bridgewater.com
(843) 422-7778

ADDITION for LAURA BAKER
417 NEWCASTLE STREET
BEAUFORT, SOUTH CAROLINA

REVISION DATE
1/20/2023

HOMEOwner SIGNATURE & DATE OF ACCEPTANCE

SHEET
OVER



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
8 March 2023

1 SUMMARY OF REQUEST

417 Newcastle Street, Alterations/Additions

The applicant is requesting preliminary 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

Property Address:	417 Newcastle Street
Parcel ID:	R120 004 000 0779 0000
Case Number:	23-13 HRB.1
Applicant:	Laura Baker
Zoning:	T4-N
Use:	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
Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

3 STAFF COMMENTS

Staff Acknowledgements

- While the address is 417 Newcastle Street, staff believes this structure is listed as 415 Newcastle Street on the List of Contributing Resources. 415 Newcastle Street is listed as a “1-story frame dwelling” built circa 1880. This house also appears in the 1899, 1905, 1924, and 1958 Sanborn Maps and is labelled in the 1924 and 1958 maps as 413 Newcastle Street. The houses on either side appear to be newer construction. The 1997 Historic Sites Survey lists this building as 415 and 419 Newcastle Street, but another image labels it as 413. Staff is viewing this as the structure noted on the List of Contributing Resources.
- Staff assumes the addition to be built after 2003 since it does not appear in the submitted 2003 plat.

Staff Conditions

1. Per Section 4.6.1.E, “Attached garages, detached garages, and other accessory structures shall be subordinate in height, footprint, and proportion to the primary structure on the site, and shall be compatible with the principal structure in terms of roof form, materials, and color.”
2. Item #9 of the Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings states,

“New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

While staff appreciates the applicants’ attention to replicating the massing, roof forms, and height, staff has concerns that this addition detracts from the true primary entrance of the house and resembles an entirely separate structure rather than an ancillary addition of the main house. Staff recommends the applicant restudy the addition so that the design complements – rather than mirrors – the original structure. To mediate this concern, staff recommends the applicant study any of the options listed below:

- a. Convert the proposed porch to a stoop with an awning over the door only.
- b. If a porch is desired on the west façade, staff recommends the revisions below to make the addition more subordinate to the main structure.
 - i. Extend the porch and porch roof to engage with the side of the original structure at the front room; Possibly consider changing the roof to a shed roof over the porch rather than hipped.
 - ii. Retain the existing window in the current west elevation of the former addition to allow light into the existing kitchen and breakfast area.
 - iii. Alter extents or location of front porch stair to make it less prominent, such as extending stair across entirety of porch or relocate the stair to the side or end.

- iv. Extend fence across front of addition and add gate so that the entrance to the addition doesn't have a direct connection to the street.
 - v. Reduce the addition's roof pitch.
3. Applicant to confirm that the new addition does not exceed the 70% maximum lot coverage for a T4-N property per Section 2.4.1.A.3.
 4. Applicant to call out the materials of every element in drawings submitted for final review. Applicant to note that faux wood grain siding is not permitted; any new siding must have a smooth finish if it is cementitious. Staff believes that cementitious siding with a smooth finish on the addition would provide a visually different appearance than the wood siding on the original structure and may help in establishing the addition as a separate element built later than the main house.
 5. Staff supports the use of horizontal hogspen siding between the addition's brick piers as opposed to the vertical siding as seen on the main house. Staff notes that the applicant has drawn the existing hogspen siding as horizontal on elevation drawings; applicant to clarify if they are proposing to replace the existing vertical siding with horizontal siding.
 6. Staff does not support the porkchop soffit detail on the addition and recommends that the applicant slope the soffit to match the eaves.
 7. For final submission, applicant to submit detail drawings, including drawings showing a projecting sill for all relocated windows.
 8. For final submission, applicant to provide a cutsheet for the new door, light fixtures, and metal roof. Applicant to confirm that all other elements, such as railings, columns, trim, etc. will be wood.
 9. Applicant to note the per Section 2.5.6.H, fences shall not exceed 4' in height on a front setback. Applicant to reduce height of brick piers and privacy fence from 5' to 4'.

STAFF RECOMMENDATION:

Deferral with conditions noted.