



**MEETING AGENDA**  
The City of Beaufort  
**HISTORIC DISTRICT REVIEW BOARD**  
Wednesday, May 11, 2022, 2:00 P.M.  
City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/89475269518?pwd=NC9nZGhtYWU4UmVLaU9wZ0t1YmY2QT09>

Password: 083532      Meeting ID: 894 7526 9518      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. April 13, 2022 Meeting Minutes**

**III. Applications:**

**A. 1106 Craven Street, PIN R120 004 000 845A 0000, New Construction**  
Applicant: Cooter Ramsey, Allison Ramsey Architects, Inc. (22-19 HRB.1)

The applicant is requesting conceptual approval for new construction of a two-unit dwelling at 1106 Craven Street.

**B. 313 Hancock Street, PIN R120 004 000 0569, Alterations**  
Applicant: Bill Chambers, Architect (22-22 HRB.1)

The applicant is requesting final approval for alterations to a single-family residence at 313 Hancock Street.

**C. 708 King Street, PIN R120 004 000 0720 0000, Alterations**  
Applicant: David Evans, Homeowner (22-24 HRB.1)

The applicant is requesting final approval for adding a fence to a single-family residence at 708 King Street.

**HRB Meeting Agenda**  
**May 11, 2022**  
**Page 2 of 2**

- D. 902 Washington Street, PIN R120 004 000 0403 0000, Alterations**  
Applicant: Jane Frederick, FAIA, Architect (22-23 HRB.1)

The applicant is requesting final approval for alterations to a single-family residence at 902 Washington Street.

- E. 1707 Duke Street, PIN R120 003 000 0131 0000, New Construction**  
Applicant: Karen Sullenger (22-16 HRB.2)

The applicant is requesting final approval for new construction of a single-family residence.

**IV. Discussion**

**V. Adjournment**



# Historic District Review Board Meeting Minutes – April 13, 2022

## CALL TO ORDER

0:21

A meeting of the Historic District Review Board was held in-person on April 13, 2022 at 2:00 pm.

## ATTENDEES

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

Staff in attendance: Jeremy Tate (Meadors Architecture) and Emmilyn Potts (City of Beaufort Planner of Community and Economic Development).

## REVIEW OF MINUTES

3:06

Motion: Ms. Applegate made a motion to approve the March 09, 2022 meeting minutes with the correction that Mr. Smith noted [within item E. move “Mr. Smith recused himself from the meeting, Mr. Sutton acted as chairman” to item F. Within item F., move “Mr. Smith rejoined the board as chairman” to item G.], seconded by Mr. Sutton. The motion passed unanimously.

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

## PUBLIC HEARING

## APPLICATIONS

**A. 211 Charles Street, PIN R120 004 000 0909 000, New Construction**

4:29

Applicant: Arnie McClure, Coast Architects Inc. (21-02 HRB.5)

The applicant is requesting Final Approval of a 3-story apartment/commercial building.

**Motion:** Mr. Sutton made a motion to pass [for Final approval] as submitted with staff conditions noted, Mr. Smith seconded. Motion passed 3-2, Ms. Prentice and Ms. Lutz oppose.

**B. 811 Bladen Street, PIN R120 004 000 323A 0000, New Construction**

45:25

Applicant: Christopher M. and Carolyn P. Hartley, Homeowners (22-07 HRB.2)

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

residence at 811 Bladen Street.

**Motion:** Ms. Applegate made a motion for Final approval, with staff conditions noted except for number 1, applicant can submit as drawn; Mr. Sutton seconded. The motion passed unanimously.

C. **808 Washington Street, PIN R120 004 000 0412 0000**, Alterations/Additions **1:05:29**

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

Applicant: Ronesto Pineda, Allison Ramsey Architects (22-17 HRB.1)

The applicant is requesting final approval for alterations to a contributing structure.

**Motion:** Ms. Applegate made a motion for Final approval with staff conditions noted, including the non-divided shutter recommendation from HBF, Ms. Prentice seconded. The motion passed unanimously (4-0).

D. **1503 Washington Street, PIN R120 004 000 0235 0000**, New Construction **1:33:05**

Mr. Smith recused himself and Mr. Sutton continues as chairman.

Applicant: Bill Allison, Allison Ramsey Architects (22-18 HRB.1)

The applicant is requesting final approval for new construction of a single-family residence at 1503 Washington Street.

**Motion:** Mr. Sutton made a motion for final with staff conditions noted, Ms. Prentice seconded. The motion passed unanimously (4-0).

E. **607 King Street, PIN R120-004-000-1031-0000**, New Construction **1:51:14**

Mr. Smith recused himself and Mr. Sutton continues as chairman.

Applicant: Bill Allison, Allison Ramsey Architects (22-14 HRB.1)

The applicant is requesting Preliminary Approval of new construction of a single-family residence at 607 King Street.

**Motion:** Mr. Sutton made a motion that, as far as elevation and height, in a conceptual concept is fine; Ms. Prentice seconded. The motion passed unanimously (4-0).

**Motion:** Mr. Sutton made a motion for Conceptual approval for a building on this lot with staff conditions noted and asks the applicant to restudy the entrance areas of the project as they relate to the elevator placement and things that may be able to narrow that wing of the building inward, Ms. Prentice seconded. The motion passed unanimously.

F. **609 Hamar Street, PIN R120003 000 0223 0000**, New Construction **2:31:51**

Applicant: Tom Michaels (22-11 HRB.1)

Mr. Smith rejoins the board, acting as chairman. The applicant is requesting Conceptual Approval for new construction of two 2-unit houses on a future subdivided lot.

**Motion:** Ms. Applegate made a motion for conceptual with staff conditions noted, with consideration given to the access from the front and possibly the back, Mr. Smith seconded. The motion passed unanimously.

G. **1707 Duke Street, PIN R120 003 000 0131 0000**, New Construction  
Applicant: Karen Sullenger, Homeowner (22-16 HRB.1)

**2:55:20**

The applicant is requesting final approval for new construction of a single-family residence.

**Motion:** Mr. Sutton made a motion to support smooth Cementous shake on the gables on the main house only, with the break and not on the garage, Ms. Prentice seconds. The motion passes unanimously.

**Motion:** Mr. Sutton makes a motion to support to drop the roof line, Ms. Lutz seconded. The motion passes unanimously.

**Motion:** Mr. Smith made a motion agreeing with staff comment 7a, which is not in support of the 3 small windows in the living room. The kitchen and utility windows need to be more vertical in proportion, Ms. Prentice seconded. The motion passed unanimously.

**Motion:** Mr. Sutton made a motion to support roof material choices of asphalt on all of the garage and on the main house, roof line and dormers, with 5v metal galvanized aluminum on the front and rear porches. Mr. Smith seconded; the motion passed unanimously.

**Motion:** Mr. Sutton makes a motion for preliminary approval with staff conditions except 17 and 23, Ms. Prentice seconded. The motion passes unanimously.

## **ADJOURNMENT**

**4:26:50**

**Motion:** Ms. Lutz made a motion for adjournment at 6:25, Ms. Prentice seconded. The motion passed unanimously.

---

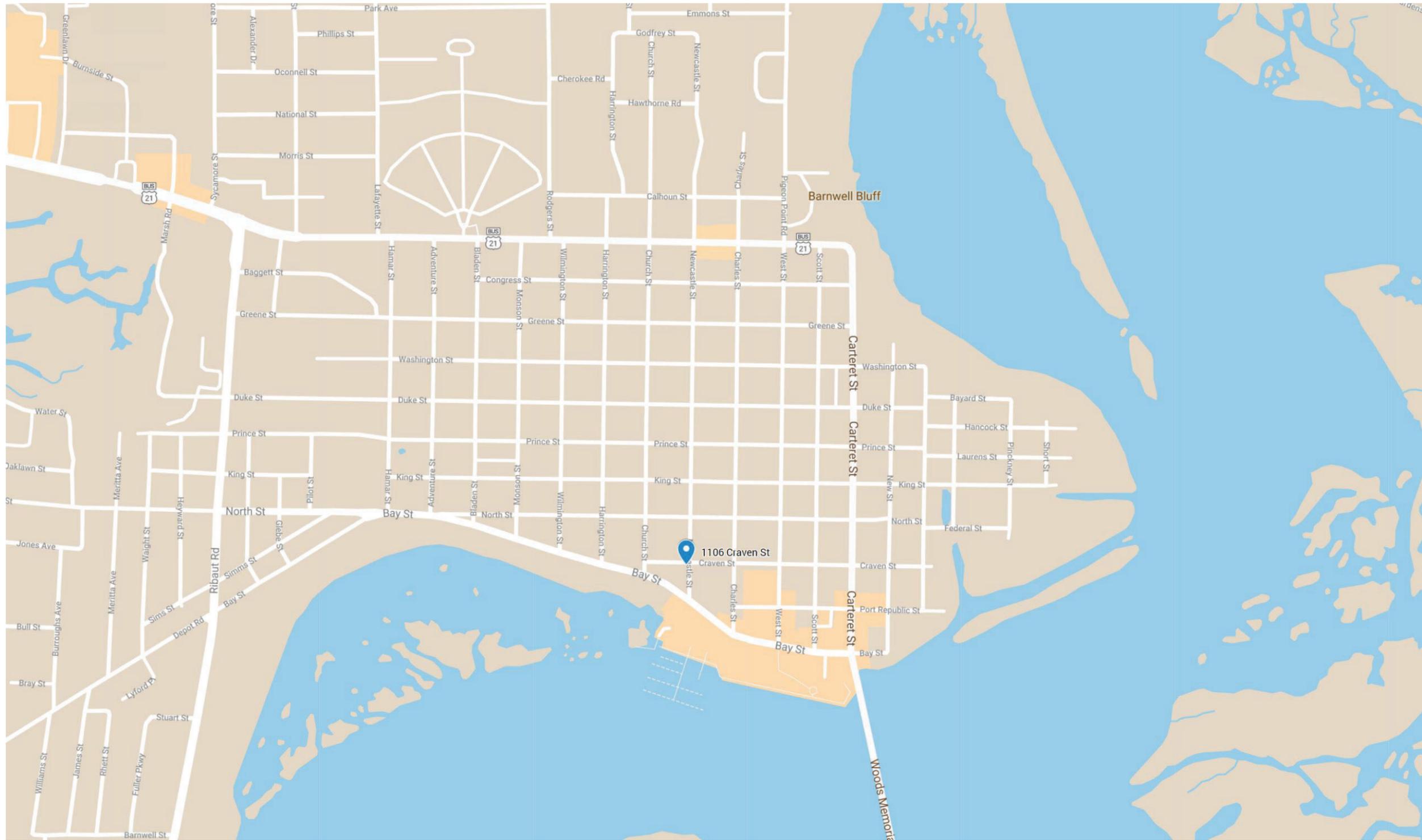
Chair

---

Date of approval

## **CITY STAFF INTRODUCTION**

1106 Craven Street



PROJECT LOCATION- 1106 CRAVEN STREET





## **APPLICANT PRESENTATION**

1106 Craven 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

2219 HZB.1

- Staff Review
- Board Review

Application Fee:  
see attached schedule

1:12 PM

OFFICE USE ONLY: Date Filed: 3/17 Application #: 23392 Zoning District: T4-N  
BCAGHS Survey:  Yes  No

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

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

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

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

**Applicant, Property, and Project Information**

Applicant Name: Cooter Ramsey, Allison Ramsey Architects, Inc  
Applicant Address: 1003 Charles Street, Beaufort SC 29902  
Applicant E-mail: cooter@allisonramseyarchitect.com Applicant Phone Number: 843-263-0339

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Owner (if other than the Applicant): Hank Hofford  
Owner Address: 17 Lockwood Drive, 5th Floor, Charleston SC

Project Name: 1106 Craven Street  
Property Address: 1106 Craven Street  
Property Identification Number (Tax Map & Parcel Number): r120-004-000-845a-0000  
Date Submitted: 3-15-22

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

Applicant's Signature: R. Wayne Ramsey, Jr. Date: 3-15-22  
Owner's Signature: [Signature] Date: \_\_\_\_\_

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

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



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: 1106 Craven Street

Property Size in Acres: 0.47 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):  
2 units @ 3200 s.f. each

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):

We presented this project initially in March of 2021. It was rejected at that time. We have subsequently redesigned the building based on the comments we recieved in that meeting. Overall density has been reduced from 3 units to 2 units and the upper level has been eliminated from the project except as necessary to require access to the rooftop level for each unit. The building compliments the new construction under way on bay street and is the 2nd part of a 3 part project. Proposed floor plans and elevations have been attached along with a 3d model that includes the context.

---

---

---

---

---

---

---

---

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

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

## City of Beaufort Certificate of Appropriateness Checklists

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

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

start

}

# eSearchWidget

By Shape

By

Features selected: 1

R120 004 000 845A C

Situs Address: 1105 E

Class Code: CommV

Owner Name: 1105 E

Owner Name (Contd

Mailing Address: PO



City: BEAUFORT

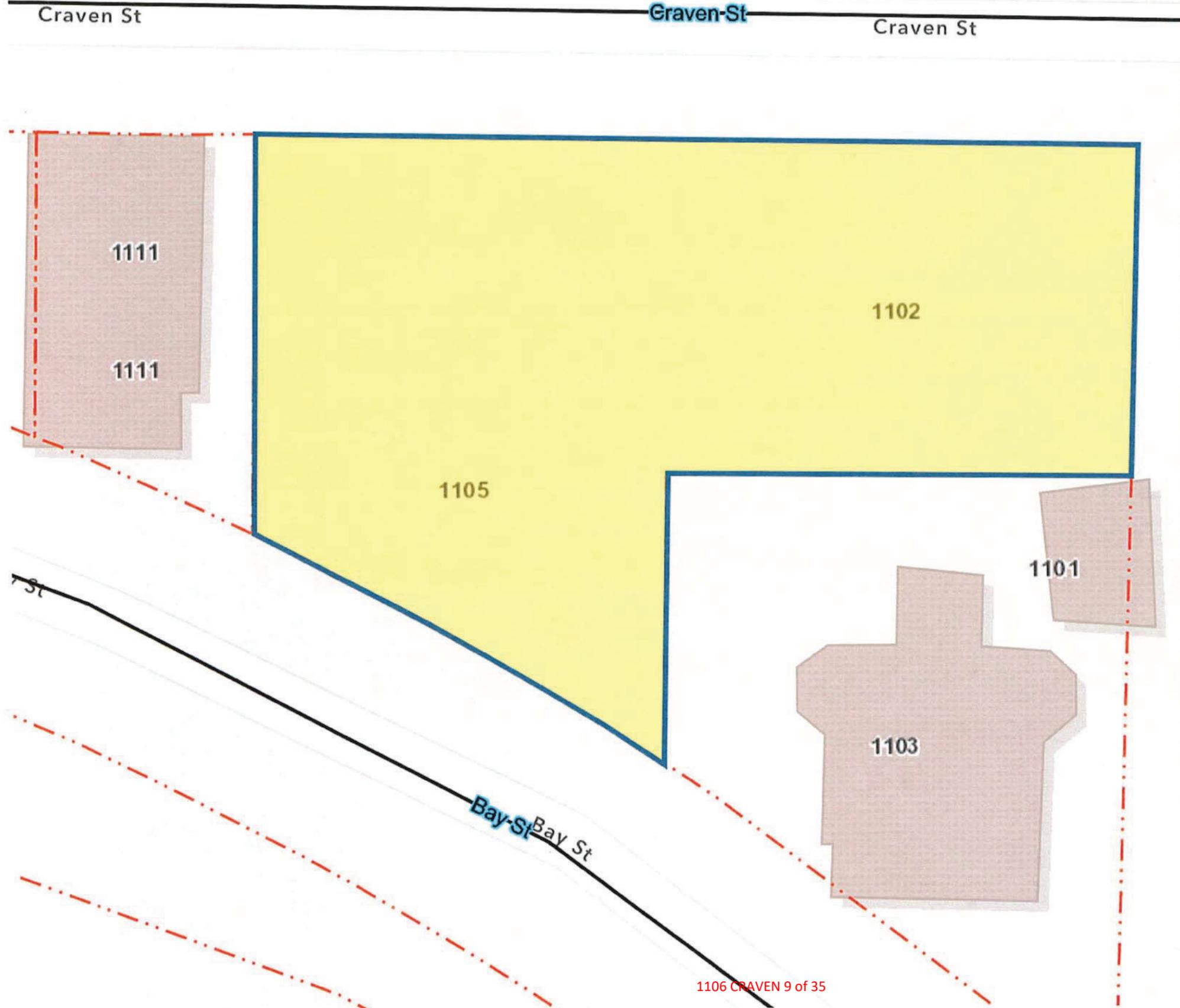
State: SC

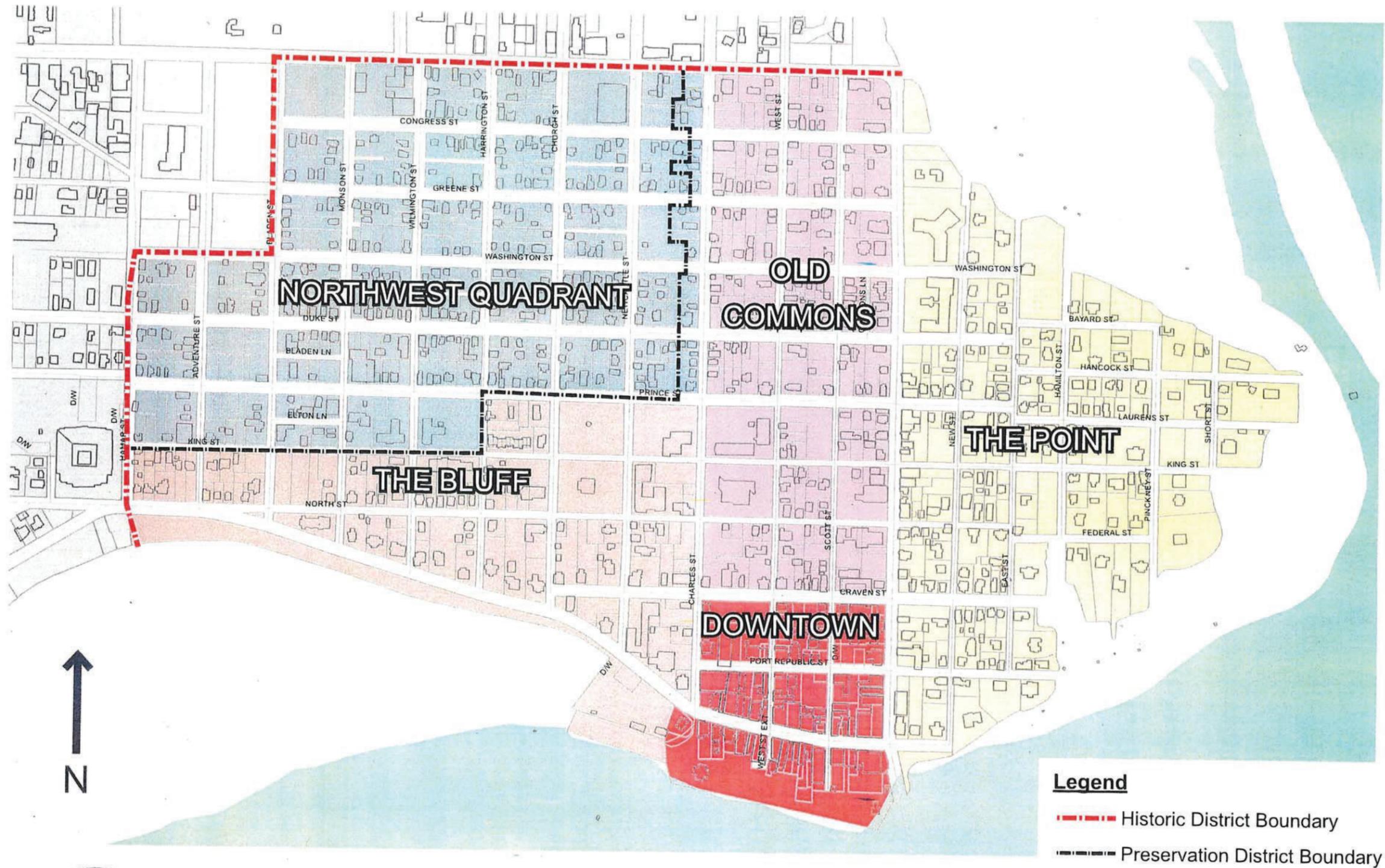
ZIP: 29901-1027

Property Max

Zoning Site

Elevation and Flood





NEIGHBORHOOD MAP  
 NATIONAL HISTORIC LANDMARK DISTRICT

Prepared by the City of Beaufort Planning Department | 2014

# Untitled Map

Write a description for your map.

## Legend

-  1105 Bay St
-  Dadaab Refugee Camp
-  Feature 1
-  Feature 2
-  Feature 3
-  First Presbyterian Church
-  Inn
-  Re/Max Island Realty:
-  Secession House
-  Wells Fargo Bank

Google Earth

© 2019 Google

1106 CRAVEN 11 of 35

100 ft



**Untitled Map**  
Write a description for your map.

- Legend**
- Beaufort
  - Dadaab Refugee Camp
  - Feature 1
  - Feature 2
  - Feature 3
  - Mendenhall Glacier
  - North Street Inn



- 1015 Bay Street (Two story eave @ 22' & one story Eave @ 12')
- From Bay Street



- From Newcastle Street



- From Newcastle & Craven Street



- 1170 Bay Street (Eave @ 40')
  - From Bay Street



- From Craven



- 1111 Bay Street (Eave @ 13')
  - From Bay Street



○ From Church Street



○ From Craven Street



- 1203 Bay Street (Eave @ 32')
  - From Bay Street



- From Church Street



- 1113 Craven Street (Eave @ 30')
  - From Craven Street



- From Church Street



- 1109 Craven Street (Eave @ 26')



- 1103 Craven Street (Eave @ 25')
  - From Craven Street



- From Newcastle Street

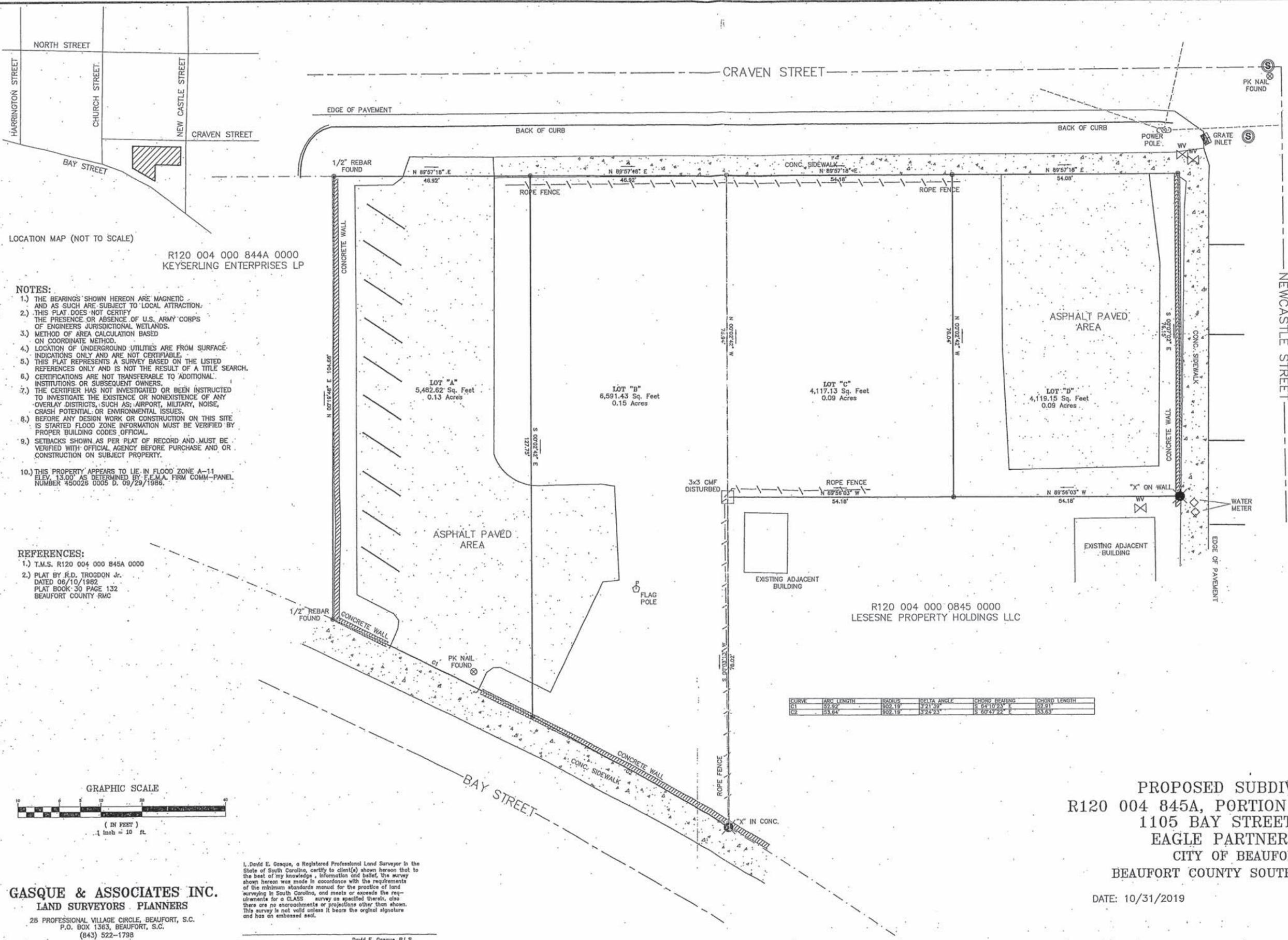


- 1009 Craven Street (Eave @ 31')
  - From Newcastle Street



- From Craven Street





LOCATION MAP (NOT TO SCALE)

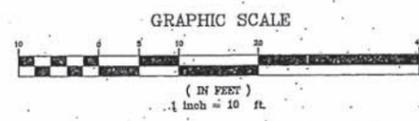
R120 004 000 844A 0000  
KEYSERLING ENTERPRISES LP

**NOTES:**

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE A-11 ELEV. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. 09/29/1986.

**REFERENCES:**

- 1.) T.M.S. R120 004 000 845A 0000
- 2.) PLAT BY R.D. TROGDON JR. DATED 06/10/1982 PLAT BOOK 30 PAGE 132 BEAUFORT COUNTY RMC



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.92'	902.19'	3°21'30"	S 64°10'23" E	92.91'
C2	53.94'	902.19'	3°24'23"	S 65°47'22" E	93.63'

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a CLASS survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an embossed seal.

David E. Gasque, R.L.S.  
S.C. Registration Number 10508

**GASQUE & ASSOCIATES INC.**  
LAND SURVEYORS PLANNERS  
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1363, BEAUFORT, S.C.  
(843) 522-1798

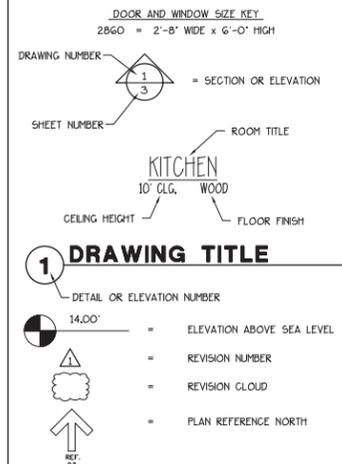
THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.

PROPOSED SUBDIVISION  
R120 004 845A, PORTION OF BLOCK 91  
1105 BAY STREET, LLC  
EAGLE PARTNERSHIP  
CITY OF BEAUFORT  
BEAUFORT COUNTY SOUTH CAROLINA

DATE: 10/31/2019

SCALE: 1"=10'

### SYMBOLS + KEYS



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



### DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 FOUNDATION PLAN
- 2 GROUND FLOOR PLAN
- 3 FIRST FLOOR PLAN
- 4 SECOND FLOOR PLAN
- 5 THIRD FLOOR PLAN
- 6 ELEVATIONS
- 7 ELEVATIONS
- 8 ELEVATIONS

### GENERAL INFO.

AREA CALCULATIONS PER UNIT

GROUND FLOOR HEATED = 576 S.F.	ROOFTOP DECK = 1043 S.F.
FIRST FLOOR HEATED = 1320 S.F.	GARAGE = 744 S.F.
SECOND FLOOR HEATED = 1224 S.F.	
ROOFTOP HEATED = 181 S.F.	
TOTAL HEATED = 3301 S.F.	

**1106 CRAVEN STREET**  
BEAUFORT, SOUTH CAROLINA

**ALLISON RAMSEY ARCHITECTS, INC.**  
*creating sustainable timeless design*

1003 Charles St.  
Beaufort, SC 29902  
(843) 796-0359  
www.allisonramseyarchitect.com

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

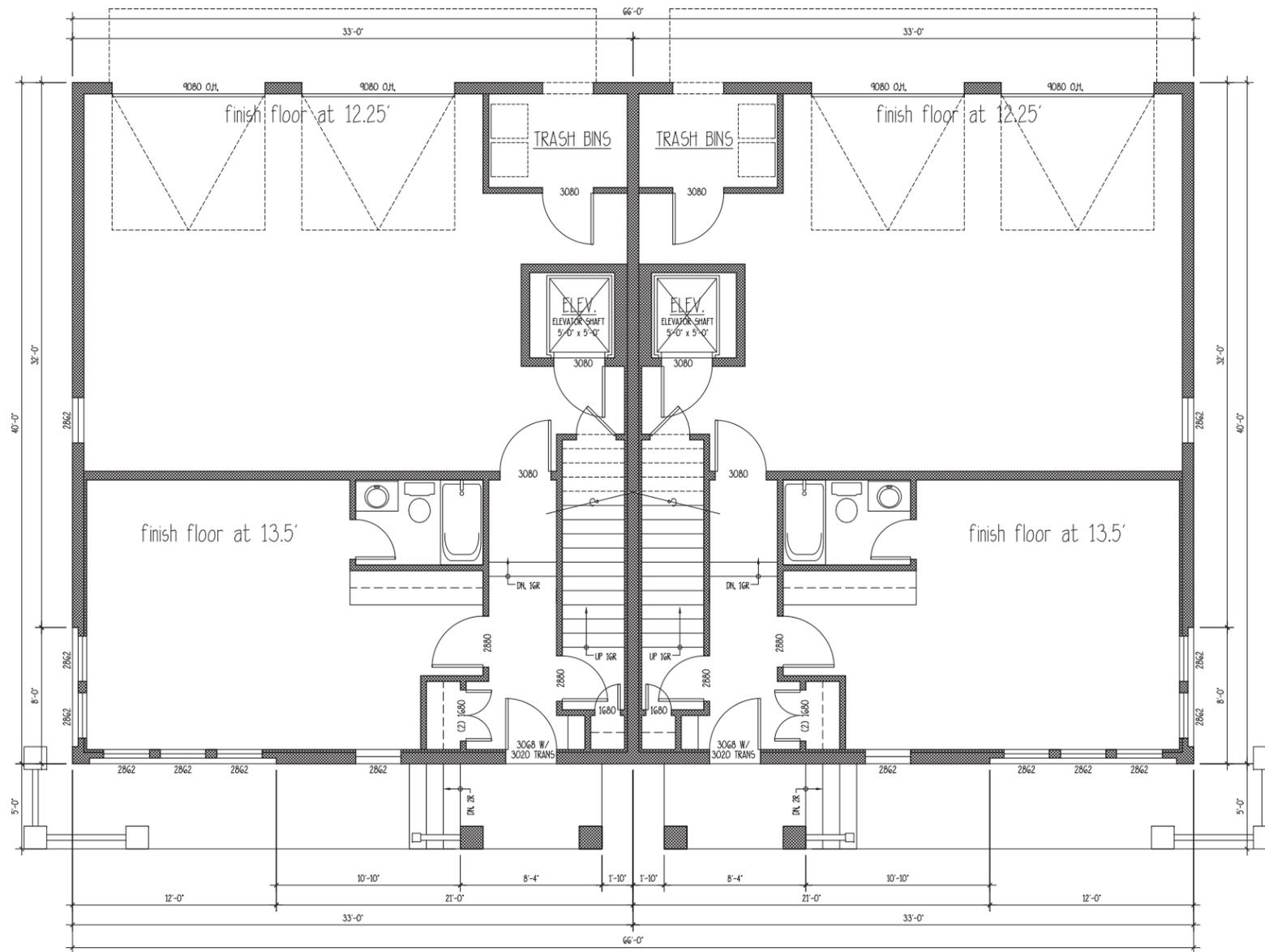
DATE:	2/28/2022
JOB NO.:	20203
DRAWN BY:	RHM
CHKD. NAME:	20203JRM

0

# 1106 CRAVEN STREET

BEAUFORT, SOUTH CAROLINA





1 GROUND FLOOR

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

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

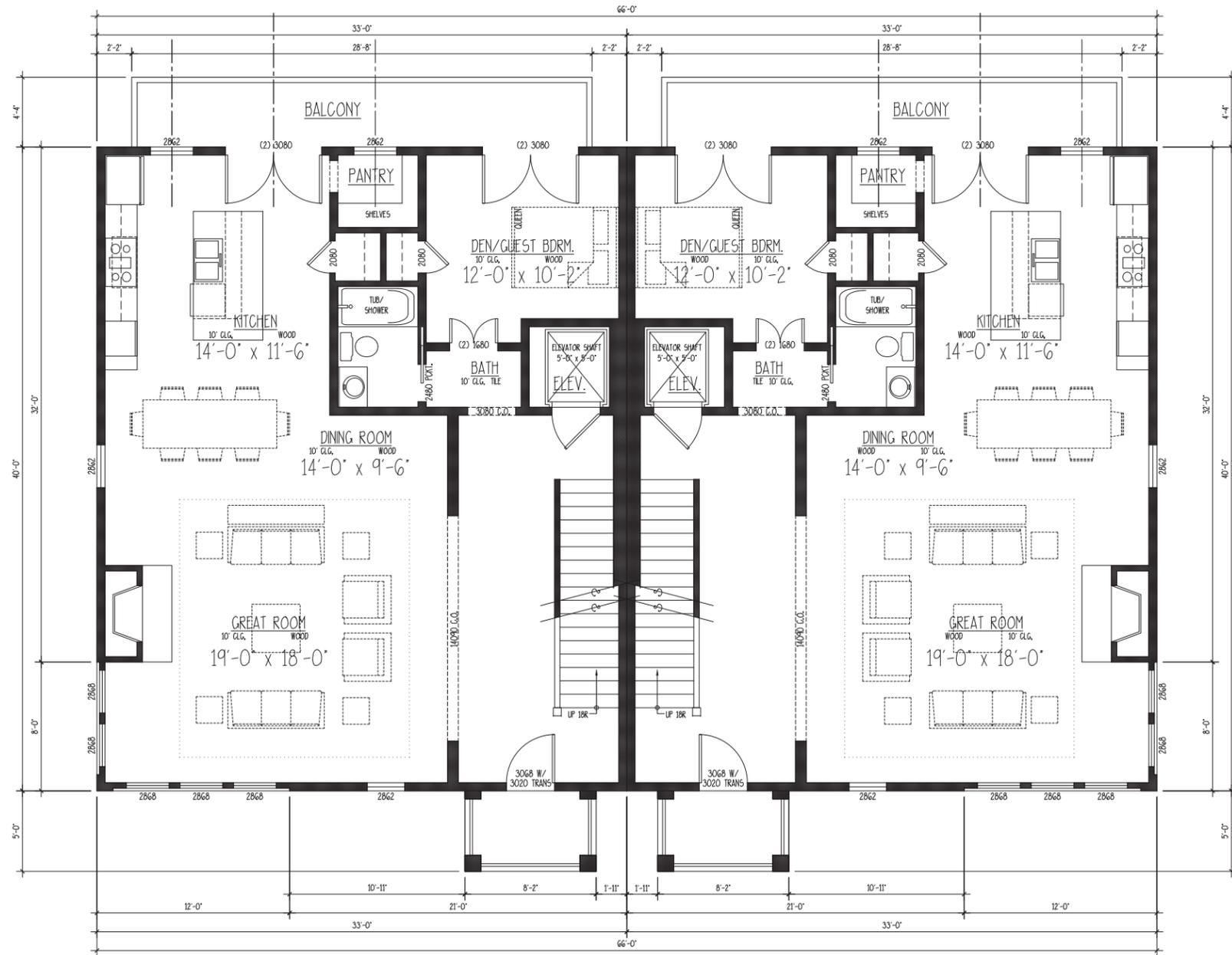
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL AND ENGINEERING PROFESSIONS AND TO BE USED IN CONFORMANCE WITH THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL AND ENGINEERING PROFESSIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT.

DATE:	2/28/2022
JOB NO.:	20203
DRAWN BY:	RWH
DATE:	2/28/2022

2

**1106 CRAVEN STREET**  
BEAUFORT, SOUTH CAROLINA

**ALLISON RAMSEY ARCHITECTS**  
Architects, Inc. creating sustainable timeless design  
1003 Charles St.  
Beaufort, SC 29902  
(843) 785-0559  
www.allisonramseyarchitect.com



**2** FIRST FLOOR

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

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

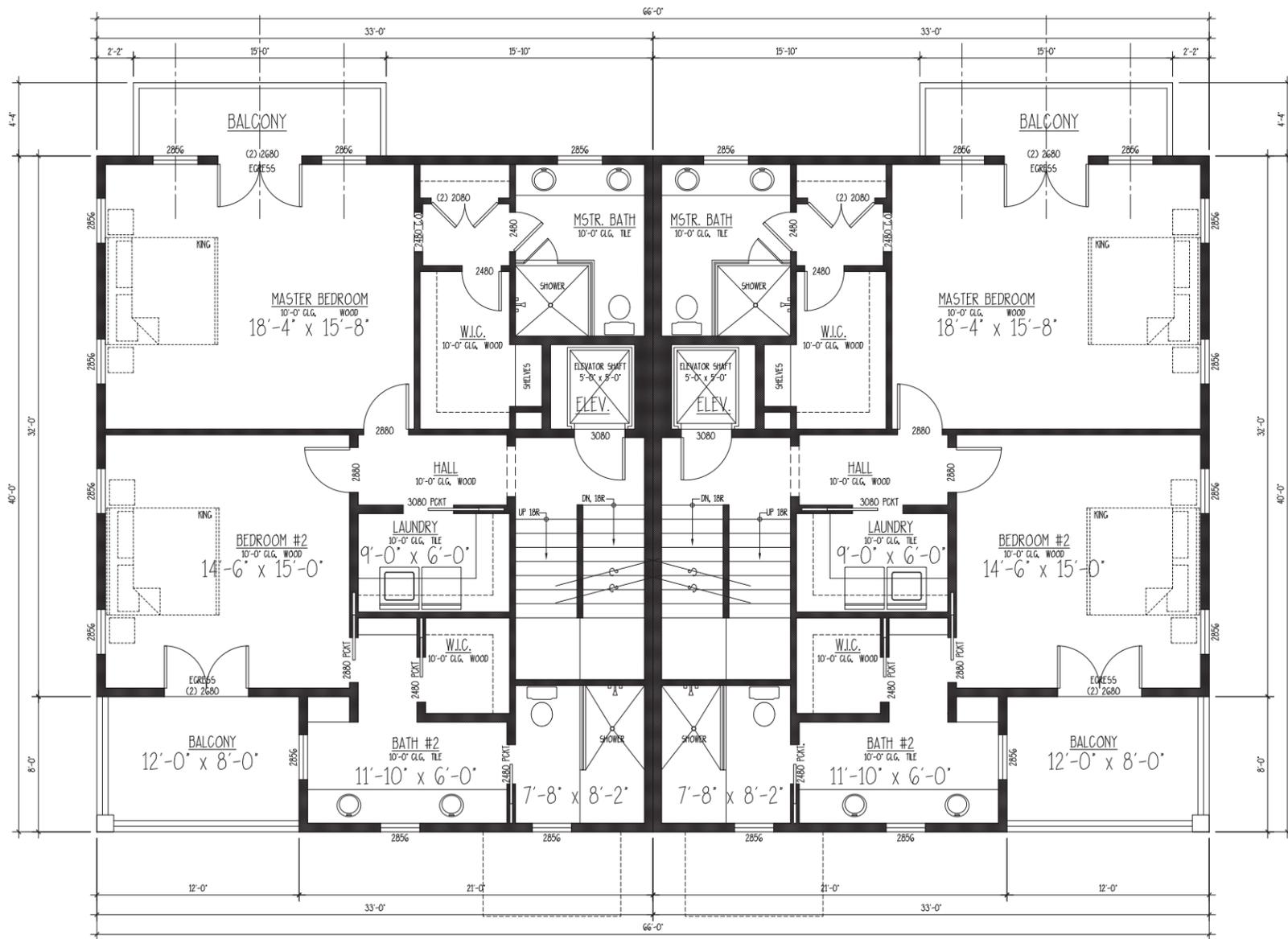
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED. THE ARCHITECT DOES NOT ASSUME LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED.

DATE:	2/28/2022
JOB NO.:	20203
DRAWN BY:	RWH
CHKD. NAME:	20203JWG

**3**

**1106 CRAVEN STREET**  
BEAUFORT, SOUTH CAROLINA

**ALLISON RAMSEY ARCHITECTS, INC.**  
Architects, Inc. creating sustainable timeless design  
1003 Charles St.  
Beaufort, SC 29902  
(843) 784-0559  
www.allisonramseyarchitect.com



**3 SECOND FLOOR**

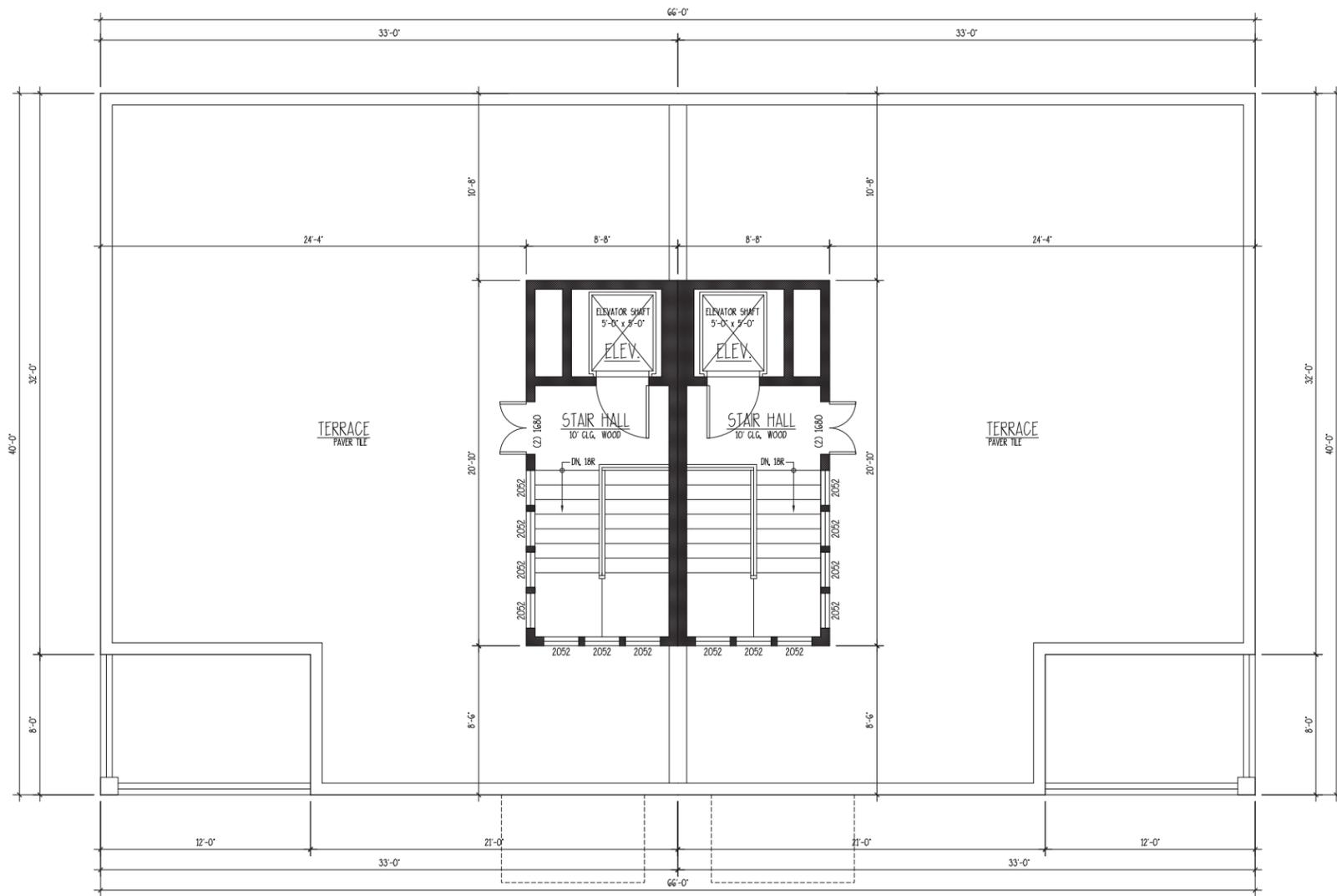
SCALE: 1/4" = 1'-0"

DATE:	2/28/2022
JOB NO.:	20203
DWN. BY:	RWH
CHK. NAME:	20203JRW

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN.

**ALLISON RAMSEY ARCHITECTS, INC.**  
*ARA*  
*Architects, Inc.* creating sustainable timeless design  
 1003 Charles St.  
 Beaufort, SC 29502  
 (843) 786-0559  
 www.allisonramseyarchitect.com

**1106 CRAVEN STREET**  
 BEAUFORT, SOUTH CAROLINA



**4 ROOFTOP**

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

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

DATE:	2/29/2022
JOB NO.:	20203
DRWN. BY:	RHM
CHKD. NAME:	20203JMG

**5**

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL AND ENGINEERING PROFESSIONS AND TO BE USED IN CONFORMANCE WITH THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL AND ENGINEERING PROFESSIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT BY OTHER PROFESSIONALS OR ANY INFORMATION PROVIDED TO THE ARCHITECT BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT BY OTHER PROFESSIONALS OR ANY INFORMATION PROVIDED TO THE ARCHITECT BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE ARCHITECT BY OTHER PROFESSIONALS OR ANY INFORMATION PROVIDED TO THE ARCHITECT BY THE CLIENT.

**ALLISON RAMSEY ARCHITECTS, INC.**  
*Architects, Inc.* creating sustainable timeless design  
 1003 Charles St.  
 Beaufort, NC 27902  
 (843) 795-0559  
 www.allisonramseyarchitect.com

**1106 CRAVEN STREET**  
 BEAUFORT, SOUTH CAROLINA



**1106 CRAVEN STREET**  
 BEAUFORT, SOUTH CAROLINA

**ALLISON RAMSEY Architects, Inc.**  
 creating sustainable timeless design  
 1003 Charles St.  
 Beaufort, SC 29902  
 (843) 786-0559  
 www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL PROFESSION AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

DATE:	2/28/2022
JOB NO.:	20203
DRAWN BY:	RWH
DATE:	20203/JMG

**6**

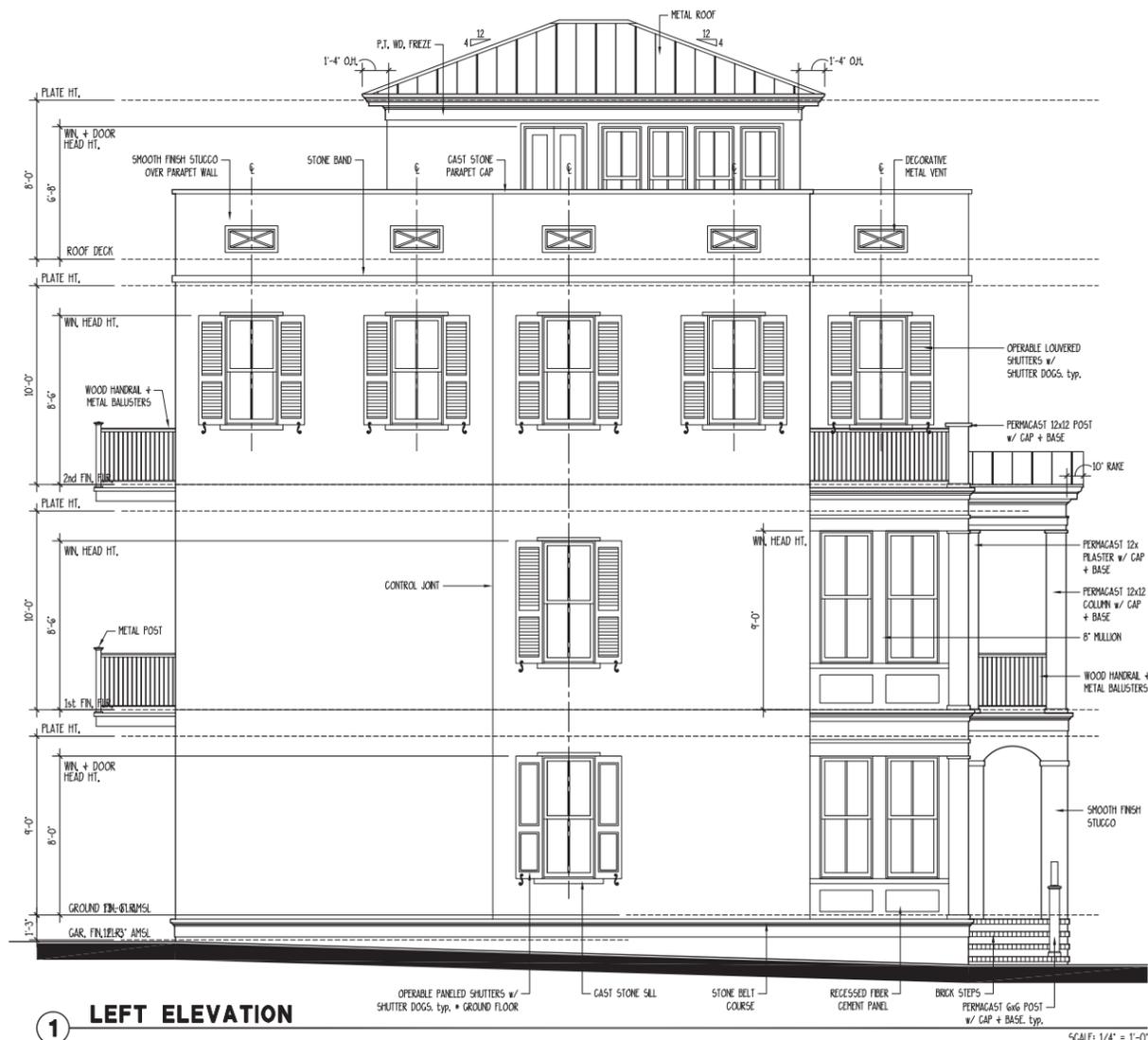
**1106 CRAVEN STREET**  
BEAUFORT, SOUTH CAROLINA

**ALLISON RAMSEY ARCHITECTS**  
Architects, Inc. creating sustainable timeless design  
1003 Charles St.  
Beaufort, SC 29902  
(843) 798-0559  
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS PLAN. ANY WORK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE LOCAL CODES AND ORDINANCES. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE LOCAL CODES AND ORDINANCES. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE LOCAL CODES AND ORDINANCES.

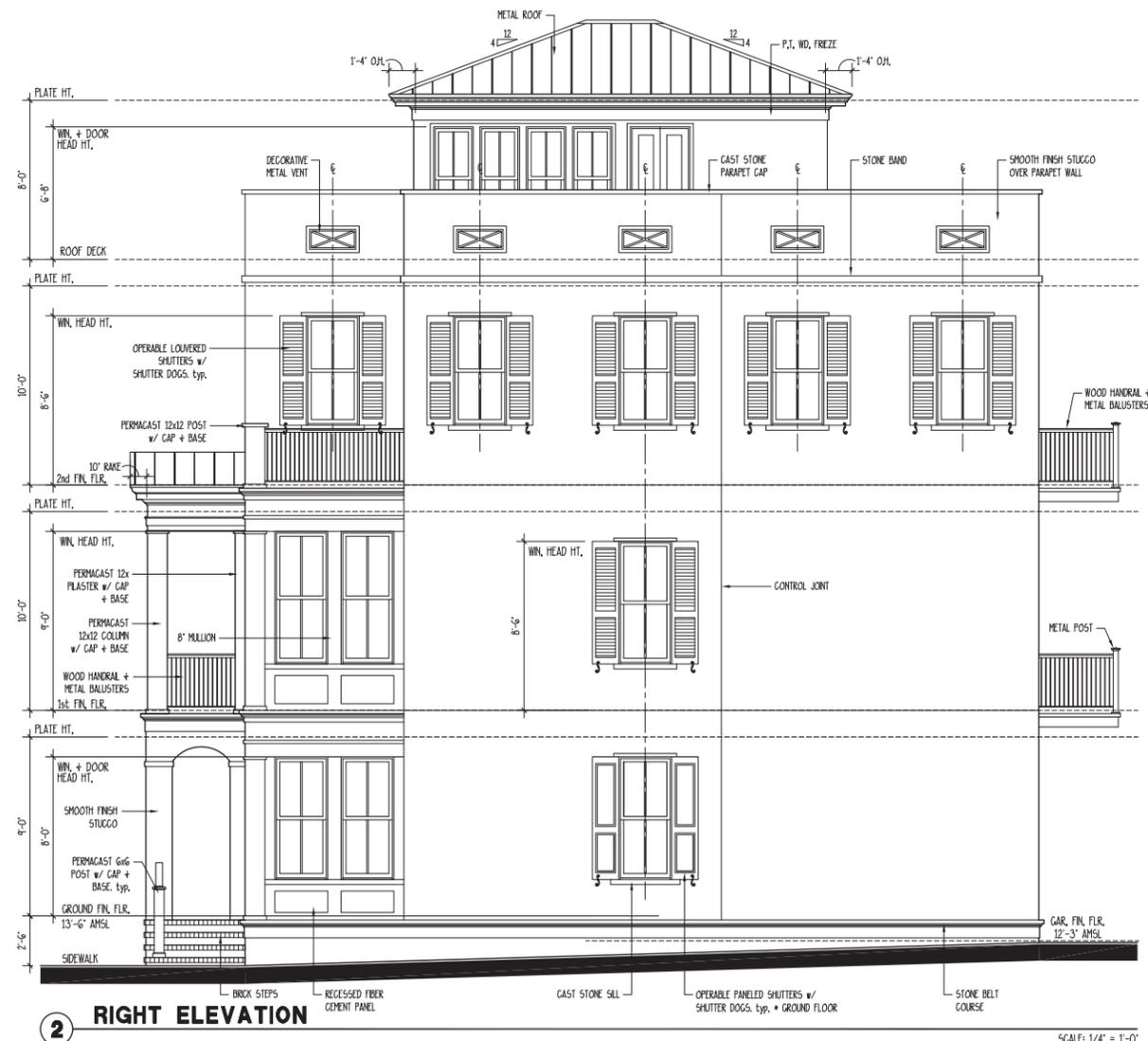
DATE:	2/29/2022
JOB NO.:	20003
DRAWN BY:	RWH
CHKD. NAME:	20203JWG

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



**1 LEFT ELEVATION**

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



**2 RIGHT ELEVATION**

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



3

REAR ELEVATION

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



1106 CRAVEN STREET  
BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY ARCHITECTS, INC.  
1003 Charles St.  
Beaufort, SC 29902  
(843) 786-0559  
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT ASSURES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS.

DATE:	2/28/2022
JOB NO.:	20203
DRAWN BY:	RWM
CHKD. NAME:	20203JMG





# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 May 2022

## 1 SUMMARY OF REQUEST

---

1106 Craven Street, New Construction

Applicant: Cooter Ramsey, Allison Ramsey Architects, Inc.

The applicant is requesting Conceptual Approval for new construction of a two-unit dwelling at 1106 Craven Street.

Background:

A previous submission was submitted in August of 2021 for this project, but this submission was withdrawn from the August 2021 meeting agenda by the applicant.

The Applicant has provided links to two separate 3d models for this project:

1. A link to the 3D model of the individual building: <https://sketchfab.com/3d-models/craven-street-02-28-22-cdf68e6580034443b361ae998582d97d>
2. A link to the 3D model of the building in its context: <https://sketchfab.com/3d-models/1106-craven-street-03-01-22-75b8c75cc9bc4db299064f6bd0f57128>

## 2 FACTS

---

<b>Property Address:</b>	<b>1106 Craven Street</b>
<b>Parcel ID:</b>	R120 004 000 845A 0000
<b>Case Number:</b>	22-19 HRB.1
<b>Applicant:</b>	<b>Cooter Ramsey, Allison Ramsey Architects, Inc.</b>
<b>Zoning:</b>	T4-N
<b>Use:</b>	Multi-family Residential



### District Development Standards for T4-N:

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

**References:**

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement

### 3 STAFF COMMENTS

---

**Staff Acknowledgements:**

- The proposed structure is a 2–3-unit dwelling. Per Section 2.6.2.C, there is not a ground floor height requirement specifically for 2-3-unit dwelling. Section 2.6.2.C.2 states a single-family requirement for ground floor height at 9 feet min. (floor to ceiling) and 2.6.2.C.3 states a multi-family requirement of 10 feet min. (floor to ceiling). To be in keeping with context of surrounding structures, Staff views the proposed structure as two single-family dwellings (2–3-unit dwelling). Therefore, the applicant’s proposed ground floor height of 9 feet is compliant.

**Staff Conditions:**

1. Given the size and scale of the immediate surrounding context of this area of Craven Street, Staff recommends taking great care in development of the overall mass of the proposed structure:
  - a. Section 2.6.2.C.1 requires the ground floor height to be elevated a minimum of 2 feet above the average adjacent sidewalk grade. The applicant proposes the ground floor to be 2 feet 6 inches above average sidewalk grade. Staff recommends that the Applicant lower the ground floor 6” to not exceed the minimum requirement which will help reduce the overall height of the structure.
  - b. Staff recommends adjusting the height of the 1<sup>st</sup> floor to be 9’ rather than the proposed 10’.
  - c. Staff recommends adjusting the height of the 2<sup>nd</sup> floor to be 9’ rather than the proposed 10’.

*Note recommendations 1a-1c will reduce the overall building height by 2 feet 6 inches.*

2. To assist in visually lowering the scale of the proposed structure, Staff recommends further accentuating the cornice line at the terrace floor level and lowering the cornice line closer to and engaging the heads of the fenestration below at 2<sup>nd</sup> floor.
3. Staff recommends the applicant lower the heads of all windows on the 2<sup>nd</sup> floor by 6 inches to align with the door heads that access the balconies.
4. Staff recommends setting the terrace parapet walls inward in all directions from the exterior walls below.
5. Staff further recommends the applicant restudy the terrace parapet wall and provide a less opaque option to reduce the overall mass of the building.
6. Staff finds the design of the current small stoop on the front façade to be out of scale with the building. The stoop’s small size emphasizes the heavier mass of the building behind it. Applicant should seek to create a design that better complements the front porches on neighboring structures while providing better balance and proportion to the front façade.
7. Staff recommends creating more of a visual separation between the two residential units on the front façade and rear façade. This could be through a change of plane and/or a material difference in between the two units.

8. Staff recommends that the panelized and ganged window corners of the ground and 1<sup>st</sup> floors along the front elevation be set inward (6 inches min.) from the front and side main exterior walls.
9. Staff recommends adding more fenestration to the left and right elevations in the ground and first level.
10. Staff recommends restudying the placement of the fenestration on the rear façade so that there is a more intentional relationship with the fenestration.

**STAFF RECOMMENDATION:**

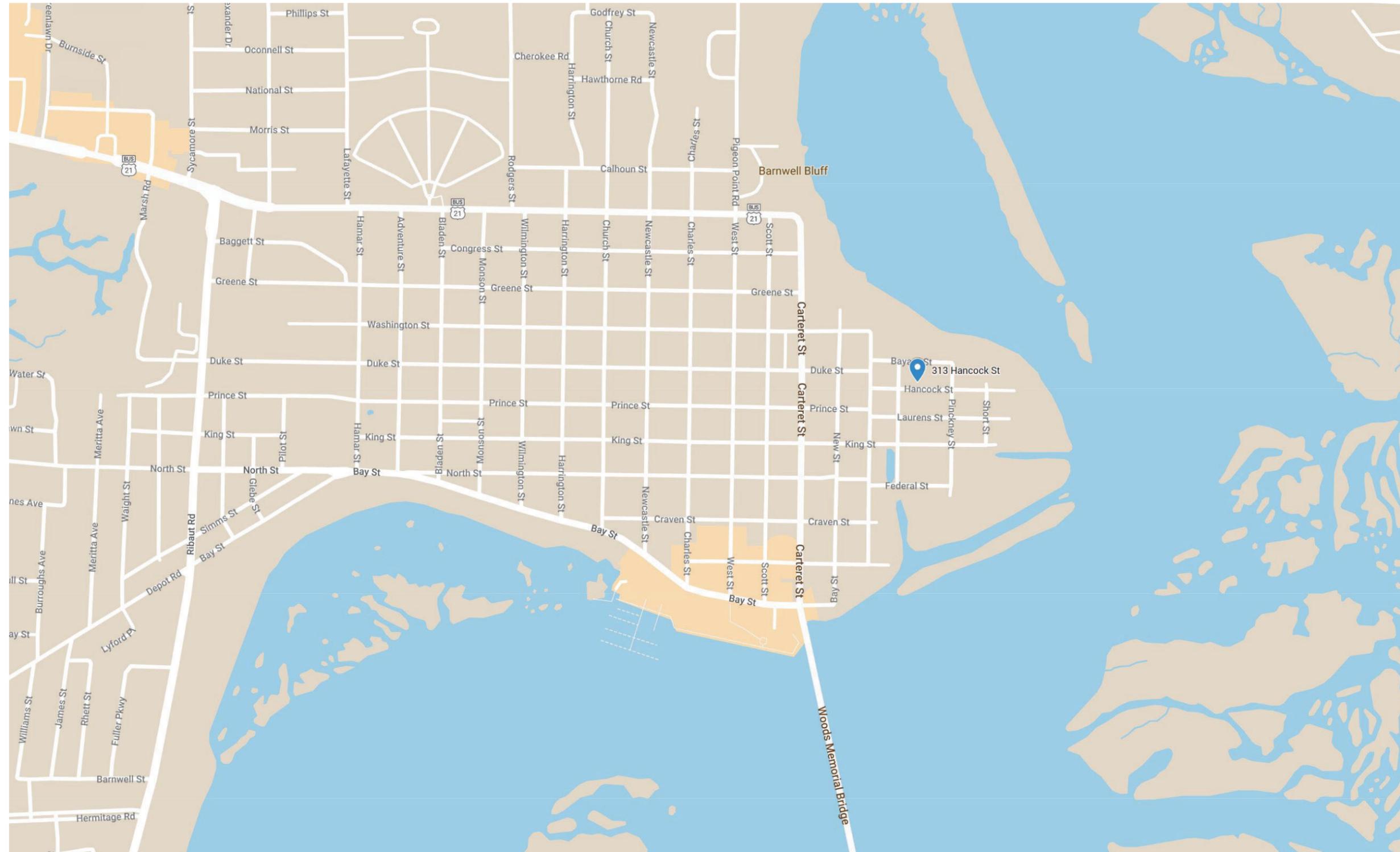
**Deferral of Conceptual Approval** due to conditions noted.

*Further Recommendations to Guide Applicant:*

11. *In future submissions, Applicant to ensure and demonstrate compliance with Section 2.4.1.A.4 regarding frontage buildout. Applicant to provide widths of driveways and adjacent future structures so that these can be incorporated into frontage buildout calculations.*
12. *In future submissions, in addition to the 3D model, Applicant to provide a hard lined street section that shows the overall height dimensions of this structure and adjacent structures.*

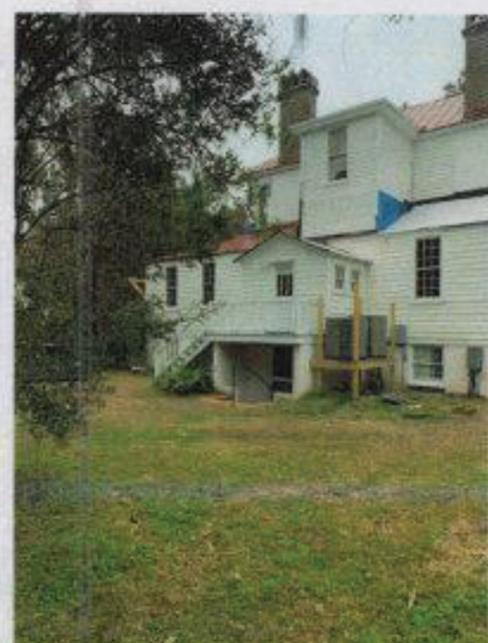
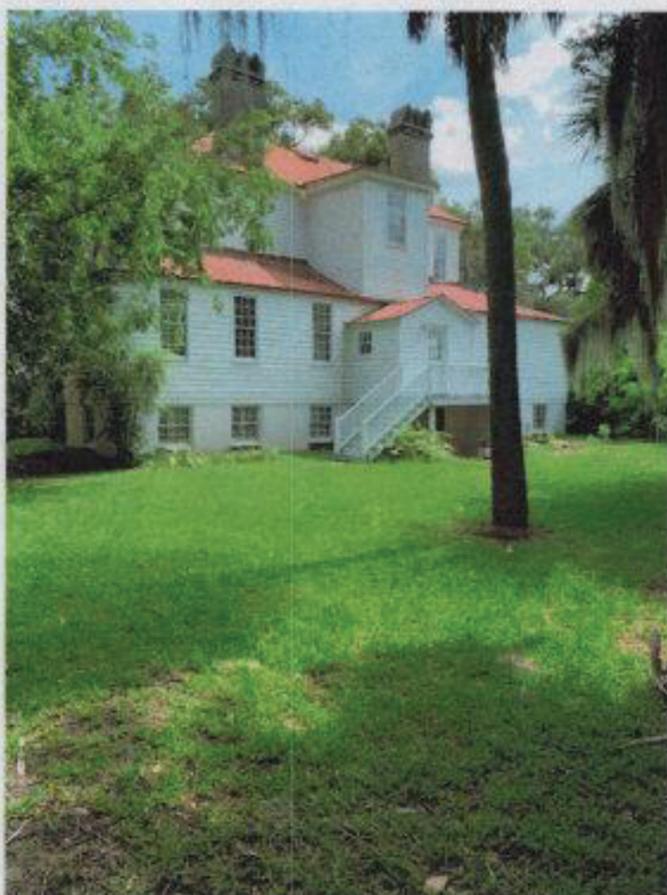
## **CITY STAFF INTRODUCTION**

313 HANCOCK STREET



PROJECT LOCATION- 313 HANCOCK STREET

Neff House Paint Colors and  
Sketches  
313 Hancock Street  
Beaufort , SC  
3-15-2022



# **APPLICANT PRESENTATION**

313 HANCOCK 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  
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Staff Review  
 Board Review

Application Fee:  
see attached schedule

4/7 ✓ meadows 4/15  
\$ PAID 4/25 CC

22-22  
HTCB.1

OFFICE USE ONLY: Date Filed: 4/6 Application #: 23545 Zoning District: 74-HN  
BCAGHS Survey:  Yes  No

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

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

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

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

**Applicant, Property, and Project Information** Bill Chambers

Applicant Name: \_\_\_\_\_  
PO Box 1181 Beaufort SC 29901  
Applicant Address: \_\_\_\_\_  
rwchambersarchitect@icloud.com 8438129666  
Applicant E-mail: \_\_\_\_\_ Applicant Phone Number: \_\_\_\_\_

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Steve Neff

Owner (if other than the Applicant): \_\_\_\_\_  
313 Hancock Street Beaufort SC 29902  
Owner Address: \_\_\_\_\_

Project Name: \_\_\_\_\_  
313 Hancock Street exterior Color Changes

Property Address: \_\_\_\_\_  
313 Hancock Street

Property Identification Number (Tax Map & Parcel Number): \_\_\_\_\_  
Date Submitted: 4-6-2022

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

Applicant's Signature: Roscoe W Chambers Date: 4-6-2022  
Owner's Signature: RWC for Steve Neff Date: 4-6-2022

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated March 2, 2022



Revised June 10, 2021

## HISTORIC DISTRICT REVIEW CERTIFICATE OF APPROPRIATENESS

### Application Requirements

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

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

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

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

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

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

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

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

## City of Beaufort Certificate of Appropriateness Checklists

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

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

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

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

#### **Conceptual Review**

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

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

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

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

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

## City of Beaufort Certificate of Appropriateness Checklists

---

### Submission Requirements for Change After Certification

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

#### Change After Certification:

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

---

## City of Beaufort Certificate of Appropriateness Checklists

---

### Submission Requirements for Demolition or Relocation

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

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

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



# 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.

Neff House Paint Colors and Sketches  
313 Hancock Street  
Beaufort, SC  
2-22-2022



House Body DCL032 Aged Ivory.



Shutters Garden Lake DCR073

SW 7005  
**Pure White**

Interior / Exterior  
Location Number: 255-C1



255 Pure White



COORDINATING COLORS

SIMILAR COLORS

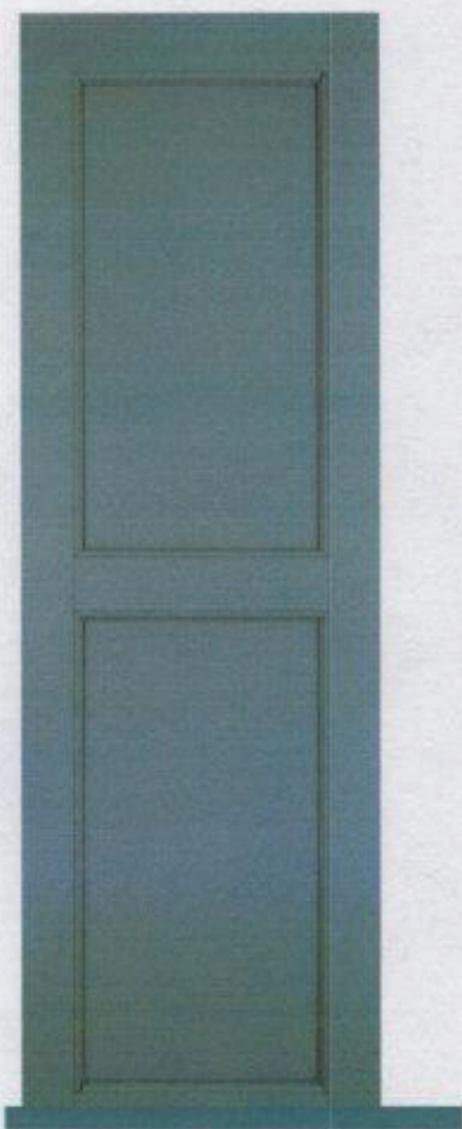
DETAILS

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

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

Porch Floor and Ceiling Piazza blue DCR075.

Trim, columns, stair risers, stucco SW 7005



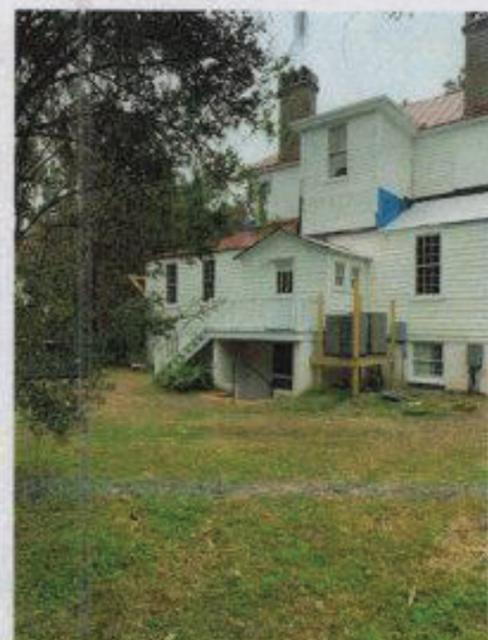
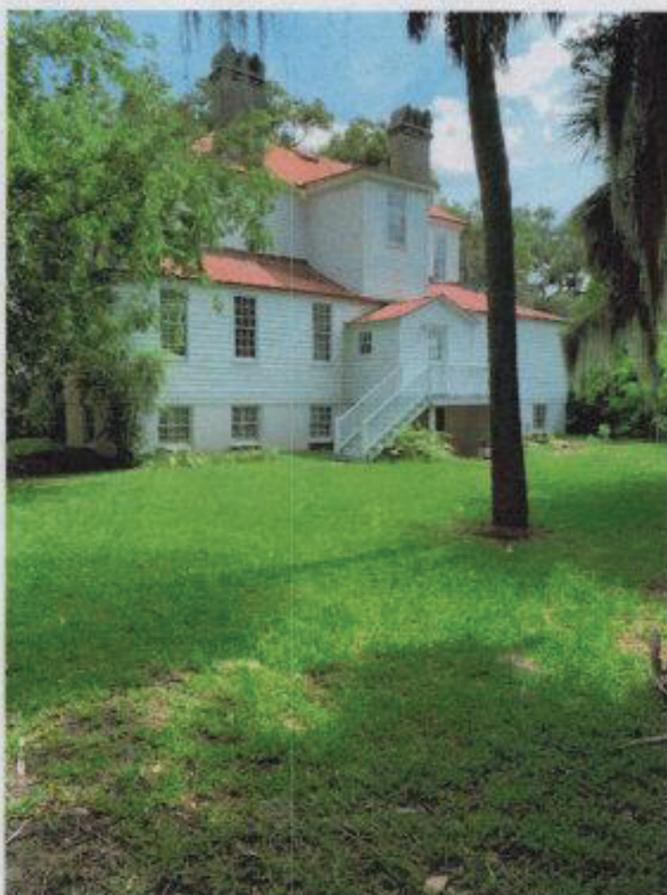
Extracted Vinyl Shutter Profile- Flat panel, impact rated



Caption



Neff House Paint Colors and  
Sketches  
313 Hancock Street  
Beaufort , SC  
3-15-2022





# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 May 2022

## 1 SUMMARY OF REQUEST

---

### 313 Hancock Street, Alterations

The applicant is requesting final approval for alterations to a single-family residence at 313 Hancock Street.

This is a contributing structure in the Historic Preservation Neighborhood.

Background: This is the first application received for the proposed alterations.

## 2 FACTS

---

<b>Property Address:</b>	313 Hancock Street
<b>Parcel ID:</b>	R120 004 000 0569 0000
<b>Case Number:</b>	22-22 HRB.1
<b>Applicant:</b>	<b>Bill Chambers, Architect</b>
<b>Zoning:</b>	T4-HN
<b>Use:</b>	Single Family Dwelling



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

- **Setback requirements – Primary Structure:**
  - *Front Setback—Average prevailing setback on block*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5' min.*
  - *Side Interior – 6' min. — 10' min. in The Point*
- **Impervious Surface Coverage:** 55% maximum

### **References:**

Beaufort Preservation Manual Supplement  
Beaufort Preservation Manual  
Secretary of the Interior's Standards for Treatment of Historic Properties

## 3 STAFF COMMENTS

---

### **Staff Acknowledgements**

- The proposed 3D views included in this submission depict changes to the rear porch roof from what currently exists on the property. This application is only in reference to the proposed paint color change and addition of shutters to this residence. The roof changes depicted in the 3D views will be reviewed in a future and separate application.
- Staff is in support of the proposed paint colors as submitted.

**Staff Conditions**

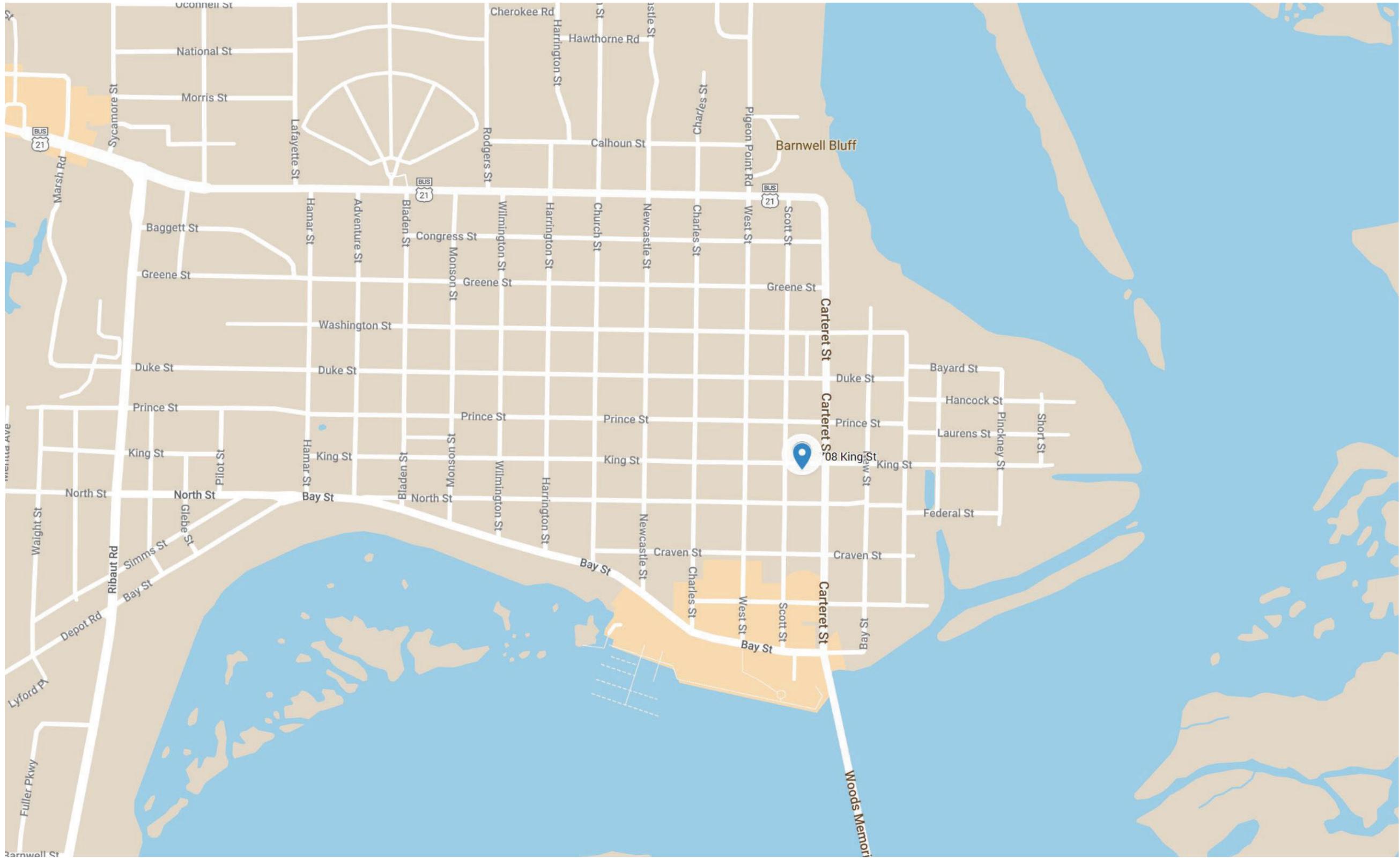
1. The proposed vinyl shutters are not recommended by page 39 of the Preservation Manual Supplement and are not compliant with Section 4.6.3.A.7 of the Beaufort Code. Staff recommends that the applicant use wood or composite shutters. Applicant to submit updated cutsheet for review.

**STAFF RECOMMENDATION:**

**Final Approval** with condition noted.

## **CITY STAFF INTRODUCTION**

708 KING STREET



PROJECT LOCATION- 708 KING STREET

east side of the house



west side



backyard



708 King Street. Beaufort, SC. 29902

# **APPLICANT PRESENTATION**

708 KING 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  
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

22-24  
HRB.1

- Staff Review
- Board Review

Application Fee:  
see attached schedule

OFFICE USE ONLY: Date Filed: 3/28 Application #: 23548 Zoning District: 74-HN  
BCAGHS Survey:  Yes  No

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

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

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

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

**Applicant, Property, and Project Information**

Applicant Name: David Evans  
Applicant Address: 708 King St. Beaufort, SC 29902  
Applicant E-mail: bachebrhill@gmail.com Applicant Phone Number: 843-599-1365  
Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Owner (if other than the Applicant):  
Owner Address:

Project Name: fence  
Property Address: 708 King St.  
Property Identification Number (Tax Map & Parcel Number): BFT 09 (BR.) R120 0040000720 0000  
Date Submitted: 3/28

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

Applicant's Signature: David Evans Date: 3/28/22  
Owner's Signature: Date:

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated March 2, 2022



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW APPLICATION

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

Project Name: fence

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

Nature of Work (check all that apply):

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

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

Is this project a redevelopment project:  Y  N

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

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

would like to build a fence around  
the back and 2/3rds of the sides

---

---

---

---

---

---

---

---

---

---

**CONTACT INFORMATION --**

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated March 2, 2022

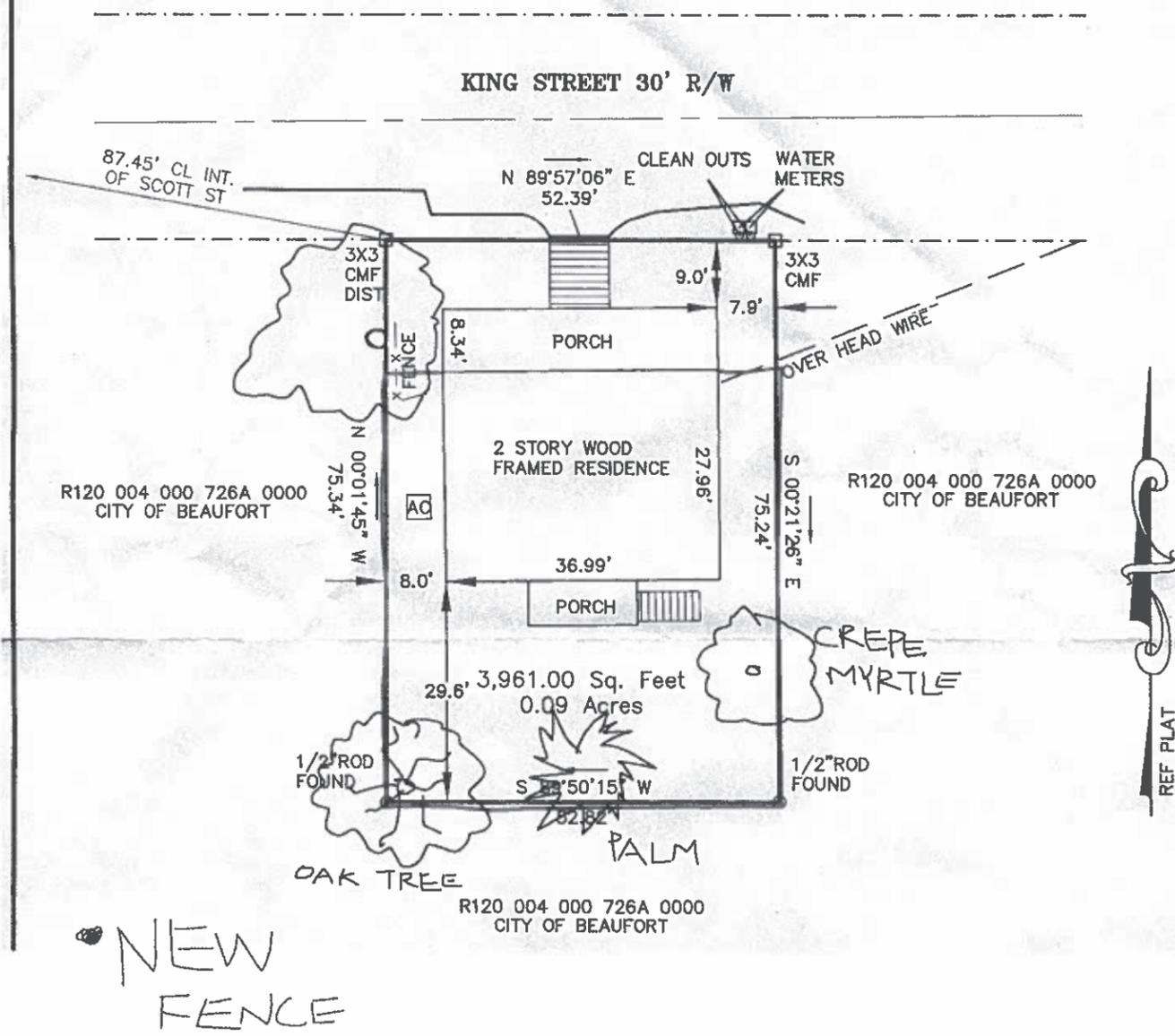


**GASQUE & ASSOCIATES INC.**  
**LAND SURVEYORS & PLANNERS**

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
 P.O. BOX 1363, BEAUFORT, S.C.  
 PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE



708 King Street, Beaufort, SC. 29902

east side of the house



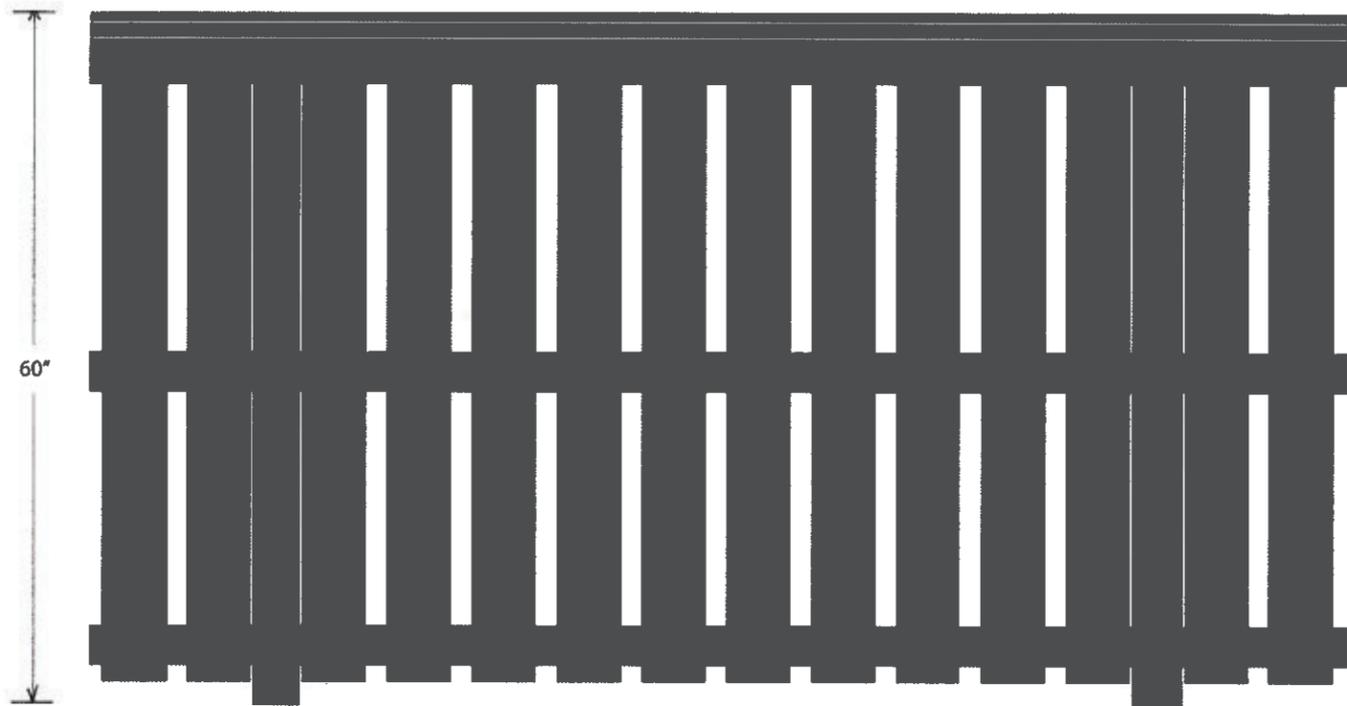
west side



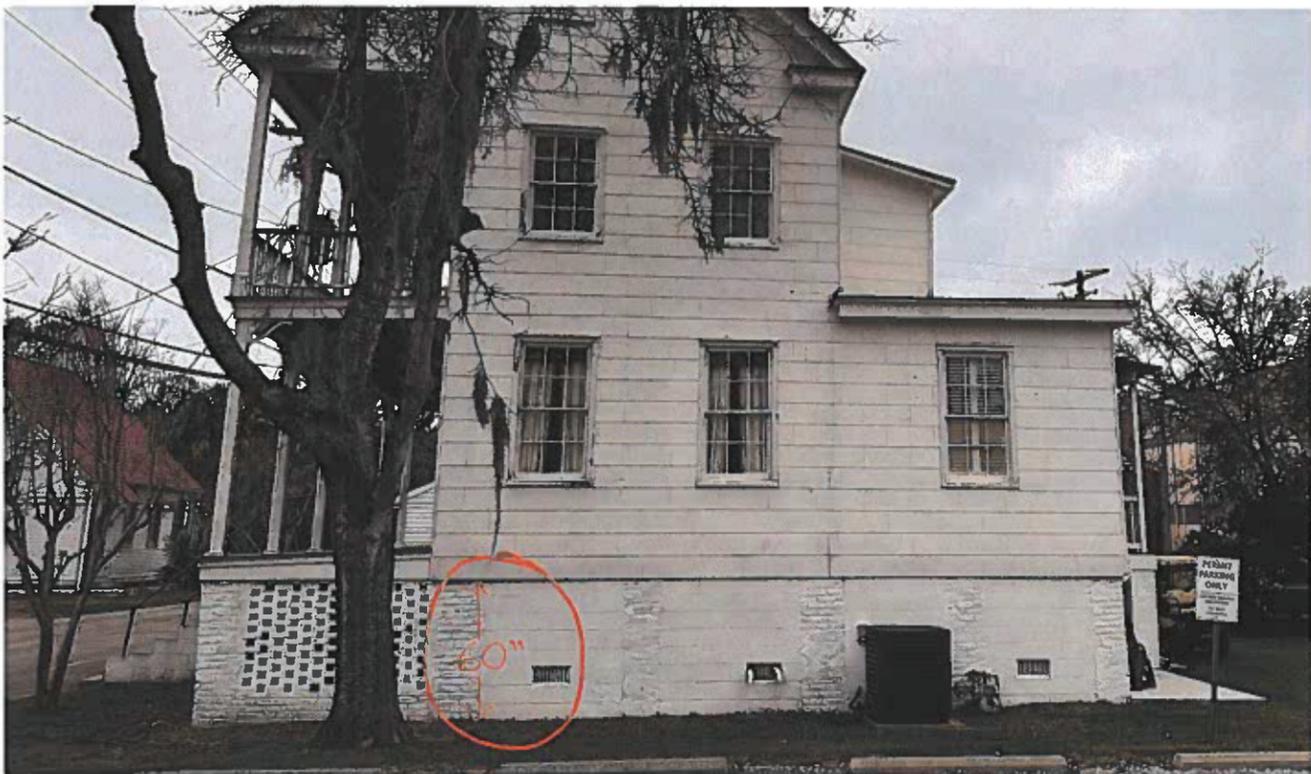
backyard



708 King Street. Beaufort, SC. 29902

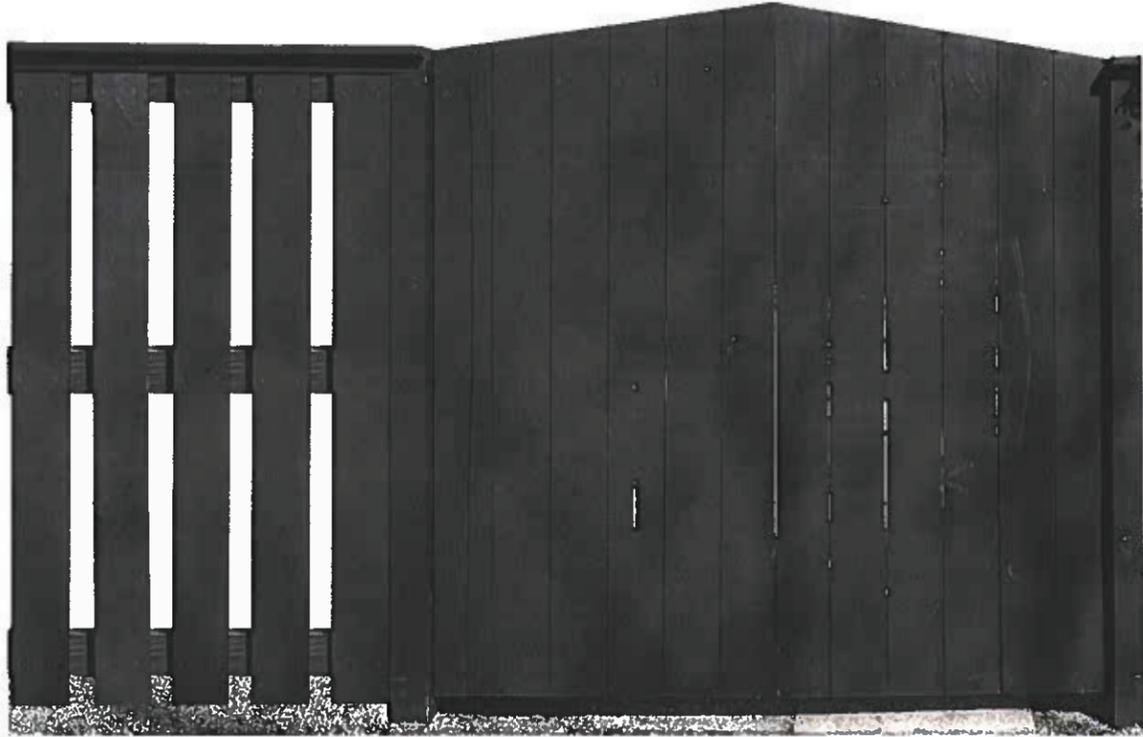


This fence is built with pressure treated lumber. 4x4s for posts, 2x4s for the structure, 1x6s for the body and topped with a 5/4x6.



The fence height is 60", we came up with that number based on the house foundation.

708 King Street. Beaufort, SC. 29902



The proposed color is Charleston Green, which will be used in the future on the shutters.

708 King Street. Beaufort, SC. 29902

## Meredith Jacobs

---

**From:** david evans <bachelorhill@gmail.com>  
**Sent:** Friday, April 15, 2022 3:32 PM  
**To:** Meredith Jacobs  
**Subject:** Re: 708 King Street - HRB Application

Sorry. There will be a gate on both sides of the house facing the street  
So facing the house they will be to the right and left  
Thank you. David Evans

Sent from my iPad

On Apr 15, 2022, at 2:24 PM, Meredith Jacobs <meredith@meadorsinc.com> wrote:

Hi David,

Thank you for making submission to Beaufort's Historic Review Board for a proposed fence at 708 King Street.

To aid our review of your application, can you please clarify where the proposed gate will be located within the fence?

Many thanks,

**Meredith Jacobs, AIA**

**Meadors Inc.**

**Architecture Workshop**

2811 Azalea Drive

Charleston, SC 29405

Cell: 843-729-0172

Office: 843-723-8585

[www.meadorsinc.com](http://www.meadorsinc.com)



# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 May 2022

## 1 SUMMARY OF REQUEST

---

### 708 King Street, Alterations

The applicant is requesting final approval for adding a fence to a single-family residence at 708 King Street.

This is a contributing structure in the Historic Preservation Neighborhood.

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

## 2 FACTS

---

<b>Property Address:</b>	708 King Street
<b>Parcel ID:</b>	R120 004 000 0720 0000
<b>Case Number:</b>	22-24 HRB.1
<b>Applicant:</b>	<b>David Evans, Homeowner</b>
<b>Zoning:</b>	T4-HN
<b>Use:</b>	Single Family Dwelling



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

- **Setback requirements – Primary Structure:**
  - *Front Setback—Average prevailing setback on block*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5' min.*
  - *Side Interior – 6' min. — 10' min. in The Point*
- **Impervious Surface Coverage:** 55% maximum

### **References:**

Beaufort Preservation Manual Supplement  
Beaufort Preservation Manual  
Secretary of the Interior's Standards for Treatment of Historic Properties

## 3 STAFF COMMENTS

---

### **Staff Acknowledgements**

- Staff supports the paint color and general design of the fence as submitted.

- Shutters are referenced as a future scope item in this submission. The Staff recommendation below does not approve the referenced future shutters.

**Staff Conditions**

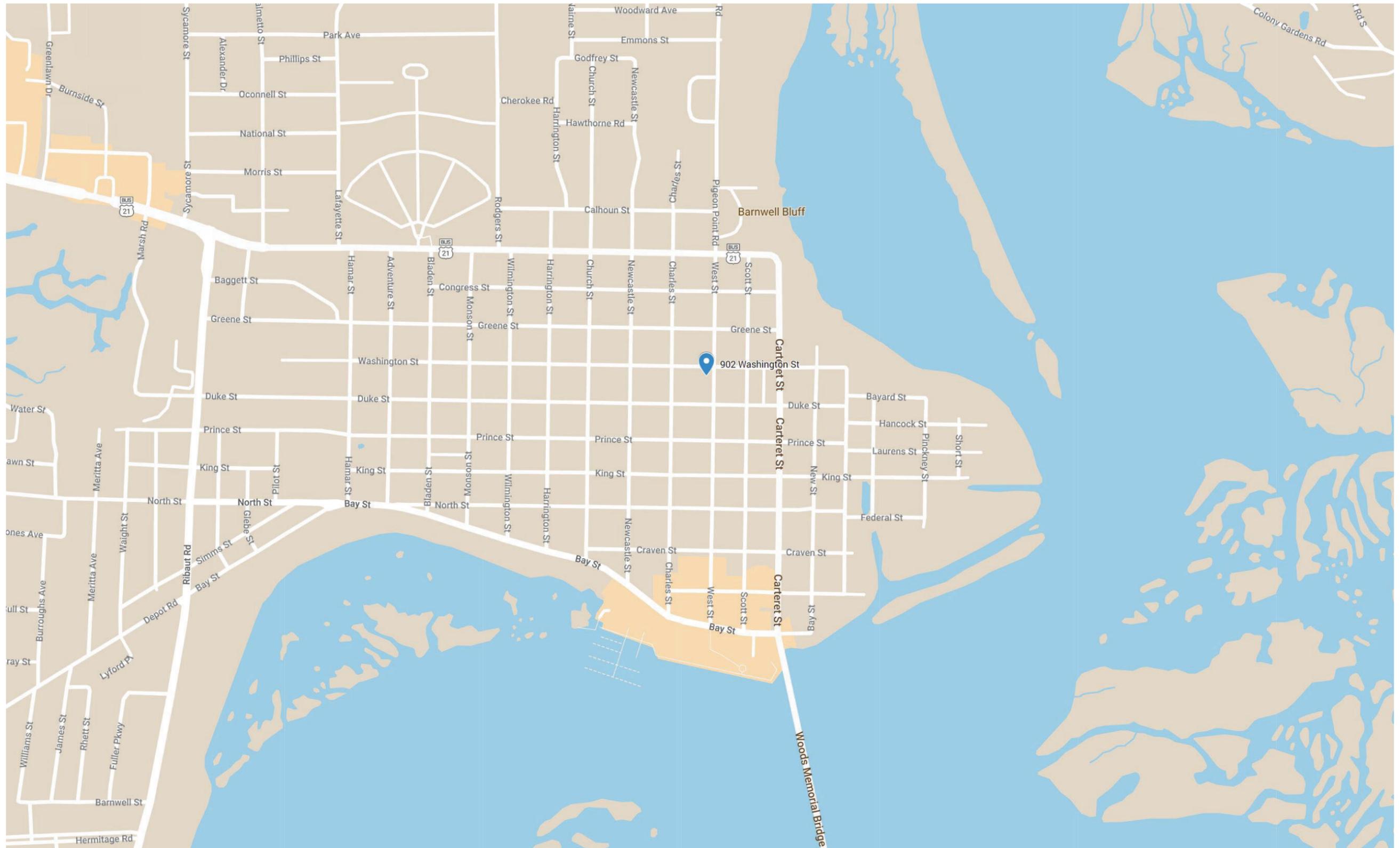
None.

**STAFF RECOMMENDATION:**

**Final Approval**

## **CITY STAFF INTRODUCTION**

902 WASHINGTON STREET



PROJECT LOCATION- 708 KING STREET



March 8, 2022

# Repairs for 902 Washington Street



House across the street from 902 Washington Street



House west of 902 Washington Street

# Repairs for 902 Washington Street



Vacant lot on the northeast corner on Washington St and West Street.



House on the southeast corner of Washington St. and West Street

# Repairs for 902 Washington Street

# **APPLICANT PRESENTATION**

902 WASHINGTON STREET



DEVELOPMENT REVIEW PROCESS 22-23  
HISTORIC REVIEW APPLICATION HRB-1

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

Staff Review  
 Board Review

Application Fee:  
see attached schedule

✓ meadon 4/15

OFFICE USE ONLY: Date Filed: 4/13 Application #: 23546 Zoning District: 74HN  
BCAGHS Survey:  Yes  No

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

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

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

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

**Applicant, Property, and Project Information**

Applicant Name: Jane Frederick, FAIA, Frederick + Frederick Architects

Applicant Address: 38 Meridian Road, Beaufort, SC 29907

Applicant E-mail: jane@f-farchitects.com Applicant Phone Number: 843 522 8422

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Owner (if other than the Applicant): Alice Washington

Owner Address: 902 Washington St. Beaufort, SC 29902

Project Name: Washington Repairs

Property Address: 902 Washington St. Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0403 0000

Date Submitted: 4/12/2022

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

Applicant's Signature: Jane Frederick Date: 4.12.2022

Owner's Signature: Date:

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated March 2, 2022



DEVELOPMENT REVIEW PROCESS  
HISTORIC REVIEW APPLICATION

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

Project Name: Washington Repairs

Property Size in 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):  
2,120

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):

The project is repairs to an existing non-conforming house. The changes are removing non-operable shutters, replacing the front door and screening the existing porch. All other items are replacing with matching items, and painting to match existing.

---



---



---



---



---



---



---



---



---



---

**CONTACT INFORMATION –**

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) | updated March 2, 2022

Revised June 10, 2021

## HISTORIC DISTRICT REVIEW CERTIFICATE OF APPROPRIATENESS

### Application Requirements

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

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

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

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

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

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

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

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

## City of Beaufort Certificate of Appropriateness Checklists

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

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

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

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

#### **Conceptual Review**

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

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

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

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

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

## City of Beaufort Certificate of Appropriateness Checklists

---

### Submission Requirements for Change After Certification

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

#### Change After Certification:

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

## City of Beaufort Certificate of Appropriateness Checklists

---

### Submission Requirements for Demolition or Relocation

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

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

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



# 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.



March 8, 2022

# Repairs for 902 Washington Street



- Remove Shutters on entire house
- Power wash entire exterior
- Repair/ replace any rotten wood on entire house.
- Repaint wood siding and porch panels Sherwin Williams SW 6792  
Minor Blue
- Repaint trim Sherwin Williams SW7006 Extra White
- Replace front doors with Trustile TM9100
- Door Hardware to be Emtek Melrose entry in Satin Nickel 4222/4202  
with Milano Lever, Emtek Hinge #96123 in satin Nickel

# Repairs for 902 Washington Street



- Replace plywood on porch walls with T-111 siding to match existing. Paint SW 6792 Minor Blue.
- Screen porch



- After the bathtub is removed in the bathroom above the porch remove the soffit on the back porch. Repair porch ceiling to match the existing and paint to match the trim.

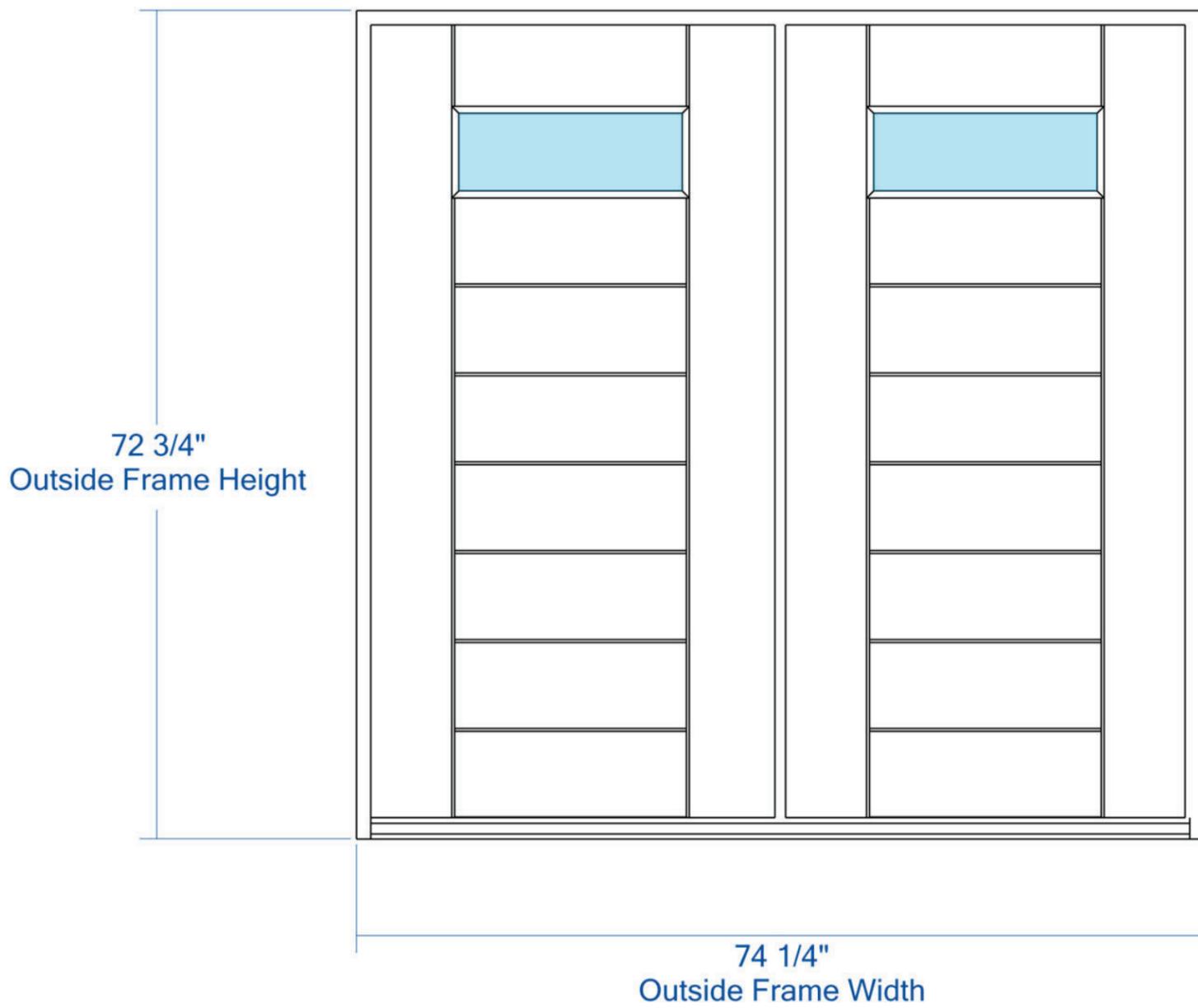
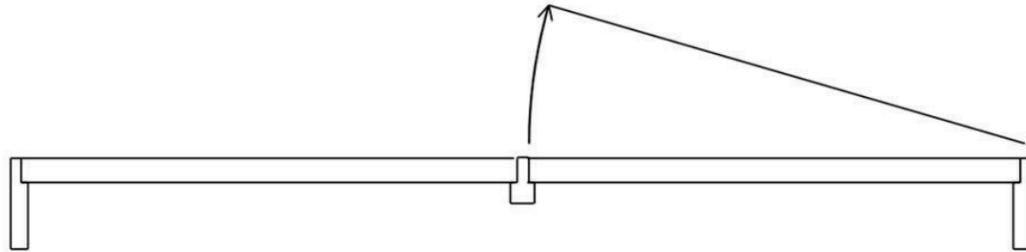
# Repairs for 902 Washington Street

- Replace 3 existing sliding doors with Andersen Perma Shield gliding Patio Door PS51168L

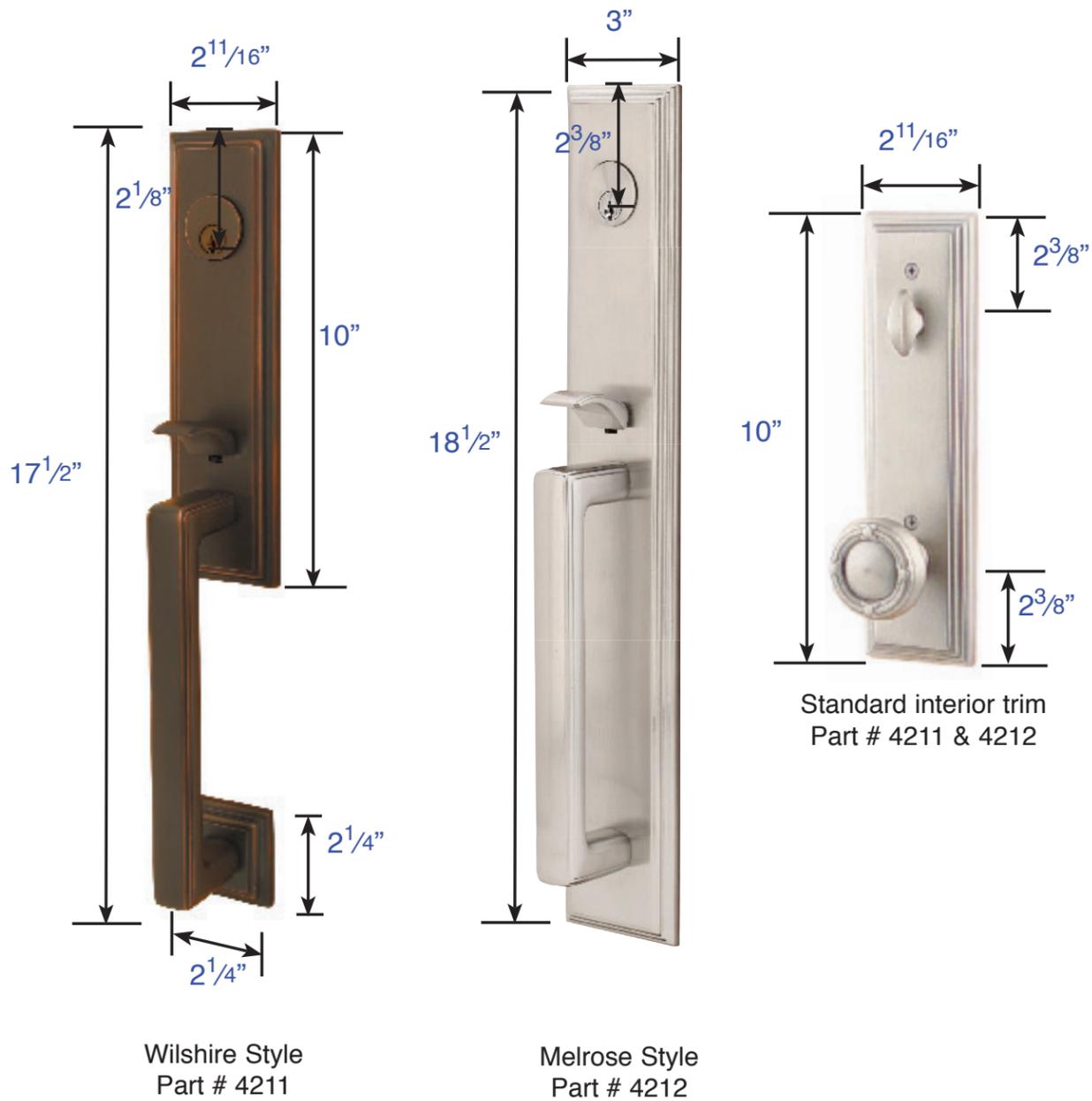


# Repairs for 902 Washington Street

### Entry Door Details



Door Style	Sticking	Panel	Material	Glass / Insert	Product Type
TM9100	14Kerf	NA	Mahogany	3/4" Insulated Unit	Entry System



Wilshire Style  
 Part # 4211

Melrose Style  
 Part # 4212

**Additional Dimensions: (Part # 4211 & 4212)**

- Exterior Projection is 2<sup>5</sup>/<sub>8</sub>"
- Interior Projection Depends on Handle Style
- Overall Grip thickness: 1"
- Clearance between door & grip is 1<sup>3</sup>/<sub>8</sub>"
- Plates thickness: 1/2"

**Same Dimensions for  
 Double Cylinder & Dummy Function**

## 200 SERIES NARROLINE® GLIDING PATIO DOOR



Interior



Exterior

### Summary

Product ID#	NLGD6068
Unit Width	71 1/4"
Unit Height	79 1/2"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Anvers®, Satin Nickel
Grille Pattern	None
Exterior Door Color	White
Exterior Trim Profile	None

#### LOVE THE LIFE YOU SEE™

© 2022 ANDERSEN CORPORATION. ALL RIGHTS RESERVED.



#### ABOUT ANDERSEN

- [About](#)
- [Community](#)
- [Company Information](#)
- [Industry Leadership](#)
- [Life at Andersen](#)
- [Newsroom](#)
- [Careers](#)

#### RENEWAL BY ANDERSEN

- [Visit Renewal by Andersen](#)
- [Careers at Renewal by Andersen](#)
- [Difference Between Andersen Windows and Renewal by Andersen](#)

#### EXPLORE PRODUCTS

- [Explore Types of Windows](#)
- [Explore Doors](#)
- [Ideas & Inspiration](#)
- [Energy Efficiency](#)
- [Find Your Perfect Match](#)
- [Coastal/Impact Solutions](#)
- [Materials](#)

#### GET STARTED

- [Where to Buy](#)
- [Virtual Showroom](#)
- [Product Support](#)
- [Parts & Accessories](#)
- [Replacement Windows](#)
- [Replacement Doors](#)
- [Contact Us](#)

#### FIND HELP

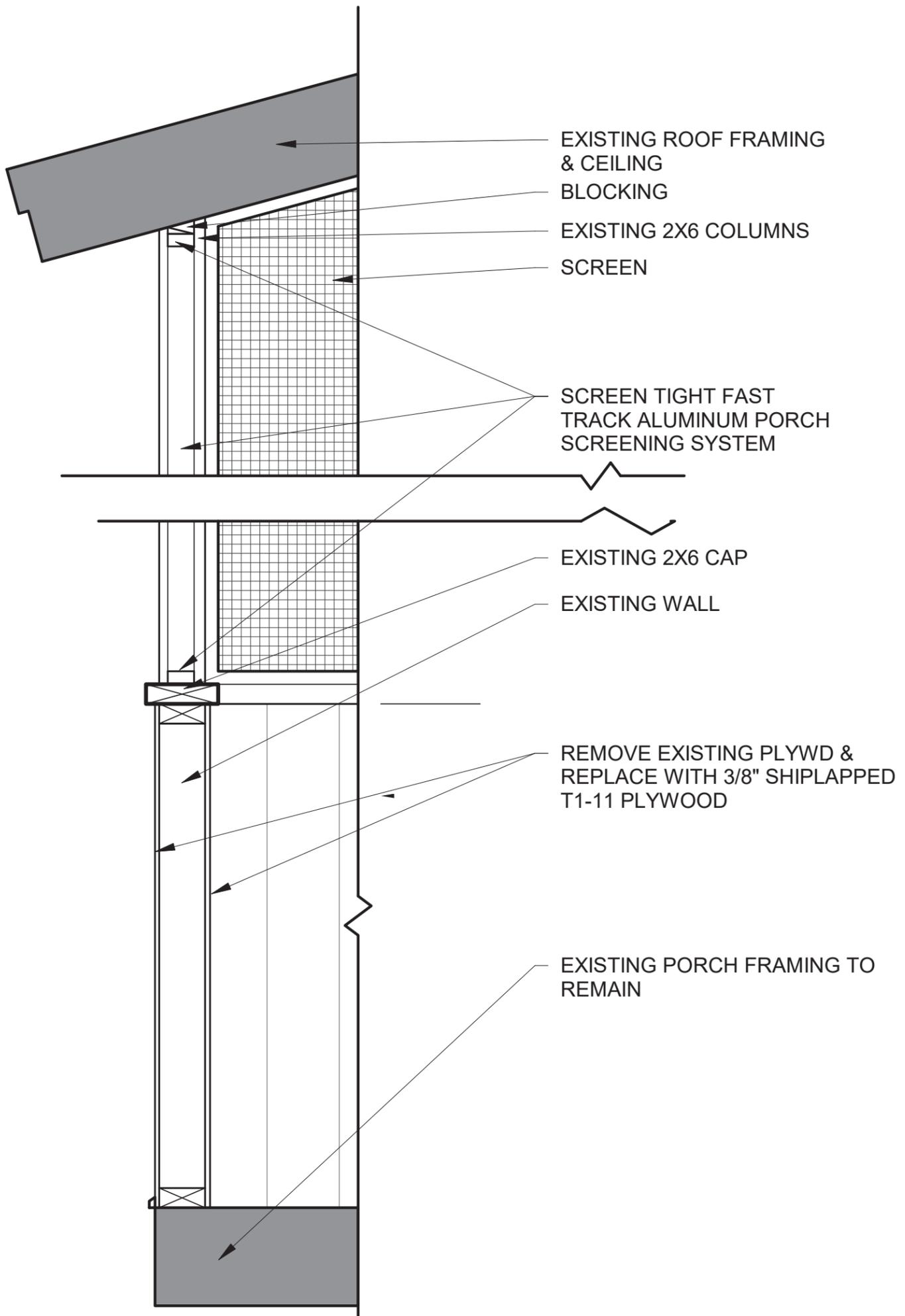
- [Technical Documents](#)
- [Dealer Portal](#)
- [My Andersen](#)
- [Contact Us](#)
- [FAQs](#)



Andersen collects certain categories of personal information. See links for more information.

[Terms](#) | [Privacy Policy](#) | [Privacy Notice for CA Residents](#) | [EEO Policy](#) | [Opt Out of Sale of Personal Information](#)

4/18/2022 4:40:20 PM



1 SCREENED PORCH DETAIL  
1" = 1'-0"



# FAST TRACK SCREENING SYSTEM

## INSTALLATION INSTRUCTIONS

### TOOLS & SUPPLIES



Screen



Flat Spline



Rollerknife



Chop Saw



Drill



Rubber Mallet



### 1 Attach Fast Track Clips to Porch Frame

Mark clip positions around the frame keeping clips aligned for proper channel installation. Attach clips a maximum of 4" from corners and 14" - 16" apart using #10 x 1 1/2" screws.



### 2 Attach Fast Track Channel to Clips

Cut Fast Track channels to length and snap over clips using a rubber mallet, installing the vertical channels first followed by the horizontal channels.

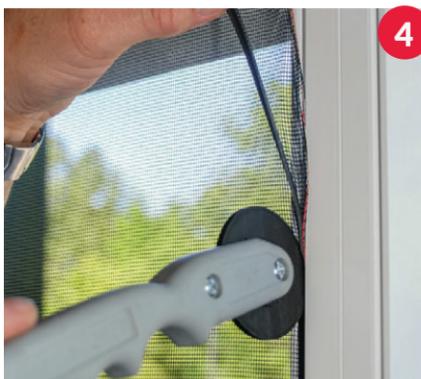


### 3 Create Posts & Rails by Mating Channels

For vertical posts, simply stack two clips together in the desired location on both the top and bottom of the frame using #10 x 2" stainless steel screws and then snapping two channels together using a rubber mallet.

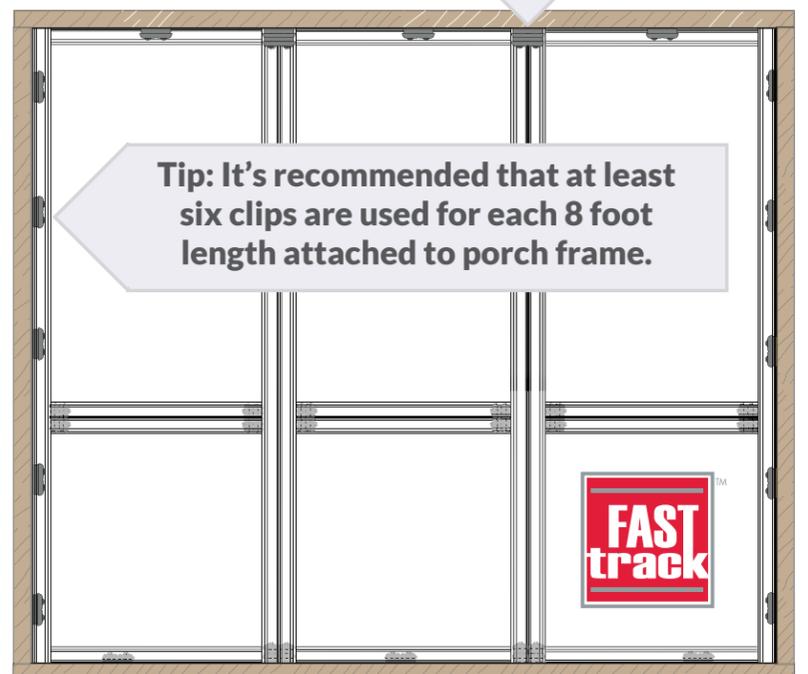
Install horizontal posts by using 3" length screws to attach clips to the porch frame and #8 x 4 1/2" screws to attach the rails to the vertical posts.

One of the unique features of Fast Track is that the 1"x2" channels snap together to form a 2"x2" post and rails.



### 4 Roll Screen

Using flat spline, a Rollerknife Screening Tool & fiberglass screen, simply roll screen into the grooves located on either the interior or exterior of the porch. Starting with the top, working your way to the sides and bottom of each section to be screened.



Access project support and resources at [ScreenTight.com](http://ScreenTight.com)



One Better Way | Georgetown, SC 29440 | 800.768.7325

ScreenTight.com



House across the street from 902 Washington Street



House west of 902 Washington Street

# Repairs for 902 Washington Street



Vacant lot on the northeast corner on Washington St and West Street.



House on the southeast corner of Washington St. and West Street

# Repairs for 902 Washington Street



FREDERICK + FREDERICK  
Residential Architects



Sherwin Williams SW 6792 Minor Blue

260-C2

Sherwin William SW 7000 Ibis White

SW 7000  
Ibis White

# Repairs for 902 Washington Street



# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 May 2022

## 1 SUMMARY OF REQUEST

---

### 902 Washington Street, Alterations

The applicant is requesting final approval for alterations to a single-family residence at 902 Washington Street.

This is a non-contributing structure in the Historic Preservation Neighborhood.

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

## 2 FACTS

---

<b>Property Address:</b>	902 Washington Street
<b>Parcel ID:</b>	R120 004 000 0403 0000
<b>Case Number:</b>	22-23 HRB.1
<b>Applicant:</b>	<b>Jane Frederick, FAIA, Architect</b>
<b>Zoning:</b>	T4-HN
<b>Use:</b>	Single Family Dwelling

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

- **Setback requirements – Primary Structure:**
  - *Front Setback—Average prevailing setback on block*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5' min.*
  - *Side Interior – 6' min.—10' min. in The Point*
- **Impervious Surface Coverage:** 55% maximum

### **References:**

Beaufort Preservation Manual Supplement

Beaufort Preservation Manual

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

### 3 STAFF COMMENTS

---

#### Staff Acknowledgements

- A number of items within this application, per Code Section 9.10.2.A.1 of the Beaufort Code, fall under Staff review. However, the change to the front door and the alteration of the side porch should be reviewed by the Board.
- Staff supports the proposed application of porch screening as submitted for the upper porch.

#### Staff Conditions

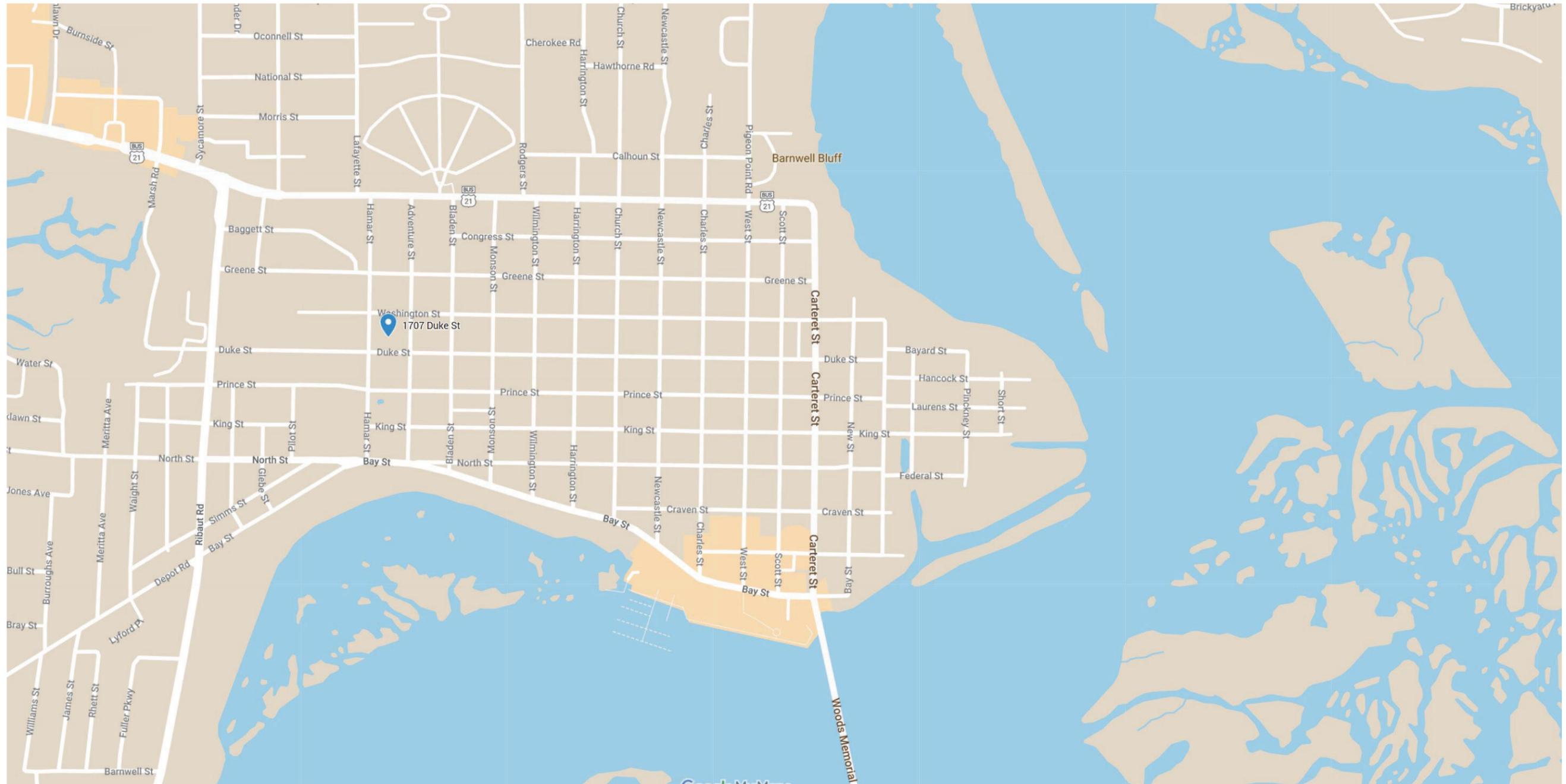
1. Page 42 of the Beaufort Preservation Manual Supplement states that textured plywood simulated vertical siding should not be used. Although T111 siding already exists on this structure, Staff is not in support of the addition of more of it and does not support the replacement of the plywood panels on the porch with T111 siding.
2. Applicant to clarify if new front doors will be stained or if they will be painted to match existing. Staff recommends painting the door to match existing.
3. Although Section 9.10.2.A.1 allows Staff to review color changes to noncontributing structures, Staff is placing the proposed paint colors under Board consideration since this project already must come before the Board. Staff has the following comments regarding paint color:
  - a. Staff recommends that the applicant maintain the existing paint colors on the structure rather than repaint the porch to be blue.
4. Applicant to clarify where the proposed Ibis White paint chip is proposed to be used on the structure.

#### STAFF RECOMMENDATION:

**Final Approval** with conditions noted.

## **CITY STAFF INTRODUCTION**

1707 DUKE STREET



PROJECT LOCATION- 1707 DUKE STREET

## Houses on the north side of the 1700 block of Duke Street



1711 Duke Street



1709 Duke Street

These houses are to the left of 1707 Duke Street as viewed from the road. The remaining lots along this side of the block are empty except for 1701, the right-hand corner lot, which is



1707 Duke Street



1701 Duke Street

currently under construction and pictured below.





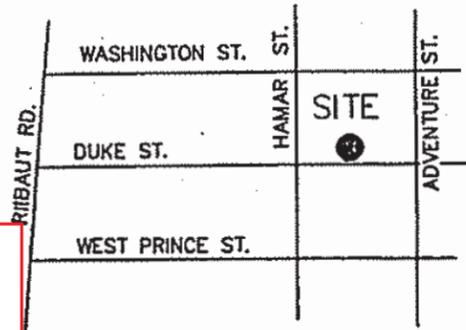




**GASQUE & ASSOCIATES INC.**

LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1363, BEAUFORT, S.C.  
PHONE (843) 522-1798

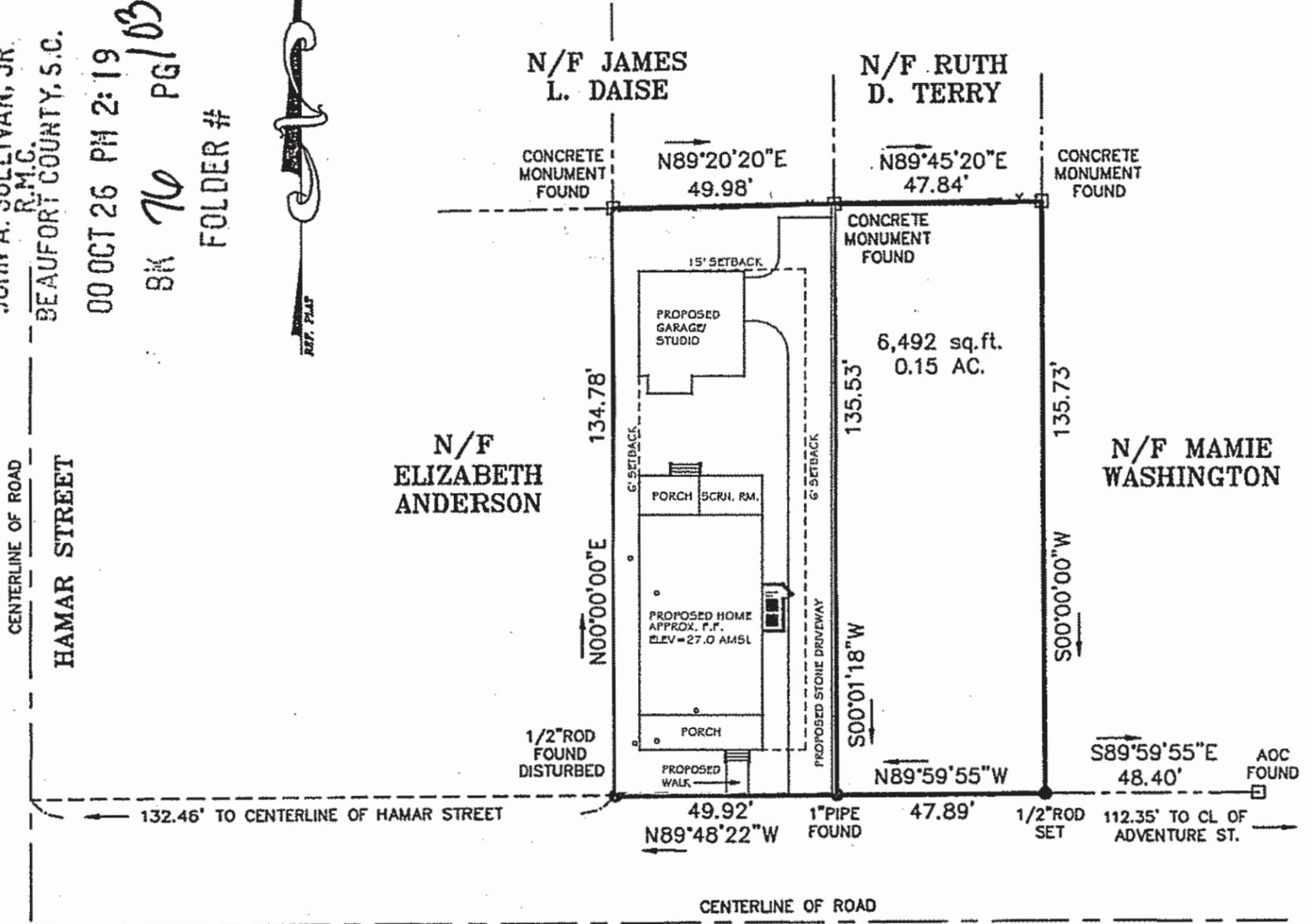


VICINITY MAP NOT TO SCALE

**PLAT SUBMITTED IN APRIL 2022  
FOR THIS PROJECT.**

Hoffman

FILED 3390  
JOHN A. SULLIVAN, JR.  
R.M.C.  
BEAUFORT COUNTY, S.C.  
00 OCT 26 PM 2:19  
BK 70 PG 103  
FOLDER #



**EXEMPT**  
DUKE STREET 60' R/W  
Development shown hereon is exempt from the requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article III

Section 70(D)  
Certified by Shelley Austin  
Date 10/26/00  
Beaufort County Planning Board

ASBUILT SURVEY PREPARED FOR  
**BRUCE HOFFMAN**

BEING TWO PORTIONS OF LAND, BLOCK 134, CITY OF BEAUFORT, AS SHOWN IN A MAP OR PLAT ADOPTED BY THE U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA AND DESCRIBED IN QUIT CLAIM DEED, DEED BOOK 615, PAGE 2212, BEAUFORT COUNTY R.M.C. OFFICE.

BEAUFORT TAX MAP 120-003-000-0131.

LOCATED ON THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.

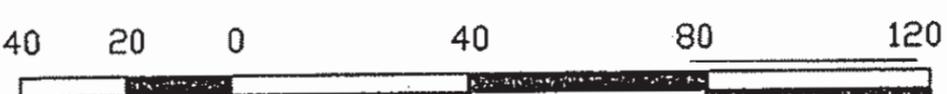
THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY BEAUFORT COUNTY BUILDING CODES PHONE NUMBER (843)-470-2684.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM COMM.-PANEL NUMBER 450026 0005 D. DATED: 09/29/86. (INDEX DATED: 11/04/92.)

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH THE BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE

I, DAVID E. GASQUE, HEREBY CERTIFY TO BRUCE HOFFMAN THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL AREA DETERMINED BY COORDINATE METHOD.



SCALE: 1"=40' SCALE IN FEET DATE: 10/20/00

DAVID E. GASQUE, R.L.S.  
S.C. REGISTRATION NUMBER 10508  
JOB #17449  
FB#403 DES4/KC

# **APPLICANT PRESENTATION**

1707 DUKE STREET

✓meadoes 4/15



DEVELOPMENT REVIEW PROCESS **22-16**  
HISTORIC REVIEW APPLICATION **NEB.2**

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 *pl. ✓*

Application Fee:  
see attached schedule

OFFICE USE ONLY: Date Filed: 4/14 Application #: 23547 Zoning District: 74-HN  
BCAGHS Survey:  Yes  No

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

**Submittal Requirements:** All forms and information shall be submitted digitally. 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: Karen Sullenger

Applicant Address: 720 Ribaut Rd.

Applicant E-mail: karensullenger@gmail.com Applicant Phone Number: 717-476-3918

Applicant Title:  Homeowner  Tenant  Architect  Engineer  Developer

Owner (if other than the Applicant): \_\_\_\_\_

Owner Address: \_\_\_\_\_

Project Name: 1707 Duke Street

Property Address: 1707 Duke Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 003 000 0131 0000

Date Submitted: April 14, 2022

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

Applicant's Signature: Karen Sullenger Date: 4/14/2022

Owner's Signature: Karen Sullenger Date: 4/14/2022

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

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



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: 1707 Duke Street

Property Size in Acres: .15 Proposed Building Use: Personal Residence

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):  
House: Downstairs 1288 sq.ft.; Upstairs 988 sq.ft. Total 2256 sq.ft Garage: 576 sq. ft.

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):

1707 Duke street is the construction of a one-and-a-half story house and one-story garage  
on a currently vacant lot in the Conservation Neighborhood of the Historic District of Beaufort.  
The house will be a personal residence of the owner.

**CONTACT INFORMATION –**

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

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

Revised June 10, 2021

## HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

### Application Requirements

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

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

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

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

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

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

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

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

## City of Beaufort Certificate of Appropriateness Checklists

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

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

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

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

#### Conceptual Review

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

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

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

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

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



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

**DECISION LETTER**

April 14, 2022

Karen Sullenger  
720 Ribaut Road  
Beaufort, SC 29901

**RE: 22-16 HRB.1 1707 Duke Street – New Construction**

Dear Ms. Sullenger:

On April 13, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for new construction of a single-family residence at 1707 Duke Street. The HRB voted to grant preliminary approval with the following staff conditions, with the exception of conditions 17 and 23, and the following Board conditions.

Board Conditions of Preliminary Approval:

1. The Board supports the use of smooth cementitious shake on the gables of the main house only, with the break and not on the garage.
2. The Board supports dropping the roof line.

*The roof line was dropped 1ft.*

3. The Board agrees with staff condition 7a, which is not in support of the 3 small windows in the living room. The kitchen and utility room windows need to be more vertical in proportion.

*The windows were removed and a larger one matching the windows in the bedroom added.*

4. The Board supports the roof material choices of asphalt on all of the garage and on the main house, roof line and dormers, with 5v metal galvanized aluminum on the front and rear porches.

Staff Conditions of Preliminary Approval:

1. Staff recommends that the applicant lower the rafter bearing at the second floor slightly to make the second story less tall. Another consideration may be to decrease the roof pitch, which will lower the ridge. Either of these options or a combination of both will create better proportions on the exterior and will also make the structure relate better to the scale of the surrounding existing structures.

*We reduced the rafter bearing by 12". See the front and back elevations.*

2. Staff recommends that the applicant restudy the relationships between the front and rear porch bays and the fenestration behind them so that the front and rear facades are more compliant with page 28 of the Preservation Manual Supplement regarding rhythm of porch and house bays. Fenestration should be centered within each bay as much as possible.

*We refined the front and back porches so the windows line up with the bays. We did this by moving the front porch in on each side one foot and narrowing the windows on the second floor. There is a piece of furniture that I would like to put in the space between the windows and door on the front wall so that space was left with no windows. We also narrowed the windows above the back porch. See the drawings of the front and rear elevations.*

3. Staff recommends that the applicant restudy the proportion of the half dormers on the right and left side elevations. As drawn, they appear slightly small for the side elevations.

*Thank you for the suggestion. We expanded each of the dormers two feet. See side elevations.*

4. The fenestration has been drawn differently across multiple sheets. for example, on the color rendered elevation, there is a window in the central bay of the porch, which does not exist on the non-color rendered elevation. Applicant to ensure all documents are consistent in future submissions.

5. On the (non-color rendered) front elevation:

- a. Staff recommends that the applicant adjust the front porch foundation, columns, and roof so that the edge of the porch roof terminates inboard of the corner boards of the main house structure. This will help the overall proportions of the front façade and should also create a better relationship between the porch column bays and the fenestration behind them.

*We agree. See #2 above for how we made that change. Also, see front elevation.*

Staff does not support the design shown in this version of this elevation. Staff recommends the applicant utilize the fenestration design shown in the color rendered elevation and recommends the applicant maintain a design with a single window centered within each porch bay on the first floor.

*I want the place a piece of furniture on the wall corresponding to the middle bay with no windows. I prefer not to change the window positions.*

- b. Staff recommends that the central porch bay and the upper-level window be aligned on the centerline of the front façade.

*We agree. See # 2 above for how we accomplished the alignment.*

- c. Staff recommends resizing the second-floor windows in the gable to be thinner so that they better relate proportionally to the rest of the façade.

*We made each of the windows 4" narrower.*

6. On the (non-color rendered) Left-Side Elevation:

- a. Staff recommends lowering the sill height of the kitchen and utility windows so that they match the size of the office windows.

*The windows over the sink are 30x36 but we see that the grills and single hung design make them appear horizontal. We propose to keep the 30x36 size but remove the grills and change the windows to awning. We made the window in the utility room the same size as those over the kitchen. We also changed it to awning and removed the grill.*

7. On the (non-color rendered) Right-Side Elevation:

- a. Staff is not in support of the proposed three smaller windows proposed in the living room. Staff recommends that the applicant eliminate the central window over the fireplace and make the windows on either side match the size of the rest of those proposed in the master bedroom.

*We eliminated the three horizontal windows over the fireplace. We added a 36" wide window, the same size as the bedroom windows, close to the front wall of the house. See east-side elevation.*

- b. Staff is not in support of the proposed horizontal window in the dormer and recommends the applicant utilize a square or vertically proportioned opening in this dormer.

*We changed the dormer window and the horizontal window below it in the first floor bathroom to single hung. The two windows are the same size. See east side elevation.*

8. The Typical Porch Section on Sheet 7 calls out 5/4 Pressure Treated decking on the porch floors. Applicant to clarify if this is an erroneous note. The elevations are drawn as if the porch floors are wood flooring with a wooden skirt board, however this is not reflected in the Typical Porch Section. Applicant to clarify proposed materiality and coordinate drawings accordingly.

*The foundation will be cement. We will use a white stucco finish if the cement finish is not smooth.*

9. Applicant to update all doors rendered on the elevations to illustrate the specific doors that have been selected for the structure.

*We have made all the doors reflect the actual doors to be used except on the front door. I could not find a rendering with the dental shelf and molding. I have included a photo to show that detail. The door for the garden shed is closest I could find to showing one built on site reflecting the vertical lines of other doors. See the garage plan for a rendering of that door.*



10. On the (non-color rendered) Rear Elevation, Staff recommends resizing the second-floor windows in the gable to be thinner so that they better relate proportionally to the rest of the façade.

*We made these windows 4" narrower like the front windows.*

11. Staff does not support the use of two different roof types on the same structure and recommends that the porch roofs match the main roof of the structure in material.

*See HBR Approval #4 above. Porch roofs can remain metal.*

12. Staff is not in support of the proposed windows with grilles between the glass and recommends the applicant select a simulated divided lite window with exterior grilles and spacer bars.

*We agree and made the change.*

13. Applicant to clarify if the proposed fireplace will be ventless or if there will be a chimney associated with it.

*The fireplace has a direct vent. I clarified with the dealer after the meeting.*

14. Applicant to clarify proposed color of foundation stucco.

*If the cement finish does not come/ smooth out clean, we will use a white stucco finish.*

15. Staff does not support the use of cementitious shingle siding on the upper level. Faux shingle siding is a departure from typical materials. Staff recommends the applicant utilize a different siding selection.

*See HBR approval # 1 above allowing cementitious shingles on the house. I would ask the committee to reconsider the use of the shingles on the front and back façade of the garage as well. This structure is not just a garage but my studio. Neither the front nor the back of the garage faces the street. I acknowledge having the building look like the house an aesthetical decision for me but one that I will enjoy.*

16. Staff does not support the proposed painted design on the concrete porch floor and encourages the applicant to use rugs or other less permanent solutions if the applicant desires to add more decorative elements to the porch.

*Gone.*

- ~~17. Regarding the front entrance door selection, Staff recommends that the applicant utilize a smooth panel rather than a vertical board panel door.~~

*Garage:*

18. On the front elevation, Staff recommends that the applicant alter the window locations so that there is equal spacing from corner board to window, between windows, and from window to garage door.

*We moved the two windows together and centered them with the outside of the building. See garage elevation.*

19. On the rear elevation, Staff recommends the applicant update the innermost window to match the head and sill height of the others on the garage structure.

*That window is above a sink and cannot be lowered.*

20. Staff does not support the use of two different roof types on the same structure and recommends that the porch roofs match the main roof of the structure in material.

*In Approval statement #4 above, the committee voted approval for different roof types on the house but not on the garage. We complied. See the Garage elevations.*

21. In continuation of Condition 13 above, Staff also does not support the use of cementitious shingle siding on the garage.

*In Approval #1, the committee voted approval for shingles on the house but not the garage. As I argued above, the garage is also my studio. The front and back elevation of the garage do not face the street. And, the aesthetic quality of the building is important to me as I will see it every day. I ask that the committee reconsider their decision not to allow cementitious shingles on the garage front and back elevations.*

22. Applicant to update all doors rendered on the elevations to illustrate the specific doors that have been selected for the structure.

*Done. See the garage elevations.*

- ~~23. Regarding the back door from the garage, Staff recommends that the applicant utilize a smooth panel rather than a vertical boarded panel door.~~

*Further Recommendations to Guide Applicant Beyond Conceptual:*

- 1. Applicant to show fenestration that exists within the screened porch on the rear elevation.*
- 2. Applicant to submit a detail through the proposed screened porch for review.*

*NOTE: We have included this information on the rear elevation of the house plans.*

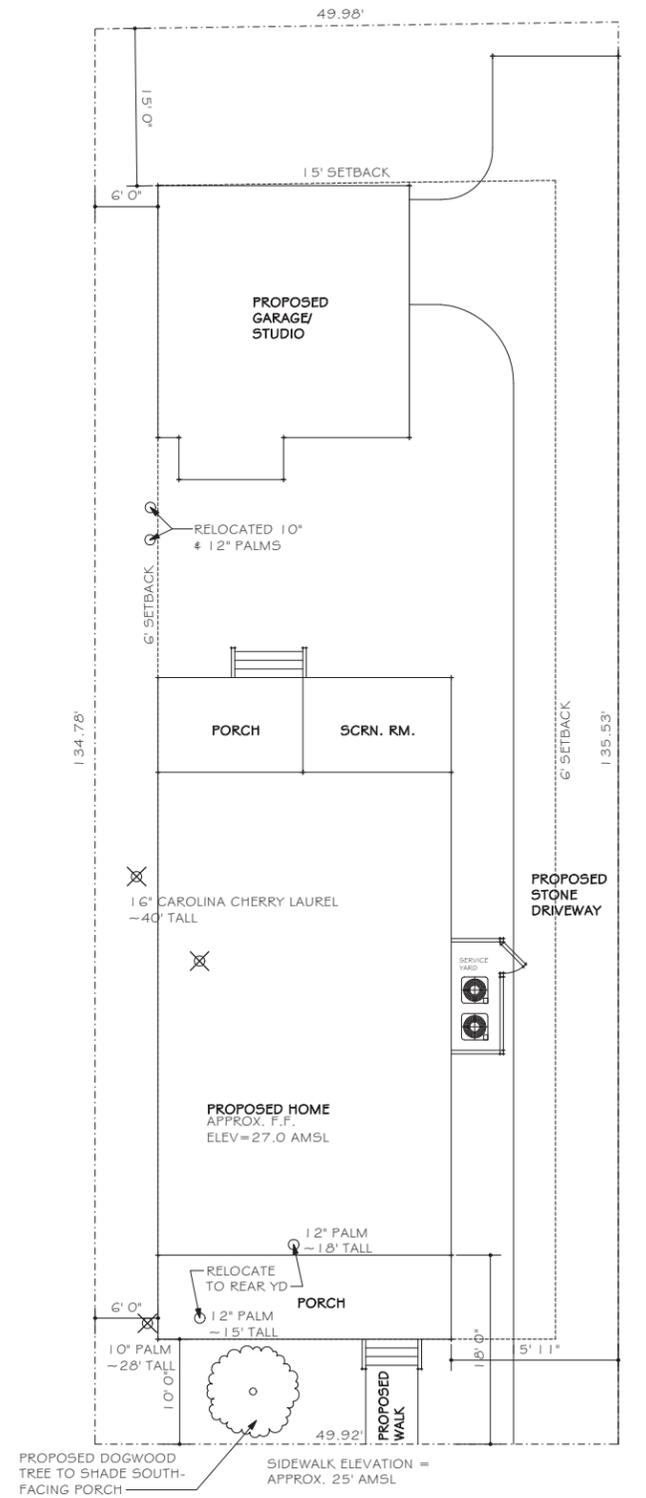
If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.  
Sincerely,

Jeremiah Smith, Chair  
Historic Review Board

email: [rwchambersarchitect@icloud.com](mailto:rwchambersarchitect@icloud.com)

cc: file copy

**PREVIOUSLY APPROVED SITE PLAN  
 INSERTED BY STAFF FOR COMPARISON - GRANTED  
 CONDITIONAL PRELIMINARY APPROVAL APRIL 2022**



**SITE PLAN**

SCALE : 1/8" = 1' 0"

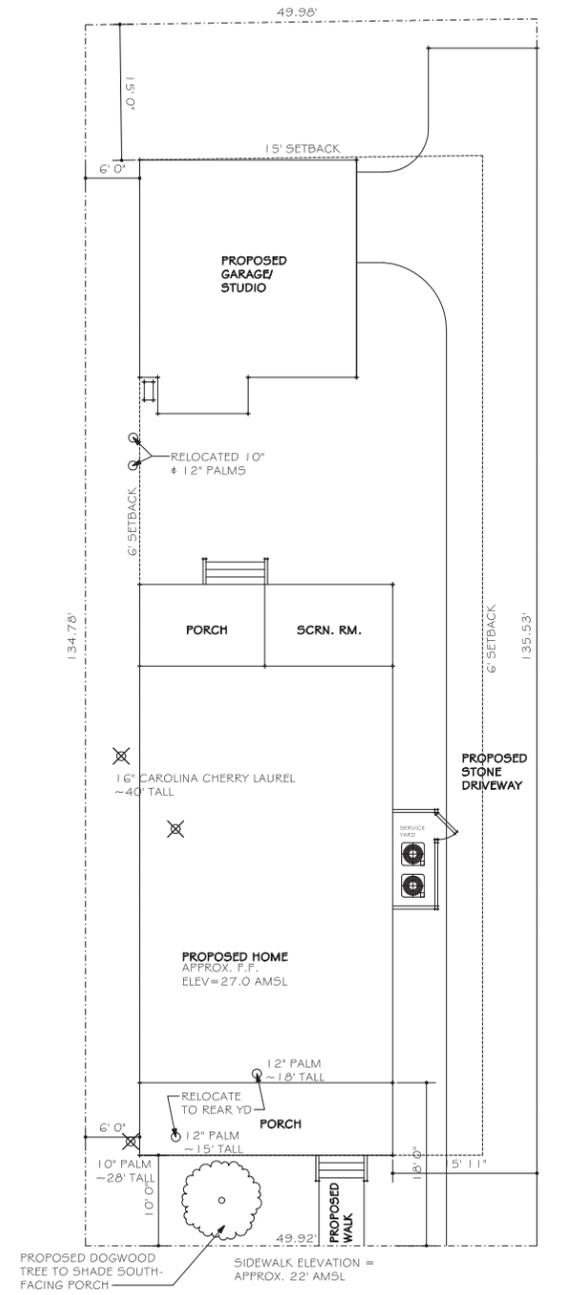
<b>AVERAGE PREVAILING FRONT SETBACK ON THE BLOCK = APPROX. 10'</b>
<b>FRONTAGE BUILD-OUT:</b> TOTAL LOT FRONTAGE - 49.92' TOTAL FRONT FACADE - 28'
FRONTAGE PERCENTAGE - 58%
<b>IMPERVIOUS AREA:</b> TOTAL LOT AREA - 6751 SQ. FT. TOTAL IMPERVIOUS AREA - 2452 SQ. FT.
IMPERVIOUS PERCENTAGE - 36%

**MATTHEW BREDESON, HOME DESIGN**  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

DRAWN  
 MJB  
 DATE  
 MARCH 22, 2022  
 JOB NO.

SHEET NUMBER  
**S1**  
 OF SHEETS



**SITE PLAN**

SCALE : 1/8" = 1' 0"

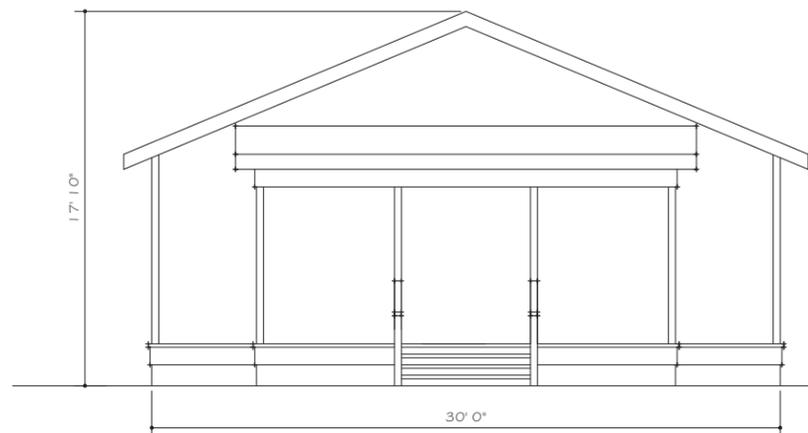
<b>AVERAGE PREVAILING FRONT SETBACK ON THE BLOCK = APPROX. 10'</b>
<b>FRONTAGE BUILD-OUT:</b> TOTAL LOT FRONTAGE - 49.92' TOTAL FRONT FACADE - 28'
FRONTAGE PERCENTAGE - 5.6%
<b>IMPERVIOUS AREA:</b> TOTAL LOT AREA - 6751 SQ. FT. TOTAL IMPERVIOUS AREA - 2452 SQ. FT.
IMPERVIOUS PERCENTAGE - 36%

**MATTHEW BREDESON, HOME DESIGN**  
10 PADDINGTON LANE  
BLUFFTON, SC 29910  
PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
1707 DUKE STREET  
BEAUFORT, SC

DRAWN  
MJB  
DATE  
APRIL 18, 2022  
JOB NO.  
SHEET NUMBER  
**S1**  
OF SHEETS

**PREVIOUSLY APPROVED ELEVATIONS**  
 INSERTED BY STAFF FOR COMPARISON - GRANTED  
 CONDITIONAL PRELIMINARY APPROVAL APRIL 2022



ADJACENT EXISTING RESIDENCE AT 1709 DUKE STREET  
 (DIMENSIONS APPROXIMATE)



PROPOSED RESIDENCE AT 1707 DUKE STREET

UNUSED LOT AT 1705 DUKE STREET

**STREET ELEVATION**

SCALE : 1/4" = 1' 0"

MATTHEW BREDESON, HOME DESIGN  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

DRAWN	MJB
DATE	MARCH 22, 2022
JOB NO.	
SHEET NUMBER	<b>S2</b>
OF	SHEETS



**STREET ELEVATION**

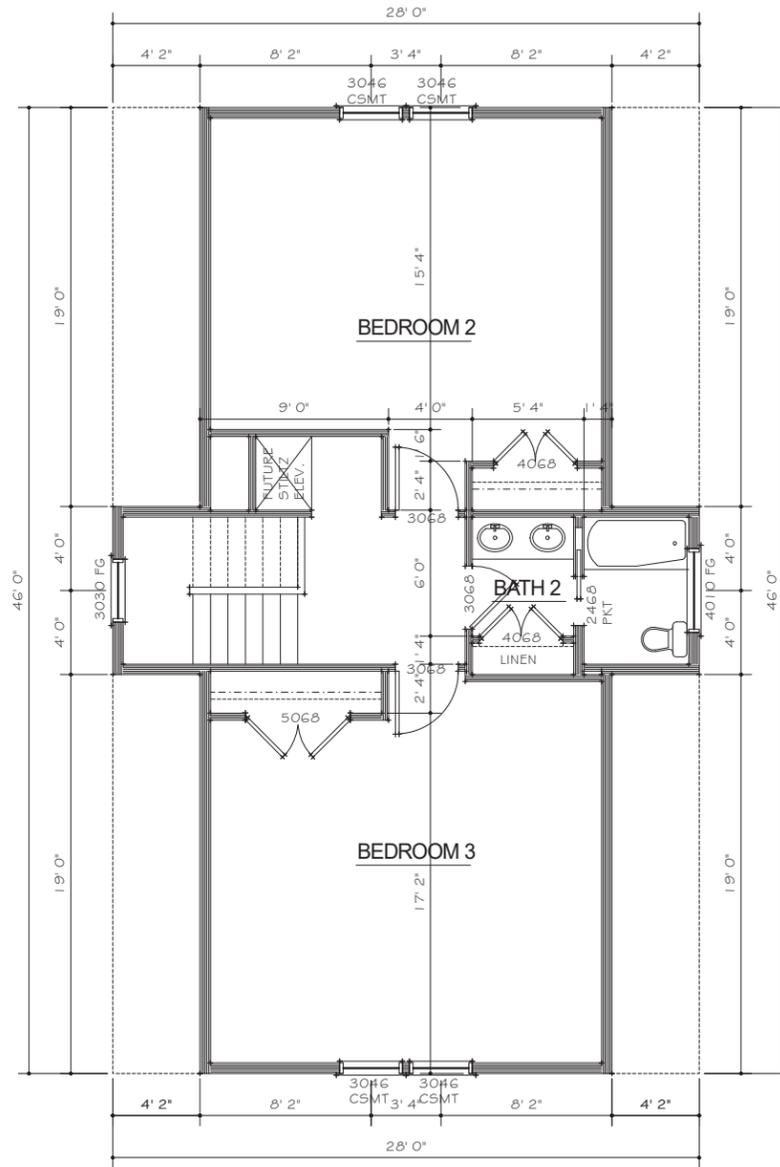
SCALE : 1/4" = 1'0"

**MATTHEW BREDESON, HOME DESIGN**  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 384-0498

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

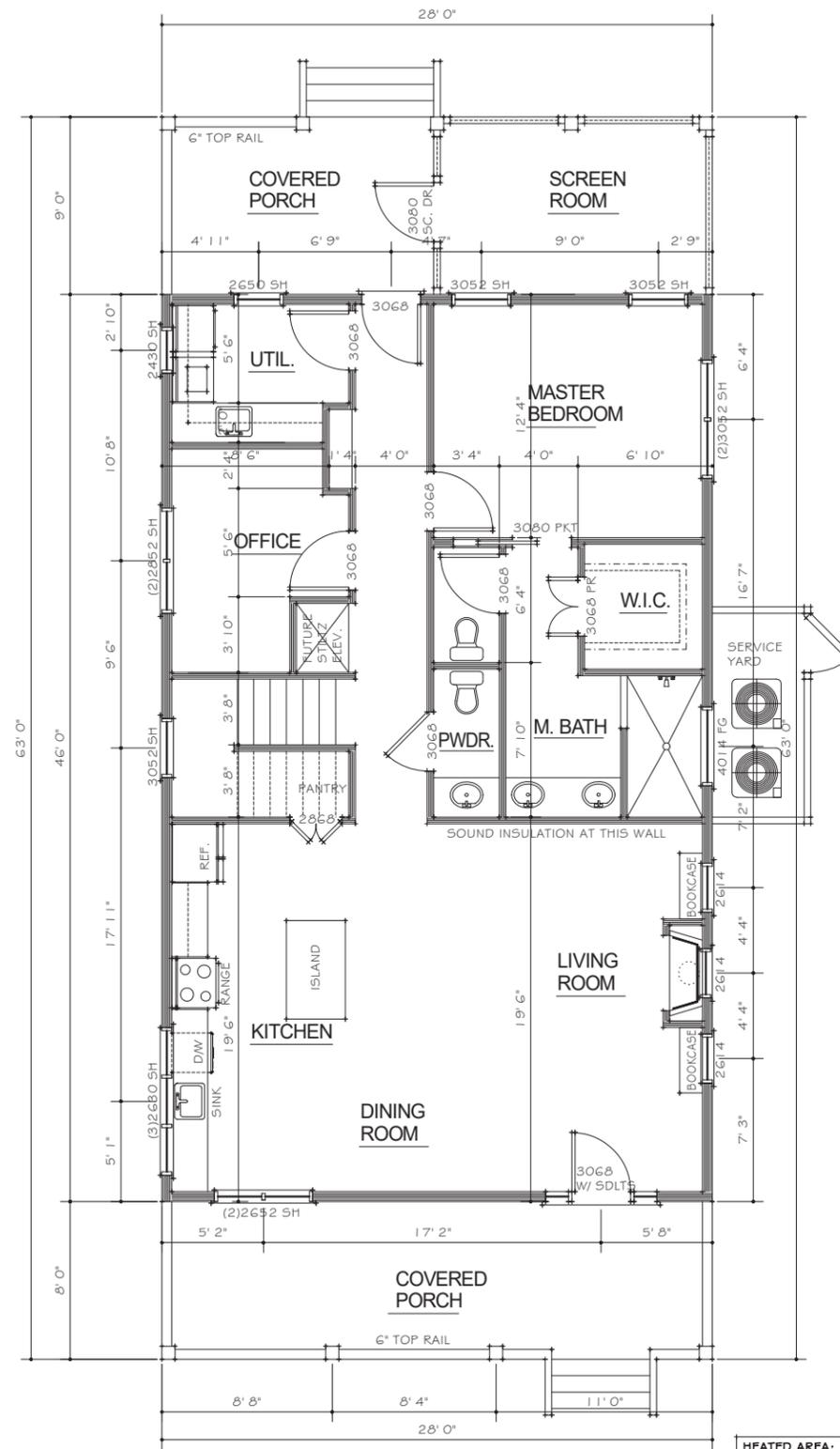
DRAWN	MJB
DATE	APRIL 18, 2022
JOB NO.	
SHEET NUMBER	22
OF SHEETS	

**PREVIOUSLY APPROVED FLOORPLANS  
 INSERTED BY STAFF FOR COMPARISON - GRANTED  
 CONDITIONAL PRELIMINARY APPROVAL APRIL 2022**



**UPPER FLOOR PLAN**

SCALE : 1/4" = 1' 0"



**MAIN FLOOR PLAN**

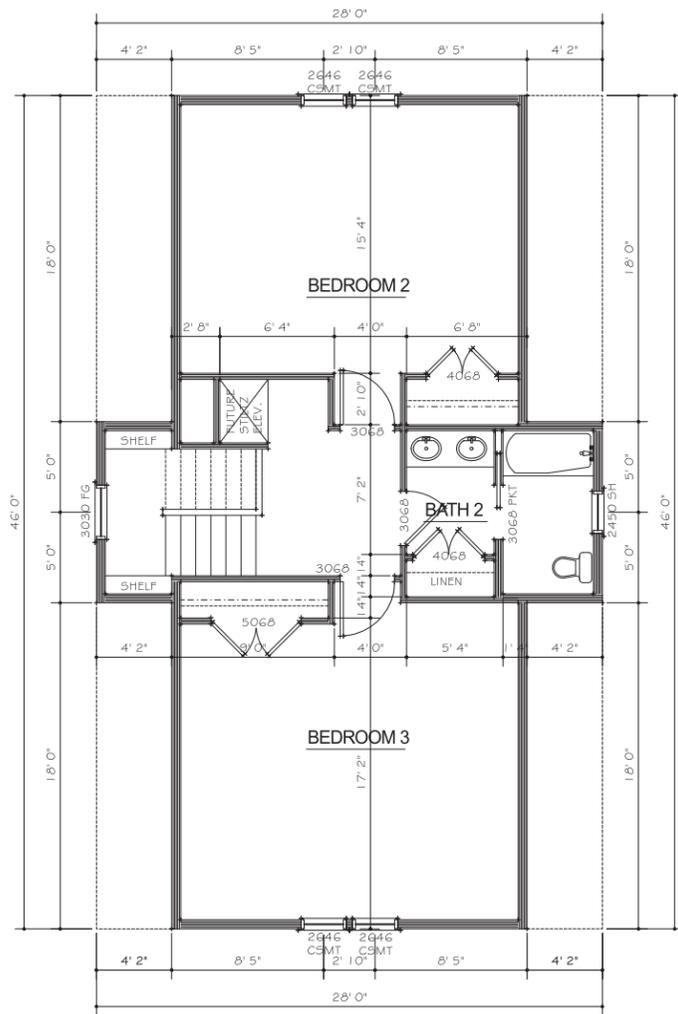
SCALE : 1/4" = 1' 0"

**HEATED AREA:**  
 FIRST FLOOR - 1288 SQ. FT.  
 SECOND FLOOR - 968 SQ. FT.  
 TOTAL - 2256 SQ. FT.

**MATTHEW BREDESON, HOME DESIGN**  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0498

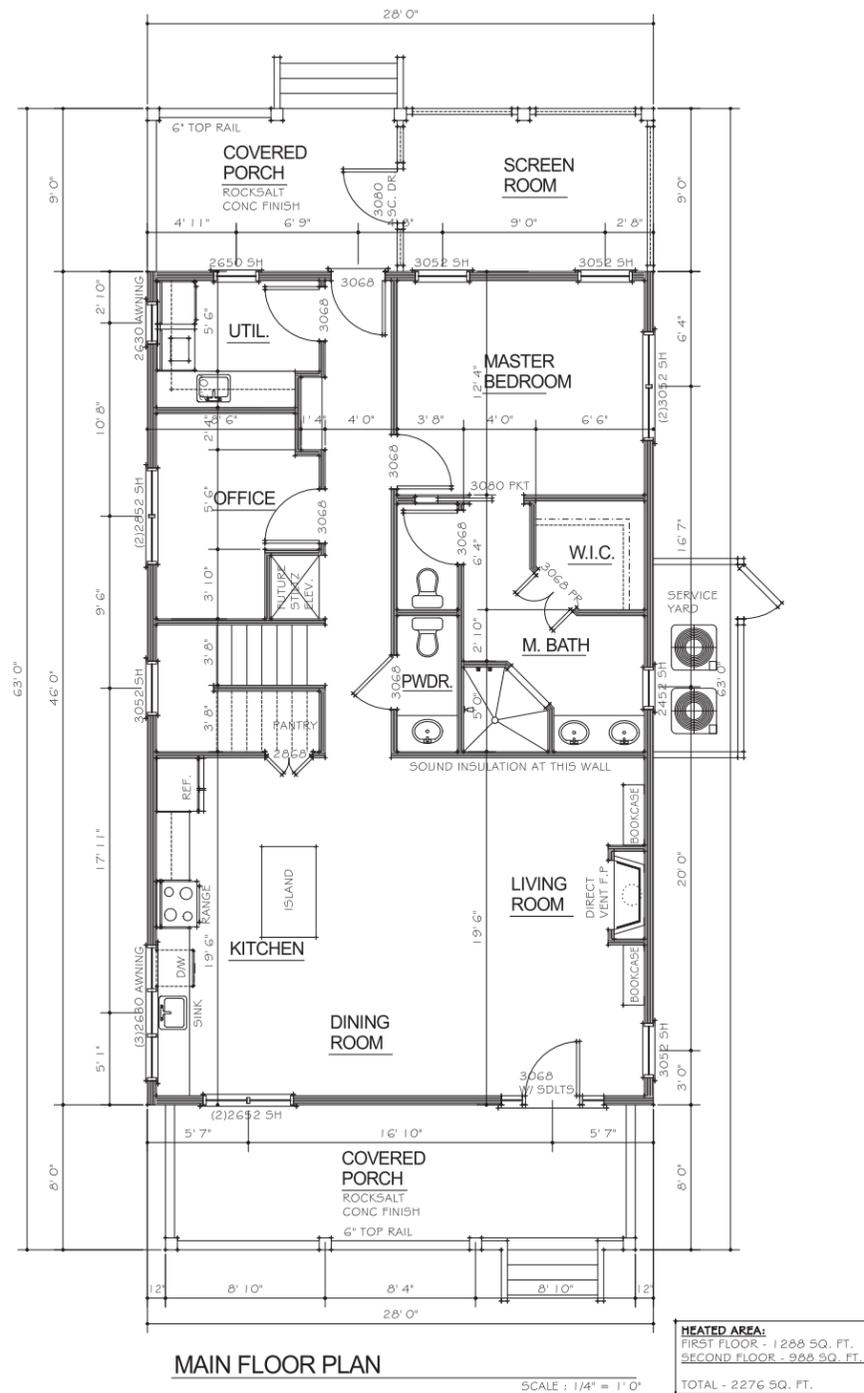
A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

DRAWN  
 MJB  
 DATE  
 MARCH 22, 2022  
 JOB NO.  
 SHEET NUMBER  
**1**  
 OF SHEETS



UPPER FLOOR PLAN

SCALE : 1/4" = 1' 0"



MAIN FLOOR PLAN

SCALE : 1/4" = 1' 0"

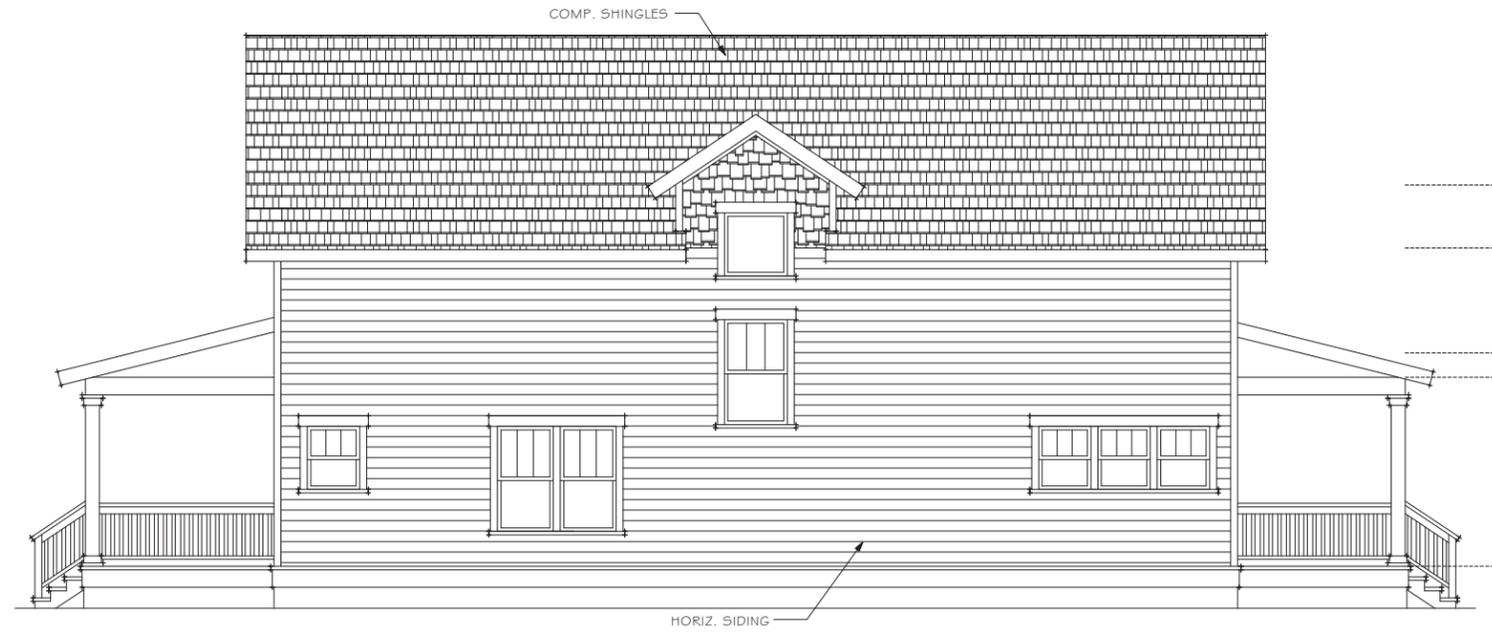
**HEATED AREA:**  
 FIRST FLOOR - 1268 SQ. FT.  
 SECOND FLOOR - 958 SQ. FT.  
 TOTAL - 2276 SQ. FT.

MATTHEW BREDESON, HOME DESIGN  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0498

A HOME DESIGN FOR:  
 KAREN SULLENGER  
 1707 DUKE STREET  
 BEAUFORT, SC

DRAWN	MJB
DATE	APRIL 18, 2022
JOB NO.	
SHEET NUMBER	1
OF SHEETS	

**PREVIOUSLY APPROVED ELEVATIONS  
 INSERTED BY STAFF FOR COMPARISON - GRANTED  
 CONDITIONAL PRELIMINARY APPROVAL APRIL 2022**



**LEFT SIDE ELEVATION**

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



**FRONT ELEVATION**

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

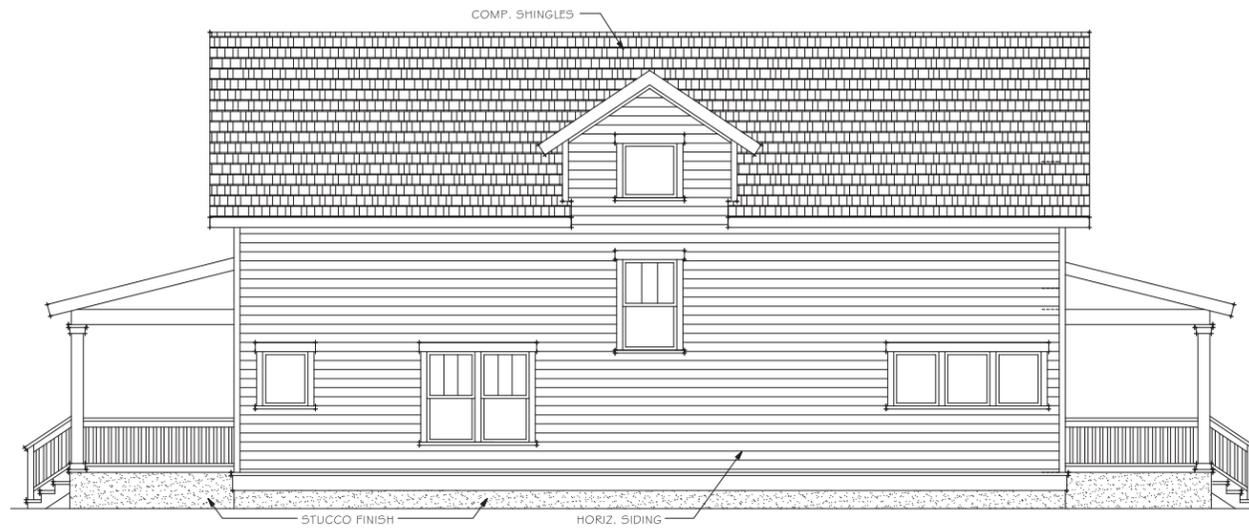
**MATTHEW BREDESON, HOME DESIGN**  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

DRAWN  
 MJB  
 DATE  
 MARCH 22, 2022  
 JOB NO.  
 SHEET NUMBER

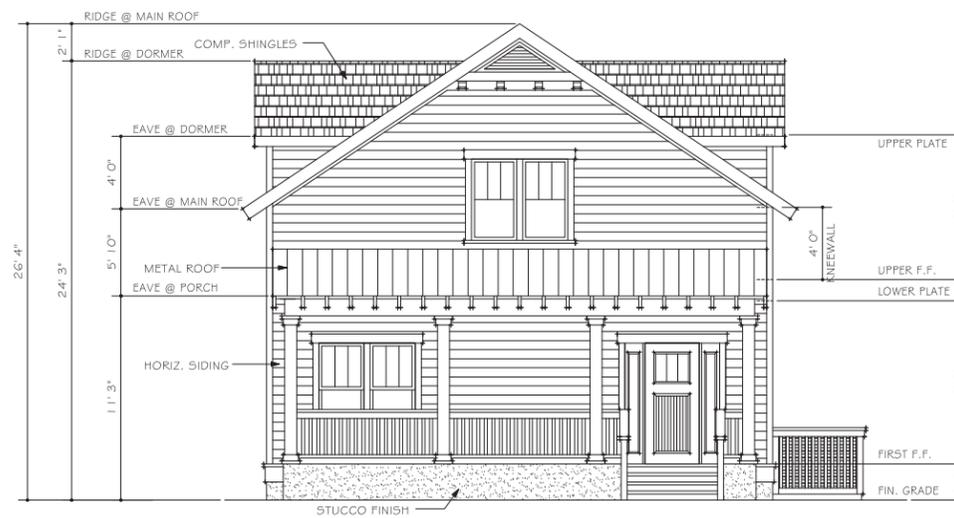
**2**

OF SHEETS



LEFT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



FRONT ELEVATION

SCALE : 1/4" = 1' 0"

MATTHEW BREDESON, HOME DESIGN  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

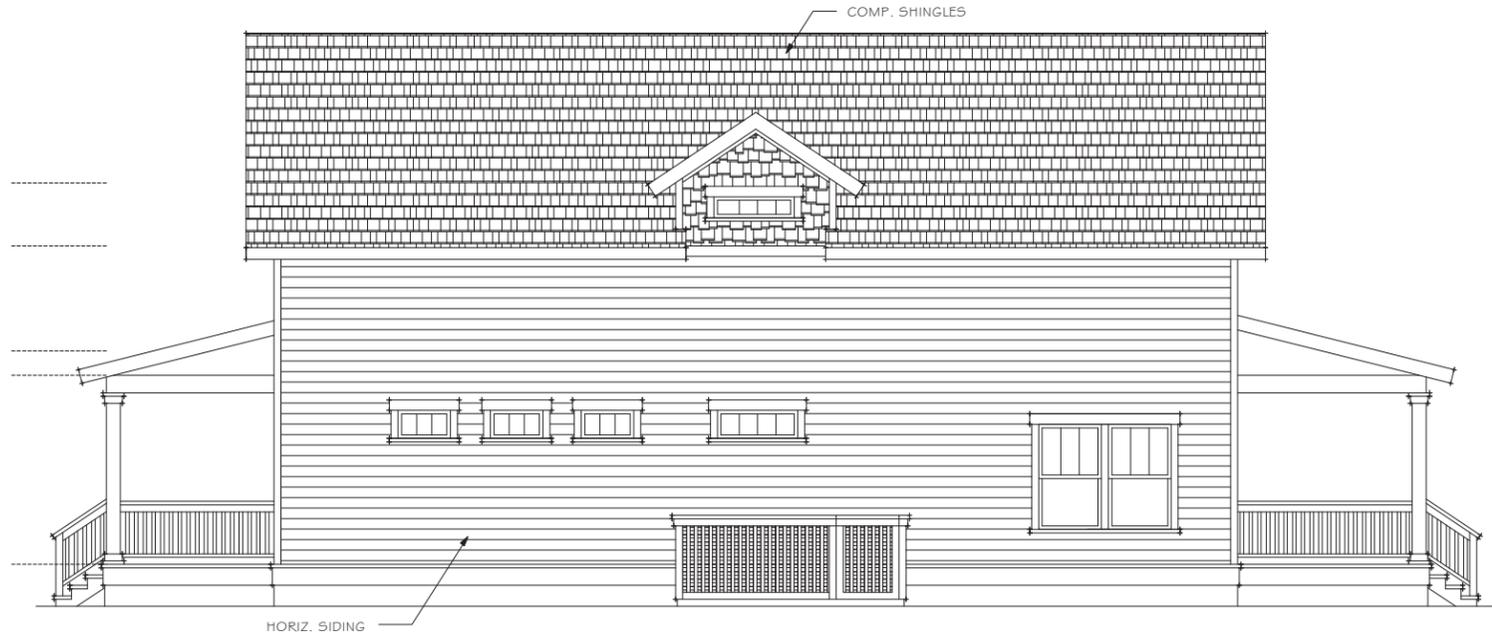
A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

DRAWN  
 MJB  
 DATE  
 APRIL 18, 2022  
 JOB NO.  
 SHEET NUMBER

2

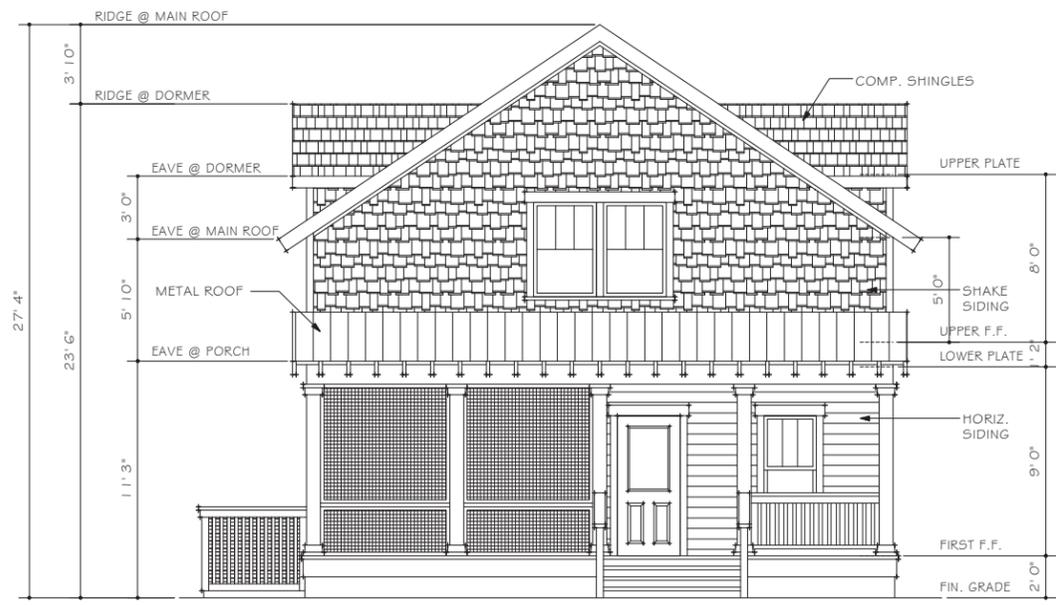
OF SHEETS

**PREVIOUSLY APPROVED ELEVATIONS  
 INSERTED BY STAFF FOR COMPARISON - GRANTED  
 CONDITIONAL PRELIMINARY APPROVAL APRIL 2022**



**RIGHT SIDE ELEVATION**

SCALE : 1/4" = 1' 0"



**REAR ELEVATION**

SCALE : 1/4" = 1' 0"

**MATTHEW BREDESON, HOME DESIGN**  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

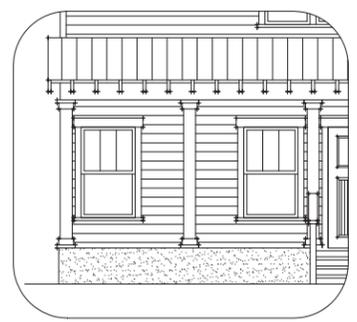
DRAWN  
 MJB  
 DATE  
 MARCH 22, 2022  
 JOB NO.

SHEET NUMBER  
**3**  
 OF SHEETS



RIGHT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



VIEW BEYOND SCREEN



REAR ELEVATION

SCALE : 1/4" = 1' 0"

MATTHEW BREDESON, HOME DESIGN  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

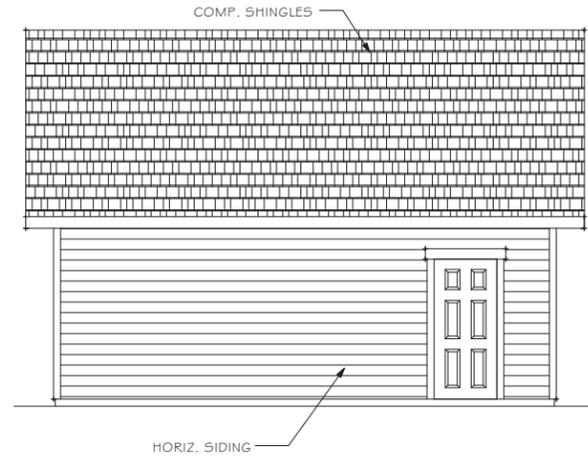
DRAWN  
 MJB  
 DATE  
 APRIL 18, 2022  
 JOB NO.  
 SHEET NUMBER  
**3**  
 OF SHEETS

**PREVIOUSLY APPROVED GARAGE DRAWINGS  
 INSERTED BY STAFF FOR COMPARISON - GRANTED  
 CONDITIONAL PRELIMINARY APPROVAL APRIL 2022**



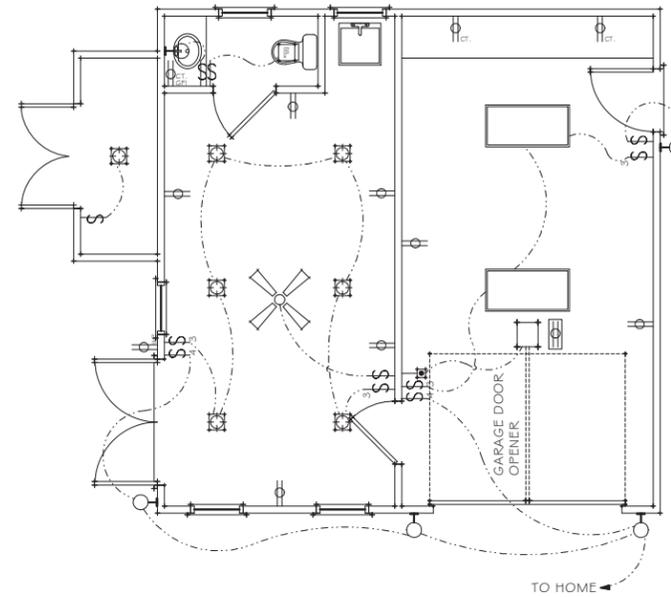
**REAR ELEVATION**

SCALE : 1/4" = 1' 0"



**RIGHT SIDE ELEVATION**

SCALE : 1/4" = 1' 0"



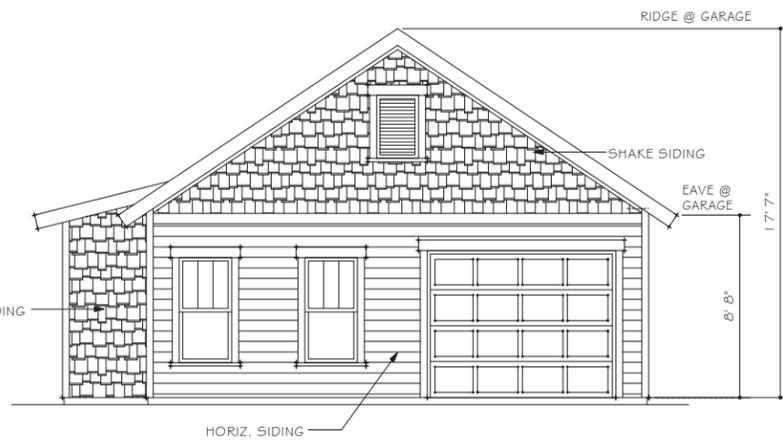
**ELECTRICAL PLAN**

SCALE : 1/4" = 1' 0"



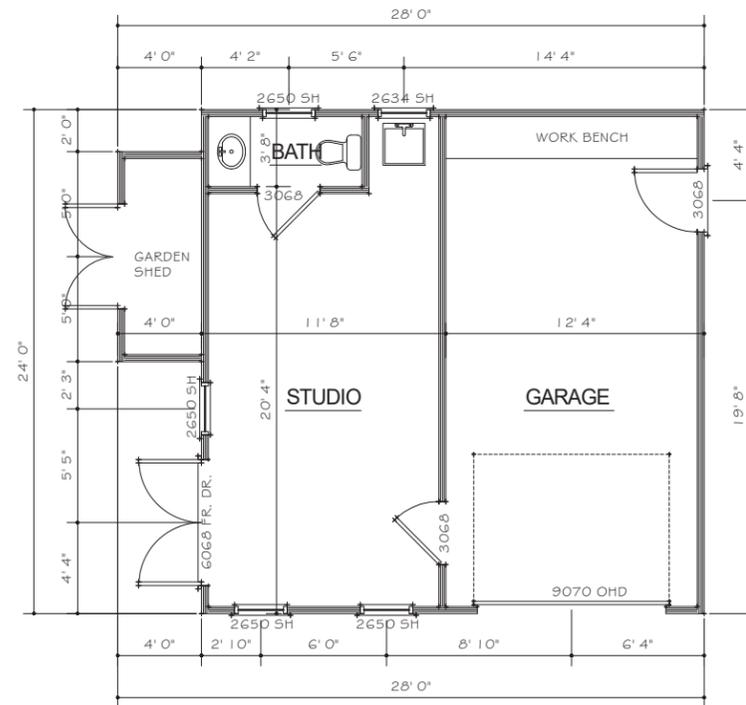
**LEFT SIDE ELEVATION**

SCALE : 1/4" = 1' 0"



**FRONT ELEVATION**

SCALE : 1/4" = 1' 0"



**FLOOR PLAN**

SCALE : 1/4" = 1' 0"

**MATTHEW BREDESON, HOME DESIGN**  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

DRAWN  
 MJB  
 DATE  
 MARCH 22, 2022  
 JOB NO.  
 SHEET NUMBER

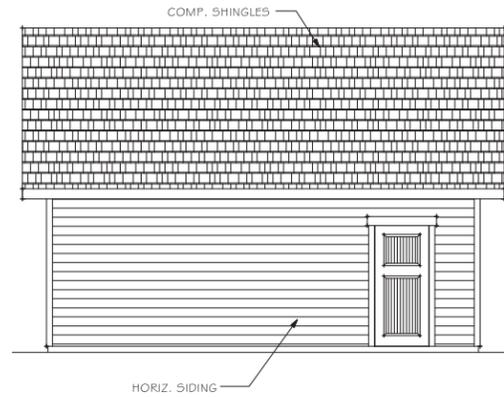
**4**

OF SHEETS



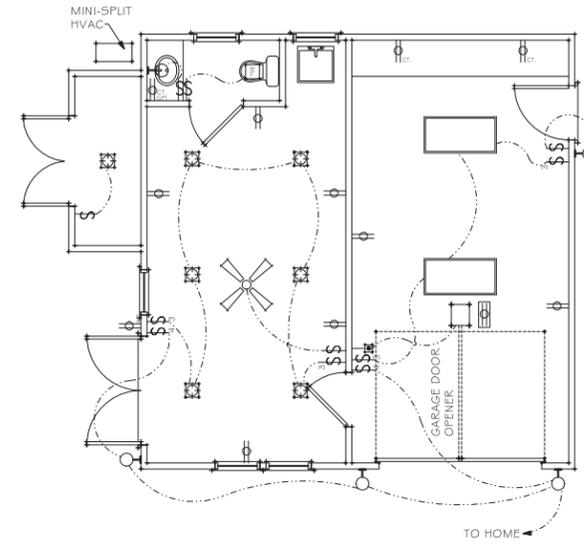
REAR ELEVATION

SCALE : 1/4" = 1' 0"



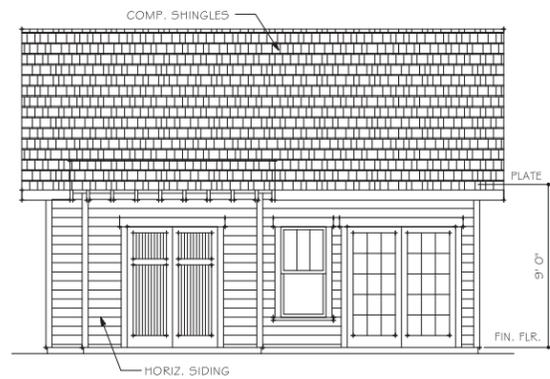
RIGHT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



ELECTRICAL PLAN

SCALE : 1/4" = 1' 0"



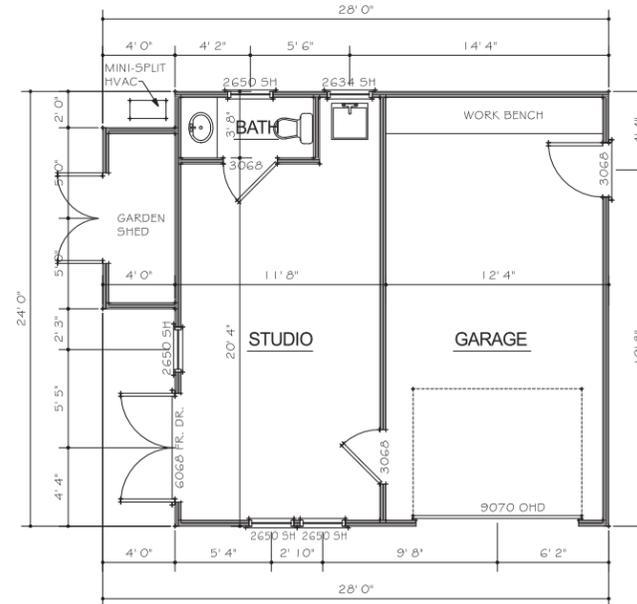
LEFT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



FRONT ELEVATION

SCALE : 1/4" = 1' 0"



FLOOR PLAN

SCALE : 1/4" = 1' 0"

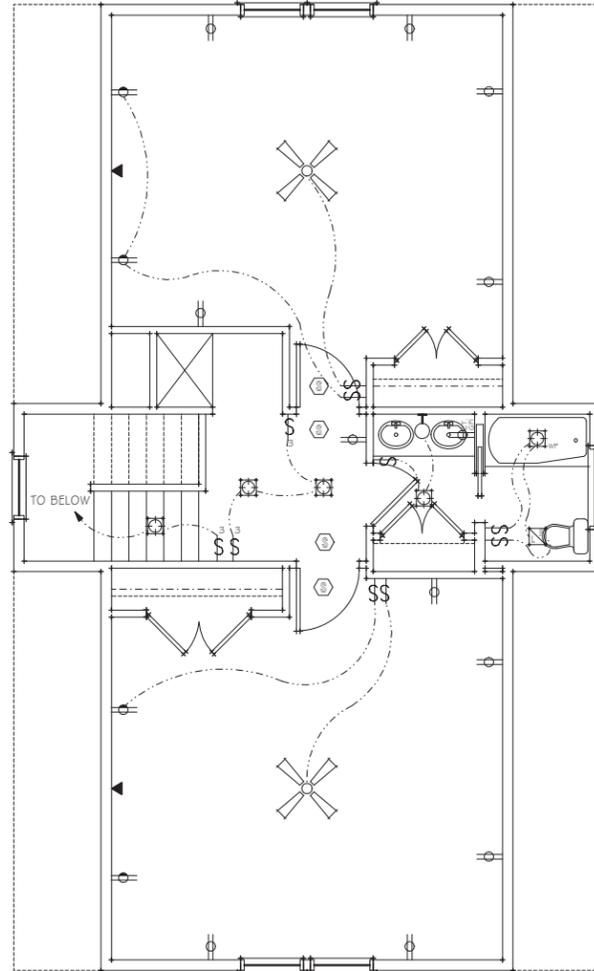
MATTHEW BREDESON, HOME DESIGN  
10 PADDINGTON LANE  
BLUFFTON, SC 29910  
PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
1707 DUKE STREET  
BEAUFORT, SC

DRAWN  
MJB  
DATE  
APRIL 18, 2022  
JOB NO.  
SHEET NUMBER  
**4**  
OF SHEETS

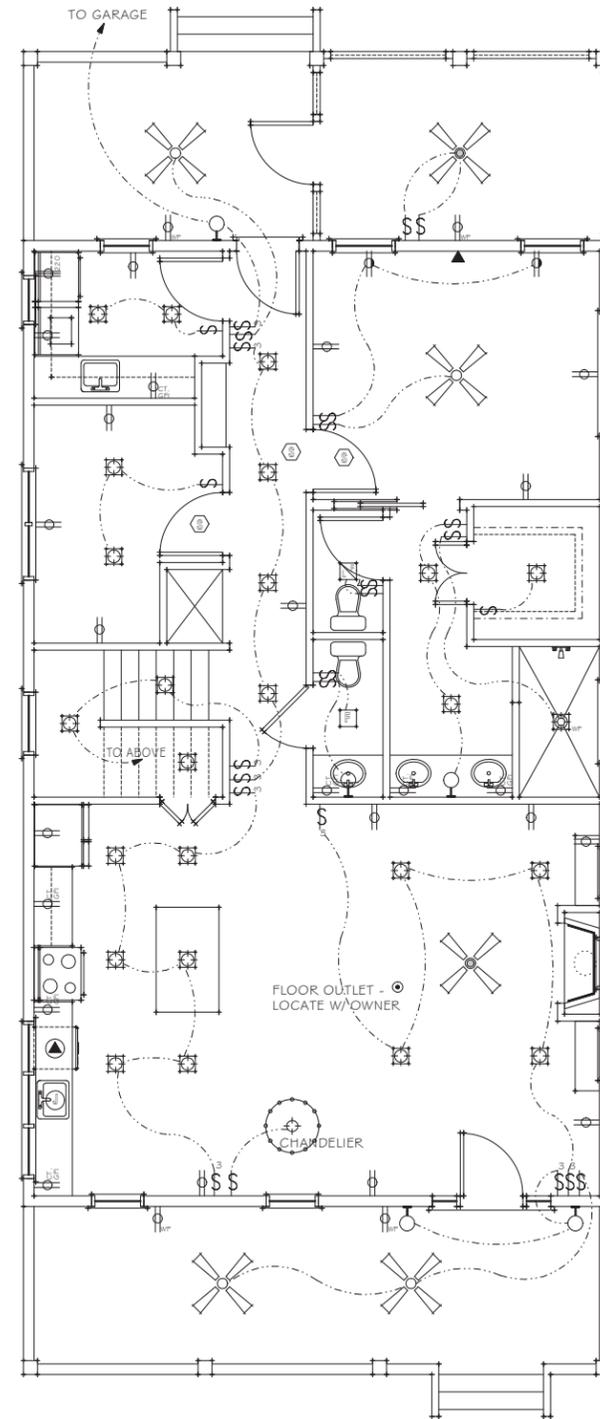
**PREVIOUSLY APPROVED**  
 INSERTED BY STAFF FOR COMPARISON - GRANTED  
 CONDITIONAL PRELIMINARY APPROVAL APRIL 2022

ELECTRICAL LEGEND		
	110 VOLT DUPLEX RECEPTICAL	EXHAUST FAN
	110 V. DUP. RECPT./SWTCHD.	EXHAUST FAN / LIGHT
	220 VOLT RECEPTICAL	EXHST. FAN / LGHT. / HEAT LAMP
	110 V. WEATHER PRF. RECPT.	RECESSED DOWN LIGHT
	110 V. DUP. FLOOR RECPT.	SURFACE MNTD. INCANDESCENT
	110 V. DUP. CEILING RECPT.	EMERGENCY EXIT LIGHT
	110 V. GRND. FLT. DUP. RECPT.	VANITY STRIP LIGHT
	110 V. DEDICATED CIRCUIT	RECESSED WALL WASH
	110 V. SURGE PROTCTD RECPT.	ADJUSTABLE EYEBALL
	110 V. GTRTP GRD. FT. RECPT.	WALL MOUNTED BRACKET LIGHT
	SINGLE POLE SWITCH	WALL SCONCE
	3 - WAY SWITCH	CHANDELIER FIXTURE
	4 - WAY SWITCH	KEYLESS FIXTURE ( SWITCHED )
	DIMMER SWITCH	KEYLESS FIXTURE ( FULL CHAIN )
	SWITCH BY FAN MANUFTR.	RECESSED FLR5CNT. FIXTURE
	SWITCH WITH PILOT LIGHT	SURFACE MNTD. FLR5CNT. FIXTURE
	PUSH BUTTON SWITCH	CEILING FAN
	QUICK DISCONNECT SWITCH	CEILING FAN WITH LIGHT KIT
	COMPUTER NET. JACK	TRACK LIGHTING
	TELEPHONE JACK	UNDER CABINET STRIP LIGHT
	FAX JACK	CLOSET LIGHT
	TV / CABLE CONNECTION	STEP LIGHT FIXTURE
	DOOR CHIMES	DOUBLE SECURITY LIGHT
	JUNCTION BOX	WALL MOUNTED STRIP LIGHT
	DIRECT WIRE APPLIANCE	SURROUND SOUND SPEAKER
	AC PWR'D. SMOKE DETECTOR	FLOOR OUTLET / SWITCHED
	ATTIC EXHAUST FAN W / TSTAT	



UPPER FLOOR PLAN

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



MAIN FLOOR PLAN

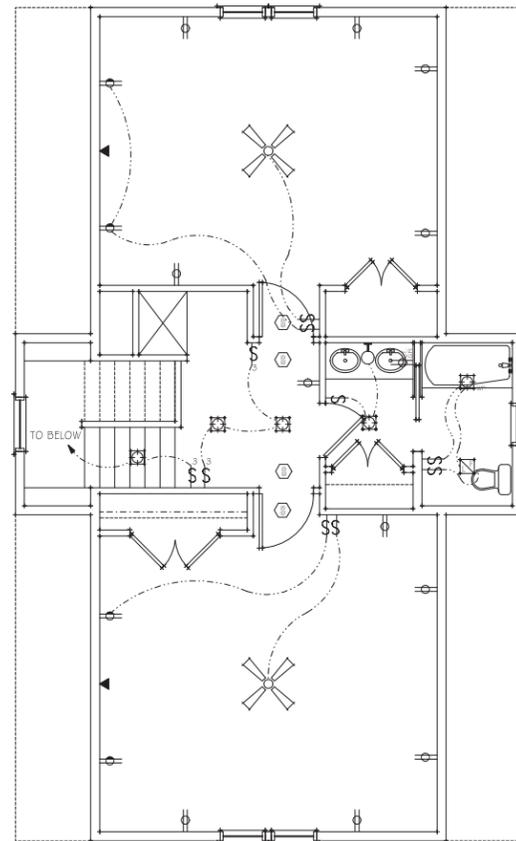
SCALE : 1/4" = 1'-0"

MATTHEW BREDESON, HOME DESIGN  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

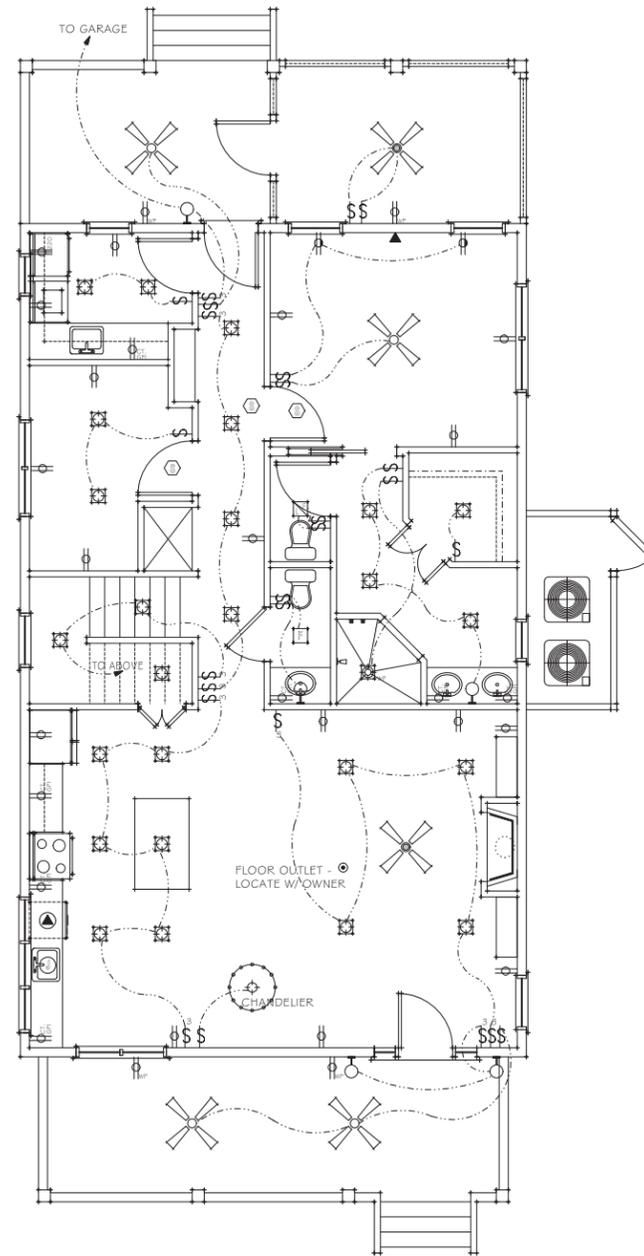
DRAWN
MJB
DATE
MARCH 15, 2022
JOB NO.
SHEET NUMBER
<b>5</b>
OF SHEETS

ELECTRICAL LEGEND		
	110 VOLT DUPLEX RECEPTICAL	EXHAUST FAN
	110 V. DUP. RECEPT. SWITCH	EXHAUST FAN / LIGHT
	220 VOLT RECEPTICAL	EXHST. FAN / LIGHT / HEAT LAMP
	110 V. WEATHER PRF. RECEPT.	RECESSED DOWN LIGHT
	110 V. DUP. FLOOR RECEPT.	SURFACE MNTD. INCANDESCENT
	110 V. DUP. CEILING RECEPT.	EMERGENCY EXIT LIGHT
	110 V. GRND. FLT. DUP. RECEPT.	VANITY STRIP LIGHT
	110 V. DEDICATED CIRCUIT	RECESSED WALL WASH
	110 V. SURGE PROTECTED RECEPT.	ADJUSTABLE EYEBALL
	110 V. CTrip GRD. FT. RECEPT.	WALL MOUNTED BRACKET LIGHT
	SINGLE POLE SWITCH	WALL SCONCE
	3 - WAY SWITCH	CHANDELIER FIXTURE
	4 - WAY SWITCH	KEYLESS FIXTURE ( SWITCHED )
	DIMMER SWITCH	KEYLESS FIXTURE ( PULL CHAIN )
	SWITCH BY FAN MANUFTR.	RECESSED FLRSCNT. FIXTURE
	SWITCH WITH PILOT LIGHT	SURFACE MNTD. FLRSCNT. FIXTURE
	FLUSH BUTTON SWITCH	CEILING FAN
	QUICK DISCONNECT SWITCH	CEILING FAN WITH LIGHT KIT
	COMPUTER NET JACK	TRACK LIGHTING
	TELEPHONE JACK	UNDER CABINET STRIP LIGHT
	FAX JACK	CLOSET LIGHT
	TV / CABLE CONNECTION	STEP LIGHT FIXTURE
	DOOR CHIMES	DOUBLE SECURITY LIGHT
	JUNCTION BOX	WALL MOUNTED STRIP LIGHT
	DIRECT WIRE APPLIANCE	SURROUND SOUND SPEAKER
	AC FUSED SMOKE DETECTOR	FLOOR OUTLET / SWITCHED
	ATTIC EXHAUST FAN W / TSTAT	



UPPER FLOOR PLAN

SCALE : 1/4" = 1' 0"



MAIN FLOOR PLAN

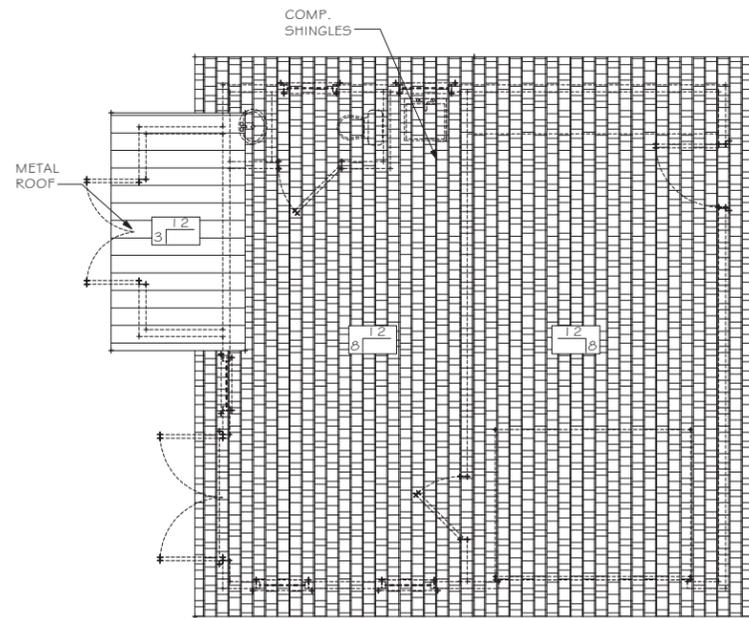
SCALE : 1/4" = 1' 0"

MATTHEW BREDESON, HOME DESIGN  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

A HOME DESIGN FOR:  
 KAREN SULLENGER  
 1707 DUKE STREET  
 BEAUFORT, SC

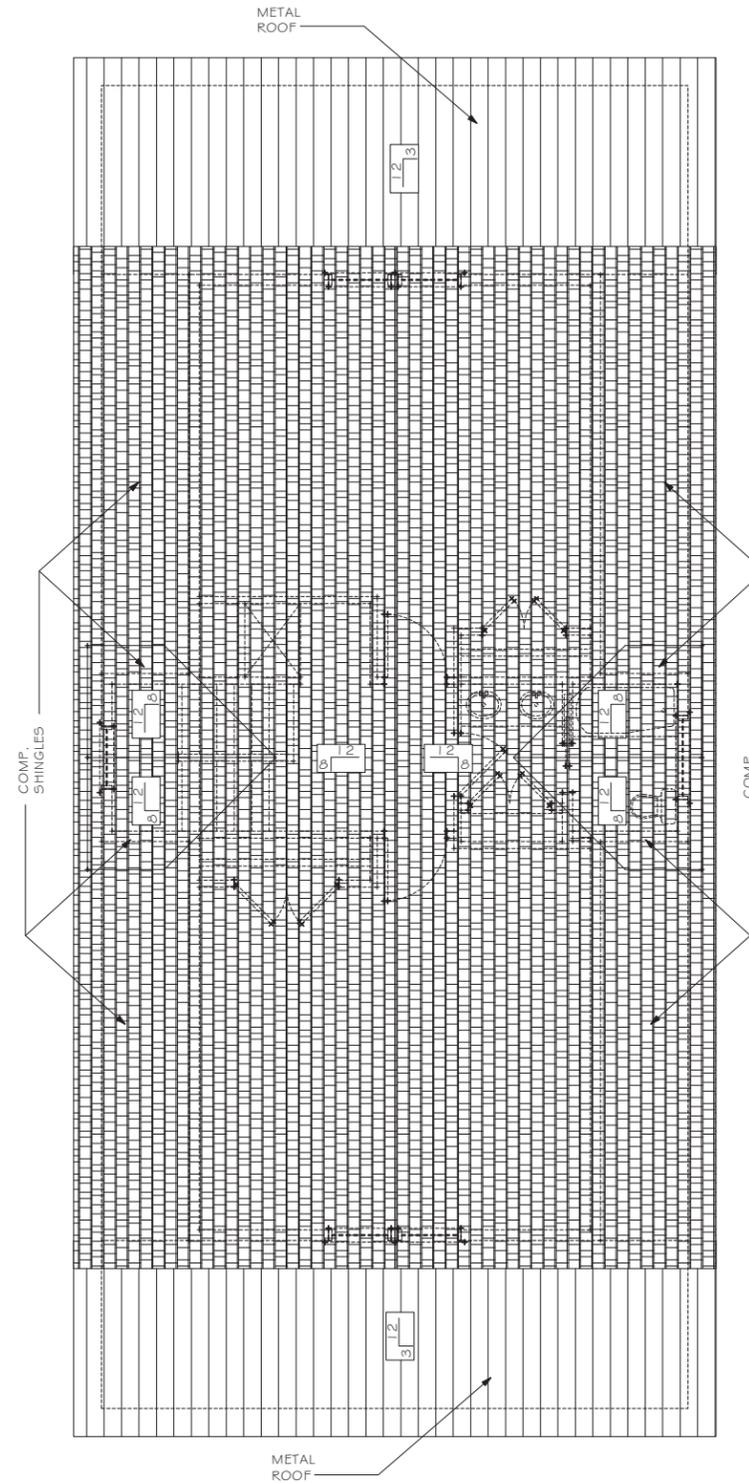
DRAWN	MJB
DATE	APRIL 18, 2022
JOB NO.	
SHEET NUMBER	5
OF SHEETS	

**PREVIOUSLY APPROVED**  
 INSERTED BY STAFF FOR COMPARISON - GRANTED  
 CONDITIONAL PRELIMINARY APPROVAL APRIL 2022



**GARAGE ROOF PLAN**

SCALE : 1/4" = 1' 0"



**ROOF PLAN**

SCALE : 1/4" = 1' 0"

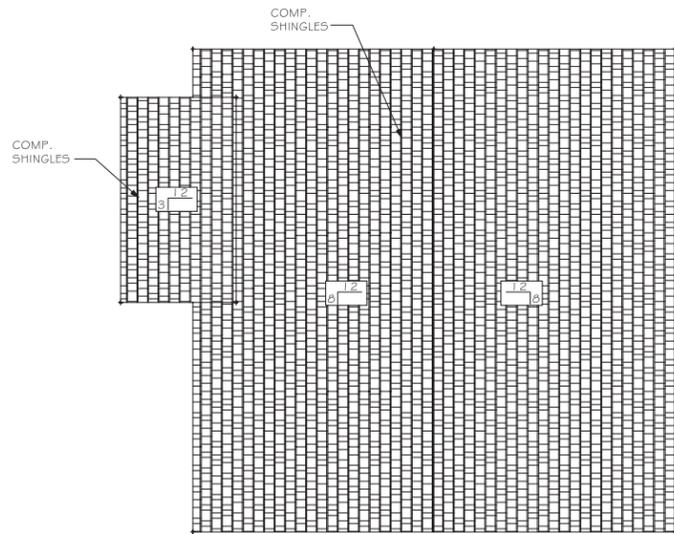
A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

**MATTHEW BREDESON, HOME DESIGN**  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

DRAWN  
 MJB  
 DATE  
 MARCH 15, 2022  
 JOB NO.  
 SHEET NUMBER

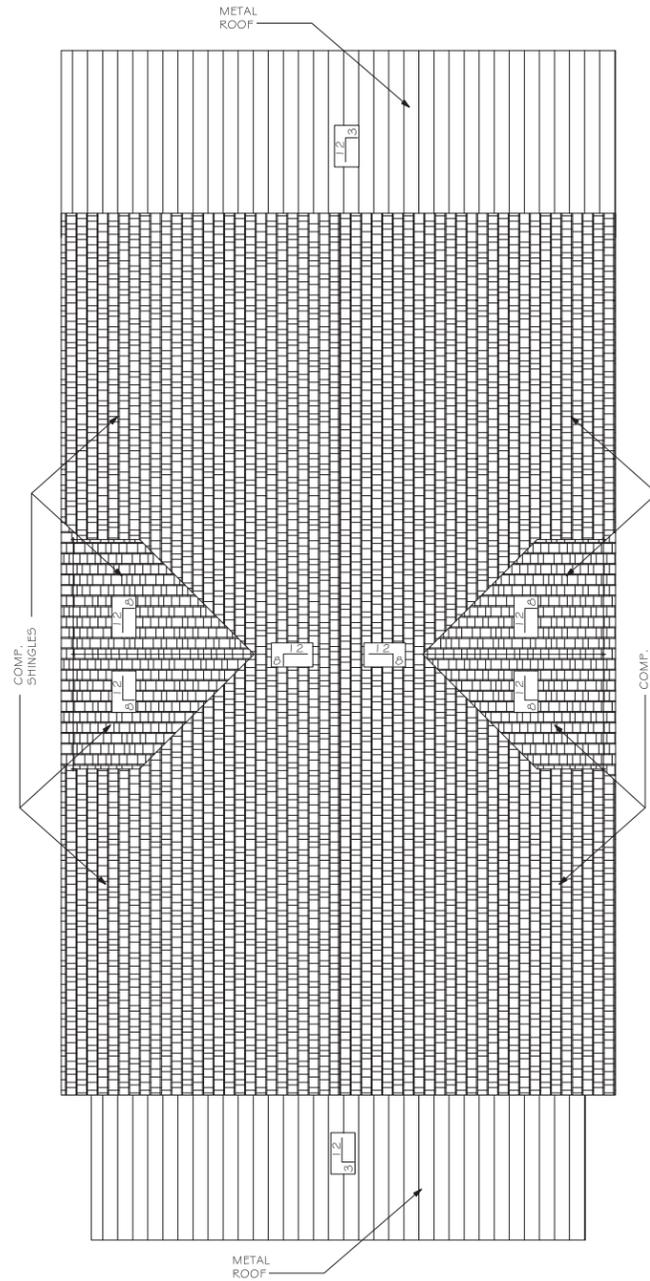
**6**

OF SHEETS



GARAGE ROOF PLAN

SCALE : 1/4" = 1' 0"



ROOF PLAN

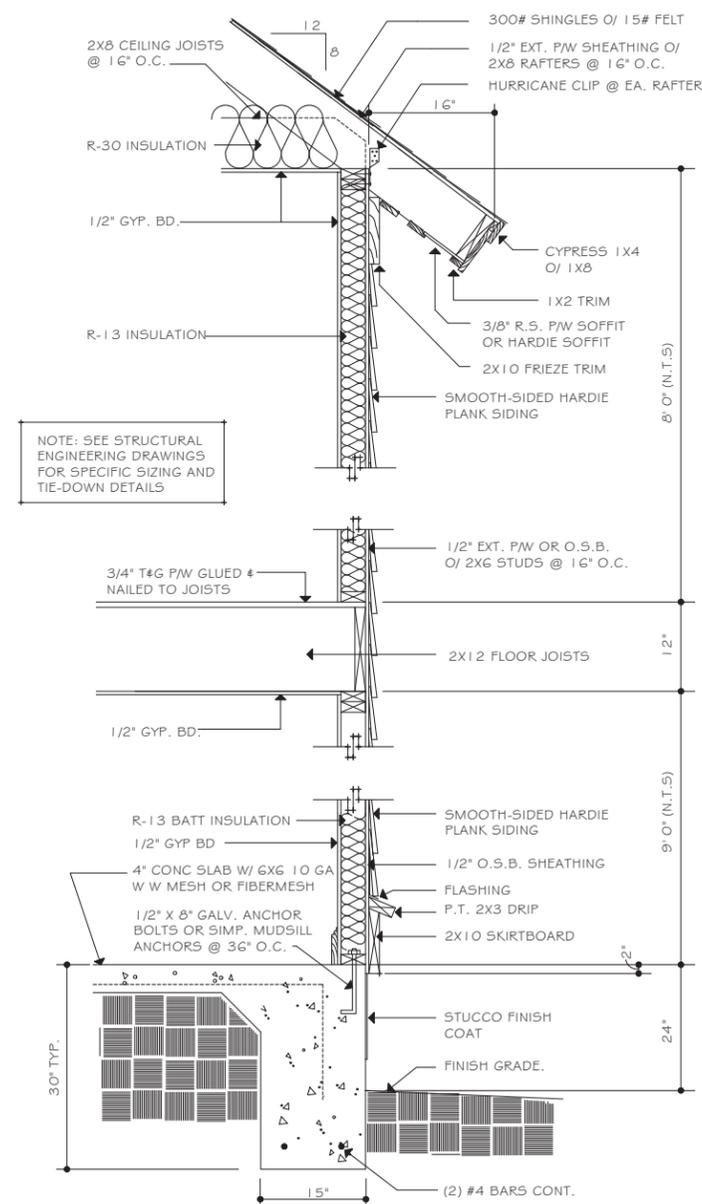
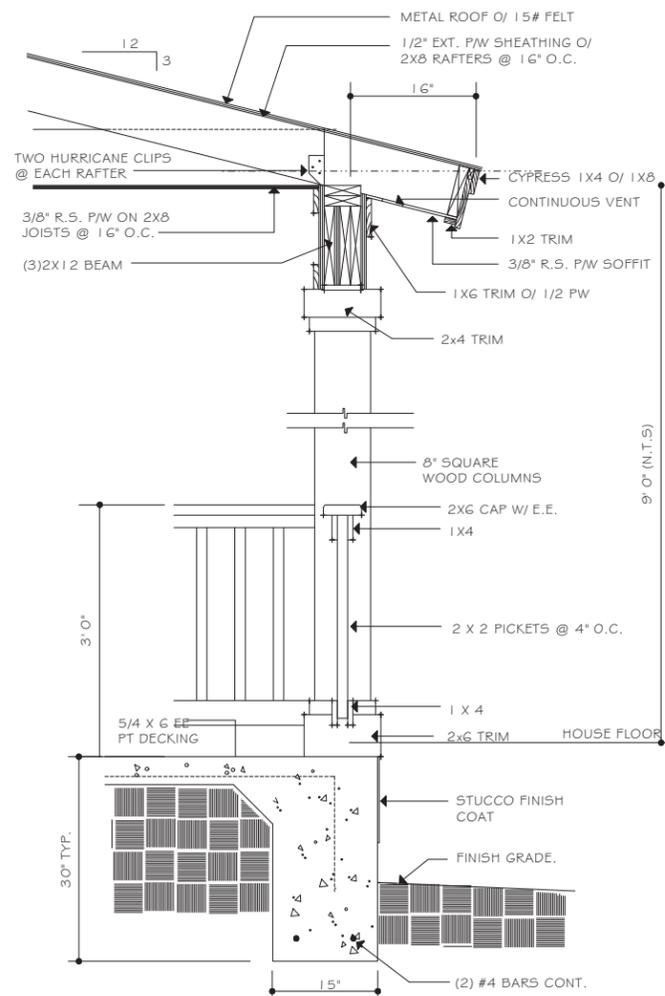
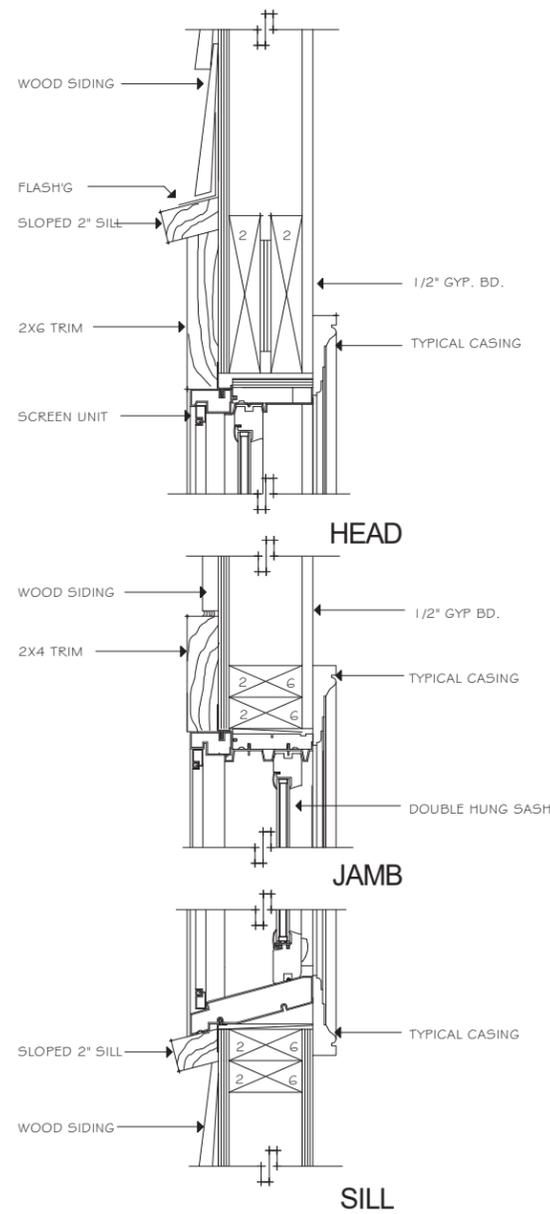
SCALE : 1/4" = 1' 0"

MATTHEW BREDESON, HOME DESIGN  
 10 PADDINGTON LANE  
 BLUFFTON, SC 29910  
 PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
 1707 DUKE STREET  
 BEAUFORT, SC

DRAWN	MJB
DATE	APRIL 18, 2022
JOB NO.	
SHEET NUMBER	<b>6</b>
OF	SHEETS

**PREVIOUSLY APPROVED ELEVATIONS  
INSERTED BY STAFF FOR COMPARISON - GRANTED  
CONDITIONAL PRELIMINARY APPROVAL APRIL 2022**

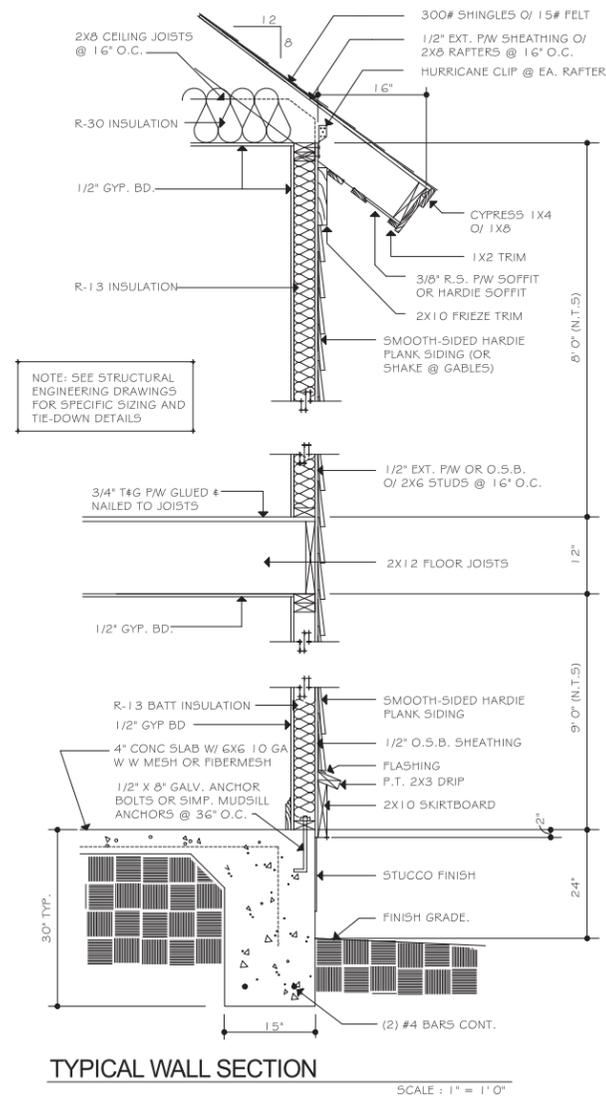
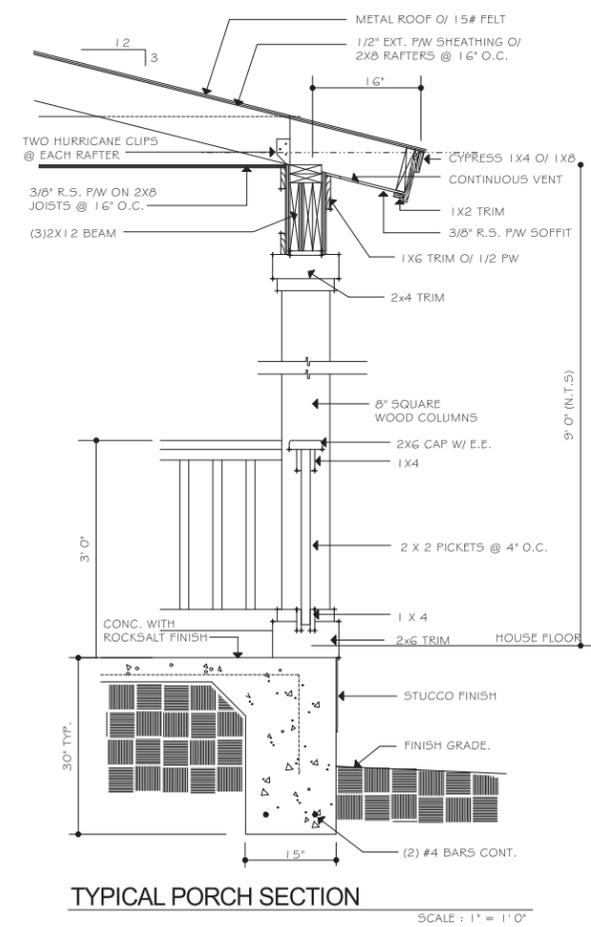
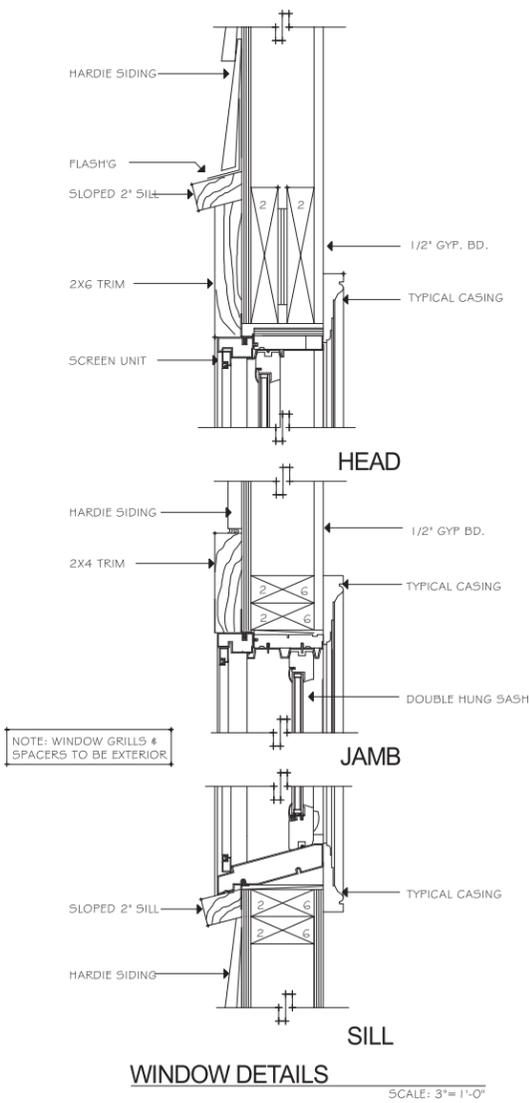


NOTE: SEE STRUCTURAL ENGINEERING DRAWINGS FOR SPECIFIC SIZING AND TIE-DOWN DETAILS

MATTHEW BREDESON, HOME DESIGN  
10 PADDINGTON LANE  
BLUFFTON, SC 29910  
PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
1707 DUKE STREET  
BEAUFORT, SC

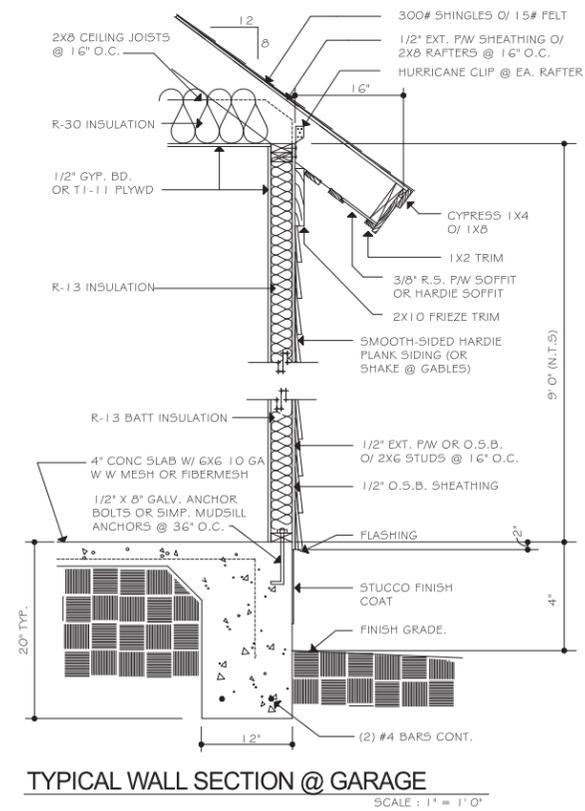
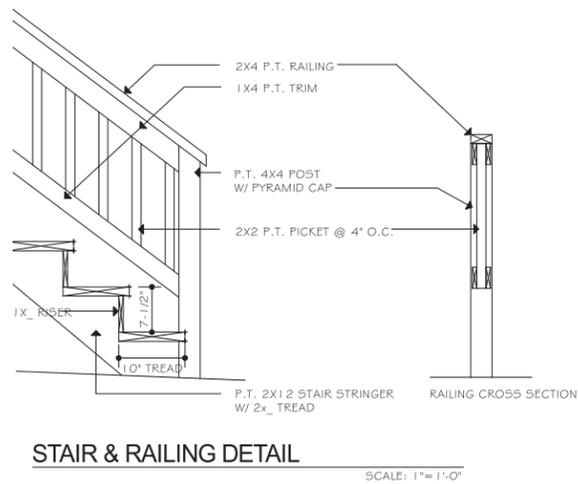
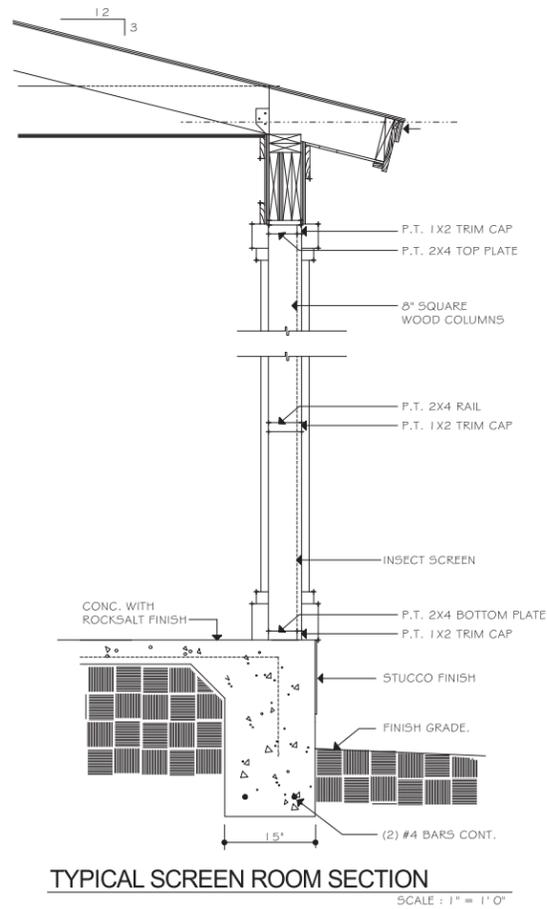
DRAWN  
MJB  
DATE  
MARCH 15, 2022  
JOB NO.  
SHEET NUMBER  
**7**  
OF SHEETS



**MATTHEW BREDESON, HOME DESIGN**  
10 PADDINGTON LANE  
BLUFFTON, SC 29910  
PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
1707 DUKE STREET  
BEAUFORT, SC

DRAWN  
MJB  
DATE  
APRIL 18, 2022  
JOB NO.  
SHEET NUMBER  
**7**  
OF SHEETS



MATTHEW BREDESON, HOME DESIGN  
10 PADDINGTON LANE  
BLUFFTON, SC 29910  
PHONE (843) 364-0496

A HOME DESIGN FOR:  
**KAREN SULLENGER**  
1707 DUKE STREET  
BEAUFORT, SC

DRAWN	MJB
DATE	APRIL 18, 2022
JOB NO.	
SHEET NUMBER	8
OF SHEETS	



**PREVIOUSLY APPROVED COLOR RENDERED ELEVATIONS**  
INSERTED BY STAFF FOR COMPARISON - GRANTED  
CONDITIONAL PRELIMINARY APPROVAL APRIL 2022

## FRONT ELEVATION



FRONT ELEVATION

**PREVIOUSLY APPROVED COLOR RENDERED ELEVATIONS**  
INSERTED BY STAFF FOR COMPARISON - GRANTED  
CONDITIONAL PRELIMINARY APPROVAL APRIL 2022



**LEFT SIDE ELEVATION**



LEFT ELEVATION



## RIGHT SIDE ELEVATION

**PREVIOUSLY APPROVED COLOR RENDERED ELEVATIONS  
INSERTED BY STAFF FOR COMPARISON - GRANTED  
CONDITIONAL PRELIMINARY APPROVAL APRIL 2022**



RIGHT ELEVATION



**PREVIOUSLY APPROVED COLOR RENDERED ELEVATIONS**  
INSERTED BY STAFF FOR COMPARISON - GRANTED  
CONDITIONAL PRELIMINARY APPROVAL APRIL 2022

## REAR ELEVATION



REAR ELEVATION WITH VIEW BEYOND SCREEN

**PREVIOUSLY APPROVED COLOR RENDERED ELEVATIONS**  
INSERTED BY STAFF FOR COMPARISON - GRANTED  
CONDITIONAL PRELIMINARY APPROVAL APRIL 2022



**FRONT ELEVATION - GARAGE**



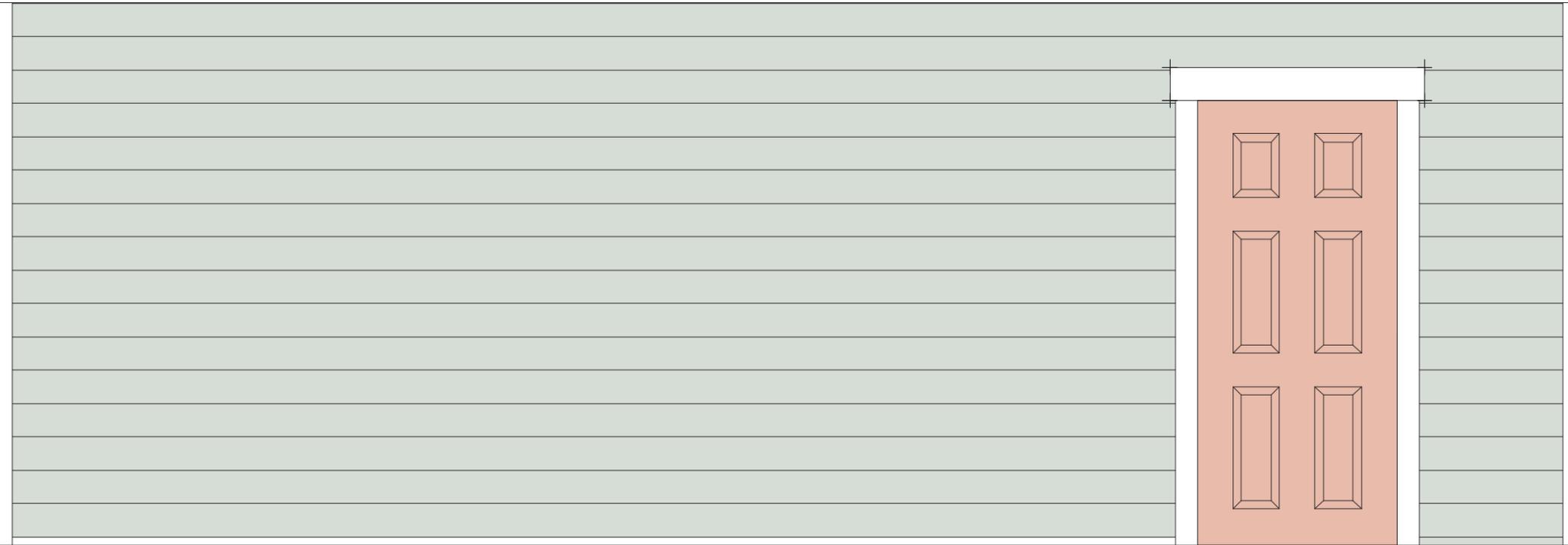
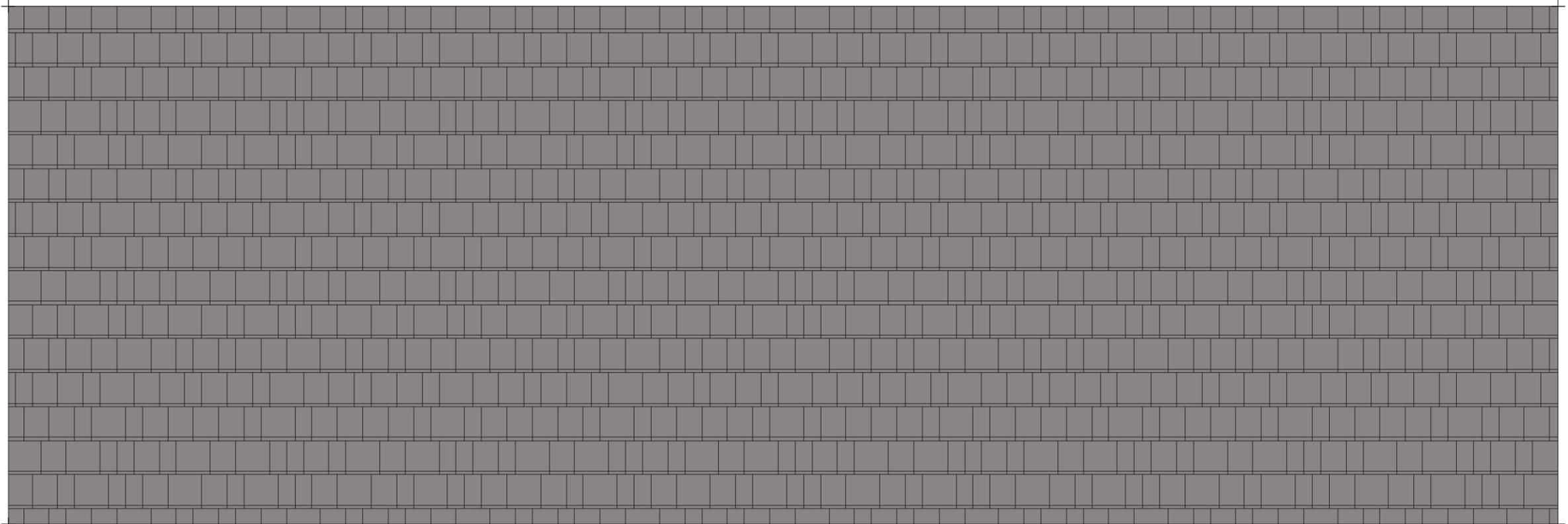
FRONT ELEVATION - GARAGE



LEFT ELEVATION - GARAGE



LEFT ELEVATION - GARAGE



RIGHT ELEVATION - GARAGE



RIGHT ELEVATION - GARAGE



REAR ELEVATION - GARAGE



REAR ELEVATION - GARAGE

Historical Review Board Submission

Project: 1707 Duke Street

Accompanying Details and Materials to  
Building and Design Plans

Resubmitted by:

Karen Sullenger, Owner

Wendell Varnes, Builder

Matthew Bredeson, Draftsman

Submitted

for the additional review on

April 25, 2022

## Houses on the north side of the 1700 block of Duke Street



1711 Duke Street



1709 Duke Street

These houses are to the left of 1707 Duke Street as viewed from the road. The remaining lots along this side of the block are empty except for 1701, the right-hand corner lot, which is



1707 Duke Street



1701 Duke Street

currently under construction and pictured below.

## Tree Coverage

See Plat Map for tree locations. There are 5 trees on the property. One, two trees grown together, is a Carolina cherry laurel near 18" DBH and approximately 60ft tall that will need to be removed. About six feet from it is a damaged pecan tree with a DBH of less than 18" and about 40ft tall. See the picture below of these two trees.



There are also three sabal palms that are too close to the footprint of the house and may need to be removed. One palm is about 15ft tall, a second is about 18ft tall, and the third is about 30ft tall. See the plat map for location of these palms. The tallest palm will need to be removed but the other two I would like to relocate to the rear of the house near the shed for shade.

I would like to plant a dogwood tree in the front yard and is why I would like the house and stairs to be set back from the sidewalk 10ft to create a forecourt. The porch is south facing and being able to have a shade tree would make the porch more enjoyable. This setback would allow the tree to grow without potentially damaging the sidewalk. It would also allow for the garden

space in creating the forecourt.

Section 5.3.1 of the Beaufort Code says that for every 4000sqft of lot space, there must be on broad leaf overstory tree or two understory trees. I chose the two understory trees. One is the dogwood. I would like to use the two sabal palms as a substitution for the second broadleaf understory tree.

# Siding for 1707 Duke Street

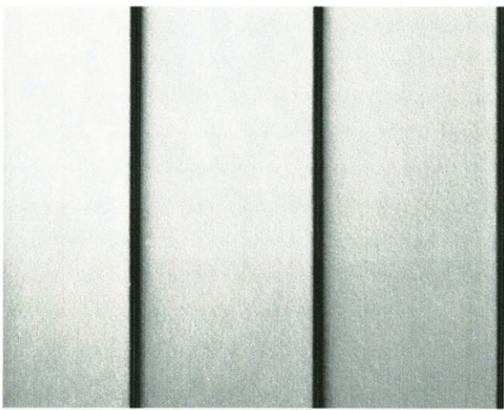
*James Hardi Smooth*

AVAILABLE SIZES	
THICKNESS:	0.312"
LENGTH:	144" boards
WIDTHS:	6.25" 8.25" 7"
EXPOSURES:	12" 5.25" 4" 10.75" 7.25" 9.25" 6" 8"

Warranty Information >

Request a Quote >

Request a Sample >



Siding will be Hardie board with a smooth finish for all but the gables of the house and the garden shed of the garage.

## Gable Detail

A raised, enameled aluminum, vent will be built on the front and back of the main house and garage. See the picture below for the design of the vent structure.



## Window Details

The windows will be three over one pattern with external grills. They will be impact windows. A cross section of the windows from the manufacturer is provided at the end of this window section.

Almost all of the windows in the house and garage will have this pattern which we repeat in the main entrance door and the garage door.

### **Windows on West Façade:**

As described earlier in response to the list of concerns, we have changed the four single hung windows in the kitchen and laundry to awning and left off the grills so they will read more vertical than horizontal.

In the middle of the east façade there are two windows one above the other. I left the upper of those two windows clear with no divisions. This window sits high above the stairs. I want to have a stained-glass piece made for that window that incorporates the colors of the coast along with local shells. Any divisions would inhibit and affect that installation. Art is important to me and art reflecting the low country would reflect the importance of art in this area.

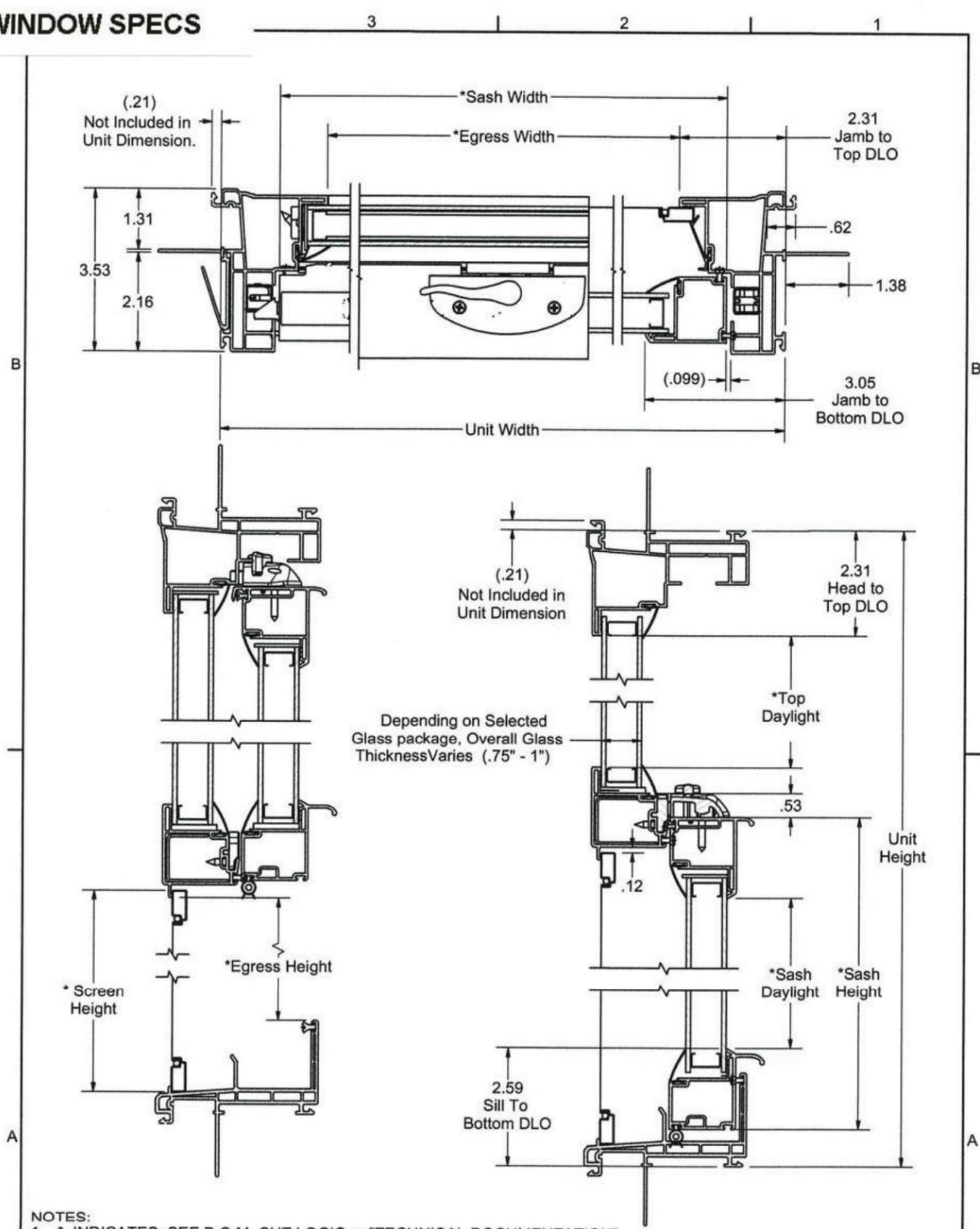
### **Windows on East Facade of House:**

We removed all the transom windows from the east side of the house and replaced them with two single hung windows in the two bathrooms and a single hung in the living room near the front wall of the house.

### **Trim style to be used around windows and doors:**



WINDOW SPECS



- NOTES:
1. \* INDICATES: SEE B.O.M. CUT LOGIC or "TECHNICAL DOCUMENTATION"
  2. SEE B.O.M. CUT LOGIC or "TECHNICAL DOCUMENTATION" FOR GLASS DIMENSIONS
  3. VIEW SHOWN IS: BRICKMOULD, NEW CONSTRUCTION w/ NAIL FIN
  4. REINFORCEMENT SHOWN IS ONLY USED AS NEEDED.

**BRICKMOULD  
SINGLE HUNG**

	Tolerances Unless Otherwise Specified. All Dimensions originated at sharp corners unless indicated.			DWG. FILE NAME: EJAGSH1000.idw		
	X.XXX ± 0.005, X.XX ± 0.015 FRACTIONAL ± 1/64" ANGLES ± 1° FLATNESS ± 0.020 per ft. NOTE: BOXED/CIRCLED DIMS ARE CRITICAL.			SCALE: 1/2		
	C	N/A	Added Beveled Sections	11/30/16	RLH	DRAWN BY:
	B	15-022	Changed to Hollow filled Bulb	4-29-15	RLH	DATE: 10/15/2014
A	12-269	INITIAL RELEASE	12/11/12	KSG	DESCRIPTION:	
REV.	ECO	REVISION	DATE	BY	1500 Series, Section Views	

## Door Details



The front entrance door will be fiberglass and as shown except for the addition of dental molding which will sit below the three lights. The sidelights and transom will be of fiberglass as well.



The backdoor will be of the same design family as the front door and, also, made of fiberglass. All the lights in the front and back door will be clear glass. The grills of both doors will be between the glass.



These are the fiberglass doors to the studio portion of the garage. They will open outward allowing larger projects to be wheeled in or out of the studio space. The grills will be between glass.



The door for the garage will be like the one on the left above. This will be a metal door that mirrors the three-light pattern of the house.

**Door for Garden Shed attached to Garage.**

The wooden doors will be built onsite and reflect the style of the front door.



The back door from the garage will be fiberglass. It will be painted white to match the main garage door.

## Porch Details

The front and back porches will be 8' and 9' deep respectively. They will frame the front entry and provide sitting area for outdoor activities.

### **Railing for the front and back Porches:**



Railing will be simple square design with a 6" lemonade/drink rail. It will be painted standard white by Sherman Williams. See the front façade of the Building and Design Plans for how this railing design will look with the house.

The porch foundation will be cement unless the cement face is not smooth and clear. If there are marks from the framing, we will use a white stucco to finish the face of the foundation.

## Exterior lighting

The eight exterior lights will be used to bring cohesiveness to the house and garage by using the same bronze color. The light below is planned for the main entry to the house. The bulb is lower wattage and the seeded glass helps disperse the direct light. It is dimmable when no one is present within the detection range.



The bronze barn light shown below will be used for the remaining fixtures. It has a motion sensor, dims when no one is near to further reduce light pollution, and focuses the light down rather than out to blind those approaching. The gold lining color creates a softer light and more welcoming. It will be less attractive to insects at night but provide sufficient light for entry and stairs.



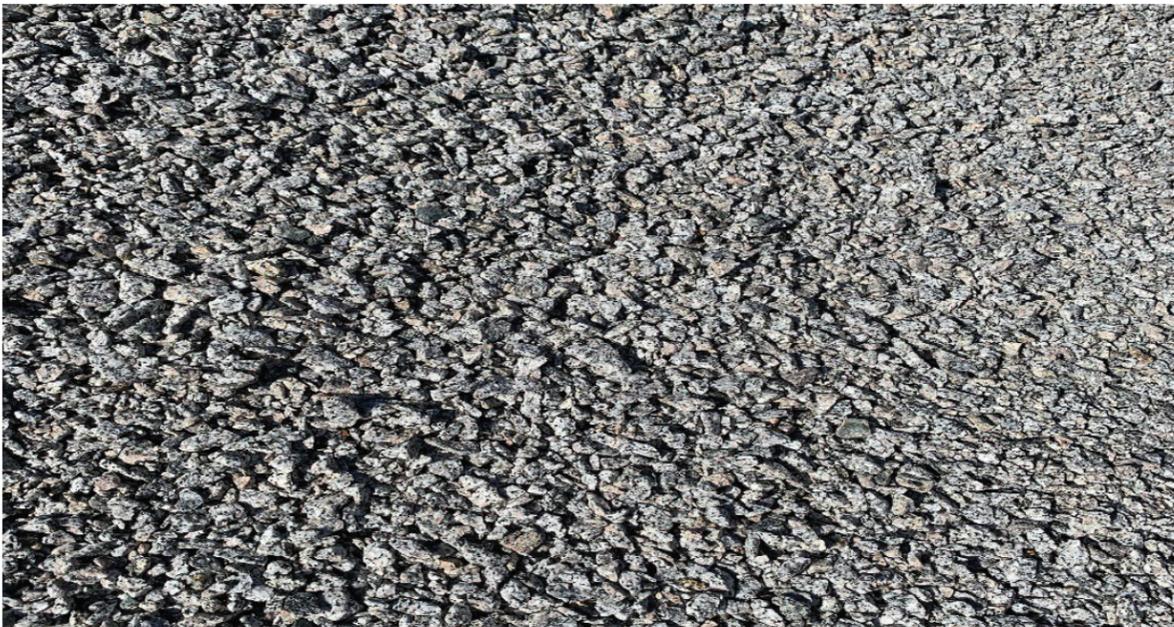
The extra rod securing the light should make it safer in higher winds and/or storms. The size (12x14x14) should be in balance with the doors and surrounding structures.

## Sidewalk up to house



The sidewalk will be a mixture of shells and cement with shells and sea glass from Maine and Florida placed along the surface. I want the sidewalk to be true to South Carolina not a fake surface covering but I also see it as an opportunity to include memories of my living in Maine and Florida into my house as well.

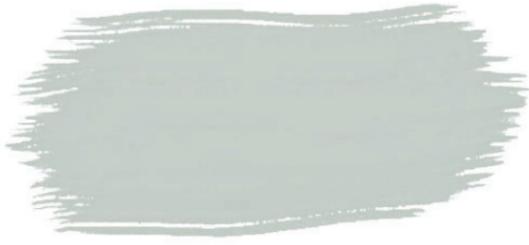
## Driveway and parking areas



789 stone

The driveway will consist of nonpermeable material where it connects to the roadway. The remainder of the driveway will be permeable and have a grid system underlayment with a layer of 789 stone. The drive will be framed with 1x4 material.

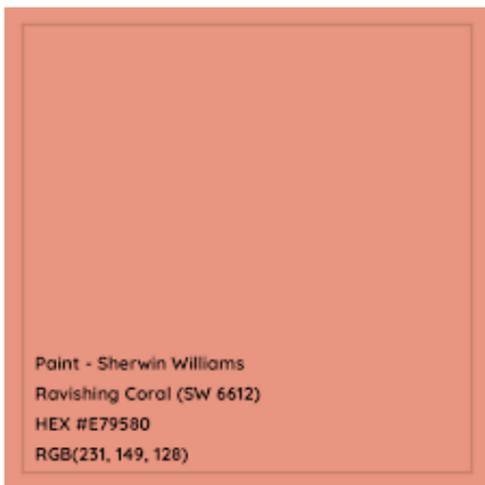
## Paint Colors/Scheme for the House and Garage:



SHERWIN WILLIAMS  
RAINWASHED

The body of the house and garage will be a blue-green color called Rainwashed by Sherman Williams.

The trim of the house and garage will be standard white from Sherman Williams. The garage door will also be white.

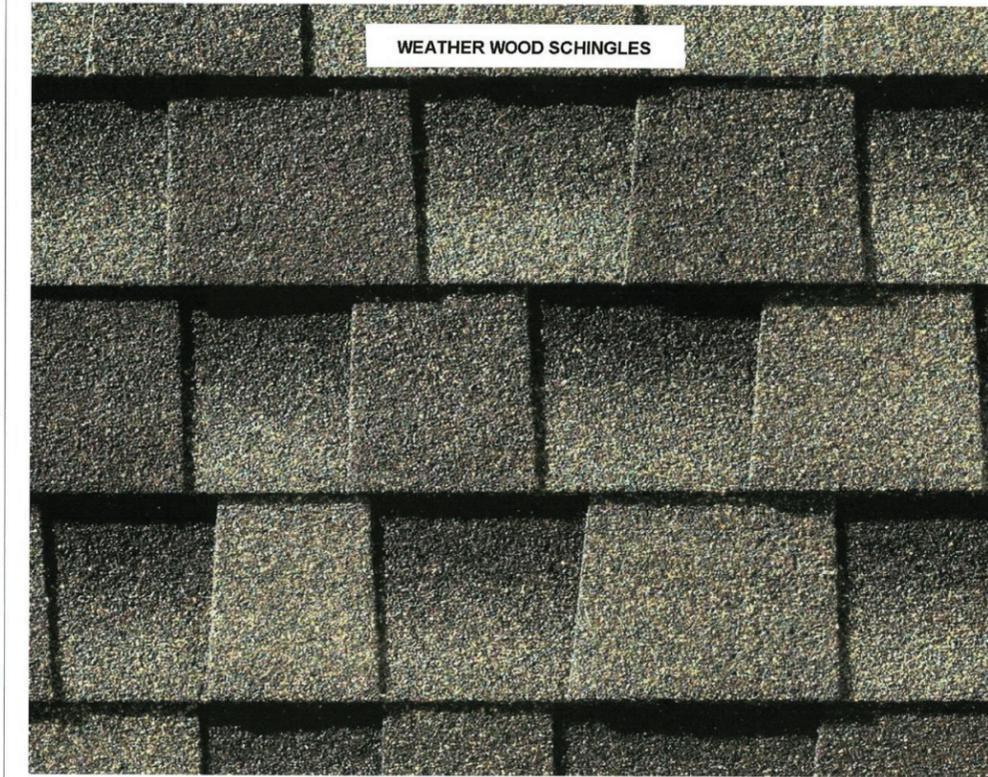


The Main entrance and back doors to the house, the garden door to the studio, the shed door, and the back garage door will be ravishing coral by Sherman Williams.

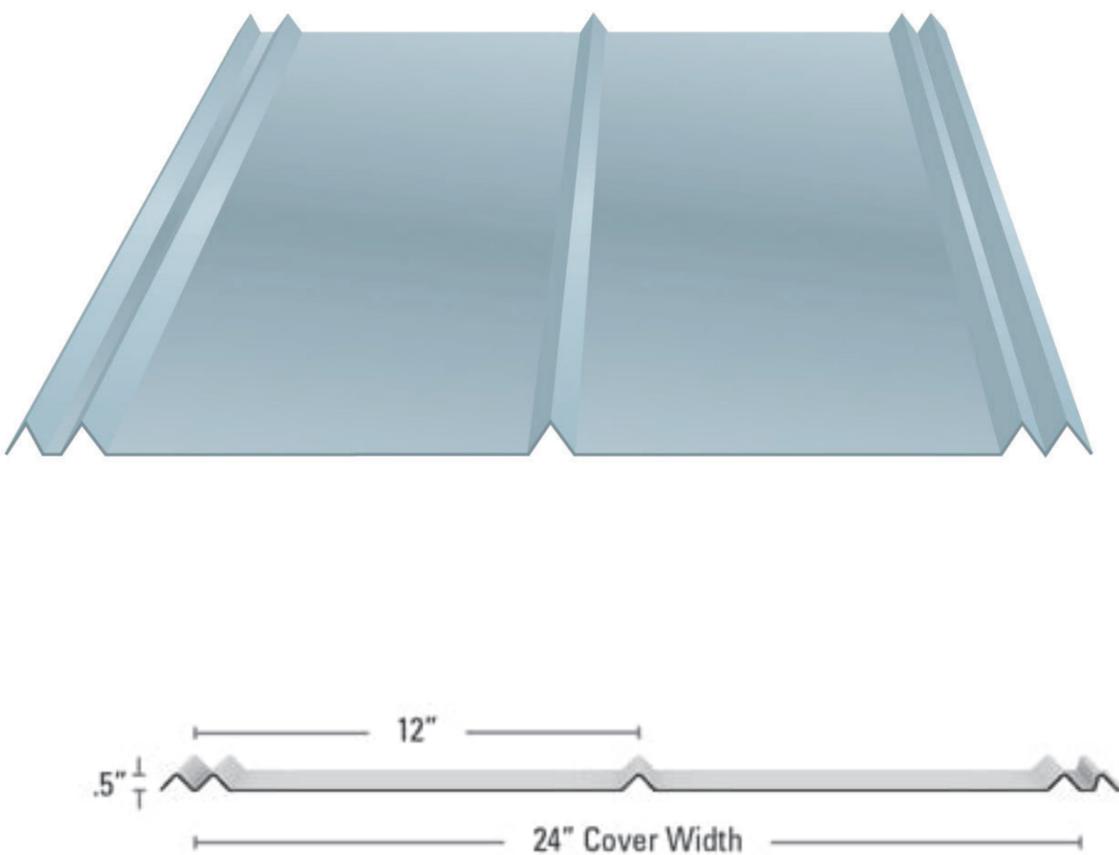


The porch ceilings will be sky high by Sherman Williams.

## Roof of House and Garage



## Metal Roof for Porches and Shed



A 5V Metal Roof in galvalume, bare, no color is planned for the two porches and shed off the garage.



# Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development  
11 May 2022

## 1 SUMMARY OF REQUEST

---

1707 Duke Street, New Construction

The applicant is requesting final approval for new construction of a single-family residence.

This property is located in the Historic Conservation Neighborhood and the Northwest Quadrant.

Background: A previous submission of this project received conditional Preliminary Approval at the April 2022 HRB Meeting.

## 2 FACTS

---

<b>Property Address:</b>	1707 Duke Street
<b>Parcel ID:</b>	R120 003 000 0131 0000
<b>Case Number:</b>	22-16 HRB.2
<b>Applicant:</b>	<b>Karen Sullenger, Homeowner</b>
<b>Zoning:</b>	T4-HN
<b>Use:</b>	Single Family Dwelling



### District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front Setback—Average prevailing setback on block*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5' min.*
  - *Side Interior – 6' min. — 10' min. in The Point*
- **Impervious Surface Coverage:** 55% maximum

### References:

The Beaufort Code  
Beaufort Preservation Manual Supplement  
Beaufort Preservation Manual

## 3 STAFF COMMENTS

---

### Staff Acknowledgements

- All conditions of the April 2022 Preliminary Approval have been satisfied with the exception of the following, which are addressed in Staff Conditions below:

- Staff condition 2 regarding the relationships between front and rear porch bays.
- Staff Condition 5b regarding fenestration on the front porch.
- Staff Condition 19 regarding the fenestration on the rear elevation of the garage.

### Staff Conditions

1. Applicant to revise placement of fenestration on the rear façade beneath the covered and screened porch so that fenestration is centered within porch bays per Staff Condition 2 of Preliminary Approval and page 28 of the Beaufort Preservation Manual Supplement.
2. Applicant to alter front elevation fenestration to comply with Staff Condition 5b of Preliminary Approval; Staff recommended that the applicant maintain a design with a single window centered within each porch bay on the first floor.
3. Applicant to alter fenestration on the rear elevation of the garage per Staff Condition 19 of Preliminary Approval: the innermost window should be altered so that the head and sill height matches that of the other windows on the garage structure.
4. Regarding the Left Side elevation, the applicant has created a more vertical orientation of the kitchen and utility windows. Staff recommends that the Applicant add 2 vertical muntin bars within each window unit to mimic the upper sash of the window in the office. Applicant and Board to note that these windows must have exterior muntins per Section 4.6.3.C.ii of the Beaufort Code.
5. Also on the Left Side Elevation, the dormer window should have vertical muntins to match the other windows on this façade.
6. Applicant to show the vent of the fireplace on the Right-Side elevation and submit a cut sheet of the exterior vent for review.
7. The applicant has updated the roof selections per the conditions of Preliminary approval, but page 13 of the material and selections booklet still notes that it will be utilized on the garage. Applicant to update this wording to reflect what is shown in the drawings.
8. On the rear elevation, Staff recommends that the Applicant adjust the rear porch foundation, columns, and roof so that the edge of the porch roof terminates inboard of the corner boards of the main house structure to match the adjustments that were made to the front porch.
9. The window details on Sheet 7 note that “window grills and spacers [are] to be exterior.” Applicant to provide cutsheet of proposed window denoting exterior grilles with spacer bar. Applicant to note that spacer bars should be placed between the glass, while the grilles are exterior.
10. The applicant’s narrative proposes a concrete foundation for the proposed front porch, which does not comply with Section 4.6.3.A.2 of the Beaufort Code. However, the Applicant does note a Stucco finish in the typical porch section, which would be a compliant detail.
  - a. Staff recommends that the applicant use the stucco finish for the foundation of the porch. Staff is interested in understanding how the stucco on the foundation walls terminates at the top of the porch floor.

- b. Staff recommends that the concrete floor projects slightly past the face of the stucco finish.
  - c. The face of the porch column base should align with the face of the stucco finish below. As drawn, the column base projects past the stucco finish.
11. From discussions with the Applicant, Staff understands that the Applicant was unable to find smooth hardie board shingles, which have been removed from the proposed elevations. If smooth shingles are no longer proposed, Applicant to remove all mention of these from the rest of the submission. They are still referenced on page 4 of the material specifications for the project.
  12. Staff is not in support of the proposed door with grilles between the glass noted on page 7 of the material specifications and recommends that all fenestration utilize exterior grilles with spacer bars. Applicant to provide updated cut sheet that shows this condition.
  13. Regarding the color rendered front elevation, Staff recommends painting the sidelights of the front entry door to match the door casing color rather than the siding color.

**STAFF RECOMMENDATION:**

**Final Approval** with conditions noted.