MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, July 14, 2021, 2:00 P.M.

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

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. **June 9, 2021 Minutes**

B. **February 10, 2021 Amended Meeting Minutes**

III. Election of Officers (Chair, Vice-Chair) and Secretary

IV. Review of Rules and Procedures

V. Applications:

A. **1504 Prince Street, PIN R120 004 000 0592 0000,** Partial Demolition
Applicant: Bill Chambers, R.W. Chambers Architect (21-11 HRB.1)

The applicant is requesting Preliminary approval for partial demolition to a currently vacant Contributing structure.

B. **1504 Prince Street, PIN R120 004 000 0592 0000,** Alterations/Additions
Applicant: Bill Chambers, R.W. Chambers Architect (21-11 HRB.1)

The applicant is requesting Preliminary approval for alterations/additions to a currently vacant contributing structure.

C. **204 Carteret Street, PIN R120 004 000 0941 0000,** Alterations/Additions
Applicant: Adam Biery, Beaufort Design Build (21-40 HRB.1)

The applicant is requesting final approval for alterations/additions to the Fordham Warehouse building at 204 Carteret Street that involve changes to the first floor and the addition of a second story.

D. **409 Federal Street, PIN R120 004 000 0746 0000,** Alterations/Additions
Applicant: Jill and Jon Ginder (21-43 HRB.1)

The applicant is requesting preliminary approval for alterations/additions to a single-family residence in the Historic District.

VI. Adjournment

Historic District Review Board
Meeting Minutes – June 9, 2021

1 CALL TO ORDER 2:00

A special meeting of the Historic District Review Board was held in-person and virtually on June 9, 2021 at 2:00 pm.

2 ATTENDEES

Members in attendance: John Dickerson (Chairman), Bill Allison (Vice-Chair), Stacy Applegate, and Katherine Pringle.

Staff in attendance: Jeremy Tate (Meadors Architecture), and David Prichard (City of Beaufort Director of Community and Economic Development).

Member Absent: Chuck Symes

3 EXECUTIVE SESSION 0:24

Motion: Ms. Applegate made a motion to go into Executive Session; seconded by Ms. Pringle. The motion passed unanimously.

Motion: Ms. Pringle made a motion to come out of Executive Session; seconded by Ms. Applegate. The motion passed unanimously.

4 REVIEW OF MINUTES 0:39

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.

Ms. Pringle noted the minutes of May 12, 2021 refers to the meeting being via zoom, but the meeting was in-person.

Motion: Ms. Applegate made a motion to approve the May 12, 2021 meeting minutes as amended; seconded by Ms. Pringle. The motion passed unanimously.

Mr. Tate referred to page 2 of the May 26, 2021 minutes under the motion where in bold lettering it says, 1103 Bay Street, it needs formatting line nee needs to be made a new paragraph as item E.

DRAFT

Mr. Dickerson noted in the minutes the 1st page item one refers to the meeting being via zoom, but the meeting was in-person.

Motion: Ms. Applegate made a motion to approve the May 26, 2021 special meeting minutes with the addition of in-person under Call to Order and item 1103 Bay Street be reformatted to be item E; seconded by Ms. Pringle. The motion passed unanimously.

5 APPLICATIONS 3:29

A. **1002 Church Street, PIN R120 004 000 1015 0000**, New Construction
Applicant: Bill Harris, Allison Ramsey Architects (21-14 HRB.1)

The applicant is requesting final approval for construction of a single-family residence on a vacant parcel.

Motion: Ms. Pringle made a motion to grant final approval with the three staff conditions to be met with staff giving the final approval; seconded by Ms. Applegate. The motion passed unanimously.

B. **702 East Street, PIN R120 004 000 0560 0000**, Alterations 13:52
Applicant: Thomas & Kelli Kline (21-26 HRB.1)

The applicant is requesting final approval for a paint color change and a front door change to a single-family residence at 702 East Street.

Motion: Ms. Applegate made a motion to grant final approval with staff conditions noted; seconded by Ms. Pringle. The motion passed unanimously.

C. **812 Port Republic Street, PIN R121 004 000 0984 0000**, Change after 23:25
Certification Applicant: Beaufort Inn (21-01 HRB.2)
The application is proposing changes after certification to the Beaufort Inn Hotel that involve massing, fenestration, and detail changes to the previously approved three stories of hotel space in addition to a new rooftop venue.

Motion: Ms. Pringle made a motion to defer the project until the new board members have an opportunity to see this in a larger scale and also to review it under the UDO under which it was originally certified. Motion failed due to no second.

Motion: Mr. Dickerson made a motion to grant final approval with conditions noted 1, 2 & 3; seconded by Ms. Applegate. The motion passed with a vote of 3:1.

Board members took a five-minute break. 1:55:39

D. **918 Craven Street, PIN R121 004 000 0850 0000**, New Construction 2:03:06
Applicant: Beaufort Inn, LLC (21-10 HRB.1)

The applicant is requesting Final approval for construction of a new four-level structured parking deck with 483 parking spaces.

DRAFT

Motion: Mr. Dickerson made a motion to grant final approval with staff conditions1-8.; Mr. Allison seconded the motion. The motion passed with a vote of 3:1.

6 ADJOURNMENT 3:21:03

Motion: Ms. Pringle made a motion to adjourn the meeting; seconded by Ms. Applegate. The motion passed unanimously. The meeting ended at 6:00 pm.

Chair

Date of approval

DRAFT

Historic District Review Board
Meeting Minutes – February 10, 2021

1 CALL TO ORDER 0:15

A meeting of the Historic District Review Board was held via Zoom on February 10, 2021 at 2:00 pm.

2 ATTENDEES

Members in attendance: John Dickerson (Chairman), Bill Allison (Vice-Chair), Stacy Applegate, Katherine Pringle, and Chuck Symes. Mr. Symes advised the Chairman that he would need to leave the meeting prior to adjournment.

Staff in attendance: Jeremy Tate (Meadors Architecture), and Dan Frazier (City of Beaufort Senior Planner of Community and Economic Development).

3 REVIEW OF MINUTES 0:30

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, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

Motion: Mr. Dickerson made a motion to approve the January 13, 2021 minutes as submitted; seconded by Ms. Applegate. The motion passed unanimously.

4 OLD BUSINESS 1:45

A. **1409 King Street, PIN R120 004 000 760A 0000**, Alterations / Additions New Construction

Applicant: Andrew Rogerson, Garvin Design Group (20-28 HRB.3)

The applicant is requesting final approval of alterations to a contributing structure in the Northwest Quadrant, eight attached dwelling units in the Northwest Quadrant along Prince Street and Site Plan parking lot layout.

Motion: Ms. Applegate made a motion to grant final approval subject to staff comments; seconded by Ms. Allison. The motion passed with a vote of 3 to 2 (Mr. Symes and Ms. Pringle being opposed).

5 PUBLIC HEARING 7:30

A. 211 Charles Street – Major Demolition

The chairman, John Dickerson, invited the public comment. Three members of the public provided comment.

6 NEW BUSINESS 18:26

A. 1114 Washington Street, PIN R120 004 000 0166 0000, Solar Panel Installation
Applicant: Titan Solar Power (21-04 HRB.1)

The applicant is requesting Final approval for solar panel installation on roof.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Pringle made a motion to grant approval subject to the panels remaining on the same side of the roof but relocated rearward as far as possible, and screening of the associated wall-mounted equipment; seconded by Mr. Symes. The motion passed unanimously.

B. 908 Washington Street, PIN R120 004 000 0401 0000, Window Replacement **44:35**
Applicant: Jonathan Belgrove, Simons Young + Associates (21-05 HRB.1)

Mr. Symes needed to leave the meeting at this time.

The applicant is requesting Final approval for replacement of four rear windows associated with a kitchen and bathroom renovation.

The chairman, John Dickerson, invited the public comment.

Motion: Mr. Dickerson made a motion allowing vinyl clad windows, 6 over 6 light pattern. If true divided light is not available, then SDL windows with shadow bars are acceptable. ; seconded by Ms. Pringle. The motion passed unanimously.

C. 810 Harrington Street, PIN R120 004 000 0353 0000, Addition **1:20:07**
Applicant: Jeremiah Smith, Allison Ramsey Architects (21-03 HRB.1)

Mr. Allison said he cannot vote on this project.

The applicant is requesting Final approval of an addition of a covered porch to the rear yard and stoop at the Harrington Street entrance.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Applegate made a motion to grant Preliminary approval subject to staff comments; seconded by Ms. Pringle. The motion passed unanimously.

D. **211 Charles Street, PIN R120 004 000 0909 0000**, Major Demolition **1:47:55**
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.1)

The applicant is requesting approval for demolition of the structure.

The chairman, John Dickerson, invited the public comment.

Motion: Mr. Allison made a motion to grant approval for demolition contingent upon a demonstrated commitment to build a replacement structure; seconded by Ms. Pringle. Motion failed (vote: 2-2).

The board then agreed to table consideration of the demolition request until after the board 's review of the request for conceptual approval of new construction on the same subject property.

E. **211 Charles Street, PIN R120 004 000 0909 0000**, New Construction **2:43:10**
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.1.A)

The applicant is requesting Conceptual approval of a 3-story apartment/commercial building.

Chairman needed to leave the meeting for a few moments; Vice-Chair took over the meeting.

Vice-Chair invited the public comment.

Motion: Mr. Allison made a motion to grant conceptual approval; seconded by Ms. Pringle. The motion passed unanimously.

F. **211 Charles Street, PIN R120 004 000 0909 0000**, Major Demolition **3:40:07**
Applicant: Arnie McClure, Coast Architects, Inc. (21-02 HRB.1.A)

The board, having granted Conceptual approval of new construction, reconsidered the applicant's request for demolition of the existing structure.

Motion: Mr. Allison made a motion to grant demolition of the building contingent upon the Historic Review Board's (HRB's) final approval of the replacement and substantial progress in completion of construction drawings and Project Permit approval. Motion failed due a to lack of a second.

Ms. Pringle read into the record an email sent to the Historic Beaufort Foundation regarding a program "Called to Action", that pertains to this project and public notice.

Motion: Ms. Applegate made a motion to defer consideration of the demolition request to the next meeting; seconded by Ms. Pringle. Motion carried with a vote of 3:1 (Mr. Dickerson being opposed).

G. **812 Port Republic Street, PIN R121 004 000 0984 0000**, Change after Certification **3:58:54**

Applicant: Beaufort Inn (21-01 HRB.1)

The applicant is requesting a change after certification of the Beaufort Inn Hotel including the addition of a new rooftop venue, as well as massing, fenestration and detail changes.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Applegate made a motion to grant preliminary approval subject to staff comments; seconded by Mr. Allison. The motion passed unanimously.

H. Review of Draft Demolition Letter to City Council **4:44:19**

Chairman deferred this item to the next meeting.

I. Packet Distribution and Staff Report Process

Chairman deferred this item to the next meeting.

J. Board Training

Chairman deferred this item to the next meeting.

7 ADJOURNMENT 4:44:48

Motion: Mr. Allison made a motion to adjourn the meeting; seconded by Mr. Dickerson. The motion passed unanimously. The meeting ended at 6:45 pm.

Chair

Date of approval

Historic District Review Board
Rules of Procedure

Article I

Section 1. Rules. These rules of procedure are adopted pursuant to S.C. Code § 6-29-870 for the City of Beaufort Historic District Review Board with five members appointed by Council.

Section 2. Officers. The Officers of the Board shall be a Chairman, Vice-Chairman and secretary elected for one-year terms at the first meeting of the Board in each calendar year. They may be re-elected.

Section 3. Chairman. The Chairman shall be a voting member of the Board and shall:

a. call meetings of the Board;
b. preside at meetings and hearings;
c. act as spokesperson for the Board;
d. sign documents for the Board;
e. have orders of the Board served on parties; and
f. perform other duties approved by the Board; and

Section 4. Vice-Chairman. The Vice-Chairman shall exercise the duties of the Chairman in the absence, disability, or disqualification of the Chairman. In the absence of the Chairman and Vice-Chairman, an acting Chairman shall be elected by the members present.

Section 5. Secretary. The Secretary shall: record all motions and votes and shall coordinate with staff to:

a. provide and publish notice of appeals and meetings;
b. prepare the agenda;
c. keep recordings and minutes of meetings and hearings;
d. maintain Board records as public records;
e. serve Board decision on parties;
f. attend to Board correspondence; and
g. perform other duties normally carried out by a secretary.

Article II
Meetings

Section 1. Time and Place. An annual schedule of regular meetings shall be published and posted at the City of Beaufort Department of Development Services in December of each year. Special meetings may be called by the Chairman upon 24 hours notice, posted and delivered to all members and local news media. Meetings shall be held at the place stated in the notices, and shall be open to the public.

Section 2. Agenda. A written agenda shall be approved by the Secretary. Staff will furnish a copy to each member of the Board and the news media and shall post the agenda at least five (5) days prior to each regular meeting, and at least twenty-four (24) hours prior to a special meeting. Items may be added to, deleted from, tabled or postponed from the agenda at a meeting by majority vote.

Section 3. Quorum. A majority of the members of the Board shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling the meeting.

Section 4. Rules of Order. *Rosenburg's Rules of order, 2011 addition,* shall govern the conduct of meetings except as otherwise provided by these Rules of Procedure. *Roberts Rules of Order newly revised, 11th* addition, shall cover any procedure not referenced above.

Section 5. Voting. A member must be present to vote. Each member shall vote on every question unless disqualified by State Law. The question of disqualification shall be decided by the member affected, who shall announce the reason for disqualification, give it to the Chairman or Secretary in writing, have it placed in the minutes, and refrain from deliberating or voting on the question. An abstention shall be considered a vote to deny the motion. If the vote on an item is not unanimous, the vote of each member shall be recorded in the minutes by name.

Section 6. Conduct of Meeting. The normal conduct of consideration of an issue or application, subject to modification by the Chairman, shall be:

a. The Chairman introduces the matter to be heard – *project address and applicant request, i.e.: conceptual, preliminary, or final approval;*
b. Staff introduction of the project, providing the context and historic background;
c. Statement by the applicant (normally about 5 minutes);
d. Public comment (normally limited to about 2 minutes per person or ad determined by the Chairman). The Chairman will identify a Staff member who has the responsibility of monitoring comments by the public and ensuring that the Board hears those comments;
e. public comments closed;
f. Applicant responses to the board regarding public comment (normally about 5 minutes);
g. **Staff recommendation to Board;**
h. Application points of clarification to the Board in response to the staff recommendation (normally about 3 minutes);
i. Full Board discussion. *Board Members may ask an applicant direct questions. Applicant may respond to specific questions, but this is not an opportunity for applicant to make additional points. The Chairman will ensure that each member of the Board has an opportunity to express their views about the project.*
j. Board action, no public or applicant comment. The Chairman will call for a motion. Each Board member will be individually polled as to how they vote;

Section 7. Site Visits. When a scheduled site visit with a quorum of members is necessary, it shall be treated as a Special Meeting and the same public notification

standards shall apply. Site Visits shall be for investigative purposes only. No motions or decisions will be made on-site. A date and time for another special meeting may be set on-site, or at a later date, to make an official decision about the project.

Article III
Records

Section 1. Minutes. All meetings and hearings of the Board shall be recorded and shall be preserved until final action is taken on all matters presented. The Secretary and staff shall prepare minutes for Board approval. Minutes shall be maintained as public records.

Section 2. Orders and documents. Copies of all notices, correspondence, documentary evidence, Orders and forms shall be maintained as public records.

Article IV
Adoption and Amendment

Section 1. Amendment. These rules may be amended at any regular meeting of the Board by majority vote of the members of the Board at least seven (7) days after the written amendment is delivered to all members.

Section 2. Adoption. These rules were adopted by vote a majority of the members of the Board at a regular public meeting _____.

CHAIRMAN:_____

ATTEST:_____



Rosenberg's Rules of Order

REVISED 2011

Simple Rules of Parliamentary Procedure for the 21st Century

By Judge Dave Rosenberg

LEAGUE® OF CALIFORNIA CITIES

MISSION AND CORE BELIEFS

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

VISION

To be recognized and respected as the leading advocate for the common interests of California's cities.

About the League of California Cities

Established in 1898, the League of California Cities is a member organization that represents California's incorporated cities. The League strives to protect the local authority and automony of city government and help California's cities effectively serve their residents. In addition to advocating on cities' behalf at the state capitol, the League provides its members with professional development programs and information resources, conducts education conferences and research, and publishes Western City magazine.

© 2011 League of California Cities. All rights reserved.

About the Author

Dave Rosenberg is a Superior Court Judge in Yolo County. He has served as presiding judge of his court, and as presiding judge of the Superior Court Appellate Division. He also has served as chair of the Trial Court Presiding Judges Advisory Committee (the committee composed of all 58 California presiding judges) and as an advisory member of the California Judicial Council. Prior to his appointment to the bench, Rosenberg was member of the Yolo County Board of Supervisors, where he served two terms as chair. Rosenberg also served on the Davis City Council, including two terms as mayor. He has served on the senior staff of two governors, and worked for 19 years in private law practice. Rosenberg has served as a member and chair of numerous state, regional and local boards. Rosenberg chaired the California State Lottery Commission, the California Victim Compensation and Government Claims Board, the Yolo-Solano Air Quality Management District, the Yolo County Economic Development Commission, and the Yolo County Criminal Justice Cabinet. For many years, he has taught classes on parliamentary procedure and has served as parliamentarian for large and small bodies.

Table of Contents

About the Author ii

Introduction 2

Establishing a Quorum 2

The Role of the Chair 2

The Basic Format for an Agenda Item Discussion 2

Motions in General 3

The Three Basic Motions 3

Multiple Motions Before the Body 4

To Debate or Not to Debate 4

Majority and Super-Majority Votes 5

Counting Votes 5

The Motion to Reconsider 6

Courtesy and Decorum 7

Special Notes About Public Input 7

Introduction

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that has not always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules — *Robert's Rules of Order* — which are embodied in a small, but complex, book. Virtually no one I know has actually read this book cover to cover. Worse yet, the book was written for another time and for another purpose. If one is chairing or running a parliament, then *Robert's Rules of Order* is a dandy and quite useful handbook for procedure in that complex setting. On the other hand, if one is running a meeting of say, a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order.

Hence, the birth of *Rosenberg's Rules of Order*.

What follows is my version of the rules of parliamentary procedure, based on my decades of experience chairing meetings in state and local government. These rules have been simplified for the smaller bodies we chair or in which we participate, slimmed down for the 21st Century, yet retaining the basic tenets of order to which we have grown accustomed. Interestingly enough, *Rosenberg's Rules* has found a welcoming audience. Hundreds of cities, counties, special districts, committees, boards, commissions, neighborhood associations and private corporations and companies have adopted *Rosenberg's Rules* in lieu of *Robert's Rules* because they have found them practical, logical, simple, easy to learn and user friendly.

This treatise on modern parliamentary procedure is built on a foundation supported by the following four pillars:

1. **Rules should establish order.** The first purpose of rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate; and those who do not fully understand and do not fully participate.
3. **Rules should be user friendly.** That is, the rules must be simple enough that the public is invited into the body and feels that it has participated in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of rules of procedure is to encourage discussion and to facilitate decision making by the body. In a democracy, majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself, but not dominate, while fully participating in the process.

Establishing a Quorum

The starting point for a meeting is the establishment of a quorum. A quorum is defined as the minimum number of members of the body who must be present at a meeting for business to be legally transacted. The default rule is that a quorum is one more than half the body. For example, in a five-member body a quorum is three. When the body has three members present, it can legally transact business. If the body has less than a quorum of members present, it cannot legally transact business. And even if the body has a quorum to begin the meeting, the body can lose the quorum during the meeting when a member departs (or even when a member leaves the dais). When that occurs the body loses its ability to transact business until and unless a quorum is reestablished.

The default rule, identified above, however, gives way to a specific rule of the body that establishes a quorum. For example, the rules of a particular five-member body may indicate that a quorum is four members for that particular body. The body must follow the rules it has established for its quorum. In the absence of such a specific rule, the quorum is one more than half the members of the body.

The Role of the Chair

While all members of the body should know and understand the rules of parliamentary procedure, it is the chair of the body who is charged with applying the rules of conduct of the meeting. The chair should be well versed in those rules. For all intents and purposes, the chair makes the final ruling on the rules every time the chair states an action. In fact, all decisions by the chair are final unless overruled by the body itself.

Since the chair runs the conduct of the meeting, it is usual courtesy for the chair to play a less active role in the debate and discussion than other members of the body. This does not mean that the chair should not participate in the debate or discussion. To the contrary, as a member of the body, the chair has the full right to participate in the debate, discussion and decision-making of the body. What the chair should do, however, is strive to be the last to speak at the discussion and debate stage. The chair should not make or second a motion unless the chair is convinced that no other member of the body will do so at that point in time.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, often published agenda. Informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon roadmap for the meeting. Each agenda item can be handled by the chair in the following basic format:

First, the chair should clearly announce the agenda item number and should clearly state what the agenda item subject is. The chair should then announce the format (which follows) that will be followed in considering the agenda item.

Second, following that agenda format, the chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the chair, a member of the body, a staff person, or a committee chair charged with providing input on the agenda item.

Third, the chair should ask members of the body if they have any technical questions of clarification. At this point, members of the body may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the chair should invite public comments, or if appropriate at a formal meeting, should open the public meeting for public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of public speakers. At the conclusion of the public comments, the chair should announce that public input has concluded (or the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion. The chair should announce the name of the member of the body who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member of the body who seconds the motion. It is normally good practice for a motion to require a second before proceeding to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and vote on a motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion.

This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the body. If there is no desired discussion, or after the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the chair takes a vote. Simply asking for the "ayes" and then asking for the "nays" normally does this. If members of the body do not vote, then they "abstain." Unless the rules of the body provide otherwise (or unless a super majority is required as delineated later in these rules), then a simple majority (as defined in law or the rules of the body as delineated later in these rules) determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members of the body, if any, who voted in the minority on the motion. This announcement might take the following form: "The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring a 10-day notice for all future meetings of this body."

Motions in General

Motions are the vehicles for decision making by a body. It is usually best to have a motion before the body prior to commencing discussion of an agenda item. This helps the body focus.

Motions are made in a simple two-step process. First, the chair should recognize the member of the body. Second, the member of the body makes a motion by preceding the member's desired approach with the words "I move … "

A typical motion might be: "I move that we give a 10-day notice in the future for all our meetings."

The chair usually initiates the motion in one of three ways:

1. **Inviting the members of the body to make a motion,** for example, "A motion at this time would be in order."
2. **Suggesting a motion to the members of the body,** "A motion would be in order that we give a 10-day notice in the future for all our meetings."
3. **Making the motion.** As noted, the chair has every right as a member of the body to make a motion, but should normally do so only if the chair wishes to make a motion on an item but is convinced that no other member of the body is willing to step forward to do so at a particular time.

The Three Basic Motions

There are three motions that are the most common and recur often at meetings:

The basic motion. The basic motion is the one that puts forward a decision for the body's consideration. A basic motion might be: "I move that we create a five-member committee to plan and put on our annual fundraiser."

The motion to amend. If a member wants to change a basic motion that is before the body, they would move to amend it. A motion to amend might be: "I move that we amend the motion to have a 10-member committee." A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

The substitute motion. If a member wants to completely do away with the basic motion that is before the body, and put a new motion before the body, they would move a substitute motion. A substitute motion might be: "I move a substitute motion that we cancel the annual fundraiser this year."

"Motions to amend" and "substitute motions" are often confused, but they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the chair. So if a member makes what that member calls a "motion to amend," but the chair determines that it is really a "substitute motion," then the chair's designation governs.

A "friendly amendment" is a practical parliamentary tool that is simple, informal, saves time and avoids bogging a meeting down with numerous formal motions. It works in the following way: In the discussion on a pending motion, it may appear that a change to the motion is desirable or may win support for the motion from some members. When that happens, a member who has the floor may simply say, "I want to suggest a friendly amendment to the motion." The member suggests the friendly amendment, and if the maker and the person who seconded the motion pending on the floor accepts the friendly amendment, that now becomes the pending motion on the floor. If either the maker or the person who seconded rejects the proposed friendly amendment, then the proposer can formally move to amend.

Multiple Motions Before the Body

There can be up to three motions on the floor at the same time. The chair can reject a fourth motion until the chair has dealt with the three that are on the floor and has resolved them. This rule has practical value. More than three motions on the floor at any given time is confusing and unwieldy for almost everyone, including the chair.

When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed *first* on the *last* motion that is made. For example, assume the first motion is a basic "motion to have a five-member committee to plan and put on our annual fundraiser." During the discussion of this motion, a member might make a second motion to "amend the main motion to have a 10-member committee, not a five-member committee to plan and put on our annual fundraiser." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we not have an annual fundraiser this year." The proper procedure would be as follows:

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passed*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the body of the third motion (the substitute motion). No vote would be taken on the first or second motions.

Second, if the substitute motion *failed*, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would then move to consider the main motion (the first motion) as *amended*. If the motion to amend *failed,* the chair would then move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee), or if *amended*, would be in its amended format (10-member committee). The question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

Motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

Motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess which may be a few minutes or an hour. It requires a simple majority vote.

Motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

Motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on "hold." The motion can contain a specific time in which the item can come back to the body. "I move we table this item until our regular meeting in October." Or the motion can contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

Motion to limit debate. The most common form of this motion is to say, "I move the previous question" or "I move the question" or "I call the question" or sometimes someone simply shouts out "question." As a practical matter, when a member calls out one of these phrases, the chair can expedite matters by treating it as a "request" rather than as a formal motion. The chair can simply inquire of the body, "any further discussion?" If no one wishes to have further discussion, then the chair can go right to the pending motion that is on the floor. However, if even one person wishes to discuss the pending motion further, then at that point, the chair should treat the call for the "question" as a formal motion, and proceed to it.

When a member of the body makes such a motion ("I move the previous question"), the member is really saying: "I've had enough debate. Let's get on with the vote." When such a motion is made, the chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body.

NOTE: A motion to limit debate could include a time limit. For example: "I move we limit debate on this agenda item to 15 minutes." Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item.* This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

Majority and Super Majority Votes

In a democracy, a simple majority vote determines a question. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions come up when the body is taking an action which effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super majority) to pass:

Motion to limit debate. Whether a member says, "I move the previous question," or "I move the question," or "I call the question," or "I move to limit debate," it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body (such as the chair), nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary since the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

Counting Votes

The matter of counting votes starts simple, but can become complicated.

Usually, it's pretty easy to determine whether a particular motion passed or whether it was defeated. If a simple majority vote is needed to pass a motion, then one vote more than 50 percent of the body is required. For example, in a five-member body, if the vote is three in favor and two opposed, the motion passes. If it is two in favor and three opposed, the motion is defeated.

If a two-thirds majority vote is needed to pass a motion, then how many affirmative votes are required? The simple rule of thumb is to count the "no" votes and double that count to determine how many "yes" votes are needed to pass a particular motion. For example, in a seven-member body, if two members vote "no" then the "yes" vote of at least four members is required to achieve a two-thirds majority vote to pass the motion.

What about tie votes? In the event of a tie, the motion always fails since an affirmative vote is required to pass any motion. For example, in a five-member body, if the vote is two in favor and two opposed, with one member absent, the motion is defeated.

Vote counting starts to become complicated when members vote "abstain" or in the case of a written ballot, cast a blank (or unreadable) ballot. Do these votes count, and if so, how does one count them? The starting point is always to check the statutes.

In California, for example, for an action of a board of supervisors to be valid and binding, the action must be approved by a majority of the board. (California Government Code Section 25005.) Typically, this means three of the five members of the board must vote affirmatively in favor of the action. A vote of 2-1 would not be sufficient. A vote of 3-0 with two abstentions would be sufficient. In general law cities in

California, as another example, resolutions or orders for the payment of money and all ordinances require a recorded vote of the total members of the city council. (California Government Code Section 36936.) Cities with charters may prescribe their own vote requirements. Local elected officials are always well-advised to consult with their local agency counsel on how state law may affect the vote count.

After consulting state statutes, step number two is to check the rules of the body. If the rules of the body say that you count votes of "those present" then you treat abstentions one way. However, if the rules of the body say that you count the votes of those "present and voting," then you treat abstentions a different way. And if the rules of the body are silent on the subject, then the general rule of thumb (and default rule) is that you count all votes that are "present and voting."

Accordingly, under the "present and voting" system, you would **NOT** count abstention votes on the motion. Members who abstain are counted for purposes of determining quorum (they are "present"), but you treat the abstention votes on the motion as if they did not exist (they are not "voting"). On the other hand, if the rules of the body specifically say that you count votes of those "present" then you **DO** count abstention votes both in establishing the quorum and on the motion. In this event, the abstention votes act just like "no" votes.

How does this work in practice?
Here are a few examples.

Assume that a five-member city council is voting on a motion that requires a simple majority vote to pass, and assume further that the body has no specific rule on counting votes. Accordingly, the default rule kicks in and we count all votes of members that are "present and voting." If the vote on the motion is 3-2, the motion passes. If the motion is 2-2 with one abstention, the motion fails.

Assume a five-member city council voting on a motion that requires a two-thirds majority vote to pass, and further assume that the body has no specific rule on counting votes. Again, the default rule applies. If the vote is 3-2, the motion fails for lack of a two-thirds majority. If the vote is 4-1, the motion passes with a clear two-thirds majority. A vote of three "yes," one "no" and one "abstain" also results in passage of the motion. Once again, the abstention is counted only for the purpose of determining quorum, but on the actual vote on the motion, it is as if the abstention vote never existed — so an effective 3-1 vote is clearly a two-thirds majority vote.

Now, change the scenario slightly. Assume the same five-member city council voting on a motion that requires a two-thirds majority vote to pass, but now assume that the body **DOES** have a specific rule requiring a two-thirds vote of members "present." Under this specific rule, we must count the members present not only for quorum but also for the motion. In this scenario, any abstention has the same force and effect as if it were a "no" vote. Accordingly, if the votes were three "yes," one "no" and one "abstain," then the motion fails. The abstention in this case is treated like a "no" vote and effective vote of 3-2 is not enough to pass two-thirds majority muster.

Now, exactly how does a member cast an "abstention" vote? Any time a member votes "abstain" or says, "I abstain," that is an abstention. However, if a member votes "present" that is also treated as an abstention (the member is essentially saying, "Count me for purposes of a quorum, but my vote on the issue is abstain.") In fact, any manifestation of intention not to vote either "yes" or "no" on the pending motion may be treated by the chair as an abstention. If written ballots are cast, a blank or unreadable ballot is counted as an abstention as well.

Can a member vote "absent" or "count me as absent?" Interesting question. The ruling on this is up to the chair. The better approach is for the chair to count this as if the member had left his/her chair and is actually "absent." That, of course, affects the quorum. However, the chair may also treat this as a vote to abstain, particularly if the person does not actually leave the dais.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself; the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to consider is made and passed.

A motion to reconsider requires a majority vote to pass like other garden-variety motions, but there are two special rules that apply only to the motion to reconsider.

First, is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted in the majority on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body — including a member who voted in the minority on the original motion — may second the motion). If a member who voted in the minority seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

The chair should always ensure that debate and discussion of an agenda item focuses on the item and the policy in question, not the personalities of the members of the body. Debate on policy is healthy, debate on personalities is not. The chair has the right to cut off discussion that is too personal, is too loud, or is too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body.

Can a member of the body interrupt the speaker? The general rule is "no." There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be, "point of privilege." The chair would then ask the interrupter to "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person's ability to hear.

Order. The proper interruption would be, "point of order." Again, the chair would ask the interrupter to "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded, and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, "return to the agenda." If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair's determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined above will help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.



1400 K Street, Sacramento, CA 95814
(916) 658-8200 | Fax (916) 658-8240
www.cacities.org

To order additional copies of this publication, call (916) 658-8200.

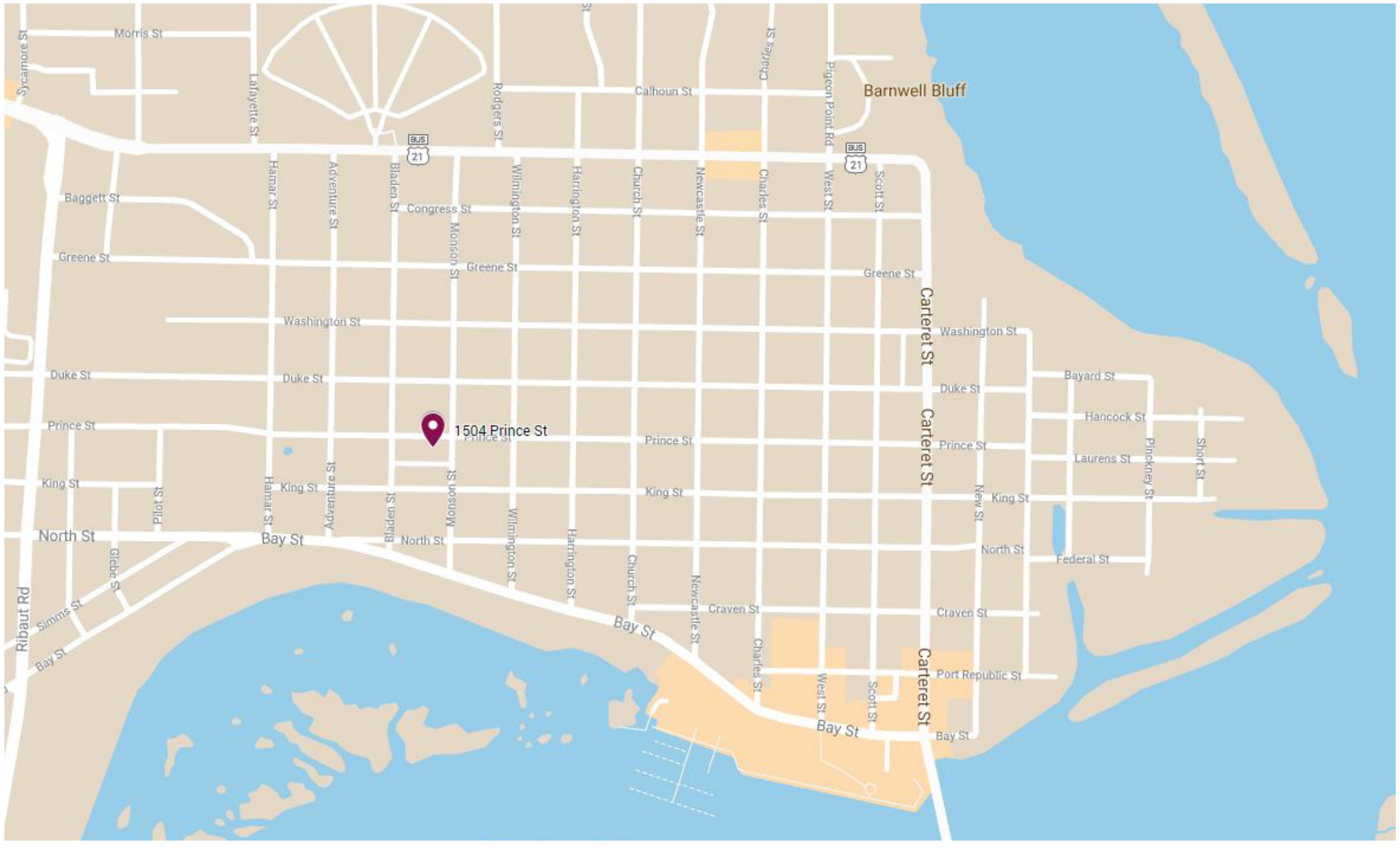
$10

© 2011 League of California Cities. All rights reserved.

Printed on recycled paper.

CITY STAFF INTRODUCTION

1504 PRINCE STREET
DEMOLITION



PROJECT LOCATION- 1504 PRINCE STREET







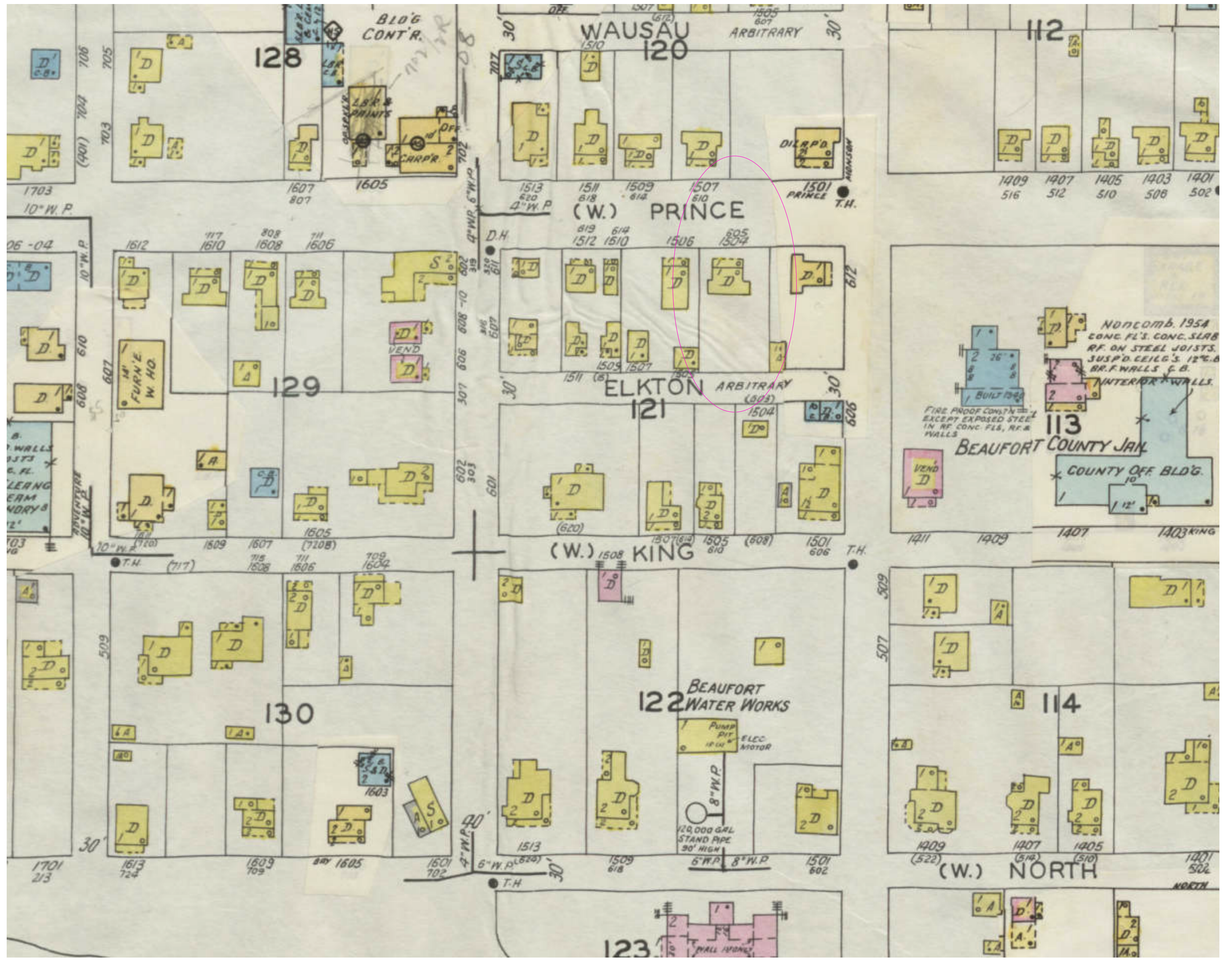



KEEP
OUT
POSTED

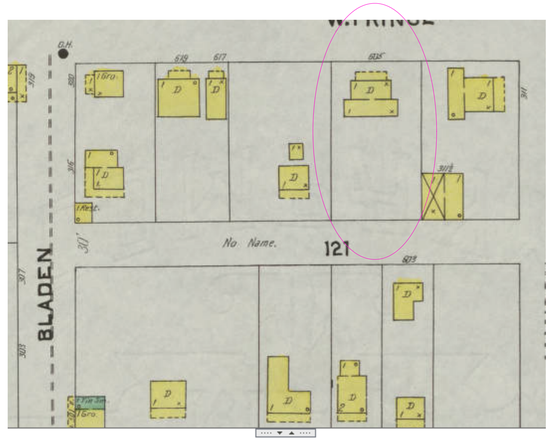




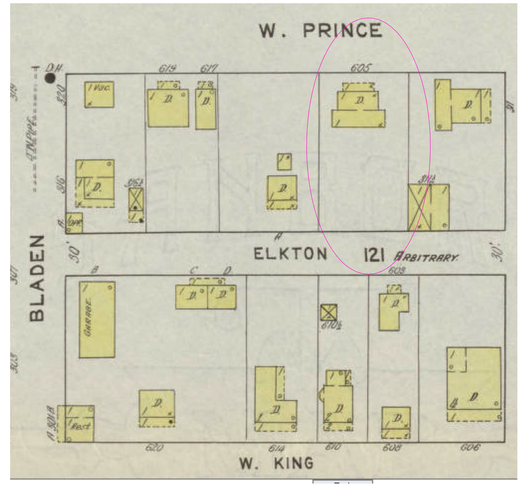




3 Sandborne 1924,52,58



1 Sandborn 1905



2 Sandborn 1912

1504 PRINCE STREET HOUSE DATES FROM 1900's OR EARLIER TO 1958.
THE ORIGINAL REAR WING HAS BEEN DEMOLISHED AND REPLACE WITH
THE WING WE ARE PROPOSING TO DEMOLISH.
THE EXISTING ADDITION ON THE REAR IS NOT ORIGINAL AND DOES NOT DATE TO PRIOR TO 1958 BASED ON
SANBORN MAPS.

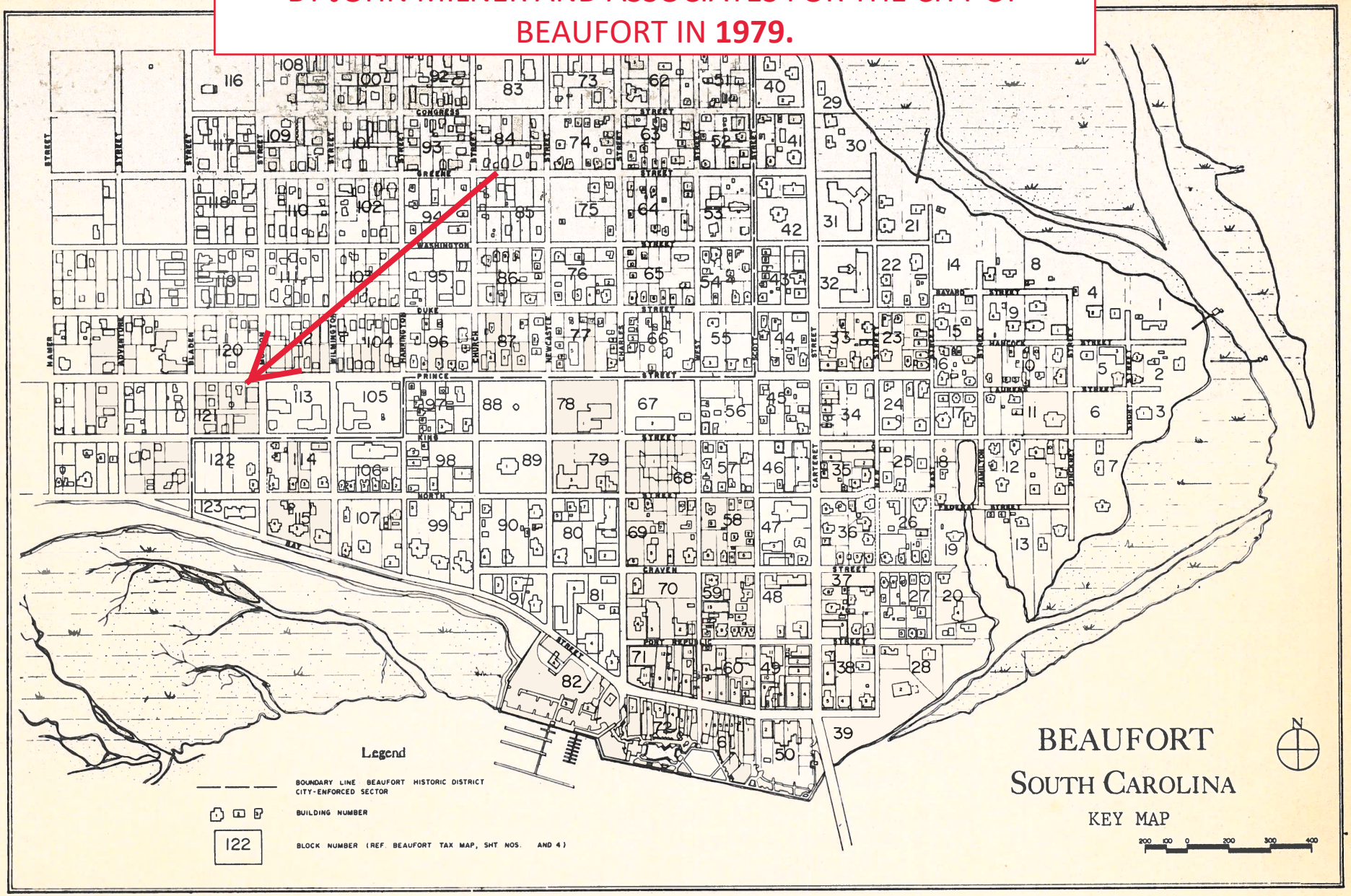
THE EXISTING EXISTING WILL BE RESTORED AS A LOBBY/RECEPTION FOR THE NEW OFFICE.

ENGINEERING REOPRT IS NOT REQUIRED.

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No. 20170880-00	Checked	Drawn RWC	Project Title MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	Date 6/11/21
				MARK DATE DESCRIPTION
R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000			Drawing Title MILNER	DRAWING NO. G-002

KEY MAP FROM INVENTORY AND REPAIR GUIDE PREPARED BY JOHN MILNER AND ASSOCIATES FOR THE CITY OF BEAUFORT IN **1979.**



BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- (Access) 13 - (County) 1240 (Site #)
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s):
Common name(s):
Address/location: **1504 Prince St.**
Date: 1880 Alteration date: ca. 1960
Map Ref.: BFT 08
City Block Ref.: 121
Tax Number: R120 004 000 0592 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort

Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling
Current uses: single dwelling

Notes: Rectangular 5x 1 bay frame dwelling w/lateral gable roof

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

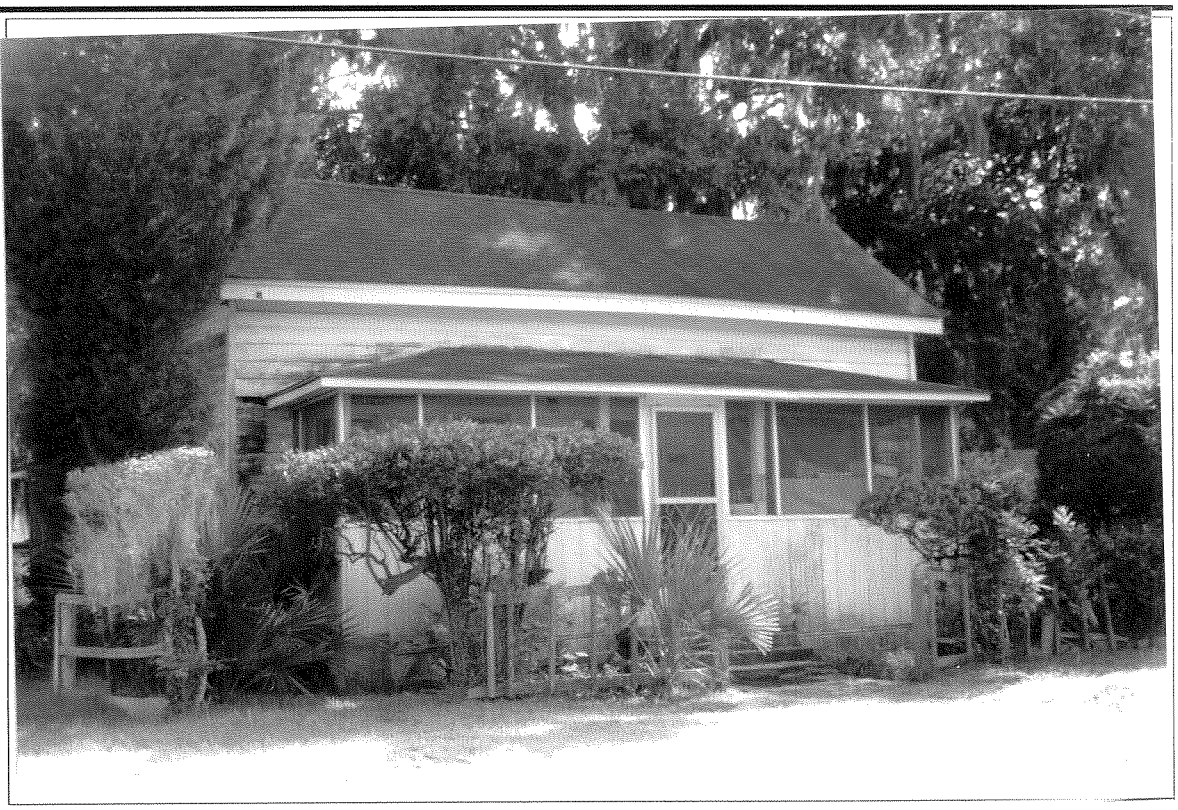
SHPO National Register Evaluation: Contributes to listed district — Name: Beaufort Historic District

Consultant Recommendation: — Name:

Previous Survey:

	Reference:	Notes:
☐ H.A.B.S.		
☐ Other		
☐ Feiss-Wright (1969)		
☐ Historic Resources of the Lowcountry (1979)		
☐ Milner Historic District Inventory (1979)		
☐ A Guide to Historic Beaufort (1995 ed.)		

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

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

Roll #	Neg.	View of:
S-14	12	N facade & E elev., fac. SW

APPLICANT PRESENTATION

1504 PRINCE STREET
DEMOLITION

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 5/7 **Application #:** 22109 **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: Bill Chambers Architect

Applicant Address: PO Box 1181 Beaufort SC 29901

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

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Mitchell Griffith

Owner Address: 600 Monson Street, Beaufort SC 29902

Project Name: Renovation Additions to 1504 Prince Street

Property Address: 1504 Prince Street

Property Identification Number *(Tax Map & Parcel Number):* R120-004-000-0592-0000

Date Submitted: 3-3-2021

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

Applicant's Signature: Roscoe W,. Chambers Date: 4–26-2021

Owner's Signature: E. Mitchell Griffith Date: 4-26-2021

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

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: Renovations Additions 1504 Prince Street

Property Size in Acres: 6692 s.f. Proposed Building Use: B-Office

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):
2067 s.f.

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):
(Minor) Demolition of the rear addition of the existing building and adding an addition of 1700 s.f. the original historic cottage will be preserved and renovated. All new materials will match the existing in shape and color. Existing siding to be demolished will be reused to replace damaged or decayed. All new siding will be milled to match the existing profiles. The historic building will become the reception space for the office. The addition will be an elevated slab to match the existing height. Parking on Prince Street will be added to match existing off street City parking. New parking off the alley street (elton Lane). A south facing porch on Elkton is proposed. The design is proposed to be in character with the residential houses in the area. Demolition of an addition post 1928-1950 is proposed. (see notes G-002)

CONTACT INFORMATION –

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

2.4: DISTRICT DEVELOPMENT STANDARDS

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage [1]	30% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out [2]	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
[1] This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater). [2] See Section 2.5.1.B for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; *for infill lots also see Section 2.5.2*	20 ft min	15 ft min	average Prevailing Setback on block	0 ft min	0 ft min	0 ft min
	No max	30 ft max [3]		15 ft max	max. Prevailing Setback on block	15 ft max
2. Side Setback - Corner /Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback [4]	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley [4]	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport Setback (from front facade) [5, 6]	5 ft min	5 ft min	attached garages shall only be accessed via an alley; garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback - Corner / Alley [5]	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback [4]	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley [4]	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) [5]	5 ft min	20 ft min	20 ft min	20 ft min	shall be located behind primary building and accessed via alley or side street [7]	
[3] When lot width is 75 ft or greater, there is no maximum front setback. [4] Garage doors shall be 15 ft min from alley centerline. [5] In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way. [6] The Battery Shores neighborhood is exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard. [7] Also see Section 2.5.7(Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - *see Section 2.6*	No min	No min	No min	2 stories min [11]	2 stories min	2 stories min [11]
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; *3.5 stories max in & fronting Historic District & interior lots along Allison Rd.*	3 stories max at property line, see *2.6.1.G*	5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max [12]	160 ft max [12]
[11] 2 stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3 [12] Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.						
E. PARKING PAD LOCATION- there are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	n/a	n/a	40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback - Corner	n/a	n/a	5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback	n/a	n/a	5 ft min	5 ft min	0 ft min	0 ft min

5.7.4 PARKING SPACE REQUIREMENTS

A. **Minimum Number of Parking Spaces:** The number of motor vehicle parking spaces required shall be determined by the table below. Uses not listed in the following chart shall use the parking requirement for the most similar use, as determined by the administrator.

	MINIMUM NUMBER OF MOTOR VEHICLE PARKING SPACES REQUIRED	
USE	CONVENTIONAL DISTRICTS	TRANSECT-BASED DISTRICTS
RESIDENTIAL		
Single-Family, and Short-Term Rental	2 per unit	
2- and 3-Family, Multi-Family and Accessory Units		
Studio	1 per unit	
1 Bedroom	1 per unit	
2 Bedrooms	1.75 per unit	
3+ Bedrooms	2 per unit	
Dwelling units located within mixed-use buildings	No spaces required	
Group Homes	1 per 3 bedrooms	
RETAIL		
Gas Stations/Fuel Sales	1 per employee, plus requirements for retail and/or service bays	1 per 400 gross square feet
Restaurant, Café, Coffee Shop, Bar, Tavern and Nightclub	1 per 4 seats,* plus 1 per every 2 employees (at max. shift, typical) *Only interior seats are counted unless the business only has exterior seating.	1 per 400 gross square feet
Drive-Through Facilities	1 per 4 seats* plus 1 per every 2 employees *Only interior seats are counted unless the business only has exterior seating.	1 per 400 gross square feet
All Other Retail Uses	1 per 300 gross square feet	1 per 400 gross square feet
RECREATION, EDUCATION, PUBLIC ASSEMBLY		
Colleges and Universities	1 per 4 students at capacity class attendance	
Community/Public Safety Facilities	1 per 300 gross square feet	1 per 400 gross square feet
Schools, Public or Private		
Grades K-8	2 per classroom	1 per 400 gross square feet
Grades 9-12 or Trade	1 per 4 students and employees	1 per 400 gross square feet
Theaters	1 per 4 seats, plus 1 per 2 employees	1 per 400 gross square feet
All Other Assembly Uses		
With Fixed Seats	1 per 5 seats	1 per 400 gross square feet
Without Fixed Seats	1 per 300 gross square feet	1 per 400 gross square feet
SERVICES		
Day Care (Child or Adult) - 5 or greater	1 per 10 persons cared for (child or adult)	1 per 400 gross square feet
Lodging	1 per room, plus spaces required for on-site accessory uses	1 per 2 rooms
Medical		
Doctor's Offices	1 per 300 gross square feet	1 per 400 gross square feet
Other	1 per 2 beds, plus 1 per staff, plus 1 per 4 employees	1 per 400 gross square feet
All Other Service Uses	1 per 300 gross square feet	1 per 400 gross square feet
INDUSTRIAL	No minimum number of spaces	

Zoning: T-4N

Issued

COVER SHEET & GENERAL INFO

G-001	COVER SHEET	☐
G-001	CONTEXT PHOTOGRAPHS-SURVEY	☐
G-002	MILNER	☐

DEMOLITION PLANS

AD101	DEMOLITION PLAN	☐
AD102	Existing Elevation Demolition	☐

ARCHITECTURE GENERAL INFO

2 beaufort-code-adopted-june-27-2017-amended-july-25-2017
SCALE: 1" = 1'-0"

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

CERTIFICATE OF APPROPRIATENESS

May 15, 2018

Mr. Bill Chambers, Architect
via email: rwchambersarchitect@icloud.com

RE: 18-16 BB.1 1504 Prince Street – Preliminary Approval

Dear Mr. Chambers:

On May 9, 2018, the City of Beaufort Historic District Review Board (HRB) met to review your application for the alterations and additions to 1504 Prince Street. The HRB granted Preliminary Approval to this request, with comments heard during the meeting to be taken into account during the next submission.

This approval expires 24 months from the date of this letter unless the applicant has an active submittal pending review by the staff and/or the HRB. Please submit a digital set of plans, for further review by the Board at your convenience. Also note that the Bailey Bill application has not been submitted; this should be done prior to or concurrent with the HRB application for Final Approval.

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

Sincerely,

Digitally signed by Lauren Kelly
DN: cn=Lauren Kelly, o=City of Beaufort, ou=Planning Department, email=lkelly@cityofbeaufort.org, c=US
Date: 2018.05.15 13:24:47 -04'00'

Lauren Kelly
Project Development Planner

3 beaufort-code-PARKING
SCALE: 1" = 1'-0"

4 18-16 BB.1-1504 Prince St-AA
SCALE: 1" = 1'-0"

DEMOLITION APPLICATION

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No. 20170880-00	Checked	Drawn RWC	Project Title MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	Date 6/11/21
				MARK | DATE | DESCRIPTION
R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000			Drawing Title COVER SHEET	DRAWING NO. G-001



NORTH VIEW



WEST VIEW



NORTEAST VIEW



SOUTH VIEW



NORTH WEST VIEW









SOUTH VIEW OF GRIFFITH LAW FIRM



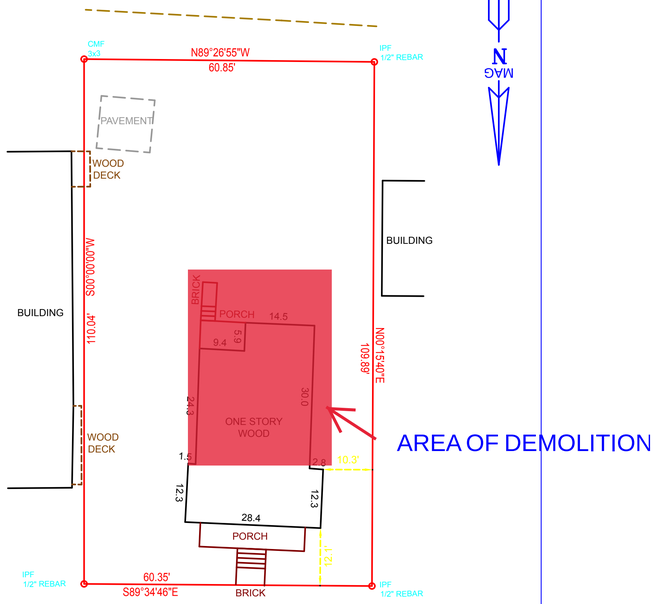


ACROSS STRETT/SIMILAR ORIGINAL WING
AS DOCUMENTED IN SANBORN MAPS



SOUTH VIEW OF EXISTING

VICINITY MAP NOT TO SCALE



SOUTH CAROLINA
BEAUFORT SURVEYING INC.
No. 00189
CERTIFICATE OF AUTHORIZATION

TREE & TOPO
PREPARED FOR
MITCHELL GRIFFITH
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING A PORTION OF BLOCK 121, CITY OF BEAUFORT AS SHOWN ON A PLAT BY GASQUE & ASSOCIATES DATED FEB. 18, 2013 AND RECORDED IN THE ROD OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN DEED BOOK 3220, PAGE 1630.

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

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

R120-004-000-0592-0000

0 10' 20' 40' 60'

SCALE 1" = 20'

MAY 30, 2018

P16748/WMA

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

DEMOLITION APPLICATION

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

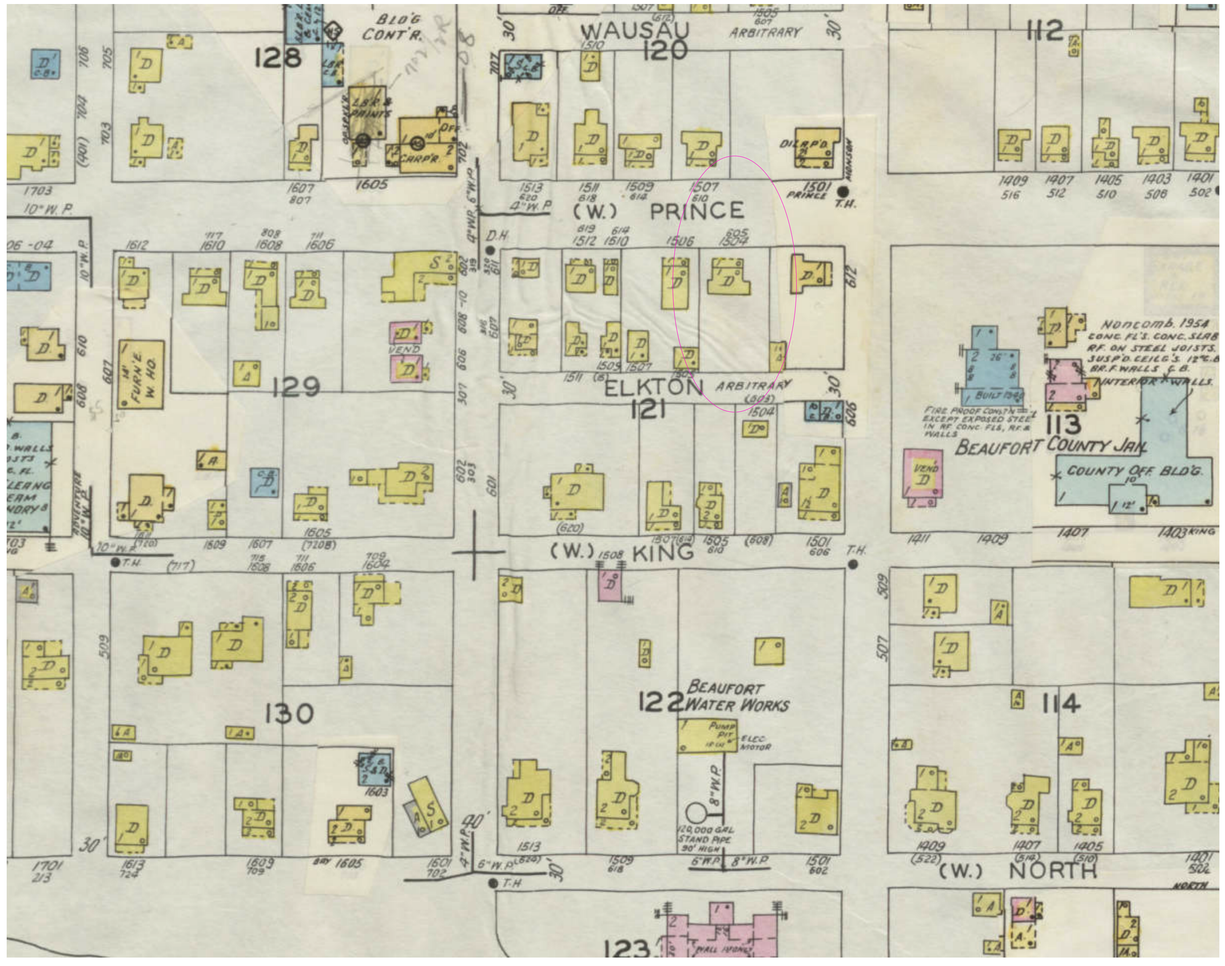
Project No.	Checked	Drawn	Project Title	Date
20170880-00		RWC	MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	6/11/21

MARK	DATE	DESCRIPTION

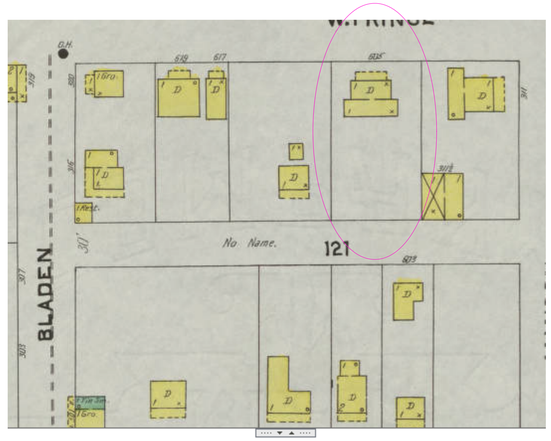
R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Drawing Title: CONTEXT PHOTOGRAPHS-SURVEY

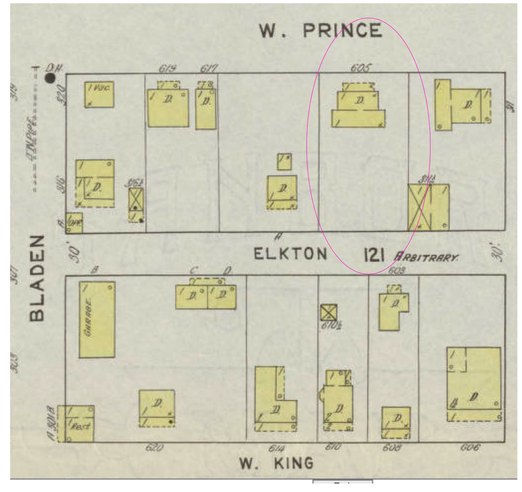
DRAWING NO. G-001



3 Sandborne 1924,52,58



1 Sandborn 1905



2 Sandborn 1912

1504 PRINCE STREET HOUSE DATES FROM 1900's OR EARLIER TO 1958.
THE ORIGINAL REAR WING HAS BEEN DEMOLISHED AND REPLACE WITH
THE WING WE ARE PROPOSING TO DEMOLISH.
THE EXISTING ADDITION ON THE REAR IS NOT ORIGINAL AND DOES NOT DATE TO PRIOR TO 1958 BASED ON
SANBORN MAPS.

THE EXISTING EXISTING WILL BE RESTORED AS A LOBBY/RECEPTION FOR THE NEW OFFICE.

ENGINEERING REOPRT IS NOT REQUIRED.

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No. 20170880-00	Checked	Drawn RWC	Project Title MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	Date 6/11/21
				MARK DATE DESCRIPTION
R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000			Drawing Title MILNER	DRAWING NO. G-002





2 Existing demolition views

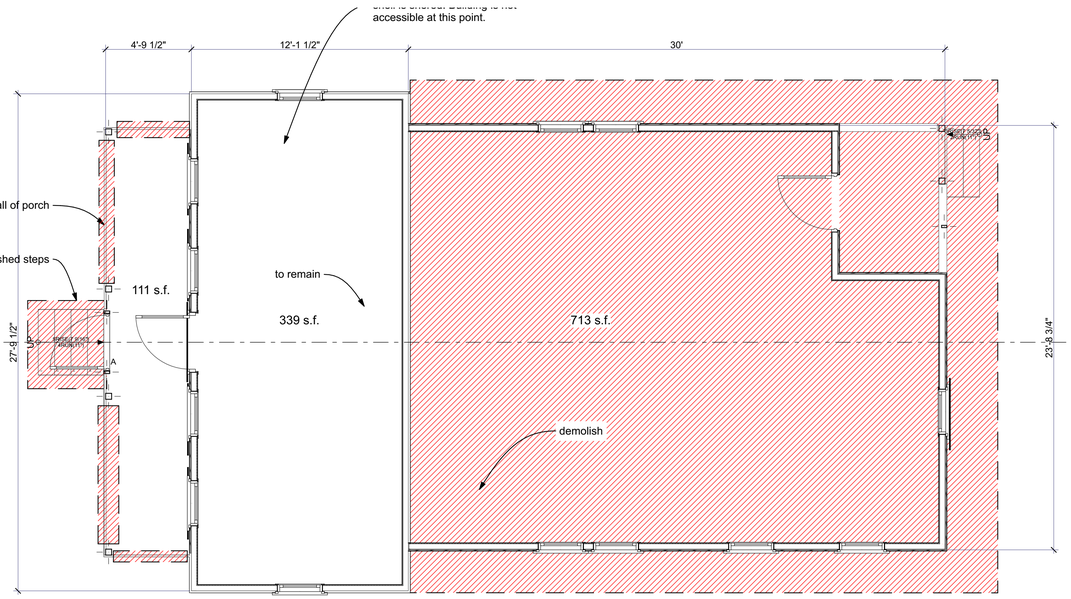
SCALE: 1' = 1'-0"



4 North View Demolition

SCALE: 1:0.61





1 Demolition Plan

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

1. Save all demolished siding and interior wood for reuse.
2. Wood shall be tested for lead based paint before reuse.
3. Asbestos survey shall be required.
4. New foundation shall be required.
5. Area to remain to be shored before demolition.
6. All shrubs shall be removed from around existing building.
7. Remove all existing siding on portion to remain for reuse.
8. Additional new siding shall be milled to match existing.
9. Removed existing windows and doors, match in size and profiles with new clad windows.
10. Existing roof shingles to be removed.

LEGEND	
	AREA OF DEMOLITION

DEMOLITION APPLICATION

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Project No.	Checked	Drawn
20170880-00		RWC

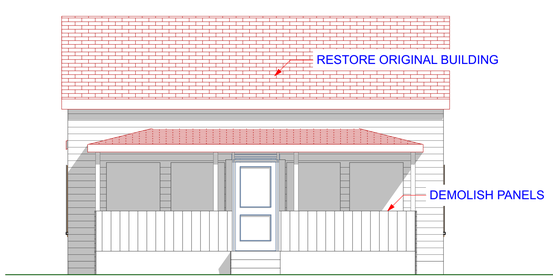
Project Title
MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET

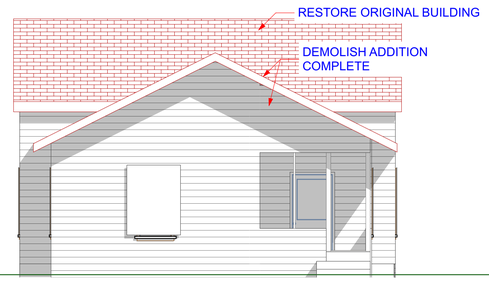
Date **6/11/21**

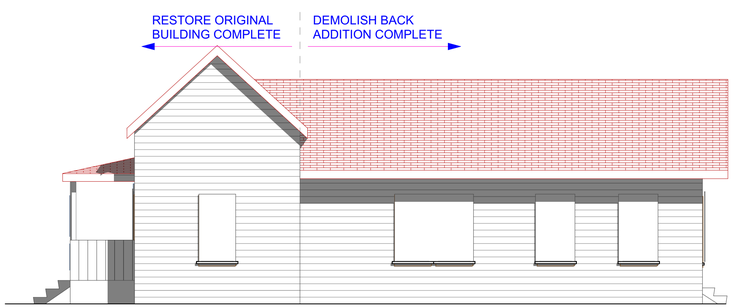
MARK	DATE	DESCRIPTION

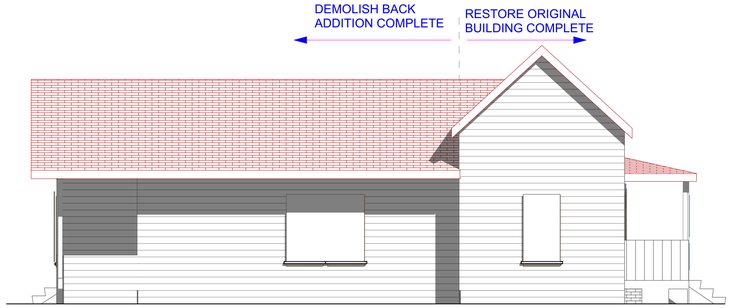
Drawing Title
DEMOLITION PLAN

DRAWING NO.
AD101









1 Existing Elevations Demolition

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

DEMOLITION APPLICATION

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No.	Checked	Drawn	Project Title	Date
20170880-00		RWC	MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	6/11/21

MARK	DATE	DESCRIPTION

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Drawing Title: **Existing Elevation Demolition**

DRAWING NO. AD102

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 July 2021

1 Summary of Request

1504 Prince Street, Partial Demolition
Applicant: Bill Chambers / R.W. Chambers Architect (21-11 HRB.1)
The applicant is requesting Preliminary approval for partial demolition to a currently vacant contributing structure.

This is a contributing structure in the Beaufort Conservation Neighborhood (BCN)- Northwest Quadrant.

Background: On May 9, 2018, the Historic District Review Board (HRB) granted preliminary approval to a request by the same applicant that included demolition of the rear addition and demolition of panels along the front porch of the structure. That preliminary approval expired on May 9, 2020 and was not extended. The Staff Report associated with the previous submission stated that the rear portion of the structure that is proposed to be demolished in this application is not historic and was not what originally existed.

Current Staff has found that although the addition is not original, it did exist at the time that the building was deemed to be contributing and is therefore a part of the contributing structure. Partial demolition of a contributing structure must be reviewed by the HRB per section 9.10.2.A.1-2 of the Beaufort Code.

This Staff Report is only in reference to the partial demolition of the rear addition proposed for this project and should be considered completely separate from the simultaneous application for alterations/additions that has been submitted by the same applicant for the property.

2 Facts

Property Address:	1504 Prince Street
Parcel ID:	R120 004 000 0592 0000
Case Number:	21-11 HRB.1
Applicant:	**Bill Chambers / R.W. Chambers Architect**
Type of Request:	Partial demolition to an existing vacant contributing structure to construct a 2,067 s.f. office building.
Zoning:	T4-N – Northwest Quadrant
Use:	Vacant

District Development Standards for T4-N:

- **Minimum Lot Size:** *n/a*

- **Setback requirements – Primary Structure:**
  - *Front – 0' min., 15'max.*
  - *Rear setback – 10' min.*
  - *Side Interior – 5'*
- **Frontage Build out:** 60% min., 85% max.
- **Impervious Surface Coverage***:* 70% maximum lot coverage by roof; total impervious coverage may be an additional 10%.
- **Permitted Uses:** The proposed office use is permitted by right.



References:

- The Beaufort Code
- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement
- The Northwest Quadrant Design Principles

3 STAFF COMMENTS/ RECOMMENDATIONS

Staff Acknowledgements

- This application requests demolition of the rear addition in addition to demolition of certain parts of the front, original portion of the structure. This Staff Report is only in reference to the rear addition of the structure, as it is proposed to be demolished in full. All alterations to the front historic portion of the building are to be considered as part of the alterations/additions application for this project since they are involved in a restoration of the original portion of the structure that is proposed to remain.

- Pages 18-19 of the Preservation Manual Supplement states that, when considering demolition, "The relative significance of the building slated for demolition should be evaluated. If the building is not considered a contributing structure in the District, then its demolition may not be objectionable. If a building is significant, then even a finding of economic hardship should not be sufficient to allow demolition."

- Page 49 of the Northwest Quadrant Design Guidelines states that "The demolition of contributing historic buildings is generally not appropriate."

- The National Parks Service states that a building typically must be 50 years old to be eligible for a building to be considered historic. NPS also has the following criteria for a building to be considered to be exceptionally important at any age:

  a. Is associated with events that have made a significant contribution to the broad patterns of our history; or

  b. Is associated with the lives of persons significant in our past; or,

c. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

d. That has yielded or may be likely to yield, information important in prehistory or history.

- The evolution of this building, as far as Staff can tell, is as follows: The most historic portion of the building was built in 1880. A single-story rear wing of the structure is shown in the 1905 Sanborn Map. This rear wing is present in Sanborn maps through 1958. A key map prepared by John Milner and Associates in 1979 illustrates the structure as it exists today. The historic structures survey for this building notes that the building was altered in 1960. From this documentation, Staff assumes that the rear addition that exists today on the structure is not original and replaced the original rear wing sometime between 1958 and 1979. The current rear addition that is proposed to be demolished existed when the building was noted as contributing in 1997.

- Staff believes that the rear wing that exists today is of good proportional relationship to the main structure, and it is likely that the addition on its own is old enough at this time to be considered historic based on age alone. However, Staff believes that the contributing status of this structure was likely geared more towards the front, more historic portion of the structure when the Historic Sites Survey was performed in 1997. Staff believes that the removal of this rear addition will not eliminate the building's contributing status and would like to note that the Board has the authority to determine whether or not buildings still "contribute to the character of the National Landmark Historic District due to demolition or loss of character" per section 10.7.2.B.4 of the Beaufort Code.

- Staff has visited the site to confirm, based on visible observation of the failing envelope, that the rear addition was constructed of more modern, nominal, 2x framing consistent with more modern wall framing practices, such as a single sill plate, double top plate, and walls supported by 2x floor joists resting on a triple 2x6 sill beam.

Staff Conditions

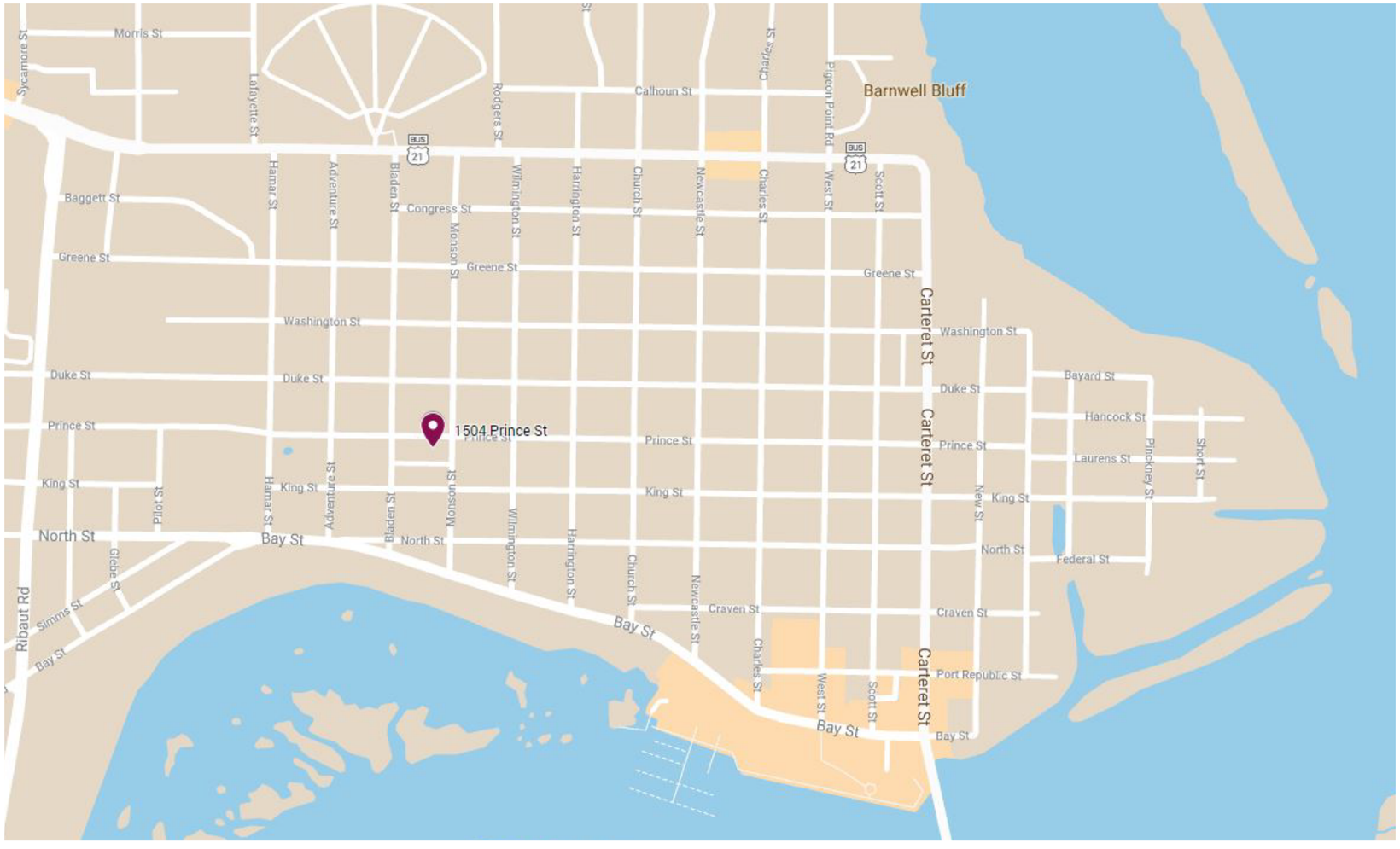
1. If the rear addition is demolished, applicant to take great care in documenting the demolished portion with photographs and measured drawings. Additionally, Staff recommends that the applicant salvage as much historic material as possible.

STAFF RECOMMENDATION:

Final Approval for demolition of the rear addition with noted conditions.

CITY STAFF INTRODUCTION

1504 PRINCE STREET



PROJECT LOCATION- 1504 PRINCE STREET







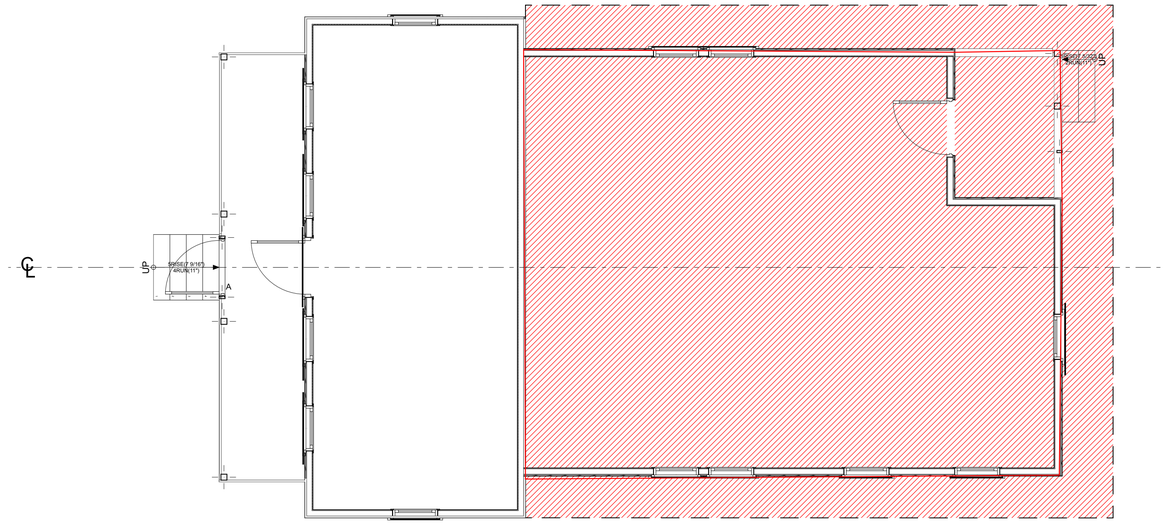



KEEP
OUT
POSTED







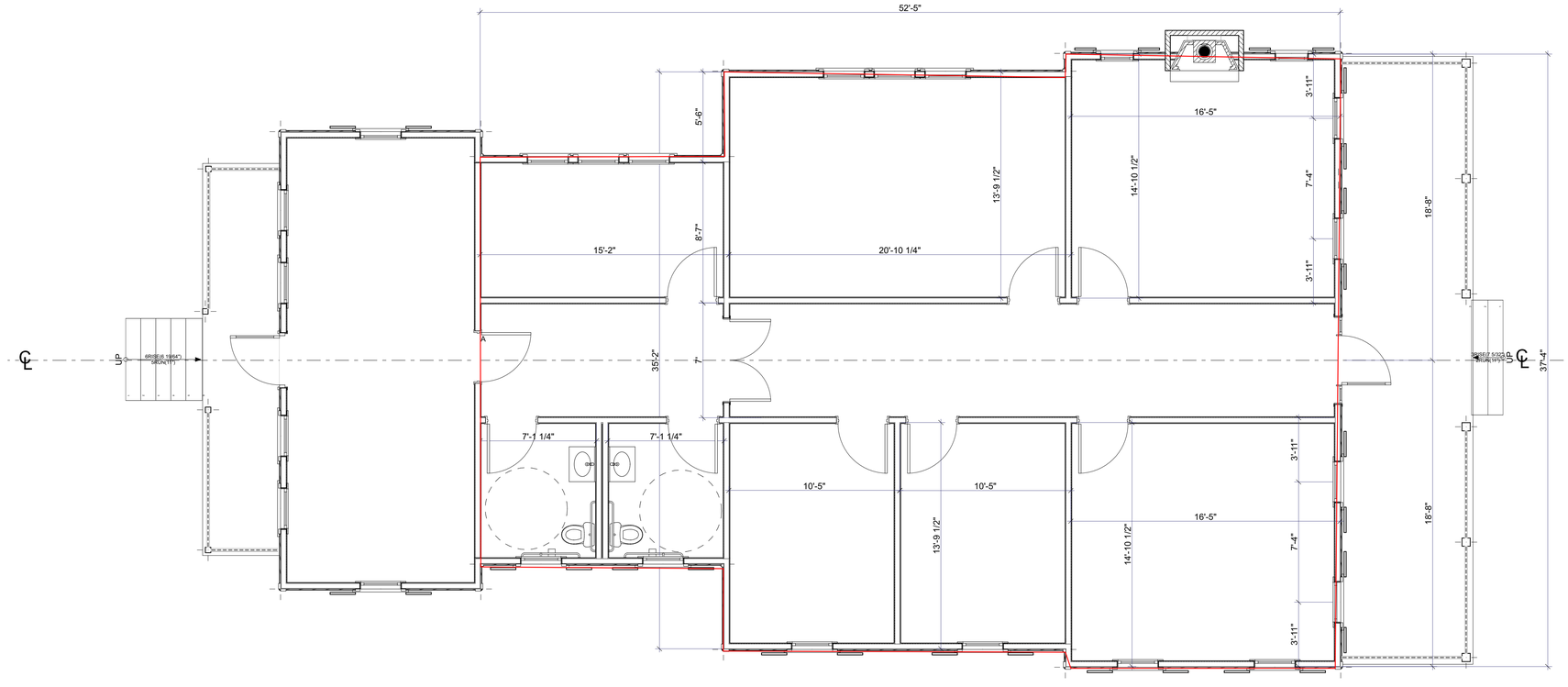


1 FLOOR PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"

LEGEND

AREA OF DEMOLITION

PREVIOUS APPLICATION FOR 1504 PRINCE STREET. PRELIMINARY APPROVAL GRANTED MAY 2018, EXPIRED MAY 2020.



2 FLOOR PLAN - NEW
SCALE: 1/4" = 1'-0"

N

SCHEMATIC

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No.	Checked	Drawn	Project Title	Date
20170880-00		MAB	MITCH GRIFFITH RENOVATION	4/26/18

MARK	DATE	DESCRIPTION

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

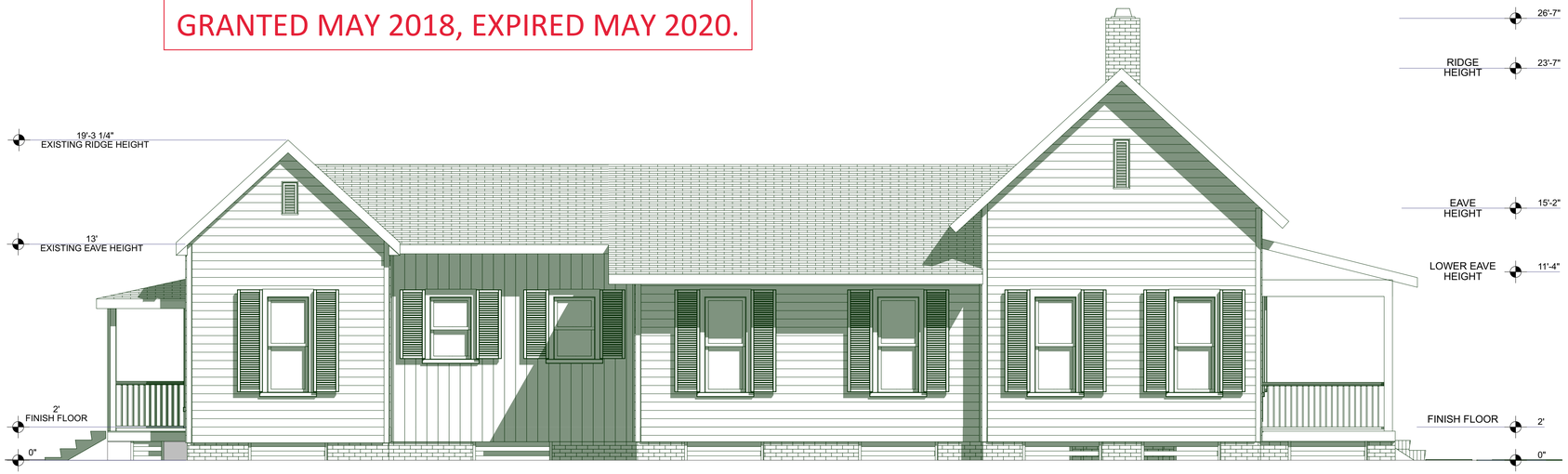
Drawing Title: FLOOR PLANS

DRAWING NO. A-102

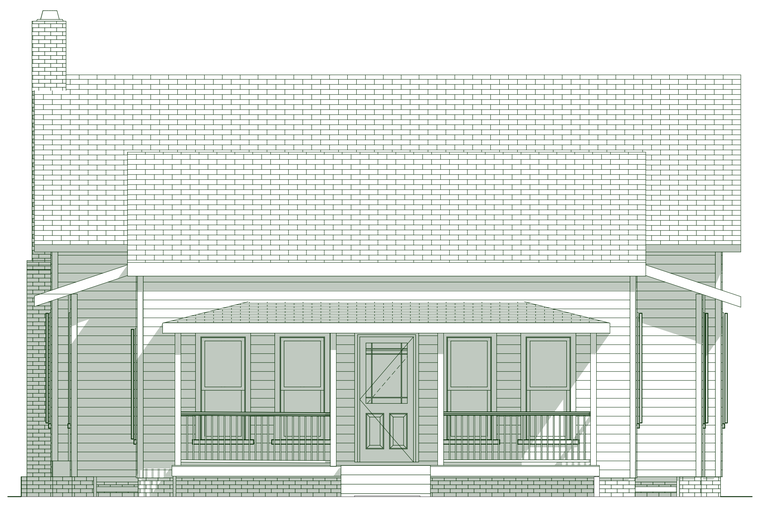
PREVIOUS APPLICATION FOR 1504 PRINCE STREET. PRELIMINARY APPROVAL GRANTED MAY 2018, EXPIRED MAY 2020.



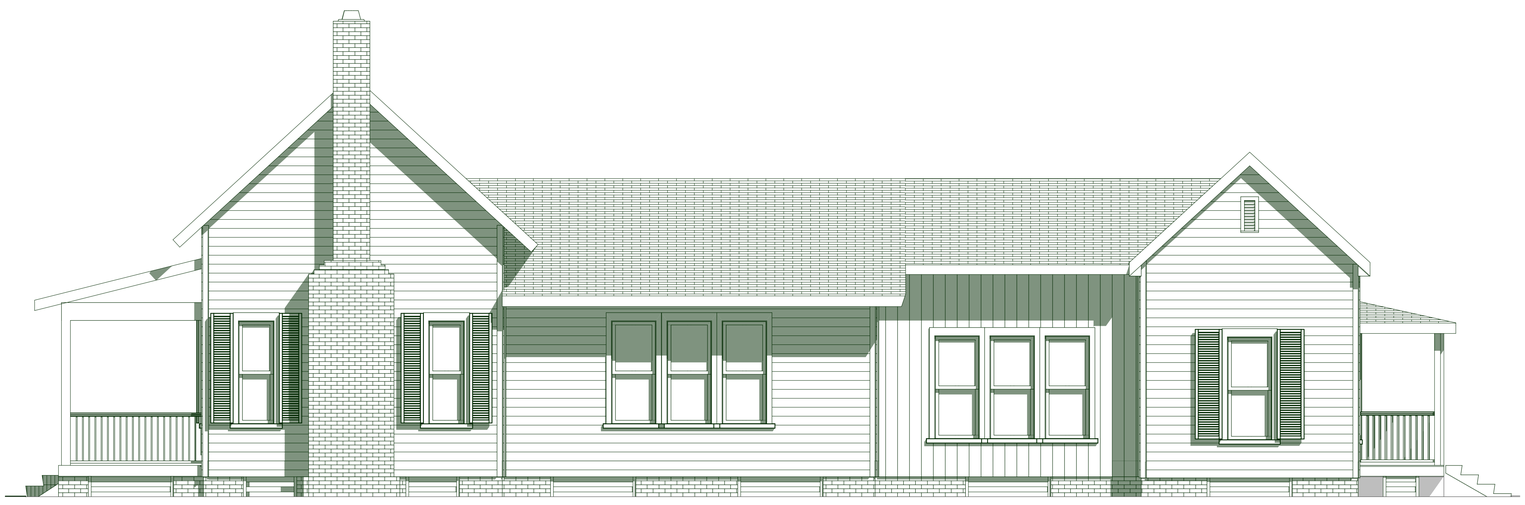
1 South Elevation - NEW
SCALE: 1/4" = 1'-0"



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



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



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

SCHEMATIC

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No. 20170880-00	Checked	Drawn MAB	Project Title MITCH GRIFFITH RENOVATION	Date 4/26/18
				MARK DATE DESCRIPTION
R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000			Drawing Title ELEVATIONS - NEW	DRAWING NO. A-202

APPLICANT PRESENTATION

1504 PRINCE STREET

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

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

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Bill Chambers Architect

Applicant Address: PO Box 1181 Beaufort SC 29901

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

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Mitchell Griffith

Owner Address: 600 Monson Street, Beaufort SC 29902

Project Name: Renovation Additions to 1504 Prince Street

Property Address: 1504 Prince Street

Property Identification Number *(Tax Map & Parcel Number):* R120-004-000-0592-0000

Date Submitted: 3-3-2021

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

Applicant's Signature: _____ Date: 3-3-2021

Owner's Signature: E. Mitchell Griffith Date: 3-3-21

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

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: Renovations Additions 1504 Prince Street

Property Size in Acres: 6692 s.f. Proposed Building Use: B-Office

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):
2067 s.f.

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):

(Minor) Demolition of the rear addition of the existing building and adding an addition of 1700 s.f. the original historic cottage will be preserved and renovated. All new materials will match the existing in shape and color. Existing siding to be demolished will be reused to replace damaged or decayed. All new siding will be milled to match the existing profiles. The historic building will become the reception space for the office. The addition will be an elevated slab to match the existing height. Parking on Prince Street will be added to match existing off street City parking. New parking off the alley street (elton Lane). A south facing porch on Elkton is proposed. The design is proposed to be in character with the residential houses in the area.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

HISTORIC DISTRICT REVIEW BOARD
FEE SCHDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

- Single-family and 2-3 unit residential in the historic district
- ≤ 10,000 square feet: $500 base fee + 0.05/square foot of building

- > $10,000 square feet: $1,000 base fee + $0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, $0.02/square foot.

R. W. CHAMBERS ARCHITECT
P.O. BOX 1181
BEAUFORT, SOUTH CAROLINA

April 11, 2021

City of Beaufort
Beaufort SC

1504 Prince Street- HRB Re-Submission

- Site Plan: include existing trees and trees to be removed (if any), any new or existing mechanical equipment and screening area, percentage of total impervious paving, grade elevations of the street and/or sidewalk, and the proposed construction at the first floor.

There are no trees to be removed. Only one water exists and it splits the property line.
No existing mech equipment, new mech. Equip was shown and screened. A-001
Coverage is 31%- A-001
Floor elevation to match existing historic house +1'-11" above grade.
The addition is/was shown as an elevated slab. The existing will be restored.

- Design Drawings: Please include references to surrounding context – this can be in the form of adjacent building heights shown on elevations.

White massing shown for adjacent. All adjacent building are non-contributing buildings.

- 3D Rendering – please include massing of adjacent buildings to show building in its context.

New Concept sketches shown A-901. All adjacent building are non-contributing buildings.

- Elevations: existing conditions drawings of all four elevations are required.

These were submitted and included in this submission.

- Please note materials on provided color renderings.

Materials shown A-202.

Bill Chambers Architect

1001 Bay Street Beaufort, South Carolina: 29902 : Telephone 843.379.1000
rwchambersarchitect@icloud.com

2.4: DISTRICT DEVELOPMENT STANDARDS

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage [1]	30% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out [2]	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
[1] This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater). [2] See Section 2.5.1.B for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; *for infill lots also see Section 2.5.2*	20 ft min	15 ft min	average Prevailing Setback on block	0 ft min	0 ft min	0 ft min
	No max	30 ft max [3]		15 ft max	max. Prevailing Setback on block	15 ft max
2. Side Setback - Corner /Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback [4]	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley [4]	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport Setback (from front facade) [5, 6]	5 ft min	5 ft min	attached garages shall only be accessed via an alley; garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback - Corner / Alley [5]	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback [4]	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley [4]	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) [5]	5 ft min	20 ft min	20 ft min	20 ft min	shall be located behind primary building and accessed via alley or side street [7]	
[3] When lot width is 75 ft or greater, there is no maximum front setback. [4] Garage doors shall be 15 ft min from alley centerline. [5] In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way. [6] The Battery Shores neighborhood is exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard. [7] Also see Section 2.5.7(Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - *see Section 2.6*	No min	No min	No min	2 stories min [11]	2 stories min	2 stories min [11]
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; *3.5 stories max in & fronting Historic District & interior lots along Allison Rd.*	3 stories max at property line, see *2.6.1.G*	5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max [12]	160 ft max [12]
[11] 2 stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3 [12] Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.						
E. PARKING PAD LOCATION- there are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	n/a	n/a	40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback - Corner	n/a	n/a	5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback	n/a	n/a	5 ft min	5 ft min	0 ft min	0 ft min

5.7.4 PARKING SPACE REQUIREMENTS

A. **Minimum Number of Parking Spaces:** The number of motor vehicle parking spaces required shall be determined by the table below. Uses not listed in the following chart shall use the parking requirement for the most similar use, as determined by the administrator.

	MINIMUM NUMBER OF MOTOR VEHICLE PARKING SPACES REQUIRED	
USE	CONVENTIONAL DISTRICTS	TRANSECT-BASED DISTRICTS
RESIDENTIAL		
Single-Family, and Short-Term Rental	2 per unit	
2- and 3-Family, Multi-Family and Accessory Units		
Studio	1 per unit	
1 Bedroom	1 per unit	
2 Bedrooms	1.75 per unit	
3+ Bedrooms	2 per unit	
Dwelling units located within mixed-use buildings	No spaces required	
Group Homes	1 per 3 bedrooms	
RETAIL		
Gas Stations/Fuel Sales	1 per employee, plus requirements for retail and/or service bays	1 per 400 gross square feet
Restaurant, Café, Coffee Shop, Bar, Tavern and Nightclub	1 per 4 seats,* plus 1 per every 2 employees (at max. shift, typical) *Only interior seats are counted unless the business only has exterior seating.	1 per 400 gross square feet
Drive-Through Facilities	1 per 4 seats* plus 1 per every 2 employees *Only interior seats are counted unless the business only has exterior seating.	1 per 400 gross square feet
All Other Retail Uses	1 per 300 gross square feet	1 per 400 gross square feet
RECREATION, EDUCATION, PUBLIC ASSEMBLY		
Colleges and Universities	1 per 4 students at capacity class attendance	
Community/Public Safety Facilities	1 per 300 gross square feet	1 per 400 gross square feet
Schools, Public or Private		
Grades K-8	2 per classroom	1 per 400 gross square feet
Grades 9-12 or Trade	1 per 4 students and employees	1 per 400 gross square feet
Theaters	1 per 4 seats, plus 1 per 2 employees	1 per 400 gross square feet
All Other Assembly Uses		
With Fixed Seats	1 per 5 seats	1 per 400 gross square feet
Without Fixed Seats	1 per 300 gross square feet	1 per 400 gross square feet
SERVICES		
Day Care (Child or Adult) - 5 or greater	1 per 10 persons cared for (child or adult)	1 per 400 gross square feet
Lodging	1 per room, plus spaces required for on-site accessory uses	1 per 2 rooms
Medical		
Doctor's Offices	1 per 300 gross square feet	1 per 400 gross square feet
Other	1 per 2 beds, plus 1 per staff, plus 1 per 4 employees	1 per 400 gross square feet
All Other Service Uses	1 per 300 gross square feet	1 per 400 gross square feet
INDUSTRIAL	No minimum number of spaces	

Zoning: T-4N

Issued

COVER SHEET & GENERAL INFO

G-001	COVER SHEET	☐
G-001	CONTEXT PHOTOGRAPHS-SURVEY	☐
G-002	MILNER	☐

DEMOLITION PLANS

AD101	DEMOLITION PLAN	☐
AD102	Existing Elevation Demolition	☐

ARCHITECTURE GENERAL INFO

2 beaufort-code-adopted-june-27-2017-amended-july-25-2017
SCALE: 1" = 1'-0"

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

CERTIFICATE OF APPROPRIATENESS

May 15, 2018

Mr. Bill Chambers, Architect
via email: rwchambersarchitect@icloud.com

RE: 18-16 BB.1 1504 Prince Street – Preliminary Approval

Dear Mr. Chambers:

On May 9, 2018, the City of Beaufort Historic District Review Board (HRB) met to review your application for the alterations and additions to 1504 Prince Street. The HRB granted Preliminary Approval to this request, with comments heard during the meeting to be taken into account during the next submission.

This approval expires 24 months from the date of this letter unless the applicant has an active submittal pending review by the staff and/or the HRB. Please submit a digital set of plans, for further review by the Board at your convenience. Also note that the Bailey Bill application has not been submitted; this should be done prior to or concurrent with the HRB application for Final Approval.

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

Sincerely,

Lauren W. Kelly

Digitally signed by Lauren Kelly
DN: cn=Lauren Kelly, o=City of Beaufort, ou=Planning Department, email=lkelly@cityofbeaufort.org, c=US
Date: 2018.05.15 13:24:47 -04'00'

Lauren Kelly
Project Development Planner

3 beaufort-code-PARKING
SCALE: 1" = 1'-0"

4 18-16 BB.1-1504 Prince St-AA
SCALE: 1" = 1'-0"

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No. 20170880-00	Checked	Drawn RWC	Project Title MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	Date 4/11/21	
				MARK DATE DESCRIPTION	
R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000			Drawing Title COVER SHEET	DRAWING NO. G-001	



NORTH VIEW



WEST VIEW



NORTEAST VIEW



SOUTH VIEW



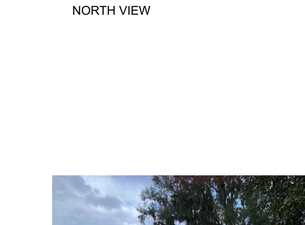
NORTH WEST VIEW

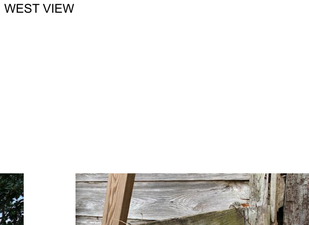


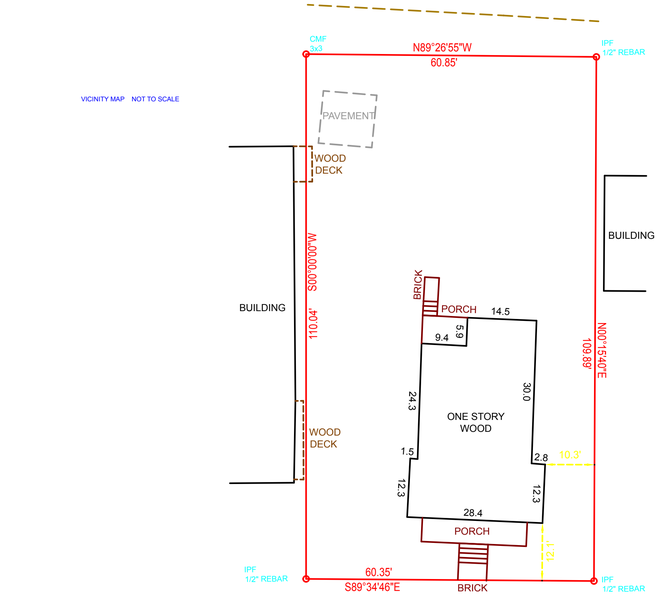
CONDITION VIEW











BEAUFORT SURVEYING INC. No. 00189
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

TREE & TOPO
PREPARED FOR
MITCHELL GRIFFITH
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING A PORTION OF BLOCK 121, CITY OF BEAUFORT AS SHOWN ON A PLAT BY GASQUE & ASSOCIATES DATED FEB. 18, 2013 AND RECORDED IN THE ROD OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN DEED BOOK 3220, PAGE 1630.

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

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

R120-004-000-0592-0000

0 10' 20' 40' 60'

SCALE 1" = 20'

MAY 30, 2018

P16748/WMA

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

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Project No.	Checked	Drawn
20170880-00		RWC

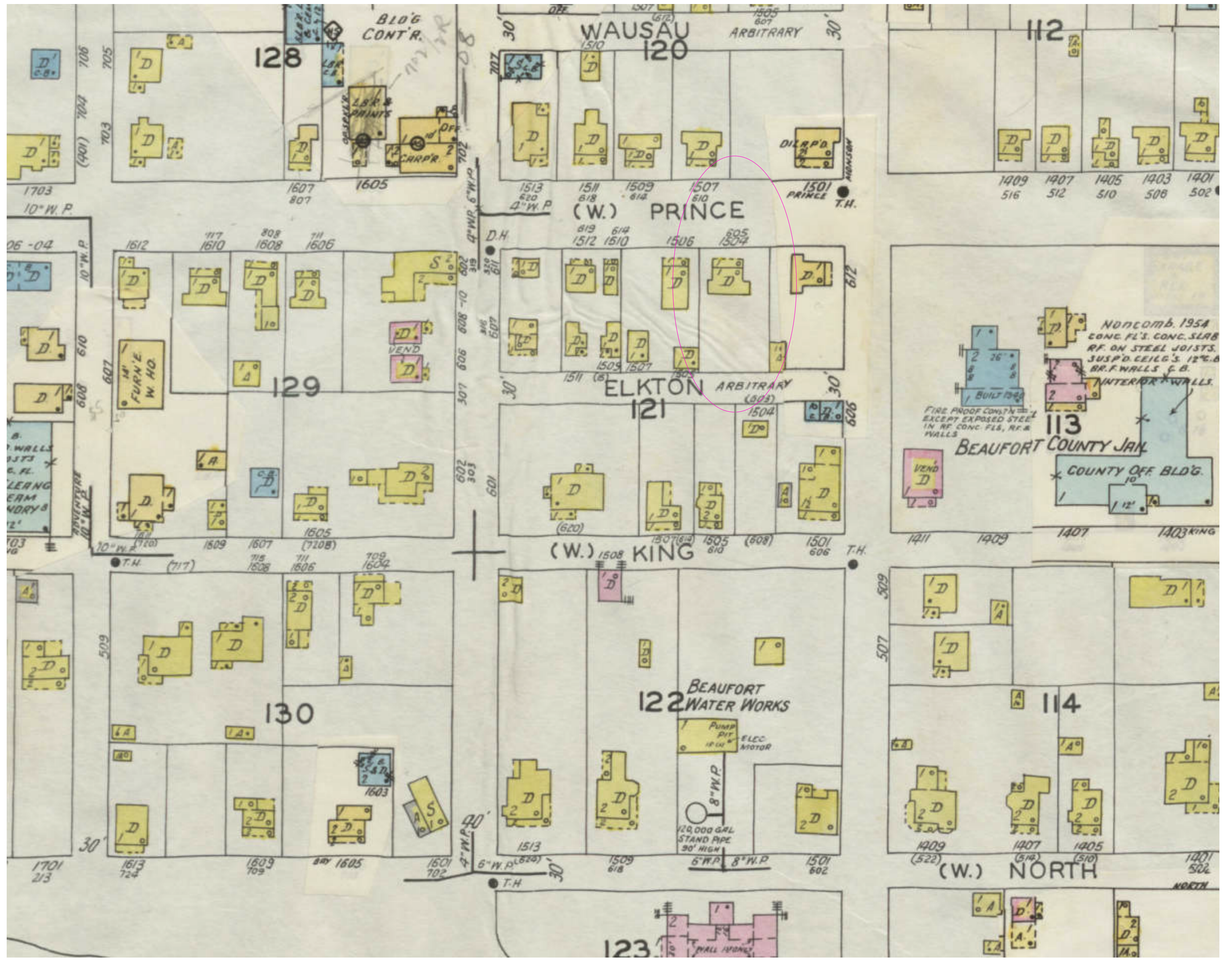
Project Title
MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET

Date **4/11/21**

MARK	DATE	DESCRIPTION

Drawing Title
CONTEXT PHOTOGRAPHS-SURVEY

DRAWING NO.
G-001


WAUSAU
ARBITRARY
120
128
129
130
121
122
123
112
113
114
(W.) PRINCE
ELKTON
ARBITRARY
(W.) KING
(W.) NORTH
BEAUFORT COUNTY JAIL
COUNTY OFF BLDG.
BEAUFORT WATER WORKS
BLD'G CONT'R.
FURN'E W. HO.
VEND
PUMP PIT
ELEC MOTOR
120,000 GAL STAND PIPE 30' HIGH
8"W.P.
6"W.P.
4"W.P.
10"W.P.
D.H.
T.H.
1409 516
1407 512
1405 510
1403 508
1401 502
1501 PRINCE
1501 602
1503 606
1505 610
1507 614
1509 618
1511 618
1513 620
1603 709
1605
1607 807
1609 709
1611 714
1613 714
1701 213
1703
1409 (522)
1407 (516)
1405 (510)
1403 (508)
1401 (504)
1411
1409
1407
1403 KING
1508
1505 613
1503 (608)
1501 606
(620)
(608)
(600)
(7108)
(717)
1509
1507
1505
1503
1501
1611
1609
1607
1605
1603
1601
1513
1511
1509
1507
1505
1503
1501
1612
1610
1608
1606
1604
1602
1600
1504
1502
1500
1512
1510
1508
1506
1504
1502
1500





2 Existing demolition views

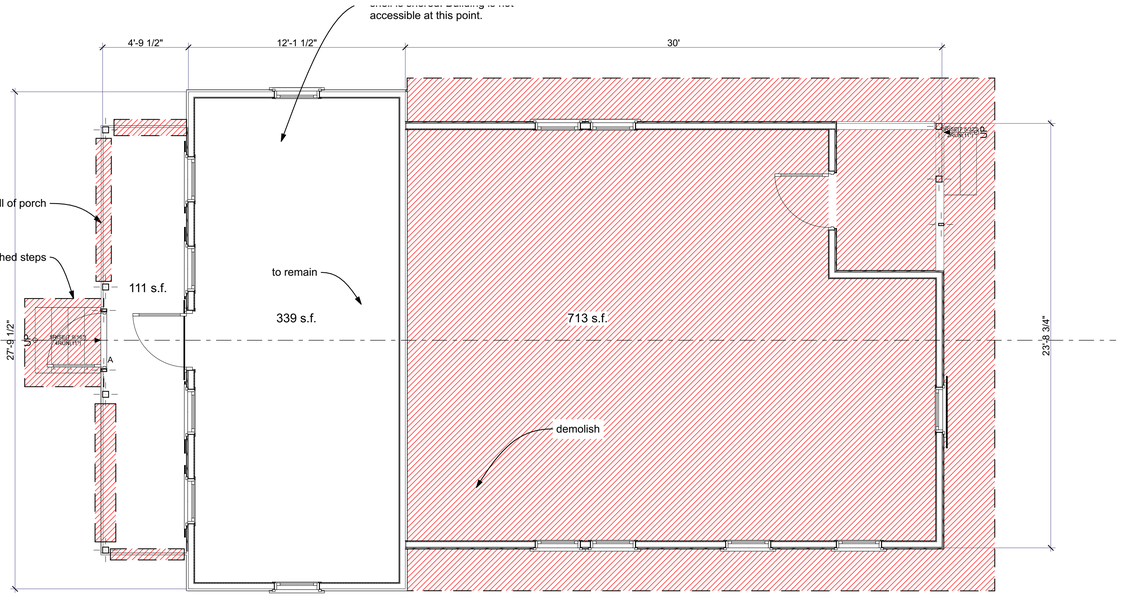
SCALE: 1' = 1'-0"



4 North View Demolition

SCALE: 1:0.61





1 Demolition Plan

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

1. Save all demolished siding and interior wood for reuse.
2. Wood shall be tested for lead based paint before reuse.
3. Asbestos survey shall be required.
4. New foundation shall be required.
5. Area to remain to be shored before demolition.
6. All shrubs shall be removed from around existing building.
7. Remove all existing siding on portion to remain for reuse.
8. Additional new siding shall be milled to match existing.
9. Removed existing windows and doors, match in size and profiles with new clad windows.
10. Existing roof shingles to be removed.

LEGEND	
	AREA OF DEMOLITION

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Project No.	Checked	Drawn
20170880-00		RWC

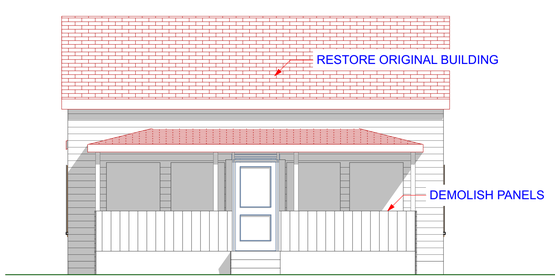
Project Title
MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET

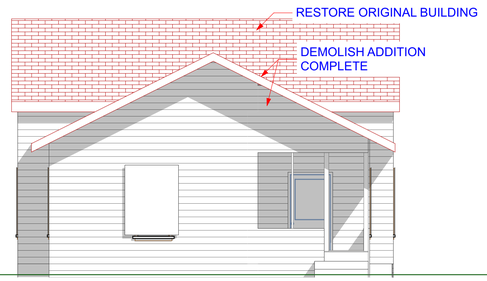
Date **4/11/21**

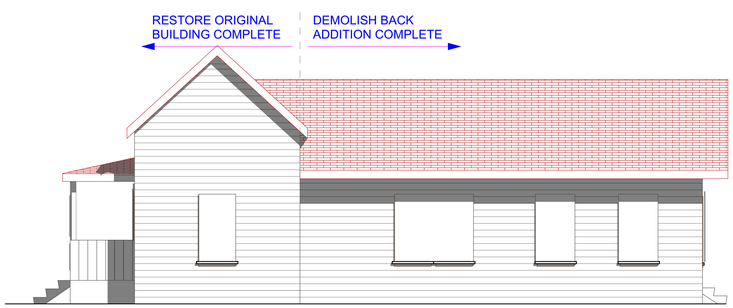
MARK	DATE	DESCRIPTION

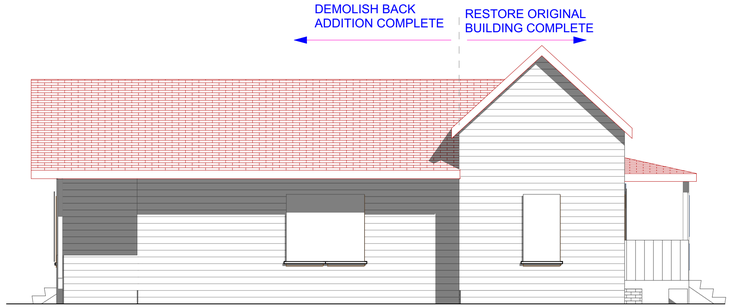
Drawing Title
DEMOLITION PLAN

DRAWING NO.
AD101









1 Existing Elevations Demolition

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

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No.	Checked	Drawn
20170880-00		RWC

Project Title
MITCH GRIFFITH RENOVATION /ADDITIONS
1504 PRINCE STREET

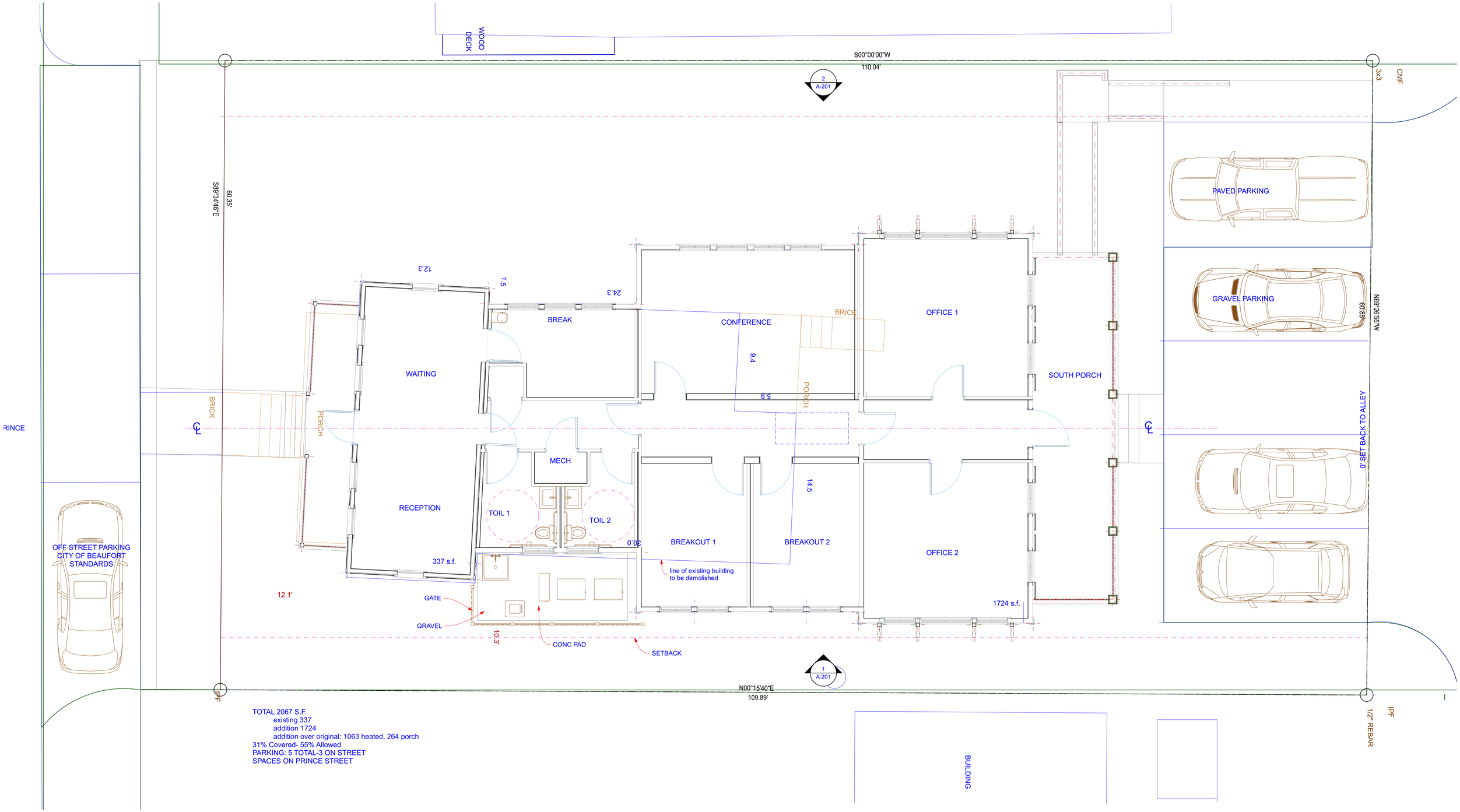
Date **4/11/21**

MARK	DATE	DESCRIPTION

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Drawing Title
Existing Elevation Demolition

DRAWING NO.
AD102



TOTAL 2067 S.F.
existing 337
addition 1724
addition over original: 1063 heated, 264 porch
31% Covered- 55% Allowed
PARKING: 5 TOTAL-3 ON STREET
SPACES ON PRINCE STREET

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

N

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

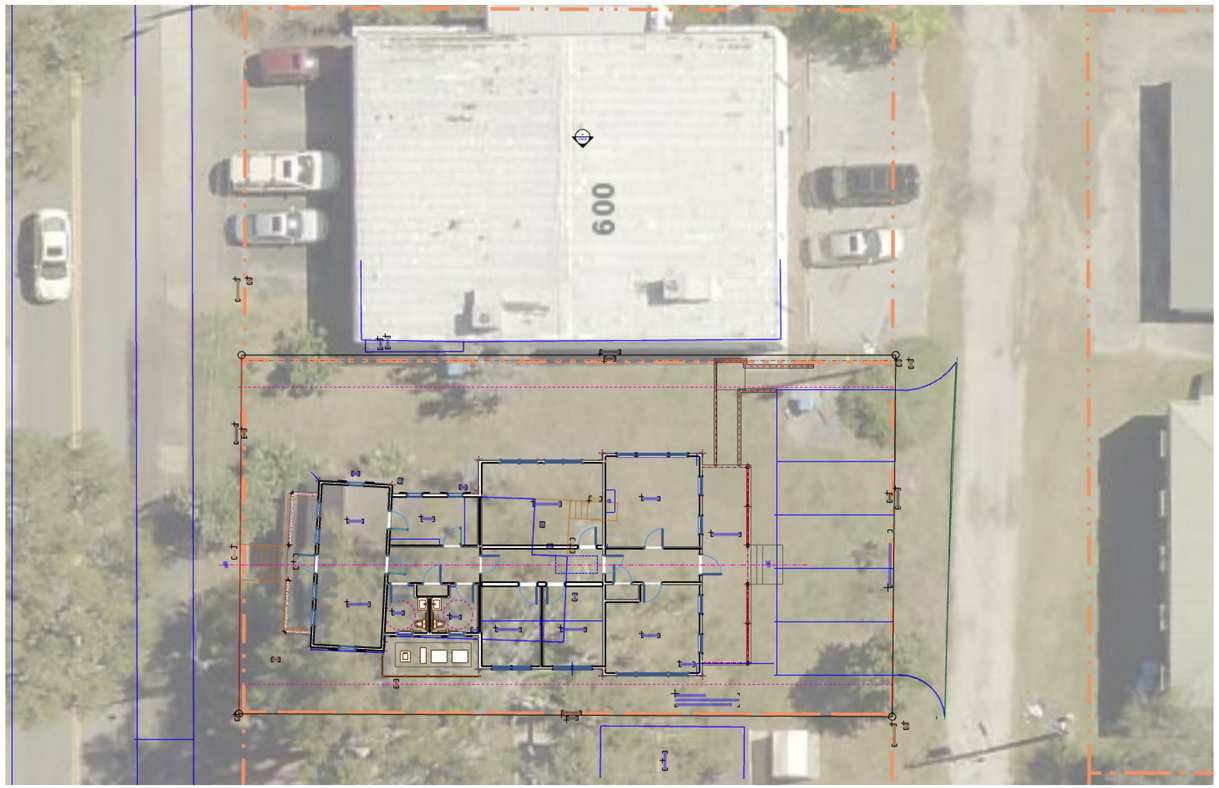
Project No. 20170880-00	Checked	Drawn RWC	Project Title MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET
			Date 4/11/21

MARK | DATE | DESCRIPTION

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Drawing Title: Architectural Site Plan

DRAWING NO. A-001



1 GIS MAPPING

NOT TO SCALE

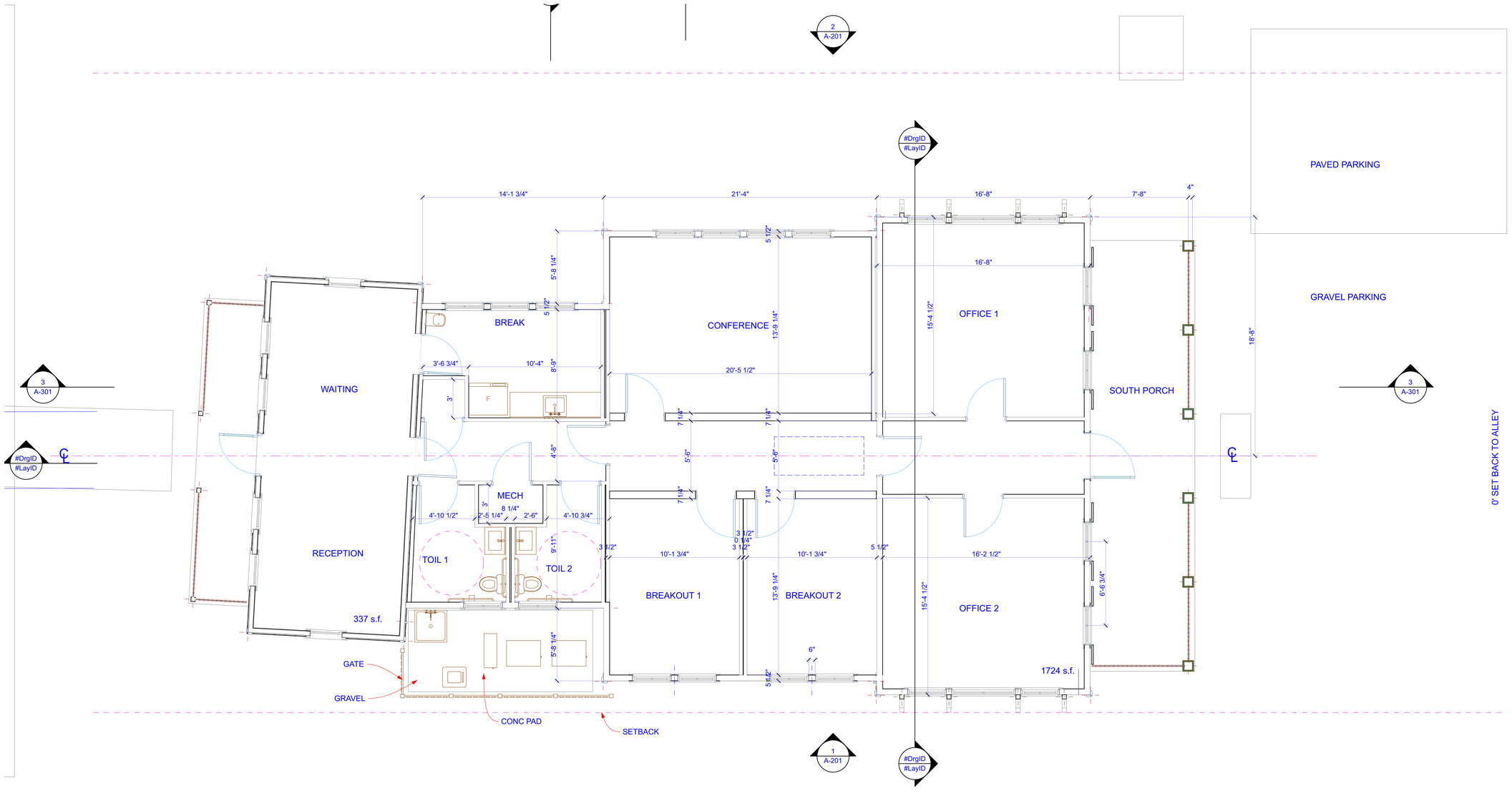


2 GIS MAPPING-CONTEXT

NOT TO SCALE

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No. 20170880-00	Checked	Drawn RWC	Project Title MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	Date 4/11/21
				MARK DATE DESCRIPTION
R.W.CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000			Drawing Title GIS MAPPING SITE	DRAWING NO. A-002



TOTAL 2067 S.F.
existing 337
addition 1724
addition over original: 1063 heated, 264 porch
31% Covered- 55% Allowed
PARKING: 5 TOTAL-3 ON STREET
SPACES ON PRINCE STREET

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

N

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

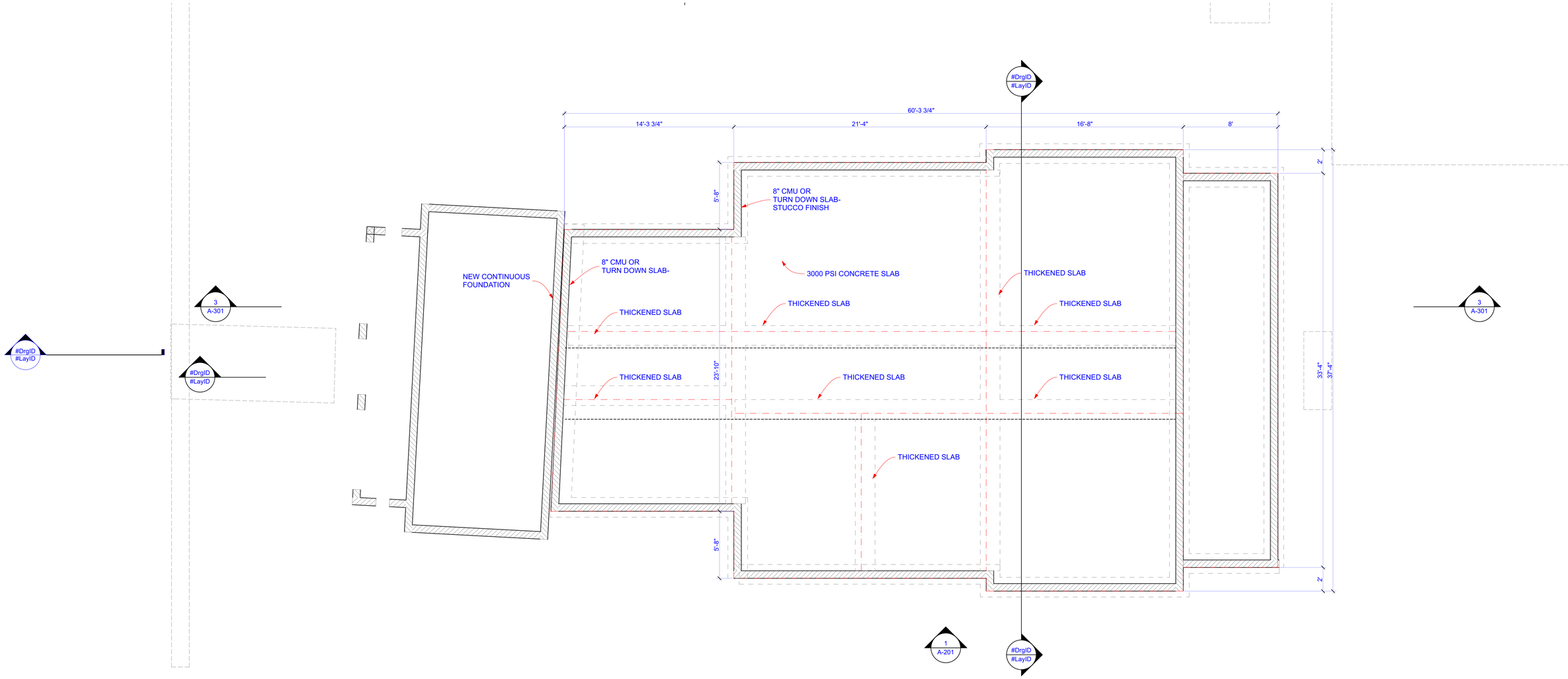
Project No. 20170880-00	Checked	Drawn RWC	Project Title MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET
			Date 4/11/21

MARK | DATE | DESCRIPTION

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Drawing Title
FLOOR PLAN - NEW WORK

DRAWING NO.
A-101



1 FOUNDATION PLAN

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

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

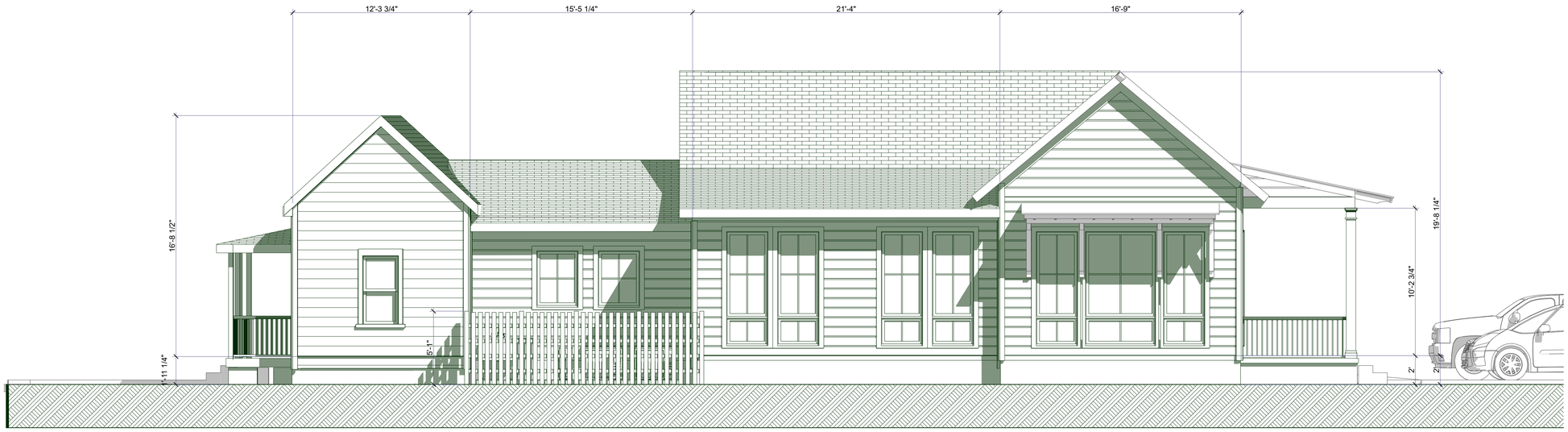
Project No.	Checked	Drawn	Project Title	Date
20170880-00		RWC	MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	4/11/21

MARK	DATE	DESCRIPTION

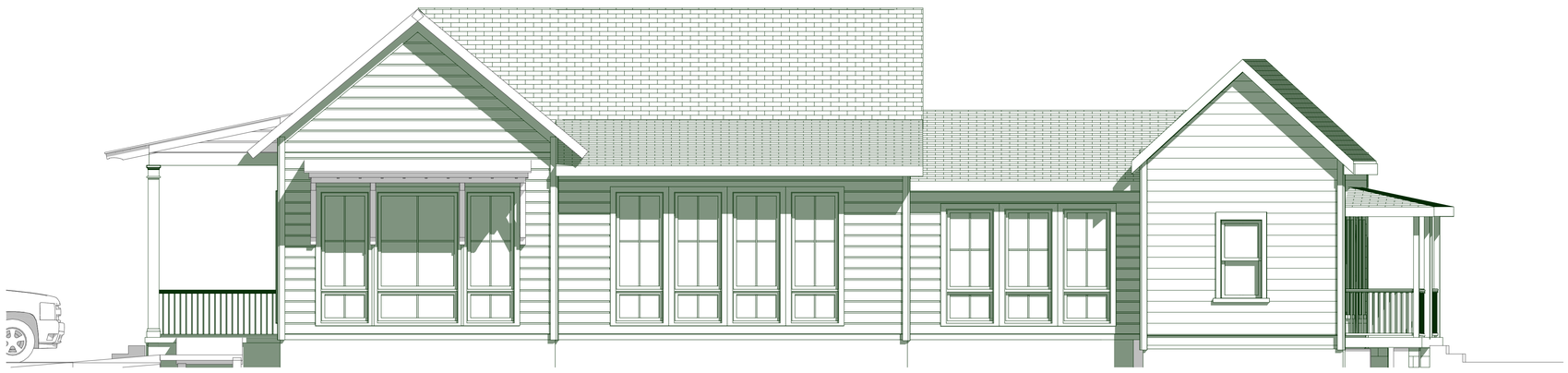
R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Drawing Title: ARCHITECTURAL FOUNDATION PLAN

DRAWING NO. A-102



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



2 EAST ELEVATION - NEW
SCALE: 1/4" = 1'-0"

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No. 20170880-00	Checked	Drawn RWC	Project Title MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	Date 4/11/21

MARK	DATE	DESCRIPTION

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

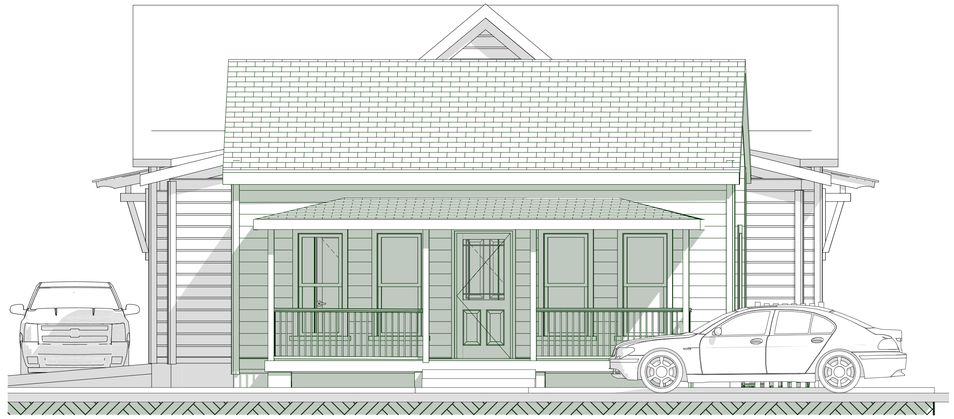
Drawing Title: ELEVATIONS - NEW

DRAWING NO. A-201



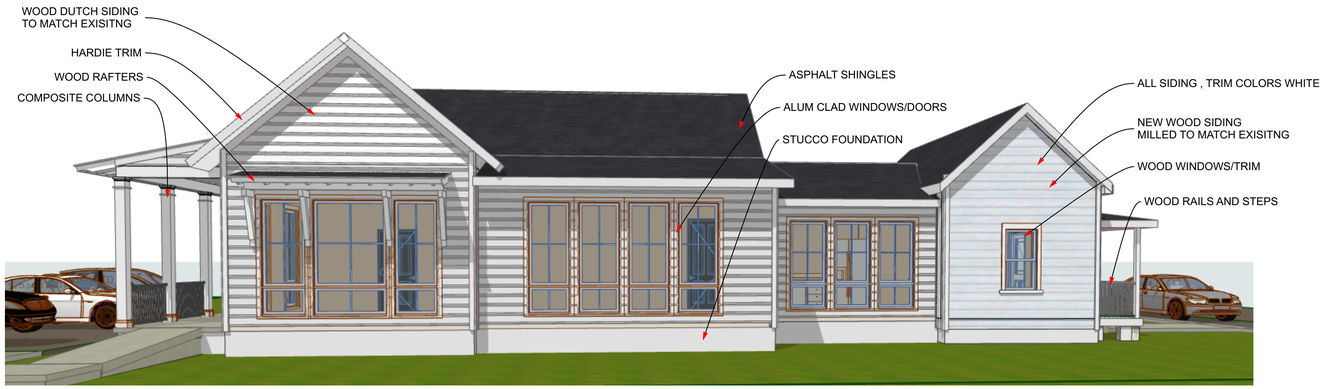
1 SOUTH ELEVATION - NEW

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



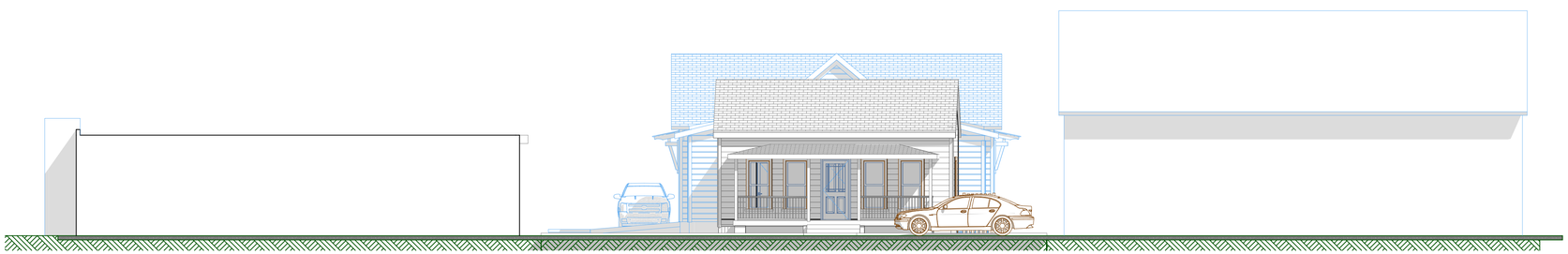
2 NORTH ELEVATION - NEW

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



4 COLOR ELEVATION

SCALE: 1:0.65



3 CONTEXT ELEVATION

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

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Project No.	Checked	Drawn
20170880-00		RWC

Project Title
MITCH GRIFFITH
RENOVATION /ADDITIONS
1504 PRINCE STREET

Date **4/11/21**

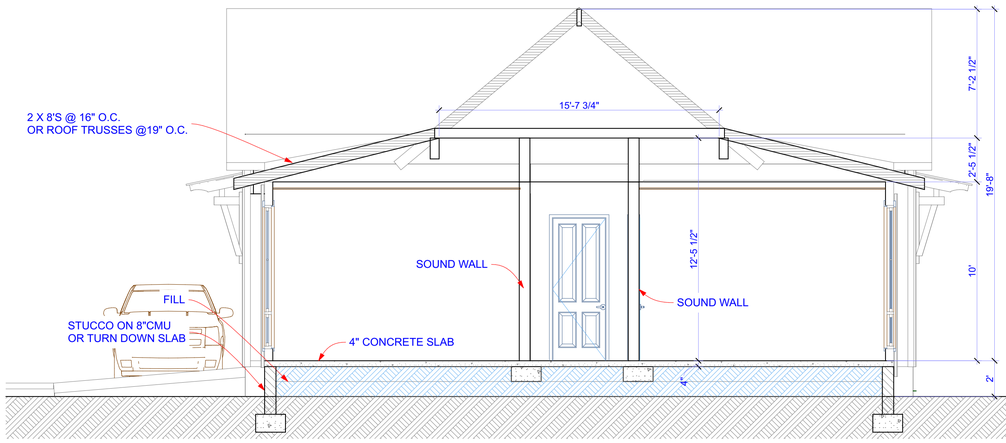
MARK	DATE	DESCRIPTION

Drawing Title
ELEVATIONS - NEW

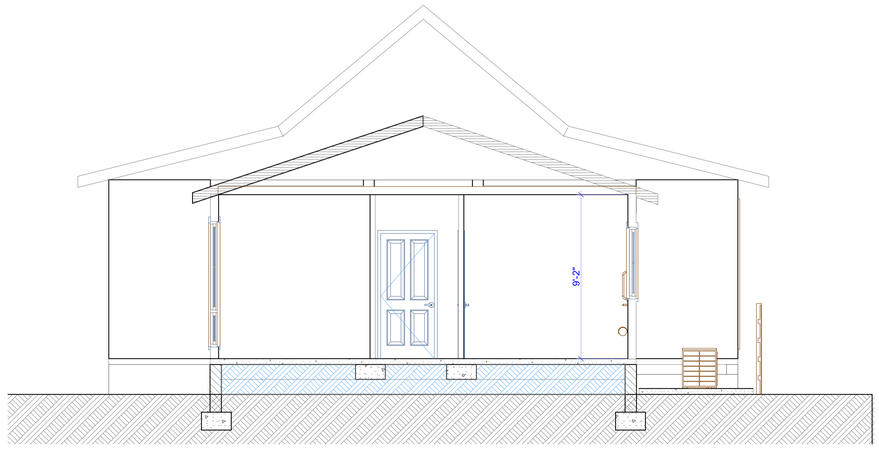
DRAWING NO.
A-202



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



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



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

STATE OF SOUTH CAROLINA
ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
REGISTERED ARCHITECT

Project No. 20170880-00	Checked	Drawn RWC	Project Title: MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET
			Date: 4/11/21

MARK | DATE | DESCRIPTION

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Drawing Title: SECTIONS

DRAWING NO. A-301



1 Generic Perspective (4)



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



3 Generic Perspective (6)



5 CONTEXT 2
SCALE: 1/4" = 1'-0"



2 CONTEXT 1

ROSCOE W. CHAMBERS
BEAUFORT, S.C.
3941
STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT

R.W.CHAMBERS, ARCHITECT
PO BOX 1181 BEAUFORT, S.C.
843-379-1000

Project No.	Checked	Drawn	Project Title	Date
20170880-00		RWC	MITCH GRIFFITH RENOVATION /ADDITIONS 1504 PRINCE STREET	4/11/21

MARK	DATE	DESCRIPTION

Drawing Title: SKETCHES

DRAWING NO. A-901

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 July 2021

1 Summary of Request

1504 Prince Street, Alterations/Additions
Applicant: Bill Chambers / R.W. Chambers Architect (21-11 HRB.1)
The applicant is requesting Preliminary approval for alterations/additions to a currently vacant contributing structure.

The subject property is a contributing structure in the Beaufort Conservation Neighborhood (BCN)-Northwest Quadrant.

Background: On May 9, 2018, the Historic District Review Board (HRB) granted preliminary approval to a request by the same applicant that included demolition of the rear addition and demolition of panels along the front porch of the structure. That preliminary approval expired on May 9, 2020 and was not extended. The Staff Report associated with the previous submission stated that the rear portion of the structure that is proposed to be demolished in this application is not historic and was not what originally existed.

Current Staff has found that although the addition is not original, it did exist at the time that the building was deemed to be contributing and is therefore a part of the contributing structure. Staff asked the applicant to prepare a separate application that only includes demolition of the existing rear addition of this structure.

This Staff Report is only in reference to the proposed alterations/additions at 1504 Prince Street and should only be reviewed by the Board if the partial demolition proposed in a separate application is approved.

2 Facts

Property Address:	1504 Prince Street
Parcel ID:	R120 004 000 0592 0000
Case Number:	21-11 HRB.1
Applicant:	**Bill Chambers / R.W. Chambers Architect**
Type of Request:	Alterations/additions to an existing vacant contributing structure to construct a 2,067 sf office building.
Zoning:	T4-N – Northwest Quadrant
Use:	Vacant

District Development Standards for T4-N:

- **Minimum Lot Size:** *n/a*
- **Setback requirements – Primary Structure:**
  - *Front – 0' min., 15'max.*
  - *Rear setback – 10' min.*
  - *Side Interior – 5'*
- **Frontage Build out:** 60% min., 85% max.
- **Impervious Surface Coverage***:* 70% maximum lot coverage by roof; total impervious coverage may be an additional 10%.
- **Permitted Uses:** The proposed office use is permitted by right.



References:

- The Beaufort Preservation Manual
- The Beaufort Preservation Manual Supplement
- The Northwest Quadrant Design Principles

3 STAFF COMMENTS/ RECOMMENDATIONS

Staff Acknowledgements

- This application includes reference to demolition of the existing rear addition of this structure. Demolition of the rear addition is considered to be partial demolition of a contributing structure and has been reviewed in a separate application. This Staff Report was created to be referenced should that separate partial demolition application be approved by the HRB. All other items proposed to be demolished (roofing, siding, porch paneling, porch screens, and existing windows and doors of the original historic footprint) are considered to be part of the alterations to the structure and have been considered in this application.

- Staff views this project to be a "rehabilitation" project as defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties:

  a. *"Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."*

- The Secretary of the Interiors Standards for Rehabilitation specifically note the following:

  a. *"Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."*

b. *"Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."*

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

d. *"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

- Pages 17 – 18 of the Preservation Manual Supplement state the following regarding additions to historic structures:

    a. "In general, to conform to the Secretary of the Interior's Standards #9 and #10, an addition to a building in the proposed Historic Beaufort District should be subordinate to the original building, and should read clearly as an addition… Standard #10 states that wherever possible additions to structures shall be done so that future removal will leave unimpaired the essential form and integrity of the historic structure."

    b. "Scale: An addition should be smaller than the original building."

    c. "The massing of an addition should complement, but not necessarily be the same as the original building. For example, a glassed-in porch on a rear façade may be a lighter variation of the original façade massing. However, a solidly infilled rear porch is not appropriate."

    d. "Orientation: The addition should be located, planned, and detailed so as not to confuse the dominant historic orientation of the original building. The addition may or may not have its own hierarchy of facades, but it must not have the effect of creating a primary façade out of a secondary façade. The addition should not assert itself visually, but should be screened from the street as much as possible.

    e. "Forms: Similar to proportions, the form of additions should be complementary to the overall form of the house. A shed roof addition is appropriate on a gable roofed or hip-roofed structure, as would be a gable or hip roof. Flat roofs are rarely appropriate for additions in the Historic Beaufort District.

    f. "Siting: Additions should be sited to have least visual impact from the street…"

    g. "The design of the addition should make clear what is new and what is original. This may be done in a variety of ways, including simplifying of details, changing materials, slightly altering proportions, etc."

- This project meets parking requirements per Section 5.7.4 of the Beaufort Code.

- This project meets District Development Standards established by Section 2.4.1 of the Beaufort Code.

- At first glance, it appears that this footprint is not subordinate to the existing historic building and appears to be out of scale. However, upon further analysis, the current building (including the addition that is to be removed) totals around 1,200 square feet, and the total proposed square footage of the finished project is roughly 2,067 square feet. Even though this is a new application because the last approval has expired, Staff notes that the floorplans are more refined but are not drastically different from what achieved preliminary approval in May of 2018. The elevations have seen the most drastic changes from what was previously approved.

Staff Conditions

1. Staff feels that the proposed elevations are more successful than previous elevations in that the applicant is using appropriate siding, trim, divided light fenestration, and roofing, while also differentiating new from old in a successful way through proportions of the fenestration. Staff, however, believes the current new roof over the breakout and conference rooms is not successful in that it is too high. Staff recommends that the applicant seek to simplify and lower the roof so that it is subordinate to the original historic ridge of the existing structure.

2. As designed, the rear addition and porch are so dominant that they begin to create a primary façade out of what should be a secondary façade on the rear alley. Staff feels that this double frontage lot is problematic because it confuses the user about where the front of the building is located. The provided off street parking and accessible entrance is located at the rear of the structure, but the waiting room is located at the front of the structure along Prince Street. Staff feels that the accessible entrance should not be different from the dedicated every-day entrance of the building. Staff recommends that the applicant reduce the appearance of the façade at the rear, which could be achieved by reducing the size of the south porch and removing the east and west porch bays to make the porch smaller.

3. Staff recommends removing the shutters from the South elevation, since no others exist on the building.

4. At a preliminary level, Staff is generally in support of the plans to restore the original historic structure with the following conditions:

    a. It is unclear whether the existing windows remain installed in the building. If this project is approved, applicant to make every effort to replace windows in kind through matching existing or matching documentation of original windows. In the absence of historic documentation, Staff is not in support of the proposed single light windows for the historic portion of the structure. The original windows likely had divided lights, and it is Staff preference that the new windows also have muntins and divided lights to be more in keeping with the rest of the structure.

    b. Applicant to make every effort to find historic documentation of the original front door to the structure. In the absence of historic documentation, Staff is in support of the proposed new front door at a preliminary level. Cut sheets for the door that show panel profiles, material, finish, and thickness will need to be submitted for final review.

c. In a final application for the project, Applicant to submit foundation details, porch details, roof details, window and door cutsheets, roofing cut sheets, and any proposed exterior lighting cutsheets for review.

5. The current proposed siding for the addition is proposed to be dutch siding to match existing. As stated in the Supplement, "The design of the addition should make clear what is new and what is original." Staff is in support of replacing the existing siding on the existing structure in kind as needed, but recommends using a different type of siding on the addition to differentiate the new addition from the existing historic structure.

6. The historic structure should have all wood siding, casing, windows, and doors, but the new portion of the building could have aluminum clad fenestration and cementitious siding that is differentiated from the existing dutch siding.

7. Staff recommends that the applicant comply with the final checklist in compiling a final submission. Applicant to submit railing details, landscaping plan, mechanical screen details, and roof details and cut sheets as part of the final submission.

8. Staff recommends that the mechanical screen is not designed to be any higher than needed. If at all possible, Staff recommends screening with landscaping rather than a fence.

STAFF RECOMMENDATION:

Preliminary Approval with noted conditions.

CITY STAFF INTRODUCTION

204 CARTERET STREET



PROJECT LOCATION- 204 CARTERET STREET

STAFF SITE VISIT PHOTOS - AUGUST 2020

STAFF SITE VISIT PHOTOS - AUGUST 2020

STAFF SITE VISIT PHOTOS - AUGUST 2020

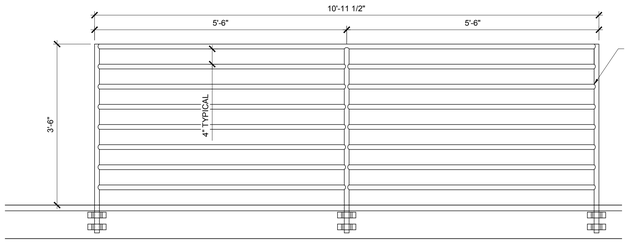


STAFF SITE VISIT PHOTOS - AUGUST 2020



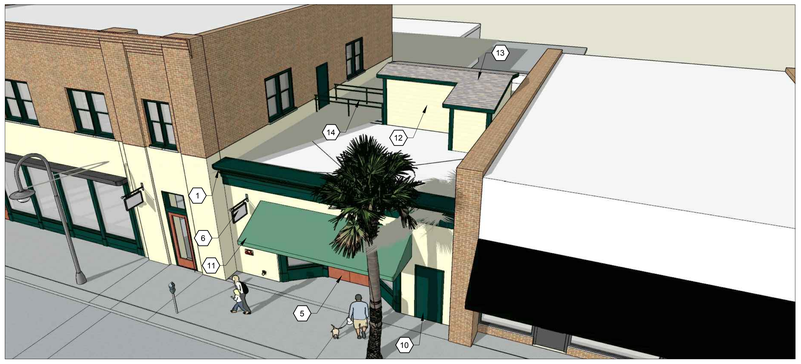
STAFF SITE VISIT PHOTOS - AUGUST 2020





E6 METAL PIPE GUARDRAIL DETAIL
NTS

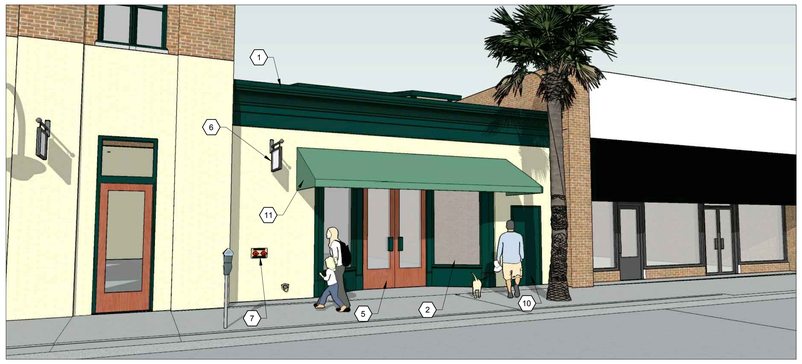
PAGE FROM AUGUST 2020 APPROVED SUBMISSION



D6 RENDERING
NTS



C2 EAST ELEVATION WITH CANOPY
1/4" = 1'-0"
0 2' 4' 8'



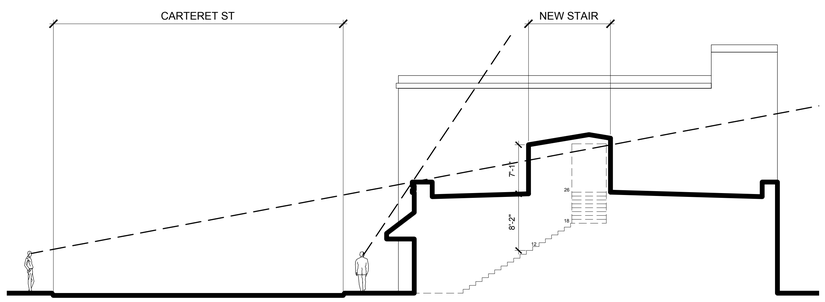
B6 RENDERING
NTS



STOREFRONT SILL / BASE



STOREFRONT HEAD / TRANSOM



A6 STAIR SHAFT LINE OF SIGHT
NTS



OVERALL STOREFRONT

A2 EXISTING STOREFRONT PHOTOS

GENERAL NOTES:

A. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE
B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. NEW ALUMINUM COPING / PAINTED
2. VINYL CLAD STORE FRONT, TO MATCH ADJACENT FORDHAM BUILDING
3. METAL THROUGH WALL SCUPPER BOX
4. ROOF DRAIN OVER FLOW OUTLET
5. WOOD DOOR AND FRAME TO MATCH ADJACENT FORDHAM BUILDING
6. OWNER PROVIDED SIGNAGE BRACKET
7. EXISTING FIRE DEPARTMENT CONNECTION
8. EXISTING SPRINKLER SYSTEM DRAIN
9. EXISTING KNOX BOX
10. HOLLOW METAL DOOR AND FRAME, EGRESS ONLY
11. OPTIONAL CANOPY
12. CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE
13. ASPHALT SHINGLE ROOF
14. GALVANIZED METAL PIPE GUARDRAIL
15. ROOF ACCESS LADDER

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

Copyright © 2020 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE RENOVATION

204 CARTERET STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

SHEET INFORMATION

DATE	JULY 15, 2020
JOB NUMBER	20020
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

ELEVATIONS

A-201

APPLICANT PRESENTATION

204 CARTERET STREET

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

$ PAID 5/5/21 CC

☐ Staff Review
☒ Board Review

Application Fee: *see attached schedule*

21-40 HRB-1

OFFICE USE ONLY: **Date Filed:** 4/28 **Application #:** 21951 **Zoning District:** T5-DC
BCAGHS Survey: ☐ Yes ☐ No

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

Submittal Requirements: All forms and information shall be submitted digitally. 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: Beaufort Desing Build, LLC. / Adam Biery

Applicant Address: 2 Fire Station Lane, Seabrook SC. 29940

Applicant E-mail: adam@beaufortdesignbuild.com Applicant Phone Number: 843.263.4344

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Fordham Enterprises / Graham Trask

Owner Address: 68 Fiddlers Bridge, Staatsburg NY. 12580

Project Name: Fordham Warehouse Renovation

Property Address: 204 Carteret Street, Beaufort SC. 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0941 0000

Date Submitted: 04/20/2021

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

Applicant's Signature: Date: 04/20/2021

Owner's Signature: Date: 04/20/2021

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

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: Fordham Warehouse Renovation

Property Size in Acres: .19 Proposed Building Use: Retail / Mercantile

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):
2,844 (first and second floor toatals)

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):

This project consist of the renovation to the existing Forham Warehouse, located at 204 Carteret Street, Beaufort, SC. The project scope is to include; new vinyl clad store front (to match the adjacent Fordham Building), new wood and glass door, new canvas awning, new roof TPO system, and an emergency egress stair from the second floor of the adjacent Fordham Building Second Floor. This subject property is on a zero lot line lot and the edges of the building are the property lines. All exterior colors will match the adjacent Fordham Building. This submission varies only from the prior submission in that a full second floor will be added in lieu of a "dog house" to conceal the stair.

CONTACT INFORMATION –

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

City of Beaufort Historic Review Board: Response Letter

May 24, 2021

City of Beaufort
Historic Review Board
1911 Boundary Street
Beaufort, South Carolina 29902

Re: **Fordham Warehouse Renovation / Second Floor (Addition): Historic Review Board Comments**
BDB Project #: 20020.00

Please accept this letter as our formal response to plan review comments for the above referenced project. As appropriate, drawing revisions have been clouded. Our responses are as follows:

Missing Items:

1. (Provide)Color photographs of the existing structure and the adjacent structures.
   BDB Response: Sheets EC-101 and EC-102 have been added which includes the photos of the existing structure and adjacent structures. Please note on sheet EC-102 the roof system is / was failing and in disrepair.

2. (Provide) 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.
   BDB Response: This is a zero-lot line lot. The information shown in the plans is the extent of the property.

3. (Provide) Proposed first floor plan, 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.
   BDB Response: Sheets EC-101 has been added. This sheet shows the existing floor plan. Sheet A-101 has been revised to show both the first and second proposed floor plans.

4. Please provide a roof plan.
   BDB Response: Sheet A-102 has been added. This sheet contains the proposed roof plan.

5. (Provide) Elevation drawings must include heights – height above grade, floor to floor heights. For alterations or additions, existing conditions drawings of all four elevations are also required. (In this instance, elevations of the front and rear will suffice).

BDB Response: Sheets EC-101 and EC-102 have been added which illustrate the existing conditions of the front elevation as well as the heights. Sheet A-201 has been revised to reflect the proposed heights of the addition.

6. (Provide) A Final Materials List, including colors, is required.
   BDB Response: All colors for the proposed renovation are to match the existing Fordham Building. Storefront and coping will be Forrest Green. The cementitious lap siding will match the yellowish color (color of brick) on the existing building. We would like to leave the canvas canopy color, as a deferred submittal at this time.

7. Please describe in detail how exterior door will match that of Fordham building.
   BDB Response: The door type, style, wood species, glass, and manufacture for the proposed doors are the same as the existing Fordham Building. Both the double entry door as well as the single door, second floor egress door, will match the existing Fordham Building. The order sheet for these doors can be found on sheet G-104.

8. Please provide a cut sheet for the aluminum coping.
   BDB Response: A cut sheet for the aluminum coping has been attached to this response. We intend to utilize the Edge Systems One. A detail for this coping can be found on sheet A-301 / E3.

9. Please provide a cut sheet on scupper boxes, unless they will be custom. If custom, please provide a detail.
   BDB Response: A cut sheet for the scupper box has been added to sheet G-105 which is a new sheet to the set, per this revision.

10. If any exterior lighting is proposed for the building, cut sheets of these fixtures must be submitted for review
    BDB Response: There is no proposed, new, exterior lighting.

11. A written statement describing the history of the architectural significance of the structure [that was] demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition
    BDB Response: The Fordham Warehouse was an accessory structure to the Fordham Hardware. This building or space was used as a warehouse as well as a receiving room for the previous hardware. The concrete floor was sloped from the sidewalk, up, to the rear of the space. The fact that the floor sloped made for difficultly in utilizing the space for most all other occupancies, as well as non-compliant for accessibility, other than Storage. Since this building was no longer accessible from the Fordham Building (Hardware), proper, the sloped floor and previous use were no longer desirable. The roof structure had significate water and structural damage. See sheet EC-102. The front masonry wall had been constructed on the sloped floor slab and had no foundation. This was a safety hazard to the community and the pedestrians on the sidewalk. The proposed use for the site will be Mercantile on the first floor and Business / Offices on the second floor.

12. (Provide) Color photographs of all sides of the structure [before demolition]
    BDB Response: Photos have been added. see sheet EC-102.

13. 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.

BDB Response: The damage roof system (water and structural damaged) and floor slab were to be the only items demolished. Once the floor slab was removed it was discovered that the front masonry wall had no footing. This was a safety hazard, and the front wall was taken down. This said, the front wall was rebuilt to replicate the prior masonry wall, only this time with the required footing and structural steel reinforcing. The brick size and coursing match the previous wall. Picture of the wall sitting on no footing can be provided upon request.

14. Please clarify why the scupper is planned for the front façade instead of the back. Staff prefers that the roof is sloped to the back, and the scupper is located on the rear of the structure
BDB Response: As previously stated, this building sits on a zero-lot line lot. The Owner of this property does not have access to the rear of this building to install a drain line. The slope direction of the proposed is the same as the previous building / roof.

15. It would be helpful if you can tell us if anything on the lower portion of the building has changed from what was previously submitted for this structure. If anything did change in this lower portion, please make sure all these items are noted and proper details are shown to describe these changes.
BDB Response: The only change to the lower portion of the building, first floor façade, is that in the previous submittal (and approval) the egress door from the second floor was hollow metal. We are now proposed a solid core wood door with glass and transom to match the adjacent Fordham Building, the single door closest to the Warehouse. No other changes have been made to the first floor façade.

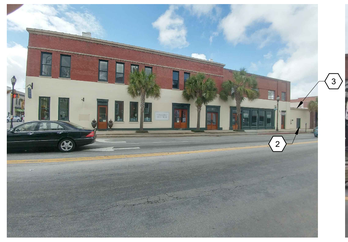
Sincerely,

Beaufort Design Build, LLC



Adam D. Biery
Project Manager

Copy: Dan Saltrick
File



E6 EXIST. CONDITIONS PHOTO
NOT TO SCALE



E5 EXIST. CONDITIONS PHOTO
NOT TO SCALE



E4 EXIST. CONDITIONS PHOTO
NOT TO SCALE



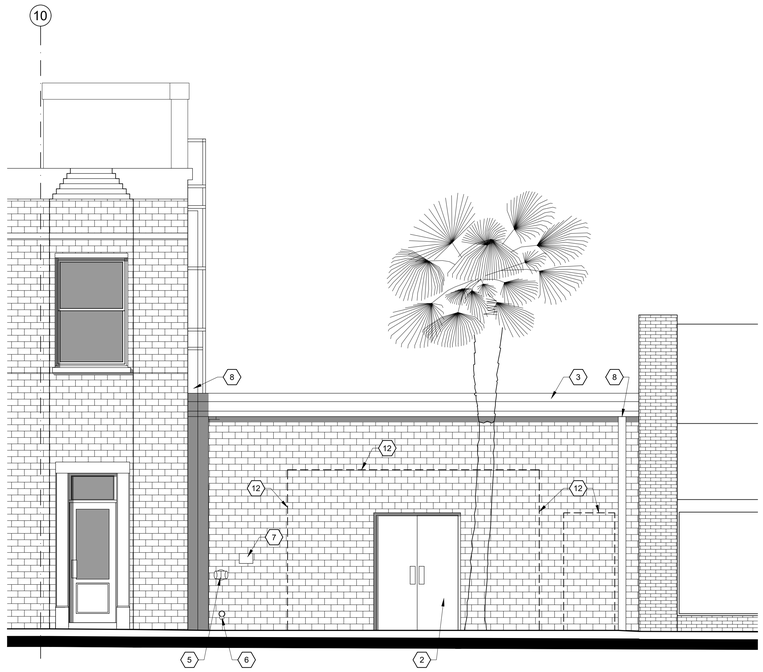
D6 EXIST. CONDITIONS PHOTO
NOT TO SCALE



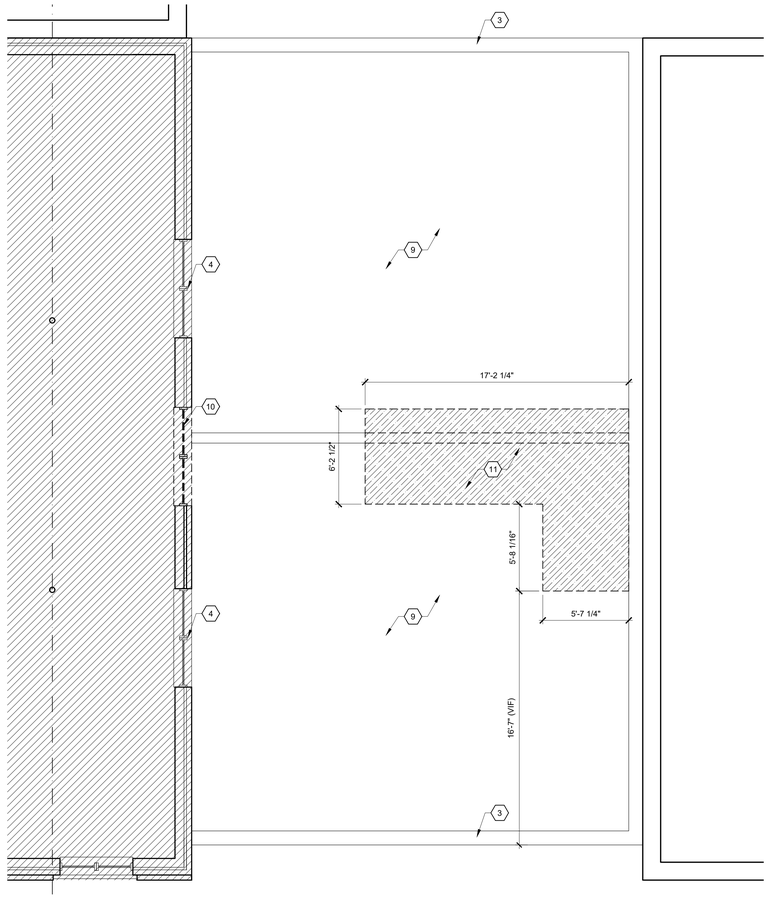
D5 EXIST. CONDITIONS PHOTO
NOT TO SCALE



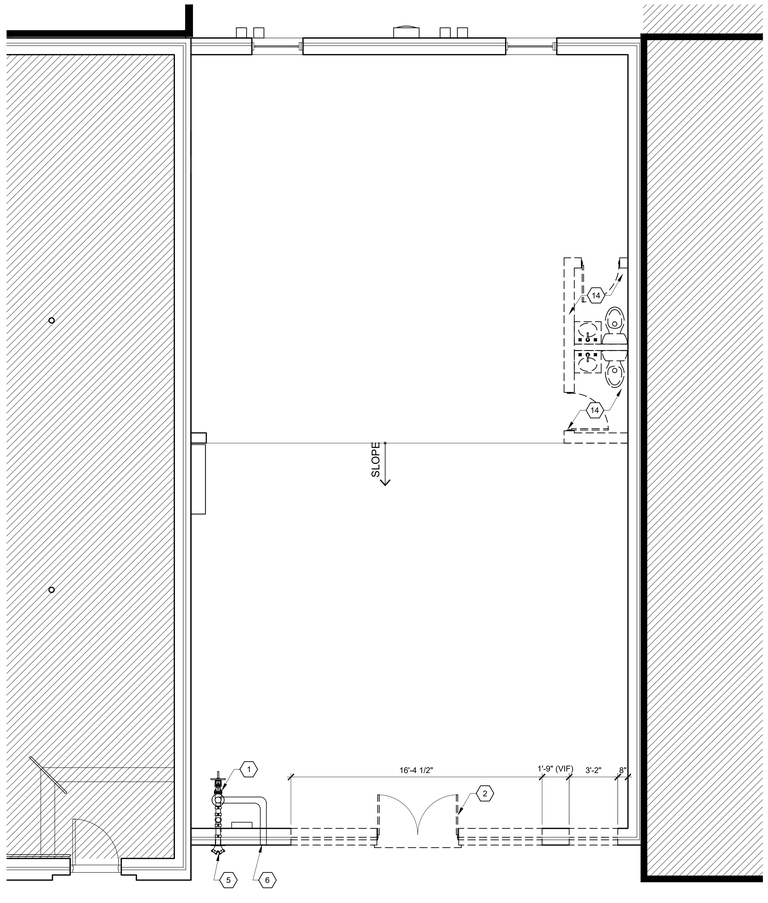
D4 EXIST. CONDITIONS PHOTO
NOT TO SCALE



D2 EXISTING CONDITIONS EAST ELEVATION
1/4" = 1'-0"



A5 EXISTING CONDITIONS ROOF PLAN
1/4" = 1'-0"



A2 EXISTING CONDITION FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE
B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. EXISTING FIRE SPRINKLER RISER
2. EXISTING HOLLOW METAL DOOR TO BE REMOVED
3. EXISTING PARAPET
4. EXISTING WINDOWS TO REMAIN
5. EXISTING FIRE DEPARTMENT CONNECTION
6. EXISTING SPRINKLER SYSTEM DRAIN
7. EXISTING KNOX BOX
8. EXISTING ROOF PIPE DRAIN
9. EXISTING ROOF TO BE RE-SLOPEP
10. EXISTING WINDOW TO BE REMOVED AND PREPARE OPENING FOR INSTALL NEW EGRESS DOOR
11. ROOF AREA TO BE DEMO FOR NEW STAIR WELL
12. LINE OF DEMO FOR NEW STOREFRONT
13. EXISTING ROOF STRUCTURE TO BE REMOVED
14. EXISTING PARTITION WALL AND RESTROOM FIXTURES TO BE REMOVED

LEGEND:

AREA NOT IN CONTRACT / NO CHANGES TO EXISTING CONDITIONS

EXISTING WALL, FIXTURE OR EQUIPMENT TO BE REMOVED

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

Copyright © 2021 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE 2ND FLOOR

204 CARTERET STREET BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

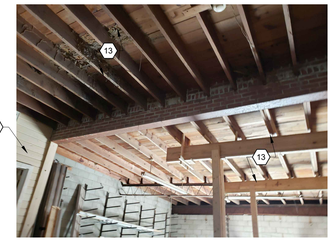
NO.	DESCRIPTION	DATE
S1	HRB SUBMISSION	05/31/21
R1	REVISIONS PER HRB COMMENTS	05/24/21

SHEET INFORMATION

DATE	MARCH 31, 2021
JOB NUMBER	21012.00
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

EXISTING CONDITIONS FLOOR PLANS AND ELEVATION

EC-101



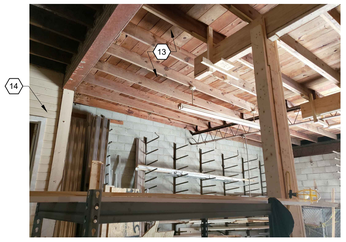
E3 EXIST. CONDITIONS PHOTO
NOT TO SCALE



E2 EXIST. CONDITIONS PHOTO
NOT TO SCALE



D3 EXIST. CONDITIONS PHOTO
NOT TO SCALE



D2 EXIST. CONDITIONS PHOTO
NOT TO SCALE



C3 EXIST. CONDITIONS PHOTO
NOT TO SCALE



C2 EXIST. CONDITIONS PHOTO
NOT TO SCALE



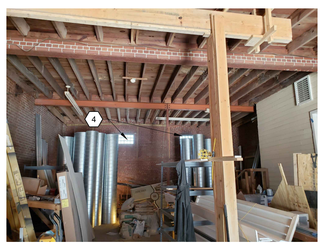
B3 EXIST. CONDITIONS PHOTO
NOT TO SCALE



B2 EXIST. CONDITIONS PHOTO
NOT TO SCALE



A3 EXIST. CONDITIONS PHOTO
NOT TO SCALE



A2 EXIST. CONDITIONS PHOTO
NOT TO SCALE

GENERAL NOTES:

A. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE
B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. EXISTING FIRE SPRINKLER RISER
2. EXISTING HOLLOW METAL DOOR TO BE REMOVED
3. EXISTING PARAPET
4. EXISTING WINDOWS TO REMAIN
5. EXISTING FIRE DEPARTMENT CONNECTION
6. EXISTING SPRINKLER SYSTEM DRAIN
7. EXISTING KNOX BOX
8. EXISTING ROOF PIPE DRAIN
9. EXISTING ROOF TO BE RE-SLOPED
10. EXISTING WINDOW TO BE REMOVED AND PREPARE OPENING FOR INSTALL NEW EGRESS DOOR
11. ROOF AREA TO BE DEMO FOR NEW STAIR WELL
12. LINE OF DEMO FOR NEW STOREFRONT
13. EXISTING ROOF STRUCTURE TO BE REMOVED
14. EXISTING PARTITION WALL AND RESTROOM FIXTURES TO BE REMOVED

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

Copyright © 2021 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE
2ND FLOOR

204 CARTERET STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S1	HRB SUBMISSION	03/31/21
R1	REVISIONS PER HRB COMMENTS	05/24/21

SHEET INFORMATION

DATE	MARCH 31, 2021
JOB NUMBER	21012.00
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

EXISTING CONDITIONS PHOTOGRAPHS

EC-102





FORDHAM WAREHOUSE
2ND FLOOR
204 CARTERET STREET
BEAUFORT, SOUTH CAROLINA, 29902

SCOPE OF WORK:

- THIS PROJECT CONSIST OF CONSTRUCTION OF 2ND FLOOR TO THE EXISTING FORDHAM WAREHOUSE LOCATED AT 204 CARTERET STREET BEAUFORT SOUTH CAROLINA
- THE PROJECT IS TO INCLUDE A NEW VINYL CLAD DOUBLE HUNG WINDOWS, A NEW ROOF SYSTEM AND AN EMERGENCY EGRESS STAIR FROM THE ADJACENT FORDHAM BUILDING SECOND FLOOR
- THE EXISTING BUILDING SITS ON A ZERO LOT LINE LOT AND THE EGRESS OF THE BUILDING ARE THE PROPERTY LINES

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE CARRIED OUT ACCORDING TO GOOD CONSTRUCTION PRACTICES
2. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS
   - 2.1. BUILDING: 2018 INTERNATIONAL BUILDING CODE
   - 2.2. MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE
   - 2.3. ELECTRICAL: 2014 NATIONAL ELECTRICAL CODE
   - 2.4. PLUMBING: 2018 INTERNATIONAL PLUMBING CODE
   - 2.5. FIRE CODE: 2018 INTERNATIONAL FIRE CODE
   - 2.6. ENERGY CODE: 2009 INTERNATIONAL ENERGY CONSERVATION CODE
   - 2.7. NFPA 101 LIFE SAFETY CODE
   - 2.8. ICC A11.7-2017 AND THE AMERICAN WITH DISABILITIES ACT (ADA)
   - 2.9. LOCAL PLANNING AND ZONING
3. ALL WORK SHALL BE UNDERTAKEN AND MANAGED IN ACCORDANCE WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LIFE SAFETY ELEMENTS INCLUDING BUT NOT LIMITED TO EXIT SIGNAGE, FIRE EXTINGUISHERS AND FIRE SPRINKLER SYSTEMS NECESSARY TO SATISFY LOCAL, STATE AND FEDERAL STANDARDS, CODES AND GUIDELINES.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.
6. GENERAL CONTRACTOR SHALL REPORT, TO THE ARCHITECT, ANY AND ALL DISCREPANCIES REGARDING EXISTING CONDITIONS OR WITHIN THE DRAWINGS AND THE SPECIFICATIONS. FAILURE TO DO SO WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY REGARDING ANY CONSEQUENCES THAT MIGHT RESULT FROM SUCH DISCREPANCIES.
7. GENERAL CONTRACTOR SHALL SUBMIT, FOR OWNER AND ARCHITECT APPROVAL, SAMPLES AND PRODUCT DATA FOR ANY SUBSTITUTED PRODUCTS AND / OR SYSTEMS.
8. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DISCIPLINES AND TRADES AND THEIR POTENTIAL IMPACT ON THE PROJECT.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING , BETWEEN TRADES, ALL CUTTING AND PATCHING RESPONSIBILITIES.
10. DUE TO MANUFACTURER VARIATIONS ON TYPE AND SIZES OF EQUIPMENT, CASEWORK, FIXTURES, ETC., ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR AND APPROPRIATE COORDINATE WITH THE SUBCONTRACTORS AND SUPPLIERS.
11. UNLESS NOTED OTHERWISE, INSTALL CONTINUOUS TREATED, NON-COMBUSTILBLE 2X6 WOOD BLOCKING FOR ALL CASEWORK, COUNTERS, GRAB BARS, WALL MOUNTED EQUIPMENT, ACCESSORIES , FIXTURES, TELEVISIONS, ETC.
12. CONSTRUCTION DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS, LARGE SCALE DETAILS TAKE PRECEDENCE OVER PLANS AND ELEVATIONS AND ENGINEERING DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL GRAPHIC REPRESENTATIONS.
13. GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS AND FINAL CLEANING.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MULTI TENANT FACILITIES FOR LOCATION OF TEMPORARY RESTROOM, DUMPSTER OTHER TEMPORARY FACILITIES AND EQUIPMENT.
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR KNOWING AND COMPLYING WITH ALL LOCAL ORDINANCES REGARDING NOISE, WORK HOURS, ETC.

DESIGN TEAM

ARCHITECT

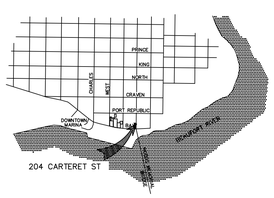
BEAUFORT DESIGN BUILD, LLC.
2 FIRE STATION LANE, SEABROOK, SC, 29940
P. 843.466.3664

STRUCTURAL ENGINEER

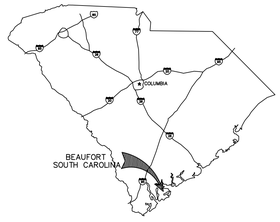
29E6
1011 BAY ST 3RD FLOOR,
BEAUFORT, SC 29902
P.843.441.9828

MEP ENGINEER

LONDONO ENGINEERING
P.O. BOX 433
BEAUFORT, SC 29901
843-263-1792



LOCATION MAP N



VICINITY MAP N

ABBREVIATIONS

A/C	AIR CONDITIONER(ING)
AFF	ABOVE FINISH(ED) FLOOR
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BOT	BOTTOM
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
DHEC	DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL
DP	DESIGN PRESSURE
EQUIP	EQUIPMENT
EX	EXISTING OR EXTERIOR
EXT	EXTERIOR
FE	FIRE EXTINGUISHER
FIN	FINISH
FL	FLOOR
GWB	GYPSUM WALL BOARD
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
LFT	LINEAR FEET
MFR	MANUFACTURER
MIN	MINIMUM
N/A	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO.	NUMBER
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PSF	POUNDS PER SQUARE FOOT
SF	SQUARE FEET (FOOT)
TYP	TYPICAL
V.I.F.	VERIFY IN FIELD
#	NUMBER

XX — COLUMN LINE

X### — ROOM NUMBER

108 — DOOR NUMBER (CORRESPONDS WITH ROOM NUMBER)

— BUILDING EQUIPMENT SYMBOL

R# — TOILET ACCESSORY

000.00 — FIN FLOOR ELEVATION, HEIGHT ABOVE FIN FLOOR, SPOT ELEVATION

P — PARTITION TYPE INDICATOR

X / X AX.XX X / X — INTERIOR ELEVATION, CASEWORK OR MILLWORK ELEVATION

NUMBER / SHEET — INTERIOR ELEVATION, CASEWORK OR MILLWORK ELEVATION

X / X-101 — ENLARGED DETAIL OR PLAN DETAIL

X / X-101 — WALL SECTION

X / X-101 — EXISTING CONDITIONS PHOTOGRAPH

X — DRAWING KEYNOTE



THIS IMAGE SHOWN FOR REFERENCE ONLY

GENERAL

G-101	COVER SHEET, INDEX AND SCOPE OF WORK
G-104	SUPPORTING DOCUMENTS
G-105	SUPPORTING DOCUMENTS

ARCHITECTURAL

EC-101	EXISTING CONDITIONS FLOOR PLANS AND ELEVATION
EC-102	EXISTING CONDITIONS PHOTOGRAPHS
A-101	FIRST AND SECOND FLOOR PLANS
A-201	ELEVATIONS AND RENDERING
A-301	BUILDING SECTIONS

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

Copyright © 2021 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE 2ND FLOOR

204 CARTERET STREET BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S1	HRB SUBMISSION	03/31/21
R1	REVISIONS PER HRB COMMENTS	05/24/21

SHEET INFORMATION

DATE	MARCH 31, 2021
JOB NUMBER	21012.00
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

COVER SHEET AND SHEET INDEX

G-101

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com
Copyright © 2021 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE
2ND FLOOR

204 CARTERET STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S1	HRB SUBMISSION	03/31/21
R1	REVISIONS PER HRB COMMENTS	05/24/21

SHEET INFORMATION

DATE	MARCH 31, 2021
JOB NUMBER	21012.00
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

SUPPORTING DOCUMENTS

G-104

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- (Access) 13 - (County) 913 (Site #)
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Common name(s): Fordham's Hardware
Address/location: 701 Bay St.
Date: 1907 ca.; 1950 Alteration date: 1950 ca.
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): commercial
Current uses: commercial

Map Ref.: BFT 09 (BR)
City Block Ref.: 49 ,05
Tax Number: R120 004 000 0947 0000
Island: Port Royal Is.
City/Vicinity of (vic.): Beaufort

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

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

Consultant Recommendation:
Name:

Previous Survey:
☐ H.A.B.S.
☐ Other
☐ Feiss-Wright (1969)
☐ Historic Resources of the Lowcountry (1979)
☒ Milner Historic District Inventory (1979)
☐ A Guide to Historic Beaufort (1995 ed.)
Reference: 49 (947) - 4
Notes: Vol. 02; full form

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date: 8.5.97
Recorder: C. Brooker, Brooker Arch. Cons.

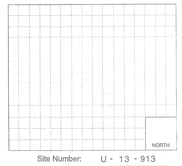
Roll # B-21 Neg. 0 View of: S facade fac. N

Style: Beaux Arts
Commercial Form: 2-part commercial block
Core Shape:
Roof: Shape:
Stories: 2 stories
Construction: masonry
Material: not visible
Chimney: Type:
Material:
Exterior Walls:
Windows: tripartite display
Type: double hung fixed
Pane Config.: 1/1
Doors: double
Foundation: brick
Porch Height:
Porch Width:
Porch Roof Shape:
Porch Details:
Decorative Elements: cast stone
Outbuildings:
Interior Features:
Number of Related Resources:
Surroundings: commercial, urban
Acreage: less than 1 acre
Quadrangle: Beaufort
Alterations: Alteration date: 1950 ca.
Integrity: good
Condition: good
2 story brick extension to north.

Description: 2 story commercial block with main entrance from Bay Street to south. Main facade has parapet divided into 4 bays by brick and cast stone piers supported on corbels in vaguely Beaux Arts style. 2nd floor windows maintain 4 bay division, each window being tripartite. First floor breaks symmetry, featuring display windows west and large tripartite window with fixed top light to east.

Historical Data: Occupies site of McKee House destroyed in fire of 1907. According to owner, south section of present building built soon after fire in 1907.

Sketch:



Site Number: U - 13 - 913

Informant/ Bibliography: A. Fordham

Brockington Associates, Inc. • Brooker Architectural Design Consultants • Historic Beaufort Foundation • Preservation Consultants, Inc.

A5 BEAUFORT COUNTY HISTORIC SITES SURVEY

ANDERSEN WINDOWS & DOORS

A-SERIES Windows
Architectural Collection



CREATE DISTINCTION

A-Series products combine innovative engineering with traditional craftsmanship to make any architectural style easily achieved. They're also the best-performing, most energy-efficient products Andersen has ever offered.



- Virtually maintenance-free that never needs painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a Fibrex® composite material and fiberglass that provides long-lasting* performance
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate, including triple-pane glass
- Many A-Series windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.
- Exterior trim, made of composite Fibrex material adds curb appeal
- Variety of grille styles and patterns and between-the-glass art glass create a unique look
- Smart Home options available to monitor the status of your windows
- Stormwatch® Protection available for coastal areas

ASK ABOUT ENERGY STAR

StormWATCH PROTECTION

PRODUCT TYPES

- Casement windows
- Awning windows
- Double-hung windows
- Picture windows
- Transom windows
- Specialty windows

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

A-SERIES Windows

FINISH OPTIONS

EXTERIOR COLORS

White | Canvas | Sandstone | Terratone | Dark Bronze | Forest Green | Dove Gray | Prairie Grass | Red Rock | Cocoa Bean | Black

INTERIOR OPTIONS

Wood Species All wood interiors are unfinished unless an interior finish is specified.

Pine | Maple | Oak | Vertical Grain Douglas Fir | Mahogany* | Cherry

Factory-Finished Interiors Shown on pine. Available on pine, maple and oak only.

Clear Coat | Honey | Cinnamon | Russet | Mocha | Espresso

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors Available on pine.

White | Birch Bark | Primed (for paint) | Canvas | Sandstone | Dark Bronze | Black

Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.

HARDWARE OPTIONS**

CASEMENT & AWNING

Contemporary Folding: **Black** | Bright Brass | Gold Dust | Oil Rubbed Bronze | Satin Nickel | Stone | White

Traditional Folding: Antique Brass | Black | Bright Brass | Distressed Bronze | Distressed Nickel | Gold Dust | Oil Rubbed Bronze | **Satin Nickel** | Stone | White

DOUBLE-HUNG

Standard: Lock & Keeper

Traditional: Hand Lift; Bar Lift; Finger Lift

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome | **Satin Nickel** | Stone | White

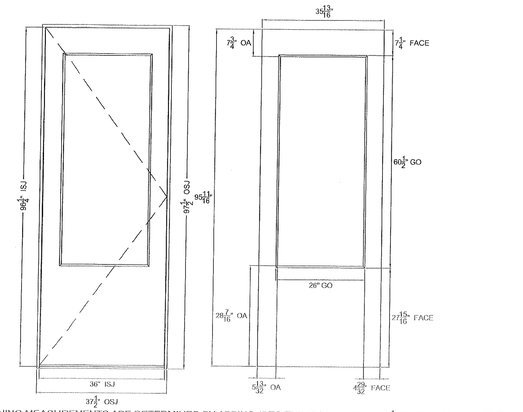
Bold name denotes finish shown.

ANDERSEN WINDOWS & DOORS

For more information, visit **andersenwindows.com/a-series**

*Acual wood species is either Sapele or Spo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
**Hardware is sold separately, except standard hardware.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.
"Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2020 Andersen Corporation. All rights reserved. 02/20

A3 ANDERSON "A" SERIES WINDOWS



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/4" TO THE "OSJ" HEIGHT

BUILT ON THE LEVEL, SQUARE AND PLUMB BY YOU DRAW IT WELL SAW IT

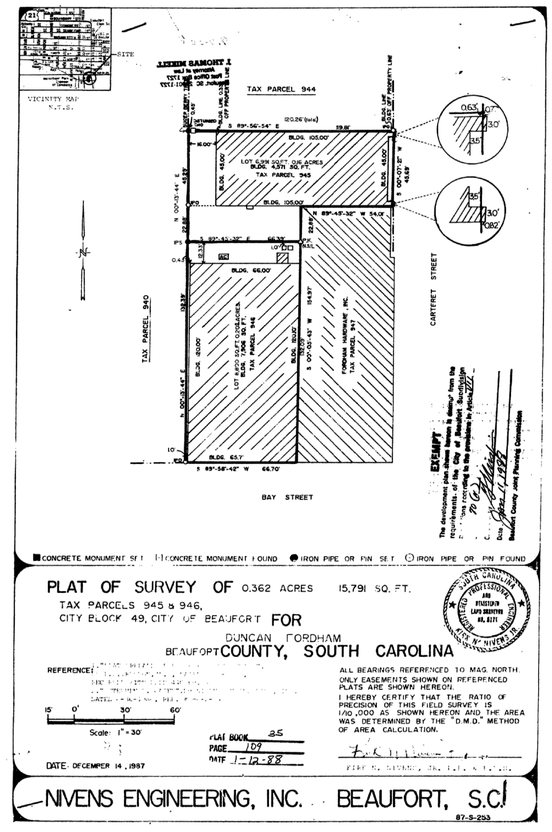
Manufactured By:
Dallas Millwork Inc.
PO Box 549 Hiram, GA. 30141
770-943-3909
770-943-3900-FAX

CUSTOMER
Grayco

APPROVED BY:
X

DRAWING#: AP221704
DATE:2-2-17
REV. #:
REV DATE:

C2 SAPELE EXTERIOR WOOD DOOR DETAIL



PLAT OF SURVEY OF 0.362 ACRES 15,791 SQ. FT.
TAX PARCELS 945 & 946,
CITY BLOCK 49, CITY OF BEAUFORT FOR
DUNCAN FORDHAM
BEAUFORT COUNTY, SOUTH CAROLINA

REFERENCE:

ALL BEARINGS REFERENCED TO MAG. NORTH. ONLY EASEMENTS SHOWN ON REFERENCED PLATS ARE SHOWN HEREON.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THIS FIELD SURVEY IS 1/10,000 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE "D.M.D." METHOD OF AREA CALCULATION.

Scale: 1" = 30'

PLAT BOOK 25
PAGE 109
DATE 1-12-88

DATE: DECEMBER 14, 1987

NIVENS ENGINEERING, INC. BEAUFORT, S.C.
87-S-293

A2 PLAT OF SURVEY

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com
Copyright © 2021 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE
2ND FLOOR

204 CARTERET STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S1	HRB SUBMISSION	03/31/21
R1	REVISIONS PER HRB COMMENTS	05/24/21

SHEET INFORMATION

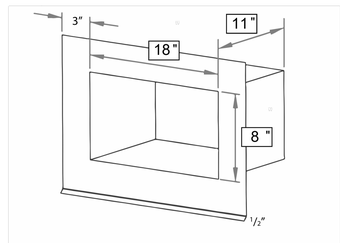
DATE	MARCH 31, 2021
JOB NUMBER	21012.00
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

SUPPORTING DOCUMENTS

G-105

DMI DIMENSIONAL METALS, INC.

DynaClad® Water Control
Thru-Wall Scupper



NOTES
All dimensions are to be approved by DMI
Conductor Head purchased separately - see Conductor Head Order Form.

COMMENTS

QUANTITY
1

MATERIAL
- ○ Aluminum:
- ○ Galvalume®:
- ○ Copper:
- ○ Stainless Steel: ____
- ○ TPO Metal - White
- ○ PVC Steel - White

FINISH (NA for Copper, TPO Metal, & PVC Steel)
- ○ DynaClad® PVDF:
- ○ DynaClad® PVDF w/ Clear Coat*:
- ○ Acrylic Coated Galvalume® (ACRYLUME®)
- ○ Clear Anodized Aluminum
- ○ Custom Color: HARTFORD GREEN

*Premium Colors subject to minimum quantities, extended lead times and upcharges. Consult DMI for details.

PROJECT NAME | **P.O. NO.**

CUSTOMER

CUSTOMER APPROVAL
Material is to be fabricated to dimensions as listed on this form. Responsibility of measurement accuracy and completeness is by the submitter. You are agreeing to DMI's Terms and Conditions of Sale as outlined on http://www.dmimetals.com/termsandconditions.
- ○ APPROVED FOR FABRICATION
- ○ APPROVED AS NOTED

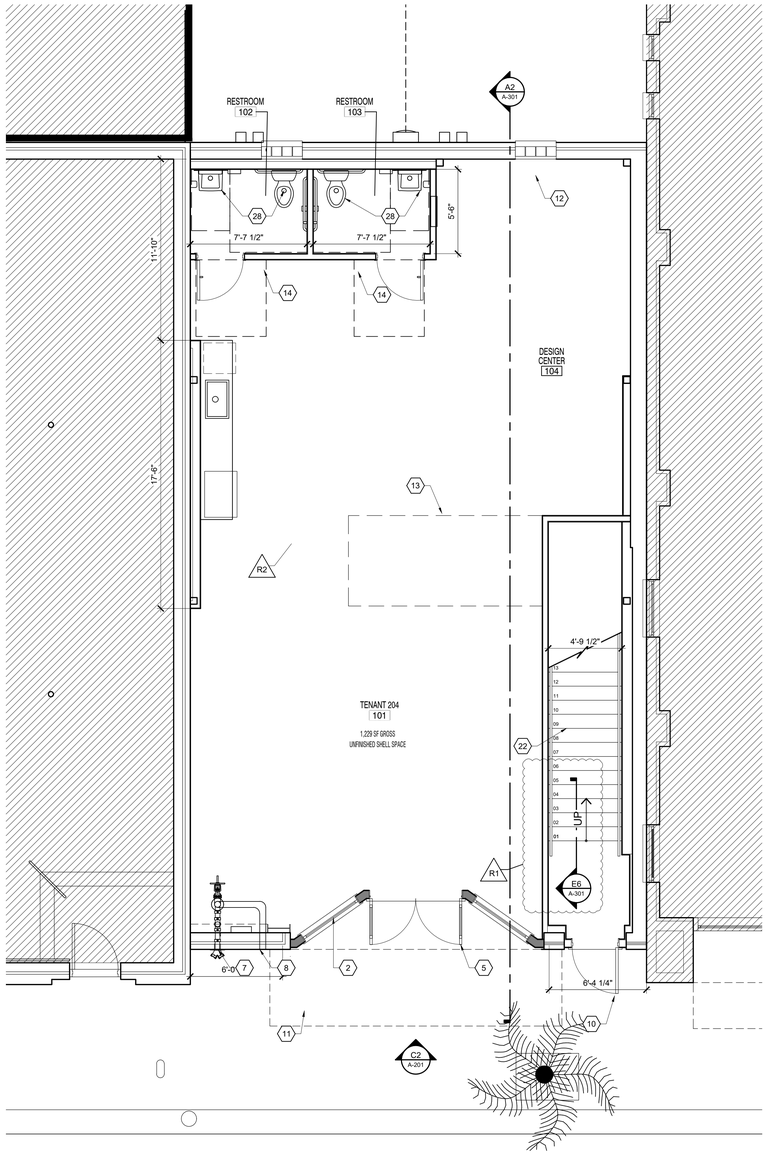
X
AUTHORIZED CUSTOMER SIGNATURE — DATE
PRINT NAME — PHONE

PROVEN. DEPENDABLE. SUSTAINABLE.
www.dmimetals.com

58 Kiemo Drive North, Reynoldsburg, OH 43068 - 800.828.1510 - sales@dmimetals.com
04062020

Page ____ of ____

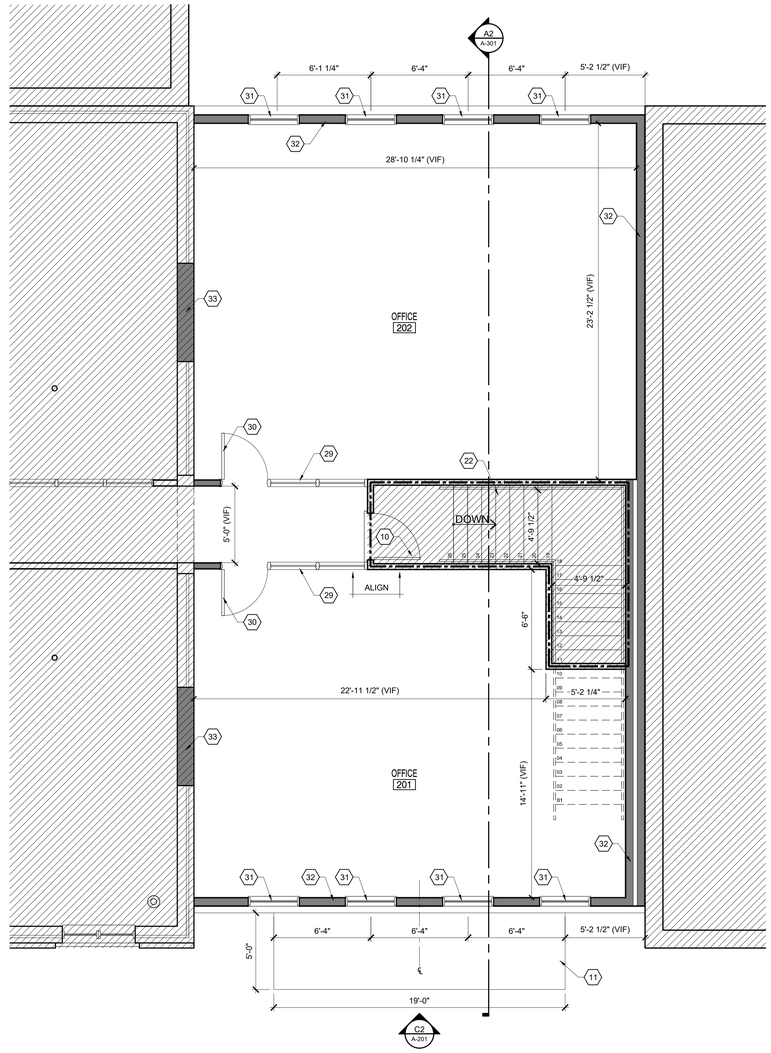
A2 SCUPPER CUT SHEET



A5 FIRST FLOOR PLAN

1/4" = 1'-0"

0 2' 4' 8'



A2 SECOND FLOOR PLAN

1/4" = 1'-0"

0 2' 4' 8'

GENERAL NOTES:

A. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE
B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. NEW ALUMINUM COPING / PAINTED
2. VINYL CLAD STORE FRONT, TO MATCH ADJACENT FORDHAM BUILDING
3. METAL THROUGH WALL SCUPPER BOX
4. ROOF DRAIN OVER FLOW OUTLET
5. WOOD DOOR AND FRAME TO MATCH ADJACENT FORDHAM BUILDING
6. OWNER PROVIDED SIGNAGE BRACKET
7. EXISTING FIRE DEPARTMENT CONNECTION
8. EXISTING SPRINKLER SYSTEM DRAIN
9. EXISTING KNOX BOX
10. 3'-0"x7'-0" HOLLOW METAL DOOR AND FRAME WITH PANIC HARDWARE, EGRESS ONLY
11. OPTIONAL CANOPY
12. ELECTRICAL PANEL
13. LINE OF STAIR ABOVE
14. DASHED LINES INDICATED CLEAR FLOOR AREA REQUIRED AT EACH DOOR
15. GALVANIZED METAL PIPE GUARDRAIL
16. RECYCLED PLASTIC DECK
17. ROOF DRAIN
18. THROUGH-WALL OVERFLOW ROOF SCUPPER
19. NEW PARAPET COPING
20. ROOF ACCESS LADDER
21. ROOF MOUNT, PACKAGE, HVAC UNIT
22. STAIR WOOD TREAD AND RISER
23. EXPOSED FLOOR JOIST, REFER TO STRUCTURAL DRAWINGS
24. EXPOSED PSL BEAM, REFER TO STRUCTURAL DRAWINGS
25. EXPOSED SPIRAL 1" INSULATED DUCT WORK. REFER TO MECHANICAL DRAWINGS
26. 45 MIL RUBBER EPDM ROOFING MEMBRANE
27. 3'-0"x7'-0" SOLID CORE WOOD DOOR IN HOLLOW METAL FRAME
28. FUTURE PLUMBING FIXTURES AND CLEAR FLOOR AREAS, SHOWN FOR INSLAB PLUMBING LOCATIONS ONLY
29. 1/4" CLEAR TEMPERED GLASS IN PAINTED WOOD FRAME
30. 3'-0"x7'-0" FULL GLASS SOLID CORE DOOR. DOOR TO BE PAINT GRADE, PLANE SLICED BIRCH. FRAME TO BE INTEGRAL WITH WINDOW FRAMING AND TRIM. ALL TRIM TO BE PRIMED AND PAINTED
31. NEW DOUBLE HUNG WOOD WINDOWS TO MATCH STYLE OF EXISTING WINDOWS ON BAY STREET ELEVATION; ANDERSEN "A" SERIES WINDOWS
32. NEW EXTERIOR WALLS TO BE 2X6 WOOD STUD FRAMED WALL @ 16" OC W/ R-19 MINERAL WOOL INSULATION AND 5/8" GYP BD ON BOTH SIDES AND CEMENTITIOUS SIDING OUTSIDE
33. BRICK INFILL AT EXISTING WINDOW OPENING

LEGEND:

AREA NOT IN CONTRACT / NO CHANGES TO EXISTING CONDITIONS

NEW PARTITION 2X4 WOOD STUD FRAMED WALL @ 16" OC W/ R-19 MINERAL WOOL INSULATION AND 5/8" GYP BD ON BOTH SIDES

UL U305 - 1 HOUR FIRERATED WALL DETAIL

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com
Copyright © 2021 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE 2ND FLOOR

204 CARTERET STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S1	HRB SUBMISSION	05/31/21
R1	REVISIONS PER HRB COMMENTS	05/24/21

SHEET INFORMATION

DATE	MARCH 31, 2021
JOB NUMBER	21012.00
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

SECOND FLOOR PLAN

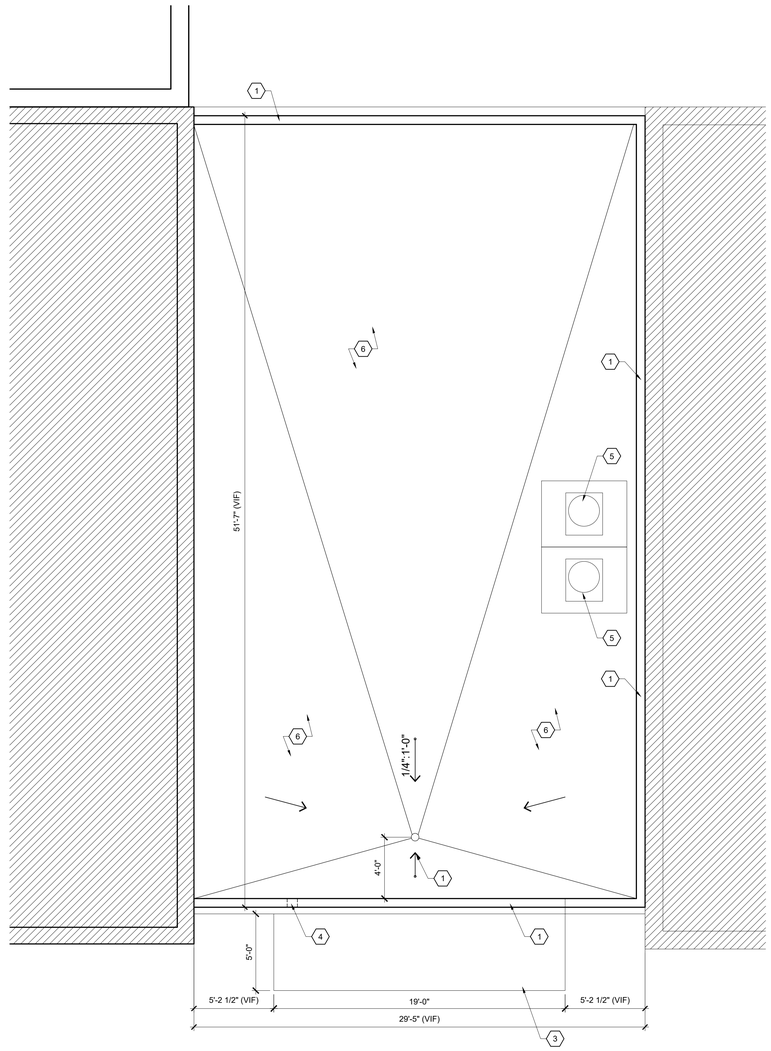
A-101

GENERAL NOTES:

A. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE
B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. NEW ALUMINUM COPING
2. ROOF DRAIN OUTLET
3. OPTIONAL CANOPY
4. THROUGH-WALL OVERFLOW ROOF SCUPPER
5. ROOF MOUNT, PACKAGE, HVAC UNIT
6. 45 MIL RUBBER EPDM ROOFING MEMBRANE



A2 SECOND FLOOR PLAN
1/4" = 1'-0"
0 2' 4' 8'

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

Copyright © 2021 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE
2ND FLOOR

204 CARTERET STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

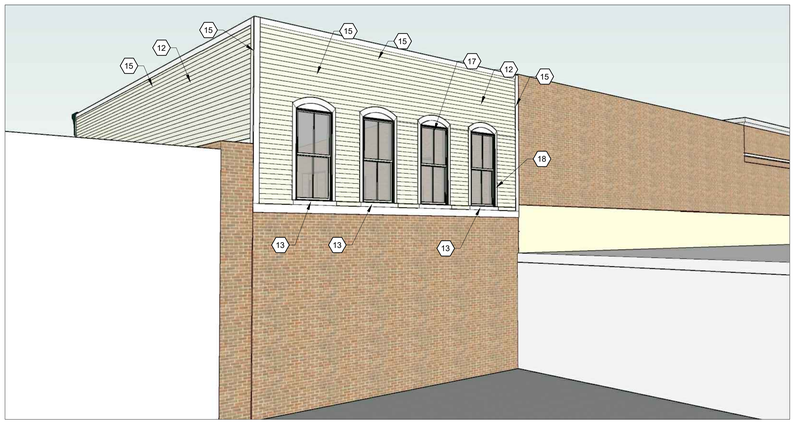
NO.	DESCRIPTION	DATE
S1	HRB SUBMISSION	03/31/21
R1	REVISIONS PER HRB COMMENTS	05/24/21

SHEET INFORMATION

DATE	MARCH 31, 2021
JOB NUMBER	21012.00
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

ROOF PLAN

A-102



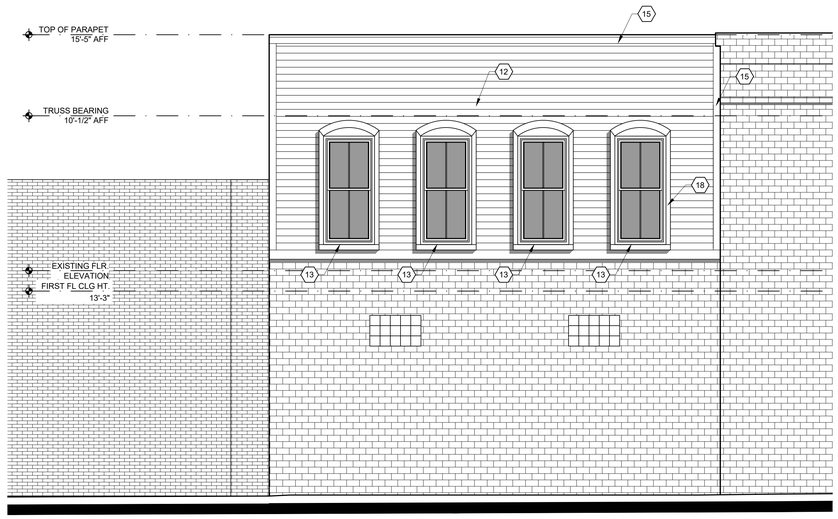
D5 RENDERING
NTS



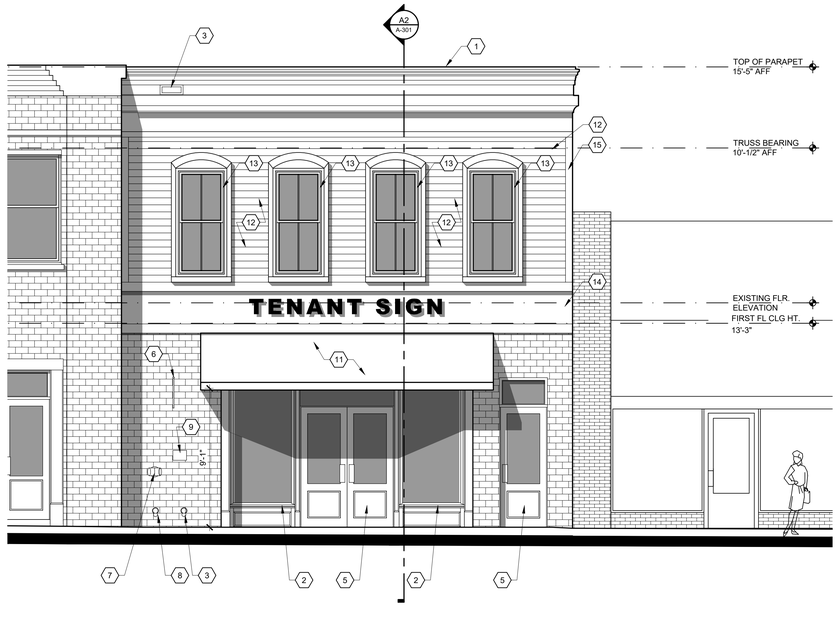
C5 RENDERING
NTS



A5 RENDERING
NTS



C2 PROPOSED REAR ELEVATION
1/4" = 1'-0"
0 2' 4' 8'



A2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"
0 2' 4' 8'

GENERAL NOTES:

A. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE
B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. NEW ALUMINUM COPING / PAINTED
2. VINYL CLAD STORE FRONT, TO MATCH ADJACENT FORDHAM BUILDING
3. METAL THROUGH WALL SCUPPER BOX
4. ROOF DRAIN OVER FLOW OUTLET
5. WOOD DOOR AND FRAME TO MATCH ADJACENT FORDHAM BUILDING
6. OWNER PROVIDED SIGNAGE BRACKET
7. EXISTING FIRE DEPARTMENT CONNECTION
8. EXISTING SPRINKLER SYSTEM DRAIN
9. EXISTING KNOX BOX
10. HOLLOW METAL DOOR AND FRAME, EGRESS ONLY
11. OPTIONAL CANOPY
12. CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
13. NEW DOUBLE HUNG WOOD WINDOWS TO MATCH STYLE OF EXISTING WINDOWS ON BAY STREET ELEVATION; ANDERSEN "A" SERIES WINDOWS
14. CEMENTITIOUS TRIM BOARD, REFER TO SECTIONS DETAILS AT A-301
15. 5/4x6 CEMENTITIOUS TRIM
16. BRICK INFILL AT EXISTING WINDOW OPENING
17. 5/4x6 ARCHED CEMENTITIOUS HEAD TRIM W/ RIGID FLASHING ABOVE. TYPICAL AT ALL WINDOWS
18. 5/4x4 CEMENTITIOUS JAMB. TYPICAL AT ALL WINDOWS

ALL CEMENTITIOUS SIDING TO BE INSTALLED SMOOTH SIDE OUT

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

Copyright © 2021 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE 2ND FLOOR

204 CARTERET STREET BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

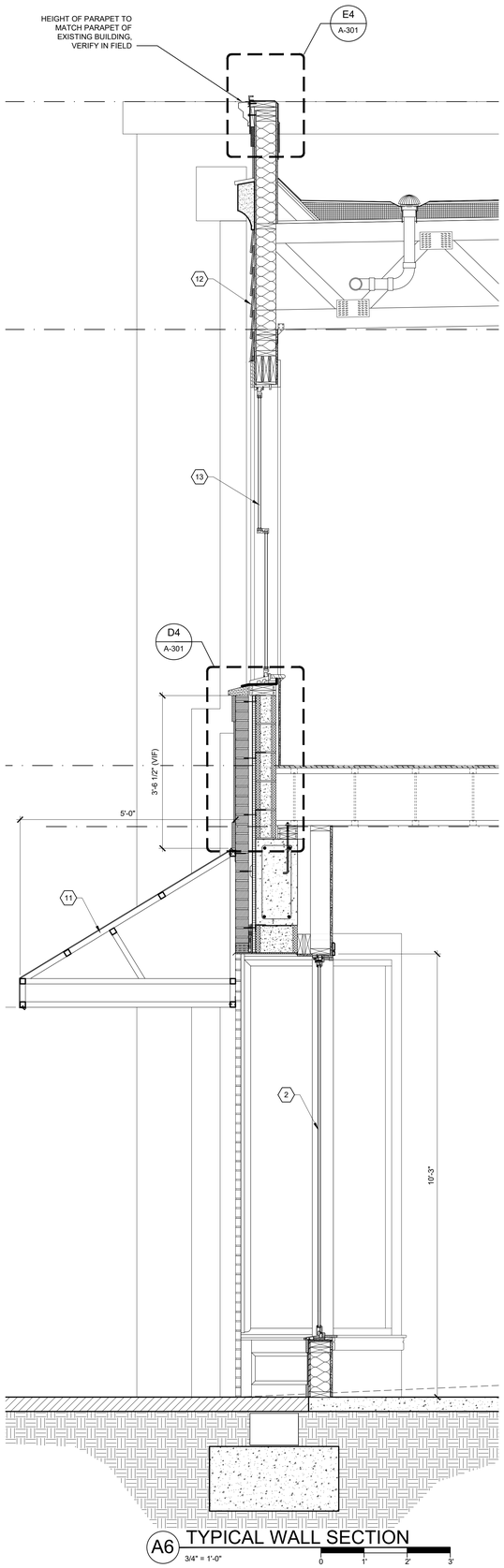
NO.	DESCRIPTION	DATE
S1	HRB SUBMISSION	03/31/21
R1	REVISIONS PER HRB COMMENTS	05/24/21

SHEET INFORMATION

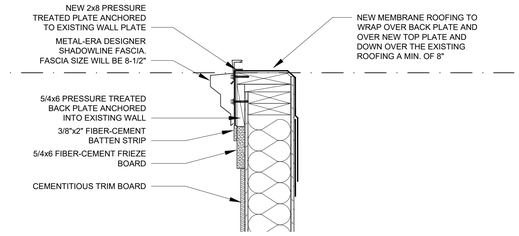
DATE	MARCH 31, 2021
JOB NUMBER	21012.00
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

ELEVATIONS AND RENDERING

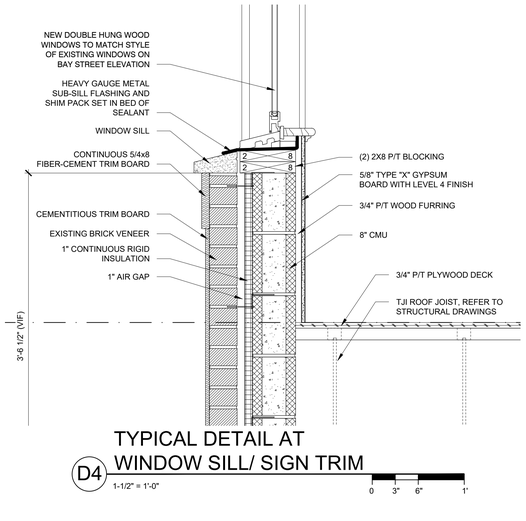
A-201



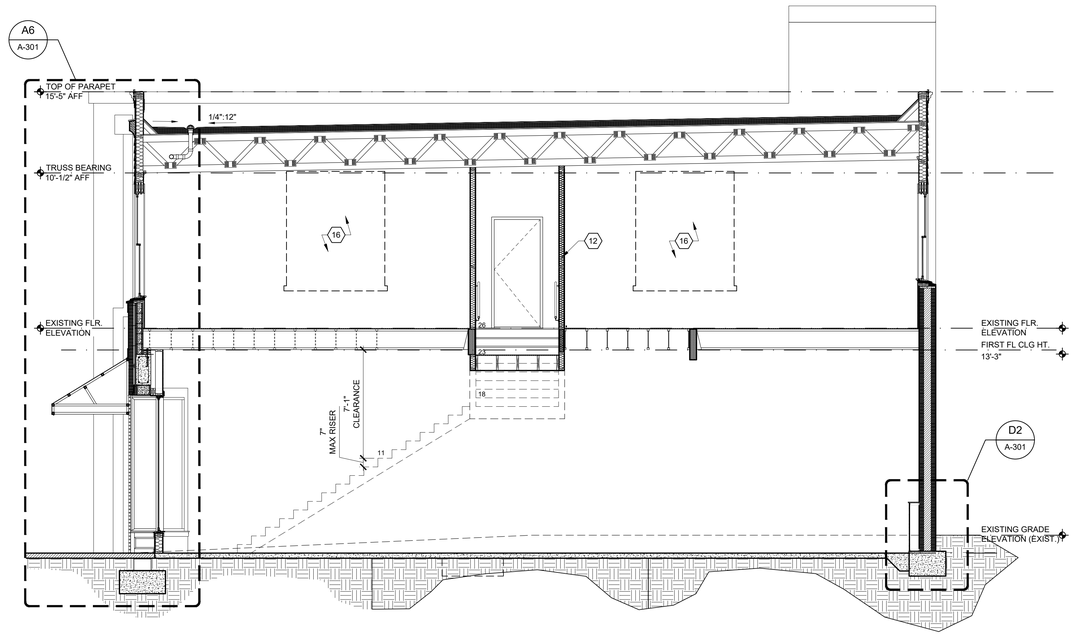
A6 TYPICAL WALL SECTION
3/4" = 1'-0"



E3 METAL COPING AND CORNICE DETAIL
1-1/2" = 1'-0"



D4 TYPICAL DETAIL AT WINDOW SILL/ SIGN TRIM
1-1/2" = 1'-0"



A2 BUILDING SECTION
1/4" = 1'-0"

GENERAL NOTES:

A. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE
B. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS

SHEET KEY NOTES: (X)

1. NEW ALUMINUM COPING / PAINTED
2. VINYL CLAD STORE FRONT, TO MATCH ADJACENT FORDHAM BUILDING
3. METAL THROUGH WALL SCUPPER BOX
4. ROOF DRAIN OVER FLOW OUTLET
5. WOOD DOOR AND FRAME TO MATCH ADJACENT FORDHAM BUILDING
6. OWNER PROVIDED SIGNAGE BRACKET
7. EXISTING FIRE DEPARTMENT CONNECTION
8. EXISTING SPRINKLER SYSTEM DRAIN
9. EXISTING KNOX BOX
10. HOLLOW METAL DOOR AND FRAME, EGRESS ONLY
11. OPTIONAL CANOPY
12. CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE; TO BE INSTALLED SMOOTH SIDE OUT
13. NEW DOUBLE HUNG WOOD WINDOWS TO MATCH STYLE OF EXISTING WINDOWS ON BAY STREET ELEVATION; ANDERSEN "A" SERIES WINDOWS
14. CEMENTITIOUS TRIM BOARD, REFER TO SECTIONS DETAILS AT A-301
15. 5/4x6 CEMENTITIOUS TRIM
16. BRICK INFILL AT EXISTING WINDOW OPENING
17. 5/4x6 ARCHED CEMENTITIOUS HEAD TRIM W/ RIGID FLASHING ABOVE. TYPICAL AT ALL WINDOWS
18. 5/4x4 CEMENTITIOUS JAMB. TYPICAL AT ALL WINDOWS

ALL CEMENTITIOUS SIDING TO BE INSTALLED SMOOTH SIDE OUT

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

Copyright © 2021 Beaufort Design Build, LLC

BEAUFORT DESIGN BUILD

ARCHITECT / ENGINEER'S SEAL

FORDHAM WAREHOUSE 2ND FLOOR

204 CARTERET STREET
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
S1	HRB SUBMISSION	03/31/21
R1	REVISIONS PER HRB COMMENTS	05/24/21

SHEET INFORMATION

DATE	MARCH 31, 2021
JOB NUMBER	21012.00
DRAWN	ADB
CHECKED	ADB
APPROVED	DCS

BUILDING SECTIONS

A-301

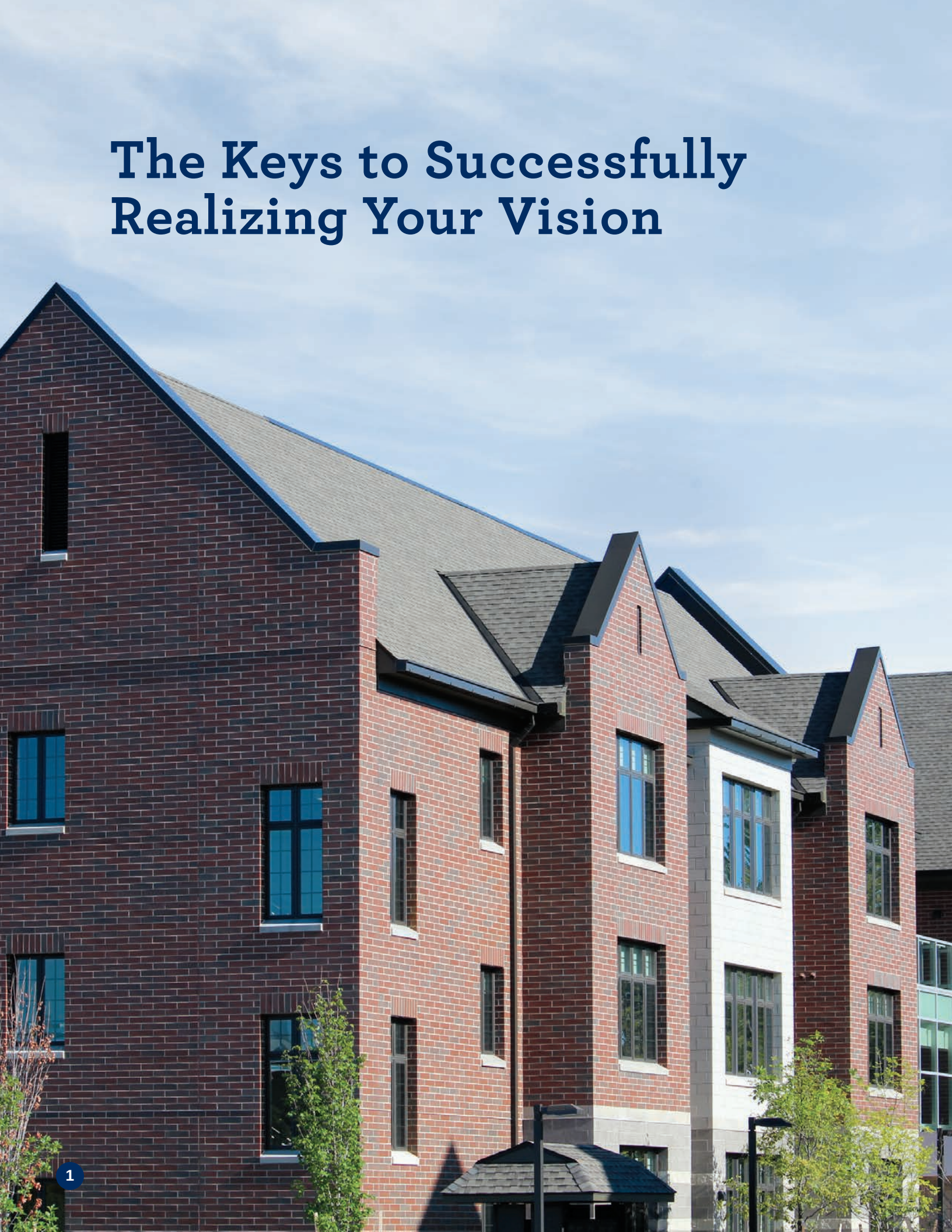


METAL-ERA®
Engineered Roof Solutions

The Smart Choice

It's about the integrity of your design. The success of your project. The strength of your reputation. Metal-Era products are a proven, efficient, aesthetically pleasing way to bring your vision to life. Explore the possibilities inside.

The Keys to Successfully Realizing Your Vision



Speed. Protection. Expertise. Quality.



In any building project, the roof edge is a key protective and aesthetic element that cannot be overlooked.

Typical field-fabricated edge metal comes with a number of question marks. Will it meet durability requirements? Will it look the way you want? Will it fit your timetable?

If you choose Metal-Era, you can put these questions to rest. Our roof edge and ventilation systems are tested to the strictest building codes, and backed by some of the strongest warranties in the industry. You can choose from an array of options that will look great with your design. Plus, all our products are easy to install, ensuring proper fit and keeping your project on schedule.

So make the smart choice in roof edge and ventilation systems for your next project. Explore our catalogs today, and call us at ***800-558-2162*** *with any questions.*

The Industry's Best Designed, Most Rigorously Tested Products

- Custom engineered for aesthetics and functionality
- Fabricated via advanced robotic methods
- Tested to exacting standards including ANSI/SPRI/FM 4435/ES-1, Miami-Dade and FM



Fascia



Coping



Sloped Roof Ventilation



Water Control & Drainage

Anchor-Tite

(Fascia)



The Best Protection Available for Your Roof Edge

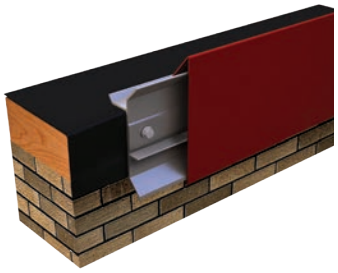
Anchor-Tite fascia products combine custom engineering and superior performance with an attractive appearance. The patented design of our extruded aluminum anchor bar securely terminates the membrane, providing protection superior to any other manufactured or shop-fabricated roof edge.

Compliant with all relevant building codes, Anchor-Tite products are also backed by our **Lifetime, 215 mph Wind Warranty** (see page 13 for details). They hold up under the toughest of weather conditions – extreme wind, driving rain, heavy snow – to protect your roof and its surroundings.

Anchor-Tite Advantages

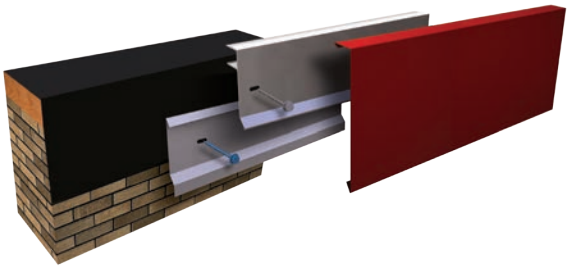
- Reduces labor time and costs with simple, snap-on installation
- Eliminates stripping-in or heat welding thanks to non-penetrating design
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Complements your design with standard and custom finishes and convenient sizes





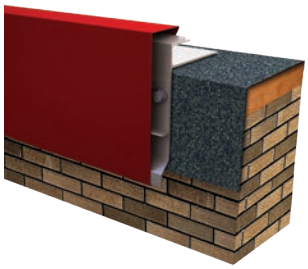
Anchor-Tite Standard Fascia*†‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified



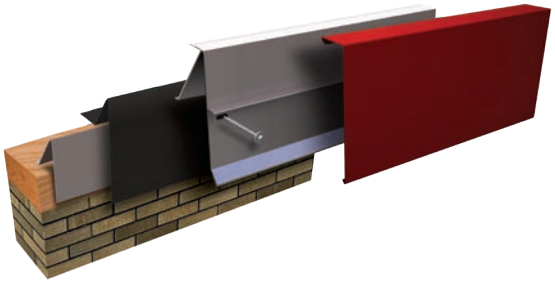
Anchor-Tite HG Fascia*‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified



Anchor-Tite Extended Fascia*†‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified





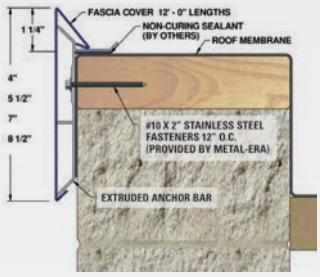
Anchor-Tite Drip Edge*‡

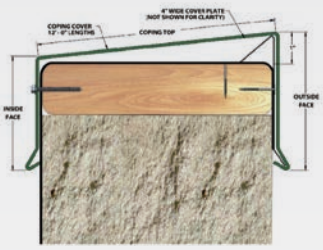
Anchor-Tite Canted Fascia*†‡

- Galvanized Waterdam
- Existing Beveled Wood Nailer
- Extended

Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI/FM 4435/ES-1 Tested ‡**

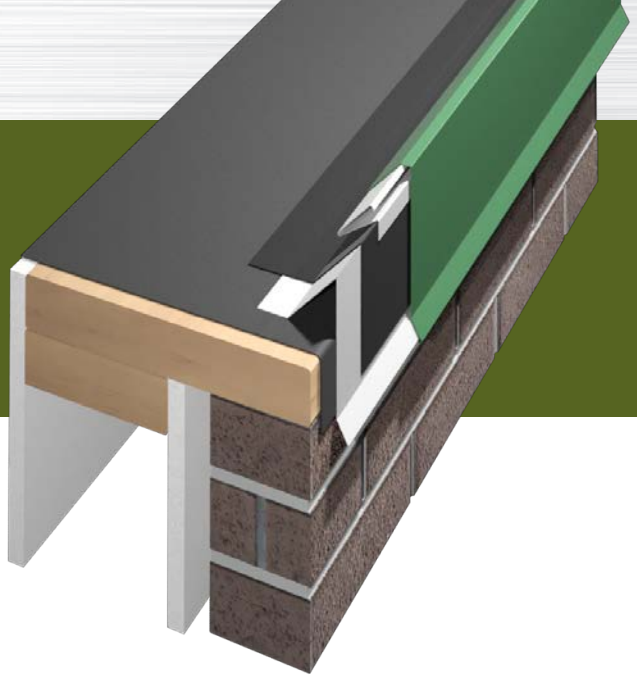
	Anchor-Tite Standard Fascia	vs.	**Typical Parapet Cap** (Coping)
Price	• 66% less material used for overall cost savings • Efficient, labor-saving design		• Large quantities of material for added expense • Labor intensive installation
Warranty	• Lifetime, 215 mph Wind Warranty • 30 year Kynar® finish warranty • 5 year Workmanship Warranty		• Typically 1-2 year Workmanship Warranty
Sizes/ Materials	• Up to 8.5" face heights • Available in 24 ga. and .040" • Other profile face heights and gauges available • Radius and custom profiles available		• Limited face heights and gauges • Flexibility on custom profiles may be limited





Perma-Tite

(Fascia)



Versatile, Economical Products in a Range of Designs, Colors and Finishes

Perma-Tite's distinct design and competitive pricing make this line of fascia products the perfect solution for multiple roof conditions. With no exposed fasteners or unsightly cover plates, the clean design prevents migration under the fascia panels and provides proper spacing for thermal movement.

Available in a variety of versions, Perma-Tite fascia products come with a **20 Year, 120 mph Wind Warranty** (see page 13 for details).

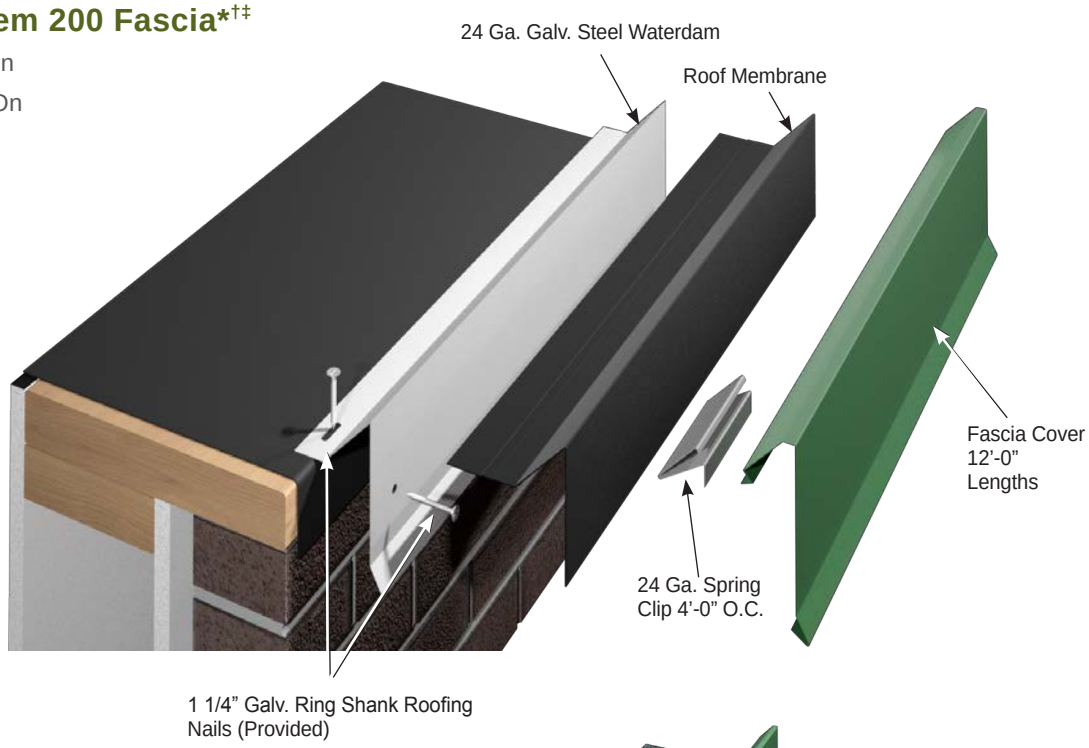
Perma-Tite Advantages

- Dual attachment points for added flexibility
- No exposed fasteners or unsightly cover plates to mar the building's aesthetics
- Available in a wide range of standard colors and finishes
- Radius and other custom capabilities available to meet unique project needs



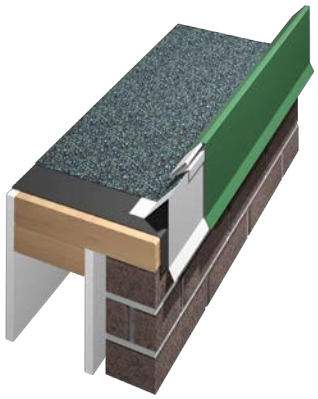
Perma-Tite System 200 Fascia*†‡

- Single-Ply, Snap-On
- Single-Ply, Crimp-On



Perma-Tite System 300 Fascia*‡

- Built-Up or Modified



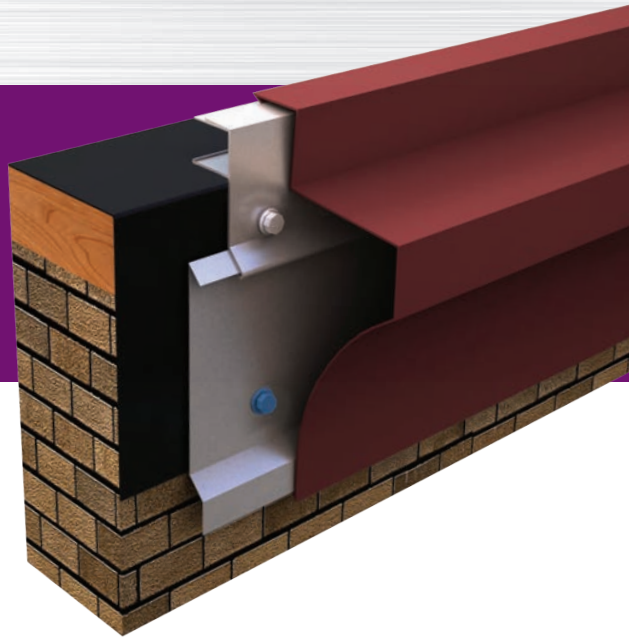
Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI/FM 4435/ES-1 Tested ‡**

A Wide Array of Economical, High-Quality Choices

- Styles, colors and finishes to accommodate many types of roofs
- Reduces labor time and costs with simple installation
- Eliminates stripping-in or heat welding thanks to non-penetrating design
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Facilitates correct placement and proper thermal movement with slotted fastening holes
- Manufactured in convenient 12' lengths

Creative Design Series

(Fascia)



Unique Products That Inspire Your Imagination & Vision

It's about more than just inventive, attractive design. Like all Metal-Era products, these fascia products deliver superior performance backed by comprehensive warranties, including a **20 Year, 120 mph Wind Warranty** (see page 13 for details).

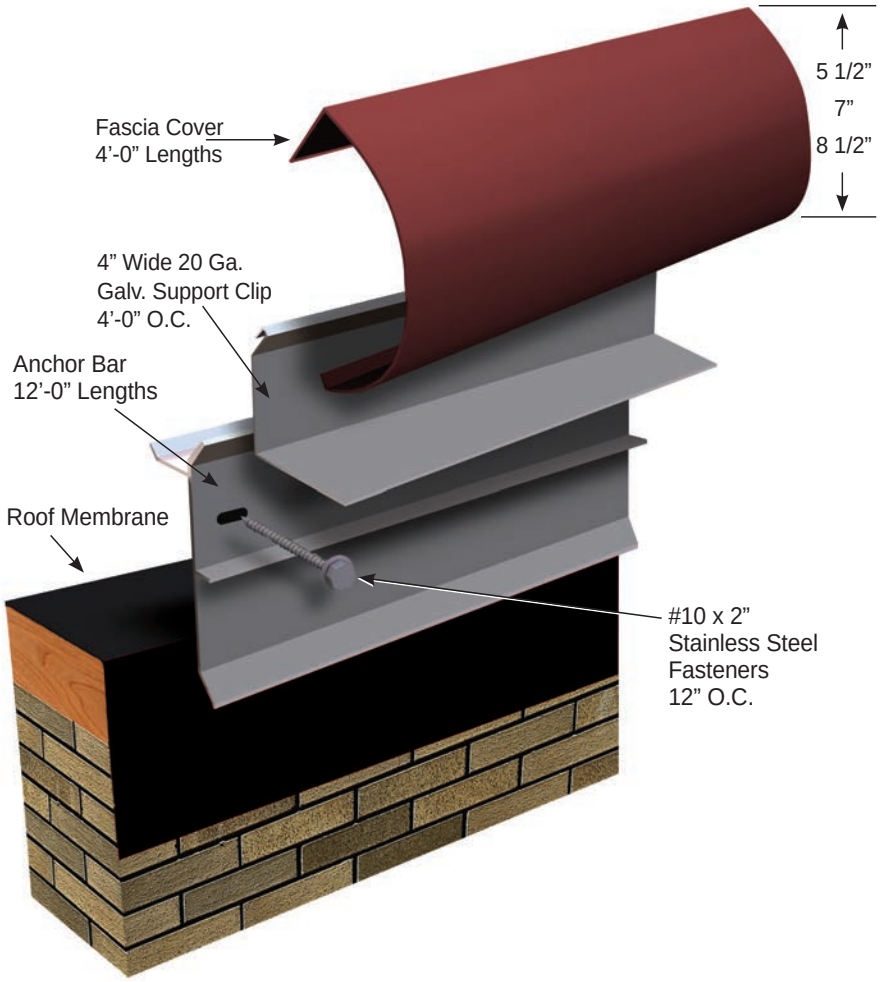
Creative Design Series Advantages

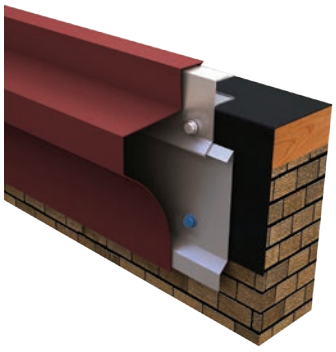
- Looks great without requiring complicated installation
- Eliminates stripping-in or heat welding thanks to non-penetrating design
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Facilitates correct placement and proper thermal movement with slotted fastening holes
- Manufactured in convenient 12' lengths



Creative Design Bullnose Fascia*‡

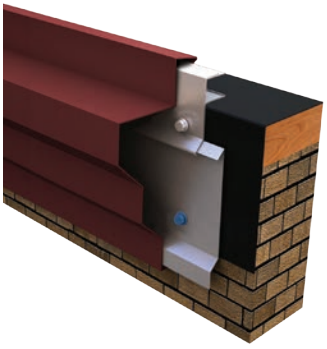
- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified
- Stone Ballast Single-Ply





Creative Design Cornice Fascia‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified

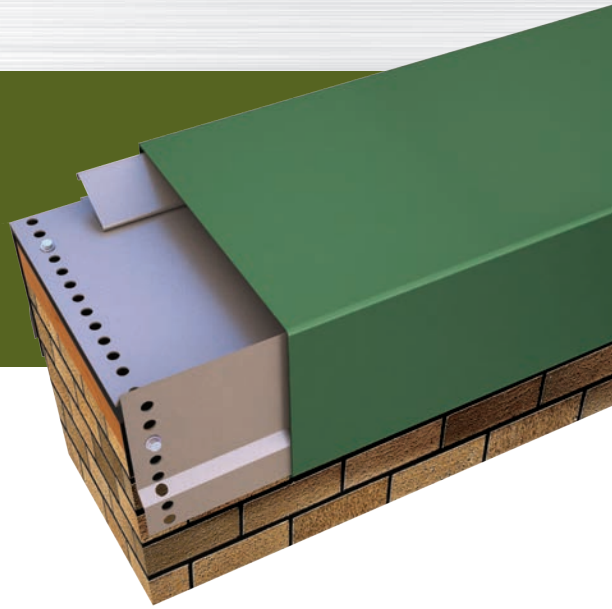


Creative Design Shadow Line Fascia‡

- Fully Adhered or Mechanically Attached Single-Ply
- Built-Up or Modified

Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI/FM 4435/ES-1 Tested ‡**

Perma-Tite
(Coping)



Versatile, Economical Products in a Range of Designs, Colors and Finishes

Continuing a tradition of innovative, rigorously tested roof edge systems, Perma-Tite coping products are a fine complement to your building's natural aesthetics. A variety of options, including standard and custom colors as well as anodized finishes, accommodate multiple roof conditions while having a **20 Year, 120 mph Wind Warranty** (see page 13 for details).

It's exactly what you need for your building: the right design, the right quality, the right color and finish – all at the right price.

Perma-Tite Advantages

- Reduces labor time and costs with simple, snap-on installation
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Facilitates correct placement and proper thermal movement with slotted fastening holes
- Manufactured in convenient 12' lengths

Product Choices

Perma-Tite Coping*‡
- A variety of versions available

Perma-Tite Gold Coping*‡
- A variety of versions available
- Enhanced Lifetime, 215 mph Wind Warranty

Perma-Tite Gold Cantilever Coping*‡
- For EIFS situations where fastening on an outside face is not available
- Enhanced Lifetime, 215 mph Wind Warranty

Perma-Tite Continuous Cleat Coping*‡

Perma-Tite Double Tapered Coping‡

Perma-Tite Arched Coping‡



Visit metalera.com for additional versions and product information

Factory Mutual Approved * | Miami-Dade County Approved † | ANSI/SPRI/FM 4435/ES-1 Tested ‡

Creative Design Series

(Coping)



Design-Friendly Options to Match Your High-Quality Building

Creative Design Series coping complements the specialized needs of your sophisticated projects, such as financial institutions, universities, schools and churches, while offering the same fast and easy installation as our other products.

Creative Design Series Advantages

- Looks great without requiring complicated installation
- Ensures proper fit and eliminates field fabrication with prefabricated miters and accessories
- Facilitates correct placement and proper thermal movement with slotted fastening holes
- Manufactured in convenient 12’ lengths

Product Choices

Creative Design Stone-Look Coping‡

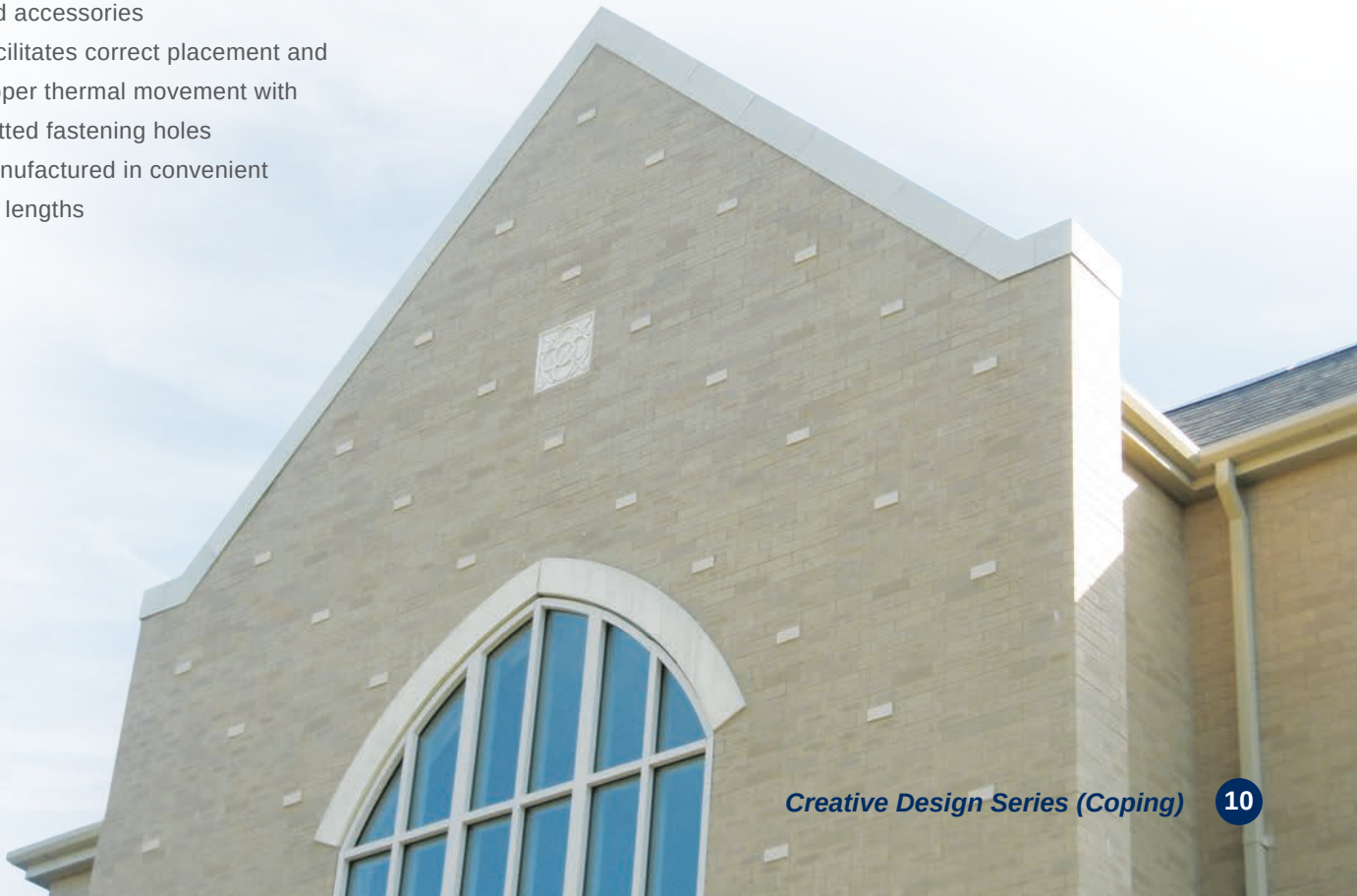
Creative Design Cornice Coping‡

Creative Design Bullnose Coping‡

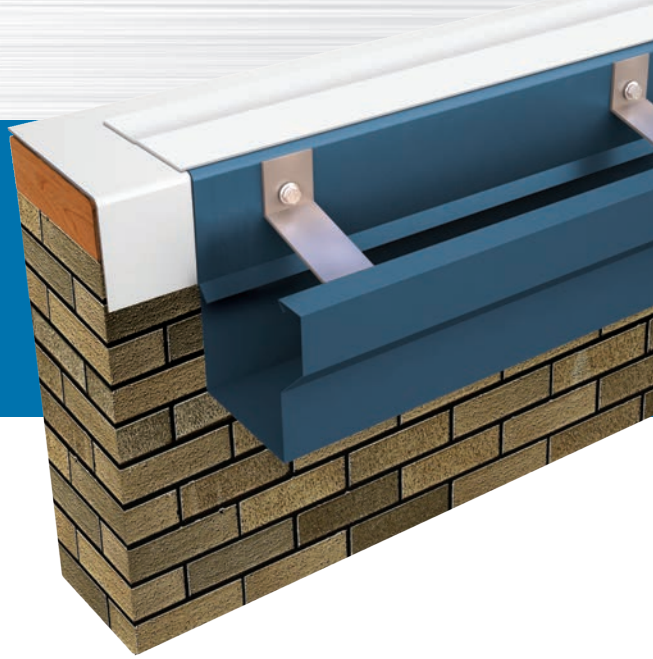
Creative Design Reveal Coping‡

Creative Design Bold Face Coping*‡

Creative Design Leak-Tite Coping‡



Seal-Tite
(Gutters)



The Only Industrial Gutter System That's Factory Mutual Approved

Unique design, superior roof drainage and attractive appearance make Seal-Tite stand out from the crowd.

With a heavy aluminum gutter strap design that eliminates the need for drilling and riveting, Seal-Tite gutters securely support larger volumes of water and extreme snow and icing conditions, ensuring high performance even in severe weather conditions. In addition, Seal-Tite gutters are backed by a **20 Year, 120 mph Wind Warranty** (see page 13 for details).

Seal-Tite Gutter Advantages

- Slotted fastening holes to ensure correct fastener placement and spacing
- Eliminates the need for drilling with pre-punched holes in the gutter
- Eliminates need for field fabrication and ensures proper fit with pre-fabricated miters and accessories
- Only Factory Mutual Approved gutter system

Product Choices

Seal-Tite Industrial Gutter*‡

- IG-1 Version
- IG-2 Version
- IG-3 Version
- IG-B Version

Seal-Tite Gold Gutter ‡

- IGG-1 Version
- IGG-2 Version
- IGG-3 Version
- IGG-B Version

Seal-Tite LT Gutter

- Half Round Gutter
- K-Style Gutter

Seal-Tite LT Downspout

- Round Downspout
- Corrugated Downspout

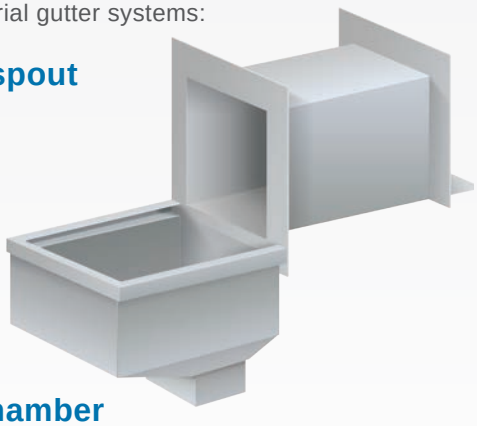
Metal-Era offers a complete line of Seal-Tite water drainage products that complement our industrial gutter systems:

Seal-Tite Industrial Downspout

- Closed Face Version
- Open Face Version

Garden-Tite Drain Bar

- 6" or Less Face Height Version
- Over 6" Face Height Version



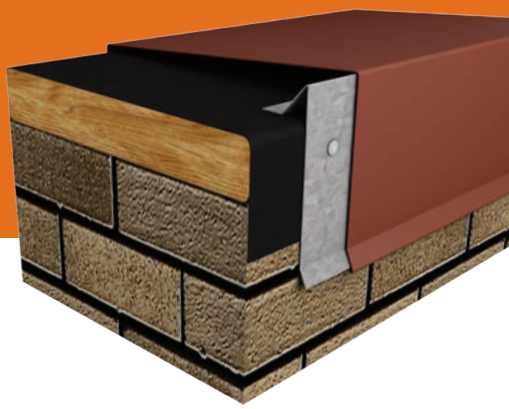
Garden-Tite Inspection Chamber

Seal-Tite Scuppers and Collector Boxes

- Thru-Wall Scupper
- Thru-Wall Scupper with Collector Box 1
- Thru-Wall Scupper with Collector Box 2
- Custom Scuppers and Collector Boxes available

Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI GT-1 Tested ‡**

Edge Systems ONE
(Fascia and Coping)



Great Quality at a Price That Fits Your Budget

Carefully designed and ANSI/SPRI/FM 4435/ES-1 tested, each Edge Systems One product is available with an extensive **Wind Warranty** (see page 13 for details).

Edge Systems One Advantages

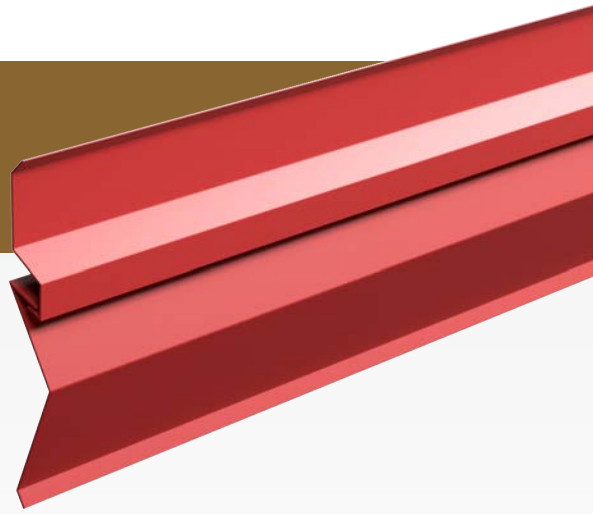
- Lowers labor costs and improves productivity with fast lead times and easy installation
- No crimping required makes for simplified installation

Product Choices

- One Edge*‡
- One Edge Extended*‡
- One Drip Edge*‡
- One Coping‡
- One Skirted Drip Edge
- One Gravel Stop*‡

Factory Mutual Approved * | **Miami-Dade County Approved †** | **ANSI/SPRI/FM 4435/ES-1 Tested**

Accessories



Long-Lasting Performance

Designed to provide long-lasting performance, Metal-Era's Accessories supply the flexibility to fit any project. Effective as a complement to our other product lines or as a stand-alone application, each Accessories product offers the performance and consistency you and your customers rely on.

- Brick Wall Cap
- 1 and 2 Pc. Counterflashing
- Fascia Extender
- Expansion Joints
- Termination Bar
- Lightning Rod Brackets

Visit metalera.com for additional versions and product information

Performance Guaranteed by the Industry's Best Warranties

Because every Metal-Era product is carefully designed, fabricated and tested, we stand by our quality with industry-leading wind and performance warranties.

Anchor-Tite - Lifetime, 215 mph Wind Warranty

Available on all Metal-Era manufactured Anchor-Tite products. Provides for replacement or repair of any portion of the system that has failed due to a defect in Metal-Era supplied materials. Covers the roof edge for the lifetime of the roof on which it was originally installed.

Perma-Tite Gold - Lifetime, 215 mph Wind Warranty

Available on orders to meet a project's specification. Provides a maximum of limited lifetime, 215 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Perma-Tite - 20 Year, 120 mph Wind Warranty

Available on orders to meet a project's specification. Provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Creative Design Series - 20 Year, 120 mph Wind Warranty

Available on all orders to meet a project's specification. It provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Edge Systems One - 20 Year, 120 mph Wind Warranty

Available on orders to meet a project's specification. Provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Seal-Tite - 20 Year, 120 mph Gutter System Wind Warranty

Available on orders to meet a project's specification. Provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the gutter system that has failed due to a defect in Metal-Era supplied materials.

Edge Systems One - 10 Year, 90 mph Wind Warranty

The 10 year, 90 mph Wind Warranty is available on orders to meet a project's specification. Provides a maximum of 10 years, 90 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in Metal-Era supplied materials.

Full System Warranty

Available through our private label partners. Covers the entire roof system under one warranty. The system is inspected after the project is complete to ensure proper installation and protection for the most vulnerable area of the roof against failure due to extreme wind uplift pressures. Contact your private label sales rep directly for more information.

5 Year Workmanship Warranty

The 5 year Workmanship Warranty is available on all Metal-Era products. It covers the replacement or repair of products that are defective in material or workmanship.

30 Year Kynar® Warranty

The 30 Year Kynar® Finish Warranty is available on all Kynar® finish products from our standard selection. It covers the peeling, cracking, excess chalking, and fading of the paint finish.

METAL-ERA®
Engineered Roof Solutions

Questions about any of these warranties?
Please give us a call at **800-558-2162**.

Vibrant Colors That Capture Your Vision

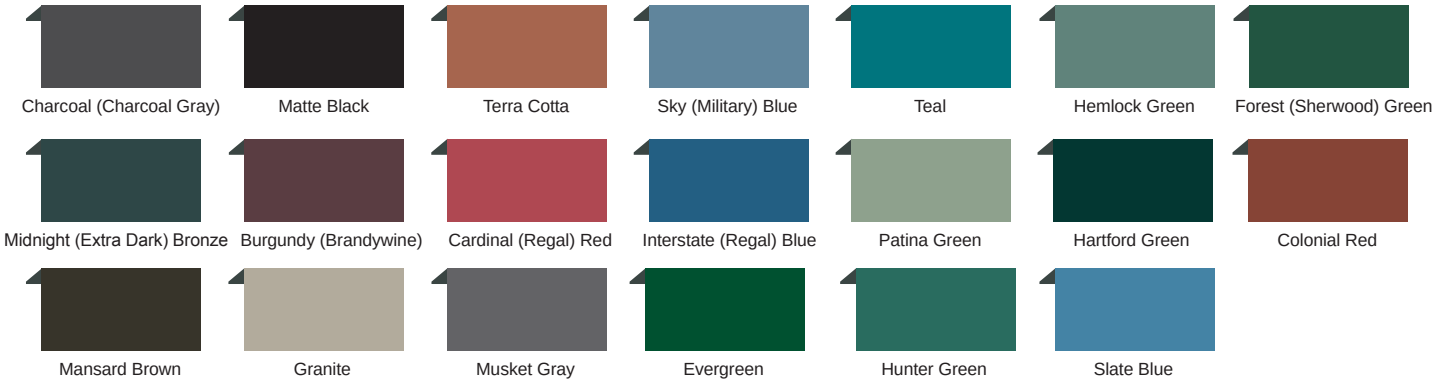
At Metal-Era, we work hard to bring you products that complement your best designs. Choose from a variety of options, including standard and custom colors as well as anodized finishes.

Our colors are deep, rich and true. Made of Valspar's Fluropon® High Performance Hylar 5000®/Kynar 500® finish, they offer the ultimate in resistance against fading and weathering. In addition to our many standard colors, custom colors are also available. Contact us at 800-558-2162 with your specific color needs.

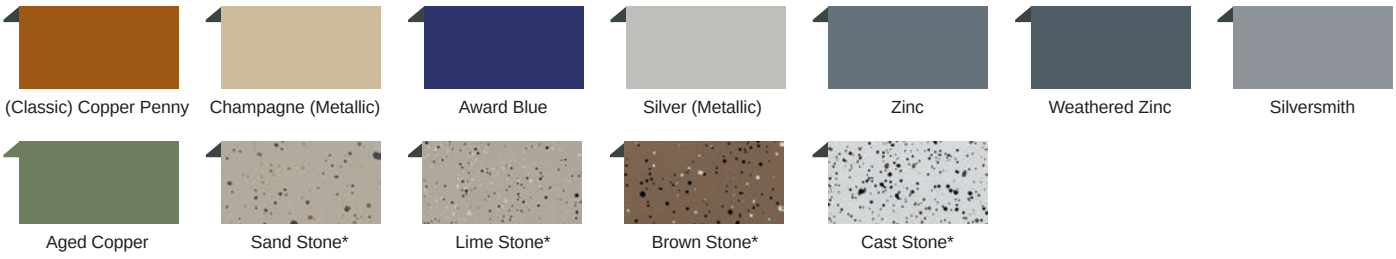
Express Colors –



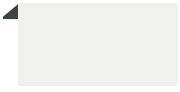
Standard Colors –



Premium Colors –



TPO/PVC Coated Colors –



G-90 galvanized and pre-primed paint grip (ready for field painting) also available

**Post Painted*

Protective film must be removed immediately. Please note this chart is only a representation of color options. Color matches should only be made with actual samples. Kynar 500® is a registered trademark belonging to Arkema Inc. Please call 800-558-2162 for actual metal samples.



METAL-ERA®
Engineered Roof Solutions

1600 Airport Road
Waukesha, WI 53188

P 800-558-2162
F 800-373-9156

info@metalera.com

Standing by Our Products

Metal-Era's 350-plus experienced representatives and distributors are here to make things easy and ensure your success. Don't hesitate to contact us today.

©2017 Metal-Era, Inc. All rights reserved.

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 July 2021

1 Summary of Request

204 Carteret Street, Alterations/Additions
Applicant: Adam Biery, Beaufort Design Build

In this application, the applicant is requesting final approval for alterations/additions to the Fordham Warehouse building at 204 Carteret Street that involve changes to the first floor and the addition of a second story.

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

Background:

The Historic District Review Board (HRB) granted final approval of a similar project at this address on August 12, 2020. This previous project included installation of a new storefront within the front façade of the building and adding a stair on the roof to help accommodate egress requirements for the adjacent Fordham Building.

During construction of the project, the applicant found that the existing front masonry wall had no footing and therefore needed to be demolished and replaced in kind. The applicant proceeded to demolish the wall without receipt of demolition approval from the HRB. This current application proposes to rebuild the front wall to replicate prior masonry with proper footing to match previous wall. This application also proposes a different egress door design and the addition of a full second story.

2 Facts

Property Address:	204 Carteret Street
Parcel ID:	R120 004 000 0941 0000
Case Number:	21-40 HRB.1
Applicant:	**Adam Biery**
Type of Request:	Final Approval for Alterations/Additions
Zoning:	T5-DC
Current Use:	Commercial
Proposed Use:	Retail/Mercantile



District Development Standards for T5-DC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./Prevailing setback on block max.*
  - *Rear setback – 0' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage***:* 100%
- **Frontage Buildout:** 75% Min
- **Permitted Uses:** Hotel and Restaurant Use are permitted in the T5-DC Zoning District

References:

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

3 STAFF COMMENTS

Staff Acknowledgements:

- This current submission for 204 Carteret Street proposes the following:
  - The size and design of the storefront and the location of the egress door has not changed from the application that was approved in August 2020.
  - The previously approved application proposed installing a new storefront within the existing masonry wall. The current application seeks after-the-fact approval for demolishing and replacing the existing masonry wall for purposes related to structural deficiencies with the wall. The images and drawings provided by the applicant still show the previous wall that was demolished, but it is Staff's understanding that the wall has been demolished and replaced since the provided pictures were taken.

  Staff feels that the addition of a full second story that is flush with the first story façade creates a project that is a large departure from the previously approved design from August 2020. Staff views this current application to be a completely new application. Overall, Staff is in support of this current application and feels that the proposed massing and form is an improvement to what was previously submitted and will be a positive addition to the streetscape in this area.

- Staff always feels that it is best to follow proper protocols for demolition and seek approval before a wall is demolished. In this instance, Staff would have supported the demolition of this wall due to the lack of footing and associated structural concerns. Staff recommends after-the-fact approval for demolition of the front masonry wall and replacement of the wall per applicant drawings.

- Staff is in support of the first-floor storefront design and the wood and glass egress door with transom above, which matches other doors on the Fordham Building.

Staff Conditions:

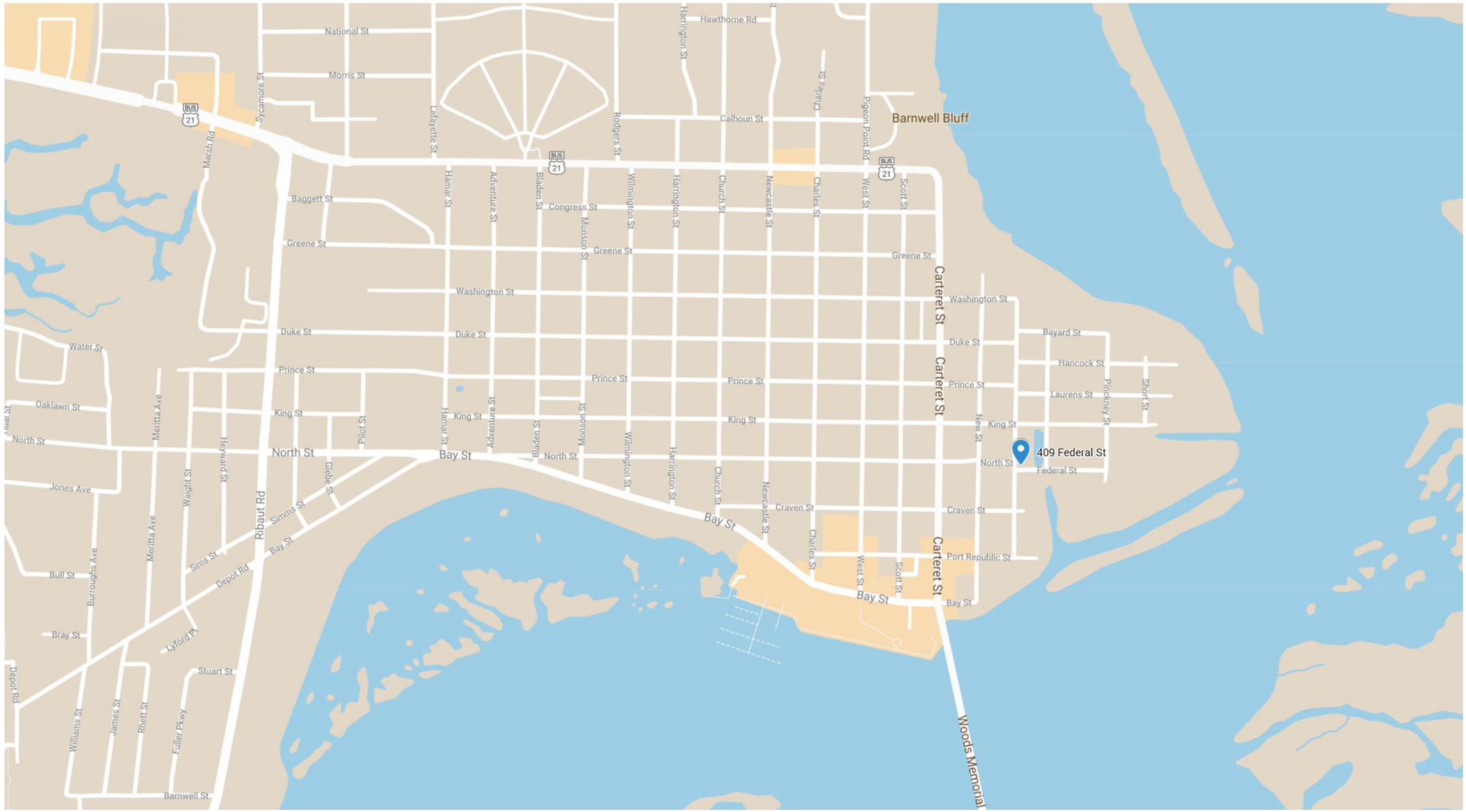
1. Page 37 of the Preservation Manual Supplement states that "In the case of new construction, use only true muntins for all wood windows in the proposed Historic Beaufort District". If wood windows are used, they must be true divided light. If windows are not wood windows, they should have simulated divided lights with shadow bars.
2. The renderings and elevations appear to show brick at the first level of this building. Applicant to clarify if this brick will match the brick on the upper level of the adjacent Fordham building and provide a cut sheet or sample for review.
3. Staff recommends that the sheen of the painted coating of cementitious elements of the cornice must match the sheen of the coatings on the metal coping.
4. On the front elevation, it appears that the thru-wall scupper does not discharge into a downspout, but on the wall section drawings, a downspout and collection box does appear to exist. Applicant to clarify which condition is correct. Staff would prefer that the scupper be moved to the South if possible to avoid the window below. If the scupper is truly an emergency scupper, Staff prefers that no scupper collection box and downspout is installed so that any water draining out of this area can become a visual alert to a clogged drain.
5. The front elevation illustrates a condition that does not seem completely coordinated with the wall section. Applicant to clarify what will happen between the windows where siding meets up with cementitious band and brick below. Looking at the wall section, Staff recommends that the brick veneer is terminated at the level of the lowest cementitious band. Everything above that point could be cementitious on wood framing. The apparent proposed cast stone sill in the current wall section could then be switched to a wood sill.
6. The applicant has noted that the color of the proposed canvas canopy on the first floor is to be part of a future submittal for this project. Staff recommends that the Board make a motion as to whether this can be reviewed at Staff level when submitted or if it will need to be reviewed by the Board.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

409 FEDERAL STREET



PROJECT LOCATION- 409 FEDERAL STREET


STOP




FEDERAL ST
EAST








FEDERAL

APPLICANT PRESENTATION

409 FEDERAL STREET

$PAID 5/27/21 CK

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

☐ Staff Review
☑ Board Review

Application Fee: *see attached schedule*

21-43HRB.1

OFFICE USE ONLY: **Date Filed:** 5/27 **Application #:** 22110 **Zoning District:**
BCAGHS Survey: ☑ Yes ☐ No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Jill & John Ginder

Applicant Address: 409 Federal Street, Beaufort, SC

Applicant E-mail: johnginder@comcast.net Applicant Phone Number: 734-673-9855

Applicant Title: ☑ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Ginder Reno / Add

Property Address: 409 Federal Street, Beaufort, SC

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0246 0000

Date Submitted: 5.13.21

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

Applicant's Signature: Blair C. Montgomery Date: 5.13.21

Owner's Signature: John M Ginder Date: 5/27/2021

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

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

Project Name: Ginder Residence Reno/Add

Property Size in Acres: .20 Proposed Building Use: Porch add. / Storage Bldg

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):
70 sf Porch addition & 190 sf Storage Building

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):

1.) 70 sf porch addition with entry door
2.) 190 sf out building / storage building with a 6' wrap around porch
3.) Various hardscape & garden paths

CONTACT INFORMATION –

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

- ☒ **Existing Context:** Color photographs of the existing structure and the adjacent structures.
- ☒ **Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- ☒ **Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc…), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- ☒ **Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- ☐ **3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale ofthe 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.



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

www.monarchpl.com

409 Federal Street

Existing Conditions - New Door / Porch

June 11, 2021

1



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

www.monarchpl.com

409 Federal Street
Building Site - North
June 11, 2021

2



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

www.monarchpl.com

409 Federal Street
East Street - Neighboring Building
June 11, 2021

3



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

www.monarchpl.com

409 Federal Street
East Street - Streetscape 1
June 11, 2021



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

www.monarchpl.com

409 Federal Street
East Street - Streetscape 2
June 11, 2021

5



LOCATION MAP (N.T.S.)

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 LE IN FLOOD ZONE A11 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86
11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

1.) T.M.S. R120 004 000 0246 0000
2.) PLAT BY DAVID S. YOUMANS
DATE JULY 19, 1994
BOOK 722 PAGE 1012
BEAUFORT COUNTY R.M.C. OFFICE

DHEC-OCRM CRITICAL LINE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT SCDHEC OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES IT'S RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT. THIS IS IN ACCORDANCE TO ACT, SECTION 48-39-210

SIGNATURE DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

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.

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 10506

LEGEND OF SYMBOLS & ABBREVIATIONS

- CO — CLEAN OUT
- PP — POWER POLE
- TP — TELEPHONE PEDESTAL
- FO — FIBER OPTIC STUB
- WV — WATER VALVE
- GV — GAS VALVE
- WATER METER
- 1/2"ROD SET
- TREE SIZE & TYPE / ELEVATION
- MVM — MAIN VALVE MONUMENT
- MH — MANHOLE
- GW — GUY WIRE
- CB — CABLE BOX
- OE — OVERHEAD POWERLINE
- EDGE OF PAVEMENT
- BACK OF CURB
- LIGHTPOLE
- GAS LINE
- CENTER LINE
- CONTOUR LINE

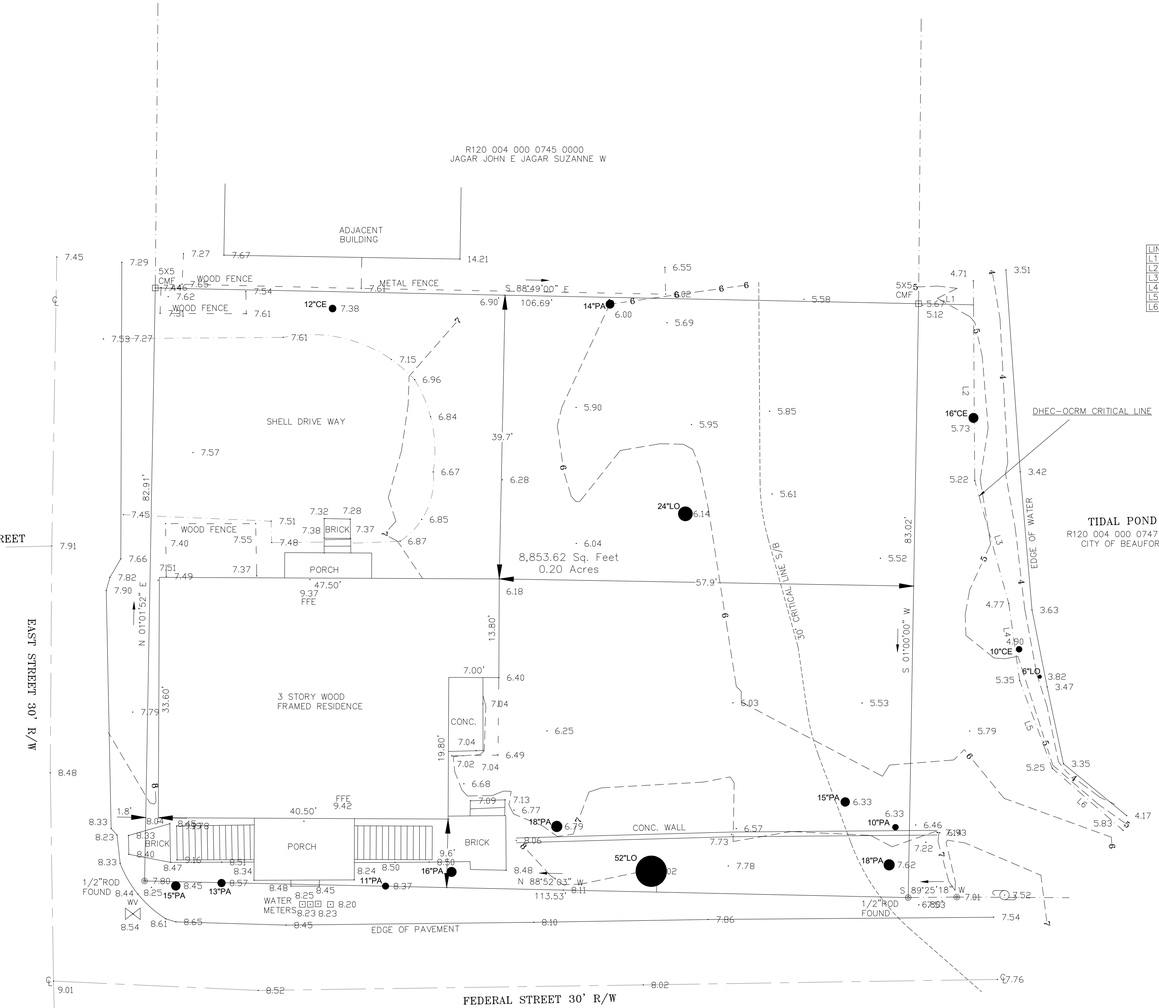
SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — GASQUE & ASSOCIATES, INC. No. C00192

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MIM	MIMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa yunnanensis
CHB	CHINABERRY	Melia azedarach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
*NOTE*ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

LINE	BEARING	DISTANCE
L1	S 88°49'00" E	7.69'
L2	N 00°22'42" W	24.56'
L3	N 15°27'08" W	17.84'
L4	N 08°04'01" W	10.86'
L5	N 20°20'38" W	13.09'
L6	N 48°46'15" W	13.16'



ASBUILT SURVEY AND TREE AND TOPOGRAPHICAL SURVEY BEING A PORTION ON BLOCK 18 CITY OF BEAUFORT

PREPARED FOR

JOHN M. GINDER AND JILL A. GINDER

CITY OF BEAUFORT

BEAUFORT COUNTY SOUTH CAROLINA

DATE 1/4/2021 SCALE 1"=10'

JOB#53710 F.B.#1057/AC DRAWN BY7

HBF
Historic
Beaufort
Foundation

May 24, 2021

Mr. David Prichard, Director
Economic Development and Community Planning
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

Dear Mr. Prichard,

Historic Beaufort Foundation holds an Easement on 409 Federal Street. We were contacted by architect Rob Montgomery on behalf of the owners – Mr. & Mrs. Ginder-- for guidance and approval to place a 16'X12' accessory structure behind the house, add a door and small porch addition on the east side of the building, and add a corresponding hardscape and grass treatment on the east and north yard of the home to between the home and accessory building and to support parking for two vehicles coming off of East Street into the lot. As you know, our easement restrictions require prior approval from HBF before any exterior work can be done on the property, this includes any new construction or additions to the site.

Mr. Montgomery met with our Preservation Committee and the committee has **approved** the project as submitted.

Please advise if you have any questions or need further information.

Thank you, and best regards,

Cynthia C. Jenkins
Executive Director

BEAUFORT COUNTY SC - ROD
BK 01520 PG 0289
FILE NUM 2001082000
RECORDING FEES 24.00
RECORDED BY B BING RCPT# 29144
RECORDED 12/28/2001 04:43:55 PM

RP
HHP
1442

STATE OF SOUTH CAROLINA)
) PRESERVATION AND
COUNTY OF BEAUFORT) CONSERVATION EASEMENT

This Preservation and Conservation Easement, made this 28th day of December, 2001, by and between T. ROBERT RHODIN AND MAURA CONNELLY RHODIN of 409 Federal Street, Beaufort, South Carolina, 29902 (Grantors), and Historic Beaufort Foundation, with their offices at 202 Scotts Street, Beaufort, South Carolina, 29902, a non-profit corporation of the State of South Carolina (Grantee):

WITNESSETH:

WHEREAS, the Grantee is organized as a non-profit corporation under the laws of the State of South Carolina and is a qualifying recipient of qualified conservation contributions under Sections 170(b), (f), (h) of the Internal Revenue Code of 1986, as amended (hereinafter the "Code");

WHEREAS, the Grantee is authorized to accept preservation and conservation easements to protect property significant in South Carolina history and culture under the provisions of the South Carolina Conservation Easement Act of 1991, title 27 Chapter 8 of the Code of Laws of South Carolina, 1976 as amended (hereinafter the "Act");

WHEREAS, the Grantors are owners in fee simple of certain real property in the City of Beaufort, Beaufort County, South Carolina, which property is hereafter sometimes referred to as 409 Federal Street (hereinafter "the Premises"), said Premises including a two-story residential structure (hereinafter "the Building"), and is more particularly described below;

WHEREAS, the Premises is within the bounds of the officially designated Historic District of Beaufort, South Carolina and is significant in Low Country South Carolina's history and culture and constitutes and important element in the architectural ensemble of the Beaufort Historic District which District contributes significantly to the cultural heritage and visual beauty of Beaufort, South Carolina and the South Carolina Low Country and should be preserved;

WHEREAS, the Grantors and Grantee recognize the historical, cultural, and aesthetic value and significance of the Premises, and have the common purpose of conserving and preserving the aforesaid value and significance of the Premises;

WHEREAS, the grant of a preservation and conservation easement by Grantors to Grantee on the real property referred to herein will assist in preserving and maintaining the Premises and its architectural, historical, and cultural features;

WHEREAS, the grant of a preservation and conservation easement by Grantors to Grantee on the Premises will assist in preserving and maintaining the aforesaid value and significance of the Premises;

WHEREAS, to that end, Grantors desire to grant to Grantee, and Grantee desires to accept, a preservation and conservation easement on the Premises,

pursuant to South Carolina law;

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby irrevocably grant and convey unto the Grantee a preservation and conservation easement in gross in perpetuity (which easement is more particularly described below and is hereinafter "the Easement" in and to that certain real property and the exterior surfaces of the Building located thereon, owned by the Grantors, and more particularly described in Exhibit A attached hereto.

The Easement, to be of the nature and character hereinafter further expressed, shall constitute a binding servitude upon said Premises of the Grantors, and to that end Grantors covenant on behalf of himself, his heirs, successors, and assigns, with Grantee, its successors, and assigns, such covenants being deemed to run as a binding servitude, in perpetuity, with the land, to do upon the Premises each of the following covenants and stipulations, which contribute to the public purpose in that they aid significantly in the preservation of the Building and surrounding land area, and which help maintain and assure the present and future historic integrity of the Building:

1. Description of Facades. In order to make more certain the full extent of Grantors' obligations and restrictions on the Premises (including the Building), and in order to document the external nature of the Building as of the date hereof, attached hereto as Exhibit B and incorporated herein by this reference are a set of photographs depicting the exterior surfaces of the Building and the surrounding property and an affidavit specifying certain technical and locational information relative to said photographs satisfactory to Grantee, attached hereto as Exhibit C. It is stipulated by and between Grantors and Grantee that the external nature of the Building as shown in Exhibit B is deemed to be the external nature of the Building as of the date hereof and as of the date this instrument is first recorded in the land records of Beaufort County, South Carolina. The external nature of the Building as shown in Exhibit B is hereinafter referred to as the "Facades."

2. Grantors' Covenants. In furtherance of the easement herein granted, Grantors undertake to do (and to refrain from doing as the case may be) upon the Premises each of the following covenants, which contribute to the public purpose of significantly protecting and preserving the Premises:

(a) Grantors shall not demolish, remove, or raze the Building or the Facades except as provided in Paragraphs 6 and 7.

(b) Without the prior express written permission of the Grantee, signed by a duly authorized representative thereof, Grantors shall not undertake any of the following actions:

(i) increase or decrease the height of the Facades of the Building;

(ii) adversely affect the structural soundness of the Facades;

(iii) make any changes in the Facades including the alteration, partial removal, construction, remodeling, or other physical or structural change including

any change in color or surfacing, with respect to the appearance or construction of the Facades, with the exception of ordinary maintenance pursuant to Paragraph 2(c) below; and except that the Grantors specifically reserve the right to construct on the premises a small service building or out building located behind to the north of the Building and/or to construct a side porch on the east facade on the Building. Each of such improvements or additions to the Building and Premise will require the written approval of the Grantee as to the design and construction;

(iv) erect anything on the Premises or on the Facades which would prohibit them from being visible from Street level, except for a temporary structure during any period of approved alternation or restoration;

(v) permit any significant reconstruction, repair, repainting, or refinishing of the Facades that alters their state from the existing condition, subject to the provisions of:

(a) Without the prior express written permission of the Grantee, signed by a duly authorized representative thereof, Grantors shall not undertake any of the following actions:

(i) increase or decrease the height of the Facades of the Building;

(ii) adversely affect the structural soundness of the Facades;

(iii) make any changes in the Facades including the alteration, partial removal, construction, remodeling, or other physical or structural change including any change in color or surfacing, with respect to the appearance or construction of the Facades, with the exception of ordinary maintenance pursuant to Paragraph 2(c) below; and except that the Grantors specifically reserve the right to construct on the premises a small service building or out building located behind to the north of the Building and/or to construct a side porch on the east facade on the Building. Each of such improvements or additions to the Building and Premise will require the written approval of the Grantee as to the design and construction.

This subsection (v) shall not include ordinary maintenance pursuant to Paragraph 2(c) below;

(vi) erect, construct, or move anything on the Premises that would encroach on the open land area surrounding the Building, reserving Grantors right to erect a small service building or out building to the north of the Building upon design approval by the Grantee, or which would interfere with a view of the Facades or be incompatible with the historic or architectural character of the Building or the Facades.

(c) Grantors agree at all times to maintain the Building in a good and sound state or repair and to maintain the Facades and the structural soundness and safety of the building and to undertake a minimum maintenance program so as to prevent deterioration of the Facades. Subject to the casualty provisions of Paragraphs 5 through 7, this obligation to maintain shall require replacement, rebuilding, repair, and reconstruction whenever necessary to have the external nature of the Building at all times appear to be and actually be the same as the Facades.

(d) No buildings or structures, including satellite receiving dishes, RVs, or mobile homes not presently on the Premises shall be erected or placed on the Premises hereafter, except a small service building or out building as set forth in paragraph (b)(iii) and except for temporary structures required for the maintenance or rehabilitation of the property, such as construction trailers.

(e) No signs, billboards, awnings or advertisements shall be displayed or placed on the Premise or Building; provided however the Grantors may, with prior written approval from and in the sole discretion of Grantee, erect such signs or awnings as are compatible with the preservation and conservation purposes of this easement and appropriate to identify the Premises and Building and any activities on the Premises or in the Building. Such approval from Grantee shall not be unreasonably withheld.

(f) There shall be no removal, destruction, or cutting down of tress, shrubs, or other vegetation on the Premises; provided, however, that Grantors may with prior written approval from and in the sole discretion of Grantee, undertake such landscaping of the Premises as is compatible with the preservation and conservation purposes of this easement and which may involved removal or alteration of present landscaping, including trees, shrubs, or other vegetation. In all events, Grantors shall maintain trees, shrubs, and lawn in good manner and appearance in conformity with good landscaping.

(g) No dumping of dirt, trash, rubbish, or any other unsightly or offensive materials shall be permitted on the Premises.

(h) The Premises shall be used only as a residence consistent with the preservation and conservation purposes of this easement.

(i) The Premises shall not be subdivided and the Premises shall not be devised or conveyed except as a unit.

(j) No utility transmission lines, except those reasonably necessary for the existing Building, may be erected or created on the Premises, subject to utility easements already recorded.

3(a) Public View. Grantors agree not to obstruct the substantial and regular opportunity of the public to view the exterior architectural features of the Building on the Premises from adjacent publically accessible areas such as the public streets.

3(b) Public Access. Grantors shall make the premises accessible to the public on a minimum of two (2) days per year from 10:00 a.m. to 4:00 p.m., and at other times by appointment, to permit persons affiliated with educational organizations, professional architectural associations, and historical societies to study the property. Any such public admission may be subject to restrictions mutually agreed upon as reasonably designed for the protection and maintenance of the property, and the Grantee on request of the Grantors shall furnish such guides and/or guardians as may reasonably be necessary or desirable for such restrictions. Such admission may also be subject to a reasonable fee, if any, as may be approved by the Grantee. The Grantee may make photographs, drawings, or other representations documenting the

significant historical, cultural, or architectural character and features of the property and distribute them to magazines, newsletters, or other publicly available publications, or use them in any of its efforts or activities for the preservation and conservation of Beaufort County's and the South Carolina Low Country's heritage.

4. Standards for Review. In exercising any authority created by this Easement to inspect the Premises, the Building, or the Facades; to review any construction, alteration, repair, or maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the Building following casualty damage, Grantee shall apply the Standards for Rehabilitation and Guidelines for Rehabilitating Historical Buildings, issued and as may be amended from time to time by the Secretary of the United States Department of the Interior (hereinafter the "Standards") and/or state or local standards considered appropriate by Grantee for review of work affecting historically or architecturally significant structures or for construction of new structures within historically, architecturally, or culturally significant areas. Grantors agree to abide by the Standards in performing all ordinary repair and maintenance work and the minimum maintenance program described in Paragraph 2(c). In the event the Standards are abandoned or materially altered or otherwise become, in the sole judgment of the Grantee, inappropriate for the purposes set forth above, the Grantee may apply reasonable alternative standards and notify Grantors of the substituted standards.

5. Casualty Damage or Destruction. In the event that the Premises or any part thereof shall be damaged or destroyed by casualty, the Grantors shall notify the Grantee in writing with five (5) days of the damage or destruction, such notification including what, if any, emergency work has already been completed. For purposes of this instrument, the term "casualty" is defined as such sudden damage or loss as would qualify for a loss deduction pursuant to Section 165(c)(3) of the Code (construed without regard to the legal status, trade, or business of the Grantors or any applicable dollar limitation). No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Property and to protect public safety, shall be undertaken by Grantors without the Grantee's prior written approval of the work. Within four (4) weeks of the date of damage or destruction, the Grantors shall submit to the Grantee a written report prepared by a qualified restoration architect and an engineer, if required, acceptable to the Grantors and the Grantee which shall include the following:

(a) an assessment of the nature and extent of the damage;

(b) a determination of the feasibility of the restoration of the facades and/or reconstruction of damaged or destroyed portions of the Premises; and

(c) a report of such restoration/reconstruction work necessary to return the Premises to the condition existing at the date hereof. If in the opinion of the Grantee, after reviewing such report, the purpose and intent of the Easement will be served by such restoration/reconstruction, the Grantors shall within eighteen (18) months after the date of such change or destruction complete the

restoration/construction of the premises in accordance with plans and specifications consented to by the Grantee up to at least the total of the casualty insurance proceeds. Grantee has the right to raise funds toward the costs of restoration of partially destroyed premises above and beyond the total of the casualty insurance proceeds as may be necessary to restore the appearance of the Facades, and such additional costs shall constitute a lien on the Premises until repaid by Grantors.

6. Grantee's Remedies Following Casualty Damage. The foregoing notwithstanding, in the event of damage resulting from casualty, as defined at Paragraph 5, which is of such magnitude and extent as to render repairs or reconstruction of the Buildings impossible using all applicable insurance proceeds, as determined by Grantee by reference to bona fide cost estimates, then

(a) Grantee may elect to reconstruct the Building using insurance proceeds, donations, or other funds received by Grantors or Grantee on account of such casualty, but otherwise at its own expense (such expense of Grantee to constitute a lien on the premises until repaid in full); or

(b) Grantee may elect to choose any salvageable portion of the Facades and remove them from the premises, extinguish the easement pursuant to Paragraph 26, and this instrument shall thereupon lapse and be of no further force and effect, and Grantee shall execute and deliver to Grantors acknowledged evidence of such fact suitable for recording in the land records of Beaufort County, South Carolina, and Grantors shall deliver to Grantee a good and sufficient Bill of Sale for such salvaged portions of the Facade.

7. Review After Casualty Loss. If in the opinion of the Grantee, restoration/reconstruction would not serve the purpose and intent of the easement, then the Grantors shall continue to comply with the provisions of the Easement and obtain the prior written consent of the Grantee in the event the Grantors wish to alter, demolish, remove, or raze the Building, and/or construct new improvements on the Premises, which consent shall not be unreasonably withheld.

8. Grantee's Covenants. The Grantee hereby warrants and covenants that:

(a) Grantee is and will remain a Qualified Organization for purposes of Section 170(h) of the Internal Revenue Code. In the event that the Grantee's status as a Qualified Organization is successfully challenged by the Internal Revenue Service, then the Grantee shall promptly select another Qualified Organization and transfer all of its rights and obligations under the Easement to it.

(b) Grantee may, at its discretion and without prior notice to Grantors, convey, assign, or transfer this easement to a unit of federal, state, or local government or to a similar local, state, or national organization whose purposes, inter alia, are to promote preservation or conservation of historical, cultural, or architectural resources, and which at the time of the conveyance, assignment, or transfer is a qualified organization under Section 170(h)(3) of the Internal Revenue Code, provided that any such conveyance, assignment, or transfer requires that the preservation and conservation purposes for which the Easement was granted will continue to be

carried out.

(c) Grantee shall exercise reasonable judgment and care in performing its obligations and exercising its rights under the terms of the Easement.

9. Inspection. Grantors hereby agree that representatives of Grantee shall be permitted at all reasonable times to inspect the Premises, including the Facades and the Building. Grantors agree that representative of Grantee shall be permitted to enter and inspect the interior of the building to ensure maintenance of structural soundness and safety; inspection fo the interior will not, in the absence of evidence of deterioration, take place more often than annually, and may involved reasonable testing of interior structural condition. Inspection of the interior will be made at a time mutually agreed upon by Grantors and Grantee, and Grantors covenants not to withhold unreasonably its consent in determining a date and time for such inspection.

10. Grantee's Remedies. Grantee has the following legal remedies to correct any violation of any covenant, stipulation, or restriction herein, in addition to any remedies now or hereafter provided by law:

(a) Grantee may, following reasonable written notice to Grantors, institute suit(s) to enjoin such violation by ex parte, temporary, preliminary, and/or permanent injunction, and to require the restoration of the Premises to the condition and appearance required under this instrument.

(b) Representatives of the Grantee may, following reasonable notice to Grantors, enter upon the Premises, correct any such violation, and hold Grantors, its successors, and assigns, responsible for the cost thereof.

(i) Such cost until repaid shall constitute a lien on the Premises.

(ii) Grantee shall exercise reasonable care in selecting independent contractors if it chooses to retain such contractors to correct any such violations, including making reasonable inquiry as to whether any such contractor is properly licensed and has adequate liability insurance and workman's compensation coverage.

(c) Grantee shall also have available all legal and equitable remedies to enforce Grantors' obligations hereunder.

(d) In the event Grantors are found to have violated any of its obligations, Grantors shall reimburse Grantee for any costs or expenses incurred in connection therewith, including all reasonable court costs, and attorney's, architectural, engineering, and expert witness fees.

(e) Exercise by Grantee of one remedy hereunder shall not have the effect of waiving or limiting any other remedy, and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

11. Notice from Government Authorities. Grantors shall deliver to Grantee copies of any notice, demand, letter, or bill received by Grantors from any government authority within five (5) days of receipt by Grantors. Upon request by Grantee, Grantors shall promptly furnish Grantee with evidence of Grantors' compliance with such notice, demand, letter, or bill, where compliance is required by law.

12. Notice of Proposed Sale. Grantors shall promptly notify Grantee in writing

of any proposed sale of the Premises and provide the opportunity for Grantee to explain the terms of the Easement to potential new owners prior to sale closing.

13. Runs with the Land. The obligations imposed by this Easement shall be effective in perpetuity and shall be deemed to run as a binding servitude with the Premises. This Easement shall extend to and be binding upon Grantors and Grantee, their respective successors in interest, and all persons hereafter claiming under or through Grantors and Grantee, and the words "Grantors" and "Grantee" when used herein shall include all such persons. Anything contained herein to the contrary notwithstanding, a person shall have no obligation pursuant to this instrument where such person shall cease to have any interest in the Premises by reasons of a bona fide transfer. Restrictions, stipulations, and covenants contained in this instrument shall be inserted by Grantors, verbatim or by express reference, in any subsequent deed or other legal instrument by which Grantors divest themselves of either the fee simple title to or any lesser estate in the premises or any part thereof, including, by way of example and not limitation, a lease of office space.

14. Recording. Grantee shall do and perform at its own cost all acts necessary to the prompt recording of this instrument in the land records of Beaufort County, South Carolina. This instrument is effective only upon recording in the land records of Beaufort County, South Carolina.

15. Existing Liens. Grantors warrant to Grantee that no lien or encumbrance exists on the Premises as of the date hereof. Grantors shall immediately cause to be satisfied or release any lien or claim of lien that may hereafter come to exist against the Premises which would have priority over any of the rights, title, or interest hereunder of Grantee.

16. Subordination of Mortgages. Grantors and Grantee agree that all mortgages and rights in the property of all Mortgagees are subject and subordinate at all time to the rights of the grantee to enforce the purposes of the preservation and conservation easement. Grantors have provided a copy of this Easement to all Mortgagees of the Premises as of the date of this agreement, and the agreement of each Mortgagee to subordinate the mortgage to the Easement is contained in the Addenda as Exhibit E. The following provisions apply to all Mortgagees now existing or hereafter holding a mortgage on the Premises:

(a) If a mortgage grants to a Mortgagee the right to receive the proceeds of condemnation proceedings arising from any exercise of the power of eminent domain as to all or any part of the Premises or the right to receive insurance proceeds as a result of any casualty, hazard, or accident occurring to or about the Premises, the Mortgagee shall have a prior claim to the insurance and condemnation proceeds and shall be entitled to same in preference to Grantee until the mortgage is paid off and discharged, notwithstanding that the mortgage is subordinate in priority to the Easement.

(b) If a Mortgagee has received an assignment of the leases, rents, and profits of the Premises as security or additional security for a loan, then the Mortgagee shall have a prior claim to the leases, rents, and profits of the Premises and shall be entitled to receive same in preference to Grantee until said Mortgagee's

debt is paid off, notwithstanding that the Mortgage is subordinate to the Easement.

(c) Until a Mortgagee or purchaser at foreclosure obtains ownership of the Premises following foreclosure of its Mortgage or deed in lieu of foreclosure, the Mortgagee or purchaser shall have no obligation, debt, or liability under the Easement.

(d) Before exercising any right or remedy due to breach of the Easement except the right to enjoin a violation hereof, Grantee shall give all Mortgagees of record written notice describing the default, and the Mortgagees shall have sixty (60) days thereafter to cure or cause a cure of the default.

(e) Nothing contained in the above paragraphs or in the Easement shall be construed to give any Mortgagee the right to extinguish this Easement by taking title to the Premises by foreclosure or otherwise.

17. Plaques. Grantors agree that Grantee may provide and maintain a plaque on the Facades of the Building, which plaque shall not exceed 12 inches by 24 inches in size, giving notice of the significance of the Building or the Premises and the existence of this perpetual preservation and conservation easement.

18. Indemnification. The Grantors hereby agree to pay, protect, indemnify, hold harmless, and defend at its own cost and expense, the Grantee, its agents, director, and employees, or independent contractors from and against any claims, liabilities, expenses, costs, damages, losses, and expenditures (including reasonable attorneys' fees and disbursements hereafter incurred) arising only out of or in any way relating to the administration, performed in good faith, of this preservation and conservation easement, including, but not limited to, the granting or denial of consents hereunder, the reporting on or advising as to any condition on the Premises, and the execution of work on the Premises. In the event that the Grantors are required to indemnify the Grantee pursuant to the terms of the Easement, the amount of such indemnity, until discharged, shall constitute a lien on the Premises.

19. Taxes. Grantors shall pay immediately, when first due and owing, all general taxes, special taxes, special assessments, water charges, sewer service charges, and other charges which may become a lien on the Premises. Grantee is hereby authorized, but in no event required or expected, to make or advance, upon three (3) days prior written notice to Grantors, in the place of Grantors, any payment relating to taxes, assessments, water and sewer charges, and other governmental or municipality charge, fine, imposition, or lien asserted against the Premises and may do so according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement, or assessment or into the validity of such tax, assessment, sale, or forfeiture. Such payment, if made by Grantee, shall become a lien on the Premises of the same priority as the item if not paid would have had and shall bear interest until paid by Grantors at two (2) percentage points over the prime rate of interest from time to time charged by Beaufort banks.

20. Insurance. The Grantors shall keep the Premises insured by an insurance company rated "A+" or better by Best's for the full replacement value against loss from the perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claim for

personal injury, death, and property damage of a type and in such amounts as would, in the opinion of Grantee, normally be carried on a property such as the Premises protected by a preservation and conservation easement. Such insurance shall include Grantee's interest and name Grantee as an additional insured and shall provide for at least thirty (30) days' notice to Grantee before cancellation and that the act or omission of one insured will not invalidate the policy as to the other insured party. Furthermore, the Grantors shall deliver to the Grantee fully executed copies of such insurance policies evidencing the aforesaid insurance coverage at the commencement of this grant and copies of new or renewed policies at least ten (10) days prior to the expiration of such policy. The Grantee shall have the right to provide insurance at the Grantors' cost and expense, should the Grantors fail to obtain same. In the event the Grantee obtains such insurance, the costs o f such insurance shall be a lien on the Premises until repaid by the Grantors.

21. Liens. Any lien on the Premises created pursuant to any Paragraph of the Easement may be confirmed by judgment and foreclosed by Grantee in the same manner as a mechanic's lien.

22. Written Notice. Any notice which either Grantors or Grantee may desire or be required to give to the other party shall be in writing and shall be mailed postage prepaid by registered or certified mail with return receipt requested, or hand delivered; if to Grantors, then at 409 Harrington Street, Beaufort, South Carolina, 29902, and if to Grantee, then to Historic Beaufort Foundation, with their offices at 202 Scotts Street, Beaufort, South Carolina, 29902. Each party may change its address set forth herein by a notice to such effect to the other party. Any notice, consent, approval, agreement, or amendment permitted or required of Grantee under the Easement may be given by the President or Executive Director of the Grantee or by any duly authorized representative of the Grantee.

23. Evidence of Compliance. Upon request by Grantee, Grantors shall promptly furnish Grantee with evidence of Grantors' compliance with any obligation of Grantors contained herein.

24. Stipulated Value of Grantee's Interest. Grantors acknowledge that upon execution and recording of the Easement, Grantee shall be immediately vested with a real property interest in the Premises and that such interest of Grantee shall have a stipulated fair market value, for purposes of allocating net proceeds in an extinguishment pursuant to Paragraph 26, equal to the ratio between the fair market value of the Easement and the fair market value of the Premises prior to considering the impact of the Easement (hereinafter the "Easement Percentage") as determined in the Qualified Appraisal provided to the Grantee pursuant to Paragraph 25. Upon submission of the Qualified Appraisal, the Grantors and Grantee shall sign an affidavit verifying the Easement Percentage and record it as an amendment to the Easement. In the event Grantors do not claim a charitable gift deduction for purposes of calculating federal income taxes and submit a Qualified Appraisal, the Easement Percentage shall be 15 percent.

25. Qualified Appraisal. In the event Grantors claim a federal income tax deduction for donation of a "qualified real property interest" as that term is defined

in Section 170(h) of the Internal Revenue Code, Grantors shall provide Grantee with a copy of all appraisals (hereinafter, the "Qualified Appraisal" as that term is defined in P.L. 98-369, 155(a), 98 Stat. 691 (1984), and by reference therein Section 170(a)(1) of the Internal Revenue Code) of the fair market value of the Easement. Upon receipt of the Qualified Appraisal, this fully executed easement, and any endowment requested hereunder by Grantee, Grantee shall sign any appraisal summary form prepared by the Internal Revenue Service and submitted to the Grantee by Grantors.

26. Extinguishment. Grantors and Grantee hereby recognize that an unexpected change in the conditions surrounding the Premises may make impossible the continued ownership or use of the Premises for the preservation and conservation purposes and necessitate extinguishment of the Easement. Such a change in conditions includes, but is not limited to, partial or total destruction of the Building of the Facades resulting from a casualty of such magnitude that Grantee approves demolition as explained in Paragraph 5 and 7, or condemnation or loss of title of all or a portion of the Premises, the Building, or the Facades. Such an extinguishment must comply with the following requirements.

(a) The extinguishment must be the result of a final judicial proceeding;

(b) Grantee shall be entitled to share in the net proceeds resulting from the extinguishment in an amount equal to the Easement Percentage determined pursuant to Paragraph 24 multiplied by the net proceeds.

(c) Grantee agrees to apply all of the portion of the net proceeds it receives to the preservation and conservation of other buildings, structures, or sites having historical, architectural, cultural, or aesthetic value and significance to the people of the State of South Carolina.

(d) Net proceeds shall include, without limitation, insurance proceeds, condemnation proceeds or awards, proceeds from a sale in lieu of condemnation, and proceeds from the sale or exchange by Grantors of any portion of the Premises after the extinguishment, but shall specifically exclude any preferential claim of a Mortgagee under Paragraph 16.

27. Interpretation and Enforcement. The following provisions shall govern the effectiveness, interpretation, and duration of the Easement.

(a) Any rule of strict construction designed to limit the breadth of restrictions on alienation or use or property shall not apply in the construction or interpretation of this instrument, and this instrument shall be interpreted broadly to effect its preservation and conservation purposes and the transfer of rights and the restrictions on use herein contained as provided in the Act.

(b) This instrument shall extend to and be binding upon Grantors and all persons hereafter claiming under or through Grantors and the word "Grantors" when used herein shall include all such persons, whether or not such persons have signed this instrument or then have an interest in the Premises. Anything contained herein to the contrary notwithstanding, a person shall have no obligation pursuant to this instrument where such person shall cease to have any interest (present, partial, contingent, collateral, or future) in the Premises by reason of a bona fide transfer for

full value. Any right, title, or interest herein granted to Grantee also shall be deemed granted to each successor and assign of Grantee and each such following successor and assign thereof, and the word "Grantee" shall include all such successors and assigns.

(c) Except as expressly provided herein, nothing contained in this instrument grants, nor shall be interpreted to grant, to the public any right to enter on the Premises or into the Building.

(d) For purposes of furthering the preservation of the Premises and Building and of furthering the other purposes of this instrument, and to meet changing conditions, Grantors and Grantee are free to amend jointly the terms of this instrument in writing without notice to any party; provided, however, that no such amendment shall limit th perpetual duration or interfere with the preservation and conservation purposes of the donation. Such amendment shall become effective upon recording among the land records of Beaufort County, South Carolina.

(e) The terms and conditions of this easement shall be referenced in any transfer of the property by the Grantors, their heirs, successors, and assigns.

(f) Nothing contained herein shall be interpreted to authorize or permit Grantors to violate any ordinance or regulation relating to building materials, construction methods, or use. In the event of any conflict between any such ordinance or regulation and the terms hereof, Grantors promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommodate the purposes of both this instrument and such ordinance or regulation.

(g) This instrument reflects the entire agreement of Grantors and Grantee. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution hereof, unless set out in this instrument.

IN WITNESS WHEREOF, on the date first shown above, Grantors has caused this preservation and conservation easement to be executed, sealed, and delivered; and Grantee has caused this instrument to be accepted, sealed, and executed in its corporate name by its ~~President~~ Treasurer and attested by its Executive Director.

Julia M. Franklin
Witness

W. Brantley Harvey Jr.
Witness

Grantors:

T. Robert Rhodin
T. ROBERT RHODIN

Maura Connelly Rhodin
MAURA CONNELLY RHODIN

GRANTEE:

Julia M. Franklin
Witness

W. Brantley Harvey Jr.
Witness

Historic Beaufort Foundation

By: J. A. Coulter
Its: Treasurer
Attest: Executive Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me JULIA M. FRANKLIN who states on oath that s/he saw the within named T. ROBERT RHODIN AND MAURA CONNELLY RHODIN, sign, seal and as their acts and deed, sign, seal and deliver the within written Instrument, and that s/he, with W. Brantley Harvey Jr., witnessed the execution thereof.

Julia M. Franklin

SWORN to before me this
28th day of December, 2001
W. Brantley Harvey Jr.
Notary Public for South Carolina
My Commission Expires: Nov. 10, 2009

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness, and made oath that s/he saw the within named HISTORIC BEAUFORT FOUNDATION by its appropriate officers, sign, seal and as its act and deed, deliver the within written Instrument, and that s/he, with the other witness whose signature appears above, witnessed the execution thereof.

Julia M. Franklin

SWORN to before me this
28TH day of December, 2001
W. Brantley Harvey Jr.
Notary Public for South Carolina
My Commission Expires: NOV. 10, 2009

EXHIBIT A
Description of the Property

ALL that certain, piece, parcel or lot of land, with improvements thereon, situate, lying and being in the City of Beaufort, Beaufort County, South Carolina, said lot being at the soutwest corner of Block 18 according to a plat of the City of Beaufort by the United States District Tax Commissioners for the District of South Carolina. For a more complete description as to metes, bounds, courses and distances, reference may be had to an individual plat prepared by David S. Youmans, RLS, dated July 19, 1994, a copy of which is recorded in Deed Book 722 at Page 1012 in the office of the Register of Deeds for Beaufort County, South Carolina.

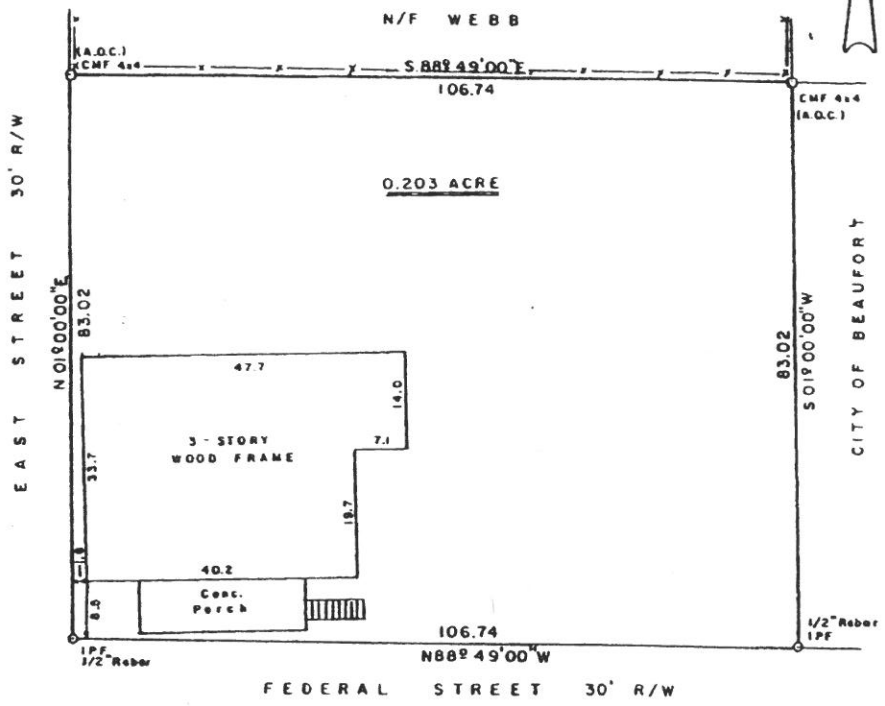
This being the same property acquired by the within Grantors by deed from William Rauch and Jennifer Davis Rauch recorded August 3, 1994 in Deed Book 722 at Page 1009 in the office of the Register of Deeds for Beaufort County, South Carolina.

This Preservation and Conservation Easement was prepared by W. Brantley Harvey, Jr. of the law firm of Harvey & Battey, P.A. 1001 Craven Street, Beaufort, South Carolina, 29902.



1012

MAG. NOR.



VERIFIED-EXISTING PARCEL AS SHOWN
ON BEAUFORT DO... DATE
3 Aug 94

PLAT PREPARED FOR

T. ROBERT RHODIN & MAURA CONNELLY RHODIN

THE SAME BEING A PORTION OF BLOCK 18, CITY OF BEAUFORT, BEAUFORT COUNTY, ACCORDING TO A MAP OR PLAT ADOPTED BY THE U.S.DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA, AND A PLAT BY R. D. TROGDON, JR., DATED AUGUST 27, 1986; ALSO KNOWN AS BEAUFORT TAX MAP 4, PARCEL 746.

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

THIS PROPERTY IS LOCATED IN ZONE A-11 (ELEV. 13.00) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9/29/86.

0 10' 20' 40' 60'

SCALE 1" = 20'

JULY 19, 1994

DAVID S. YOUMANS R.L.S. 9765
BEAUFORT SURVEYING, INC.
1215 BOUNDARY STREET (P.O. BOX 1231)
BEAUFORT, SOUTH CAROLINA 29901
(803) 524-3261 525-1175

7222BS

wg/krc

LAW OFFICES
HARVEY & BATTEY, P.A.
1001 CRAVEN STREET
POST OFFICE DRAWER 1107
BEAUFORT, SOUTH CAROLINA 29901-1107
TELEPHONE (843) 524-3109
TELEFAX (843) 524-6973
www.harveyandbattey.com

W. BRANTLEY HARVEY, SR
(1893-1981)
W. BRANTLEY HARVEY, JR
COLDEN R. BATTEY, JR
WILLIAM B. HARVEY, III
JOHN M. TATUM, III
THOMAS C. DAVIS
H. GRADY BROWN
THOMAS A. HOLLOWAY**
DEREK C. GILBERT †
CLIFFORD BUSH, III
J. OLIN MCDOUGALL II

**ALSO ADMITTED IN
PENNSYLVANIA & NEW JERSEY
† ALSO ADMITTED IN GEORGIA

January 3, 2002

Dr. and Mrs. T. Robert Rhodin
409 Federal Street
Beaufort, SC 29902

RE: Preservation and Conservation Easement for
409 Federal Street, Beaufort, South Carolina

Dear Dr. and Mrs. Rhodin:

Enclosed please find a copy of the Preservation and Conservation Easement which has been recorded in the Register of Deeds Office under Book 1520 at Page 289.

Should you have any questions, please do not hesitate to contact me.

With kindest regards, I am

Sincerely,

HARVEY & BATTEY, P.A.

Brantley

W. Brantley Harvey, Jr.

WBHJr./jmf

Enclosure

P.S. The original Easement will be given to Historic Beaufort Foundation, as Grantee, upon its return by the Register's Office.

Exhibit B
Photographs of Protected Property (Baseline Documentation)

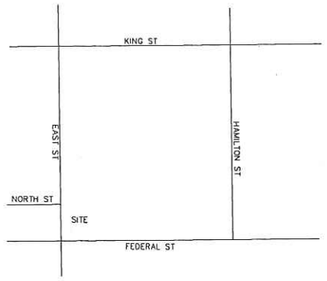
On file at office of Grantee, 202 Scott's Street, Beaufort, SC 29902

EXHIBIT C
Verification Affidavit

Exhibit D
Liens and Mortgages

First mortgage to First National Bank dated October 12, 1999 in the original principal sum of $361,000 recorded in Book 1224 at Page 726 in the RMC for Beaufort County, South Carolina.

Second mortgage, securing an open end line of credit, to First National Bank in an amount not to exceed $23,000 dated janaury 10, 2000 and recorded in Book 1251 at Page 1613 in the office of the RMC for Beaufort County, South Carolina.



LOCATION MAP (N.T.S.)

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 LE IN FLOOD ZONE A11 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86
11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

1.) T.M.S. R120 004 000 0246 0000
2.) PLAT BY DAVID S. YOUMANS
DATE JULY 19, 1994
BOOK 722 PAGE 1012
BEAUFORT COUNTY R.M.C. OFFICE

DHEC-OCRM CRITICAL LINE

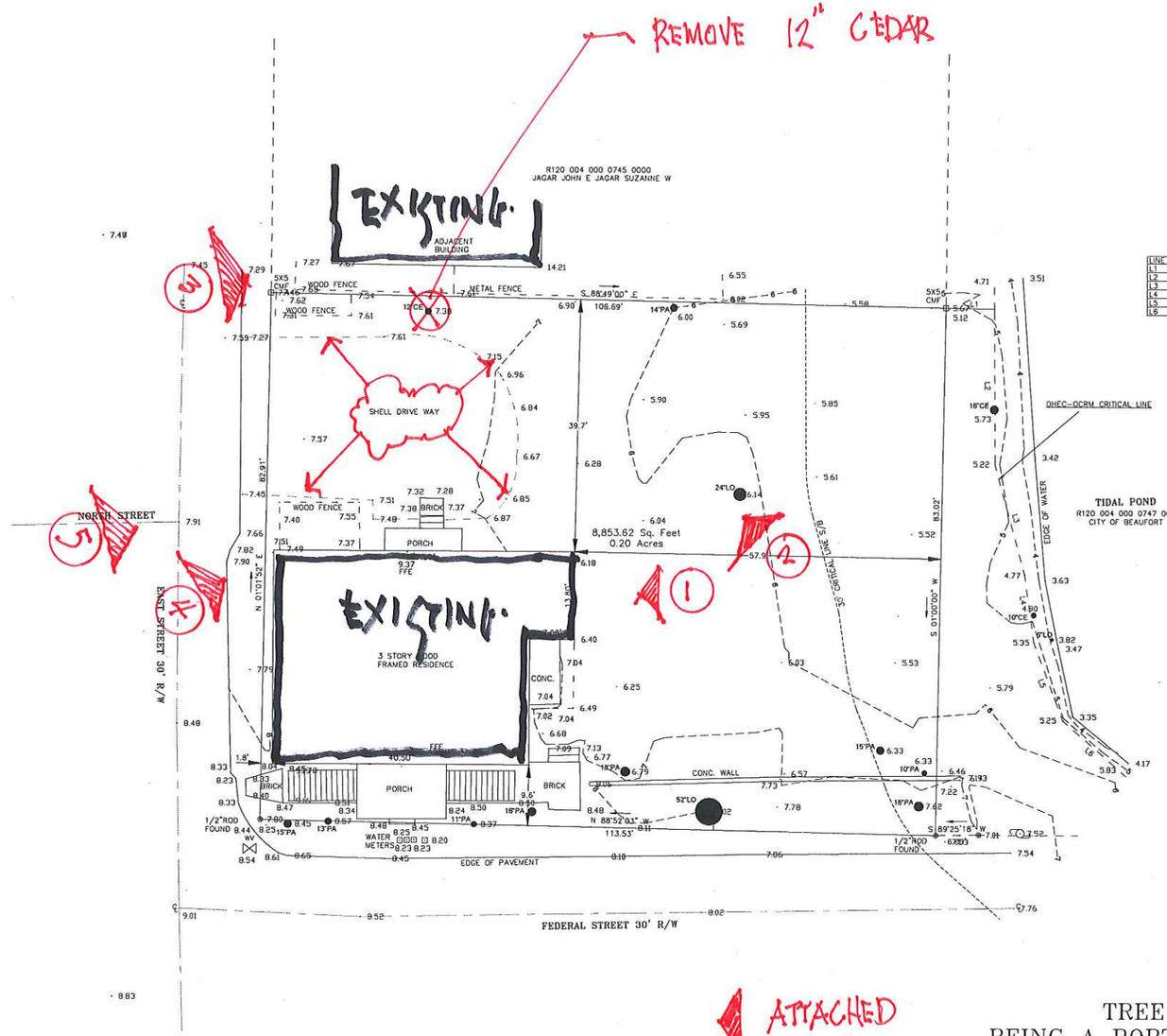
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT SCDHEC OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES IT'S RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT. THIS IS IN ACCORDANCE TO ACT, SECTION 48-39-210

SIGNATURE DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

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.



LINE	BEARING	DISTANCE
L1	S 88°49'00" E	7.69'
L2	N 00°25'42" W	24.58'
L3	N 15°27'08" W	17.84'
L4	N 08°04'01" W	10.86'
L5	N 20°20'38" W	13.09'
L6	N 48°46'15" W	13.16'

LEGEND OF SYMBOLS & ABBREVIATIONS

	FIRE HYDRANT	MVM	MAIN VALVE MONUMENT
CO	CLEAN OUT	MH	MANHOLE
PP	POWER POLE	GW	GUY WIRE
TP	TELEPHONE PEDESTAL	CB	CABLE BOX
FO	FIBER OPTIC STUB	OE	OVERHEAD POWERLINE
WV	WATER VALVE		EDGE OF PAVEMENT
	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2"ROD SET		GAS LINE
			CENTER LINE
			CONTOUR LINE

TREE SIZE & TYPE ELEVATION

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
Q	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Manus spp.
DW	DOGWOOD	Cornus florida
OLM	SWEETGUM	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MM	MIMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa punnonensis
CHB	CHINABERRY	Melia azedarach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 48 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND DISTRESS AT THE BASE OF THE TREE.
POTENTIAL TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

ATTACHED PHOTOS.

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 10506

10 5 0' 10 20 30

ASBUILT SURVEY AND TREE AND TOPOGRAPHICAL SURVEY BEING A PORTION ON BLOCK 18 CITY OF BEAUFORT

PREPARED FOR

JOHN M. GINDER AND JILL A. GINDER
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 1/4/2021 SCALE 1"=10'

JOB#53710 F.B.#1057/AC DRAWN BY?

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
GASQUE & ASSOCIATES, INC. No. C00192



Existing East Elevation

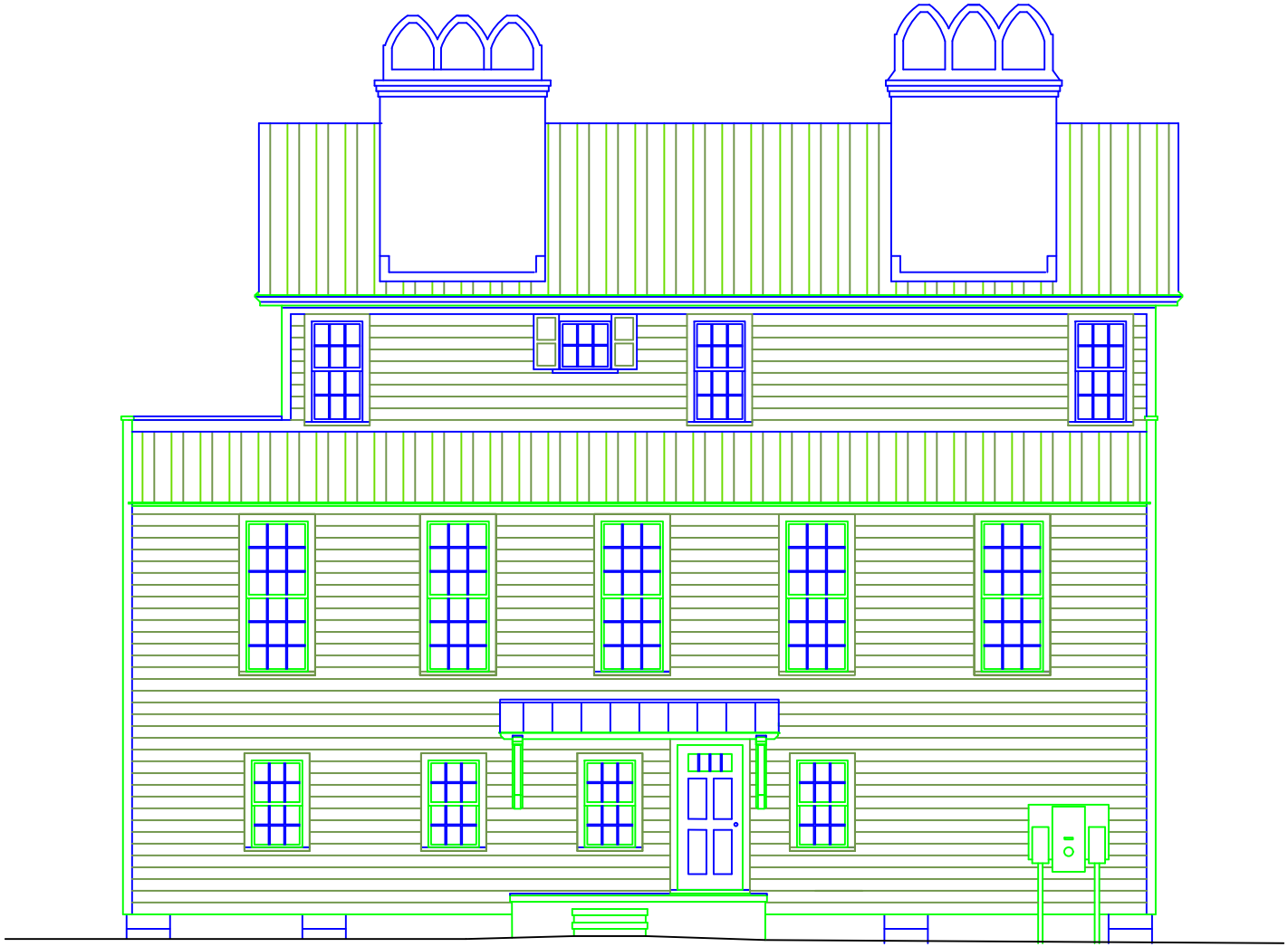
0 4 8 16

MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

6.14.21

www.monarchpl.com

Ginder Residence
409 Federal Street



Existing North Elevation

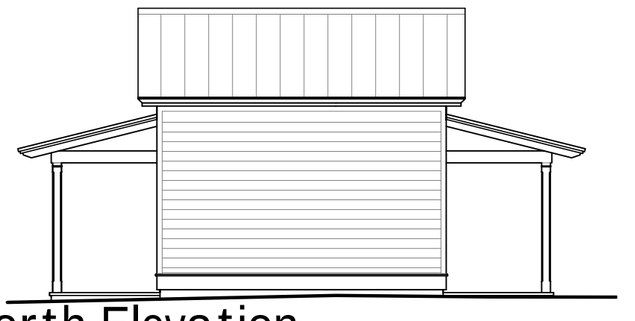
0 4 8 16

MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

6.14.21

www.monarchpl.com

Ginder Residence
409 Federal Street



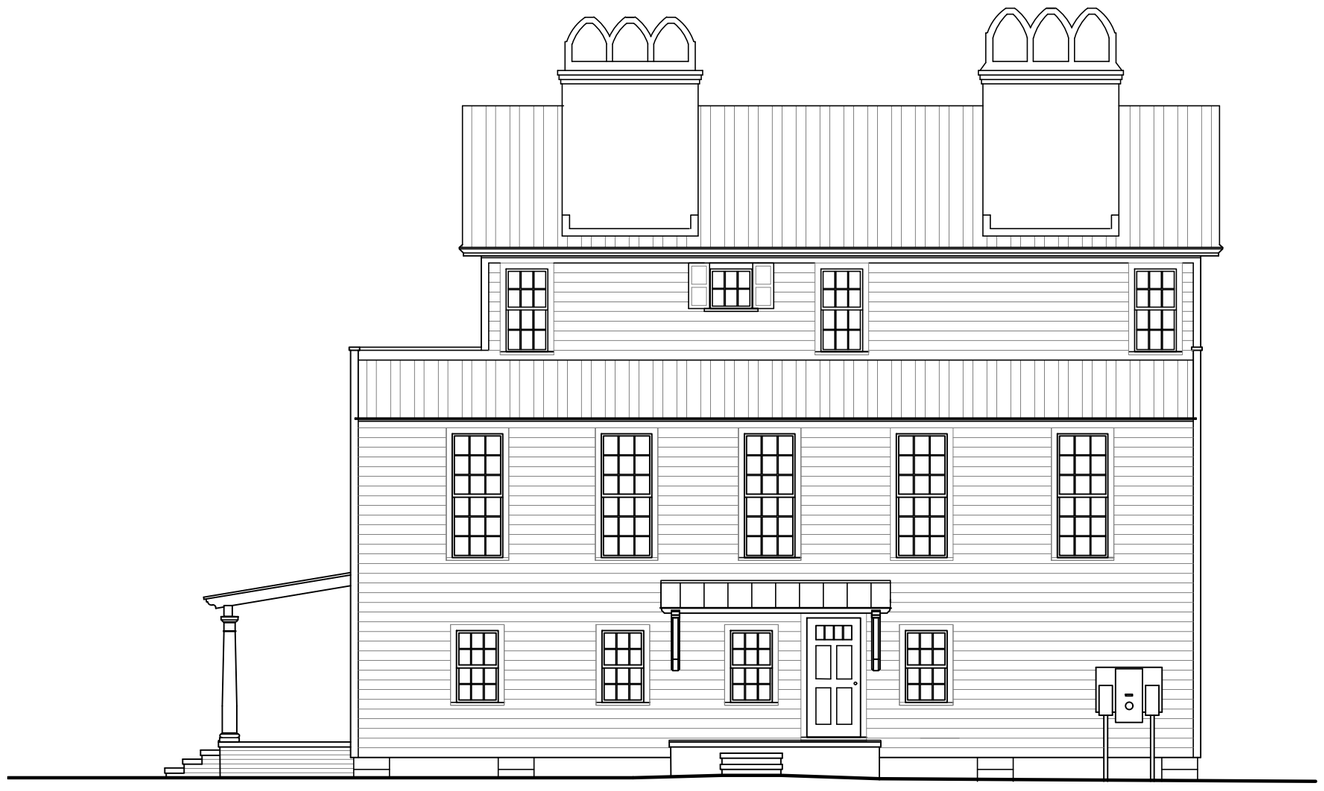
North Elevation
at Shed

0 4 8 16



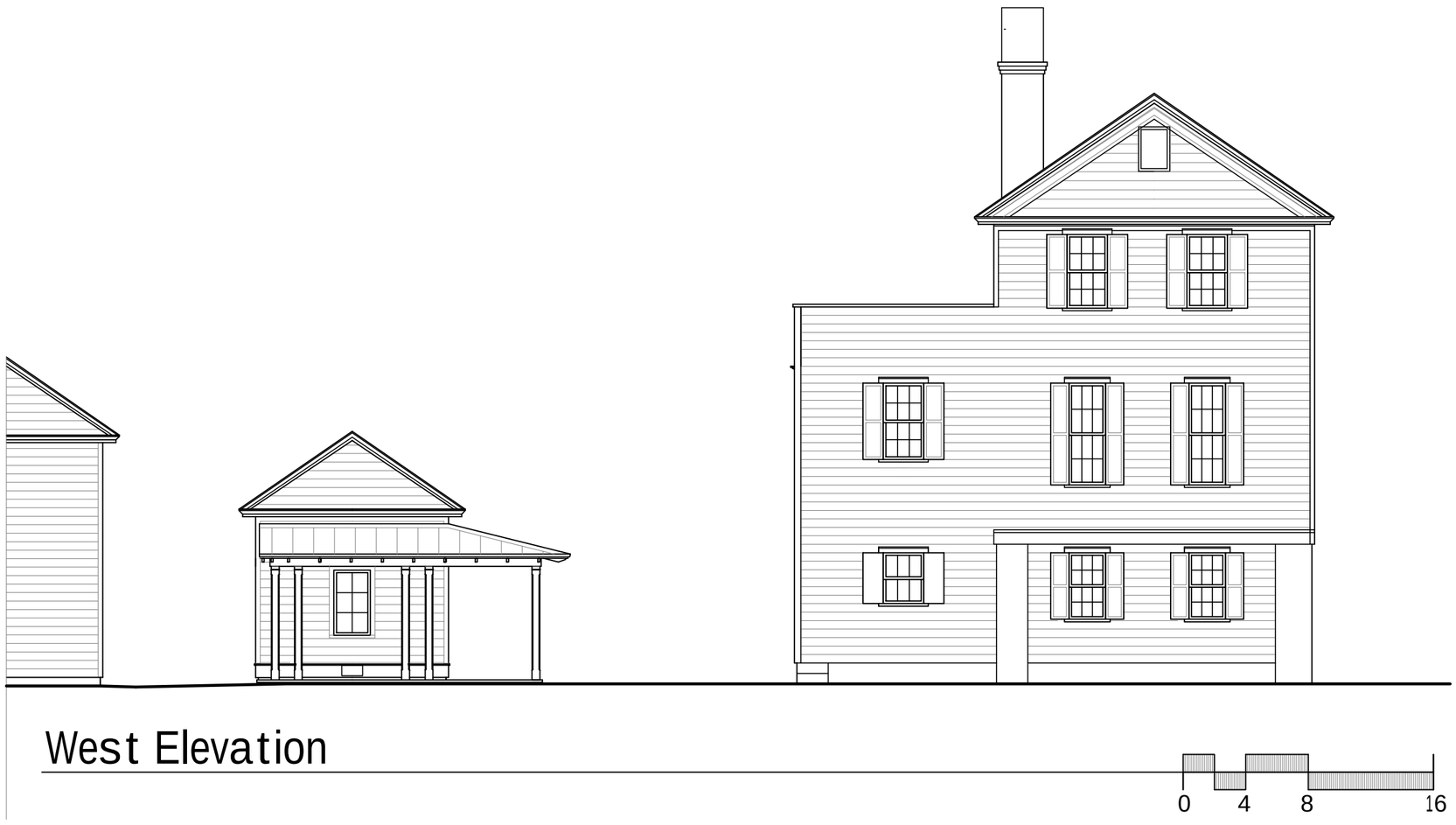
South Elevation
at Shed

0 4 8 16



South Elevation at Main House

0 4 8 16



West Elevation

0 4 8 16

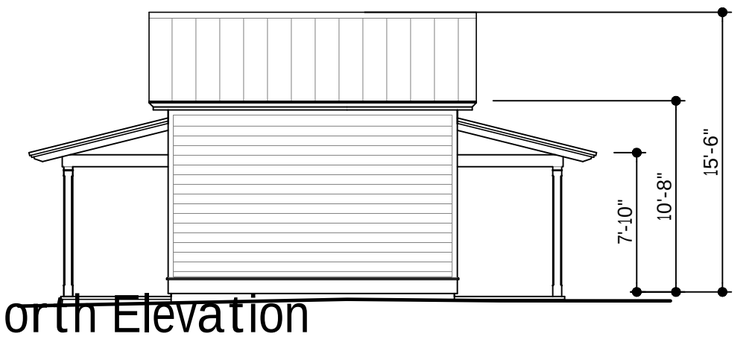
MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

5-7-21

www.monarchpl.com

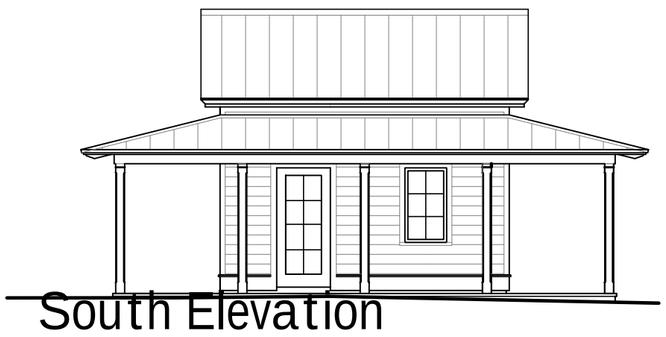
Ginder Residence

Federal Street



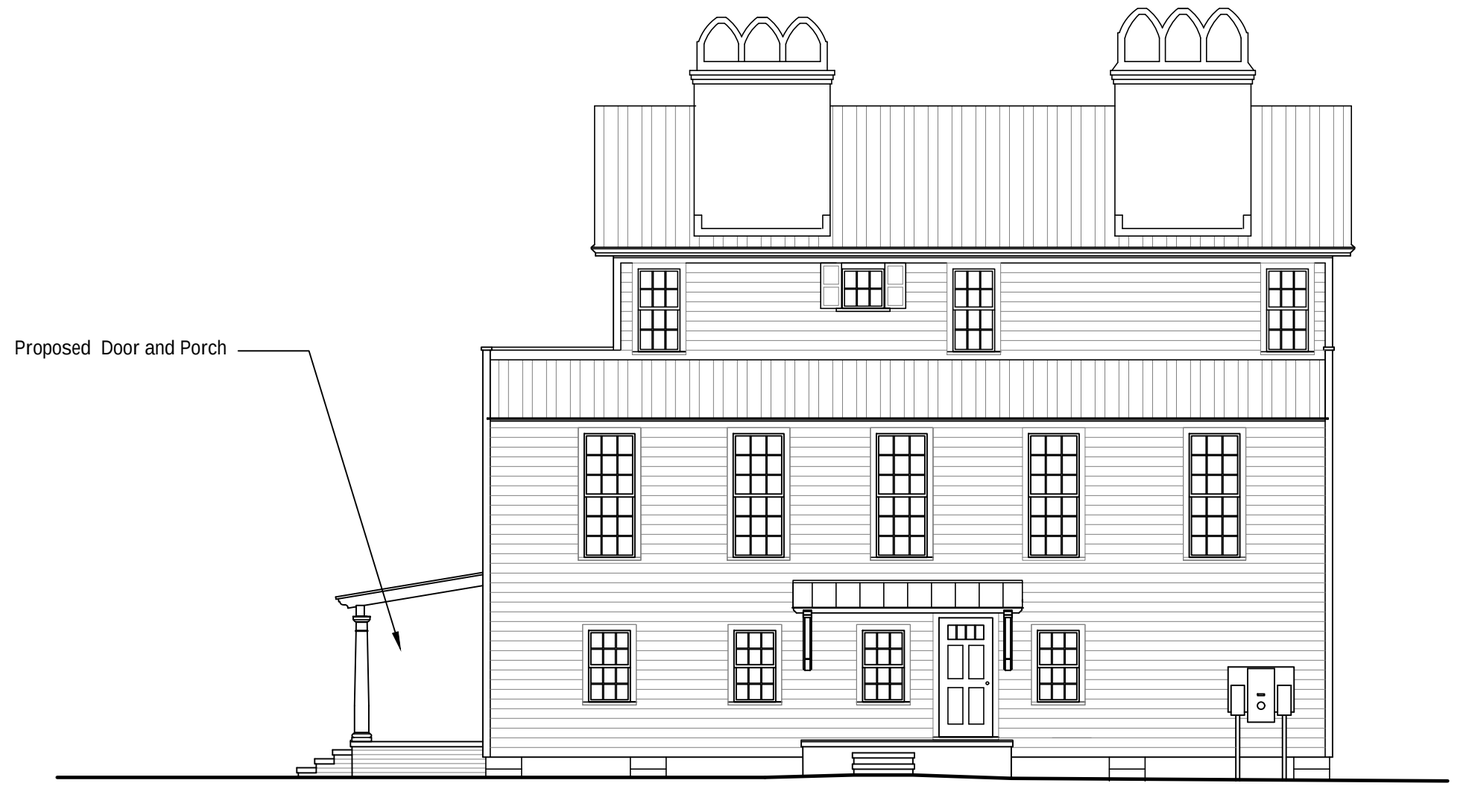
North Elevation
proposed

0 4 8 16



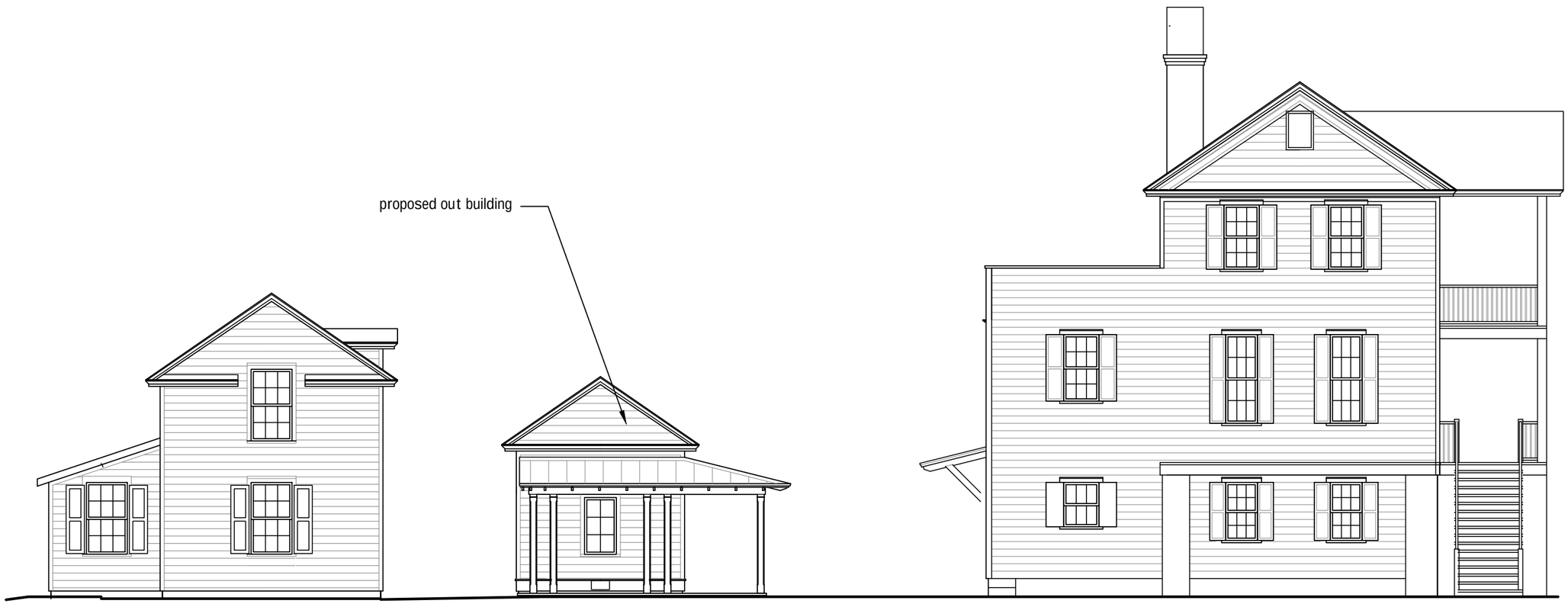
South Elevation
proposed

0 4 8 16



South Elevation at Main House

0 4 8 16



West Elevation

0 4 8 16

MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

6-11-21

www.monarchpl.com

Ginder Residence

Federal Street

ADJACENT BUILDING

5X5 CMF

WOOD FENCE

METAL FENCE

S 88°49'00" E
106.69'

5X5 CMF

WOOD FENCE

12"CE

14"PA

16' x 12'

16"CE

82.91'

24"LO

WOOD FENCE

N 01°01'52" E

30' CRITICAL LINE S/B

S 01°00'00" W
83.02'

EDGE OF WATER

10"CE

6"LO

EAST STREET 30' R/W

18"PA

CONC. WALL

15"PA

10"PA

52"LO

18"PA

16"PA

11"PA

N 88°52'03" W
113.53'

S 89°25'18" W
6.80'

1/2"ROD FOUND

15"PA

13"PA

WATER METERS

1/2"ROD FOUND

EDGE OF PAVEMENT

FEDERAL STREET 30' R/W

Site Plan

0 4 8 16



East Elevation

0 4 8 16

MONTGOMERY ARCHITECTURE & PLANNING, INC.

5-7-21

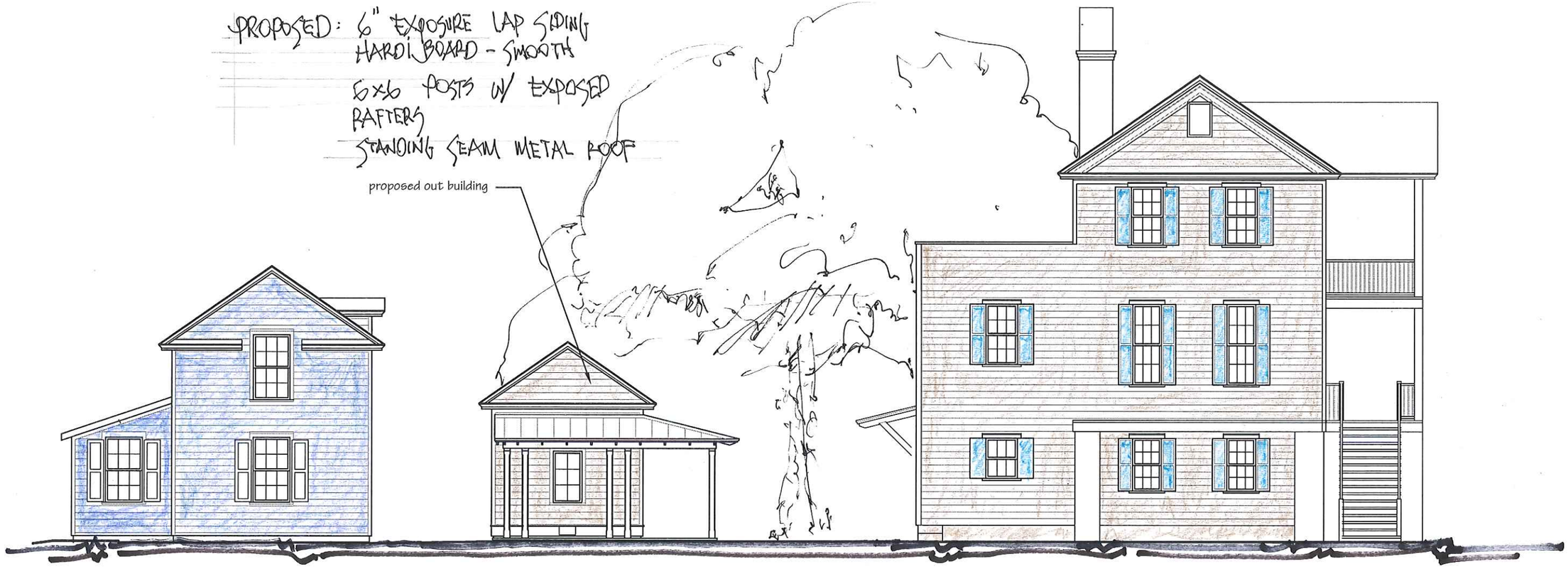
www.monarchpl.com

Ginder Residence

Federal Street

PROPOSED: 6" EXPOSURE LAP SIDING
HARDI BOARD - SMOOTH
6x6 POSTS W/ EXPOSED RAFTERS
STANDING SEAM METAL ROOF

proposed out building



West Elevation

0 4 8 16

MONTGOMERY ARCHITECTURE & PLANNING, INC.

6-11-21

www.monarchpl.com

Ginder Residence

Federal Street

ADJACENT BUILDING

5X5 CMF

WOOD FENCE

METAL FENCE

S 88°49'00" E
106.69'

5X5 CMF

WOOD FENCE

12"CE

14"PA

Sideyard Setback,
Coner Lot - 5'

Proposed Out Building
FF at 8.0 AMSL

16' x 12'

Brick apron and shell parking in concrete border. Grade +/- 7.0 AMSL

16"CE

Proposed Covered Porch
brick pavers with Concrete border

Proposed covered porch and new wood door
Brick Pavers with concrete border

82.91'

24"LD

WOOD FENCE

N 01°01'52" E

30' CRITICAL LINE S/B

83.02'

S 01°00'00" W

EDGE OF WATER

10"CE

6"LD

EAST STREET 30' R/W

proposed brick walk with concrete border

15"PA

18"PA

CONC. WALL

10"PA

52"LD

18"PA

16"PA

11"PA

N 88°52'03" W
113.53'

S 89°25'18" W
6.80'

1/2"ROD FOUND

1/2"ROD FOUND

15"PA

13"PA

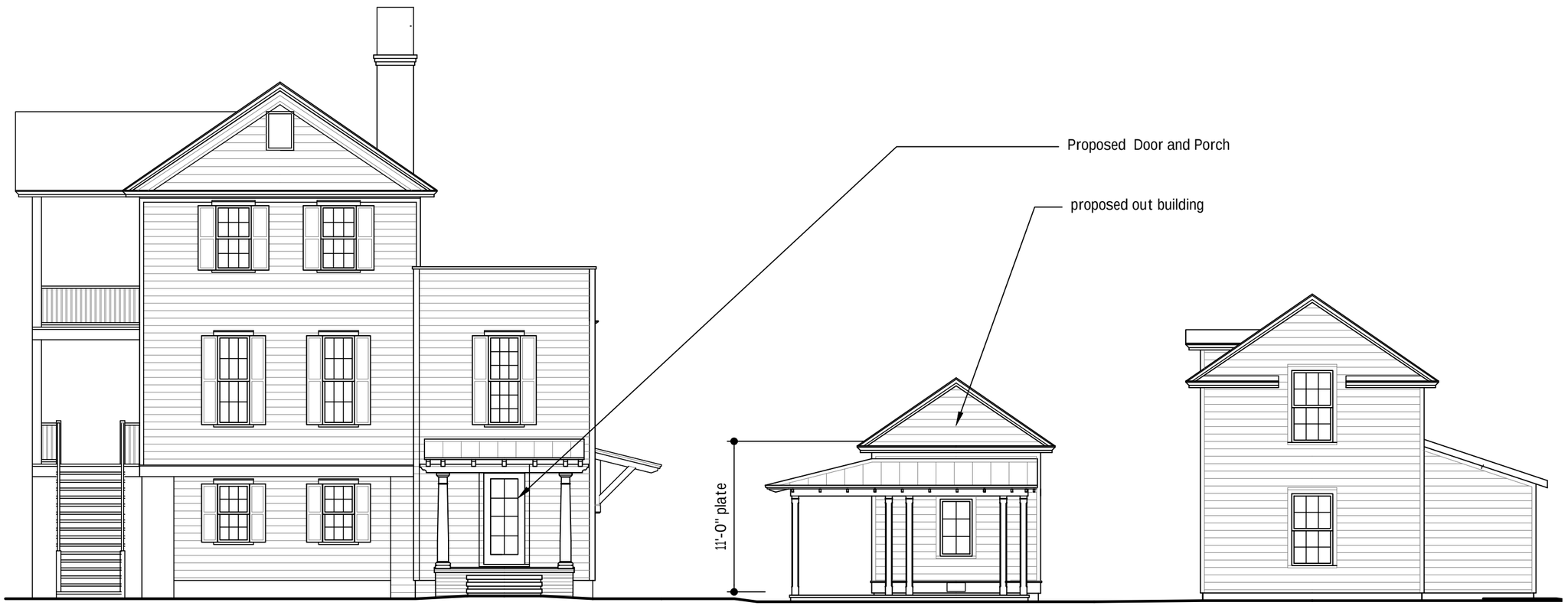
WATER METERS

EDGE OF PAVEMENT

FEDERAL STREET 30' R/W

Site Plan

0 4 8 16



East Elevation

0 4 8 16

MONTGOMERY ARCHITECTURE & PLANNING, INC.

6-11-21

www.monarchpl.com

Ginder Residence

Federal Street

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 July 2021

1 Summary of Request

409 Federal Street, Alterations/Additions
The applicant is requesting preliminary approval for alterations/additions to a single-family residence in the Historic District.

This is a contributing structure in the Historic District Preservation Neighborhood.

Background:

This is the first application for the current proposed alterations/additions to 409 Federal Street.

2 Facts

Property Address:	409 Federal Street
Parcel ID:	R120 004 000 0746 0000
Case Number:	21-43 HRB.1
Applicant:	**Jill and Jon Ginder, Homeowners**
Zoning:	T4-HN
Use:	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
- **Current Flood Zone:** A11, Base Flood Elevation: +13', with 1' freeboard required by city of Beaufort

References:

Beaufort Preservation Manual Supplement
Beaufort Preservation Manual
Beaufort Code

3 STAFF COMMENTS

Staff Acknowledgements

- Overall, Staff is in support of this project and feels that the proposed carriage house, porch, and hardscaping are a positive addition to the property and to the Historic District. The porch is subordinate to the main entrance of the main house, and the carriage house is well sited on the property and complements the existing main house.
- Section 4.5.3.B.6 of the Beaufort Code states that a carriage house may have a minimum size of 240 square feet in total area. The applicant has noted that the proposed carriage house in this project will be 190 square feet, however, this square footage does not appear to include the wrap around porch on the carriage house. When this 6' deep wrap around porch is factored in, the total square footage is roughly 500sf. Staff feels the size and scale of the carriage house with its wrap around porch is appropriate for the site and relationship to the main house and neighborhood.

Staff Conditions

1. Section 2.4.1 of the Beaufort Code requires a maximum 75% of roof coverage and an additional 10% for total impervious coverage on this property. In future applications, applicant to ensure and demonstrate compliance with this section of the Code regarding lot coverage.
2. Staff feels that the current design of the columns on the carriage house can be further simplified and recommends that the applicant consider using only single columns rather than double columns on the east and west side of the building. The column spacing should be consistent all the way around the structure.
3. In the final submission for this project, applicant to submit cut sheets or material samples for proposed brick pavers, any exterior lighting, roof, doors, windows, and proposed paint colors for review. Applicant to also submit foundation details, porch column details, porch stair details, roof details, and paver details for review.

STAFF RECOMMENDATION:

Preliminary Approval with conditions noted.