



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Wednesday, September 14, 2022, 2:00 P.M.
City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/83069122721?pwd=Z3dlbzJZK3p4dlVhQ3FGWlBnK3h4UT09>

Password: 647003 Meeting ID: 830 6912 2721 Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.

I. Call to Order:

II. Review of Minutes:

A. August 10, 2022 Meeting Minutes

B. August 31, 2022 Special Meeting Minutes

III. Applications:

A. 1608 King Street, PIN R120 003 000 0227 0000, Solar Panels
Applicant: Gary Harrell, Owner (22-62 HRB.1)

The applicant is requesting preliminary approval for solar panel additions at the rear of the building.

B. 411 New Street, PIN R120 004 000 0831 0000, Alterations/Additions
Applicant: Douglas Storrs, Homeowner (22-55 HRB.1)

The applicant is requesting final approval for a single window replacement.

C. 1301 Bay Street, PIN R120 004 000 0769 0000, Alterations/Additions
Applicant: Robert Montgomery, AIA (22-60 HRB.1)

The applicant is requesting final approval for a door and window replacement.

D. 1204 Boundary Street, PIN R120 004 000 0055 0000, Alterations
Applicant: Alison Guilloud (22-57 HRB.1)

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The applicant is requesting final approval for window replacement and repainting.

E. 601 New Street, PIN R120 004 000 0641 0000, Alterations

Applicant: Ronesto Pineda, Allison Ramsey Architects (22-59 HRB.1)

The Applicant is requesting conceptual approval for construction of a steeple.

F. 1203 Congress Street, PIN R120 004 000 0066 0000, Alterations/Additions

Applicant: Ashley Randolph, Allison Ramsey Architects (22-61 HRB.1)

The Applicant is requesting conceptual approval for alterations and additions.

G. 705 Prince Street, PIN R120 000 004 000 0542 0000, New Construction

Applicant: Megan Chancellor Crumrine, Allison Ramsey Architects (22-58 HRB.1)

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

IV. Adjournment



Historic District Review Board Meeting Minutes – August 10, 2022

CALL TO ORDER

00:01:22

A meeting of the Historic District Review Board was held in-person on Wednesday, August 10, 2022 at 2:00 pm.

ATTENDEES

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

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

Motion (0:02:50): Mr. Smith motioned to amend the agenda for everyone to be here for the executive session, so that will be a floating item when the fifth Board member (Maxine) gets here; seconded by Mr. Sutton. Motion passed unanimously (4-0).

REVIEW OF MINUTES

00:03:19

Motion (0:03:20): Ms. Wilson made a motion to approve the June 8 meeting minutes, with one comment that item G, 600 Charles Street says new construction and it's not new construction; that's the Baptist Church steeple; seconded by Mr. Sutton. The motion passed unanimously (4-0).

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

PUBLIC HEARING

00:05:20

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

A public hearing for the demolition of 1003 Congress Street took place.

APPLICATIONS

Mr. Smith Recused himself from the board.

- A. **1003 Congress Street, PIN R120 004 000 0080 0000**, Demolition
Applicant: Robert C. Jenkins, Homeowner (22-47 HRB.1)

00:12:50

The applicant is requesting final approval of demolition of a single-family residence.

Motion 1 (0:58:21): Mr. Sutton made a motion to approve demolition as submitted; seconded by Ms. Wilson. The motion failed (2-2), with Ms. Lutz and Ms. Prentice in opposition.

Motion 2 (0:59:00): Ms. Lutz made a motion to deny the request for demolition; seconded by Ms. Prentice. The motion failed (2-2), with Ms. Wilson and Mr. Sutton in opposition.

As sitting chair, Mr. Sutton closed the agenda with no decision. Mr. Smith rejoined the Board as chairman.

EXECUTIVE SESSION

1:26:00

Motion 1 (1:26:00): Mr. Sutton made a motion to recess for an executive session for the reasons for legal advice based on [recusals]; seconded by Ms. Prentice. Motion passed unanimously (5-0).

Motion 2 (1:42:27): Mr. Sutton made a motion to return from executive session; seconded by Ms. Lutz. Motion passed unanimously (5-0). No decisions were voted on.

APPLICATIONS

Mr. Sutton recused himself from the board.

B. 504 Prince Street, PIN R120 004 000 0642 0000, Alterations

1:42:40

Applicant: Michael and Cindy Kennedy, Homeowner (22-50 HRB.1)

The applicant is requesting Final Approval for alterations to a single-family residence at 504 Prince Street.

Motion 1 (1:52:28): Ms. Prentice made a motion to approve with staff conditions; seconded by Ms. Wilson. Motion passed unanimously (4-0).

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

C. 607 King Street, PIN R120 004 000 1031 0000, New Construction

1:53:30

Applicant: Bill Allison, Allison Ramsey Architects (22-14 HRB.2)

The applicant is requesting preliminary approval for new construction of a single-family residence at 607 King Street.

Motion 1 (2:52:20): Mr. Sutton made a motion [to] support preliminary approval for this project based on the application with staff recommendations noted with the exception of 3, 4, 7, 10, and 11; seconded by Ms. Wilson. Motion passed unanimously (4-0).

Mr. Smith rejoined the Board as chairman.

D. 606 Carteret Street, PIN R120 004 000 0628 0000, Alterations

2:53:15

Applicant: Eric Berman, Berman Property Group, LLC (22-52 HRB.1)

The applicant is requesting final approval for alterations to an existing structure at 606

Carteret Street.

Motion 1 (3:05:08): Mr. Sutton made a motion to approve the repairs in-kind as indicated; seconded by Mr. Smith. Motion passed unanimously (5-0).

Motion 2 (3:09:49): Ms. Lutz made a motion to deny the application to use the Kolbe windows and instead require the windows that do need to be replaced be replaced with wood but that each window should be analyzed to determine whether or not it just needs to be repaired and not replaced; seconded by Ms. Prentice. Motion passed unanimously (5-0).

E. **401 King Street, PIN R120 004 000 0650 0000**, Alterations/Additions

3:15:52

Applicant: Allison Efird, Titan Solar Power (22-40 HRB.1)

The applicant is requesting conceptual approval for addition of a solar panel system to a single-family residence at 401 King Street.

Motion 1 (3:39:52): Mr. Sutton made a motion to deny the applicant as submitted, seconded by Ms. Prentice. Motion passed unanimously (5-0).

DISCUSSION

3:40:08

The Board and staff discussed the demolition letter to recommend up to City Council with the amendments to include removing Stacy Applegate's name and replacing with Rita Wilson, updating the date to August 10, 2022, and correcting a grammatical error to say, "We appreciate your consideration of our recommendations to the change in the demolition process and expiration period."

Motion (3:44:40): Mr. Sutton made a motion to approve sending this letter to council with the changes noted; seconded by Ms. Wilson. Motion passed unanimously (5-0).

ADJOURNMENT

3:49:00

Motion: Mr. Sutton made a motion for adjournment at 5:50 pm, Mr. Smith seconded. The motion passed unanimously (5-0).



Historic District Review Board

Special Meeting Minutes – August 31, 2022

1 CALL TO ORDER

0:00:39

A special meeting of the Historic District Review Board was held via on August 31, 2022 at 2:00 pm.

2 ATTENDEES

Members in attendance: Jeremiah Smith (Chairman), Mike Sutton (Vice-Chair), Rita Wilson, and Maxine Lutz. Michelle Prentice was not in attendance.

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

3 NEW BUSINESS

0:00:39

A. The Board met to discuss the final edits to Milner Manual Update.

Motion (2:10:25): Mr. Smith made a motion to recommend this document to City Council with the changes noted by the Board members and staff at this meeting today, seconded by Mr. Lutz. The motion passed unanimously (4-0).

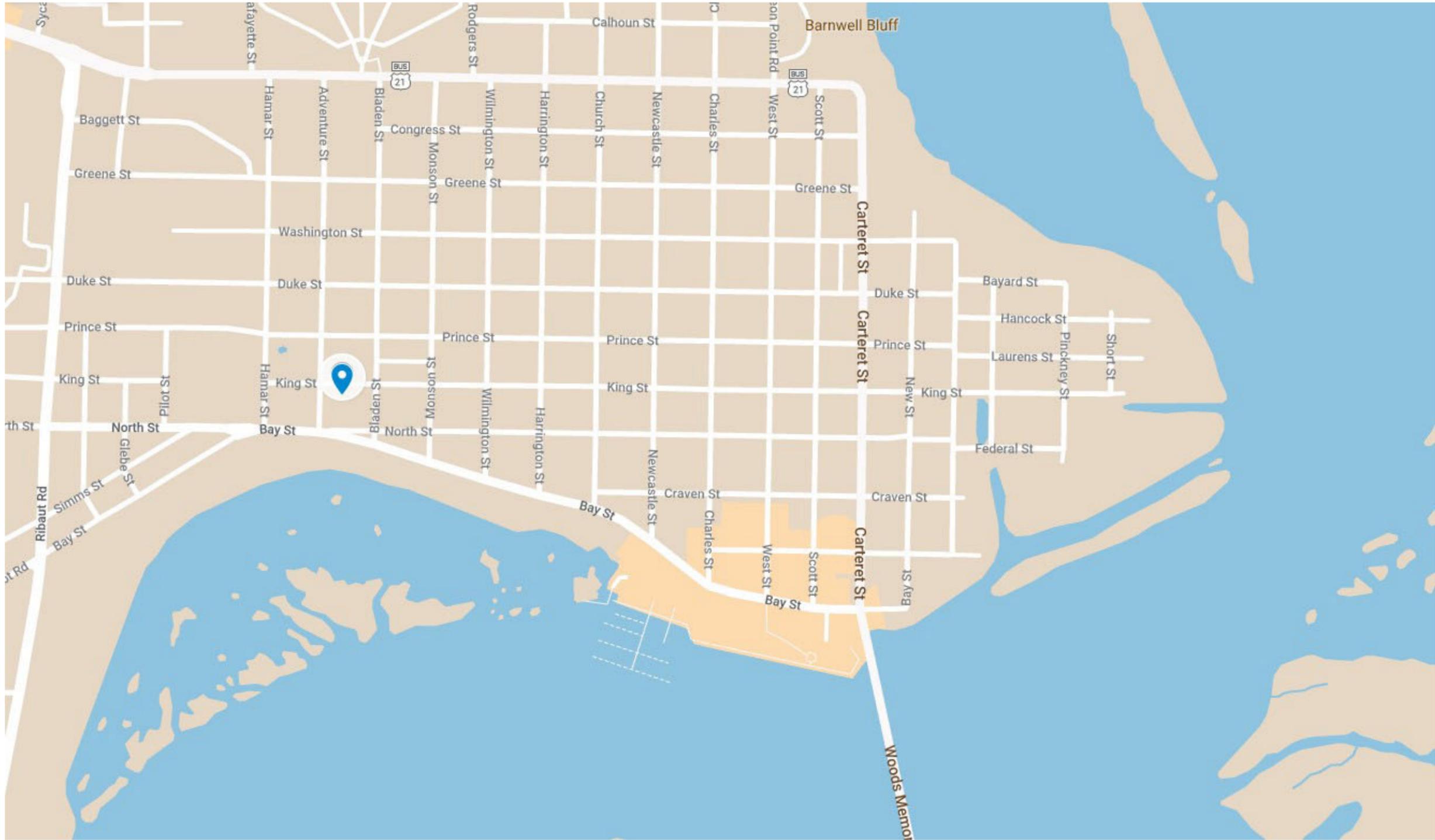
4 ADJOURNMENT

2:12:05

Motion (2:12:05): Mr. Sutton made a motion to adjourn the meeting; seconded by Ms. Lutz. The motion passed unanimously. The meeting ended at 4:12 pm.

CITY STAFF INTRODUCTION

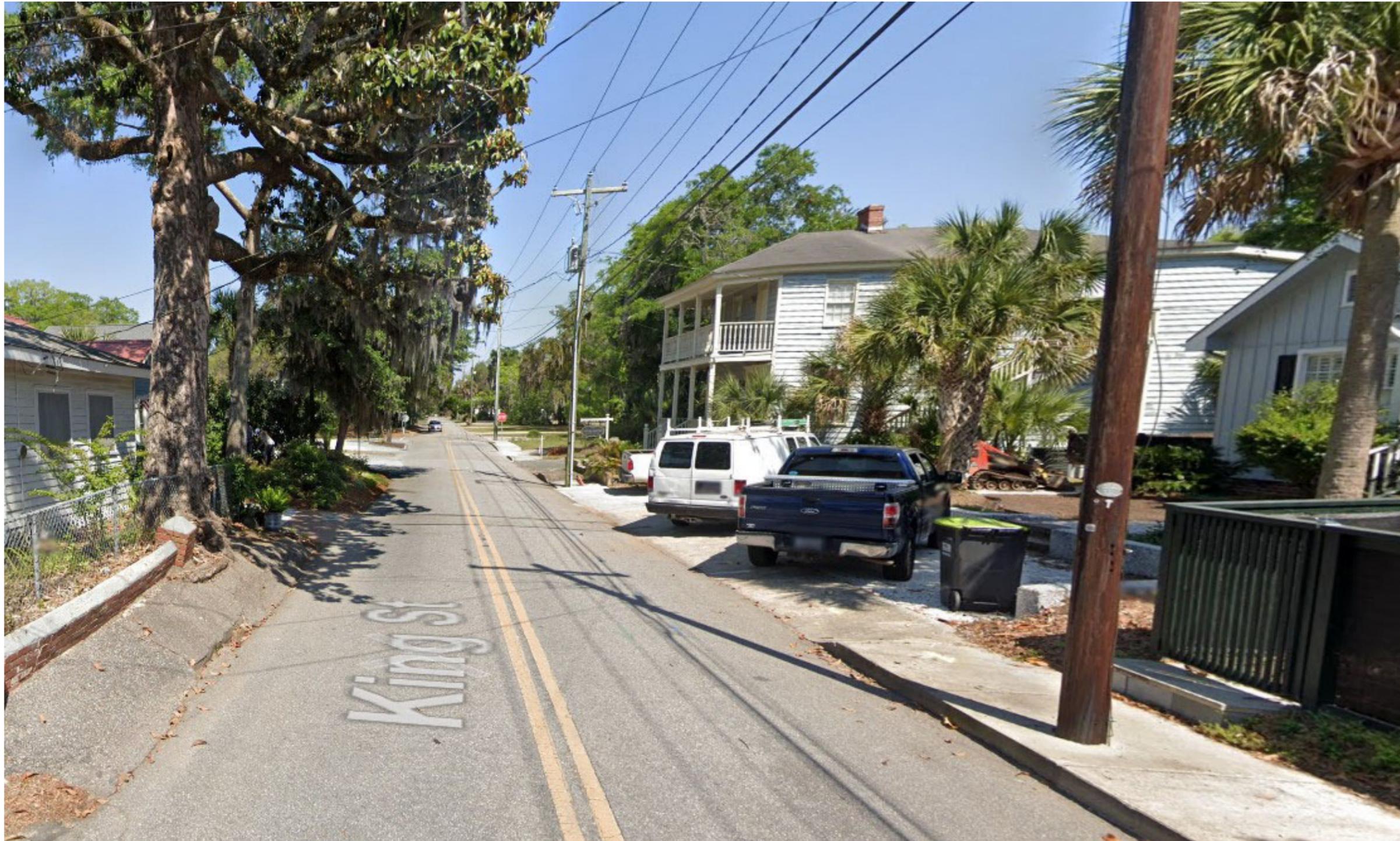
1608 King Street











APPLICANT PRESENTATION

1608 King Street

Non-Contributing
Conservation Neighborhood



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: 8/8 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: Gary Harrell

Applicant Address: 1608 King St, Beaufort, SC 29902

Applicant E-mail: garylh2@aol.com Applicant Phone Number: (484) 753-1134

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: Gary Harrell

Property Address: 1608 King St, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): 0007002039

Date Submitted: 8/5/22

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

Applicant's Signature: *[Signature]* Date: 8/5/22

Owner's Signature: *Gary Harrell* Date: 8/5/22

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

Required Project Information

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated February 5, 2019



HOME IMPROVEMENT CONTRACT - RESIDENTIAL SOLAR SYSTEM INSTALLATION

CUSTOMER INFORMATION			INSTALLATION LOCATION		
Homeowner Name: Gary Harrell			Address: 1608 King St		
Spouse or Co-Owner Name: N/A			City: Beaufort	State: SC	Zip: 29902
Address: 1608 King St			Location on Property: Roof		
City: Beaufort	State: SC	Zip: 29902	SYSTEM INFORMATION		
Phone: 4847531134			PV System Size: 9 kW		
Email: garylh2@aol.com			Estimated 1 st Year Production: 10,952 kWh		

This Home Improvement Contract ("Agreement") is entered into on 7/1/2022 ("Agreement Date") by ADT Solar, LLC (f/k/a Marc Jones Construction, LLC and Sunpro), ("ADT Solar," "us" or "we") and the customer(s) listed above ("Customer" or "you") (ADT Solar and the Customer may be referred to together as the "Parties") for the sale and installation of the photovoltaic solar system ("PV System") described below, and if applicable, energy storage device ("Battery"), (collectively, the "System") at the Installation Location listed above ("Property") upon the terms and conditions set forth in this Agreement, including attachments, all of which are incorporated into this Agreement. **You are entitled to a completed copy of this Agreement signed by both you and ADT Solar before any work begins.** The Agreement Date above is the date on which the last party signed this Agreement. Please read the entire Agreement and ask any questions you may have.

1. CONTRACT PRICE

The contract price (the "Contract Price") is \$75,465, consisting of \$48,536 for your PV System and any Additional Work as defined below, \$22,688 for your Battery, N/A for your re-roofing and \$4,241 for your insulation, including sales tax, if applicable. The Contract Price is subject to any change orders agreed to in writing by both you and ADT Solar. No federal or state incentives, rebates, or tax credits were used to determine the Contract Price.

2. SCOPE OF WORK

2.1. Description of the System and Estimated Description of Significant Materials to be Used and Equipment to be Installed (the "Materials"):



SITE DESIGN



PV System Size: 9 kW
Inverter: 25, Enphase IQ 8+
Solar Panels: 25, QCELL 360, 360W
Battery: 1, Enphase Encharge 10kw
Customer Initials: <u>GH</u>
<u>N/A</u>

Note: This design is subject to redesigns due to unforeseen obstructions, size restrictions, or other reasons. Any change to this design will be approved by the homeowner.

Re-Roofing: If you have selected to include re-roofing as part of this project, the Scope of Work will include the following - Re-roof entire roof, remove and haul away existing roof materials. See Roofing Addendum for details, terms, & conditions.

Insulation: If you have selected to include insulation as part of this project, the Scope of Work will include the following - Adding blown-in fiberglass insulation to an aggregate total of 13.25 inches (R-38 equivalent) which may include existing insulation levels. Ventilation baffles will be installed as needed to maintain airflow. See Energypro Premiere Home Energy Efficiency Upgrade Addendum for details, terms, & conditions.

2.2. Work to be Performed & Standard Components

Our work (the "Work") under this Agreement: design the System, secure basic building and electrical permits as needed ("Permits"), install the System on the Property, perform any Additional Work listed below, cleanup and remove debris and materials, complete and submit utility interconnection documents, coordinate building, electrical, and utility inspections required for operation of the System. No other work is included unless expressly stated elsewhere in this Agreement.

Standard components ("Components") used in the Work include a production monitor, racking and mounting components, wiring, and conduit.

2.3. **Additional Work:** Additional materials and extra work required before we can begin installing your System, and that we will perform for a fee, which is included in the Contract Price ("Additional Work"):

Insulation

2.4. **Customer Preparations:** Additional materials and extra work required to prepare your Property for the System, and which you must complete at your expense prior to us beginning our Work ("Customer Preparations"):

N/A

3. **PAYMENT TERMS**

3.1. This Agreement IS IS NOT contingent on you obtaining approval for financing by a third-party lender.

3.2. **FINANCED PURCHASES:** If you are paying a portion of the Contract Price in cash and financing the remainder, \$ N/A of the Contract Price will be paid in cash, and \$75,465 will be financed through a third-party lender. The Contract Price only includes the amount we charge for the System and the Work. If you obtain financing from a third-party, your agreement with your lender will determine the total amount you owe to them and your payment schedule, and may include interest, fees, finance charges, ACH fees, UCC removal and refiling fees, or other charges. This Agreement does not contain the terms of your financing agreement with your lender. If both Parties agree to ADT Solar performing Work, you will be responsible for payment of the Contract Price and your other obligations in this Agreement even if you do not secure financing. You are not required to use any particular lender to finance any or all of the Contract Price. ADT Solar is not affiliated with any lender and does not arrange or broker loans. If you choose to finance the Contract Price, carefully read any agreements and disclosure forms provided by your lender. If you have any questions about your financing agreement, contact your lender before signing a contract.

3.3. **CASH PURCHASES:** If you are purchasing the System with cash, ADT Solar requires a down payment and progress payments according to the schedule below.

Deposit (30%):	\$ <u>N/A</u> - Due upon signing of this Agreement
1 st Installment (60%):	\$ <u>N/A</u> - Due at the commencement of installation
Final Payment (10%):	\$ <u>N/A</u> - Due upon completion of installation and passing of utility and/or local authority inspection, as applicable, but before interconnecting with your utility .

Late Payment: If ADT Solar does not receive any of the above payments within ten (10) days of their due date, ADT Solar may charge you a late fee equal to the lesser of (i) one-and-a-half percent (1.5%) per month on the amount past due, or (ii) the maximum amount permitted under applicable law. This late fee is not an interest charge, finance charge, time-price differential, or other charge of a similar nature.

- 3.4. **Payment of Taxes:** You acknowledge and agree that you are responsible for paying any applicable personal property or ad valorem taxes on your System.

4. INSTALLATION TIMELINE

- 4.1. ADT Solar will install the System within a reasonable amount of time after you sign this Agreement. We will schedule the installation of your System at a mutually agreeable time and date.
- 4.2. **Approximate Start Date:** 30-60 days from the Agreement Date.
- 4.3. **Approximate Completion Date:** 30-120 days from the Agreement Date, subject to permissible delays as defined in this Agreement.
- 4.4. The above Installation Timeline is an estimate and may be adjusted as provided in this Agreement, including for delays due to late payments, Customer Preparations, undisclosed, unforeseen, subsequently arising conditions, additional work required to make the Property suitable for the System, or delays caused by local permitting authorities, homeowners' associations, or other third parties. ADT Solar will be deemed to have started work under this Agreement on the date the first Permit is applied for. After your System installation is complete, additional time will be required for your utility to approve and connect your System to the electrical grid.

5. WARRANTIES; TERMS AND CONDITIONS

Additional terms and conditions are contained in Attachment 1, and warranties are contained in Attachment 2.

6. DISPUTE RESOLUTION; MEDIATION; ARBITRATION; CLASS ACTION WAIVER

THIS SECTION GOVERNS ANY DISPUTE BETWEEN YOU AND ADT SOLAR. PLEASE READ IT CAREFULLY.

- 6.1. **Good Faith Efforts.** The Parties agree to make a good faith effort to resolve any dispute informally. If you have any concerns, please contact ADT Solar's customer service department at 1-866-508-1890 or support@gosunpro.com with a detailed statement of your concern. If the Parties cannot reach a resolution within 45 days after you notify ADT Solar of the dispute, either party may commence a formal proceeding pursuant to the process detailed below. For any property, installation, or performance concerns, or to perform any work as may be required by applicable law, you must allow us access to inspect the System and, to the extent helpful, the Property or any other property, data, information, or materials related to the matter.
- 6.2. **ARBITRATION:** If the Parties are unable to resolve a dispute informally, you and ADT Solar agree that any dispute arising out of or relating to any aspect of the relationship between you and ADT Solar will be resolved exclusively by arbitration except as specifically provided below. The arbitration, including the selection of the arbitrator, will be administered by the American Arbitration Association ("AAA") under its Construction Industry Arbitration Rules and Mediation Procedures, as supplemented by the Consumer Due Process Protocol (collectively, the "AAA Rules"), rather than in a court before a judge or jury.

The location of the arbitration shall be the AAA office closest to the Property unless otherwise agreed to by the Parties, and the arbitration shall be administered by a single neutral arbitrator. The Parties may pursue all claims and remedies available under this Agreement in the arbitration. This agreement to arbitrate all disputes includes claims arising before this Agreement, such as claims related to statements about our products and services. You and ADT Solar grant the arbitrator the exclusive authority to resolve any dispute related to the interpretation, applicability, or enforceability of these terms or formation of this Agreement, including the arbitrability of any dispute and any claim that all or any part of these terms are void or voidable. The arbitrator has authority to allocate all or part of the costs of the arbitration, including the fees of the arbitrator, filings fees, expert witness fees, costs, expenses, and attorneys' fees to the prevailing party. Attorneys' fees awarded to ADT Solar for collection of any amounts due shall not exceed 20% of the amounts awarded to ADT Solar. The arbitrator's decision will be final and may be entered and enforced in any court having jurisdiction.

- 6.3. The arbitrator shall have the authority to award any legal or equitable relief that a court could order or grant under this Agreement. HOWEVER, THE ARBITRATOR WILL NOT HAVE AUTHORITY TO MAKE ANY RULING OR AWARD APPLICABLE TO ANY CLAIMANT OTHER THAN YOU OR ANY TRANSACTION OTHER THAN YOURS. ADT SOLAR AND YOU FURTHER AGREE THAT ALL CLAIMS AND DISPUTES WILL BE BROUGHT ONLY ON AN INDIVIDUAL BASIS, AND THE PARTIES WAIVE THE RIGHT TO BRING OR PARTICIPATE IN A CLASS ACTION, PRIVATE ATTORNEY GENERAL, OR REPRESENTATIVE ACTION ("CLASS ACTION WAIVER"). THE ARBITRATOR HAS NO AUTHORITY TO CONSIDER OR RESOLVE ANY CLAIM OR DISPUTE, OR ISSUE ANY RELIEF ON A CLASS, COLLECTIVE, OR REPRESENTATIVE BASIS, UNLESS THE ARBITRATOR OBTAINS EXPRESS CONSENT FROM ALL PARTIES. YOU MAY ALSO BRING INDIVIDUAL DISPUTES IN SMALL CLAIMS COURT. NOTWITHSTANDING THIS PROVISION, IF A COURT OF COMPETENT JURISDICTION FINALLY DETERMINES THE CLASS ACTION WAIVER TO BE INVALID, OR UNENFORCEABLE, THEN YOU AND ADT SOLAR AGREE THAT SUCH WAIVER SHALL NOT BE SEVERED AND THAT THIS ARBITRATION AGREEMENT SHALL BE VOID IN ITS ENTIRETY WITHOUT EFFECT ON THE REMAINDER OF THIS AGREEMENT.
- 6.4. YOU AND ADT SOLAR AGREE THAT THIS AGREEMENT TO ARBITRATE DOES NOT APPLY TO ANY CLAIM WHERE THE AMOUNT IN CONTROVERSY IS LESS THAN THE JURISDICTIONAL LIMIT OF THE SMALL CLAIMS COURT IN THE JURISDICTION WHERE YOU RESIDE, PROVIDED, HOWEVER, THAT YOU AND ADT SOLAR AGREE THAT ANY SUCH CLAIMS MAY BE BROUGHT ONLY ON AN INDIVIDUAL BASIS AND NOT AS A CLASS ACTION.
- 6.5. **YOU HEREBY ACKNOWLEDGE THAT YOU ARE VOLUNTARILY AGREEING TO ARBITRATE ANY AND ALL DISPUTES ARISING OUT OF OR RELATING TO THIS AGREEMENT, YOU ARE WAIVING YOUR RIGHT TO BRING AN ACTION IN COURT OTHER THAN CLAIMS BROUGHT IN SMALL CLAIMS COURT, AND YOU ARE AGREEING TO ARBITRATE ON AN INDIVIDUAL BASIS AND NOT AS PART OF A CLASS.**

You can obtain more information about arbitration and the AAA Rules online at www.adr.org or or by calling 1-800-778-7879 or any AAA office.

Signature:
Customer:  - Accepted
Spouse/Co-Owner: N/A - Accepted

- 7. **Addresses for Notices:** Any notices provided to Customer under this Agreement shall be sent to the Mailing Address or the Customer's email address indicated at the top of this Agreement. Any notices to ADT Solar (f/k/a Marc Jones Construction, LLC and Sunpro) under this Agreement shall be sent to: ADT Solar, LLC, ATTN: Customer Service, 128 Northpark Blvd, Covington, LA 70433.



8. **Severability:** In case any one or more of the provisions, or portions of a provision contained in this Agreement or any other documents referred to herein or executed in connection with this Agreement or otherwise, should be invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein and therein shall not in any way be affected thereby. It is the Parties' intention that if any such provision, or portion thereof, is held to be illegal, invalid, or unenforceable, this Agreement shall be modified to affect the original intent of the Parties as closely as possible to be legal, valid, and enforceable.
9. **ADT SOLAR'S 25-YEAR POWER PRODUCTION GUARANTEE ("PPG")**
- 9.1. ADT Solar provides you an industry-leading Power Production Guarantee to ensure your PV System performs as expected.
- 9.2. Based on the Site Design above, your PV System is estimated to produce 10,952 kWh (the "Estimated 1st Year Production") in the first 12 months following the date on which your System is fully activated (the "Operational Date") and is estimated to produce 263,234 kWh over the first 25 years following the Operational Date (the "PPG Term") according to the following schedule:

PPG Year	Estimated Annual Production	PPG Year	Estimated Annual Production
Year 1	10,953 kWh	Year 14	10,492 kWh
Year 2	10,917 kWh	Year 15	10,458 kWh
Year 3	10,881 kWh	Year 16	10,423 kWh
Year 4	10,845 kWh	Year 17	10,389 kWh
Year 5	10,809 kWh	Year 18	10,354 kWh
Year 6	10,773 kWh	Year 19	10,320 kWh
Year 7	10,738 kWh	Year 20	10,286 kWh
Year 8	10,702 kWh	Year 21	10,252 kWh
Year 9	10,667 kWh	Year 22	10,218 kWh
Year 10	10,632 kWh	Year 23	10,185 kWh
Year 11	10,597 kWh	Year 24	10,151 kWh
Year 12	10,562 kWh	Year 25	10,118 kWh
Year 13	10,527 kWh		

- 9.3. For each "PPG Year," shown above, ADT Solar guarantees that the PV System will generate at least 95% of the Estimated Annual Production for that PPG Year (the "Guaranteed Annual Production"). This schedule assumes a degradation rate of 0.33% per year.
 - 9.4. If the PV System does not produce the Guaranteed Annual Production for any PPG Year, and you notify us of your request for a review within 1 year of the end of that PPG Year, ADT Solar will pay you \$0.10 per kWh ("PPG Rate") of the difference between your System's Actual Production and the Guaranteed Annual Production for that PPG Year.
 - 9.5. "Actual Production" means the amount of electricity produced by your System. To calculate the Actual Production, we will use the data provided by the monitoring system installed with your System or if such data is not available, we will estimate the Actual Production by commercially reasonable methods.
 - 9.6. For example, if your Guaranteed Annual Production for a PPG Year is 10,000 kWh, but your Actual Production for that PPG Year is only 9,000 kWh, we would multiply the difference (1,000 kWh) by your PPG Rate (\$0.10/kWh), which equals \$100.
 - 9.7. Your Estimated 1st Year Production, Guaranteed Annual Production, and this PPG are based on the Site Design above. If there are any adjustments to your Site Design pursuant to a written change order, your Estimated 1st Year Production, Guaranteed Annual Production, and this PPG shall be automatically adjusted according to the final installed System design. See Section 11 below for more details. This PPG is also subject to the additional terms and conditions contained in Attachment 2.
 - 9.8. Overproduction. ADT Solar does not charge you for any energy your System generates in excess of the Guaranteed Annual Production, and any such overproduction will be credited against future underproduction.
10. **Note About Extra Work and Change Orders:** Extra Work and Change Orders become part of the Agreement once the change order is prepared in writing and signed by the Parties prior to the commencement of work covered by the new change order. The change order must describe the scope of the extra work or change, the cost to be added or subtracted from the Agreement, and the effect the order will have on the schedule of progress payments or the completion date. You may not require ADT Solar to perform extra or change order work without providing written authorization prior to the commencement of work covered by the new change order. ADT Solar's failure to comply with the requirements of this paragraph does not preclude the recovery of compensation for work performed upon legal or equitable remedies designed to prevent unjust enrichment.
 11. **Site Designs & Revisions:** The Materials, Components, Estimated 1st Year Production, and PPG are estimates based on the preliminary Site Design of your System contained in Section 2.1 above. ADT Solar may perform additional reviews of the Site Design, including site visits to the Property to verify feasibility of the System design. You will have the opportunity to review and approve any revision to the Site Design (each revision, a "Revised Site Design").

Revised Site Designs that do not require a change order: Revised Site Designs that meet all of the following criteria will not require the Parties to execute a change order: (a) no change in the Contract Price, and (b) no change in the Materials provided or Work performed, and (c) do not result in a reduction of the Guaranteed Annual Production by more than 10%. However, in the event a Revised Site Design results in a reduced Guaranteed Annual Production and a change order is not executed along with the Revised Site Design, the PPG will not be reduced; it will remain the same as with the last approved Site Design. You will have 5 business days

from your receipt of a Revised Site Design to request any changes; otherwise you will be deemed to have approved it. We may begin Installation of your System If you have given your written, deemed, or verbal approval of any Revised Site Design, including verbal approvals given on the day of or within 5 days prior to the installation date.

Revised Site Designs that will require a change order: Revised Site Designs that do not meet all of the criteria above must be accompanied by a written change order, signed by both you and ADT Solar, before we will proceed with any further Work. The change order may result in an adjustment to the Contract Price. The Estimated 1st Year Production, Guaranteed Annual Production, and PPG will be automatically adjusted to match the Revised Site Design and change order. If you request a Revised Site Design after ADT Solar has requested, applied for, or received permits or other authorizations based on an approved or deemed approved Site Design, you will be responsible and separately invoiced for any costs associated with requests or applications for new or revised permits or other authorizations caused by the Revised Site Design.

12. **Governing Law and Venue:** This Agreement shall be governed by the law of the state in which the Property is located, and venue shall be the county/parish where the Property is located, *except that* the arbitration clause in Section 6 above shall be governed by the Federal Arbitration Act.
13. **Notice of Right to Cancel:** You have the right to cancel this Agreement any time within 3 business days after the Agreement Date or, if you are 65 years of age or older, you may cancel this Agreement within 15 business days after the Agreement Date. Please review the attached notice of cancellation forms for an explanation of your right to cancel.
14. **No Tax Advice:** ADT Solar makes no representation about and takes no position on the tax consequences of this Agreement, the Work, or the System. A dispute regarding the tax implications of this Agreement or the System shall not affect the validity of the Agreement. For more information, see Attachment 5 - Homeowner's Guide to the Federal Solar Tax Credit.
15. **Entire Agreement:** This Agreement supersedes any prior understandings, agreements, or representations by or between the Parties, written or oral, to the extent they related in any way to the subject matter hereof.
16. **Successors:** This Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors, assigns, heirs, purchasers, and representatives.

LIST OF DOCUMENTS ATTACHED AND INCORPORATED INTO THIS AGREEMENT

- Attachment 1 - Terms & Conditions**
- Attachment 2 - Limited Warranties and Additional Terms & Conditions for the PPG and Batteries**
- Attachment 3 - Notice of Cancellation Forms**
- Attachment 4 - Legal Notices**
- Attachment 5 - Homeowner's Guide to the Federal Solar Tax Credit**
- Attachment 6 - SEIA Solar Purchase Disclosure**

NOTICE TO CUSTOMER: **Do not sign this Agreement if blank.** You are entitled to a copy of the Agreement at the time you sign. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day (or fifteenth business day if you are 65 years of age or older) after the date of this transaction. See the attached notice of cancellation form for explanation of this right.

Customer:

Signature: _____
Name: Gary Harrell
Date: 7/1/2022

DocuSigned by:
Gary Harrell
E7040888F00A48D...

Contractor:

ADT Solar, LLC (f/k/a Marc Jones Construction, LLC and Sunpro)
Signature: _____
Name: Michael Peet
Title: Solar Energy Specialist
Date: 7/1/2022

DocuSigned by:
Michael Peet
8C21BA45C8AD4A1...

ADT Solar, LLC
ATTN: Customer Service
128 Northpark Blvd
Covington, LA 70433

Attachment 1 Terms & Conditions

The Parties agree these Terms & Conditions are incorporated into the Agreement as though they were set forth fully therein. Capitalized terms not otherwise defined herein shall have the same meanings as those set forth in the Agreement.

1. **Permits & Authorizations:** ADT Solar will obtain any necessary basic building and electrical Permits at ADT Solar's cost. Customer is responsible for obtaining any other permits or authorizations, including homeowners' associations and planning, zoning, architectural, or historical preservation commissions. ADT Solar is not responsible for any delays caused by permitting authorities, utilities, or regulators. Any deadlines, including those in the Installation Timeline, shall be automatically extended to compensate for any delays caused by permitting authorities, utilities, regulators, or other third parties not reasonably within our control.
2. **Property Conditions:** You are responsible for the structural integrity of the Installation Location, including structural or electrical modifications necessary to prepare your Property for the System, and including any Customer Preparations. ADT Solar is not obligated to begin or continue any Work if Customer Preparations are not complete or if Property conditions are not suitable for performing the Work. You agree that ADT Solar is not responsible for any known or unknown Property conditions. The Contract Price assumes that existing roofing materials (except to the extent that the Contract Price includes re-roofing) and structural supports will be adequate to carry the load of all equipment to be installed and work to be done under this Agreement. If any modification of roofing materials and/or reinforcement of existing structural supports is required and is not otherwise specifically stated and charged for in the Agreement, ADT Solar will be entitled to a change order providing an increase to the Contract Price and an extension of the Installation Timeline. Roofing leaks or compromised roof decking/materials that are not identified during the design phase may become apparent during installation. If these conditions are discovered, we will notify you to discuss the issue. ADT Solar will not have any obligation to make any repairs or perform any work necessary to make the Property feasible for installation of the System unless included in the Additional Work above or as executed in a mutually agreeable change order.
3. **Existing Electrical Conditions:** ADT Solar is not responsible for and bears no liability for the malfunctioning of existing electrical equipment at the Property, including but not limited to the main electrical service panel, any major electrical devices, or any other fuses or similar devices. You will provide 110-volt electrical power from the existing distribution system on the Property for hand-held portable power tools at no cost to ADT Solar.
4. **Exclusions from Scope of Work:** Unless otherwise specifically stated in the Agreement, the Work to be performed by ADT Solar specifically excludes installation of critter guards; roof repair or support; trenching; removal or disposal of hazardous waste not placed there by us; removal or replacement of rotted, rusted, or insect-infested structures; correcting errors by Customer or other contractors not under our control; tree trimming, removal, or relocation; trimming of landscape materials; structural, cosmetic, or electrical work; and relocation or installation of water, gas, sewer, electric, or communication lines.



5. **Net Metering & Utility Cost Savings:** ADT Solar provides you with a 25-Year Power Production Guarantee in Section 9 of the Agreement. Net savings may vary based on home location, home age and construction, system size, incentive and rebate programs, net metering policies, your changing energy consumption, utility rates, and fuel costs. Net metering and other utility or solar policies may change at any time. You are responsible for knowing and understanding the net metering, avoided cost, or other programs offered by your utility regarding excess electricity generated by your System. **We design our systems to save money over the long term and to offset all or most of your current electricity consumption, and we guarantee the System's production for 25 years through the PPG. However, ADT Solar does not guarantee savings or that your utility bill will be reduced to \$0.00.**

Agreed and accepted by: GH
N/A (Customer Initials)

6. **Customer Responsibilities:** Customer shall take all reasonable measures to prevent overshadowing or other interference with the operation and production of the System. Customer must also provide a safe worksite with access to electrical power and water. Customer shall assist ADT Solar in responding to requests for information from any permit-issuing authority, any government body, or agency or as otherwise needed to perform the Work, and any requests by any third-party finance company.

7. **Batteries:** Any Battery incorporated into the System is intended to draw 100% of its charge from the PV System. It is not intended to discharge electricity back to the utility grid. The Battery can provide backup power only to a selected set of essential circuits and may not power your entire Property. Loads powered by the Battery, and the length of time the loads can be powered, are dependent upon the charge of the Battery at the time of a grid outage, the

maximum discharge rate of the inverter, and the Battery discharge settings as determined by the Customer. Customer will need to self-manage their consumption patterns and load for both back-up and self-consumption applications.

Agreed and accepted by: GH
N/A (Customer Initials)

8. **Incentives, Rebates, & Tax Credits:**

8.1. You may qualify for tax credits, rebates, or other incentives related to your System ("Incentives") offered by federal, state, or local governments, your utility provider, or others. ADT Solar does not own or control any Incentives related to your System, and ADT Solar makes no representation, warranty, or guarantee about the nature, existence, or availability of any Incentive or whether you will qualify for any Incentive. You are solely responsible for completing and submitting any paperwork or information required to obtain any Incentive. We agree to provide you with reasonable support and documentation required for you to apply for Incentives. Neither ADT Solar nor your utility make any representations or warranties concerning the tax implications of any bill credits provided to Customer.

Agreed and accepted by: GH N/A
(Customer Initials)

9. **Property Access**

9.1. You hereby grant to ADT Solar and its employees, agents, and contractors the right to reasonably access all of the Property as necessary between the hours of 7:00am and 6:00pm, Monday through Saturday to perform the Work or address our rights and obligations under this Agreement.

9.2. In the event Customer authorizes ADT Solar's access to the Property through adjacent properties for any reason, Customer is required to obtain written permission from



the owner(s) of the adjacent properties for such use, and Customer agrees to be solely responsible for and to defend, indemnify, and hold ADT Solar harmless from, any and all forms of liability that may arise out of or relate to such use.

10. **Right to Monitor:** Customer agrees to allow ADT Solar the right to monitor Customer's electricity consumption and System production, and grants ADT Solar permission to view and access such data. ADT Solar may also receive information about you from other sources, such as equipment manufacturers and utility companies. ADT Solar will not share your data with third parties except to the extent necessary to fulfill obligations under this Agreement or in an anonymized or aggregated format.
11. **Title and Risk of Loss:** All materials delivered to the Property, regardless of whether incorporated into the System, are and will remain the property of ADT Solar until such time as the Contract Price is paid in full. Title to the System shall transfer to you after ADT Solar completes installation of the System and you make final payment. Notwithstanding the foregoing, after delivery of the System equipment and materials to your Property, you bear risk of loss to the System for all causes of loss not covered by the Limited Warranty (as set forth in Attachment 2). However, you will not bear any risk of loss for damage directly resulting from ADT Solar's negligent actions or omissions or willful misconduct. ADT Solar retains all ADT Solar-owned intellectual property rights on any of the equipment installed in your System including, without limitation, patents, copyrights, trademarks, and any data generated by ADT Solar's monitoring system.
12. **Liquidated Damages:** Customer agrees and acknowledges that ADT Solar will incur costs and expenses preparing to perform the Work, designing the System, obtaining permits and approvals, and acquiring Materials and Components after this Agreement is signed. If Customer cancels this Agreement after the 3-day cancellation period (or 15-day cancellation period if you are age 65 or older), Customer agrees to pay to ADT Solar, as liquidated damages and not a fee, either (a) \$3,000 or (b) 10% of the Contract Price, whichever is less, within seven (7) business days of providing ADT Solar with notice of Customer's decision to terminate this Agreement. Customer agrees that this amount is reasonable based on the anticipated or actual harm caused by the termination, actual out-of-pocket costs incurred, the difficulties of proof of loss, and the inconvenience or non-feasibility of otherwise obtaining an adequate remedy. Customer may not terminate this agreement, except as provided by Section 13 below, after any Materials have been installed on the Property.
13. **Termination and Default:** ADT Solar may, upon 10 days' written notice to Customer, terminate this Agreement for breach, failure of Customer to agree to any change order deemed by ADT Solar to be necessary, failure of Customer to pay any amount due, bankruptcy of Customer, any failure by the Customer to cooperate in the installation process, if Customer Preparations are not completed, or if the Property Condition is not suitable to perform the Work. Customer may terminate this Agreement upon written notice if ADT Solar does not commence or complete work within the time periods in Section 4 of the Agreement, and Customer will be entitled to a refund of any down payment or other payments made towards the Work. However, Customer shall remain liable to ADT Solar for any work performed.
14. **Remedies Upon Customer's Breach:** In addition to its rights in Section 13 above, and without limiting any of ADT Solar's other rights and remedies, upon any breach by Customer, including any failure of Customer to pay any amount due, ADT Solar shall have the right, to the fullest extent allowed by law, to: (a) pursue a stop work order at the Property; (b) stop any more work from being done at the Property



- until the breach is cured and a bond is posted by the Customer for any amounts payable under this Agreement; (c) recover all amounts due under this Agreement for services provided through the date of termination including interest at the rate of 1.5% per month or the highest rate allowed by applicable law, whichever is less; (d) require you to return the System at your expense and/or make the Property available to us to remove the System; (e) disconnect, turn off, or take back the System by legal process or self-help (if legally available), provided ADT Solar does not disturb the peace or violate the law (you agree that ADT Solar will have access to your Property and permission to enter your Property in order to disable and/or remove the System until such time as ADT Solar is paid in full and title to the System passes to you); (f) report such non-operational status of the System to your utility, informing them that you are no longer net metering; (g) charge you a reasonable fee for reconnecting the System to your utility or turning your System back on after it is disconnected or turned off; and (h) any other legal remedies including, without limitation, mechanic's liens.
15. **Lien Releases:** If a lien should be placed on your Property by ADT Solar, upon satisfactory payment for any portion of the work performed, ADT Solar shall, prior to any further payment being made by Customer, furnish to Customer a full and unconditional release from any potential lien claimant claim or mechanics' lien authorized pursuant to relevant law for that portion of the work for which payment has been made by Customer.
16. **Insurance:** ADT Solar carries commercial general liability and workers' compensation insurance for all employees.
17. **Indemnification:** Each Party agrees to indemnify, defend, and hold harmless the other Party and its employees, officers, directors, agents, and assigns from any and all third-party claims, actions, costs, expenses (including reasonable attorneys' fees and expenses), damages, liabilities, penalties, losses, obligations, demands, and liens of any kind arising out of or relating to its breach of its obligations under this Agreement. Neither Party will be required to indemnify the other Party for such other Party's own negligence, willful misconduct, or fraud.
18. **Exercise of Reasonable Care:** ADT Solar will exercise reasonable care not to damage your Property during installation of the System. In the event of damage to the Property due to ADT Solar's installation of the System, ADT Solar agrees to make reasonable efforts to repair such damage at ADT Solar's cost.
19. **Force Majeure:** Except with respect to any payment obligations hereunder, both Parties shall be excused for delay in the performance of any obligations hereunder to the extent that such delay is the result of or attributed to a force majeure event ("Force Majeure Event"). For purposes of this Agreement, a Force Majeure Event means any cause beyond the affected Party's reasonable control including but not limited to acts of God such as storms, fires, floods, lightning and earthquakes, sabotage or destruction by a third party of a System, war, riot, acts of a public enemy or other civil disturbance, or a strike, walkout, lockout or other significant labor dispute, interruptions in delivery of supply of parts or raw materials, the issuance of any new utility requirements, trade association, or government laws.
20. **Limitation of Liability**
- 20.1. TO THE EXTENT ALLOWED BY APPLICABLE LAW, EACH PARTY'S LIABILITY TO THE OTHER UNDER THIS AGREEMENT SHALL BE LIMITED TO DIRECT, ACTUAL DAMAGES ONLY. BOTH PARTIES AGREE THAT IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, EXEMPLARY, SPECIAL OR INDIRECT DAMAGES, INCLUDING WITHOUT LIMITATION (a) PHYSICAL OR MENTAL PAIN AND SUFFERING OR EMOTIONAL DISTRESS DAMAGES; (b)



COSTS OF TEMPORARY SHELTER, TRANSPORTATION, FOOD, MOVING, STORAGE, OR SIMILAR INCIDENTAL DAMAGES OR EXPENSES; (c) LOSS OF USE, LOSS OF OPPORTUNITY, LOSS OF FAIR MARKET VALUE, LOSS OF RENTAL VALUE, LOSS OF FINANCING, OR SIMILAR LOSS OF ECONOMIC OPPORTUNITY; OR (d) LOSS OF PROFITS (OTHER THAN THOSE THAT WOULD HAVE OTHERWISE RESULTED FROM THIS AGREEMENT) OR LOSS OF BUSINESS OPPORTUNITY OR REPUTATION.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

20.2. Except for damages arising out of misappropriation of either Party's intellectual property, and only to the greatest extent allowed by law, in no event will either Party's liability under this Agreement or in connection with the System, exceed the Contract Price, including, without limitation, damages to your Property during the installation of the System or resulting from the operation of the System. Customer agrees to provide ADT Solar with written notice of any claims arising out of this Agreement and/or the System prior to making final payment and any claims not made at or before such time will be deemed waived by Customer upon making final payment.

21. Limitations of Use

21.1. YOUR SYSTEM, WITHOUT THE ADDITION OF AN INCORPORATED BATTERY DESIGNED FOR SUCH USE, WILL NOT OPERATE DURING A UTILITY GRID OUTAGE, AND WILL SHUT DOWN UNDER THIS CIRCUMSTANCE.

Agreed and accepted by: GH
N/A (Customer Initials)

21.2. YOUR SYSTEM, EVEN WITH A BATTERY INCLUDED, IS NOT INTENDED FOR USE AS PRIMARY OR BACK-UP POWER SOURCE FOR

CRITICAL CARE INCLUDING LIFE-SUPPORT, OTHER MEDICAL EQUIPMENT, OR ANY OTHER USE WHERE PRODUCT FAILURE COULD LEAD TO INJURY TO PERSONS OR LOSS OF LIFE OR CATASTROPHIC DAMAGE. ADT SOLAR DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF YOUR USE OF THE SYSTEM FOR THESE PURPOSES AND DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF ADT SOLAR'S SERVICE OR REFUSAL TO SERVICE YOUR SYSTEM IN SUCH CIRCUMSTANCES.

22. Photography. You agree that ADT Solar has the right to obtain photographic images of your System and your home, and to use such photographic images for internal and quality control purposes. ADT Solar may use photographic images of your System or your home in its marketing and promotional materials.

TERMS & CONDITIONS ACKNOWLEDGEMENT

Customer Signature:

DocuSigned by:
Gary Harrell
N/A E784DB89F00A48D



Attachment 2 – Limited Warranties and Additional Terms & Conditions for the Power Production Guarantee (PPG) and Batteries

The Parties agree this Attachment 2 is incorporated into the Agreement as though it was set forth fully therein. Capitalized terms not otherwise defined herein shall have the same meanings as those set forth in the Agreement. ADT Solar may assign or transfer these Limited Warranties to a third party. **This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.**

THE FOLLOWING DESCRIBES THE TERMS AND CONDITIONS OF THE LIMITED WARRANTIES COVERING THE SYSTEM INSTALLED AT YOUR PROPERTY PURSUANT TO THE AGREEMENT ENTERED INTO BY AND BETWEEN YOU AND ADT SOLAR.

Limitation of Warranty: THE WARRANTIES SET FORTH HEREIN SHALL CONSTITUTE THE ONLY WARRANTIES APPLICABLE TO THE AGREEMENT, THE SYSTEM, AND THE WORK. ADT SOLAR DISCLAIMS, AND YOU WAIVE, ALL OTHER WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, THAT ARE NOT SET FORTH EXPRESSLY HEREIN, INCLUDING WITHOUT LIMITATION AS TO THE MERCHANTABILITY, FITNESS FOR ANY PARTICULAR OR ORDINARY PURPOSE, CONDITION, DESIGN, CAPACITY, SUITABILITY OR PERFORMANCE OF THE SYSTEM OR ITS INSTALLATION.

Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you.

Our Limited Warranties

Subject to certain limitations stated below, we provide the following limited warranties (collectively, the "Limited Warranties") for your System and our Work:

25-Year Limited Workmanship Warranty ("Workmanship Warranty"): ADT Solar warrants that the System will be installed in a good and workmanlike manner according to the reasonable standards of care and diligence generally practiced by solar installation companies when installing residential photovoltaic systems of a similar size and type as the System in the geographic region where the Property is located and pursuant to the manufacturer's instruction, applicable law, and requirements of the local permitting and inspection authorities and your utility.

10-Year Limited Roof Leak Warranty ("Roof Leak Warranty"): If you are in compliance with all your obligations under the Agreement, for a period of 10 years beginning on the Operational Date, ADT Solar warrants your roof against water infiltration at each roofing penetration made by ADT Solar in connection with the installation of the System and the surrounding area within a 3-inch radius of each such penetration (collectively, the "Covered Roof Areas").

Manufacturer's Warranties for Products and Materials ("Manufacturer's Warranties"): The major Materials and Components of your System – panels, inverters, racking and mounting system, and monitoring device – all have Manufacturer's Warranties. Following installation of the System, ADT Solar will provide you with copies of all relevant Manufacturer's Warranties for the components of your System.



UPON RECEIPT OF PAYMENT IN FULL UNDER THIS AGREEMENT, ALL WARRANTIES THAT ARE PROVIDED BY MANUFACTURERS OF EQUIPMENT USED IN THE SYSTEM WILL BE TRANSFERRED DIRECTLY TO YOU. YOU UNDERSTAND THAT ADT SOLAR HAS NO RESPONSIBILITY WITH RESPECT TO SUCH WARRANTIES OTHER THAN TO TRANSFER THEM TO YOU.

Exclusions from Warranties

The Limited Warranties and the PPG do not apply to any lost power production, damage, repair, replacement, loss or corrective action required due to any of the following: GH N/A (Customer Initials)

1. Any actions performed or materials used or installed by anyone other than ADT Solar or its approved service providers, including repairs, alterations, movement, or modification to the System or any portion of the System for any reason;
2. Destruction or damage to the System, including any Battery, or its ability to safely or effectively produce or store power that is not caused by ADT Solar or its approved service providers in the course of performing its obligations under this Agreement (for example, any damage that is the result of natural disasters, vegetation, tree limbs, or golf ball strikes), or the actions of persons or parties not within our reasonable control;
3. Your negligence or failure to properly operate or maintain the System or to take appropriate action to minimize any damage as soon as reasonably practicable, including any failure to clean the System as needed and according to manufacturer's instructions;
4. Ordinary wear and tear, including cosmetic defects;
5. Power or voltage surges caused by someone other than ADT Solar or its service providers, including a grid event;
6. Theft, removal, or disabling of the System or the production monitoring device;
7. Damage resulting from mold, fungus, and other organic pathogens;
8. Shrinking or cracking of grout and caulking;
9. Fading of paints and finishes exposed to sunlight; in particular, ADT Solar is not responsible for ensuring repaired or replaced shingles or other roofing materials match other sections of the roof that have become discolored or faded;
10. Pre-existing and/or underlying failures of the roof;
11. Earthquake, fire, flood, hail, soot, salt damage, or other weather conditions or other acts of God;
12. Any damages or losses covered by your homeowner's insurance policy or any other insurance policy;
13. Damages resulting from condition of the Property;
14. Damage from pests or rodents;
15. Snow covering or a snow load damaging the System;
16. Systems with the type or serial number(s) altered, removed, or illegible;



17. Any otherwise covered claims of which you do not notify ADT Solar within 30 days of your discovery of the basis for the claim.

Circumstances that will Void the Limited Warranties

The Limited Warranties and the PPG provided in this Agreement will be voided entirely by any of the following:

1. Your gross negligence or your intentional damage to the System;
2. Your breach of or failure to perform your obligations under the Agreement and/or the Limited Warranties, including but not limited to any failure to report system damage or failure, not cooperating with us or any third party to assist in the assessment of or repairs to the System, or failure to properly operate the System in accordance with the owner's manual or manufacturer's instructions;
3. Any actual or attempted installation, repair, alteration, replacement, movement, change, or modification to the System made by anyone other than ADT Solar or its approved service providers, or without ADT Solar's prior written consent;
4. Improper use or operation;
5. Any violation of a Manufacturer's Warranty;
6. Energizing your System without utility's prior written consent to operate and ADT Solar's express, written consent.

Additional PPG Terms and Conditions

In addition to the above, the PPG requires that you have and maintain active electrical service and internet connection. If at any time you fail to provide electricity or internet connection, or ADT Solar is unable to monitor the System remotely for any reason, Actual Production during that period will be estimated by ADT Solar using reasonable means. Actual Production will be adjusted to include electricity that ADT Solar estimates would have been produced during any time periods when the System is shut down or producing less power due to a transmission grid failure, at your request, or due to your failure to perform any of your obligations under the Agreement. You agree to notify ADT Solar immediately upon your discovery that the electricity at your Property or your internet connection has not or will not be available for more than 48 hours. IF THE PROPERTY DOES NOT HAVE AND MAINTAIN ACTIVE ELECTRICAL SERVICE OR INTERNET CONNECTION FOR A PERIOD LONGER THAN THIRTY (30) DAYS, THE PPG WILL AUTOMATICALLY TERMINATE.

The PPG shall not apply to any production issues that arise from:

1. Shading from foliage that is new growth or is not kept trimmed to its appearance as of the date the System was installed or shading from structures built or modified after the System was installed;
2. Shading from materials covering the System, including but not limited to snow coverage, dust, debris, leaves;
3. Accidents, alterations, or damage to the System (for example, golf ball strikes or fallen tree limbs);
4. Grid failures, grid events, or other utility interruptions that disable or interfere with the normal operation of the System;
5. Manufacturer's defects, damages, performance issues, reporting issues, or any other condition for which you do not promptly give us notice in writing within 30 days of the date you first become or reasonably should have become aware of the circumstances giving rise to such issues;



6. Any of the items included in the statement of exclusions from the Limited Warranties or circumstances that will void the Limited Warranties above.

Any actual or attempted installation, repair, alteration, replacement, movement, change, or modification to the System made by anyone other than ADT Solar or its approved service providers, or without ADT Solar's prior written consent will automatically void the PPG.

Having an incorporated Battery as part of your System will not affect the PPG. A Battery incorporated into the System is designed to draw its charge from the PV System, simply storing the energy produced by the PV System for discharge according to its programming.

If the System performs better than the PPG (i.e., the System's Actual Production is greater than the Guaranteed Annual Production during the PPG Term) then this surplus energy is yours at no additional cost.

Selling Your Property and Transferring the PPG and the Limited Warranties

If you sell your home, the PPG and the Limited Warranties (except, as applicable, any Manufacturer's Warranties with different provisions) are transferrable to the new owner if you provide written notice to ADT Solar within 30 days of the sale of the Property, pay a \$250 transfer fee, and notify us of the date of the sale and the new owner's name and contact information. Transfer shall not be effective until the new owner signs a written acknowledgment accepting all of the terms and conditions of this Agreement. If you have financed your System, contact your lender for any additional restrictions.

GH N/A (Customer Initials)

Contacting ADT Solar with Questions, to Submit a Claim, or to Provide Notice of Transfer

To ask a question regarding the Limited Warranties, the PPG, or this Agreement, you may call ADT Solar at 1-833.409.1007.

To submit a claim or provide any other notice under the Limited Warranties, the PPG, or a notice to transfer, you must send us the request in writing, certified or registered first-class mail, post prepaid, with a return receipt requested, or a nationally recognized courier service requiring signature for receipt, to the following address:

ADT Solar, LLC
ATTN: Warranty Claims & Transfers
128 Northpark Blvd
Covington, LA 70433

To notify you regarding a Limited Warranty, the PPG, or this Agreement, ADT Solar may send you a notice in writing in the manner described above, or to the email or mailing address provided in the Agreement or any subsequent contact information that you provide to us. The Parties agree that any emailed document shall be deemed an original document.



Claim Process

If ADT Solar receives a claim under a Limited Warranty or PPG from you, ADT Solar will review your claim and notify you within 15 business days whether your claim is covered. If ADT Solar cannot make this determination without inspecting the System, ADT Solar will send an employee, contractor, or agent to your Property within 15 business days of the date ADT Solar receives your claim, and ADT Solar will then notify you within 10 business days of the visit as to whether your claim is covered by a Limited Warranty or the PPG.

If your claim is covered by a Limited Warranty or the PPG, ADT Solar to either (1) pay you the required amounts under the PPG, or (2) make the repair or replacement under the Limited Warranty within a reasonable period of time, at no cost to you. ADT Solar may use new or reconditioned parts to make repairs. The warranty period will not be extended, nor will a new warranty period begin, upon any repair or replacement conducted under this warranty. ADT Solar will use commercially reasonable efforts to replace parts with the same type of equipment but may substitute materials or types of equipment if necessary. Any equipment substitution will not change our PPG obligations. Additionally, at ADT Solar's option (but at no additional cost to you), ADT Solar may elect to make cosmetic repairs that are not covered by the Limited Warranty or to upgrade or add to any part of the System to ensure that it performs according to the PPG.

If your claim is not covered by a Limited Warranty, you may request that ADT Solar make the repair or replacement at your cost and expense. ADT Solar will send a representative to your Property to provide you with a price quote for the requested services. You may then elect whether to have ADT Solar provide the requested services at the quoted price.

Moving the System, Including for Renovations or Repairs

The System may only be moved by ADT Solar, and only in order to permit you to renovate or repair the Property at your request and your expense. ADT Solar will send a representative to your Property to provide you with a price quote for moving the System. You may then elect whether to have ADT Solar move the System at the quoted price. ANY ACTUAL OR ATTEMPTED INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, MOVEMENT, CHANGE, OR MODIFICATION TO THE SYSTEM MADE BY ANYONE OTHER THAN ADT SOLAR OR ITS APPROVED SERVICE PROVIDERS, OR WITHOUT ADT SOLAR'S PRIOR WRITTEN CONSENT WILL AUTOMATICALLY VOID BOTH THE LIMITED WARRANTY AND THE PPG.

LIMITED WARRANTIES AND ADDITIONAL TERMS & CONDITIONS ACKNOWLEDGEMENT

Customer Signature:  N/A



ATTACHMENT 3
NOTICE OF CANCELLATION

Agreement Date: 7/1/2022

You may cancel this transaction, without any penalty or obligation, within three (3) business days from the above date or, if you are 65 years of age or older, you may cancel this Agreement within fifteen (15) business days after the above date. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten (10) days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller, and the seller does not pick them up within twenty (20) days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to the following address no later than midnight of the third business day (or fifteenth business day if you are 65 years of age or older) following the Agreement Date:

ADT Solar, LLC
128 Northpark Blvd
Covington, LA 70433

I hereby cancel this transaction. _____ (Date)
_____ (Customer's Signature)



ATTACHMENT 3

NOTICE OF CANCELLATION (Duplicate Copy for Customer)

Agreement Date: 7/1/2022

You may cancel this transaction, without any penalty or obligation, within three (3) business days from the above date or, if you are 65 years of age or older, you may cancel this Agreement within fifteen (15) business days after the above date. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten (10) days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller, and the seller does not pick them up within twenty (20) days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to the following address no later than midnight of the third business day (or fifteenth business day if you are 65 years of age or older) following the Agreement Date:

ADT Solar, LLC
128 Northpark Blvd
Covington, LA 70433

I hereby cancel this transaction. _____ (Date)
_____ (Customer's Signature)



ATTACHMENT 4 - SOUTH CAROLINA LEGAL NOTICES

RIGHT TO CURE DEFECTS

Pursuant to South Carolina Code § 66-36-103, if you believe a defect exists in your System or ADT Solar's Work, we are entitled to written notice of your claim prior to you proceeding with any legal action.

SEIA® SOLAR PURCHASE DISCLOSURE

This disclosure is designed to help you understand the key terms of your purchase of a solar electric system ("System"). It is not a substitute for your purchase contract ("Contract"), loan or any other documents associated with this transaction. Information presented below is subject to the terms of your Contract.

Read all documents carefully so you fully understand the transaction
For more information on becoming a smart solar consumer please visit www.seia.org/consumers.

To better understand the cost of the electricity produced by your System, please refer to the separate form, *SEIA® Solar Purchase Disclosure Addendum - Estimated Cost Per kWh*.

PROVIDER: Address: ADT Solar, LLC 128 Northpark Blvd Covington, LA 70433 Tel: 866-599-3635 License # (if applicable): CLG.122153 GC/CLM115162 Email: info@gosunpro.com	INSTALLER: Address: ADT Solar, LLC 128 Northpark Blvd Covington, LA 70433 Tel: 866-599-3635 State/County Contractor License #: CLG.122153 GC/CLM115162 Email: info@gosunpro.com	WARRANTY/MAINTENANCE PROVIDER: (If Different from installer/Provider): Address: Tel: License # (if applicable) Email:
CUSTOMER: Gary Harrell Customer ID: System Installation Address: 1608 King St, Beaufort, SC 29902 Customer Mailing Address: 1608 King St, Beaufort, SC 29902 Email: garylh2@aol.com Contract Date: <u>7/1/2022</u> *NOTE: YOU ARE ENTERING INTO AN AGREEMENT TO PURCHASE A SOLAR ELECTRICITY GENERATING SYSTEM. YOU WILL OWN (NOT LEASE) THE SYSTEM INSTALLED ON YOUR PROPERTY.		
Purchase Price (A) Your purchase price: <u>\$75,465</u> List of any credits, incentives or rebates included in the above purchase price: <hr/> <hr/> *NOTE: Not everyone is eligible for such incentives or can fully use them. Consult your tax professional or legal professional for further information.	Payment Schedule (B) Amount you owe Provider at Contract signing: <u>\$ 0</u> Amount you owe Provider at the commencement of installation: <u>\$ 0</u> Amount you owe Provider at the completion of installation: <u>\$ 0</u> You will make a final payment to Provider at the following time (e.g. interconnection): <hr/> PER LOAN TERMS and for the following amount: <u>\$75,465</u>	Financing (C) Your System: <input checked="" type="checkbox"/> WILL be financed <input type="checkbox"/> WILL NOT be financed; or <input type="checkbox"/> Financing of System UNKNOWN to Provider NOTE: If your System is financed, carefully read any agreements and/or disclosure forms provided by your lender. This statement does not contain the terms of your financing agreement. If you have any questions about your financing arrangement, contact your finance provider before signing a Contract.

Approximate Start Date: 30 days from the date the Agreement is signed or _____ (date).

Approximate Completion Date: 120 days from the date of the Agreement is signed or _____ (date).

YOU are or PROVIDER is responsible for submitting a System Interconnection application.

Site & Design Assumptions for your Purchase (F)

- The estimated size of your System is: 9 KW DC
- Estimated gross annual electricity production in kilowatt-hours (kWh) from your System in Year 1: 10,952
- Estimated annual electricity production decrease due to natural aging of the System: 0.33%
- System location on your property: Roof
- Connectivity: The System WILL WILL NOT be connected to the electric grid.
- At the time of installation, your local utility WILL WILL NOT credit you for excess energy your System generates. The rules applying to such credit are set by your jurisdiction.

System Maintenance & Repairs (G)

"System maintenance" refers to the upkeep and services required or recommended to keep your System in proper operation. System maintenance

IS IS NOT included for _____ years from _____ (e.g. Provider, Installer, Other).

You are required to perform the following System maintenance:

SEE OWNER'S MANUAL

"System repairs" refers to actions needed to fix your System if it is malfunctioning. System repairs ARE ARE NOT provided by the MATERIALS MANUFACTURER (e.g. Provider, Installer, Other).

If System repairs ARE included, the coverage periods for each hardware component of your System (in years) are:

SEE MANUFACTURER WARRANTY

If System repairs ARE included, the coverage periods for the labor/workmanship for each component of your System (in years) are:

25 YEAR LIMITED WORKMANSHIP WARRANTY PROVIDED BY PROVIDER. SEE CONTRACT TERMS AND CONDITIONS FOR DETAILS

Please review your Contract for additional information about any warranties on the System installation and equipment. Note that equipment warranties for hardware are not required to include labor/workmanship. Your Contract may be assigned, sold or transferred by Provider without your consent to a third party that will be bound to all the terms of the Contract. If such a transfer occurs, you will be notified if this will change the address or phone number to use for system maintenance or repair requests.

Roof Warranty (H)

Your roof IS IS NOT warranted against leaks from the System installation for 10 years by PROVIDER (e.g. Provider, Installer, Other).

Performance or Production Guarantee (I)

Provider is providing you with a:

- Performance guarantee for _____ years
- Production guarantee for 25 years
- No guarantee of performance or production

Underperformance or underproduction will be remedied as follows:

SEE POWER PRODUCTION GUARANTEE IN CONTRACT

Taxes (J)

You are responsible for property taxes on property you own. Consult a tax professional to understand any tax liability that may result from entering the Contract.

Provider HAS HAS NOT given you a financial savings estimate based on your purchase.

If provided, the savings estimate was calculated based on:

- Your estimated prior electricity use
- Your actual prior electricity use
- Your estimated future electricity use

Such savings estimate assumes:

- Your System will last 25 years
- A current estimated utility electricity rate of 0.123759 [cost per kilowatt-hour] during the first year with estimated utility rate increases of 3.5% percent annually. Provider based these estimates on the following source(s):

Homeowner's Description Of Utility Bills, US Department of Energy, Equipment Manufacturer(s)

- If your local utility is providing you credit for excess electricity your System generates, that the utility will continue to credit you based on ESTIMATED FUTURE CURRENT utility electricity rates
- The following costs, expenses, rebates, incentives: NOTE: It is important to understand that future utility electricity rates estimates only. Your future utility rates and utility rate increases may vary.

Provider IS IS NOT guaranteeing these savings. If Provider is guaranteeing savings, underperformance will be compensated as follows:

Cooling Off Period/ Right to Cancel (M)

In addition to any rights you have under state or local law, you HAVE DO NOT HAVE the right to terminate your Contract without penalty within three (3) business days of _____ by notifying Provider in writing at the above address.

SEIA Solar Business Code (N)

Provider DOES DOES NOT abide by and agree to be bound by the SEIA Solar Business Code and its complaint resolution process. For more information about the SEIA Solar Business Code and complaint resolution process, please visit www.seia.org/consumers or email SEIA at consumer@seia.org.

Additional Disclosures or Terms (O)

Actual utility rates may go up or down and actual savings may vary. For further information regarding rates, you may contact your local utility or the public regulation commission that regulates your utility provider. Tax and other state and federal incentives are subject to change.

Requirements to interconnect to the grid, which is required for your system to operate properly and for you to obtain any utility bill credits or incentives, are established by the rules of the public regulation commission or other governmental authority regulating your utility, and may be obtained from either the commission or your utility provider.

Battery systems, if purchased with your solar system, can provide backup power only to a selected set of essential circuits, and may not power your entire Property. Loads powered by the Battery, and the length of time the loads can be powered, are dependent upon the charge of the Battery at the time of a grid outage, the maximum discharge rate of the inverter, and the Battery discharge programmed settings as determined by the Customer. Customer will need to self-manage their consumption patterns and load for both back-up and self-consumption applications.

If you have purchased roofing services from Buildpro, the terms and conditions of that purchase are governed by a separate agreement.

CCG 1051251

**SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION
CONTRACTOR'S LICENSING BOARD**

Hereby Certifies:

**ADT SOLAR LLC
209 PLUMBERS ROAD
COLUMBIA SC 29203**

Having given satisfactory evidence of the necessary qualifications required by laws of the State of South Carolina and is duly qualified and entitled to practice as a:

MECHANICAL CONTRACTOR

for each Classification and Group Limitation listed below:

Electrical-EL4

**LICENSE NUMBER:M115162
Expiration Date:10/31/2023
Initial License Date:04/24/2019**

Group Limitation \$ Amounts Per Job:
Group #1 - \$17,500 Group #3 - \$100,000
Group #2 - \$50,000 Group #4 - \$200,000
Group #5 - \$Unlimited

Mally D. Dineen
Administrator

Qualifying Party(s): PHILIP ALBERT MAGUIRE

It is at the discretion of the licensee to designate whomever they elect to pull permits and conduct business for this license.



Staff Level Design Review Staff Report

From the Department of Community and Economic Development
14 August 2022

1 SUMMARY OF REQUEST

1608 King Street

Applicant: Gary Harrell

The applicant is requesting preliminary approval for solar panel additions at the rear of the building.

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

2 FACTS

Property Address:	1608 King Street
Parcel ID:	R120 003 000 0227 0000
Case Number:	22-62 HRB.1
Applicant:	Gary Harrell, Owner
Type of Request:	Preliminary
Zoning:	T4-N
Current Use:	Commercial
Proposed Use:	Commercial

District Development Standards for T4-N:

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

References:

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

3 STAFF COMMENTS

Staff Acknowledgements:

- Per Section 8.5.2.A, “Any [solar panel] structure in Historic District that is visible from the street must be approved by the Historic District Review Board.” This structure is partially visible from North Street and has therefore been elevated to Board Review.
- This structure is on the List of Noncontributing Resources as a circa 1970 “1-story frame office.”
- Page 56 of the Beaufort Preservation Manual states that “Roof-top solar panels should be located so as not to be visible from the street.

Staff Conditions:

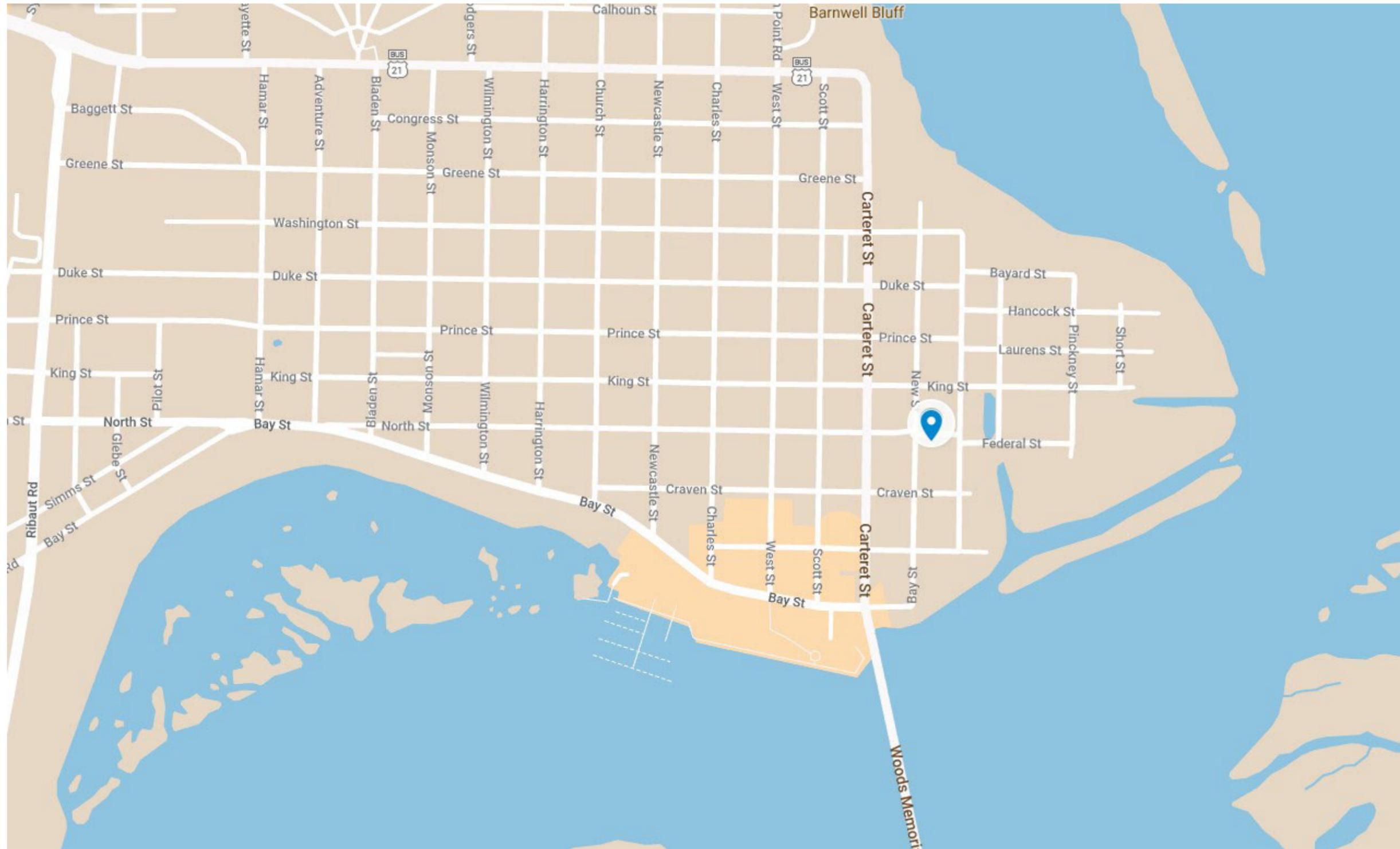
1. While this roof is partially visible from North Street, staff believes that the placement of these solar panels is ideal since they are proposed on the rear of the structure and the rear roof is minimally visible from North Street. Staff supports this project application.
2. Overall, applicant to make every effort to ensure that the solar panels are installed to be as inconspicuous as possible.
3. Staff encourages the applicant to obtain a determination of the remaining life expectancy of the existing roof prior to installation of the solar panel system.
4. Applicant to provide connection details of the solar panel system to the roof including flashing and penetration details.
5. Applicant to note location of batteries and other wall/roof mounted equipment for Staff to review and approve.
6. Applicant to be aware of Section 8.5.2.D of the Beaufort Code regarding easements: “The property owner shall be responsible for negotiating with other landowners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection system.”

STAFF DECISION:

Preliminary Approval with conditions noted.

CITY STAFF INTRODUCTION

411 New Street











APPLICANT PRESENTATION

411 New Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

27-55
HRBd

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

Staff Review
 Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 8/8 Application #: 24143 Zoning District: 74-H
BCAGHS Survey: Yes No

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

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

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

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

Applicant, Property, and Project Information Douglas and Karen Storrs
Applicant Name: _____

Applicant Address: 411 New Street, Beaufort SC 29902

Applicant E-mail: douglas.storrs@gmail.com Applicant Phone Number: 401-529-9779

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: Window replacement

Property Address: 411 New Street

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

Date Submitted: August 8, 2022

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

Applicant's Signature: _____ Date: _____

Owner's Signature: *See attached* Date: _____

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

- Staff Review
- Board Review

Application Fee:
as 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>

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

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

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

Applicants, Property, and Project Information Douglas and Karen Storms
Applicant Name: _____

Applicant Address: 411 New Street, Beaufort SC 29902

Applicant E-mail: douglas.storms@gmail.com Applicant Phone Number: 401-529-9779

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner of other than the Applicant: _____

Owner Address: _____

Project Name: Window replacement

Property Address: 411 New Street

Property Identification Number (Tax Map & Parcel Number): R120-004-000-0831-0000 parcel # 4550026 0005

Date Submitted: August 8, 2022

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

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: 8/6/2022

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

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Project Name: Window Reolacement

Property Size in Acres: .49 AC Proposed Building Use: Existiung Residene

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):

1,700 Square Feet

Is this project a redevelopment project: Y N

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

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

We would like to replace two windows on the East side of our house.

These two windows extend below the backsplash at our kitchen sink.

The sill of the window constantly gets wet from the sink and the 'well' is frequently filled with debris.

Our plan is to match the adjacent windows that were approved by a previous Historic District Review Board at the request of the previous owner of our house.

The width and top of the window dimensions would remain the same.

Only the sill height would be raised.

The east side of our house faces a dense vegetated buffer and cannot be seen from the neighoring house nor from North Street.

CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II

Community & Economic Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

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

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

Section number 7 Page 26Beaufort Historic District
Beaufort County, SC**List of Contributing Resources, Continued**

Address	Historic Use / Name	Date	Description	Block	Site Number
Monson St., 507	single dwelling	1940 ca.	1-story frame dwelling	114	1220
Monson St., 509	single dwelling	1935 ca.	1-story frame dwelling	114	1221
Monson St., 810	single dwelling	1935	1-story frame dwelling	119	1232
Monson St., 814	single dwelling	1900	1-story frame dwelling	119	1231
Monson St., 911	single dwelling	1900	1-story frame dwelling	110	1204
Monson St., 914	single dwelling	1900	1-story frame dwelling	118	1226
New St., 212	single dwelling William Waterhouse House	1907	2-story frame dwelling	38	869
New St., 214	single dwelling	1760 ca.	1-1/2 story frame dwelling	38	868
New St., 310	single dwelling Sams, Berners Barnwell, House	1816	2-story frame dwelling	37	865
New St., 404	single dwelling	1850 ca.	2-story frame dwelling	36	859
New St., 411	single dwelling Lauretta Chaplin Cunningham House	1886 ca.	1-story frame dwelling	26	821
New St., 414	single dwelling William Johnson House	1776 ca.	2-story frame dwelling	36	858
New St., 601	church First African Baptist Church	1865 ca.	2-story frame church	24	814
New St., 611	single dwelling E. M. Washington Library	1930 ca.	2-story frame dwelling, now an educational building	24	815
New St., 708	single dwelling	1878 ca.	2-story frame dwelling	33	844
New St., 712	single dwelling Chaplin House	1791 ca.	1-1/2 story frame dwelling	33	843
New St., 715	single dwelling	1870 ca.	2-story frame dwelling	23	806
New St., 801	single dwelling	1935 ca.	1-story frame dwelling	22	804
New St., 807	single dwelling	1935 ca.	1-story frame dwelling	22	805
Newcastle St., 412	single dwelling	1920 ca.	1-story frame dwelling	90	1107
Newcastle St., 415	single dwelling	1880 ca.	1-story frame dwelling	80	1077
Newcastle St., 706	fraternal/patriotic/politic Grand Army of the Republic Meeting	1896 ca.	1-story frame lodge building	87	1102
Newcastle St., 707	single dwelling	1920	2-story frame dwelling	77	1071
Newcastle St., 808	single dwelling	1930	1-story frame dwelling	86	1096
Newcastle St., 810	single dwelling	1920	1-story frame dwelling	86	1095
Newcastle St., 811	single dwelling	1930	1-story frame dwelling	76	1062

x See continuation sheet 7-27

Revised June 10, 2021

HISTORIC DISTRICT REVIEW CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

All documents can be found online at www.cityofbeaufort.org

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

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

Change After Certification:

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

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

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

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



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

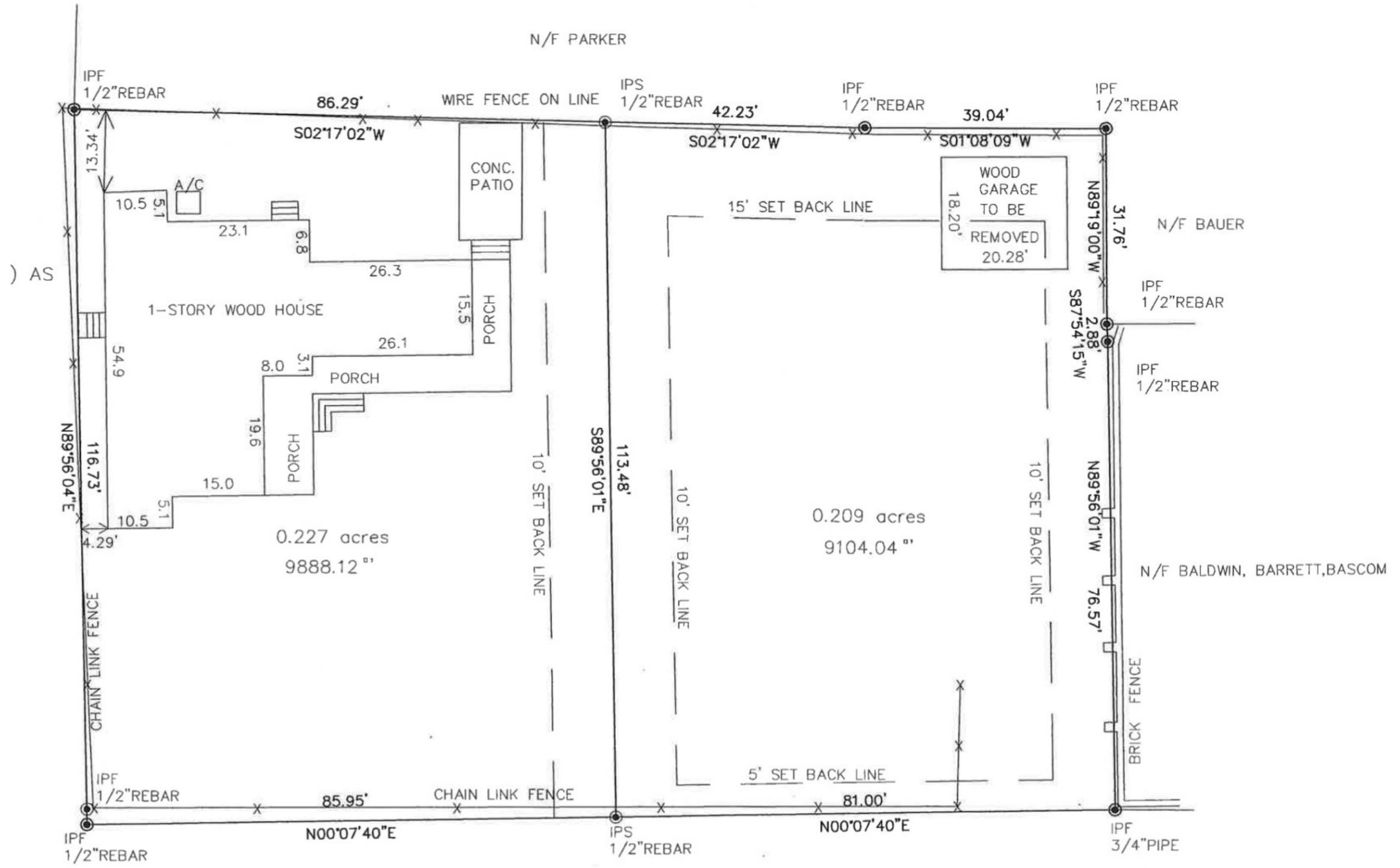
Type 2

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

Type 3

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

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



**CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of April 09, 2014**

Case Number: HR14-19
Property Address: 411 New Street
Applicant: Ansley Hester Manuel for Barbara Cochran
Type of Request: Alterations and Additions
Zoning: TBR – Traditional Beaufort Residential - The Point

Historical: 411 New Street, the Laretta Chaplin Cunningham House, is listed on the *1997 Beaufort County Above Ground Historic Sites Survey* as “Contributing to the listed district.” It is also in all of the other historic inventories that the city has done. It’s estimated that this building is c. 1886 and first appears on the 1899 Sanborn Map. The building has evolved over time, with a rear addition connected by a porch, and eventually expanded and infilled as it exists today. The use has also evolved, from a single family house, to a school, and back to a residence.



1899

1905-1912

1952

Request: The applicant is proposing modifications to the rear, early 1900s addition and porch infill. These modifications include:

- Removing a exterior closet projection and adding a window behind
- Swapping a window with a door
- Adding a fire place on the southe ast portion of the rear wing.

Background: This is the first time this project has appeared before the HRB

Zoning: *Setbacks: 10' from the side; chimneys may encroach up to 2' into side setbacks; Shown at greater than 20' setback from east side.*
The size and location meet all zoning requirements.

R120-004-000-0031

PAID
2/3/14 CC

APPROX 9718

City of Beaufort Department of Planning and Community Development
Post Office Drawer 1167
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

See back of application for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 01/31/2014)

Application #: HRM-19 Date Received: 3/31/14 Zoning District: TB90
Beaufort County 1997 Historic Survey Listing: R120-004-000-0031

Property Address: 411 New Street
Applicant: Anstey Hester Manuel Phone: 843.726.3100 OR 338.8932 cell
Applicant's Address: 104 Pritchard Street Bluffton, SC 29910
Property Owner: Barbara Cochran Phone: 307.763.3610
Owner's Address: P.O. Box 643 Big Horn NY 12833
Architect: applicant Phone: btaylorcochran@gmail
Architect's Address: _____

REQUEST FOR: Conceptual Review Preliminary Review
 Final Approval Change After Certification

NATURE OF WORK: (Check All That Apply)
 Color changes Alterations, Additions Other: _____
 Signage, Awnings New Construction
 Legal Plat (Minor/Major) Demolition or Relocation

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)

Photographs Floor/Roof Plans Color Sample Elevation Drawings
 Site Plan/Plat Detail Drawing Material Sample Model

EXPLANATION AND DESCRIPTION OF WORK:
Although mostly interior renovations, there are a few exterior renovations. These include the removal of an exterior wall closet, the changing of windows to door and doors to windows and a rear fireplace addition.

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

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the *Beaufort Preservation Manual and Supplement*, or the *Northwest Quadrant Design Principles* (refer to www.cityofbeaufort.org) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings are not excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. **Submission Requirements:** 8 hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: [Signature] DATE: 3/31/14
APPLICANT'S SIGNATURE: [Signature] DATE: 31 March 2014

OVER FOR FEE SCHEDULE -

8031

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 821
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s): Laretta Chaplin Cunningham House Map Ref.: BFT 09 (BR) Tax Number: R120 004 000 0831 0000
Common name(s): _____ City Block Ref.: 26 .01 Island: Port Royal Is.
Address/location: 411 New St. City/Vicinity of (vic.): Beaufort
Date: 1886 ca. Alteration date: 1910 ca.
Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown
Category: 1. building 2. site 3. structure 4. object
Historic use(s): single dwelling Current uses: single dwelling

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

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

Consultant Recommendation: _____ Name: _____

Previous Survey:	Reference:	Notes:
<input type="checkbox"/> H.A.B.S.	<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Feiss-Wright (1969)	<u>026 - 831</u>	<u>4 Worthy of Mention</u>
<input checked="" type="checkbox"/> Historic Resources of the Lowcountry (1979)	<u>38 BU 1025</u>	<u>The Point</u>
<input checked="" type="checkbox"/> Milner Historic District Inventory (1979)	<u>026 (831) -7</u>	<u>Vol. 14; full form; as Henry Cunningham</u>
<input checked="" type="checkbox"/> A Guide to Historic Beaufort (1995 ed.)	<u>49</u>	

Photograph:

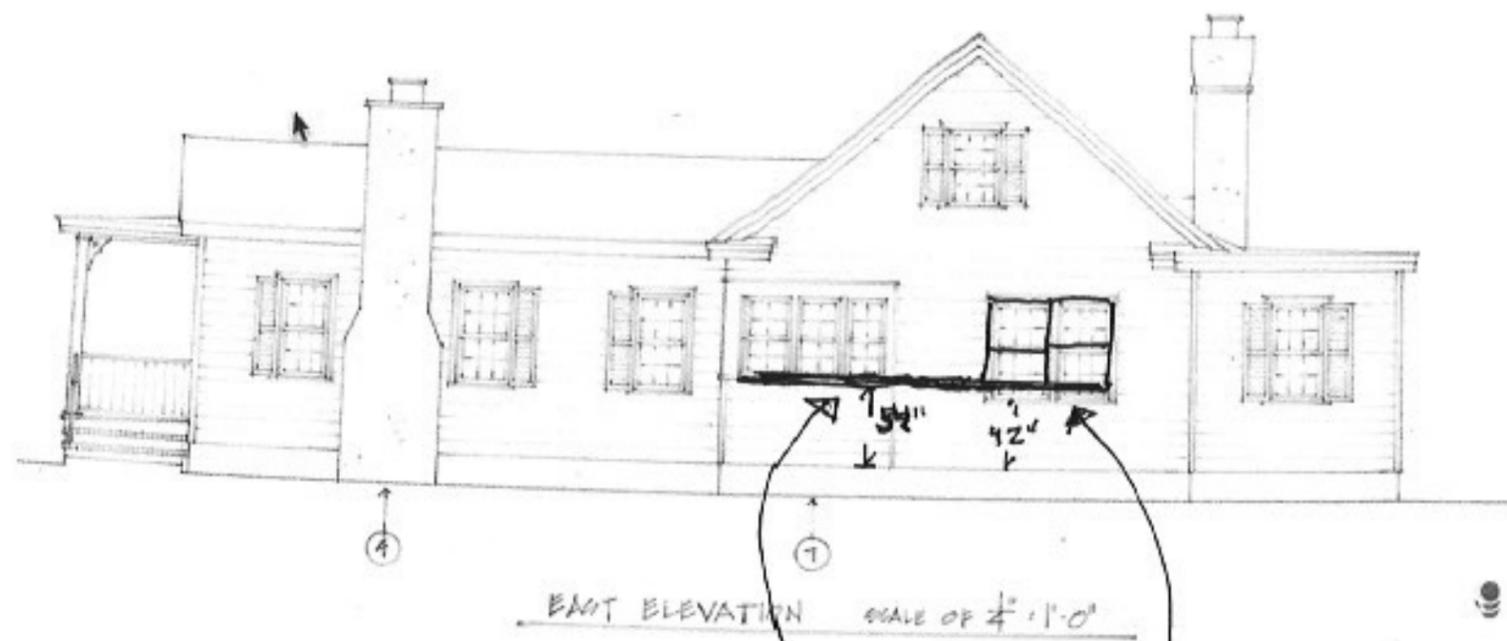


Photographs:
 prints
 slides
 negatives

Date: 9-1-97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # B-10 Neg. 31 View of: West facade





SILL HEIGHT TO MATCH
EXISTING ADJACENT WINDOWS







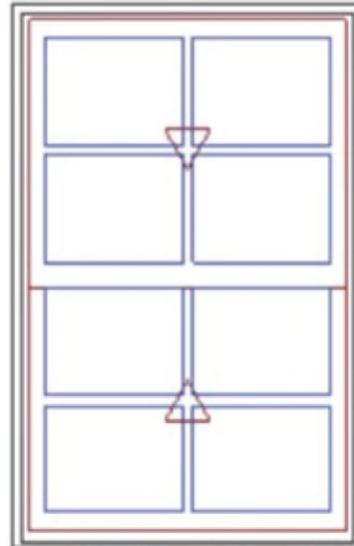












As Viewed From The Exterior

MO 32" X 48"

FS 31 1/2" X 47 3/4"

RO 32 1/2" X 48 1/4"

Egress Information

Width: 28 3/8" Height: 18 33/64"

Net Clear Opening: 3.65 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

Condensation Resistance: 56

CPD Number: MAR-N-272-00944-00001

ENERGY STAR: NC

Performance Grade

Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 1054X2127 mm (42X76.8 in)

LC-PG50 DP +50/-50

FL6525

Stone White Exterior

Bare Pine Interior

Elevate Double Hung

CN 3248

Rough Opening 32 1/2" X 48 1/4"

Top Sash

Stone White Exterior

Bare Pine Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Special Cut 2W2H

Stone White Ext - Bare Int

Bottom Sash

Stone White Exterior

Bare Pine Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 2W2H

Stone White Ext - Bare Int

White Weather Strip Package

White Sash Lock

PG Upgrade

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

4 9/16" Jambs

Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Maria Short

From: Douglas Storrs <douglas.storrs@gmail.com>
Sent: Tuesday, August 16, 2022 4:45 PM
To: Maria Short
Cc: Jeremy Tate; jbachety@cityofbeaufort.org; rgiani@cityofbeaufort.org; development@cityofbeaufort.org; apeifer@cityofbeaufort.org
Subject: Re: 411 New Street - September HRB
Attachments: Proposed East Elevation .pdf; Proposed Window Replacement spec.heic

Follow Up Flag: Follow up
Flag Status: Flagged

Maria,

Thank you for your email regarding our application to replace two windows on the east side of our house at 411 New Street.

As to your three questions and/or requests for further information I offer the following.

1) The windows that were previously approved and as are shown on page 15 and 16 of our application are Marvin windows.

There are a series of numbers and letters on some of the interior panes that are difficult to read but appear to be;
CIC-614
A14256190719
NFR C608

I am not sure what the numbers stand for or if they are pertinent or not.

2) I have attached a (poorly drawn) sketch plan of the East facade showing the sill height of the proposed two windows. The dimension from the the bottom of the clapboard siding to the bottom of the sill on the existing, previously approved Marvin windows, is 52".

The dimension from the bottom of the clapboard siding to the bottom of the sill on the existing windows we are proposing to replace is 42"

3) We proposed to replace the windows with Marvin windows that would match the ones previously approved by the HDRB and are described on the specification sheet attached.

Please tell me if you need any further information.

If you would like to see the existing conditions we would be happy to show it to you (or anyone else)whenever it best meets your schedule.

Enjoy your day,

Douglas Storrs
411 New Street
Beaufort SC 29902



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 September 2022

1 SUMMARY OF REQUEST

411 New Street, Alterations/Additions

The applicant is requesting final approval for a single window replacement.

This property is in the Historic Preservation Neighborhood.

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

2 FACTS

Property Address:	411 New Street
Parcel ID:	R120 004 000 0831 0000
Case Number:	22-55 HRB.1
Applicant:	Douglas & Karen Storrs
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

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

References:

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

3 STAFF COMMENTS

Staff Acknowledgements

- A. This house, also known as the Laretta Chaplin Cunningham House, is located in the Beaufort Preservation Neighborhood. It is listed on the National Register of Historic Places List of Contributing Structures as a “1-story frame dwelling” built circa 1886.

Staff Conditions

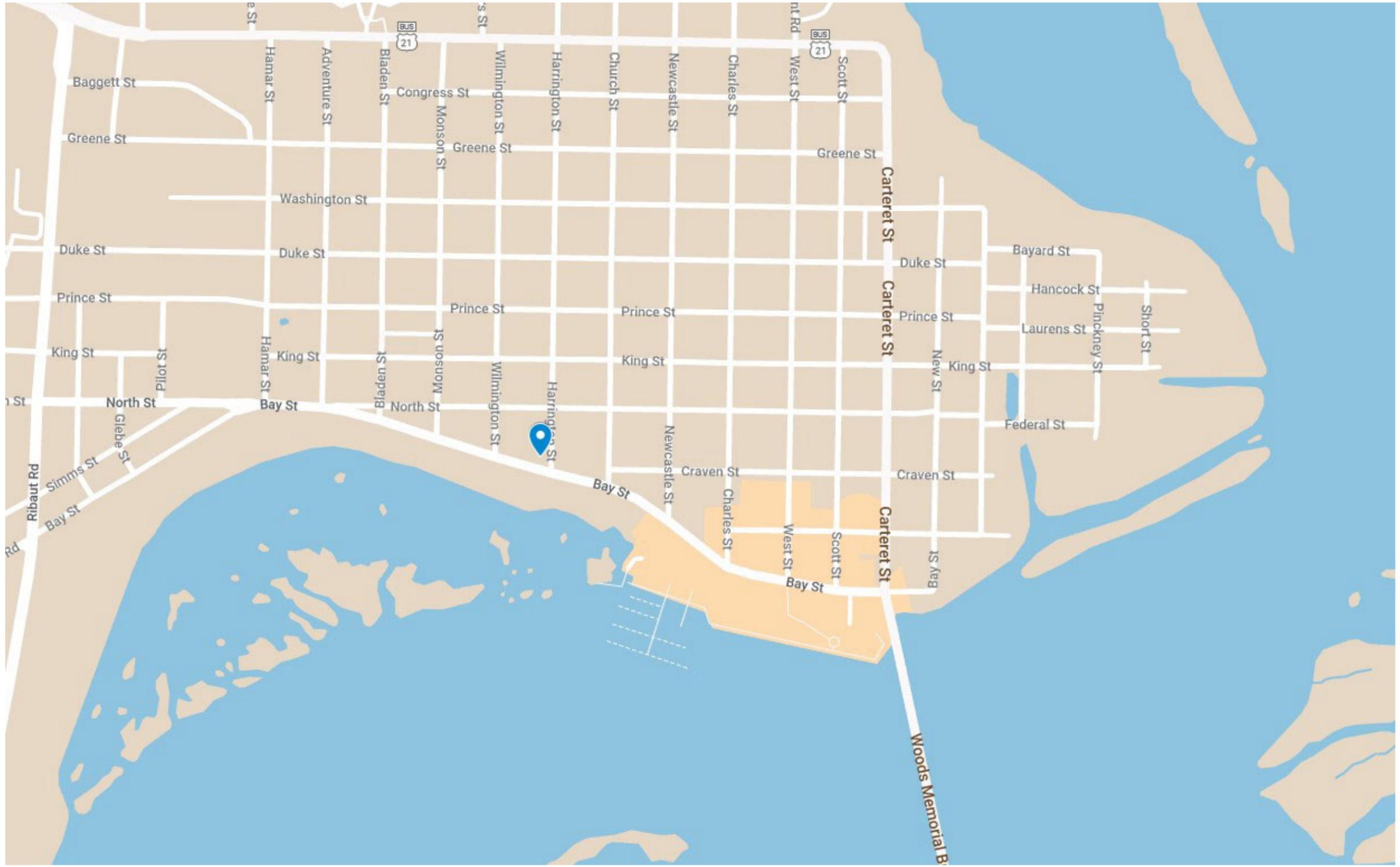
1. Staff does not support the removal and replacement of this window as its integrity appears to be intact and does not have any rot or paint damage that would be associated with a water-damaged window and sill. This window also appears to be original to the house.
2. While staff understands the applicant’s concerns given its proximity to the kitchen sink, staff recommends that the applicant heighten the backsplash behind the sink to shield the window from any water. The applicant will continue to have this issue as long as the backsplash remains at its current height.
3. If the Board were to approve this window replacement, staff recommends that the applicant store the window on site should future owners wish to place it back in its original spot. Staff does not support the use of the Marvin Elevate windows in this scenario and would recommend using a wood window.

STAFF RECOMMENDATION:

Denial with conditions noted.

CITY STAFF INTRODUCTION

1301 Bay Street

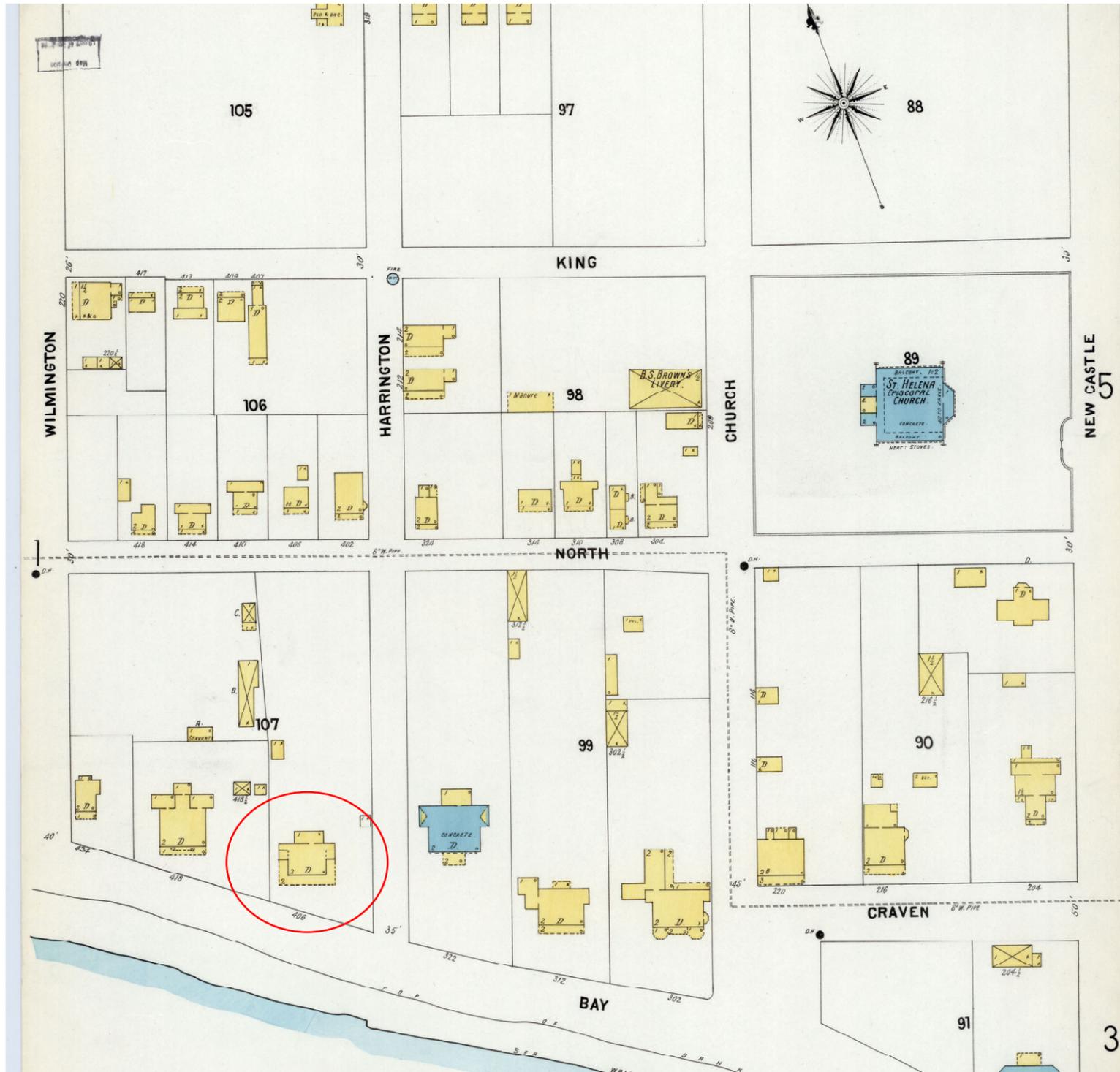












1899 Sanborn Map

APPLICANT PRESENTATION

1301 Bay Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Staff Review
 Board Review

Application Fee:
see attached schedule

22-60 HRB.1

Submitted 3pm
8/10

OFFICE USE ONLY: Date Filed: 8/10 Application #: 24159 Zoning District: T4-AW
BCAGHS Survey: Yes No

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

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

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

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

Applicant, Property, and Project Information
Applicant Name: Montgomery Architecture & Planning, Inc.

Applicant Address: 404 Ribaut Road, Beaufort, SC 29902

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

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): Rebecca & Alan Dye

Owner Address: 118 Tennessee Ave NE, Washington, DC 20002

Project Name: Dye Residence

Property Address: 1301 Bay Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0769 0000

Date Submitted: August 10, 2022

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

Applicant's Signature: [Signature] Date: 8.10.22

Owner's Signature: [Signature] Date: 8.10.22

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

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Project Name: Dye Residence

Property Size in Acres: _____ Proposed Building Use: Residential

Nature of Work (check all that apply):

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

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

Is this project a redevelopment project: Y N

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

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

Propose to replace 2 Jib Windows with custom doors built to match existing proportions, components, and opening details - utilizing old growth heart pine. Existing components to be removed and stored on site. (See information for Willingham Sash) Shutters to remain.

CONTACT INFORMATION –

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

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



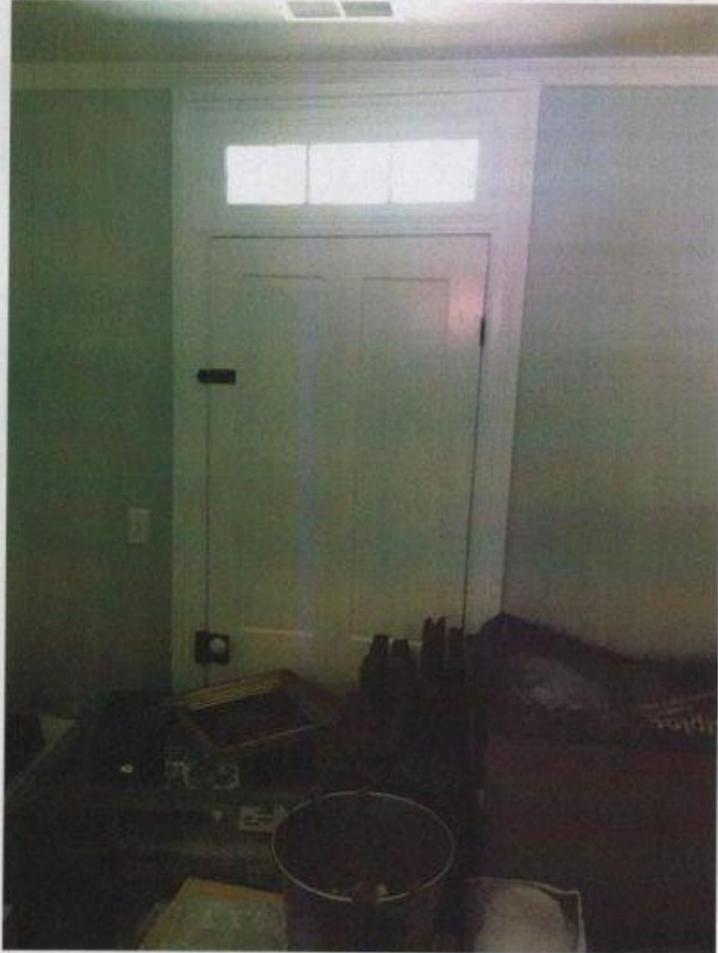
2nd Floor West



2nd Floor East

MONTGOMERY
ARCHITECTURE &
PLANNING, INC.
www.monarchpi.com

Dye Residence
1301 Bay Street
August 10, 2022



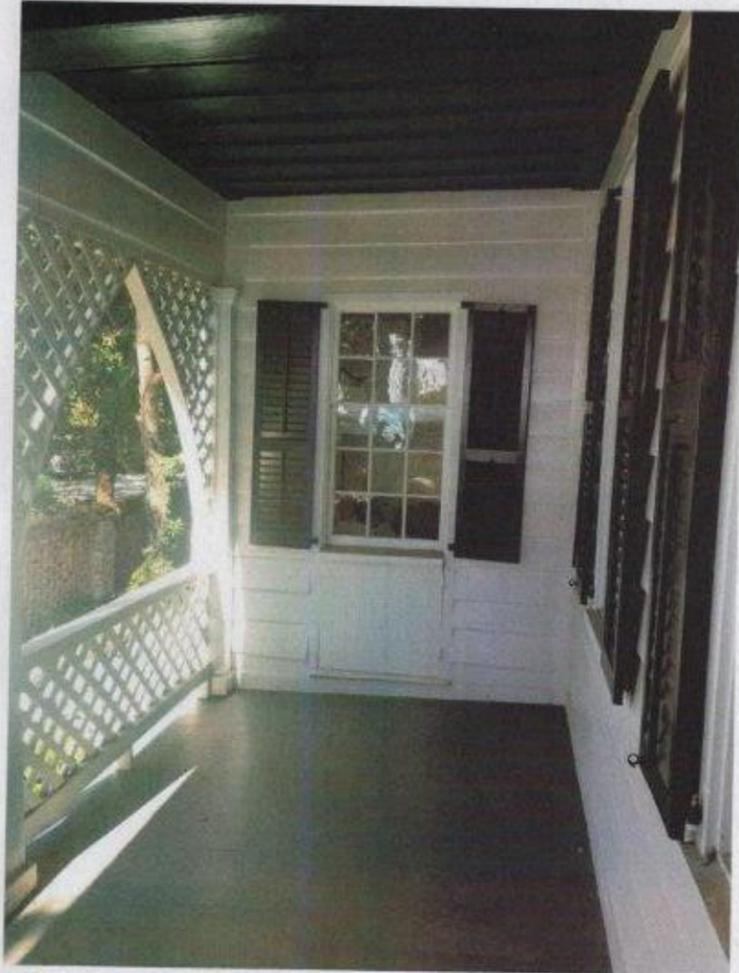
Existing Rim Lock Interior



Existing Rim Lock Exterior

MONTGOMERY
ARCHITECTURE &
PLANNING, INC.
www.montarchpl.com

Dye Residence
1301 Bay Street
August 10, 2022



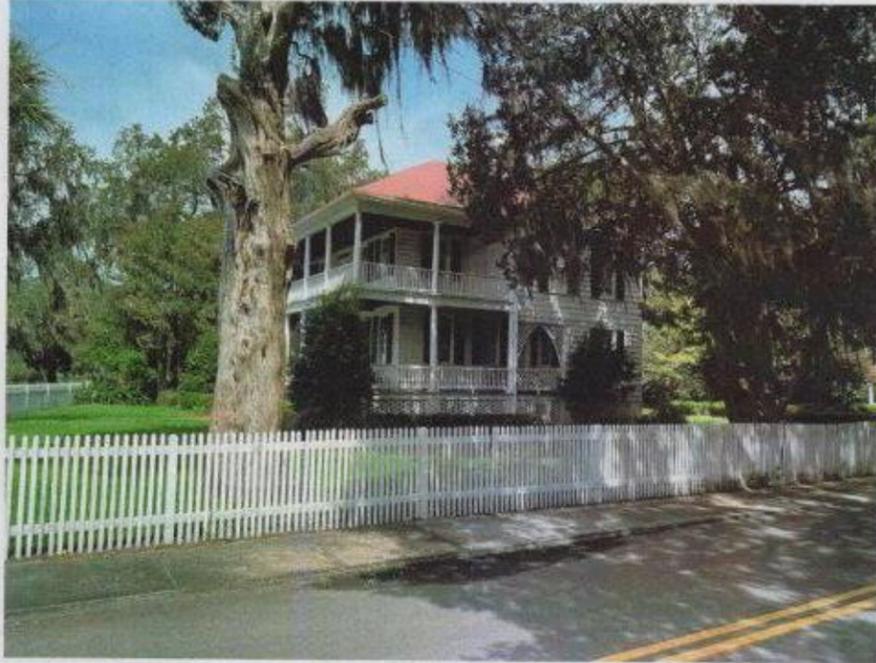
Existing Jib West



Existing Jib East

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ARCHITECTURE &
PLANNING, INC.
www.monarchpl.com

Dye Residence
1301 Bay Street
August 10, 2022



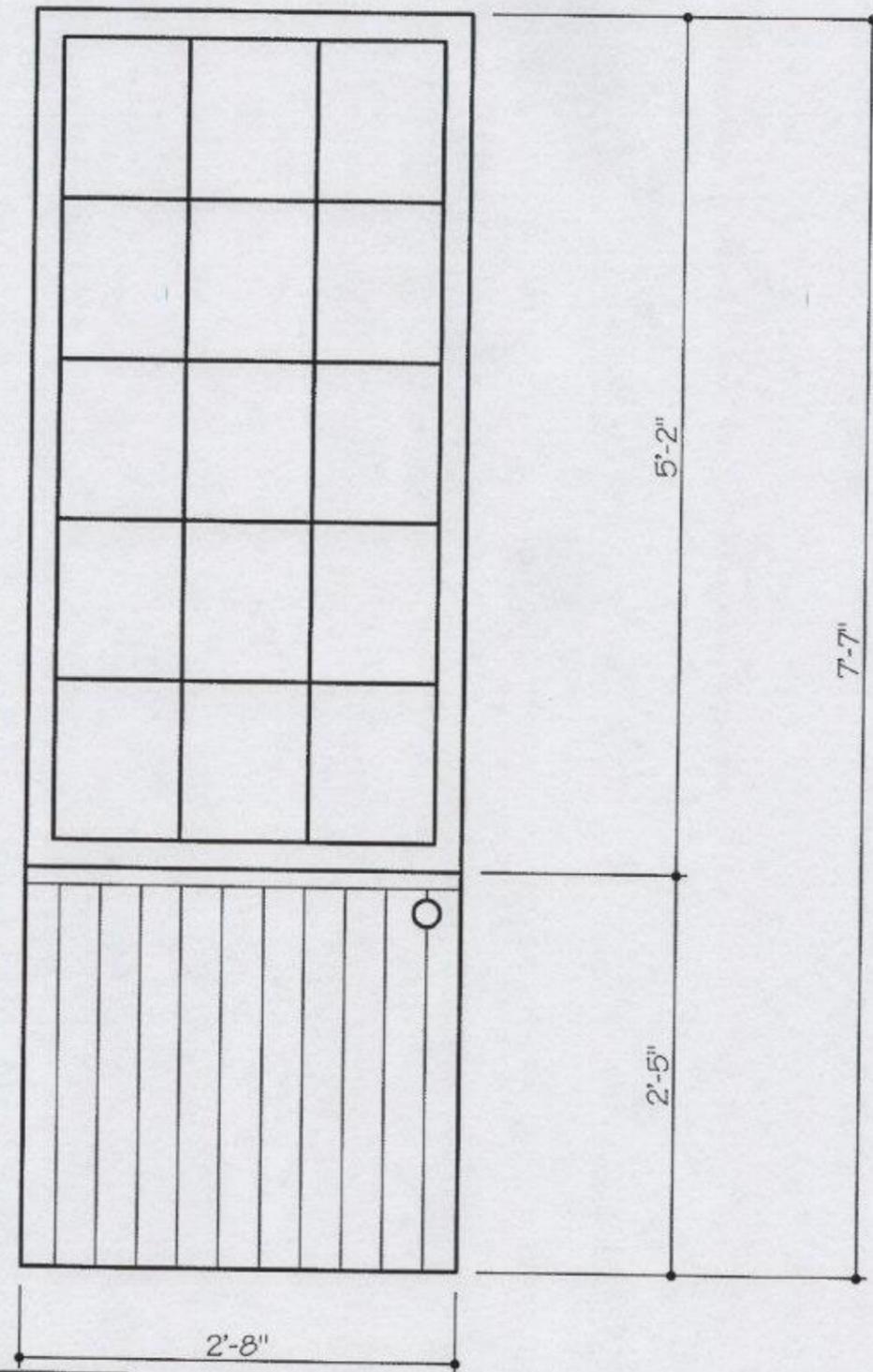
Streetscape East



Streetscape West

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Dye Residence
1301 Bay Street
August 10, 2022



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

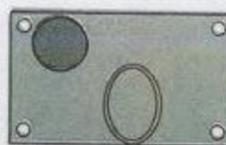
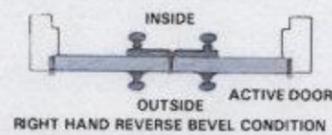
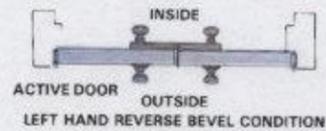
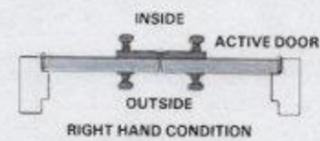
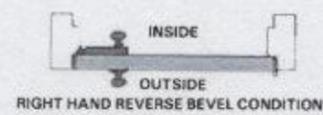
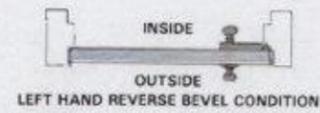
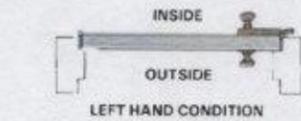
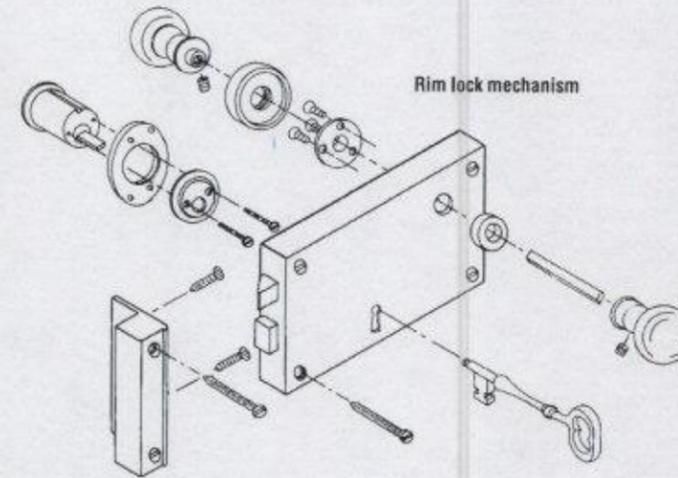
8-10-22
www.monarchpl.com

1301 Bay Street
Dye Residence
Proposed Door Proportions
1"=1'-0"

RIM LOCKS - STANDARDS & SPECIFICATIONS

Pride in our American Heritage and renewed interest in its early history has greatly influenced U.S. architecture. With careful research and design, Baldwin has authentically reproduced a piece of that heritage - colonial rim locks.

- > Constructed with solid forged brass parts for exceptional durability and smooth operation
- > Trim designs secured to a broached spindle with an epoxy (resin) coated set screw - prohibits screw from loosening
- > Interior rim locks use bit keys. Bit keys may be ordered fixed permanently into the lock by ordering as .RBIT or .LBIT configurations.



Handing of Rim Lock Plates



LEFT HAND CONDITION
(SINGLE DOOR)

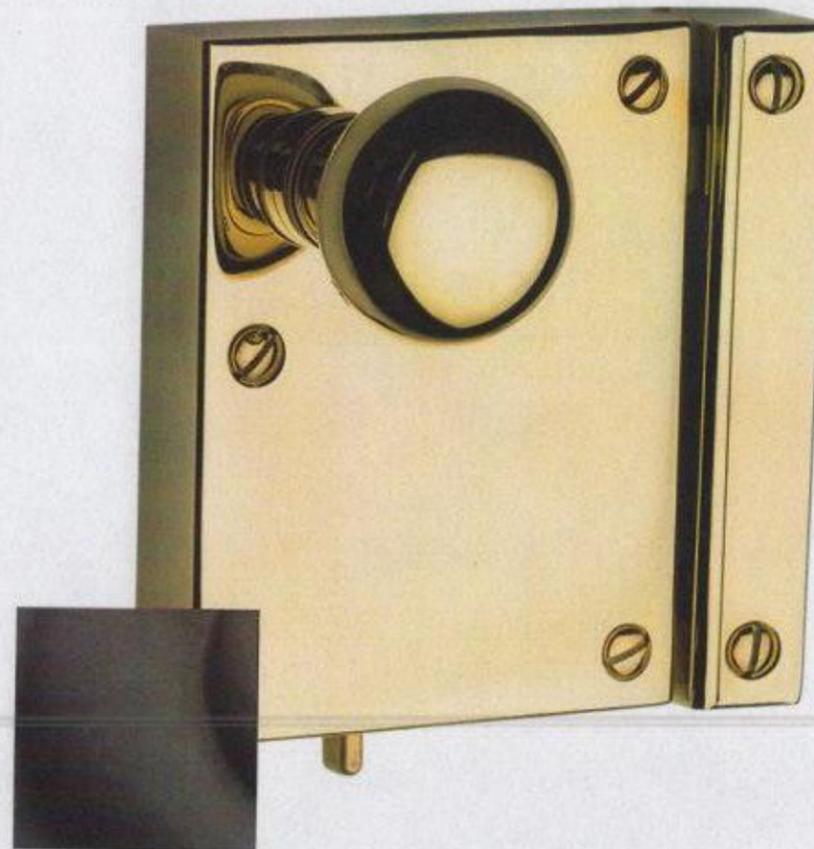
RIGHT HAND CONDITION
(SINGLE DOOR)

NOTE: Hand of door is always determined from outside
IMPORTANT: A dummy trim rim lock must be used on ALL pairs of reverse bevel doors

HOME (/) > ESTATE DOOR HARDWARE (/PRODUCTS/PORTFOLIO/DOOR-HARDWARE/ESTATE) > RIM LOCKS (/PRODUCTS/CATEGORY/DOOR-HARDWARE/ESTATE/RIM-LOCKS) >
5604 SMALL VERTICAL RIM LOCK-190

5604 SMALL VERTICAL RIM LOCK

MODEL #: 5604.190



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\$ProductDetailsEnlarge\$\$Skulmage=Baldwin%2f5604-003-
c1&\$FinishSwatch=Baldwin/190-satinblack)

QTAP AND HOLD IMAGE TO ZOOM



Located in Historic Downtown Macon, Willingham Sash and Door Company was established in 1882. It has a long, rich history of providing quality millwork for a wide array of projects ranging from private homes to courthouse renovations. Whether your project includes matching historic mouldings, doors and windows or more modern contemporary millwork, Willingham Sash and Door Company is your millwork specialist inside and out.

Our Specialties:

Windows, Doors and Mouldings

Custom Cabinetry

Fireplace Mantels

Decorative Turned Pickets

Moulding and Trim Profile Matching

Custom Woodworking

We can match your stock or custom mouldings in a wide variety of wood species including, but not limited to: alder, ash beech, birch, cedar, cherry, cypress, mahogany, maple, oak, white pine, yellow pine, poplar, redwood, sapele, walnut and heart pine.

Willingham Sash & Door Company

From: [Faith Ayer](#)
To: [Maria Short](#)
Cc: [Jeremy Tate](#); jbachety@cityofbeaufort.org; rgiani@cityofbeaufort.org; apeifer@cityofbeaufort.org; [Rob Montgomery](#)
Subject: RE: 1301 Bay Street - September HRB
Date: Wednesday, August 17, 2022 12:11:52 PM
Attachments: [Exterior East.pdf](#)

EMAIL 2 of 2.

Maria,

See comments below in red and associated attachments for requested supplemental info on the 1301 Bay Street application.

Thanks and let me know if you need anything else.

Best regards
Rob

Robert C. Montgomery, AIA

Montgomery Architecture & Planning, Inc.
404 Ribaut Road, Beaufort, SC 29902
843.522.8077
www.monarchpl.com

From: Maria Short <maria@meadorsinc.com>
Sent: Tuesday, August 16, 2022 3:46 PM
To: Rob Montgomery <rm@monarchpl.com>
Cc: Jeremy Tate <jeremy@meadorsinc.com>; jbachety@cityofbeaufort.org; rgiani@cityofbeaufort.org; apeifer@cityofbeaufort.org
Subject: 1301 Bay Street - September HRB

Hi Mr. Montgomery!

Thank you for making a submission to Beaufort's Historic Review Board for 1301 Bay Street.

Upon an initial review of your application, we have found that several items are missing and are required by the HRB Application Checklist in order for this application to be deemed complete. Please submit the following by **EOD Friday, August 19th**, to remain in the queue for the September HRB Meeting. Please submit the following items to development@cityofbeaufort.org and maria@meadorsinc.com with all above included on the correspondence. *Please note that eight applications were received for the September Meeting and scheduled meeting dates of reviewed applications are subject to the number of applications that are received and applications are reviewed in the order they are deemed complete. We recommend resubmitting with the below information as soon as possible so that this application may be deemed complete.*

Missing Items for 1301 Bay Street:

1. Please indicate whether this application is for conceptual, preliminary, or final approval.

I assumed you guys would tell me. We believe it is a simple enough project to warrant a single meeting for final approval. We request Final.

2. Please revise application narrative and indicate in application documents if new custom doors are also jib windows. Please clarify if the proposed custom built doors operate as a single unit (i.e. jib window and window sash open together and only has the appearance of a traditional door with jib window that slides up).

The lower operable doors of these Jib windows were inoperable and walled over on the inside when the Dyes purchased the home. The proposed custom doors would act as a single swing door. The window lite size and pattern, sticking, styles, and rails of these proposed doors will be proportioned to match the existing 6 over 9 windows as closely as is possible. However, they would be traditional doors with two hinges and the rim lock hardware.

If the existing condition were to be made operable again, the clear head height for egress through these Jib Windows would be approximately 5'-4". The Dyes would like for the openings to become access for the porches as originally intended, but with a more functional opening; one that would be less hazardous. The intent would be to remove these units for storage on site in the event a future owner would want to re-introduce them.

3. Please provide additional photos of the two existing jib doors from both the exterior and interior. Please note that the existing east jib door is difficult to see in the photo as it is blocked by the table.

See attached supplemental photos. Yes, the East is hidden by the table but it is the same size as the west, with different hinge types. On both east and west jib, the lower door has been walled over on the interior. We have not yet done any exploratory demolition, waiting until approval to investigate further. We have been in contact with Wilingham Sash & Door in Macon Ga. and they will collaborate to verify sizes, profiles, and operation if we are released to proceed.

4. Staff's understanding of the purpose of the "existing rim lock interior" and "existing rim lock exterior" photos is that the applicant is proposing to replace the rim locks on these two doors. Applicant to clarify this.

Sorry for the mis-understanding, but no that is not the intent. The photos are of the second floor doors that lead onto the porch above the Jib window locations. I include these photos to show our inspiration for using the rim lock hardware on our proposed replacement doors for the jib windows. The existing doors in the photos will remain untouched. The attached photo Exterior East shows the relationship of the location of the upper door when compared to the lower Jib Window. The Jib Window is located one bay back and behind lattice treatment on the porch, and the upper door is located in an extension of the second floor living space over the lattice treatment below. The West side of the building is identical, just not visible from the public right-of-way. This is also indicated on the attached Schematic Plan (see item 5 below).

5. Please provide an elevation drawing that shows these two jib doors.

We do not have existing drawings available for inserting the proposed doors. They are sized as shown on the Proposed Door Sketch dated 8-10-22 to be match the existing opening and

proportions as is shown in the photo of existing Jib Windows. I have attached a schematic plan of the building showing these locations.

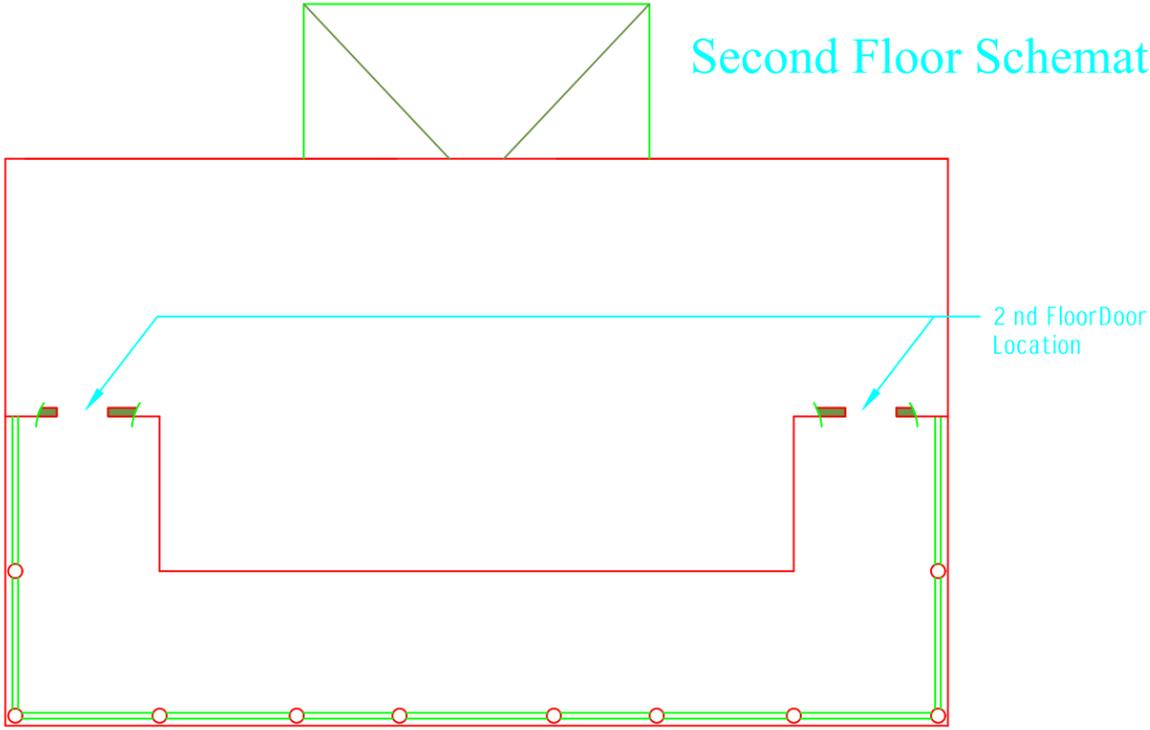
Please note that this initial review is solely a review for application completeness. A more thorough, detailed review will follow once the missing items noted below have been provided. During this more thorough review, if it is found that this project does not comply with the Beaufort Code, it will not be placed on an agenda, and you will be asked to revise and resubmit. If you have not already, we recommend reviewing this project with the Beaufort Code, specifically with the sections noted below to ensure compliance and to avoid additional delays.

Sorry, but the referenced Sections did not come through on my email. Please provide me with these sections of the Beaufort Code and I will review for the meeting.

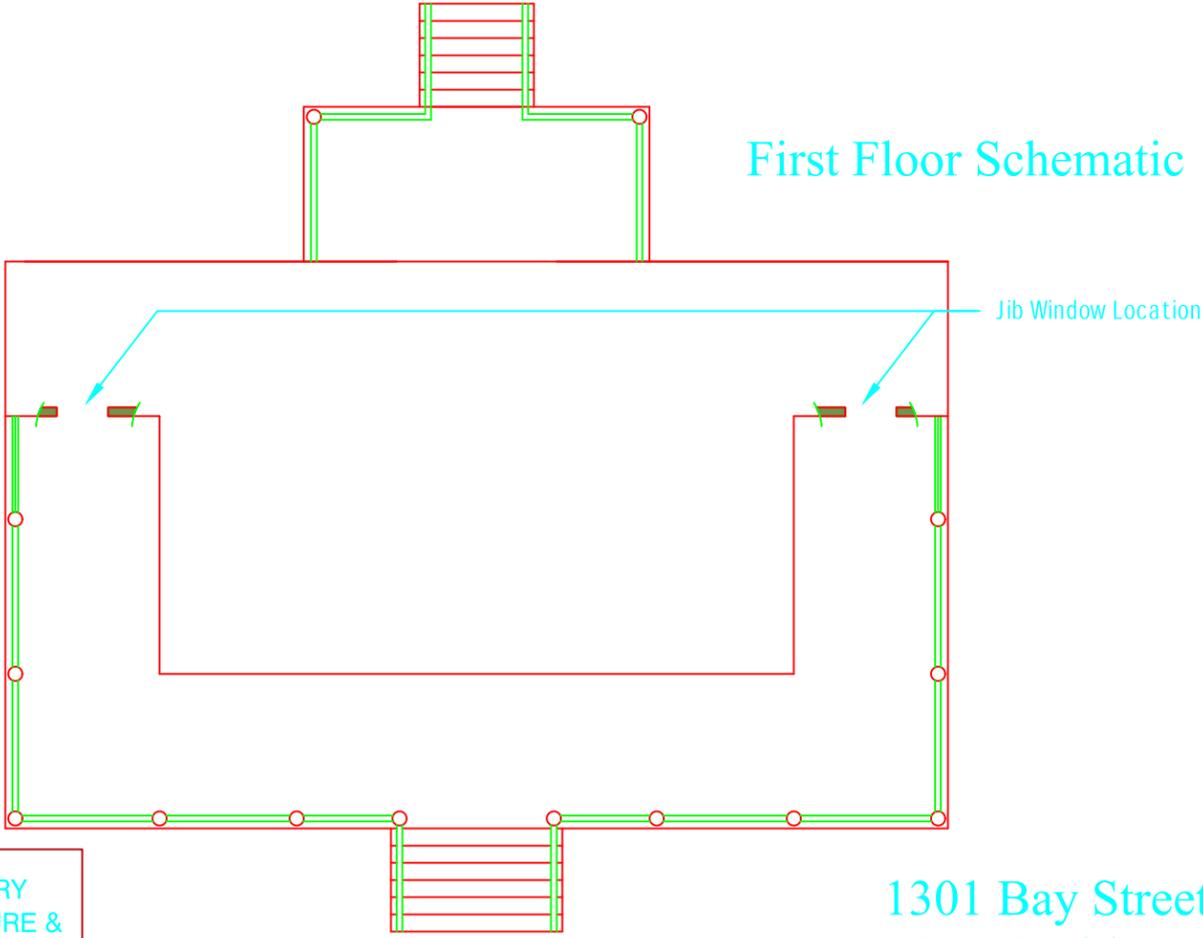
Thank you, and we look forward to reviewing your submission!

Maria Short
Meadors Architecture
2811 Azalea Drive
Charleston, SC 29405
(843) 718-4152

Second Floor Schematic



First Floor Schematic



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

8-10-22
www.monarchpl.com

1301 Bay Street
Dye Residence
Proposed Door Locations
N.T.S.



Interior Jib West



Exterior East



Interior Jib East



Jib East - 2



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 September 2022

1 SUMMARY OF REQUEST

1301 Bay Street, Alterations/Additions

The applicant is requesting final approval for a door and window replacement.

This property is in the Historic Preservation Neighborhood.

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

2 FACTS

Property Address:	1301 Boundary Street
Parcel ID:	R120 004 000 0769 0000
Case Number:	22-60 HRB.1
Applicant:	Robert Montgomery, AIA
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

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

References:

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

3 STAFF COMMENTS

Staff Acknowledgements

- A. This house, also known as the Charles Edward Leverett House, is located in the Beaufort Preservation Neighborhood. It is listed on the National Register of Historic Places List of Contributing Structures as a “2-story frame dwelling” built circa 1800.

Staff Conditions

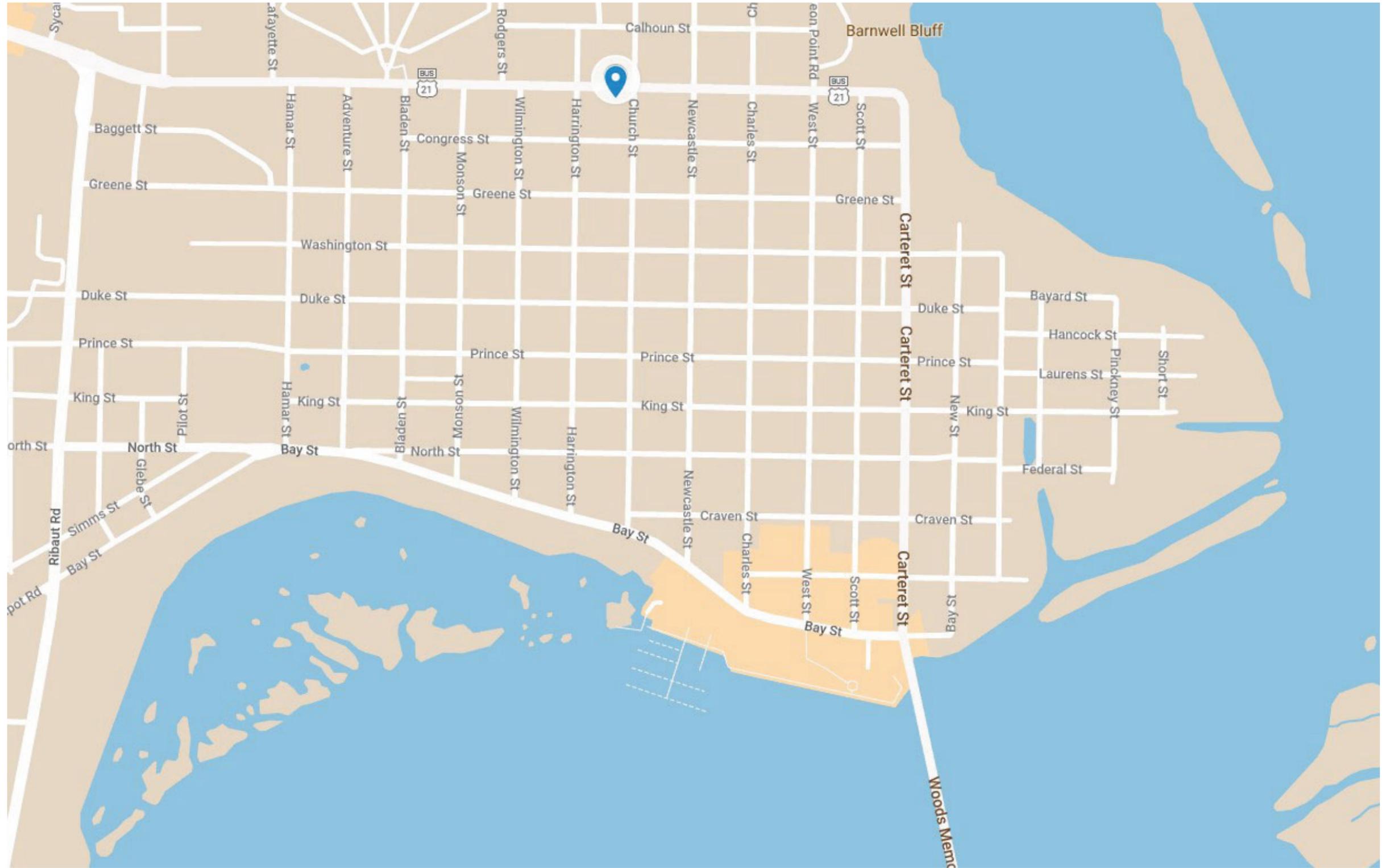
1. Staff does not support the removal of these jib doors and associated windows as these appear to be historic and possibly original to the house.
2. While staff acknowledges the detail the applicant put into replicating the proportions in the custom door design and acknowledges the issues concerning the low head height of the current windows, staff believes that the best and most historically sensitive approach is the removal of the interior drywall and restoration of these jib doors and window to a functional state.

STAFF RECOMMENDATION:

Denial with conditions noted.

CITY STAFF INTRODUCTION

1204 Boundary Street











APPLICANT PRESENTATION

1204 Boundary Street

PLEASE CHECK W HS OR JB BEFORE ENTERING

Paint
Aug 10.



DEVELOPMENT REVIEW PROCESS ²²⁻⁵⁷
HISTORIC REVIEW APPLICATION ^{HRB.}

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

- Staff Review
- Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 8/8 Application #: 24147 Zoning District: T5-UC
BCAGHS Survey: Yes No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Allison Guilloud

Applicant Address: 1204 Boundary St.

Applicant E-mail: guillouda@gmail.com Applicant Phone Number: 843-592-0230

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: 1204 Boundary St.

Property Address: 1204 Boundary

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

Date Submitted: 8/8/22

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

Applicant's Signature: Allison Guilloud Date: 8-5-2022

Owner's Signature: _____ Date: _____

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

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Project Name: _____

Property Size in Acres: _____ Proposed Building Use: _____

Nature of Work (check all that apply):

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

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

Is this project a redevelopment project: Y N

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

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

Paint exterior of Building

CONTACT INFORMATION –

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

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



* Charleston Green



















DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Staff Review
 Board Review
Application Fee: other App.
see attached schedule

windows 8/10 PM

OFFICE USE ONLY: Date Filed: 8/10 Application #: 24161 Zoning District: 75-UC
BCAGHS Survey: Yes No

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

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

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*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: Alison Guilloud

Applicant Address: 100 Laurens St

Applicant E-mail: guillouda@gmail.com Applicant Phone Number: 843-592-0230

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: 1204 Boundary St

Property Address: 1204 Boundary St.

Property Identification Number (Tax Map & Parcel Number):

Date Submitted:

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

Applicant's Signature: Alison Guilloud Date: 8-9-2022

Owner's Signature: Date:

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

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



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

Project Name: 1204 Boundary St

Property Size in Acres: _____ Proposed Building Use: _____

Nature of Work (check all that apply):

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

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

Is this project a redevelopment project: Y N

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

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

We would like to replace all windows with like windows. The current windows are rotten and all need replacing.

CONTACT INFORMATION -

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

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



BUNDY A&M
Customers Only

1204 Boundary 23 of 88

BUNDY
& M
Customers Only

















TUCKER
DOOR & TRIM

WINDOWS

**ESTABLISHED 1967
MONROE | ALBANY**



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Since 1967, Tucker Door & Trim has been a leader in the wholesale distribution and manufacturing industry. Our Mission is to proudly empower our team to provide the finest quality craftsmanship, selection, and service to the door, window and custom millwork market. Rooted in age-old concepts such as quality and integrity, while keeping a focus on the future through the continued expansion of our fleet, service area and product line. Tucker Door is proud to place an emphasis on energy efficient product offerings.

The Tucker Window Shop is part of our 300,000 square foot facility located in Monroe, Georgia. With a focus on innovation and quality, our team of talented in house designers and crafts people work together to produce over 600 window units a week.

Known for our exceptional delivery system, Tucker Door & Trim boasts an ever-growing fleet of tractor-trailers making regular deliveries to wholesale customers throughout the Southeastern United States, including Georgia, Alabama, Florida, Tennessee, Virginia, North Carolina, and South Carolina.

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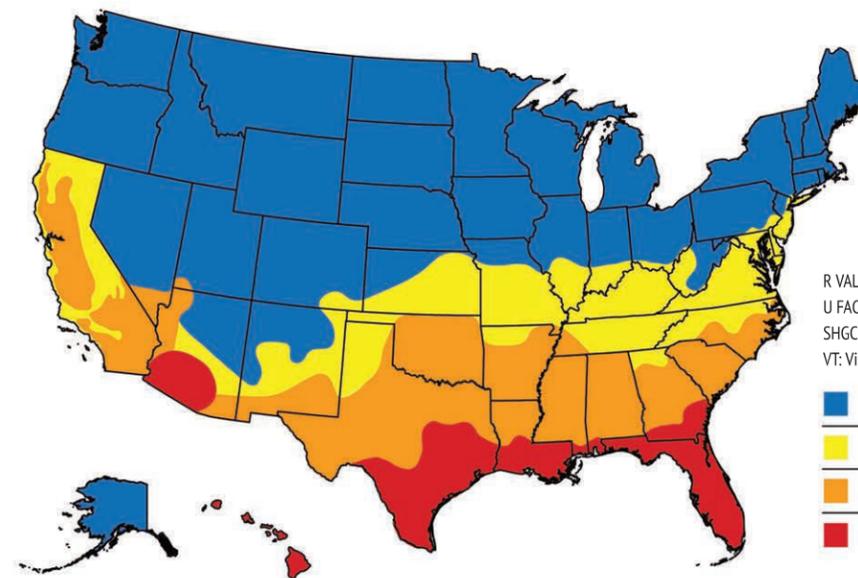
NFRC THERMAL DATA

DESCRIPTION	U FACTOR	SHGC	VT	CR
Primed/Stain Wood Sash DHU Window	0.31	0.27	0.51	58
with Argon	0.28	0.27	0.51	62

DESCRIPTION	U FACTOR	SHGC	VT	CR
PVC Sash DHU Window	0.29	0.26	0.50	57
with Argon	0.26	0.26	0.50	62

DESCRIPTION	U FACTOR	SHGC	VT	CR
Vinyl Sash DHU Window	0.29	0.26	0.50	57
with Argon	0.26	0.26	0.50	61

DESCRIPTION	U FACTOR	SHGC	VT	CR
PVC/Vinyl Stat Sash Window	0.31	0.29	0.54	58
with Argon	0.26	0.29	0.54	63



ENERGY STAR WINDOWS/DOORS QUALIFICATION CRITERIA		
ZONE	U FACTOR	SHGC
Northern	< 0.30	Any
North-Central	< 0.32	< 0.40
South-Central	< 0.35	< 0.30
Southern	< 0.60	< 0.27

R VALUE: Restrictive ambient air flow
 U FACTOR: Rate of heat loss
 SHGC: Solar Heat Gain Coefficient
 VT: Visible Transmittance

	AVERAGE ANNUAL COST (%) SAVINGS WHEN REPLACING	
	Single-pane windows	Double-pane windows
■ Northern Zone	\$366 (22%)	\$134 (9%)
■ North-Central Zone	\$236 (20%)	\$87 (8%)
■ South-Central Zone	\$319 (31%)	\$108 (14%)
■ Southern Zone	\$280 (31%)	\$126 (17%)

Source 2015: D+R International in support of ENERGY STAR®. Savings estimates are based RESFEN 6.0 modeling of 8 home profiles across 93 U.S. cities. Home profiles include new construction or existing construction, single-story (1,700 square feet) or two-story (2,600 square feet), and natural gas or electric heating. Savings estimates for each city represent the average of the 8 home profiles in that city. Climate zone savings estimates represent the average savings among the cities in each climate zone. Cost savings calculations used 2013-2014 average natural gas prices and 2012-2013 average electricity prices for each state from the Energy Information Administration (EIA). Actual savings will vary by local climatic conditions, utility rates, and individual home characteristics. Hawaii was excluded from this analysis, as the assumptions in RESFEN 6.0 diverge significantly from the norm in Hawaii. Savings for all climate zones are for whole-home replacements with ENERGY STAR Version 6.0 windows.

CLASSIC SERIES 1100

Need a traditional double hung window in a classic look? Built with the same wide stile sash as our Traditional Series, but with a natural and stainable finish. The Classic Series is a tough and rugged architectural window that will perform for years in a multitude of demanding environments. Several designs and options are available to meet any style that you prefer.

STANDARD FEATURES

- 1 • 6/4 wide stile sash parts for strength, durability, insulating values.
 - Treated with Wood life 111 water repellent and wood preservative.
- 2 • Natural exterior and interior ready for staining
 - Continuous routed finger lift for easy operation
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
 - Boot Glaze sashes designed to weep the gathering of moisture
 - Sashes are designed to be easily reglazed in case of broken glass
 - Adjustable foam filled weather stripping for a weather tight fit
 - Dual action sash locks with adjustable keeper for better security
 - Tilt in sashes for ease of cleaning
 - Full 4-9/16" Jamb for better strength and performance
- 4 • Standard 2" Wood brick mould for easy installation
 - Tan heavy duty bridge back compression jamb liners to meet or exceed performance codes
- 5 • Bronze Sash Locks



OPTIONAL FEATURES

- White Boot Glaze
- White or Tan Sash Locks
- GBG bars-White or Tan
- SDL Options - 7/8" & 1-1/8" profile bars
- Cardinal Low-e 366 glass
- Argon Glass
- Custom Sizes Available
- Factory applied exterior trim: 5/4x4, 5/4x6, 1x4 BB trim
- Extension Jamb
- Full Length Screens
- DP50 Performance Upgrades
- Fixed Windows Available



STAIN GRADE WINDOW



TRADITIONAL SERIES 2100

This is where it all began, bringing back the traditional look of a double hung window. The wide stile, primed sash, provides an architectural look that enhances the beauty of your home. With the durability and weather tightness of a precision made wood window, the engineered design will keep out the cold, heat and dust for years to come. The traditional looking window improves the curb appeal of your home and is available in a wide range of design options.

STANDARD FEATURES

- 1 • 6/4 wide stile sash parts for strength, durability, insulating values.
 - Treated with Wood life 111 water repellent and wood preservative.
- 2 • Primed exterior and ready for painting
 - Natural interiors ready for painting or staining
 - Continuous routed finger lift for easy operation
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
 - Boot Glaze sashes design to weep the gathering of moisture
 - Sashes are design to be easily reglazed in case of broken glass
 - Adjustable foam filled weather stripping for a weather tight fit
- 4 • Dual action sash locks with adjustable keeper for better security
 - Tilt in sashes for ease of cleaning
 - Full 4-9/16" Jambs for better strength and performance
 - Standard PVC brick mould for easy installation
- 5 • Composite sill and sill nosing
 - White heavy duty bridge back compression jamb liners

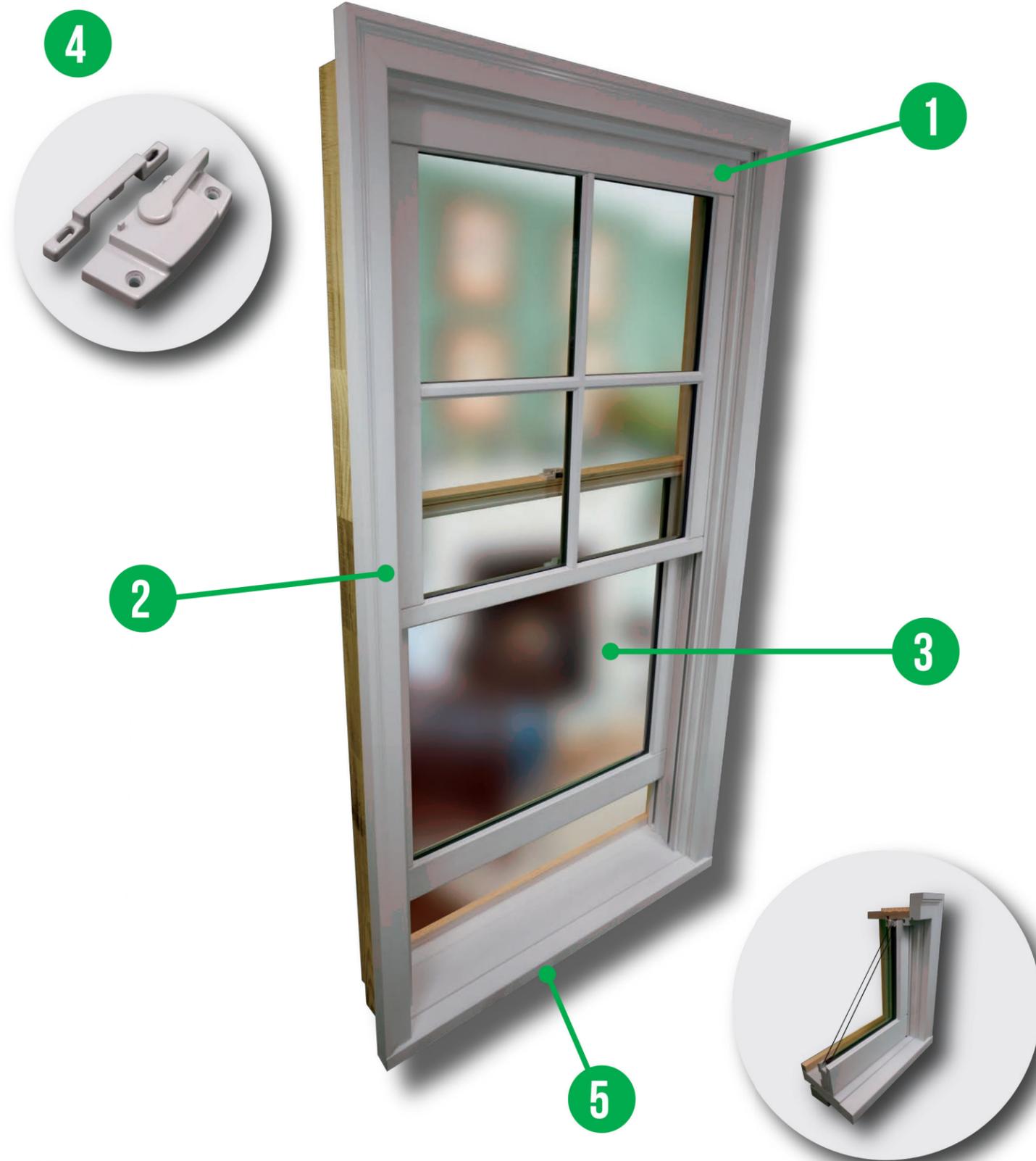


OPTIONAL FEATURES

- Tan Boot Glaze
- Bronze Sash Locks
- GBG bars-White or Tan
- SDL Options - 7/8" & 1-1/8" profile bars, 7/8" Putty
- Cardinal Low-e 366 glass
- Argon Glass
- Factory applied PVC exterior trim: 5/4 x 4, 5/4 x 6
- Extension Jambs
- Tan Jamb liners
- Full Length Screens
- DP50 Performance Upgrades



PRIMED WOOD WINDOW



TIMELESS SERIES 2200

The Timeless Series window gives you that perfect balance between the traditional and modern style with the proven quality of a PVC sash. Our window is designed to mimic the traditional look of the classic double hung window. With that classic window look and the superior quality of PVC, you have a distinctive combination that no other window can match. Several designs and options are available to meet the varying styles that you prefer.

STANDARD FEATURES

- 1 • 6/4 PVC Sash.
- 2 • No Painting Required but can be Painted.
 - White Standard Color
 - Weep System
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
 - Integrated interlocking rails
 - Continuous finger lift for easy operation
 - Adjustable foam filled weather stripping for a weather tight fit
- 4 • Dual action sash locks with adjustable keeper for better security
 - Tilt in sashes for ease of cleaning
 - Full 4-9/16" Jamb for better strength and performance
- 5 • Standard PVC brick mould for easy installation
- 6 • Composite sill and sill nosing
 - White heavy duty bridge back compression jamb liners to meet or exceed performance codes

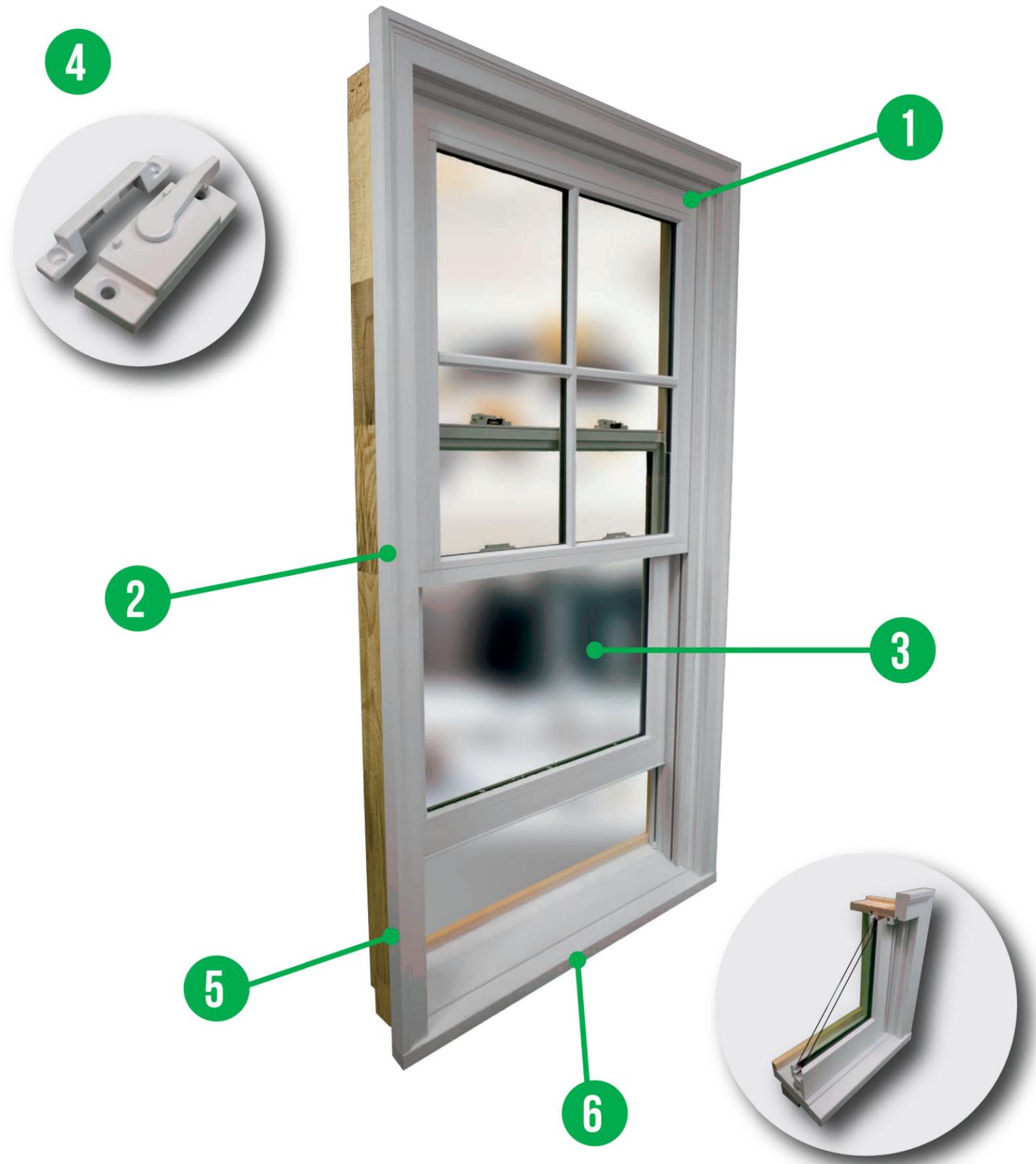


OPTIONAL FEATURES

- GBG bars - White or Tan
- SDL Options - 7/8" profile bar
- Cardinal Low-e 366 glass
- Argon Glass
- Custom Sizes Available
- Factory applied exterior trim: 5/4x4, 5/4x6, 1x4 BB trim
- Extension Jamb
- Tan Jamb Liners
- Full Length Screens
- DP50 Performance Upgrades
- Fixed Windows Available



PVC SASH WINDOW

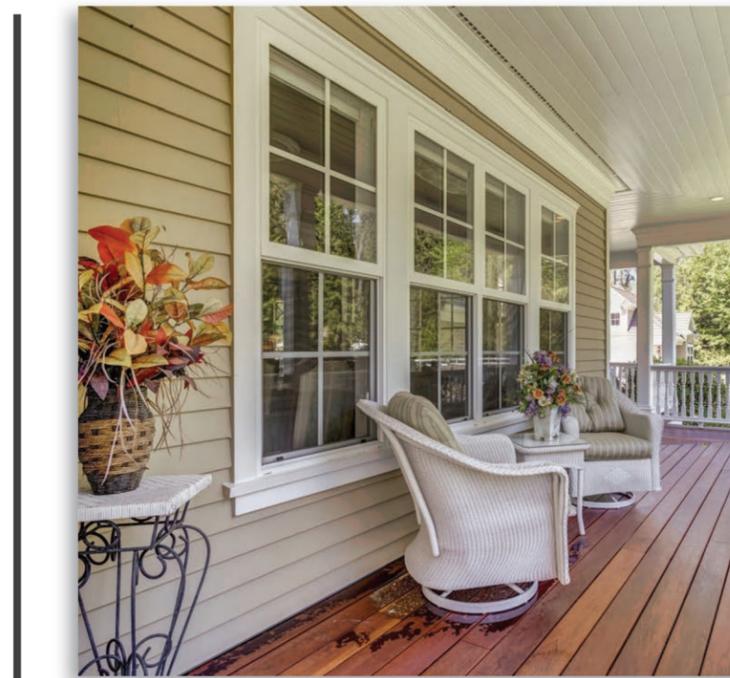


MODERN SERIES 2300

Let the Modern Series Window give you the gift of a sound investment with the proven quality of a vinyl sash. This wide stile sash has four welded corners that provide strength and durability along with the look of a traditional wood double hung window. The traditional look of the window will enhance curb appeal and is available in a wide range of styles to match your preference.

STANDARD FEATURES

- 1 • 6/4 Vinyl Sash.
- 2 • No Painting Required.
 - White Standard Color
 - Weep System
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
 - Integrated finger lift
 - Adjustable foam filled weather stripping for a weather tight fit
- 4 • Dual action sash locks with adjustable keeper for better security
 - Tilt in sashes for ease of cleaning
 - Full 4-9/16" Jamb for better strength and performance
- 5 • Standard PVC brick mould for easy installation
- 6 • Composite sill and sill nosing
 - White heavy duty bridge back compression jamb liners to meet or exceed performance codes



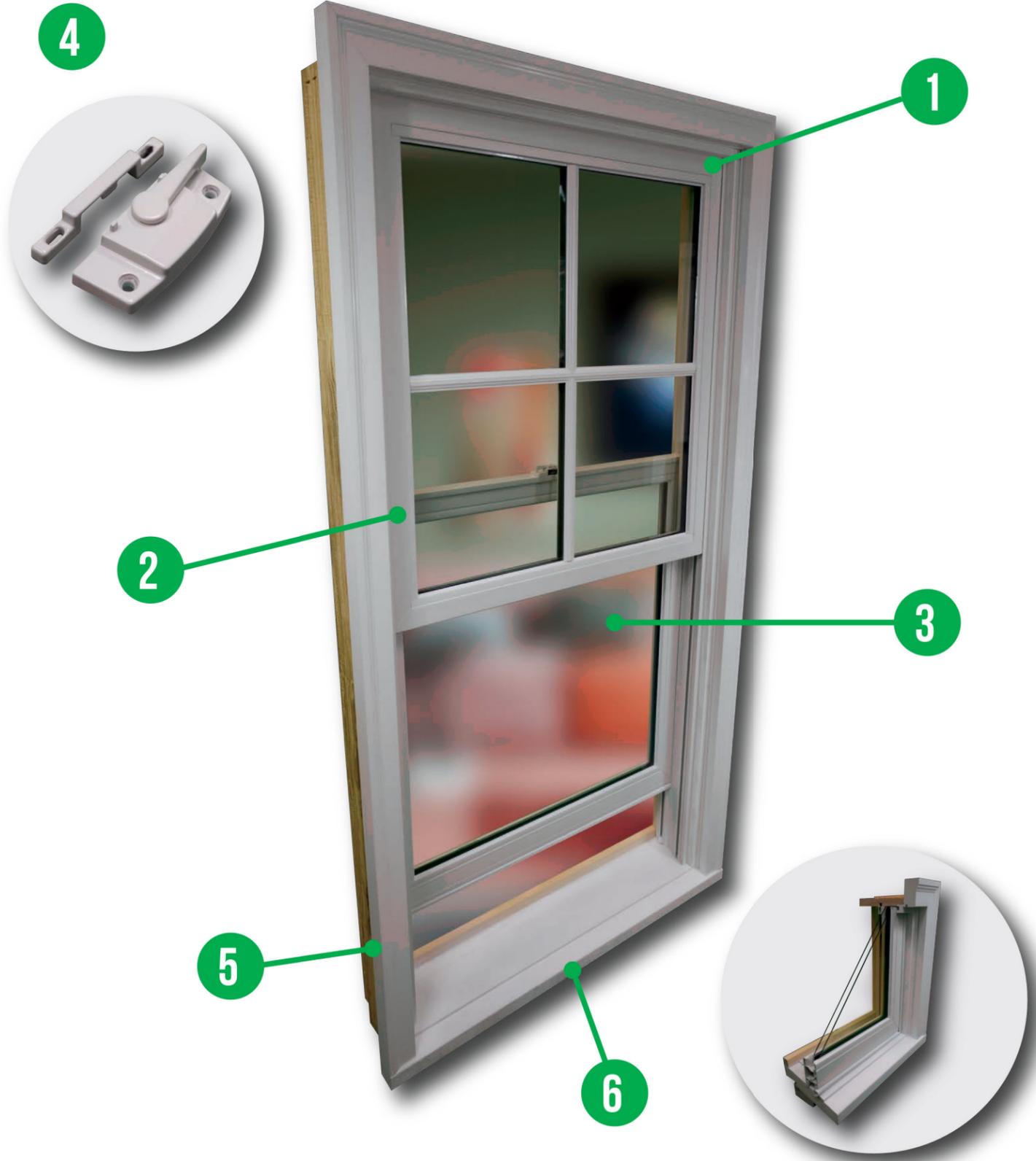
OPTIONAL FEATURES

- Tan Color
- GBG bars - White or Tan
- SDL Options - 7/8" & 1-1/8" profile bars
- Cardinal Low-e 366 glass
- Argon Glass
- Custom Sizes Available
- Factory applied exterior trim: 5/4x4, 5/4x6, 1x4 BB trim
- Extension Jamb
- Tan Jamb Liners
- Full Length Screens
- DP50 Performance Upgrades
- Fixed Windows Available



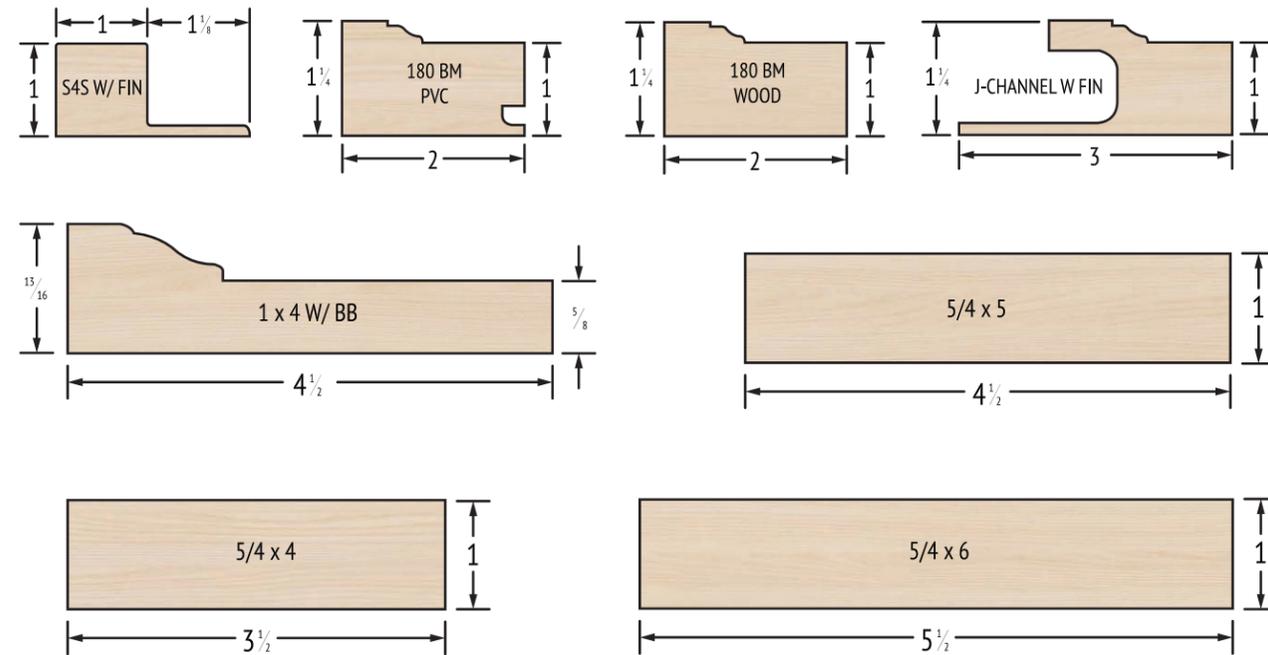
1204 Boundary 41 of 88

VINYL SASH WINDOW

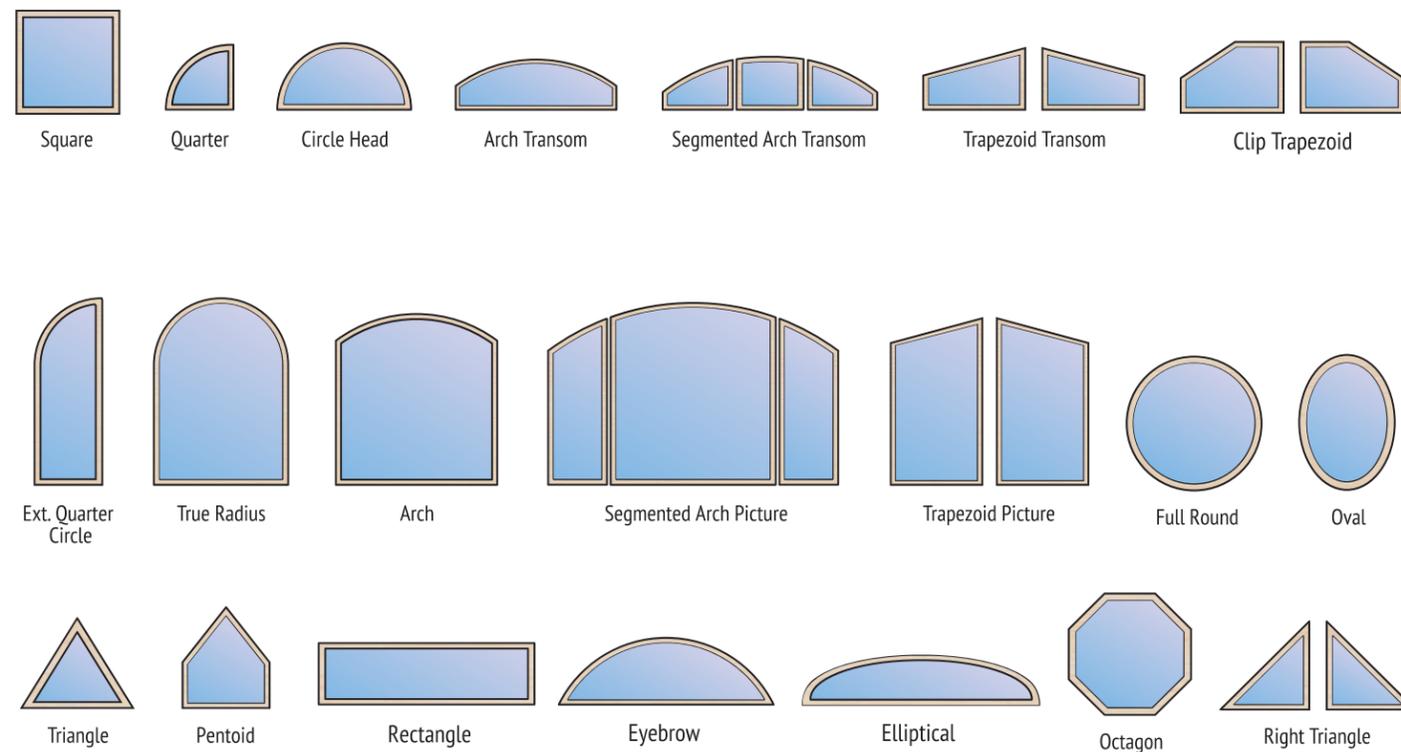


OPTIONS

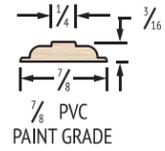
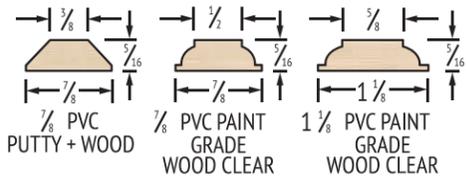
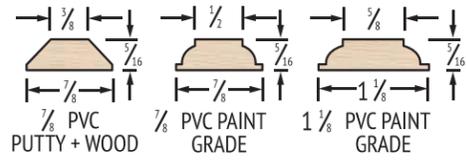
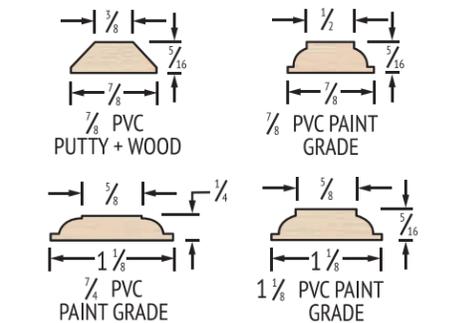
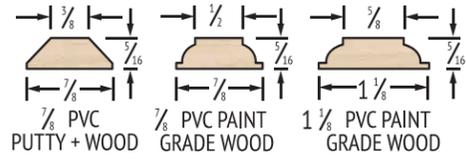
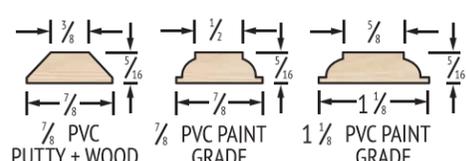
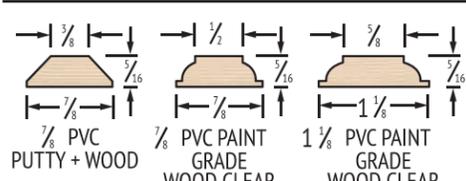
WINDOW TRIM OPTIONS



FIXED WINDOW ARCHITECTURAL OPTIONS



SIMULATED DIVIDED LITE

SDL BAR	MATERIAL	AVAILABLE COLORS	APPLICATION
 <p>1/4" width, 3/16" height 7/8 PVC PAINT GRADE</p>	VINYL	WHITE & BEIGE	DOUBLE HUNG VINYL
 <p>3/8" width, 5/16" height: 7/8 PVC PUTTY + WOOD 1/2" width, 3/16" height: 7/8 PVC PAINT GRADE WOOD CLEAR 5/8" width, 3/16" height: 1 1/8 PVC PAINT GRADE WOOD CLEAR</p>	PVC PUTTY: 7/8 ONLY PVC PROFILE WOOD CLEAR	WHITE	DOUBLE HUNG PRIMED DOUBLE HUNG WOOD
 <p>3/8" width, 5/16" height: 7/8 PVC PUTTY + WOOD 1/2" width, 3/16" height: 7/8 PVC PAINT GRADE 5/8" width, 3/16" height: 1 1/8 PVC PAINT GRADE</p>	PVC PUTTY: 7/8 ONLY PVC PROFILE	WHITE	DOUBLE HUNG PVC
 <p>3/8" width, 5/16" height: 7/8 PVC PUTTY + WOOD 1/2" width, 3/16" height: 7/8 PVC PAINT GRADE 5/8" width, 1/4" height: 7/8 PVC PAINT GRADE 1 1/8" width, 3/16" height: 1 1/8 PVC PAINT GRADE</p>	PVC PUTTY: 7/8 ONLY PVC PROFILE	WHITE	PVC TRANSOM SASH
 <p>3/8" width, 5/16" height: 7/8 PVC PUTTY + WOOD 1/2" width, 3/16" height: 7/8 PVC PAINT GRADE WOOD 5/8" width, 3/16" height: 1 1/8 PVC PAINT GRADE WOOD</p>	PVC PUTTY: 7/8 ONLY PVC PROFILE WOOD PROFILE	WHITE	STATIONARY SASH - WOOD
 <p>3/8" width, 5/16" height: 7/8 PVC PUTTY + WOOD 1/2" width, 3/16" height: 7/8 PVC PAINT GRADE 5/8" width, 3/16" height: 1 1/8 PVC PAINT GRADE</p>	PVC PUTTY: 7/8 ONLY PVC PROFILE	WHITE	STATIONARY SASH - PVC
 <p>3/8" width, 5/16" height: 7/8 PVC PUTTY + WOOD 1/2" width, 3/16" height: 7/8 PVC PAINT GRADE WOOD CLEAR 5/8" width, 3/16" height: 1 1/8 PVC PAINT GRADE WOOD CLEAR</p>	PVC PUTTY: 7/8 ONLY PVC PROFILE WOOD CLEAR	WHITE	WINDOW SHOP UNIT WITH PVC EXTERIOR/WOOD INTERIOR SDL

SIZING

DOUBLE HUNG SINGLES WITH STANDARD LITE ARRANGEMENTS

		WIDTHS							
		24"	28"	32"	36"	40"	44"	48"	
HEIGHTS	BRICK TO BRICK	24"	28"	32"	36"	40"	44"	48"	
	ROUGH OPENING	22"	26"	30"	34"	38"	42"	46"	
	CALL SIZE	1-8	2-0	2-4	2-8	3-0	3-4	3-8	
	42 3/4"	41 3/4"	3-2						
	50 3/4"	49 3/4"	3-10						
	54 3/4"	55 3/4"	4-2						
	58 3/4"	57 3/4"	4-6						
	66 3/4"	65 3/4"	5-2						
70 3/4"	69 3/4"	5-6							
78 3/4"	77 3/4"	6-2							

Florida Certificate of Product Approval #: FL16497, FL16498

DOUBLE HUNG TWINS WITH STANDARD LITE ARRANGEMENTS

		WIDTHS						
		45 ³ / ₈ "	53 ³ / ₈ "	61 ³ / ₈ "	69 ³ / ₈ "	77 ³ / ₈ "	85 ³ / ₈ "	
		44"	52"	60"	68"	76"	84"	
		1-8	2-0	2-4	2-8	3-0	3-4	
HEIGHTS	42 ¹ / ₄ "	BRICK TO BRICK						
	50 ¹ / ₄ "	41 ¹ / ₄ "						
	54 ¹ / ₄ "	49 ³ / ₄ "						
	58 ¹ / ₄ "	55 ³ / ₄ "						
	66 ¹ / ₄ "	4-2						
	70 ¹ / ₄ "	57 ³ / ₄ "						
	78 ¹ / ₄ "	65 ³ / ₄ "						
77 ¹ / ₄ "	5-2							
6-2	5-6							

Florida Certificate of Product Approval #: FL16497, FL16498

SIZES

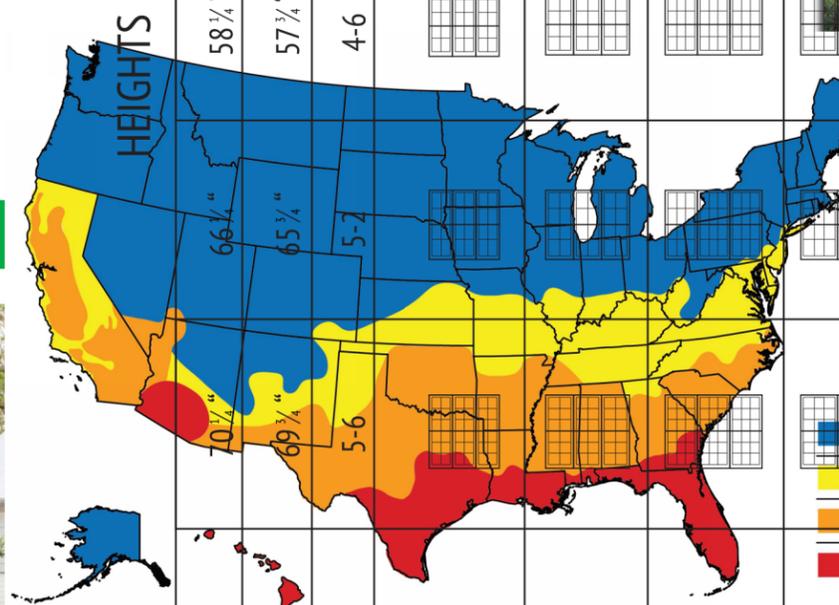
DOUBLE HUNG TRIPLES WITH STANDARD LITE ARRANGEMENTS

WIDTHS

STANDARD FEATURES			WIDTHS					
HEIGHTS	BRICK TO BRICK		66 3/4"	78 3/4"	90 3/4"	102 3/4"	114 3/4"	126 3/4"
	ROUGH OPENING		65"	77"	89"	101"	113"	125"
FULL SIZE			1-8	2-0	2-4	2-8	3-0	3-4
42 1/4"	41 3/4"	3-2						
50 1/4"	49 3/4"	3-10						
54 1/4"	55 3/4"	4-2						
58 1/4"	57 3/4"	4-6						
66 1/4"	65 3/4"	5-7						
70 1/4"	69 3/4"	5-6						

AVERAGE ANNUAL COST (%) SAVINGS WHEN REPLACING		
Single-pane windows	Double-pane windows	
Northern Zone	\$366 (22%)	\$134 (9%)
North-Central Zone	\$236 (20%)	\$87 (8%)
South-Central Zone	\$319 (31%)	\$108 (14%)
Southern Zone	\$280 (31%)	\$126 (17%)

Product # 16497, FL16498



Source 2015: D+R International in support of ENERGY STAR®. Savings estimates are based RESFEN 6.0 modeling of 8 home profiles across 93 U.S. cities. Home profiles include new construction or existing construction, single-story (1,700 square feet) or two-story (2,600 square feet), and natural gas or electric heating. Savings estimates for each city represent the average of the 8 home profiles in that city. Climate zone savings estimates represent the average savings among the cities in each climate zone. Cost savings calculations used 2013-2014 average natural gas prices and 2012-2013 average electricity prices for each state from the Energy Information Administration (EIA). Actual savings will vary by local climatic conditions, utility rates, and individual home characteristics. Hawaii was excluded from this analysis, as the assumptions in RESFEN 6.0 diverge significantly from the norm in Hawaii. Savings for all climate zones are for whole-home replacements with ENERGY STAR Version 6.0 windows.



COMPONENTS

- 1 Right and Left Jamb Liners
- 2 Plastic Jamb Liner Clips (Used to make Jamb Liners Removable)
- 3 Metal Jamb Liner Clips (Used to make Jamb Liners non-Removable)
- 4 Screws for Jamb Liner Clips
- 5 Top Jamb Liner Gasket
- 6 Bottom Jamb Liner Gasket
- 7 Parting Bead for Window Frame Head
- 8 Black Foam Blocks (Used to make Jamb Liner firm at Meeting Rail)



INSTALLATION

DOUBLE HUNG REPLACEMENT SASH

Advantages

1. Cost-efficient
 - No need to replace entire window units
 - Kits install into existing frames
2. Do-it-yourself installation
3. Increase energy efficiency
 - Low-e and argon sash options
4. Create home's unique appearance with customizable lite options
5. All kits come with "double sash tilt" feature to make cleaning exterior of sash effortless

Sash Options

1. Wood
2. Vinyl (white or beige)

Glass Options

1. Clear
2. Low-e
3. Argon
4. Tempered

Grill Options

1. Clear
2. 7/8" or 5/8" flat internal muntins in white or beige
3. 11/16" sculptured internal muntins in white
4. 1 1/4" or 7/8" SDL (Simulated Divided Light) in white or beige

Measuring

Always measure in three locations: both ends and the center.
Use the smallest width and height measurement to order kits.

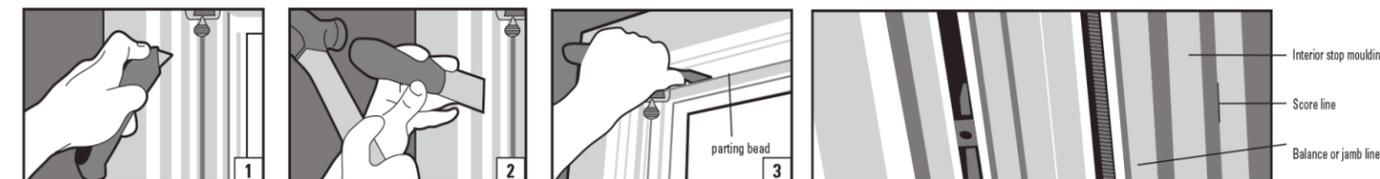
FINDING THE WIDTH

Find distance between the inside edges of the interior stop moulding.
* Measure at the top, middle, and bottom of the window

FINDING THE HEIGHT

Find distance between the top of the parting bead down to where the bottom sash touches the sill
* Measure at the left, middle, and right side of the window
* For most accurate measurements feed tape measure between top and bottom sash.

Remove existing sash stops and parting bead



1. Score line to part sealer or paint where stop moulding and parting bead meets the jamb.
2. Insert either putty knife or wood chisel on score line and separate stop moulding from the frame.
3. Pry off stop moulding and pull off parting bead

Requirements

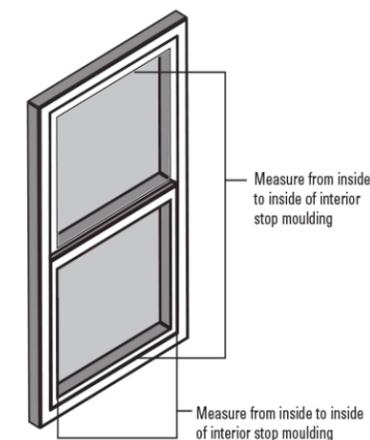
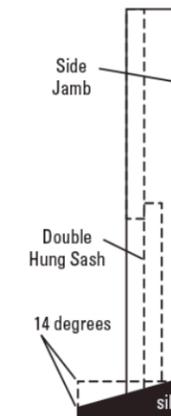
1. Do you currently have double hung windows?
 - If not, the replacement kit will not implement into your existing frame
2. Is your sill angle at 14°?
 - View diagram 3-1
3. What is the quality of the your frame?
 - Make sure there are no cracks or woodrot that may warrant the repairs or replacement of the entire frame

Requirements

- Measuring tape
- Putty Knife
- Wood filler
- Hammer
- Finish Nails
- Nail set
- Utility knife
- Safety glasses
- Work gloves
- Replacement interior stop
- Phillips head Screwdriver / screw gun

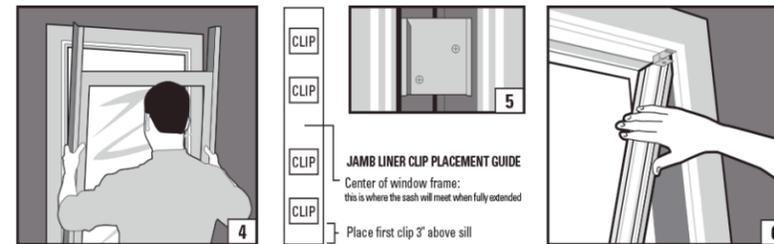
Components

- Top and bottom sash
- Mounting clips (8 each)
- Screws (16 each)
- Retro jamb liner (1 pair)
- Parting bead (1 each)



DOUBLE HUNG REPLACEMENT SASH

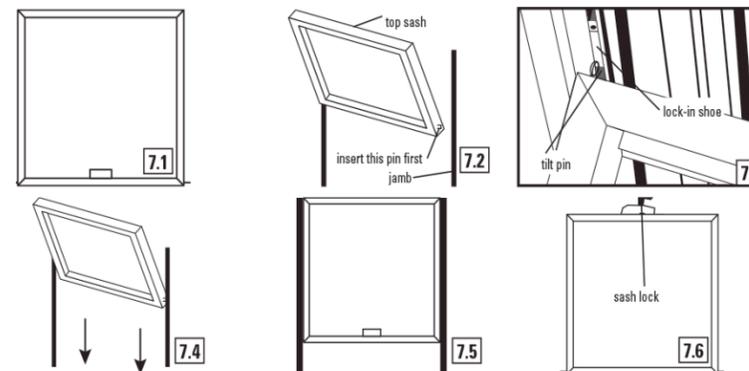
Install Retro-fit Jamb Liners



4. Move the top and bottom sash to overlap in middle of the window opening and remove as illustrated.
 - Tilt top out of window frame and pull old sash and balances out simultaneously.
5. Install 4 jamb liner clips on each leg of the jamb using screws provided. Space clips as illustrated.
 - Leave 3" space from bottom of sill to first clip and from the header to the last clip.
 - Space remainder clips evenly leaving the center of liner empty.
6. Insert jamb liner into top corner. Using thumbs, work the liner into the frame applying pressure over the clips until you feel the liner seize the clip.
 - *Note: If jambs are bowed, some shimming behind clips may be required.

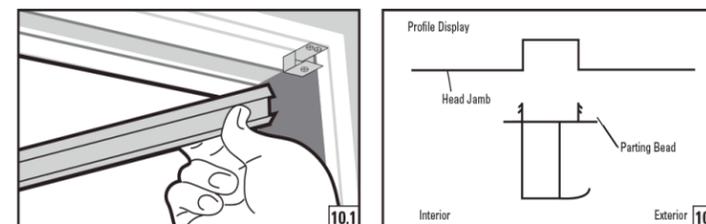
Inserting Sash

7. (7.1) Insert top sash first
- (7.2) Tilt top sash and place into frame
- (7.3) Insert lowest tilt pin into lock-in shoe on the outside track as illustrated.
- (7.4) Keeping the same tilt on sash, push downward until raised tilt pin lines up with lock-in shoe.
- (7.5) Once pins are in the shoes, level the sash and push in until sash snaps into corresponding track. Push the sash up to the top of the window.
- (7.6) Follow same steps to install bottom sash. Be sure that sash lock will be facing the interior of the house.



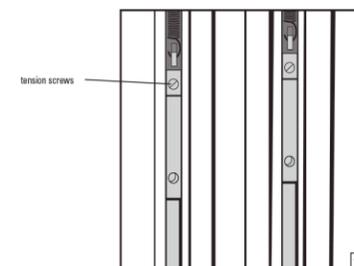
Reapply parting bead and stops

8. Repair any gouges that may have happened during the stop and parting bead removal process with wood putty.
9. If removed interior stop moulding is in good condition, reapply it to the window frame.
10. Install new parting bead.



Adjusting Tension Screws

11. (11.1) After installation, if top sash naturally drops or bottom sash creeps up, adjust the tension by turning screws.
- (11.2) Turn tension screws clockwise until you achieve proper tension.
- (11.3) Top and bottom sash should rest with out sliding wherever it is placed.



INSTALLATION

DOUBLE HUNG WINDOW

These instructions provide the minimum recommended procedures to install a double hung window and should not supersede local building codes. Consult your Local Building Codes for requirements.

Tools Needed

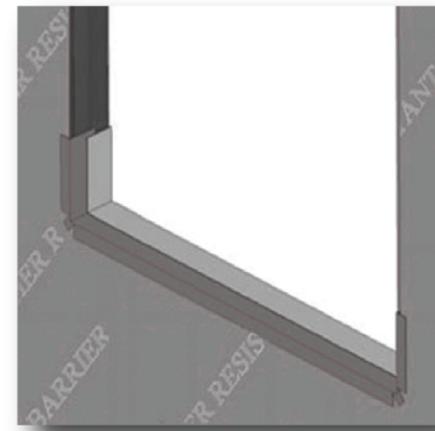
- Safety Glasses
- Level (4' Minimum)
- Tape Measure
- Square
- Hammer
- Caulk Gun
- Utility Knife
- String
- Staple Gun

Materials Needed

- 16D Galvanized Nails
- Shims
- Caulk
- Drip Cap
- Flashing Material
- Polyurethane low Expansion Foam
- Staples

Note: These instructions are for new construction installation and if existing windows replacement is required, make sure to identify any potential lead paint issues and consult with local waste authorities on the proper disposal of old window, components and lead materials.

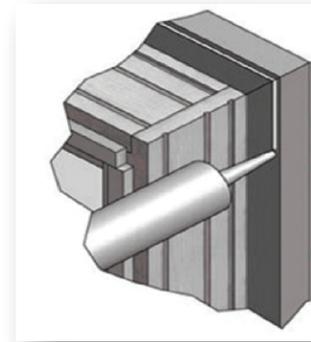
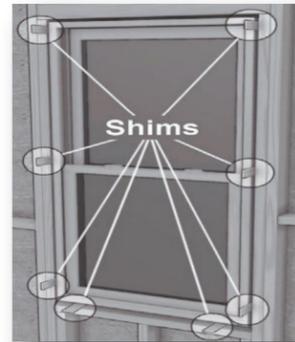
1. **Preparation:** Rough Opening (RO) must be Level, Plumb, and Square. The window should be size to each unit RO dimensions. Per ASTM standards, it is recommended that a weather resistant barrier (WRB) be used and follow the WRB manufacture instructions for preparing the RO. Also, that a flexible flashing tape be used to waterproof the frame sill plate and to apply a 9" wide flashing tape to the WRB around the RO.



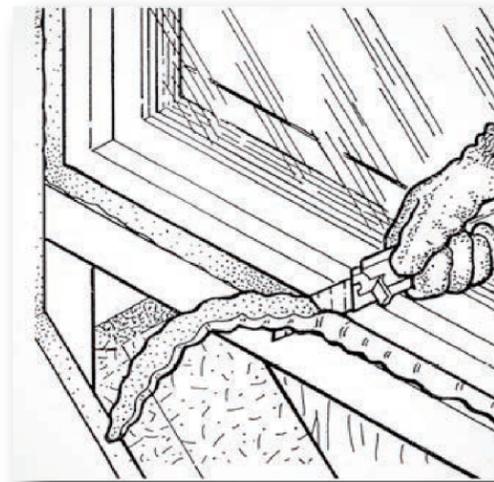
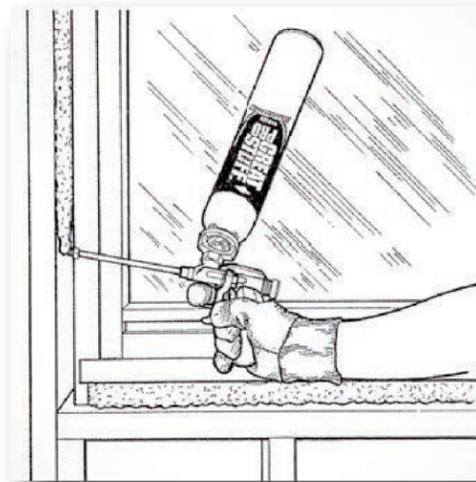
2. **Installing Window Unit:** Apply a 3/8" continuous bead of caulk to the back of the brick mould a 1/2" from the outside edge to assure a good seal between the brick mould and sheathing or WRB. Do not remove shipping strap at the check rail and close and lock the sashes to install. Set window in RO and level the window sill by using a shim on the lowest side. Fasten the bottom corners with 16d nails through the brick mould and achieve a minimum penetration of 2-1/4" into the framing substrate. Plumb the side frames and check them for bowing with a straight edge on each frame side, Shim at the recommended places and fasten 6" down from the top corners, with one nail each side of the centerline on check rail 6" apart. Then fasten a nail 6" from the two top corners on the head brick mould, and at the midspan. Check the operation of the window and complete the fastening by installing a nail every 12" apart.

Note: Avoid over shimming or under shimming, this can cause bowing and deflection of the window frame. A properly shimmed window will measure the same at the head, meeting rail and sill.

INSTALLATION



- 3. Exterior Flashing and Sealing:** Apply a bead of caulk along the joint between the brick mould and sheathing or WRB. Apply flashing tape to the sides of the brick mould and extend at least 1" above the top of the brick mould head. Then overlap the sides tape by 1" or more. Cut the drip ¼" longer than the brick mould head and apply caulk to the inner side, then attach with staples every 6". If WRB is used, then cut and fold down over the drip cap and trim to fit. Tape over the WRB seams with flashing tape. See flashing detail sheet.
- 4. Interior Sealing:** if polyurethane low expanding foam is used to seal the cavity between the window frame and RO, care should be used to prevent the binding and damage of any type to the window operation. Diameter of foam bead should not exceed 3" (75mm). Always check window operation by opening and closing of the window after application. If window does not operate correctly from bowed side's jambs then remove foam, readjust the window with shims, and then reapply the insulating foam sealant.



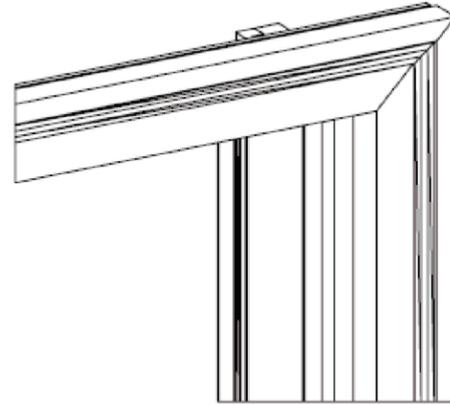
Caution: Do not use expanding foam. Do not inject the foam sealant into window mullions or any other cavities inside the window frame.

- 5. Exterior finishing:** all primed wood products should be painted within 30 days of receiving the product. Units must be clean and dry before any paint is applied. All open exterior joints must be caulked before painting. It is recommended to apply two coats of good exterior latex paint to the units. The painting subsurface should never be below 55 degrees and above 90 degrees when painting this product. All PVC components should never be painted a very dark color and it is recommended to use a paint that has a LRV < 55.

INSTALLATION

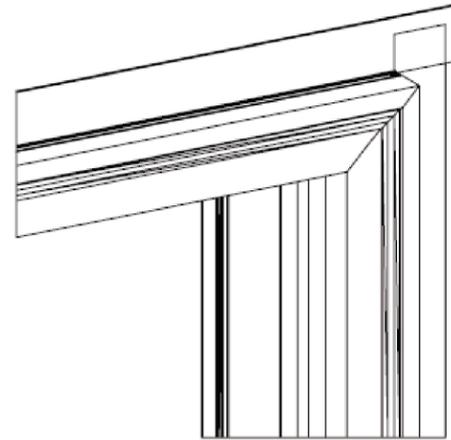
1. Install Window:

Caulk window behind brick mould and attach with anchors as instructed.



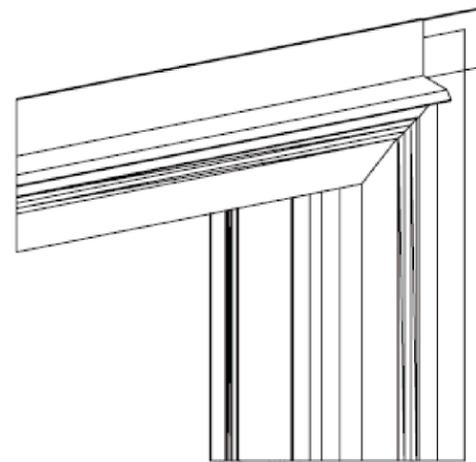
2. Install Flashing Tape:

Apply flashing tape to the sides of the brick mould and extend at least 1" above the top brick mould. Then overlap the sides with a top flashing tape by 1" or more.



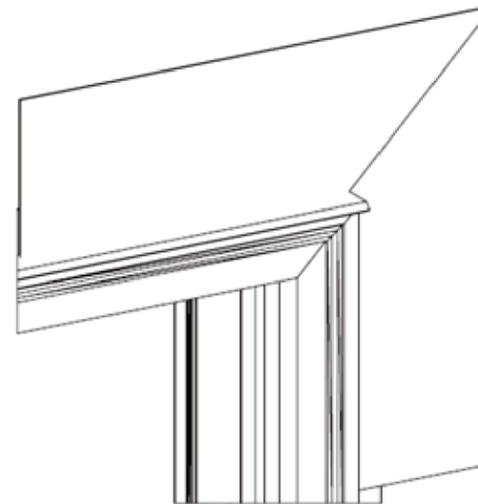
3. Install Drip Cap:

Cut the drip cap $\frac{1}{4}$ " longer than the brick mould and run a bead of caulk to the inner side of the drip cap. Then attach with staples every 6".



4. Re-Install WRB:

Fold down the WRB over the drip cap and trim to fit. Tape of the WRB seams with flashing tape



TUCKER DESIGN PORTAL

CONFIGURE

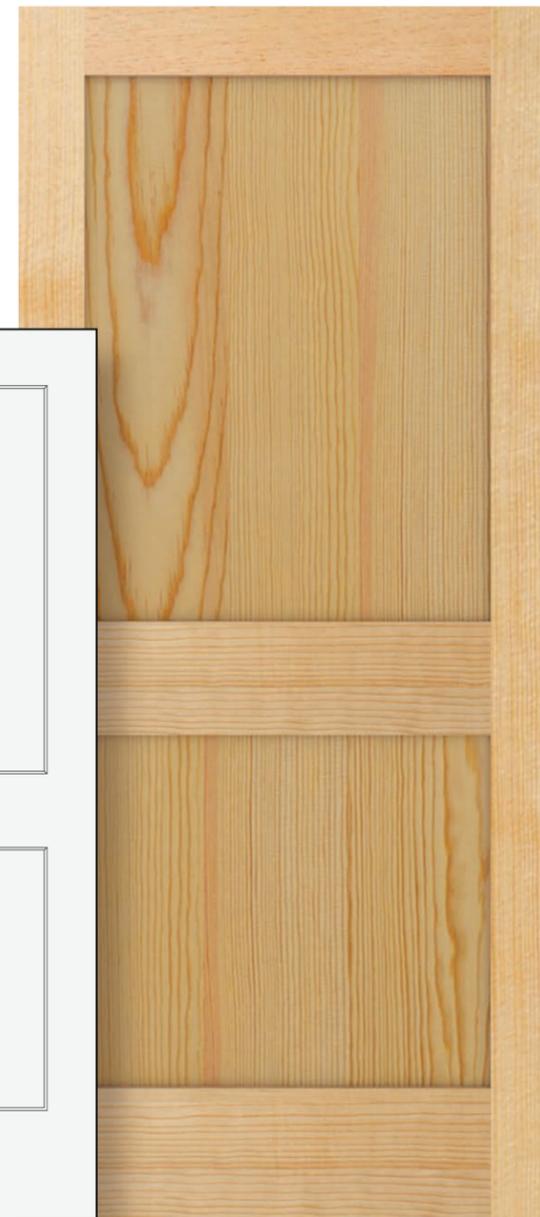
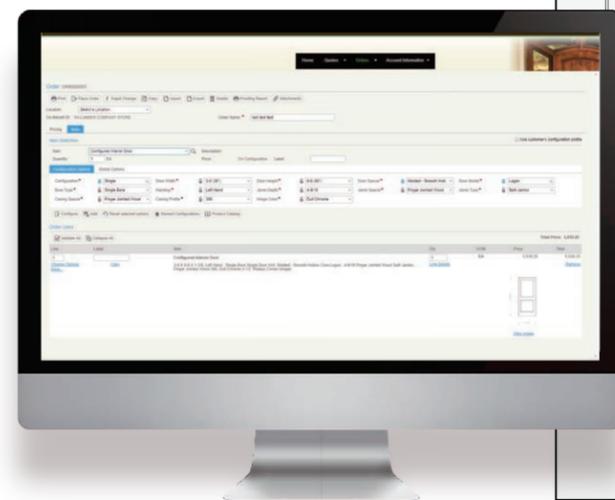
With the Tucker Design Portal you can configure a millwork item online to fit your specifications. After configuring your item from the portal, our configurator will render an accurate spec drawing in real time. Make changes as you go, add components, create multiple versions and save common configurations*.

QUOTE

After designing your item in the Tucker Design Portal you can create a detailed quote and save it to your dashboard. Previous quotes, past designs, and reports are all stored in the portal. You will have the ability to generate a quote for your customers, complete with your branding and custom pricing.

ORDER

Once you have designed and quoted your door through the Tucker Design Portal all items are submitted directly to the Tucker Door and Trim team to begin processing your order.



*Changes can be made up until your order is placed.



www.tuckerdoor.com

650 Georgia Hwy 83

Monroe, Georgia 30655

800.899.1739

770.267.4622

1020 Pecan Grove Drive

Albany, GA 31701

866.432.2822

229.432.2322

Maria Short

From: Alison Guilloud <guillouda@gmail.com>
Sent: Friday, August 19, 2022 12:33 PM
To: Maria Short; development@cityofbeaufort.org
Subject: Re: 1204 Boundary Street - September HRB
Attachments: 20220818082018999.pdf

Hey there,

Thank you so much for getting back to me on my two applications for 1204 Boundary.

Missing Items for 1204 Boundary Street:

1. Please indicate which line of windows from the Tucker brochure you intend to use. [Timeless series 2200 sash](#)



page 8.

1204 Boundary 56 of 88











2. Photos illustrate that the windows vary between three over one, six over six, six over nine, etc. Please clarify if each window will be replaced with an identical window or will all be six over six, three over one, etc. **Cited in attachment Please see the attached information on the proposed windows for 1204 Boundary Street. The grid arrangements are listed on the quote for each window, on the larger units we quoted 3W2H (three wide x 2 high top sash only), and on the smaller units 3W1H (three wide x 1 high). These can be changed if need be, we are trying to get all the new windows uniformed with the same compatible grids patterns, instead of all the different patterns in the existing units. We did not quote replacement windows for 4 openings, I will be glad to review on site. Please advise.**
3. Please provide interior and exterior photos of each window to be replaced. **Need to attach**
4. Please clarify if siding is the only element to be repainted or if the project includes windows, trim, shutters, etc. **It will be siding, trim, windows and shutters. Everything will be the same color (white) except for the shutters (they will be Charleston Green)**
5. Please submit new photos of the facades as the photos provided in the paint application appear blurry. **Attached above.**

Alison Guilloud

On Tue, Aug 16, 2022 at 3:31 PM Maria Short <maria@meadorsinc.com> wrote:

1204 Boundary 61 of 88

Hi Ms. Guilloud!

Thank you for making a submission to Beaufort's Historic Review Board for 1204 Boundary Street.

Upon an initial review of your application, we have found that several items are missing and are required by the HRB Application Checklist in order for this application to be deemed complete. Please submit the following by **EOD Friday, August 19th**, to remain in the queue for the September HRB Meeting. Please submit the following items to development@cityofbeaufort.org and maria@meadorsinc.com with all above included on the correspondence. Please note that eight applications were received for the September Meeting, and scheduled meeting dates of reviewed applications are subject to the number of applications that are received and applications are reviewed in the order they are deemed complete. We recommend resubmitting with the below information as soon as possible so that this application may be deemed complete.

Missing Items for 1204 Boundary Street:

1. Please indicate which line of windows from the Tucker brochure you intend to use.
2. Photos illustrate that the windows vary between three over one, six over six, six over nine, etc. Please clarify if each window will be replaced with an identical window or will all be six over six, three over one, etc.
3. Please provide interior and exterior photos of each window to be replaced.
4. Please clarify if siding is the only element to be repainted or if the project includes windows, trim, shutters, etc.
5. Please submit new photos of the facades as the photos provided in the paint application appear blurry.

*Please note that this initial review is solely a review for application completeness. A more thorough, detailed review will follow once the missing items noted below have been provided. **During this more thorough review, if it is found that this project does not comply with the Beaufort Code, it will not be placed on an agenda, and you will be asked to revise and resubmit. If you have not already, we recommend reviewing this project with the Beaufort Code, specifically with the sections noted below to ensure compliance and to avoid additional delays.***

Thank you, and we look forward to reviewing your submission!

Maria Short

Meadors Architecture

2811 Azalea Drive

Charleston, SC 29405

(843) 718-4152

Maria Short

From: Alison Guilloud <guillouda@gmail.com>
Sent: Friday, August 19, 2022 12:33 PM
To: development@cityofbeaufort.org; Maria Short
Subject: Photos of 1204 Boundary St.

































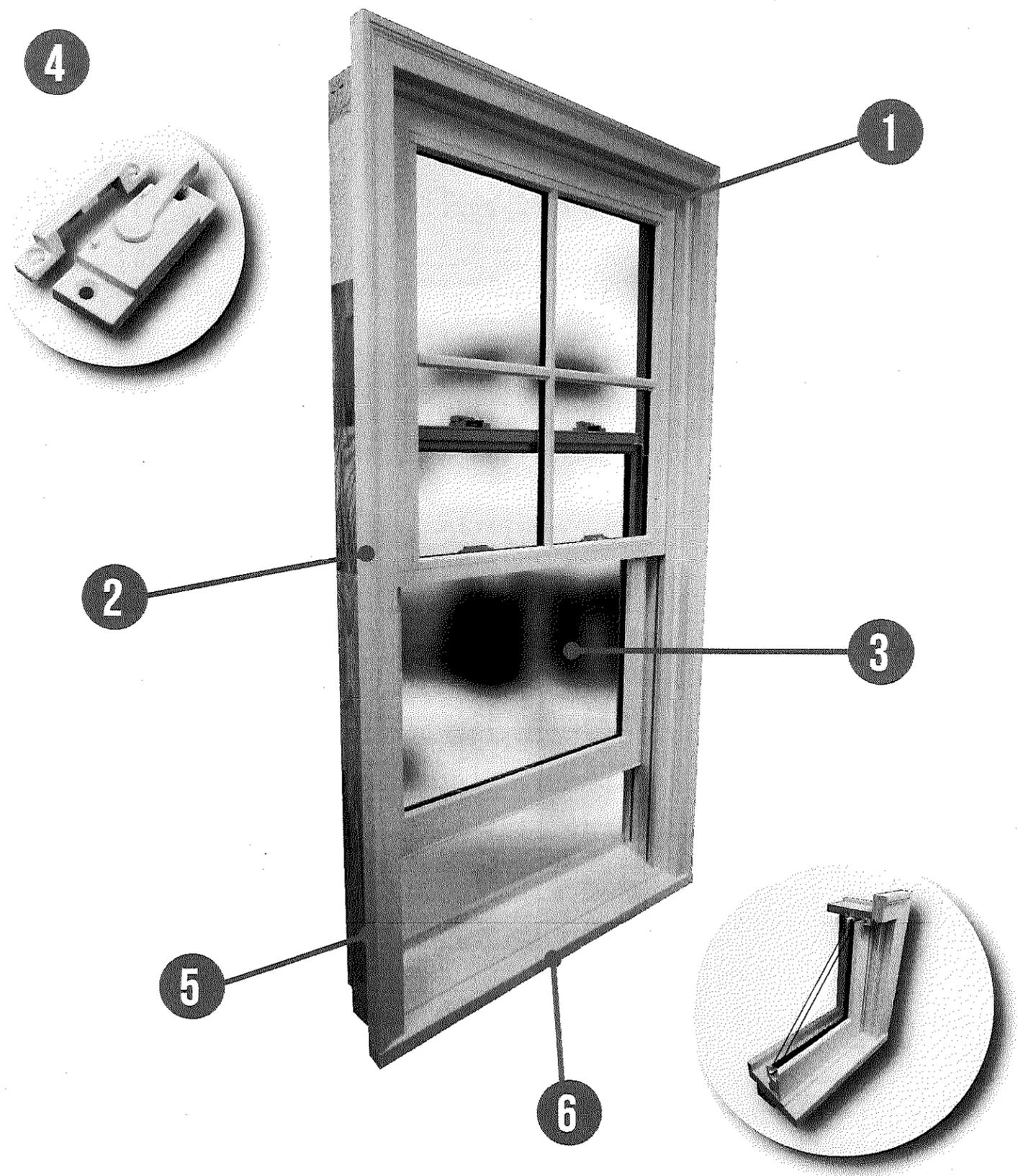




Here are the photos of the windows that we want to replace. We will be replacing them with windows on the quote (coming in separate email). The goal is to have them all uniform and matching.

Alison Guilloud

PVC SASH WINDOW

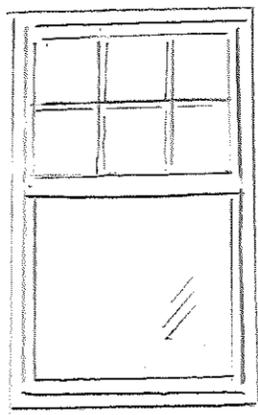


Mark & Allison Guilloud
1202 Boundary St.

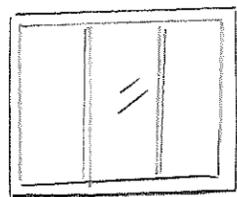
3/18/2022

GRID ARRANGEMENTS FOR
NEW WINDOW UNITS.

3W2H
TOP SASH ONLY



3W1H.



NOT TO SCALE
TO ILLUSTRATE
GRID ARRANGEMENT
ONLY

GRAYCO HOME CENTER
P.O. BOX 1048 • 20 SAMS POINT RD.
BEAUFORT, SC 29901-1048
PHONE (843) 522-9994
FAX (843) 522-9972

TIMELESS SERIES 2200

The Timeless Series window gives you that perfect balance between the traditional and modern style with the proven quality of a PVC sash. Our window is designed to mimic the traditional look of the classic double hung window. With that classic window look and the superior quality of PVC, you have a distinctive combination that no other window can match. Several designs and options are available to meet the varying styles that you prefer.

STANDARD FEATURES

- 1 • 6/4 PVC Sash.
- 2 • No Painting Required but can be Painted.
 - White Standard Color
 - Weep System
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
 - Integrated interlocking rails
 - Continuous finger lift for easy operation
 - Adjustable foam filled weather stripping for a weather tight fit
- 4 • Dual action sash locks with adjustable keeper for better security
 - Tilt in sashes for ease of cleaning
 - Full 4-9/16" Jambes for better strength and performance
- 5 • Standard PVC brick mould for easy installation
- 6 • Composite sill and sill nosing
 - White heavy duty bridge back compression jamb liners to meet or exceed performance codes



OPTIONAL FEATURES

- GBG bars - White or Tan
- SDL Options - 7/8" profile bar
- Cardinal Low-e 366 glass
- Argon Glass
- Custom Sizes Available
- Factory applied exterior trim: 5/4x4, 5/4x6, 1x4 BB trim
- Extension Jambes
- Tan Jamb Liners
- Full Length Screens
- DP50 Performance Upgrades
- Fixed Windows Available



1204 Boundary 83 of 88



GRAYCO BUILDING CENTER -
 BEAUFORT
 20 SAM'S POINT ROAD
 BEAUFORT SC 29907
 843-522-9994
 Fax: 843-522-9972

amount 8/16/22



QUOTE

2208-240393

PAGE 1 OF 3

SOLD TO
RK OUTSIDE CASH SALES

JOB ADDRESS
MARK GUILLOUD 1202 BOUNDARY STREET BEAUFORT SC 29902 (843)812-6809

ACCOUNT	JOB
0013946	1
CREATED ON	08/16/2022
EXPIRES ON	08/21/2022
BRANCH	1100
CUSTOMER PO#	
STATION	CTWW
CASHIER	LWESTE
SALESPERSON	RKEENA
ORDER ENTRY	LWESTE
MODIFIED BY	

Storm preparation items are purchased based on seasonal demand and are not refundable

Item	Description	D	Quantity	U/M	Price	Per	Amount
SOMWIN	TUCKER 3056-2 PVC COTTAGE STYLE DBL HUNG, LOW-E GLASS, 7/8" SDL W/ SPACER 3W2H, 4-9/16" PRIMED JAMBS, PVC BM, WHITE SCREENS & HARDWARE, SPREAD MULL TO MAKE 73-1/2" RO		1	EA	1646.9900	EA	1,646.99
SOMWIN	ITEM NOT RETURNABLE TUCKER 3056 PVC DBL HUNG, LOW-E GLASS, 7/8" SDL W/ SPACER 3W2H IN TOP SASH ONLY, 4-9/16" PRIMED JAMBS, PVC BM, WHITE SCREENS & HARDWARE		5	EA	754.5900	EA	3,772.95
SOMWIN	ITEM NOT RETURNABLE TUCKER 2852 PVC DBL HUNG, LOW-E GLASS, 7/8" SDL W/ SPACER 3W2H IN TOP SASH ONLY, 4-9/16" PRIMED JAMBS, PVC BM, WHITE SCREENS & HARDWARE		1	EA	671.8500	EA	671.85
SOMWIN	ITEM NOT RETURNABLE TUCKER 21046 PVC DBL HUNG, LOW-E GLASS, 7/8" SDL W/ SPACER 3W2H IN TOP SASH ONLY, 4-9/16" PRIMED JAMBS, PVC BM, WHITE SCREENS & HARDWARE		1	EA	1207.2500	EA	1,207.25
SOMWIN	ITEM NOT RETURNABLE TUCKER 21046-2 PVC DBL HUNG, LOW-E GLASS, 7/8" SDL W/ SPACER 3W2H, 4-9/16" PRIMED JAMBS, PVC		1	EA	2317.0500	EA	2,317.05
All quotes are valid until expiration date. Must start shipping within 10 days of acceptance, all material shipped within 30 days. Quantities are estimates and are subject to customer verification. Force Majeure Clause will apply to all quotes & bids.					Subtotal		
					Sales Tax		
					Total		

Buyer:



GRAYCO BUILDING CENTER -
 BEAUFORT
 20 SAM'S POINT ROAD
 BEAUFORT SC 29907
 843-522-9994
 Fax: 843-522-9972



QUOTE

2208-240393

PAGE 2 OF 3

SOLD TO
RK OUTSIDE CASH SALES

JOB ADDRESS
MARK GUILLOUD 1202 BOUNDARY STREET BEAUFORT SC 29902 (843)812-6809

ACCOUNT	JOB
0013946	1
CREATED ON	08/16/2022
EXPIRES ON	08/21/2022
BRANCH	1100
CUSTOMER PO#	
STATION	CTWW
CASHIER	LWESTE
SALESPERSON	RKEENA
ORDER ENTRY	LWESTE
MODIFIED BY	

Storm preparation items are purchased based on seasonal demand and are not refundable

Item	Description	D	Quantity	UM	Price	Per	Amount
SOMWIN	BM, WHITE SCREENS & HARDWARE, SPREAD MULL TO MAKE 73-1/2" RO ITEM NOT RETURNABLE TUCKER 30410 PVC DBL HUNG, LOW-E GLASS, 7/8" SDL W/ SPACER 3W2H IN TOP SASH ONLY, 4-9/16" PRIMED JAMBS, PVC BM, WHITE SCREENS & HARDWARE		1	EA	1248.7500	EA	1,248.75
SOMWIN	ITEM NOT RETURNABLE TUCKER 2424 PVC FIXED UNIT, LOW-E GLASS, 7/8" SDL W/ SPACER 3W1H, 4-9/16" PRIMED JAMBS, PVC BM		1	EA	661.1900	EA	661.19
SOMWIN	ITEM NOT RETURNABLE TUCKER 2424 PVC FIXED UNIT, LOW-E GLASS, 7/8" SDL W/ SPACER 3W1H, 4-9/16" PRIMED JAMBS, PVC BM		1	EA	661.1900	EA	661.19
SOMWIN	ITEM NOT RETURNABLE TUCKER 2046 PVC DBL HUNG, LOW-E GLASS, 7/8" SDL W/ SPACER 3W2H IN TOP SASH ONLY, 4-9/16" PRIMED JAMBS, PVC BM, WHITE SCREENS & HARDWARE		2	EA	582.8500	EA	1,165.70
SOMWIN	ITEM NOT RETURNABLE TUCKER 26310 PVC DBL HUNG, LOW-E GLASS, 7/8" SDL W/ SPACER 3W2H IN TOP SASH ONLY, 4-9/16" PRIMED		1	EA	1045.7900	EA	1,045.79
All quotes are valid until expiration date. Must start shipping within 10 days of acceptance, all material shipped within 30 days. Quantities are estimates and are subject to customer verification. Force Majeure Clause will apply to all quotes & bids.					Subtotal		
					Sales Tax		
					Total		

Buyer:



GRAYCO BUILDING CENTER -
 BEAUFORT
 20 SAM'S POINT ROAD
 BEAUFORT SC 29907
 843-522-9994
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QUOTE

2208-240393

PAGE 3 OF 3

SOLD TO
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CASHIER	LWESTE
SALESPERSON	RKEENA
ORDER ENTRY	LWESTE
MODIFIED BY	

Storm preparation items are purchased based on seasonal demand and are not refundable

Item	Description	D	Quantity	U/M	Price	Per	Amount
DELIVERY	JAMBS, PVC BM, WHITE SCREENS & HARDWARE ITEM NOT RETURNABLE DELIVERY CHARGE		1	EA	45.0000	EA	45.00
All quotes are valid until expiration date. Must start shipping within 10 days of acceptance, all material shipped within 30 days. Quantities are estimates and are subject to customer verification. Force Majeure Clause will apply to all quotes & bids.					SC2 6.00%	Subtotal	14,443.71
						Sales Tax	863.92
						Total	15,307.63

Buyer:



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 September 2022

1 SUMMARY OF REQUEST

1204 Boundary Street, Alterations

Applicant: Alison Guilloud

The applicant requesting final approval for window replacement and repainting. This property is in the Beaufort Conservation Neighborhood.

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

2 FACTS

Property Address:	1204 Boundary Street
Parcel ID:	R120 004 000 0055 0000
Case Number:	22-57 HRB.1
Applicant:	Alison Guilloud
Type of Request:	Final
Zoning:	T5-UC
Current Use:	Commercial (Offices)
Proposed Use:	Commercial (Offices)

District Development Standards for T5-UC:

- **Setback requirements – Primary Structure:**
 - *Front- 0' min./15 ft. max.*
 - *Rear setback – 5' min.*
 - *Side Corner/Alley – 0' min./15' max.*
 - *Side Interior – 0' min.*
- **Maximum Lot Coverage:** 100%
- **Frontage Buildout:** 60% Min
- **Conditional Uses:** Retail with Drive-Thru Facilities are conditional in T5-UC

References:

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

3 STAFF COMMENTS

Staff Acknowledgements:

- This structure is on the List of Contributing Resources as a “circa 1925 1-story frame dwelling, now offices.” The Historic Sites Survey lists an alteration date circa 1980. This structure is in the Northwest Quadrant.

Staff Conditions:

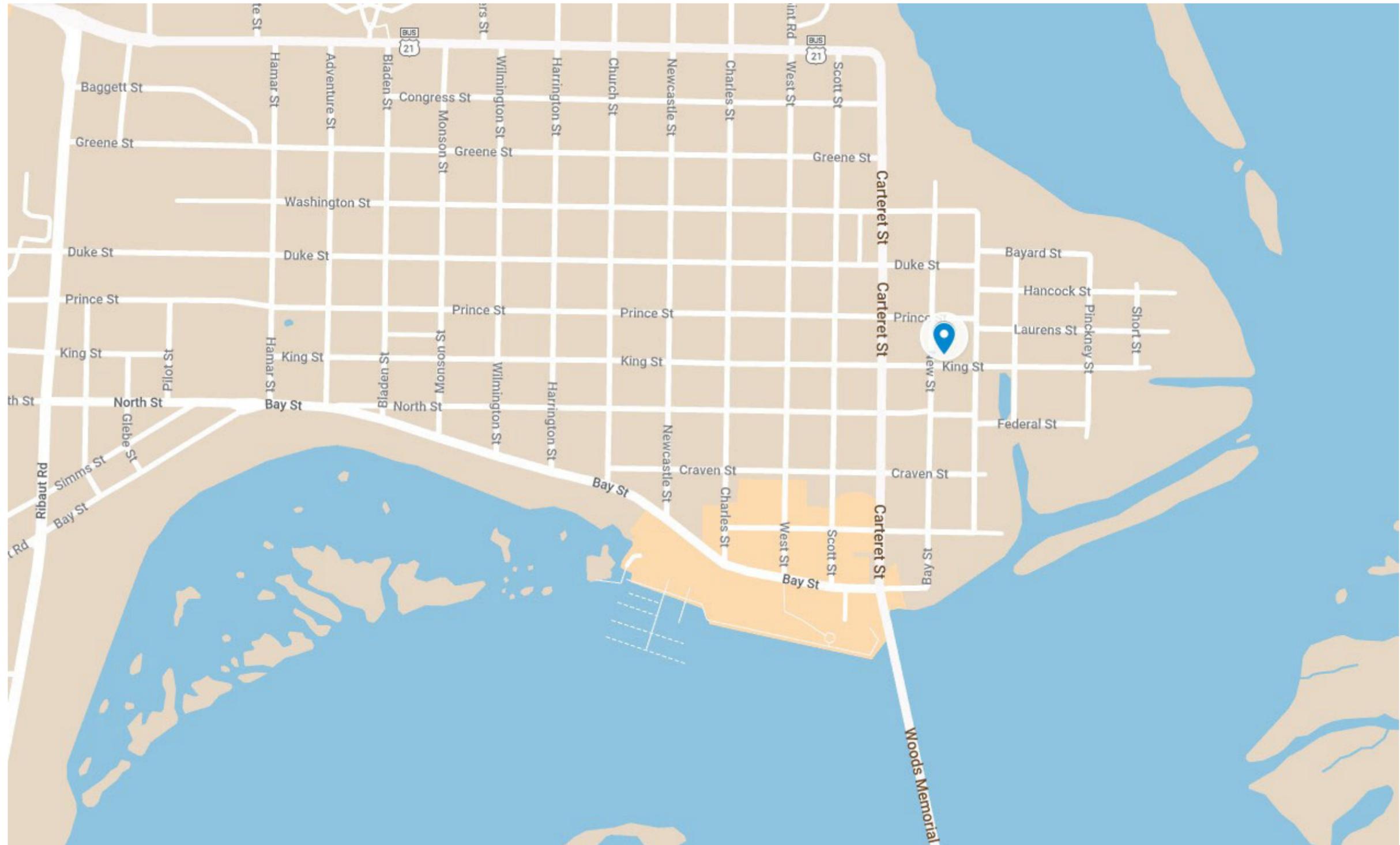
1. At a site visit with the applicant, staff noted several windows that are in poor condition with rotted sills and damaged frames. However, several windows are in better condition and may not warrant removal and replacement.
2. Staff recommends the applicant catalog each window to document which ones are in more imminent need of replacement and then repairing and restoring those windows that do not warrant full replacement. Full replacement windows should be in-kind true-divided light.
3. Staff does not support the proposed PVC window selection.
4. Staff does not support the applicant’s proposal to replace all windows to be identical muntin design as there is a mixture of configurations including three over one, six over nine, and six over six. Staff recommends that if the Board approves the window replacements, the applicant should replace windows with matching configurations to how they currently exist.
5. Staff supports the applicant’s request to paint the siding, windows, and trim white. Applicant to provide a specific paint color beyond “white.”
6. Staff supports the applicant’s request to paint the shutters Charleston green as these shutters are not original nor are they operable.

STAFF RECOMMENDATION:

Final Approval for repainting with conditions noted. **Deferral** of window replacement with conditions noted.

CITY STAFF INTRODUCTION

601 New Street

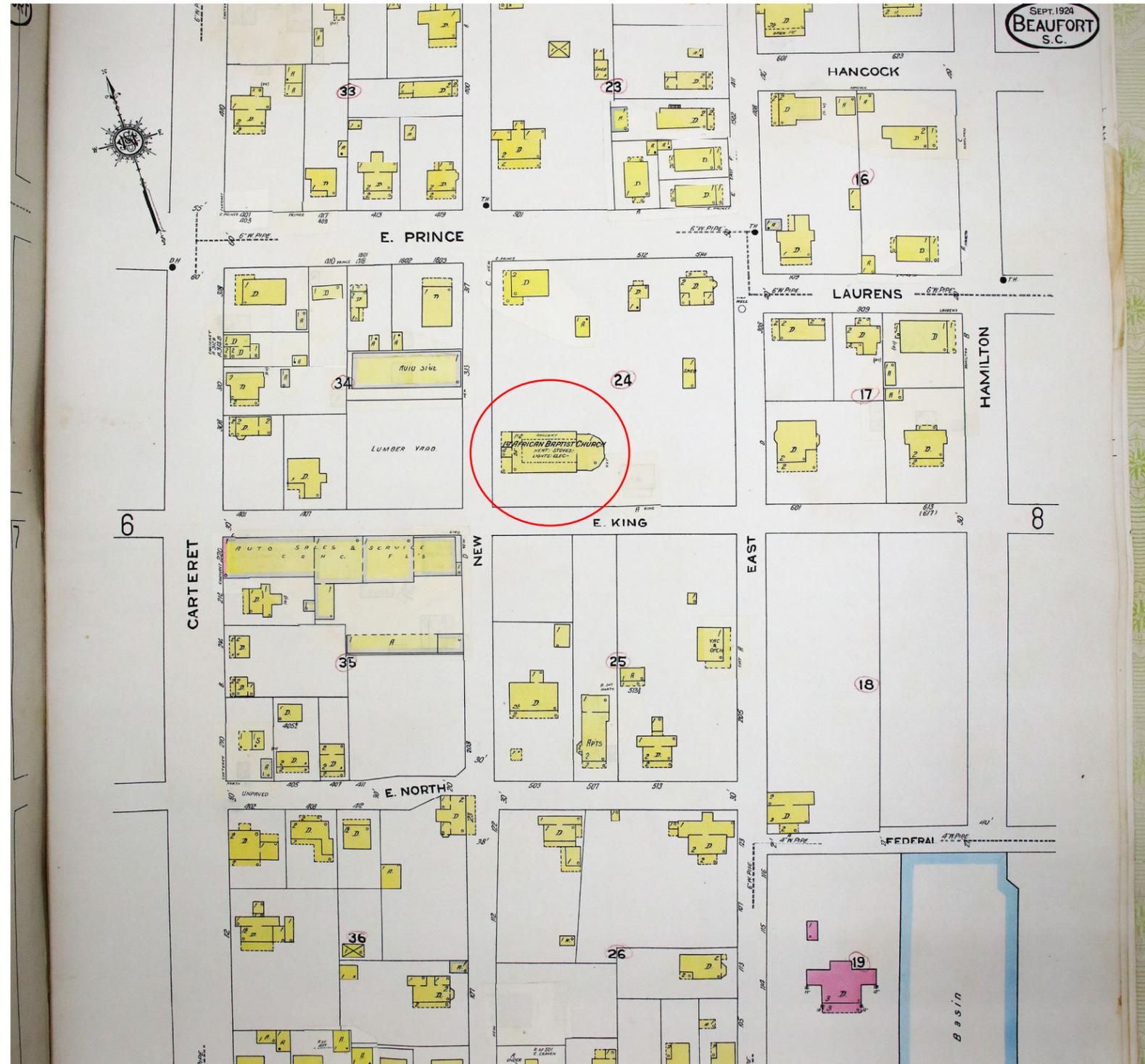












1942 Sanborn Map

APPLICANT PRESENTATION

601 New Street

Submitted lunch time

8/10 ID STICK



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

22-59 HRB.1

OFFICE USE ONLY: Date Filed: 8/10 Application #: 21457 Zoning District: T4-HN
 BCAGHS Survey: Yes No

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

Submittal Requirements: All forms and information shall be submitted digitally. 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: Ronesto Pineda
 Applicant Address: 1003 Charles St., Beaufort, South Carolina
 Applicant E-mail: ronesto@allisonramseyarchitect.com Applicant Phone Number: 843-970-2866

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): First African Baptist Church (Pr. Alexander Mcbride)
 Owner Address: 601 New St, Beaufort, SC 29902

Project Name: First African Baptist Church Steeple Renovation
 Property Address: 601 New St, Beaufort, SC 29902
 Property Identification Number (Tax Map & Parcel Number): R120 004 000 0641 0000
 Date Submitted: 8 August 2022

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

Applicant's Signature: [Signature] Date: 8 August 2022
 Owner's Signature: [Signature] Date: 8 August 2022

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

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

Project Name: First African Baptist Church Steeple Renovation

Property Size in Acres: 0.70 Acres Proposed Building Use: Assembly

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):

Marquee; 64 sqft. Church Heated square footage no change

Is this project a redevelopment project: Y N

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

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

The First African Baptist church is looking to restore and renovate the building steeple to its former glory. Using photographic evidence as a platform the renovation is projected to recreate a similar feel of the original building with in-kind or preferable similar durable materials.

In addition to the renovation of the steeple. The marquee would also be updated to show exhibit the original tower bell and create a place for people on the corner of king and new street.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

Revised April 16, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

All documents can be found online at www.cityofbeaufort.org

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

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

Change After Certification:

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

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

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

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



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

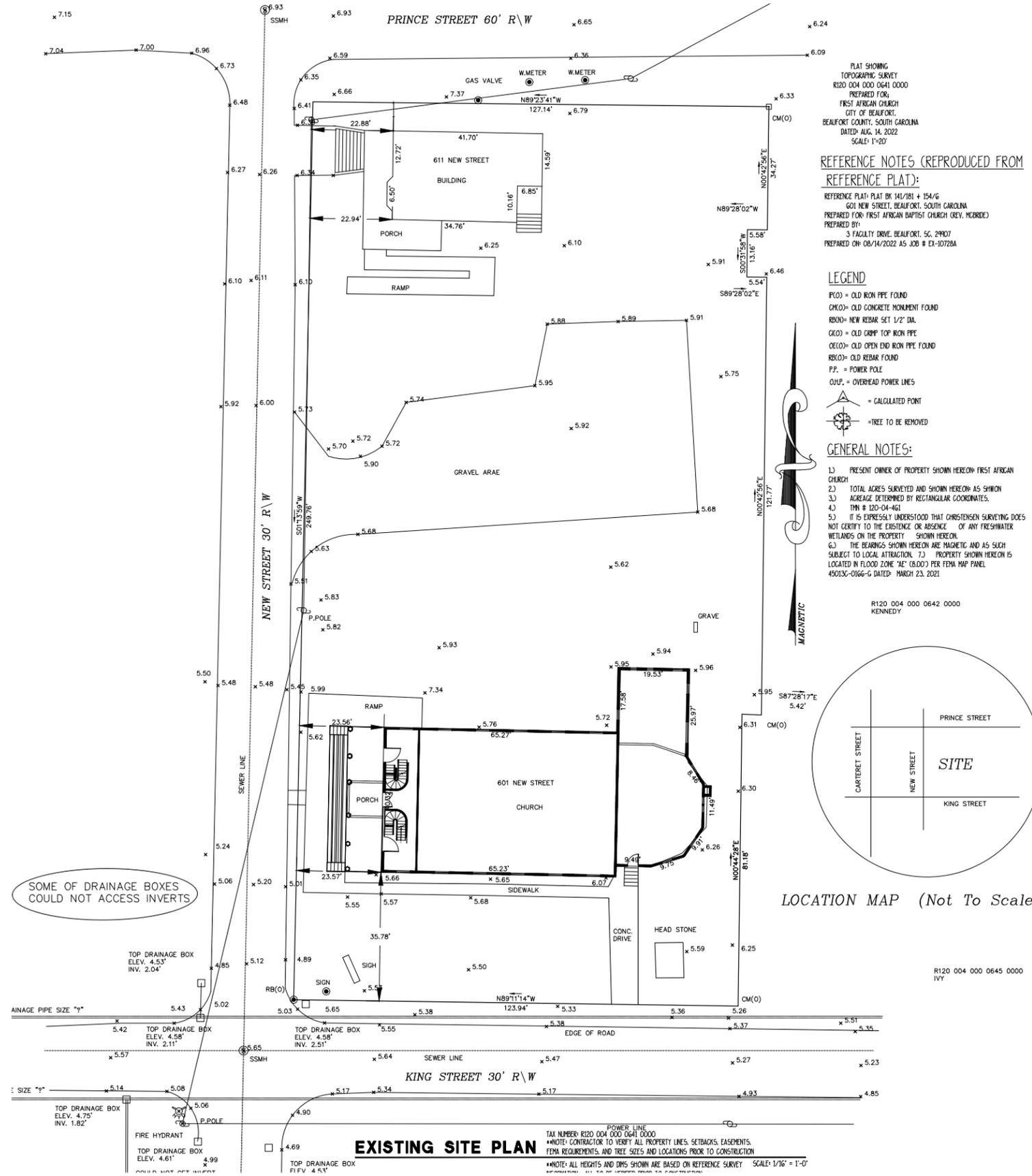
Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

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



AERIAL VIEW

NOT TO SCALE



PLAT SHOWING TOPOGRAPHIC SURVEY R120 004 000 0641 0000 PREPARED FOR: FIRST AFRICAN CHURCH CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA DATED: AUG. 14, 2022 SCALE: 1"=20'

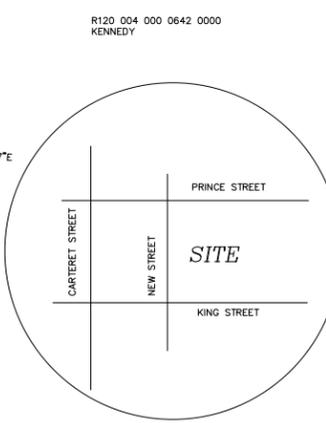
REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):
 REFERENCE PLAT: PLAT BK 141/181 + 154/G
 601 NEW STREET, BEAUFORT, SOUTH CAROLINA
 PREPARED FOR: FIRST AFRICAN BAPTIST CHURCH (REV. MCBROCK)
 PREPARED BY: 3 FACILITY DRIVE, BEAUFORT, SC, 29907
 PREPARED ON: 08/14/2022 AS JOB # EX-10728A

LEGEND

PL(O) = OLD IRON PIPE FOUND
 CM(O) = OLD CONCRETE MONUMENT FOUND
 RB(O) = OLD REBAR SET 1/2" DIA.
 CR(O) = OLD CRIMP TOP IRON PIPE
 CE(O) = OLD OPEN END IRON PIPE FOUND
 RB(O) = OLD REBAR FOUND
 P.P. = POWER POLE
 O.H.P. = OVERHEAD POWER LINES
 = CALCULATED POINT
 = TREE TO BE REMOVED

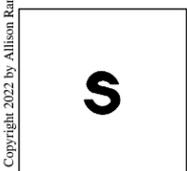
GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON: FIRST AFRICAN CHURCH
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: AS SHOWN
- 3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
- 4.) TOWN # 120-04-461
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION. 7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" (A00) PER FEMA MAP PANEL 45013C-0166-G DATED: MARCH 23, 2021



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JOB NO.:	22207		
DWG. BY:	R.P.		
DWG. NAME:	22207.DWG		



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602 CARTERET ST.

NOT TO SCALE



601 CHARLES ST.

NOT TO SCALE



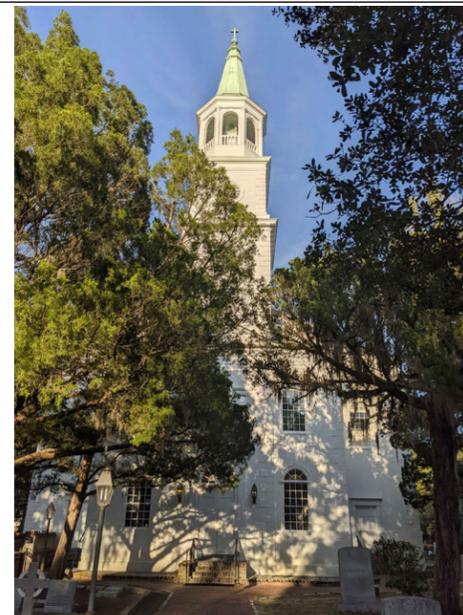
508 KING ST.

NOT TO SCALE



504 KING ST.

NOT TO SCALE



505 CHURCH ST.

NOT TO SCALE



605 KING ST.

NOT TO SCALE



611 NEW ST.

NOT TO SCALE



606 NEW ST.

NOT TO SCALE



521 NEW ST.

NOT TO SCALE



901 CRAVEN ST.

NOT TO SCALE



602 PRINCE ST.

NOT TO SCALE



601 PRINCE ST.

NOT TO SCALE



521 NEW ST.

NOT TO SCALE



511 WEST ST.

NOT TO SCALE



509 CARTERET ST.

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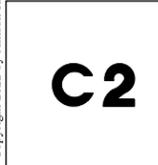
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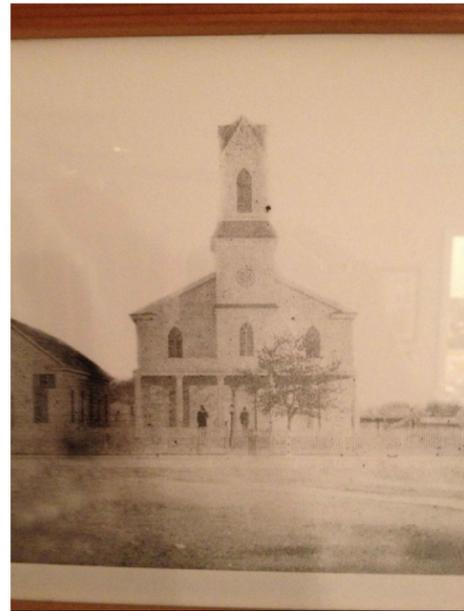
Table with project details: DATE: 06/19/2022, JOB NO.: 22207, DWG. BY: R.P., DWG. NAME: 22207.DWG.





HISTORICAL PHOTO OF THE CHURCH

TAKEN 1905-1930s NOT TO SCALE
 SOURCE: POST CARD VIA BEEKMAN WEBB (BEAUFORT HERITAGE SINCE BEFORE 1906), COMPARISON SANDBORN MAPS



HISTORICAL PHOTO OF THE CHURCH

TAKEN BEFORE 1945 AFTER PICTURE TO THE RIGHT. NOT TO SCALE
 SOURCE: FIRST AFRICAN BAPTIST CHURCH LEDGER, TESTIMONY BEEKMAN WEBB, COMPARISON SANDBORN MAPS



LEFT - REAR ELEVATION

NOT TO SCALE



FRONT ELEVATION

NOT TO SCALE



RIGHT - REAR ELEVATION

NOT TO SCALE



LEFT - FRONT ELEVATION

NOT TO SCALE



RIGHT - FRONT ELEVATION

NOT TO SCALE



1 NEW STREET CONTEXT ELEVATION

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

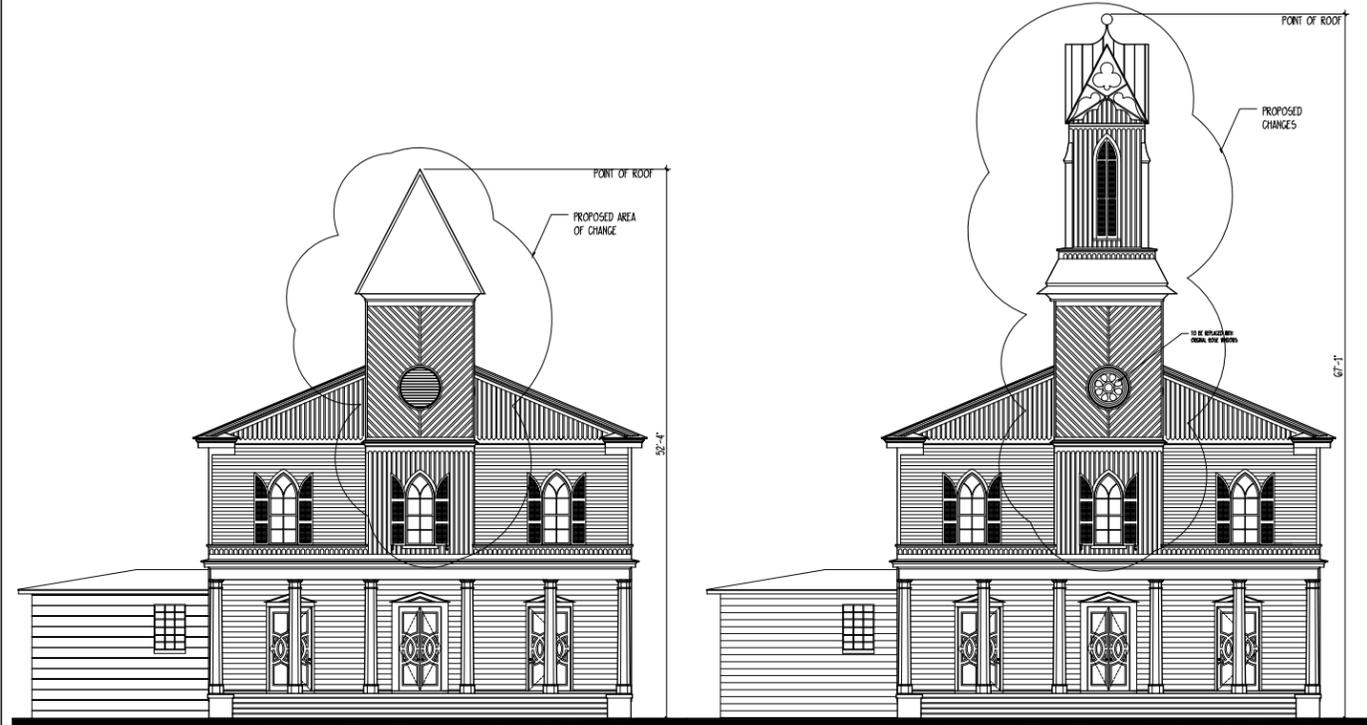
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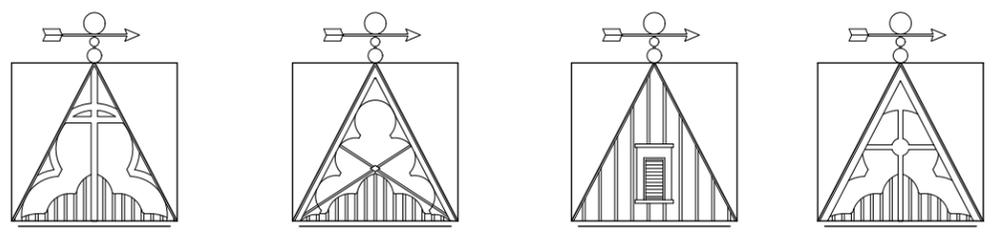
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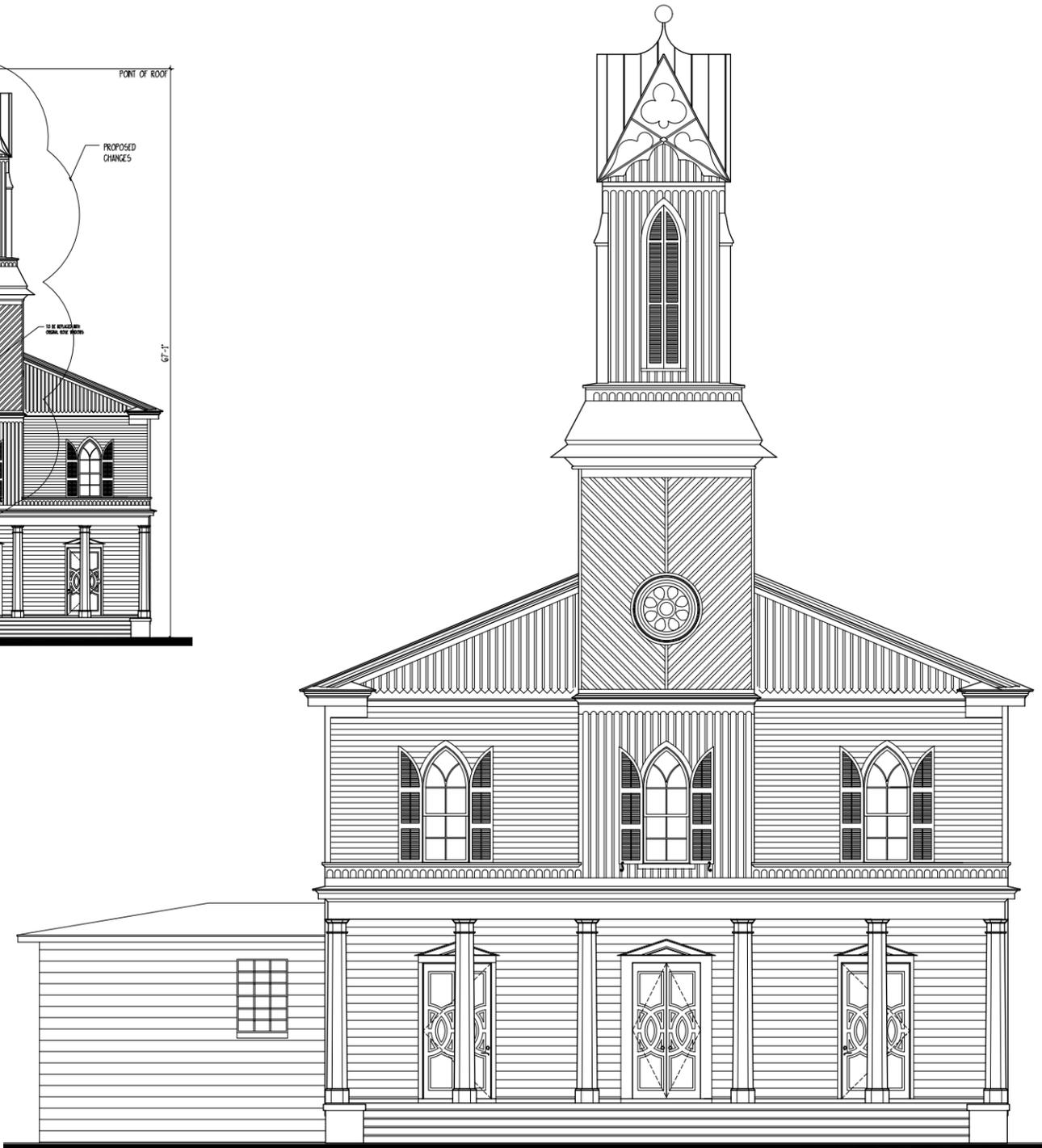
C2



3 SCALE COMPARISON - EXISTING & PROPOSED
SCALE: 1/4" = 1'-0"



2 ALTERNATE ELEVATION STUDIES
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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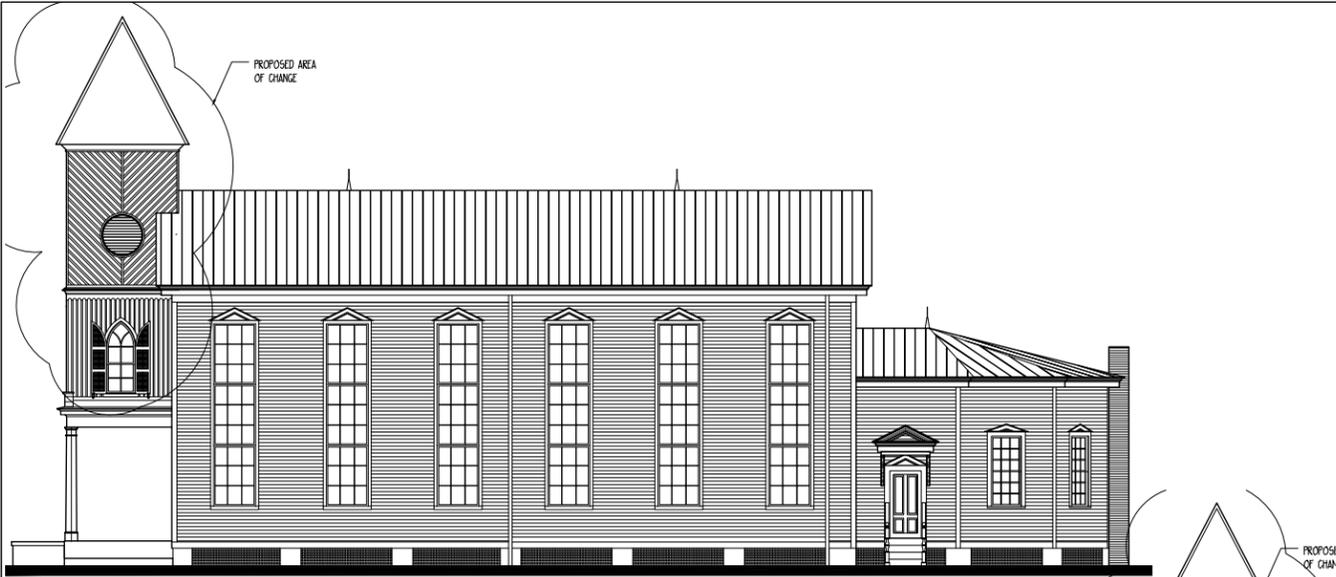
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JOB NO.:	22207
DRAWN BY:	R.P.
DATE:	22207/18/22

1

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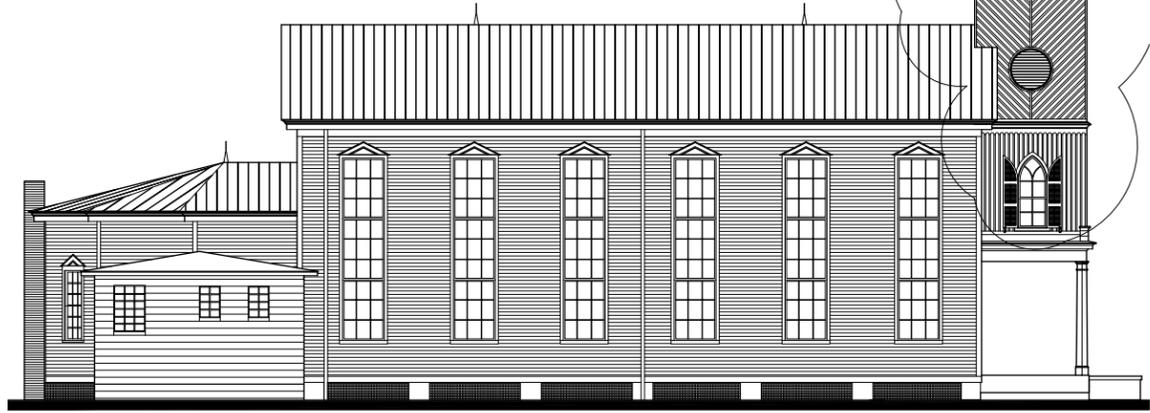
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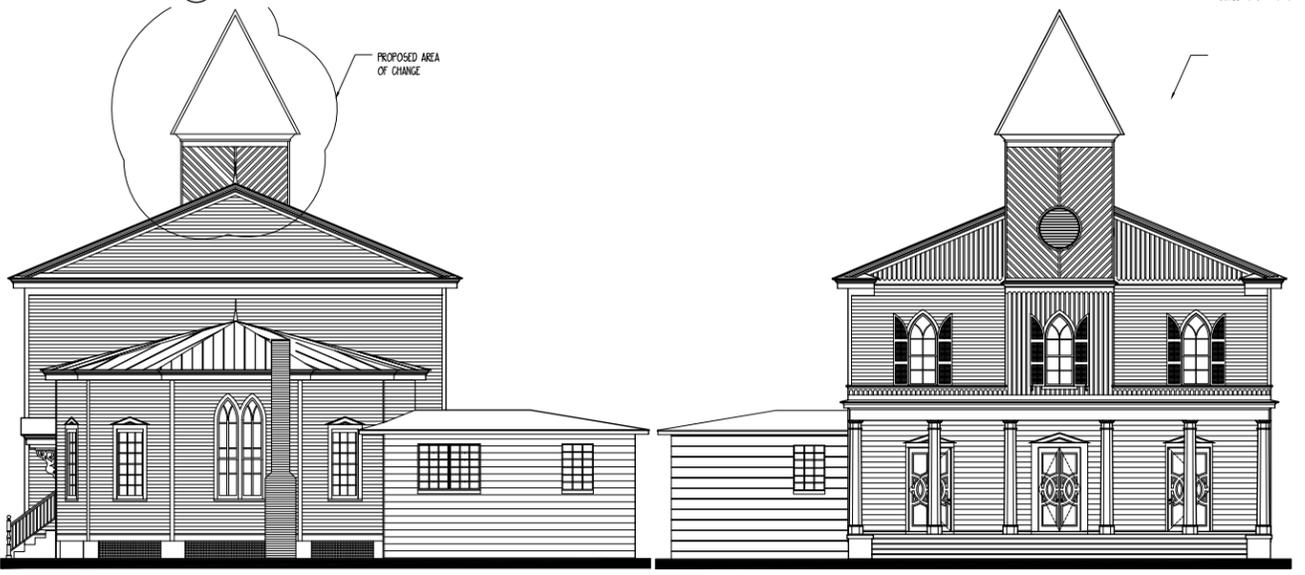
4 RIGHT ELEVATION

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



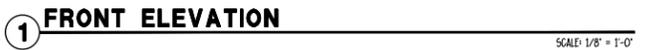
3 LEFT ELEVATION

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



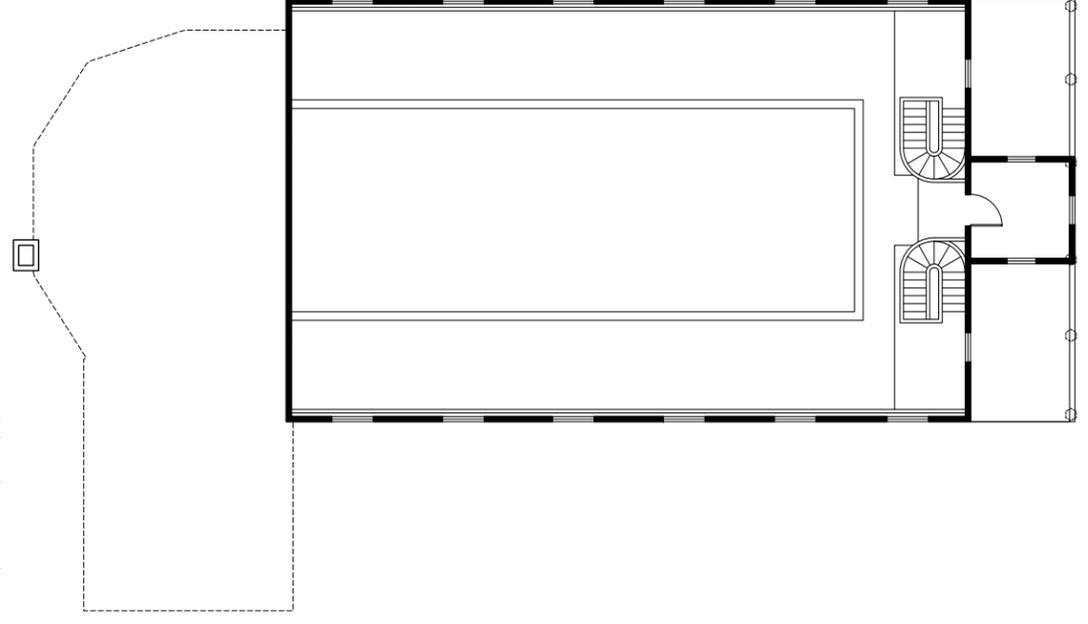
2 REAR ELEVATION

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



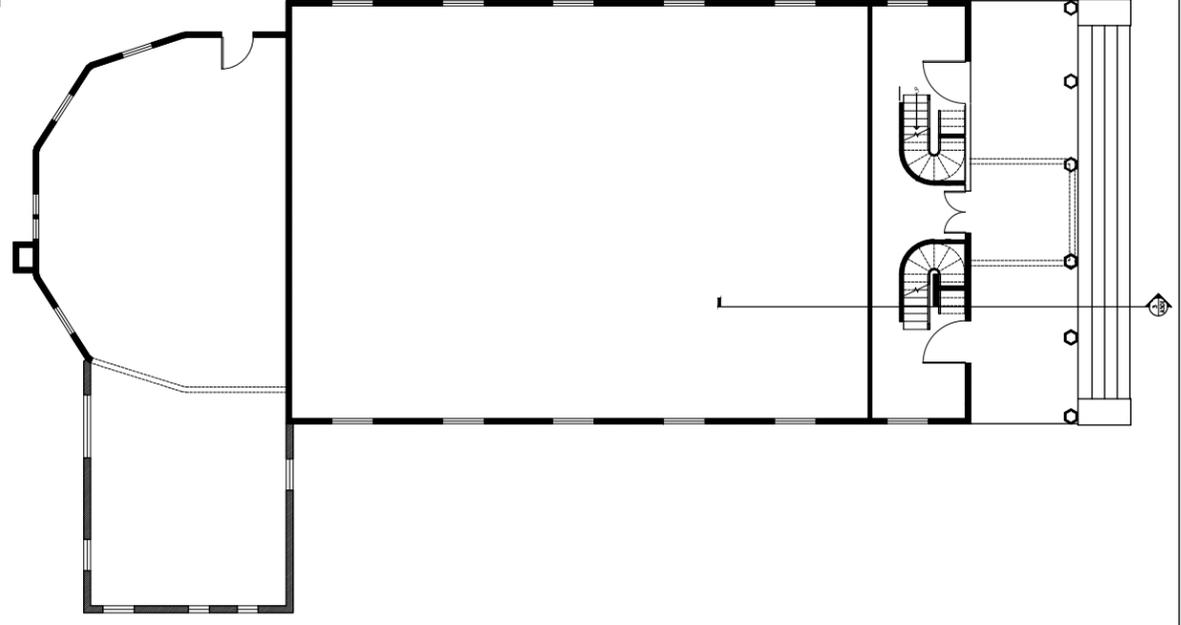
1 FRONT ELEVATION

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



EXISTING SECOND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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

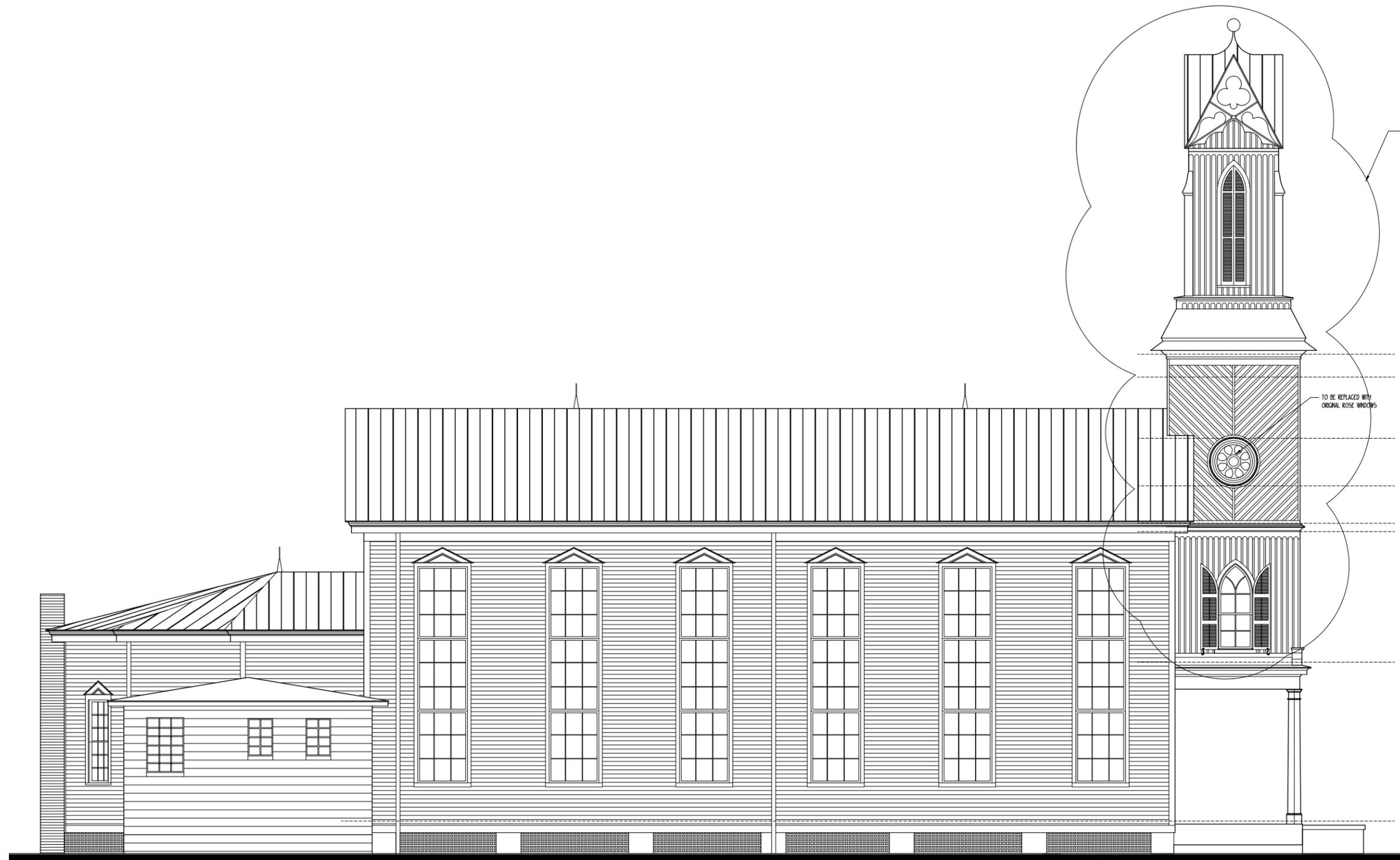
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DRAWN BY:	R.P.
DATE:	08/19/2022

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PROPOSED CHANGES

TO BE REPLACED WITH ORIGINAL ROSE WINDOWS

2 PROPOSED LEFT ELEVATION

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

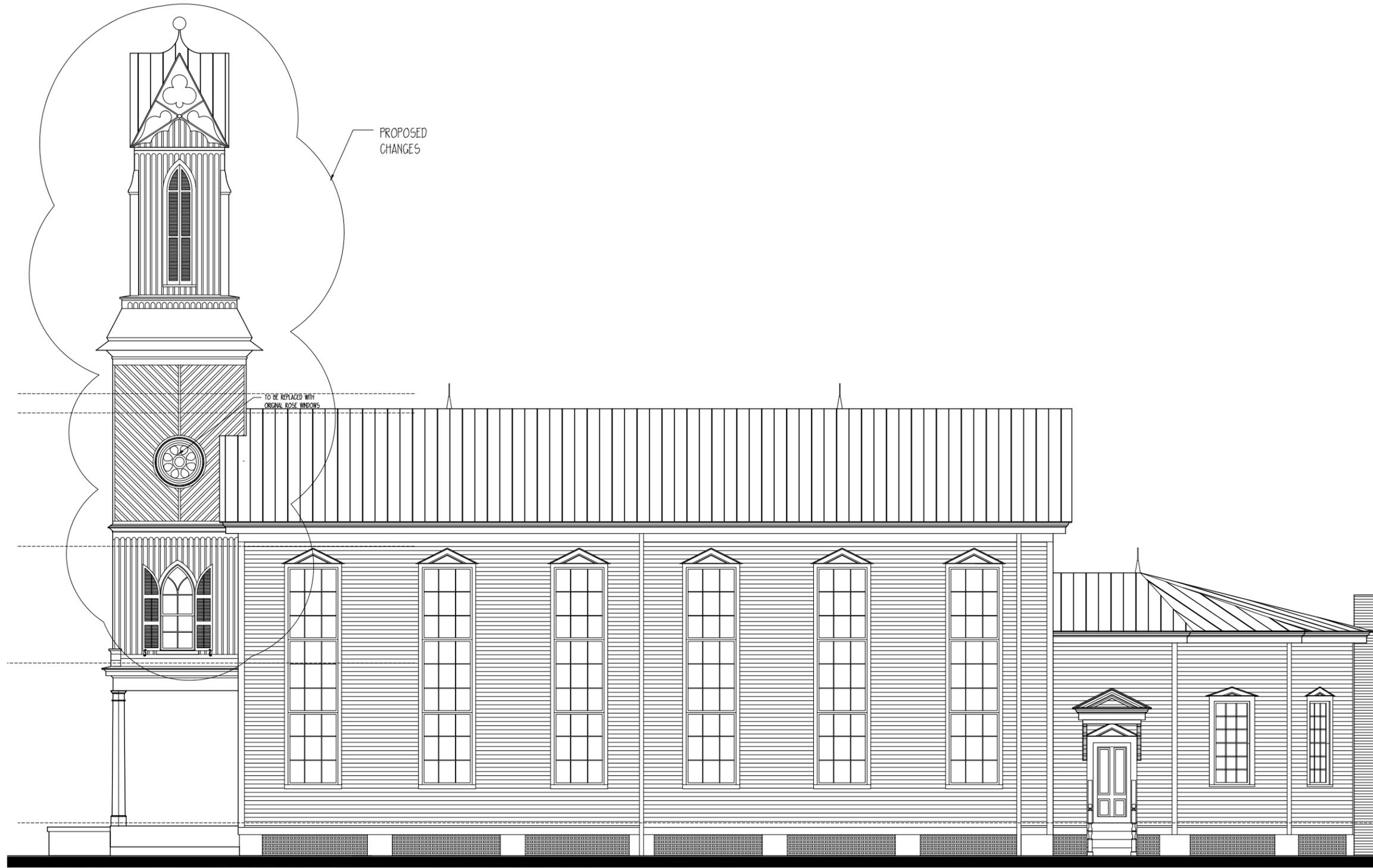
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DRAWN BY:	R.P.
DATE:	22207/16/22

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1 PROPOSED RIGHT ELEVATION

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

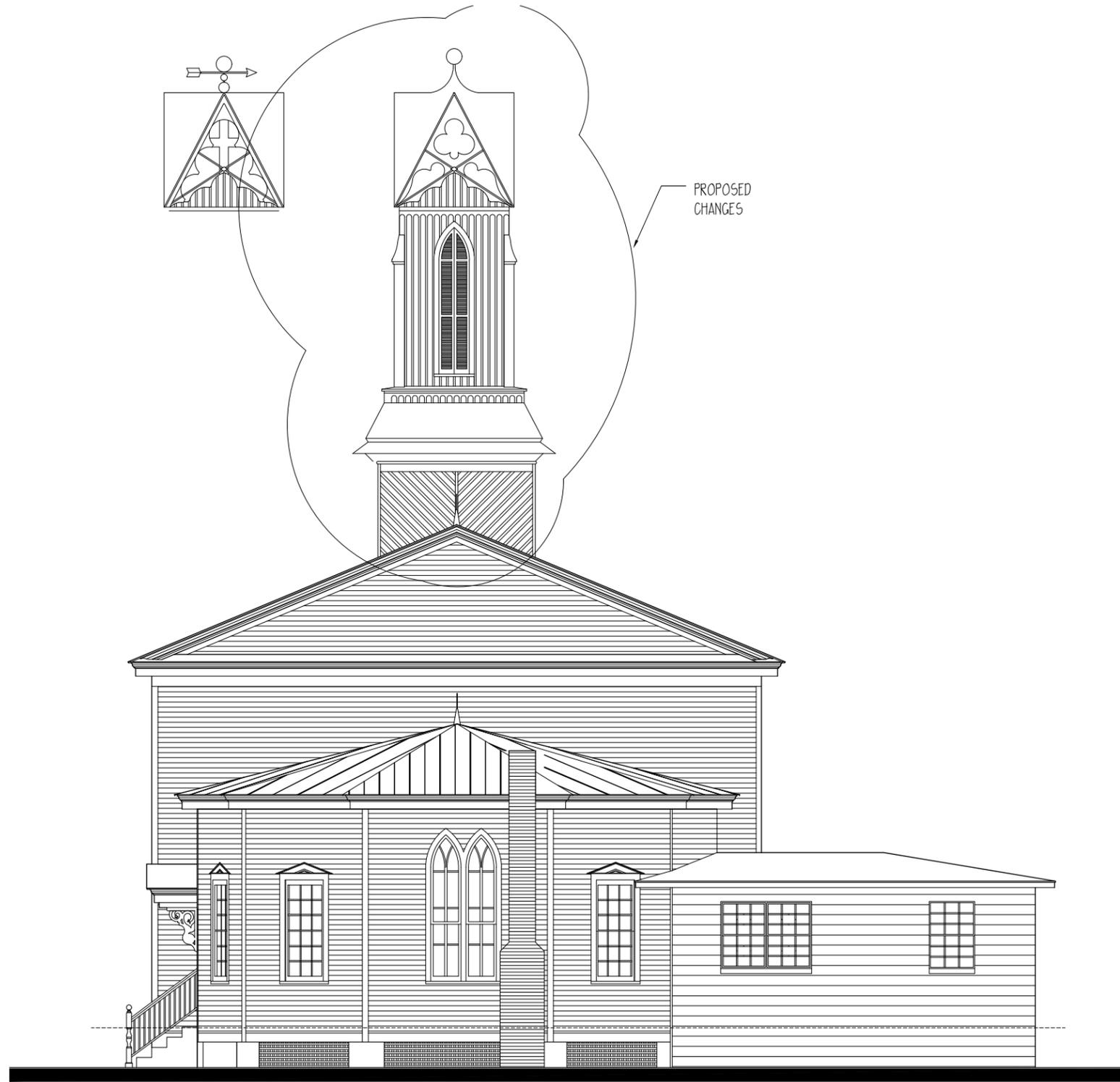
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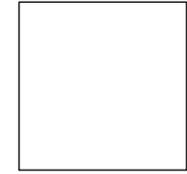
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4 PROPOSED REAR ELEVATION

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

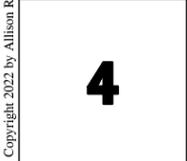


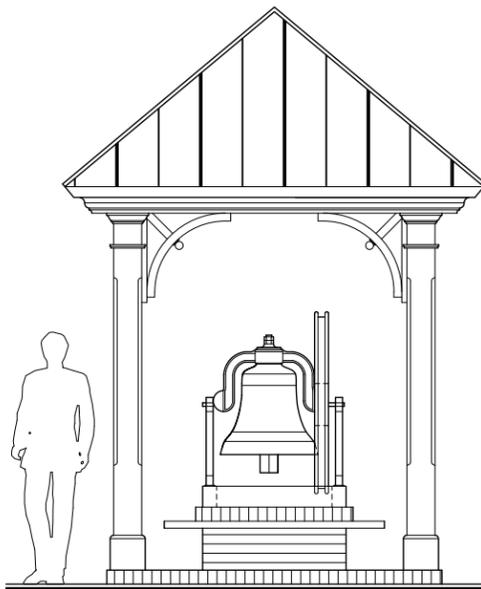
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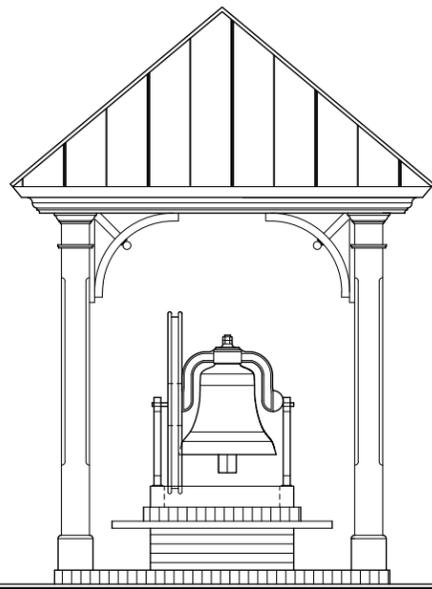
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DATE:	22207/10/22

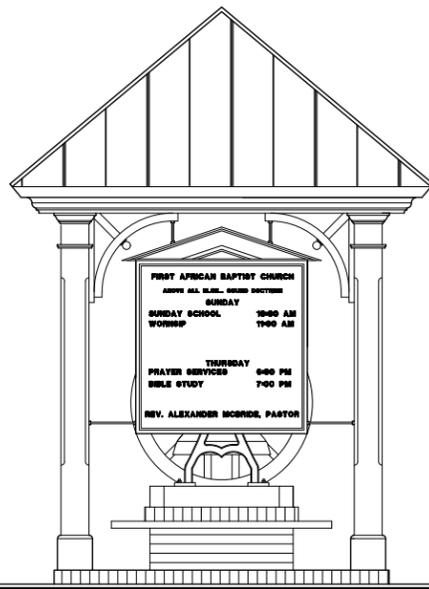




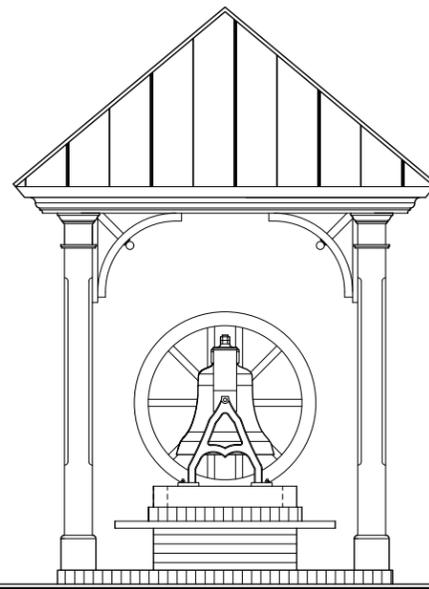
4 MARQUE A FRONT ELEVATION
SCALE: 1/2" = 1'-0"



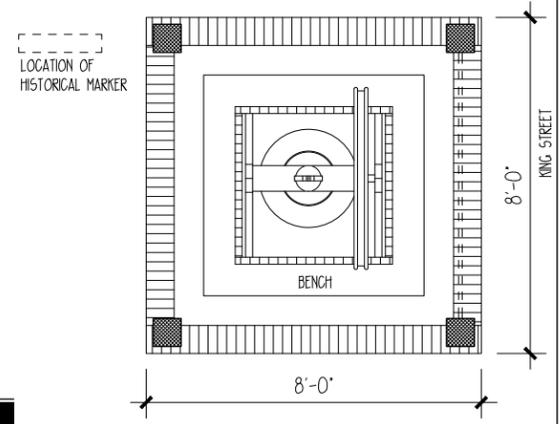
4 MARQUE A REAR ELEVATION
SCALE: 1/2" = 1'-0"



4 MARQUE A RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



4 MARQUE A LEFT ELEVATION
SCALE: 1/2" = 1'-0"



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

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JOB NO.:	22207
DRAWN BY:	R.P.
CHECKED BY:	22207/IMG



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 September 2022

1 SUMMARY OF REQUEST

601 New Street, Alterations/Additions

The applicant is requesting conceptual approval for reconstruction of a steeple at the First African Baptist Church.

This property is in the Historic Preservation Neighborhood.

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

2 FACTS

Property Address:	601 New Street
Parcel ID:	R120 004 000 0641 0000
Case Number:	22-59 HRB.1
Applicant:	Ronesto Pineda
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

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

References:

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

3 STAFF COMMENTS

Staff Acknowledgements

- A. This church is listed on the National Register of Historic Places List of Contributing Structures as a “2-story frame church” built circa 1865.
- B. The steeple is noted in the 1942 Sanborn Map as 4 stories tall; indicating the presence of the steeple at that time. HABS documentation of the church between 1977 and 1979 shows that the steeple was no longer present and had the existing pyramid hip roof, so the steeple was removed sometime between 1942 and 1977.

Staff Conditions

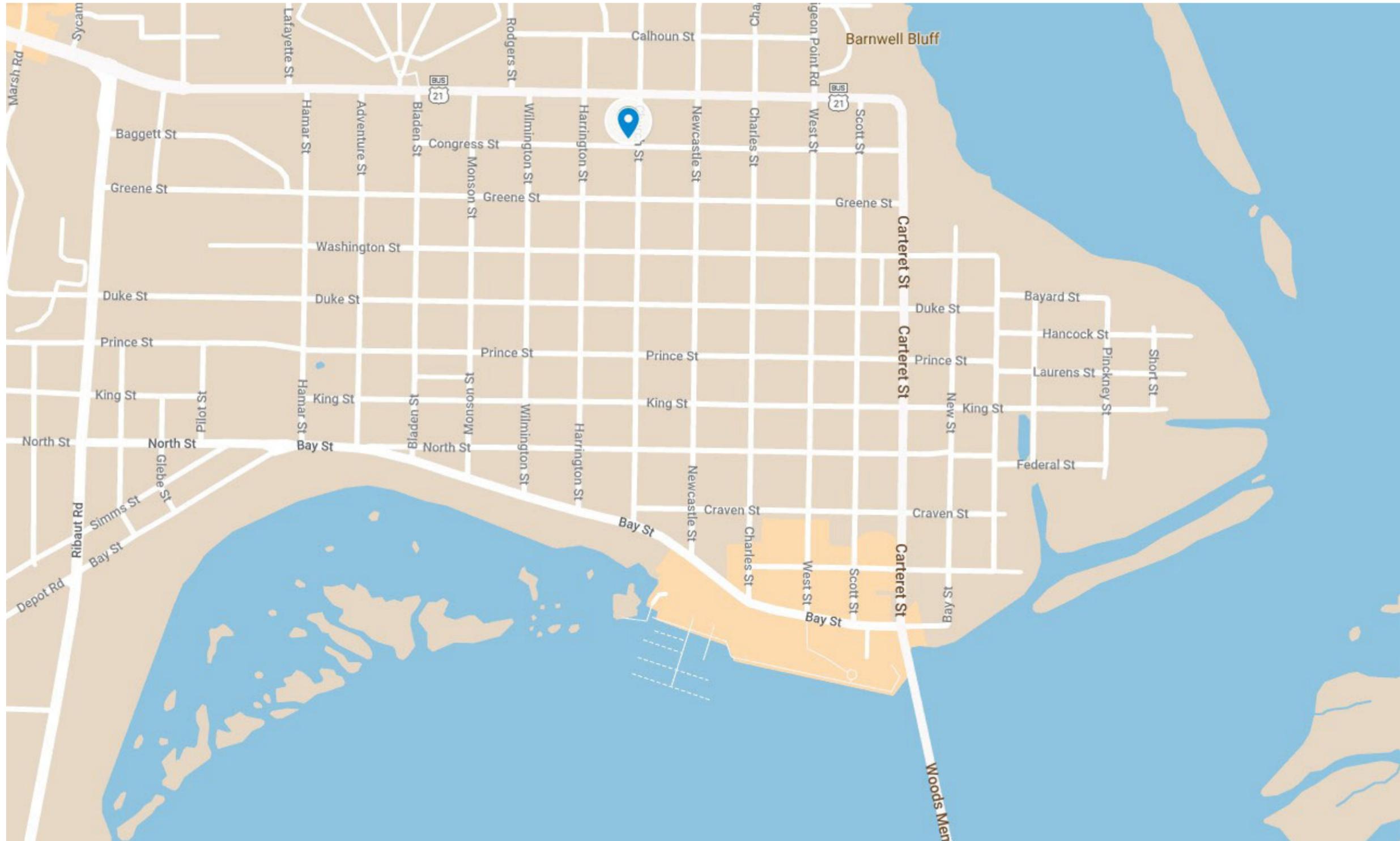
- 1. Staff supports the reconstruction of the steeple and believes the drawings provided by the applicant accurately resemble what originally existed from the two historic images provided in the application.
- 2. Staff recommends the applicant restudy the dimension between the arched louvers and the horizontal trim band above. Historic photos appear to show a dimension greater than what the applicant has drawn. Staff recommends the applicant revise this in future submissions.
- 3. The National Park Service’s *Standards for Reconstruction* states, “Reconstruction will be based on the accurate duplication or historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties.” Staff supports the decorative gable shown in the elevations as opposed to the alternate options on sheet 1 and believes this most closely reflects the historic photos as opposed to a conjectural design.
- 4. Staff supports the height and scale of the monument sign. In future submissions, applicant to submit materials list and color rendering for this structure as well.

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.

CITY STAFF INTRODUCTION

1203 Congress Street











APPLICANT PRESENTATION

1203 Congress Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

- Staff Review
Board Review

Application Fee:
see attached schedule

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

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

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

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

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

Applicant, Property, and Project Information

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

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): Glenn Alston
Owner Address: 709 Charles St. Beaufort, SC

Project Name: 1203 Congress Street
Property Address: 1203 Congress St. Beaufort, SC
Property Identification Number (Tax Map & Parcel Number): R120 004 000 0066 0000
Date Submitted: 08-10-2022

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

Owner's Signature: Glenn Alston Date: 8/10/22
Applicant Signature: Ashley Randolph Date: 8/10/22

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

Project Name: 1203 Congress St.

Property Size in Acres: 0.066 Acres Proposed Building Use: Residential

Nature of Work (check all that apply):

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

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
Proposed: Heated Area - 1105 SF ; Covered Porch - 130 SF

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

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

1203 Congress Street is a single-family residence. The owner seeks to restore and renovate the house as well as add additional square footage. This will include removing newer additions and preserving the original structure. The proposed design will add an additional bedroom and bathroom, enlarge the great room, and add a screened porch in the rear. The proposed design will aim to hold true to the historically significant original structure and forms while complementing the architectural language within its direct context. The original windows will be kept and repaired, as needed and non-original windows replaced with windows reused from the additions that will be removed in the proposed design, if possible. The original siding will be kept and repaired and painted on the original structure. The proposed roof will maintain the original pitch as it extends over the proposed structure.

CONTACT INFORMATION -

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

Revised April 16, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

All documents can be found online at www.cityofbeaufort.org

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

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

Change After Certification:

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

Submission Requirements for Demolition or Relocation

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

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

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



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

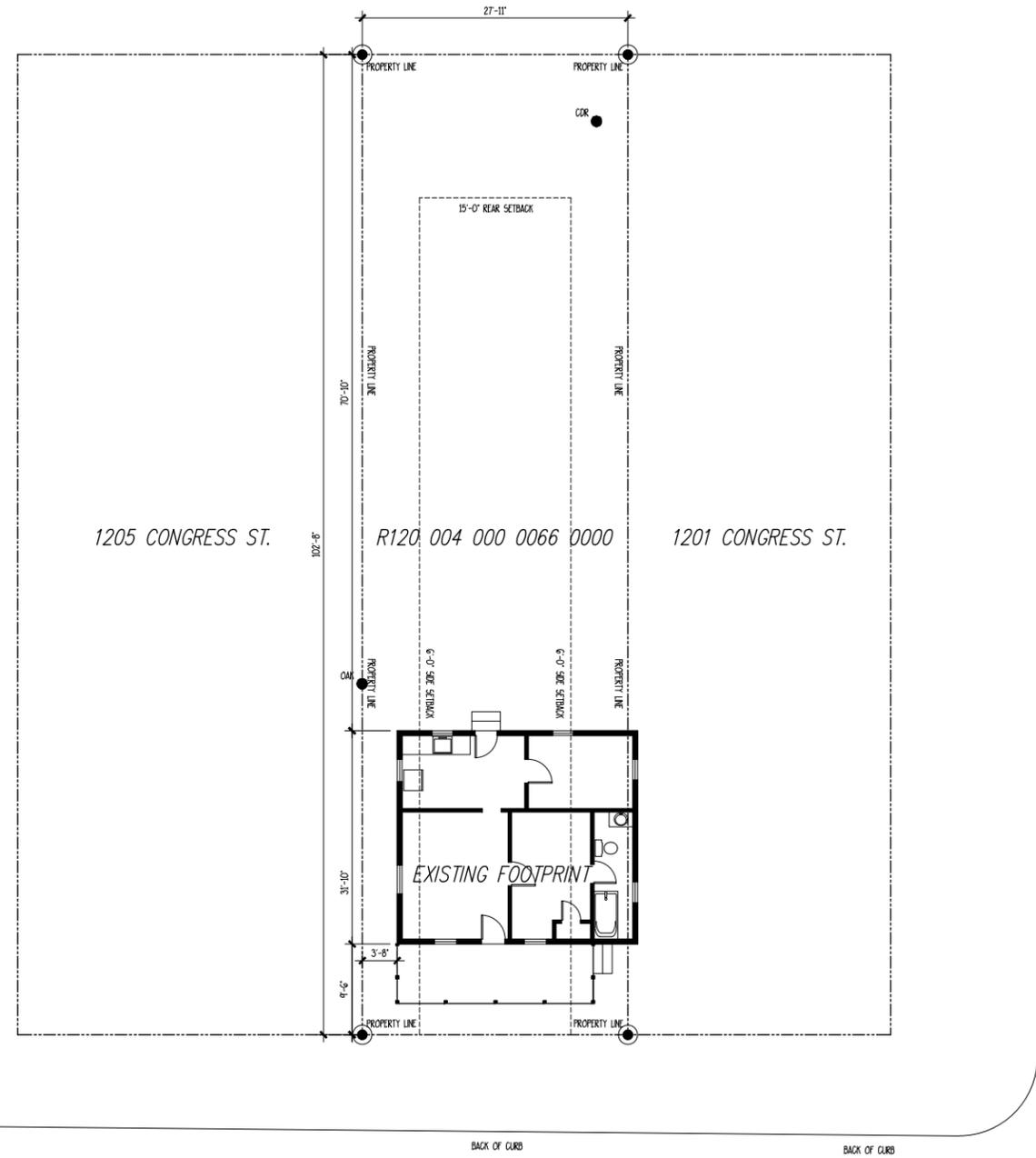
Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

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



AERIAL VIEW

NOT TO SCALE



EXISTING SITE PLAN

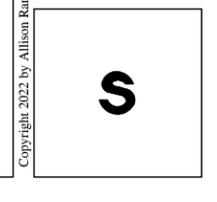
NOTE CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION
 NOTE COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER
 NOTE ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION
 SCALE: 1/8" = 1'-0"

CHURCH STREET

CONGRESS STREET

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JOB NO.:	22123
DWG. BY:	AR
DWG. NAME:	22123.DWG



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RESIDENCE - 22123
 BEAUFORT, SOUTH CAROLINA

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 www.allisonramseyarchitect.com

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1080 CHURCH ST.

NOT TO SCALE



1210 CONGRESS ST.

NOT TO SCALE



1007 HARRINGTON ST.

NOT TO SCALE



1002 CHURCH ST.

NOT TO SCALE



1215 CONGRESS ST.

NOT TO SCALE



1010 CHURCH ST.

NOT TO SCALE



1010 CHURCH ST.

NOT TO SCALE



1201 CONGRESS ST.

NOT TO SCALE



1206 CONGRESS ST.

NOT TO SCALE



1302 CONGRESS ST.

NOT TO SCALE



1009 HARRINGTON ST.

NOT TO SCALE



1205 CONGRESS ST.

NOT TO SCALE

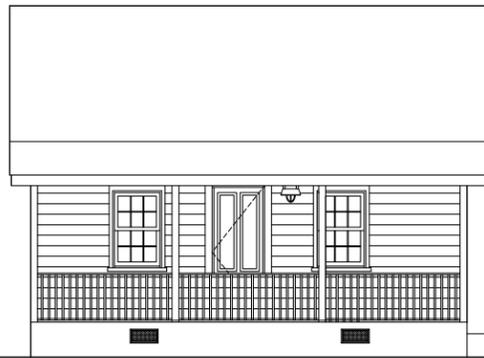
ALSTON RESIDENCE - 22123 BEAUFORT, SOUTH CAROLINA

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

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES... DATE: 06/19/2022 JOB NO: 22123 DWG. BY: AR DWG. NAME: 22123.DWG

Table with 4 columns: DATE, JOB NO., DWG. BY, DWG. NAME. Values: 06/19/2022, 22123, AR, 22123.DWG

S1



EARLIER ADDITION TO BE REMOVED

CHURCH STREET

STREET SECTION

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

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DATE:	22123.TWG

S2

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1203 CONGRESS REAR ELEVATION

NOT TO SCALE



1203 CONGRESS RIGHT ELEVATION

NOT TO SCALE



1203 CONGRESS FRONT ELEVATION

NOT TO SCALE



1203 CONGRESS LEFT ELEVATION

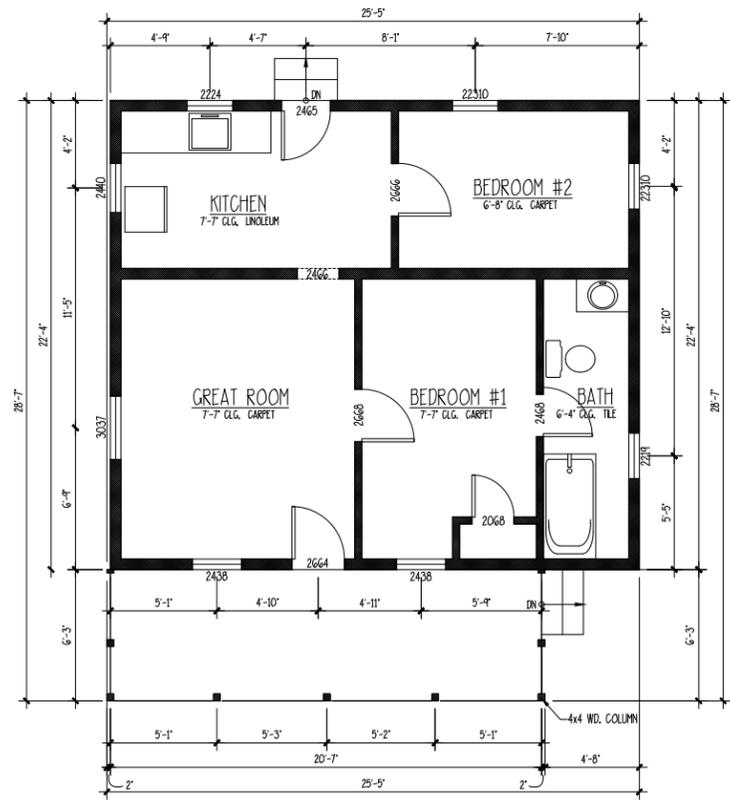
NOT TO SCALE

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-VERIFY ALL PERMITS AND APPROVALS ARE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
-VERIFY ALL UTILITIES ARE PROTECTED AND NOT DAMAGED.
-VERIFY ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
-VERIFY ALL NECESSARY PERMITS AND APPROVALS ARE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

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DWG. NAME:	22123.DWG



EXISTING FIRST FLOOR PLAN

NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

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

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4

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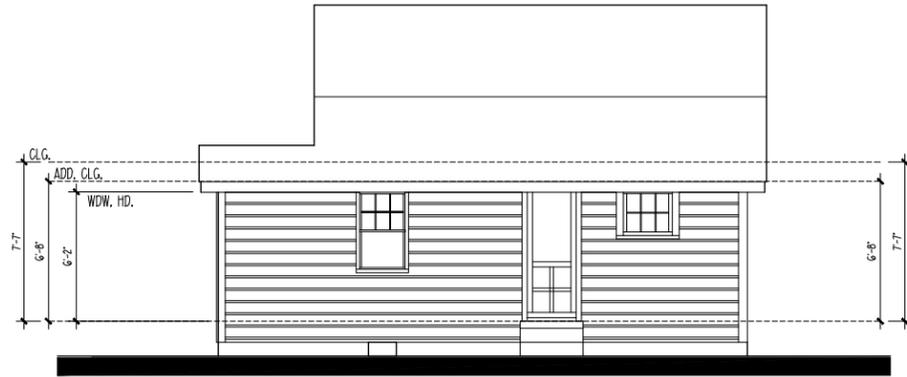
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4 EXISTING RIGHT ELEVATION

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



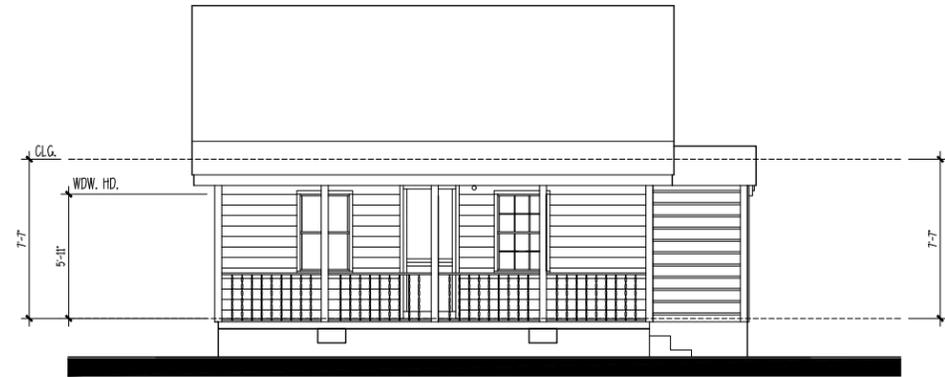
3 EXISTING REAR ELEVATION

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



2 EXISTING LEFT ELEVATION

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



1 EXISTING FRONT ELEVATION

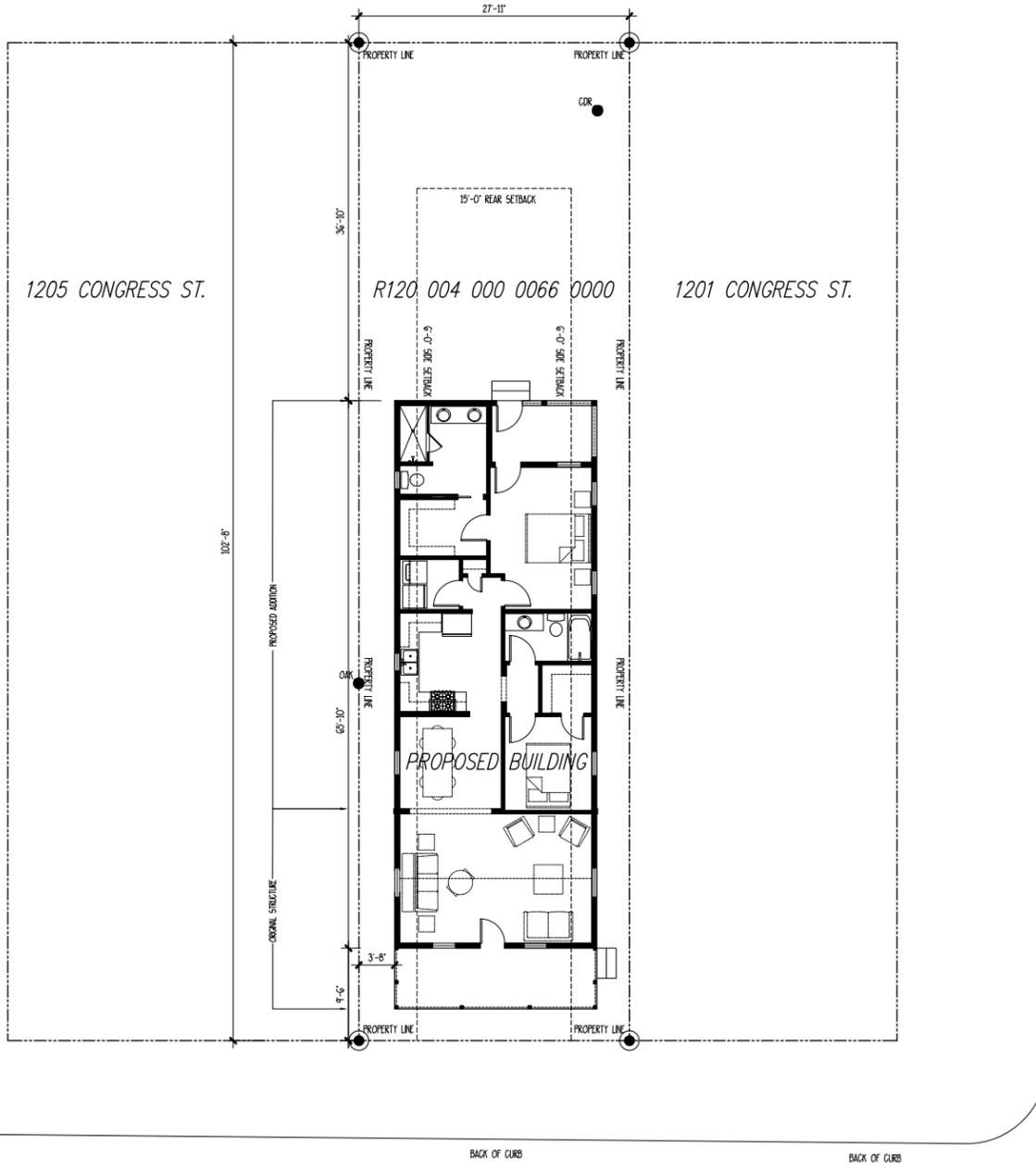
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PROPOSED SITE PLAN

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



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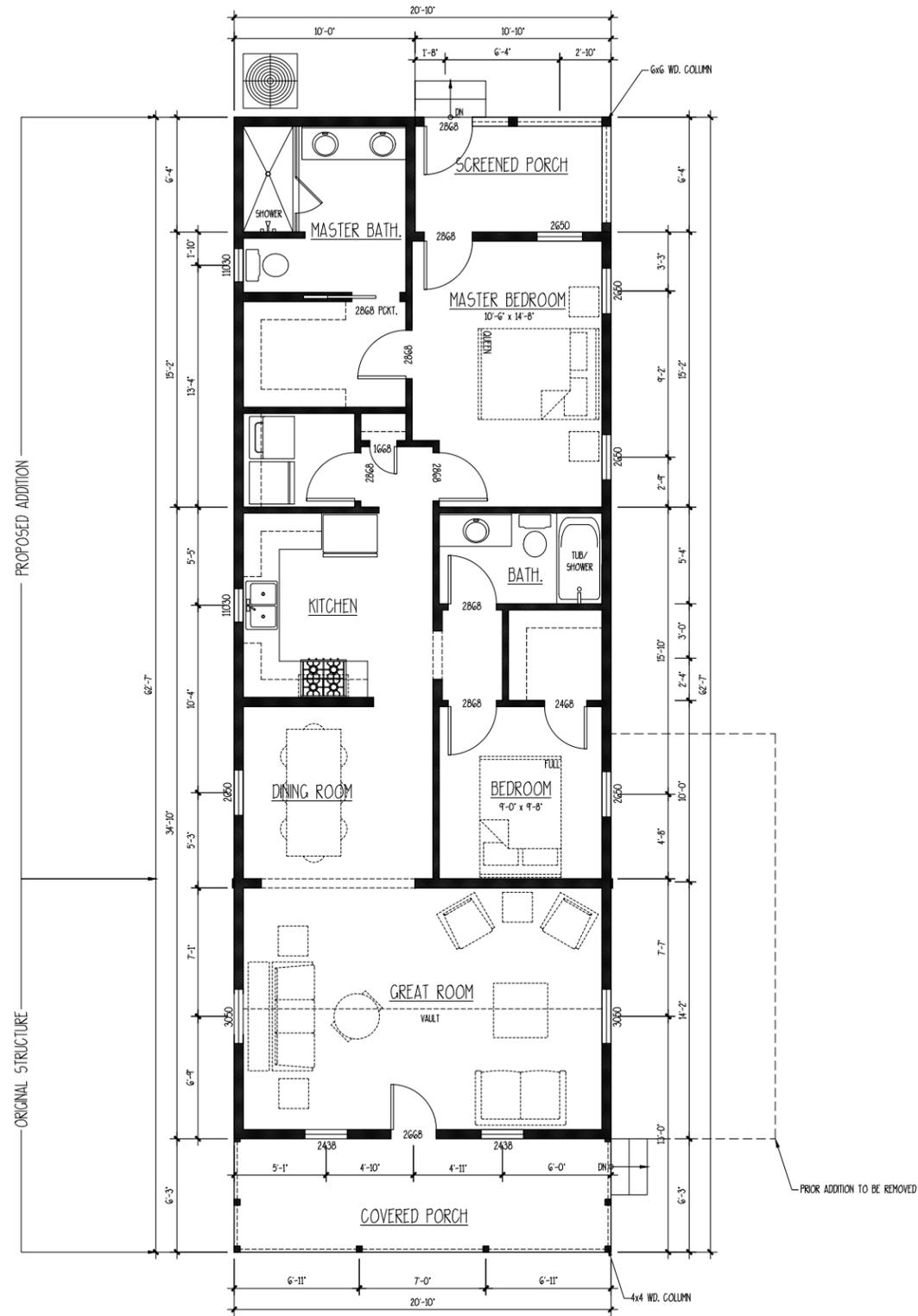
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CHURCH STREET



PROPOSED FIRST FLOOR PLAN

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

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

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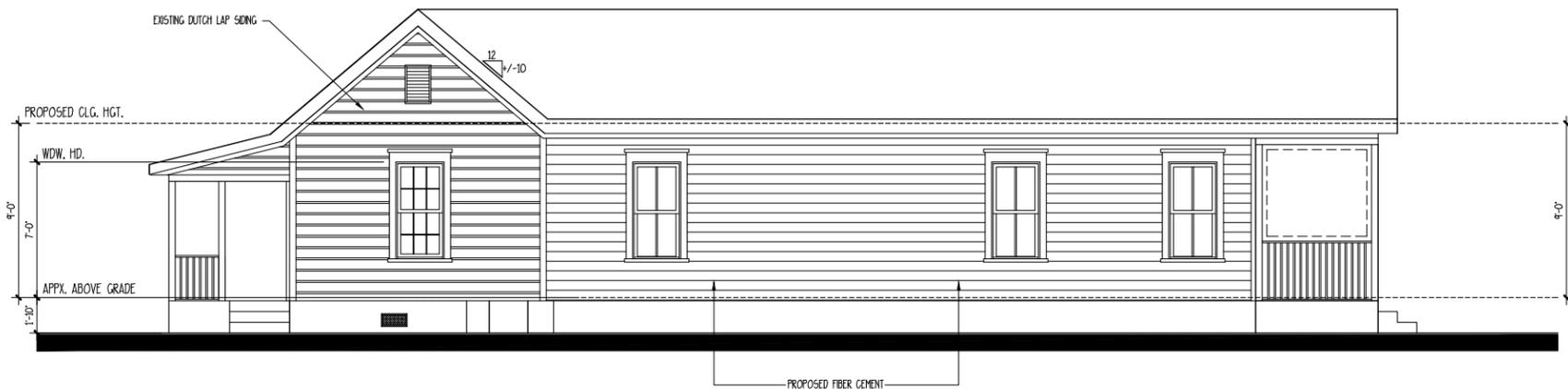
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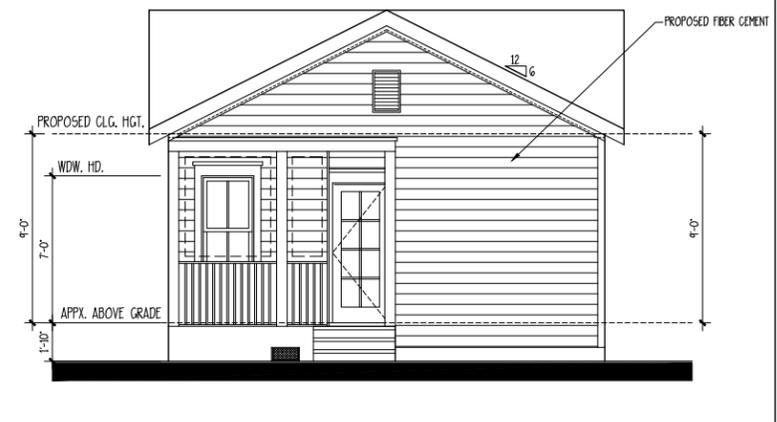
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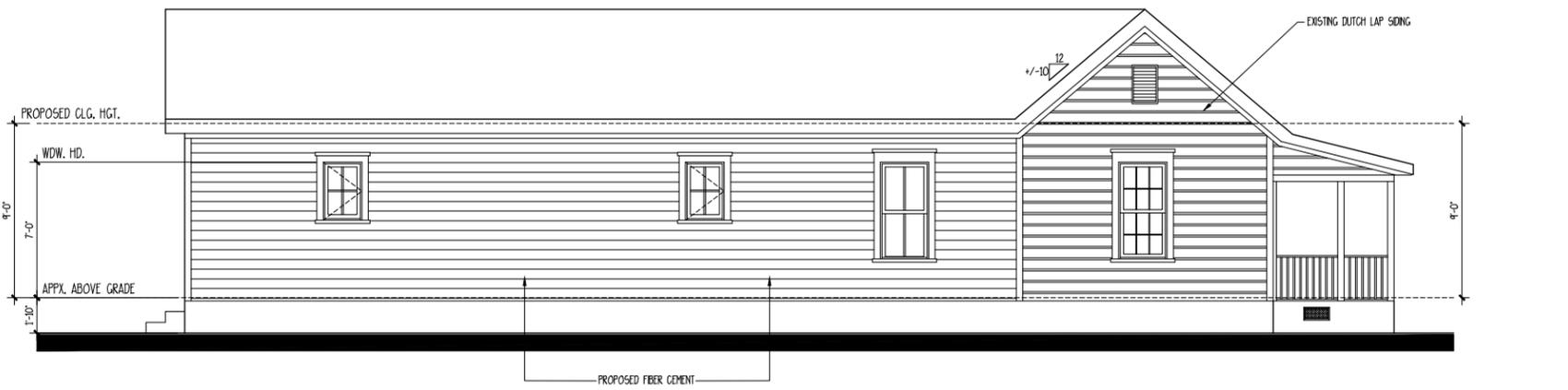
4 PROPOSED RIGHT ELEVATION

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



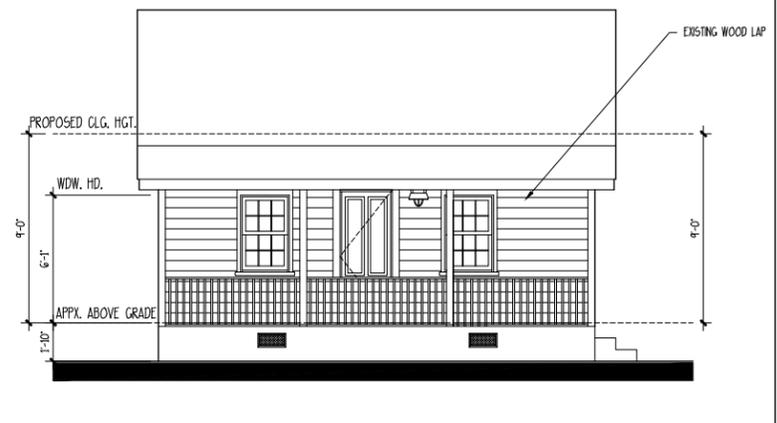
3 PROPOSED REAR ELEVATION

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



2 PROPOSED LEFT ELEVATION

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



1 PROPOSED FRONT ELEVATION

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

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Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 September 2022

1 SUMMARY OF REQUEST

1203 Congress Street, Alterations/Additions

The applicant is requesting conceptual approval for alterations and additions.

This property is in the Historic Conservation Neighborhood.

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

2 FACTS

Property Address:	1203 Congress Street
Parcel ID:	R120 004 000 0066 0000
Case Number:	22-61 HRB.1
Applicant:	Ashley Randolph, Allison Ramsey Architects
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

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

References:

Beaufort Code
Beaufort Preservation Manual
Beaufort Preservation Manual Supplement
Northwest Quadrant Design Principles
Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- A. This house is located in the Northwest Quadrant and is listed on the National Register of Historic Places List of Contributing Structures as a “1-story frame dwelling” built in 1910.

Staff Conditions

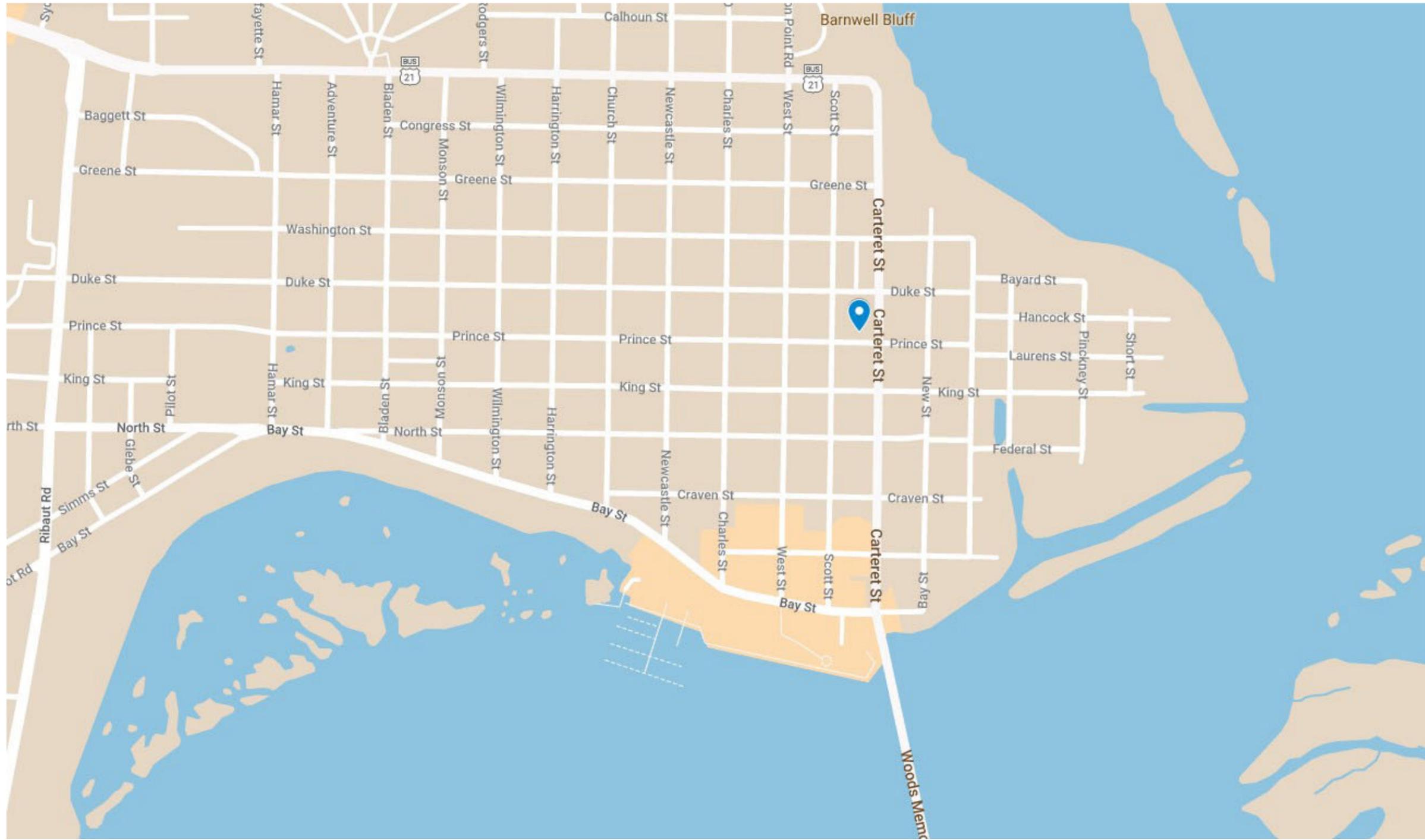
1. Per Section 11.4.3, “If a proposed addition would encroach into the same setback that already had been encroached upon, the addition can be allowed, provided it projects no further into the setback than the existing structure.” The dimensions of this new addition are in keeping with the setback encroachments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

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.

CITY STAFF INTRODUCTION

705 Prince Street











APPLICANT PRESENTATION

705 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: Megan Chancellor Crumrine, Allison Ramsey Architects
Applicant Address: 1003 Charles Street, Beaufort, SC 29902
Applicant E-mail: megan@allisonramseyarchitect.com Applicant Phone Number: 843-986-0559 x 10

Applicant Title: Homeowner Tenant Designer Engineer Developer

Owner (if other than the Applicant): Trish & Erich Fuldner
Owner Address: 705 Prince Street, Beaufort, SC 29902

Project Name: 705 Prince Street Carriage House
Property Address: 705 Prince Street, Beaufort, SC 29902
Property Identification Number (Tax Map & Parcel Number): R120 004 000 0542 0000
Date Submitted: August 10, 2022

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

Applicant's Signature: Megan Chancellor Crumrine Date: Aug. 8, 2022
Owner's Signature: [Signature] Date: 8/9/22
(The owner's signature is required if the applicant is not the owner.)

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



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

Project Name: 705 Prince Street Carriage House

Property Size in Acres: 0.27 Proposed Building Use: Garage

Nature of Work (check all that apply):

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

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

Is this project a redevelopment project: Y N

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

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

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

CONTACT INFORMATION –

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

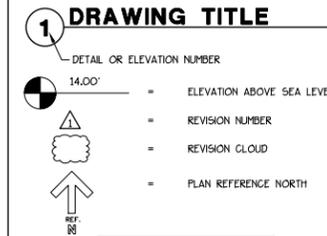
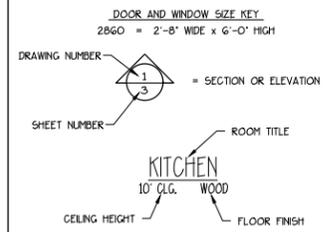
Preliminary Review: All the documents required for Conceptual Review, PLUS:

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

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

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

SYMBOLS + KEYS



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

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

	MATERIAL	COLOR
SIDING	FIBER CEMENT, 6" REVEAL LAP SIDING	BENJAMIN MOORE HC 165 (BOOTHBAY GRAY)
WINDOWS	MARVIN ELEVATE DOUBLE HUNG WITH WOOD SIDL OR SIDL W/ SPACER BARS (CONFIRM W/ OWNER)	WHITE
TRIM, EAVES + FASCIA	FIBER CEMENT + P.T. WOOD	BENJAMIN MOORE OC22 (CALM)
ARCH. SHINGLES	SLATE GRAY	SLATE GRAY
PORCH CEILINGS	BEAD BOARD	BENJAMIN MOORE HC 144 (PALLADIAN BLUE)



CONCEPTUAL RENDERING

DRAWING INDEX

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

GENERAL INFO.

AREA CALCULATIONS
 FIRST FLOOR HEATED = 264 SF. GARAGE AND STORAGE = 732 SF.
 SECOND FLOOR HEATED = 463 SF.
 TOTAL HEATED = 727 SF.

FULDNER CARRIAGE HOUSE
 705 PRINCE STREET, BEAUFORT, SC

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 Architects, Inc. - creating sustainable timeless design
 1003 Charles St.
 Beaufort, SC 29902
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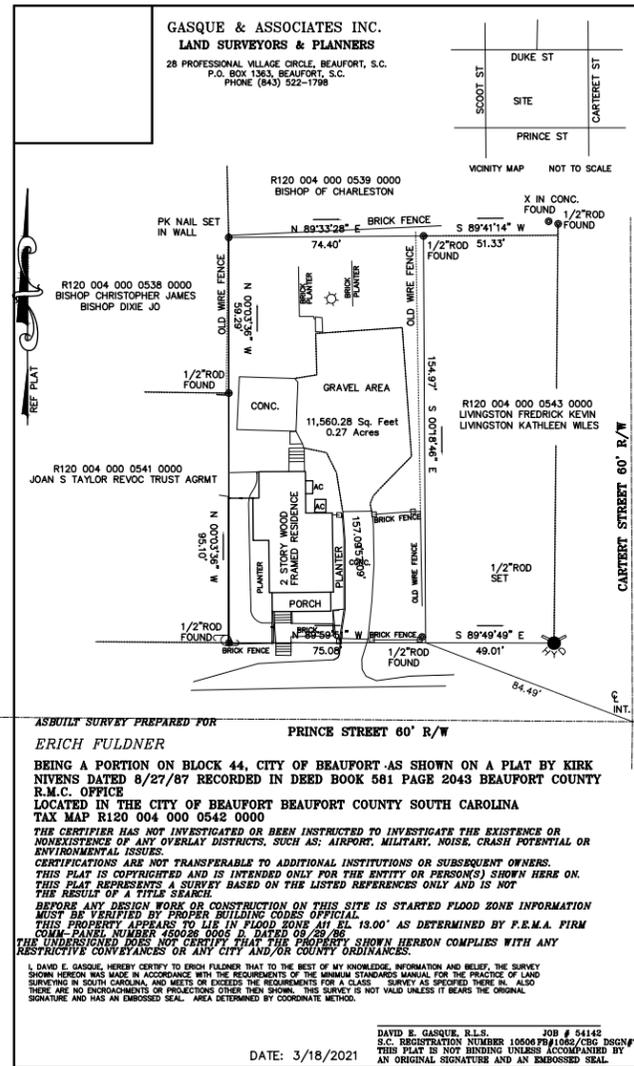
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL BOARD OF SOUTH CAROLINA. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED ANY SURVEYING OR MEASUREMENTS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED ANY SURVEYING OR MEASUREMENTS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED ANY SURVEYING OR MEASUREMENTS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED ANY SURVEYING OR MEASUREMENTS.

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GO

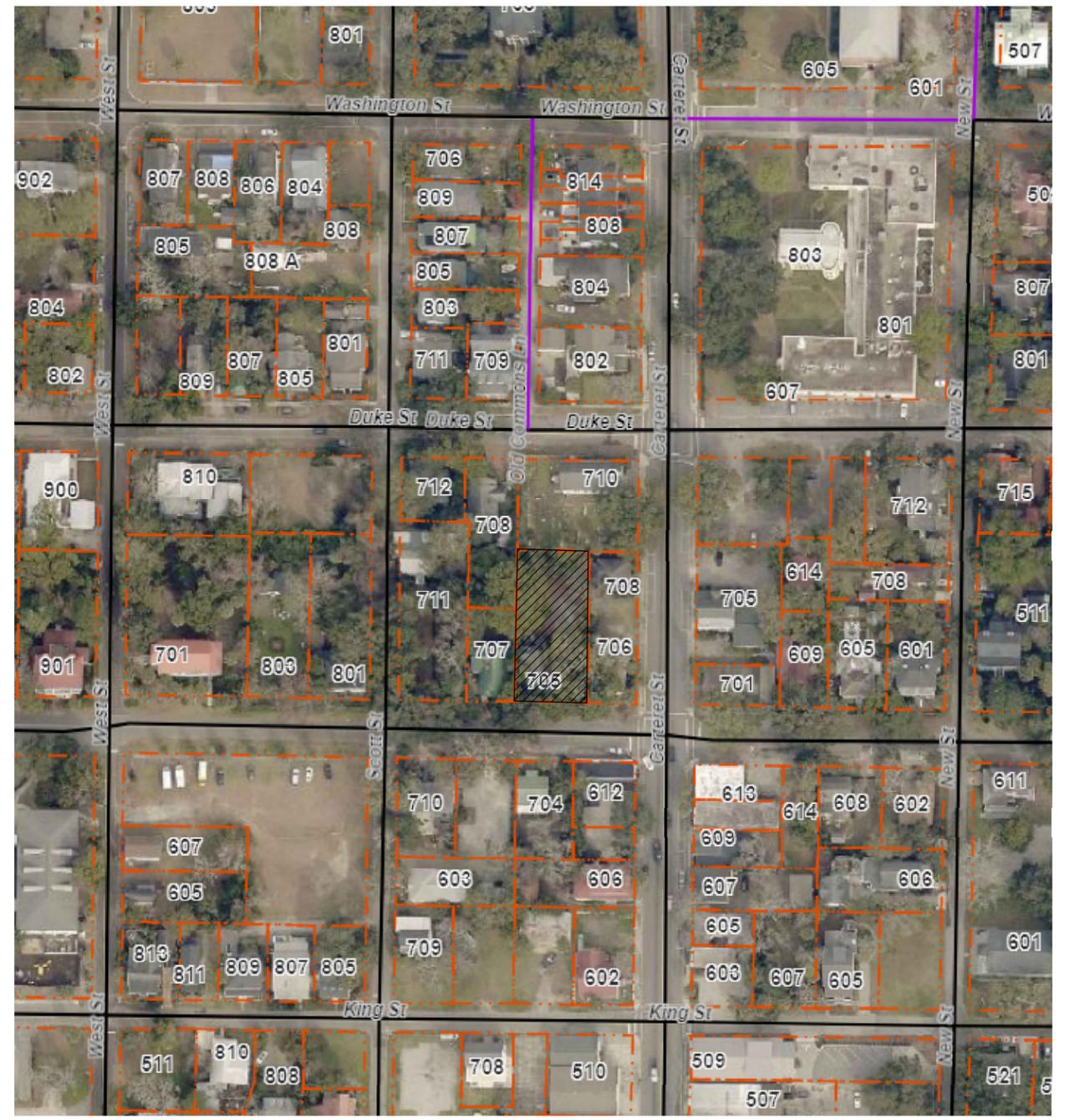
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705 PRINCE STREET, BEAUFORT, SC



EXISTING PLAT

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



AERIAL VIEW

NOT TO SCALE

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 I HEREBY CERTIFY THAT 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, AREA DETERMINED BY COORDINATE METHOD.

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JOB NO.	223115
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DWG. NAME:	20220609-223115.DWG

GP



SCOTT STREET

711 PRINCE STREET



707 PRINCE STREET

APPLYING PROPERTY



705 PRINCE STREET



706 CARTERET STREET

CARTERET STREET

PRINCE STREET CONTEXT STREETSCAPE, NORTH SIDE

NOT TO SCALE



CARTERET ST.

612 CARTERET STREET



704 PRINCE STREET

VACANT/PARKING



710 PRINCE STREET

SCOTT STREET

PRINCE STREET CONTEXT STREETSCAPE, SOUTH SIDE

NOT TO SCALE

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

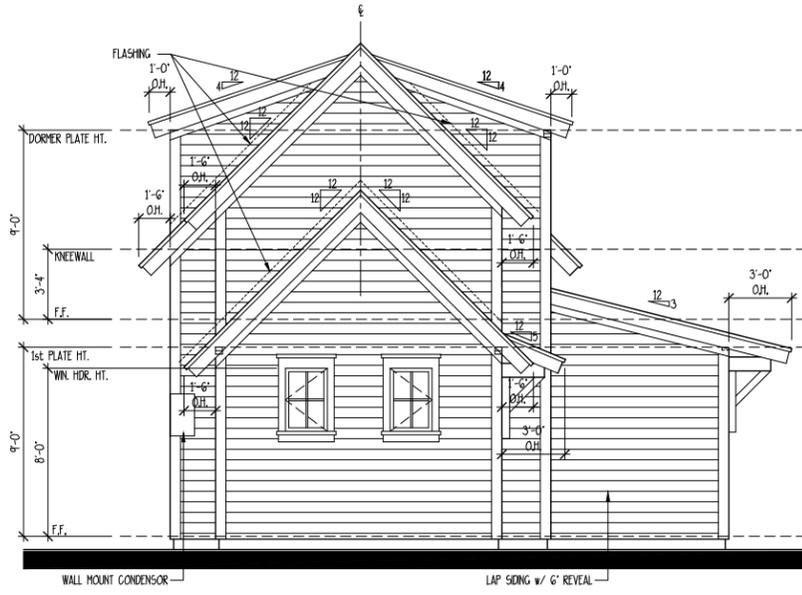
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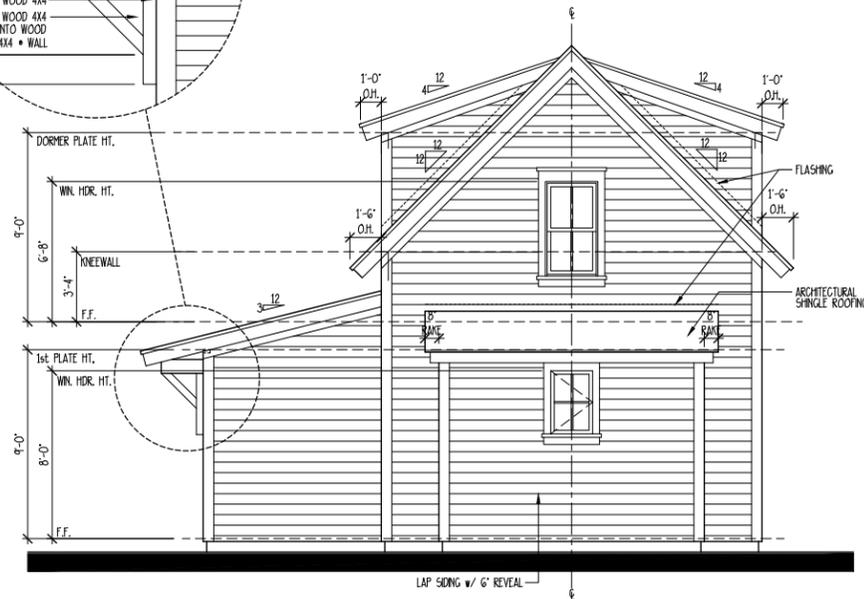
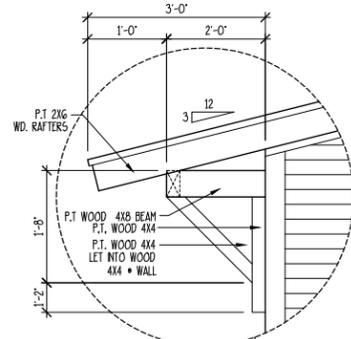
4 LEFT ELEVATION

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



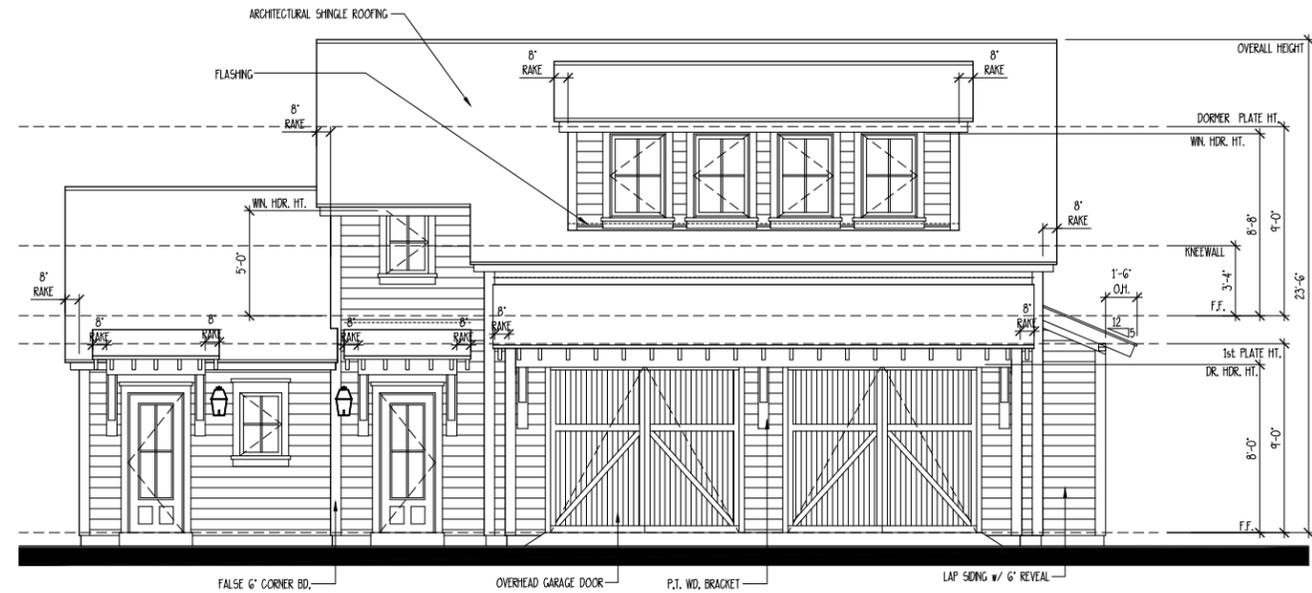
3 REAR ELEVATION

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



2 RIGHT ELEVATION

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



1 FRONT ELEVATION

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

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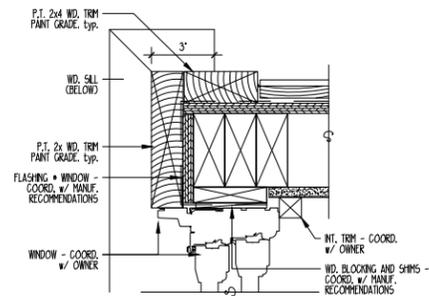
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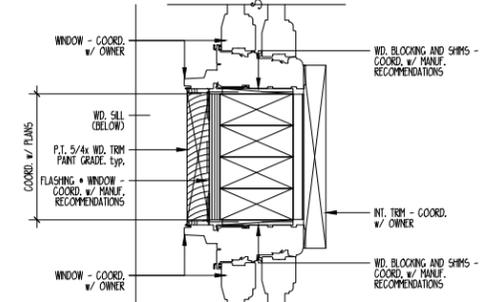
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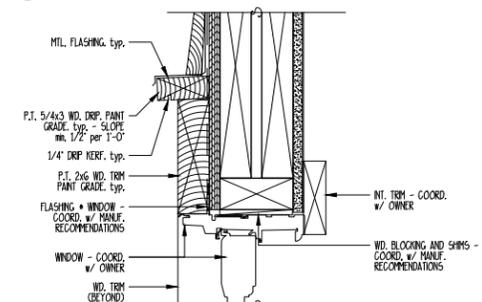
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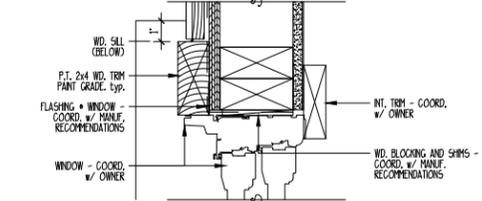
8 TYPICAL DORMER JAMB
SCALE: 3" = 1'-0"



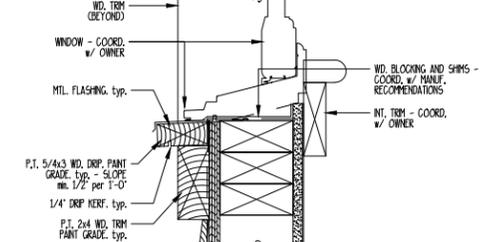
7 TYPICAL WINDOW JAMB & MULL
SCALE: 3" = 1'-0"



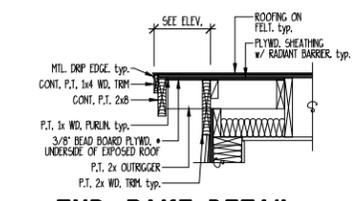
6 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



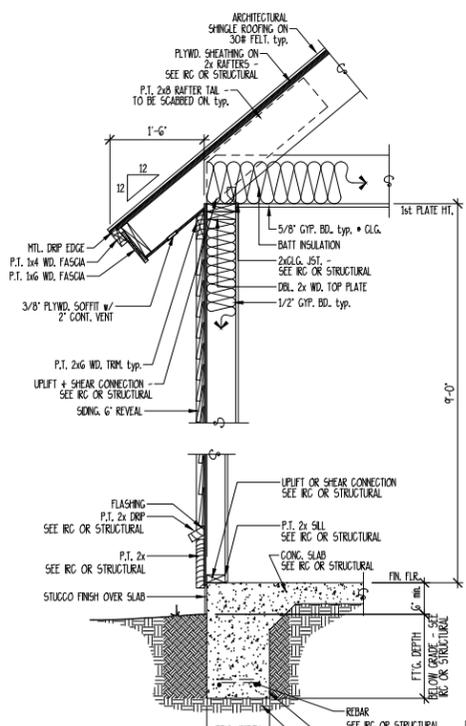
5 TYPICAL WINDOW & DOOR JAMB
SCALE: 3" = 1'-0"



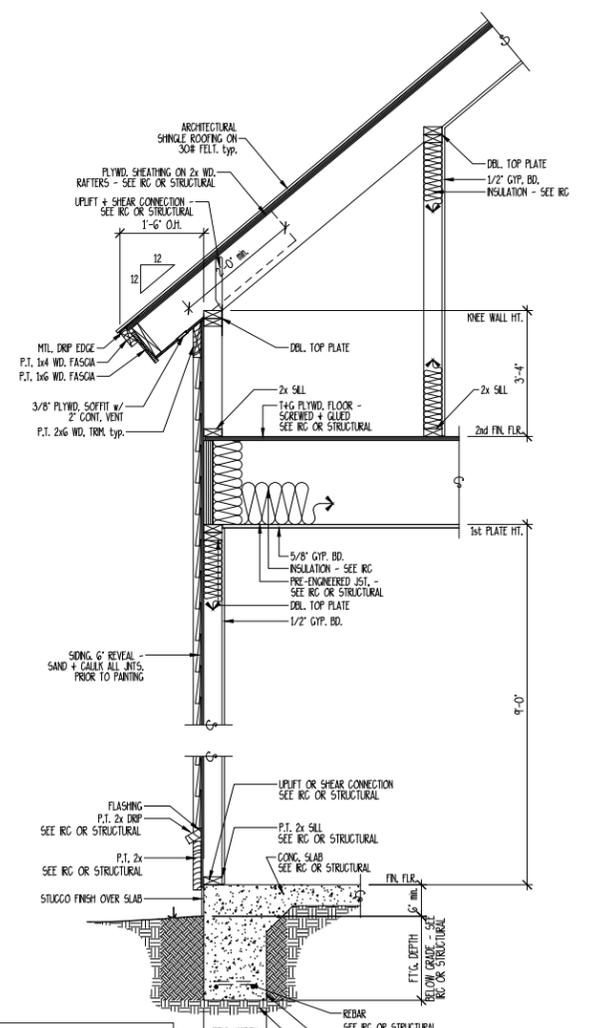
4 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



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



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



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

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

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES
OF THE ARCHITECTURAL BOARD OF THE STATE OF SOUTH CAROLINA. THE ARCHITECT
HEREBY CERTIFIES THAT HE HAS PERSONALLY EXAMINED THE PROJECT AND
IS Satisfied THAT THE SAME COMPLY WITH ALL LOCAL CODES
AND REGULATIONS AND THAT THE SAME ARE IN ACCORDANCE WITH ALL
APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS. THE ARCHITECT
HEREBY DISCLAIMS ANY LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR
PROPERTY ARISING OUT OF THE USE OF THIS PLAN.

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G4

FULDNER
CARRIAGE HOUSE

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Timberline HD® Shingles

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



Timberline HD® Shingles Provide These Unique Benefits:

Great Value

Architecturally stylish but practically priced

Dimensional Look

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

Highest Roofing Fire Rating

UL Class A, Listed to ANSI/UL 790

High Performance

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

Stays in Place

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

StainGuard® Protection

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

Peace of Mind

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

Perfect Finishing Touch

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

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

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

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

⁴These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

Colors & Availability

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



Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- UL 997 modified to 110 mph
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462¹
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267

- Texas Department of Insurance listed
- CSA A123.5²
- ENERGY STAR[®] Certified (White Only) (U.S. Only)
- Rated by the CRRC
- Can be used to comply with Title 24 cool roof requirements
- Meets the cool roof requirements of the Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Product/System Specifics³

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

- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard[®] Protection: Yes⁴
- Hip/Ridge: Timbertex[®]; Seal-A-Ridge[®]; Z[®] Ridge; Ridglass[®]
- Starter: Pro-Start[®] & WeatherBlocker[™]

Installation

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

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

²Refers to shingles sold in Canada only.

³Refer to complete published installation instructions.

⁴StainGuard[®] Protection applies only to shingles with StainGuard[®]-labeled packaging. See gaf.com for complete coverage and restrictions.

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

FRENCH ENTRY DOORS



4501 (IG)
1501 (SG)
Fir



4537 (IG)
1537 (SG)
Fir



4503 (IG)
1503 (SG)
Fir



4505 (IG)
1505 (SG)
Fir



4508 (IG)
1508 (SG)
Maple



4509 (IG)
1509 (SG)
Ash



4510 (IG)
1510 (SG)
Primed



4515 (IG)
1515 (SG)
Birch



401 (IG)
501 (SG)
Walnut



410 (IG)
510 (SG)
Pine



412 (IG)
512 (SG)
Walnut



4597 (IG)
1597 (SG)
Fir

COACHMAN[®] collection

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

4-Layer Construction

intellcore[®]
insulation technology

Warmer. Quieter. Stronger.

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



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

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

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



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

the look of WOOD
the ease of STEEL®

Colors

STEEL BASE DOOR COLORS



COMPOSITE OVERLAY COLORS



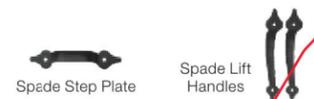
- Composite overlays and steel base are available in Standard White, Almond, Desert Tan and Sandtone. Overlay and steel base colors can be mixed to achieve desired look.
- Coachman® Collection doors can be painted using a high-quality exterior latex paint.

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

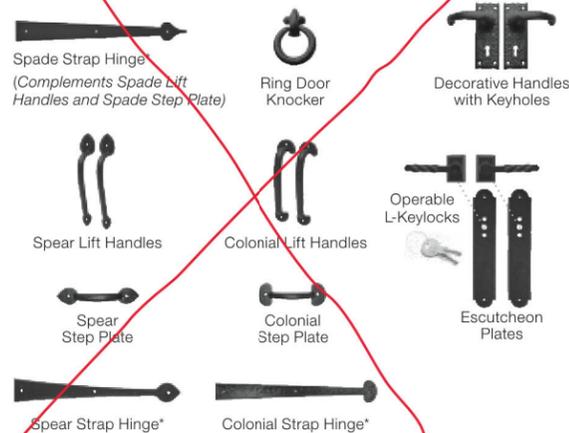
A list of pre-approved paints can be found at <http://info.garagedoors.com/lrv>

Decorative Hardware

STANDARD



OPTIONAL



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

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



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

SERIES ONE DESIGNS

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

9' wide x 7' high; shown with Sandtone base and Standard White overlays. Consult your Clopay Dealer or clopay.com for additional sizes.

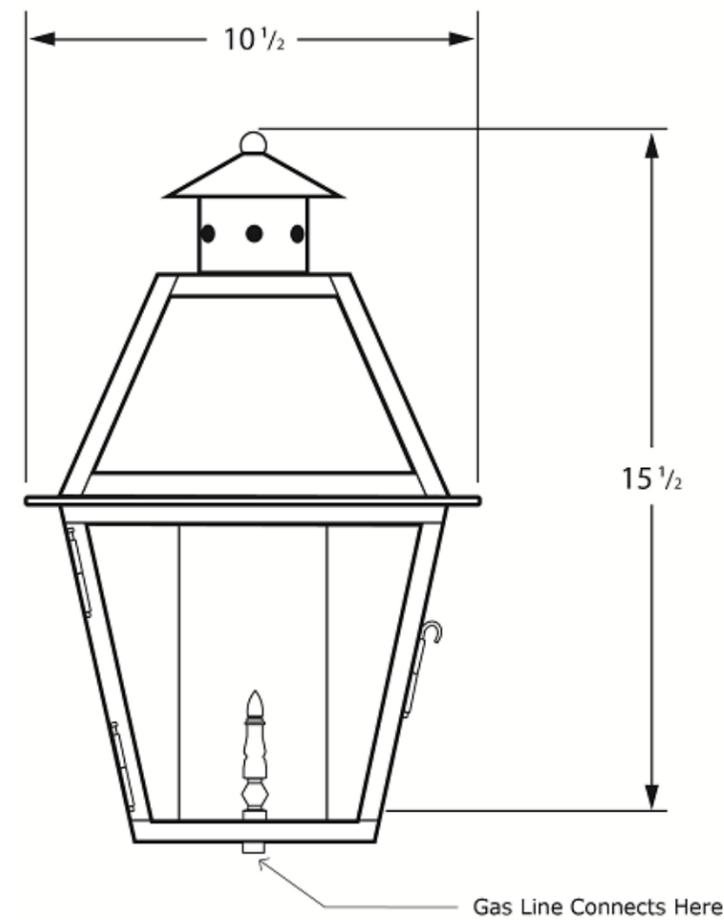
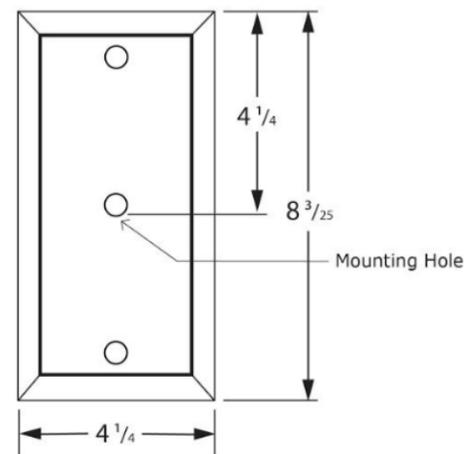
Charleston Series

CH-7

Wall Mount

15.5h x 10.5w x 11.5d

*Mounting hole to top of lantern: 11.5"



DAMP

BTU's: 1460 for Natural Gas / 1280 for Liquid Propane (LP)



1362 Chuck Dawley Blvd
Mount Pleasant, SC 29464
www.carolinalanterns.com
customerservice@carolinalanterns.com

MARVIN ELEVATE™ COLLECTION
DOUBLE HUNG

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

DOUBLE HUNG

MO (mm)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
RO (mm)	3-0 1/2 (927)	3-2 1/2 (978)	3-6 1/2 (1080)	4-0 1/2 (1232)	4-6 1/2 (1384)
FS (mm)	2-11 1/2 (902)	3-1 1/2 (953)	3-5 1/2 (1054)	3-11 1/2 (1207)	4-5 1/2 (1359)
DLO (mm)	2-5 11/16 (754)	2-7 11/16 (805)	2-11 11/16 (906)	3-5 11/16 (1059)	3-11 11/16 (1211)

3-0 (914)	3-0 1/4 (921)	3-4 (1016)	3-8 (1176)	4-0 (1219)	4-4 (1321)	4-8 (1422)	5-0 (1524)	5-4 (1626)	5-8 (1727)	6-0 (1829)	6-4 1/4 (1937)	6-8 1/4 (1937)
3-0 1/4 (921)	3-0 1/4 (921)	3-4 1/4 (1022)	3-8 1/4 (1124)	4-0 1/4 (1226)	4-4 1/4 (1327)	4-8 1/4 (1429)	5-0 1/4 (1530)	5-4 1/4 (1632)	5-8 1/4 (1734)	6-0 1/4 (1835)	6-4 1/4 (1937)	6-8 1/4 (1937)
2-11 3/4 (908)	2-11 3/4 (908)	3-3 3/4 (1010)	3-7 3/4 (1111)	3-11 3/4 (1213)	4-3 3/4 (1314)	4-7 3/4 (1416)	4-11 3/4 (1518)	5-3 3/4 (1619)	5-7 3/4 (1721)	5-11 3/4 (1822)	6-3 3/4 (1924)	6-3 3/4 (1924)
1-1 11/16 (348)	1-1 11/16 (348)	1-3 11/16 (398)	1-5 11/16 (449)	1-7 11/16 (500)	1-9 11/16 (551)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)	2-5 11/16 (754)	2-7 11/16 (805)	2-9 11/16 (856)	2-9 11/16 (856)
(S.O. 3-0 x 2-10)	(S.O. 3-0 x 2-10)	(S.O. 2-10 x 3-2)	(S.O. 2-10 x 3-6)	(S.O. 2-10 x 3-10)	(S.O. 2-10 x 4-2)	(S.O. 2-10 x 4-6)	(S.O. 2-10 x 4-10)	(S.O. 2-10 x 5-2)	(S.O. 2-10 x 5-6)	(S.O. 2-10 x 5-10)	(S.O. 2-10 x 6-2)	(S.O. 2-10 x 6-2)
ELDH3636	ELDH3636	ELDH3640	ELDH3644	ELDH3648	ELDH3652	ELDH3656	ELDH3660 E	ELDH3664 E	ELDH3668 E	ELDH3672 E	ELDH3676 E	ELDH3676 E
(S.O. 3-0 x 2-10)	(S.O. 3-0 x 2-10)	(S.O. 3-0 x 3-2)	(S.O. 3-0 x 3-6)	(S.O. 3-0 x 3-10)	(S.O. 3-0 x 4-2)	(S.O. 3-0 x 4-6)	(S.O. 3-0 x 4-10)	(S.O. 3-0 x 5-2)	(S.O. 3-0 x 5-6)	(S.O. 3-0 x 5-10)	(S.O. 3-0 x 6-2)	(S.O. 3-0 x 6-2)
ELDH3836	ELDH3836	ELDH3840	ELDH3844	ELDH3848	ELDH3852	ELDH3856	ELDH3860 E	ELDH3864 E	ELDH3868 E	ELDH3872 E	ELDH3876 E	ELDH3876 E
(S.O. 3-4 x 2-10)	(S.O. 3-4 x 2-10)	(S.O. 3-4 x 3-2)	(S.O. 3-4 x 3-6)	(S.O. 3-4 x 3-10)	(S.O. 3-4 x 4-2)	(S.O. 3-4 x 4-6)	(S.O. 3-4 x 4-10)	(S.O. 3-4 x 5-2)	(S.O. 3-4 x 5-6)	(S.O. 3-4 x 5-10)	(S.O. 3-4 x 6-2)	(S.O. 3-4 x 6-2)
ELDH4236	ELDH4236	ELDH4240	ELDH4244	ELDH4248	ELDH4252	ELDH4256	ELDH4260 E	ELDH4264 E	ELDH4268 E	ELDH4272 E	ELDH4276 E	ELDH4276 E
(S.O. 3-10 x 2-10)	(S.O. 3-10 x 2-10)	(S.O. 3-10 x 3-2)	(S.O. 3-10 x 3-6)	(S.O. 3-10 x 3-10)	(S.O. 3-10 x 4-2)	(S.O. 3-10 x 4-6)	(S.O. 3-10 x 4-10)	(S.O. 3-10 x 5-2)	(S.O. 3-10 x 5-6)	(S.O. 3-10 x 5-10)	(S.O. 3-10 x 6-2)	(S.O. 3-10 x 6-2)
ELDH4836	ELDH4836	ELDH4840	ELDH4844	ELDH4848	ELDH4852	ELDH4856	ELDH4860 E	ELDH4864 E	ELDH4868 E	ELDH4872 E	ELDH4876 E	ELDH4876 E
(S.O. 4-4 x 2-10)	(S.O. 4-4 x 2-10)	(S.O. 4-4 x 3-2)	(S.O. 4-4 x 3-6)	(S.O. 4-4 x 3-10)	(S.O. 4-4 x 4-2)	(S.O. 4-4 x 4-6)	(S.O. 4-4 x 4-10)	(S.O. 4-4 x 5-2)	(S.O. 4-4 x 5-6)	(S.O. 4-4 x 5-10)	(S.O. 4-4 x 6-2)	(S.O. 4-4 x 6-2)
ELDH5436	ELDH5436	ELDH5440	ELDH5444	ELDH5448	ELDH5452	ELDH5456	ELDH5460 E	ELDH5464 E	ELDH5468 E	ELDH5472 E	ELDH5476 E	ELDH5476 E

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

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

MARVIN ELEVATE™ COLLECTION
CASEMENT

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)
2-7 3/8 (797)						
2-7 5/8 (803)						
2-7 1/8 (791)						
2-1 29/32 (688)						
2-11 3/8 (886)						
2-11 5/8 (905)						
2-11 1/8 (892)						
2-5 29/32 (760)						
3-3 3/8 (1000)						
3-3 5/8 (1006)						
3-3 1/8 (994)						
2-9 29/32 (861)						
3-7 1/2 (1105)						
3-7 3/4 (1111)						
3-7 1/4 (1099)						
3-2 1/32 (966)						
3-11 3/8 (1203)						
3-11 5/8 (1210)						
3-11 1/8 (1197)						
3-5 29/32 (1065)						
4-7 3/8 (1406)						
4-7 5/8 (1413)						
4-7 1/8 (1400)						
4-1 29/32 (1288)						
4-11 3/8 (1508)						
4-11 5/8 (1514)						
4-11 1/8 (1502)						
4-5 29/32 (1369)						
5-3 3/8 (1610)						
5-3 5/8 (1616)						
5-3 1/8 (1603)						
4-9 29/32 (1471)						
5-11 3/8 (1813)						
5-11 5/8 (1819)						
5-11 1/8 (1807)						
5-5 29/32 (1674)						



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 September 2022

1 SUMMARY OF REQUEST

705 Prince Street, New Construction
Applicant: Megan Chancellor Crumrine

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

Background: This is the first submission for this project.

2 FACTS

Property Address:	705 Prince Street
Parcel ID:	R120 004 000 0542 0000
Case Number:	22-58 HRB.1
Applicant:	Megan Chancellor Crumrine Allison Ramsey Architects
Zoning:	T4-N
Use:	Single Family Residential

District Development Standards for T4-N:

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

References:

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

3 STAFF COMMENTS

Staff Acknowledgements:

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

Staff Conditions:

1. While staff supports the applicant's efforts to differentiate the carriage house from the historic main house, staff believes the height, scale, and mass of the proposed carriage house is too large. Staff recommends the applicant consider ways to reduce its height, scale, and mass compared to main house. The proposed carriage house is longer than the main house (not including the porches).
 - a. Staff recommends the applicant reduce the size of the two-car garage. The current garage measures 26 feet deep and 26 feet wide (not including the work bench area protruding to the north. A typical two-car garage measures 22 feet deep and 22 feet wide. The east façade with its shed attachment containing the two garage doors should be reduced with the goal to decrease the overall depth of the garage closer to 22 feet. The width of the garage could also be lessened.
 - b. Staff recommends the applicant incorporate the interior stair mass partially within the garage and living space above. This could lessen the overall length of the structure 3-4 feet.
 - c. The height of the structure is 24 feet from grade to ridge. Staff recommends the applicant reduce the ridge height by a foot to keep it closer to the eave height of the main house new addition roof. Staff understands the roof height driving factor seems to be the location of the stairway door at second floor under the roof. The applicant is illustrating 17 risers in plan but noting 16. There appears to be a riser at the landing switchback. If this is the case, staff recommends the uppermost riser be removed in plan, leaving 16R, which will allow the door to shift west (plan north) approximately 10 inches. This shift may allow the roof line to be dropped accordingly.
 - d. Staff believes that the applicant complying with comment 1c above, may allow the roof pitch to lessen to an 11:12 slope or even 10:12 slope, which would lower the ridge 9 inches or 18 inches respectively.
 - e. Dropping the roof or adjusting the roof slope to a lower pitch may also lower the second-floor dormer windowsills which are currently 4'-8" above the second floor.
2. Staff recommends the applicant convert the gable roof over the studio to a shed roof to reduce the massing of the structure.
3. Staff recommends simplifying or removing the awnings and brackets above the two pedestrian doors as it creates a bulky appearance.
4. Staff recommends the studio exterior door be eliminated and replaced by a window.

5. Applicant to enlarge first floor windows per Section 4.6.3.C.2.c.i, "Facades should have several window sizes with smaller ones above."
6. Staff recommends the applicant reduce the height of the dormer windows. They are currently 4 feet high, and a suggested height is 3'-2". This will assist the applicant in complying with comment 5 above.
7. Staff recommends the applicant convert the bedroom window to a casement to comply with egress requirements. According to the window manufacturer provided literature in the application the current double hung size does not comply with egress.
8. Staff supports the pedestrian door selection.
9. Garage doors should be smooth panels without simulated texture.
10. Staff does not support the gas lantern for the carriage house. Gas lanterns are not appropriate in the historic district on structures where they historically did not exist. Staff recommends the applicant choose an electric fixture and simplistic in design given this fixture is for an accessory structure.

STAFF RECOMMENDATION:

Conceptual Approval with Conditions Noted.