AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, October 14, 2020, 2:00 P.M.

~~**City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort, SC**~~

Please click the link below to join the webinar:
https://us02web.zoom.us/j/83615703724?pwd=U3FaSHJORkJ3R2o4cWl6RXhoTXdtZz09
Password: 493391 Meeting ID: 836 1570 3724 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. Approval of Minutes:

A. September 9, 2020 Meeting

III. Old Business:

A. Rules of Procedure for the Conduct of Business

B. 510 Craven Street, Renovation/Addition
Applicant: Ansley Manuel (20-33 HRB.2)
The applicant is requesting preliminary approval for a renovation/addition to the carriage house in the rear of the property at 510 Craven Street.

IV. New Projects:

A. 804 Harrington Street, New Construction
Applicant: Jeremiah Smith (20-42 HRB.1)
The applicant is requesting final approval for new construction of single-family dwelling at 804 Harrington Street.

B. 1711 King Street, Roof Replacement
Applicant: Lorraine Yaralian (20-45 HRB.1)
The applicant is requesting final approval of a roof replacement at 1711 King Street.

V. Adjournment

Historic District Review Board
Meeting Minutes – September 9, 2020

1 CALL TO ORDER 2:50

A meeting of the Historic District Review Board was held via Zoom on Wednesday, September 9, 2020 at 2:01 pm.

2 ATTENDEES

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

Staff in attendance: Jeremy Tate (Meadors Architecture), Heather Spade (City of Beaufort Planning Tech of Community and Economic Development), Dan Frazier (City of Beaufort Senior Planner), and David Prichard (City of Beaufort Director of Community and Economic Development).

3 APPROVAL OF MINUTES 3:00

Motion: Ms. Pringle made a motion to approve the August 12, 2020 minutes as submitted; seconded by Mr. Symes. The motion passed unanimously.

All Historic District Review Board Meeting minutes are recorded, and can be found on the City's website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

4 OLD BUSINESS 3:54

A. Rules of Procedure for the conduct of business

Mr. Symes made a motion to move this item to the end of the agenda.

Mr. Dickerson tabled the discussion of the Rules of Procedure for the Conduct of Business until the end of the agenda. Board members all agreed.

A. 1307 Bay Street, PIN R120 004 000 0766 0000, Additions **9:00**
Applicant: Robert Schlau & Janet Clouse (20-32 HRB.1)

DRAFT

The applicant requested final approval to add a shed roof over the existing exterior porch to enclose the uncovered porch area.

The chairman, John Dickerson, invited the public comment.

Motion: Mr. Allison made a motion to approve the project as submitted; seconded by Ms. Pringle. The motion passed unanimously.

5 NEW BUSINESS 20:07

A. 809 Port Republic Street, New Construction
Applicant: Bill Chambers (20-35 HRB.1)

The applicant is requesting preliminary approval for new construction of a hotel at 809 Port Republic Street.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Pringle made a motion to grant preliminary approval with staff's conditions; seconded by Ms. Allison. The motion passed unanimously.

B. 1107 Bay Street, New Construction
Applicant: Cooter Ramsey, Allison Ramsey Architects, Inc. (20-38 HRB.1)

58:20

The applicant is requesting conceptual approval to construct a 3-unit dwelling.

The Vice-Chairman, Bill Allison, recused himself from the review/decision of this project.

The chairman, John Dickerson, invited the public comment.

Motion: Mr. Symes made a motion to grant conceptual approval based on staff's comments and the board member comments; seconded by Ms. Pringle. The motion passed unanimously.

6 RULES OF PROCEDURE FOR THE CONDUCT OF BUSINESS

B. Rules of Procedure for the conduct of business **1:30:29**

Board members discussed the Rule of Procedure for the Conduct of Business and provided comments. Mr. Tate said he will draft another version to bring back before the Board.

C. Guidelines for Approval of Conceptual Review Projects (Historic District)

Board discussed the guidelines and provided comments.

DRAFT

7 ADJOURNMENT 2:44:38

Mr. Symes made a motion to adjourn the meeting; seconded by Mr. Allison. The motion passed unanimously. The meeting ended at 4:45 p.m.

Chair

Date of approval

DRAFT

Historic District Review Board

RULES OF PROCEDURE FOR THE CONDUCT OF BUSINESS

Proposed New Document 7.27.2020

These Rules of Procedure are adopted by the City of Beaufort Historic Design Review Board in accordance with the provisions of S.C. Code 6-29-870 and section 10.7.4.D.1 of The Beaufort Code, The City of Beaufort, SC, adopted June 27, 2017, amended July 10, 2018.

Section 1. - Rules of Order

Robert s Rules of Order shall govern the conduct of meetings except as otherwise provided by these Rules of Procedure.

Section 2. – Conduct of Hearing

The normal order of hearing, subject to modification by the Chairman, shall be:

A. ~~Statement of~~ The Chairman introduces the matter to be heard – *project address and applicant request, i.e.: conceptual, preliminary, or final approval* ~~(Chairman)~~;

B. Staff introduction of the project, providing the context and historic background ~~(5 minutes~~[1]~~);~~

C. ~~Response~~ Statement by the applicant~~, or in the case of an appeal, the~~ administrative[2] ~~officer~~ (normally about 5 minutes);

D. Public comment (~~7-minute limit total~~ – Normally limited to about[3] 2 minutes per person ~~,~~ or as determined by the Chairman),

E. Public comments closed;

F. Applicant responses to the board regarding public comment (Normally about 5 ~~3~~ minutes);[4]

G. ~~Public comments closed;~~

H. Staff recommendation to Board;

I. Applicant points of clarification to the board in response to the staff recommendation (Normally about 3 minutes);

J. Full Board discussion, ~~no public or applicant comment~~. *Board Members may ask an applicant direct questions. Applicant may respond to specific questions, but this is not an opportunity for applicant to make additional points*; ~~(All board members are given the opportunity to speak before any individual members speaks twice) ref. RR.LO obtaining and assigning the floor~~ – The Chairman will ensure that each member of the Board has an opportunity to express their views about the project.

K. Board action, no public or applicant comment. ~~*Board must take action.*~~ [5] *The Chairman will call for a motion. Each Board member will be individually polled as to how they vote.*

Section 3. Additional Rules for Conducting Virtual Meetings

A. *The Chairman will identify a Staff member who has the responsibility of monitoring comments by the public and ensuring that the Board hears those comments.*

Section ~~3~~ 4. Adoption.

These rules and regulations were adopted by vote of a majority of the members of the HRB at a regular public meeting on _____.

Historic District Review Board

RULES OF PROCEDURE FOR THE CONDUCT OF BUSINESS

Proposed New Document 9.29.2020

These Rules of Procedure are adopted by the City of Beaufort Historic Design Review Board in accordance with the provisions of S.C. Code 6-29-870 and section 10.7.4.D.1 of The Beaufort Code, The City of Beaufort, SC, adopted June 27, 2017, amended July 10, 2018.

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B. Staff introduction of the project, providing the context and historic background;

C. Statement by the applicant (normally about 5 minutes);

D. Public comment (Normally limited to about 2 minutes per person or as determined by the Chairman);

E. Public comments closed;

F. Applicant responses to the board regarding public comment (Normally about 5 minutes);

G. Staff recommendation to Board;

H. Applicant points of clarification to the board in response to the staff recommendation (Normally about 3 minutes);

I. Full Board discussion. *Board Members may ask an applicant direct questions. Applicant may respond to specific questions, but this is not an opportunity for applicant to make additional points. The Chairman will ensure that each member of the Board has an opportunity to express their views about the project.*

J. Board action, no public or applicant comment. *The Chairman will call for a motion. Each Board member will be individually polled as to how they vote.*

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CITY STAFF INTRODUCTION

510 CRAVEN STREET



PROJECT LOCATION - 510 CRAVEN STREET









BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- (Access) 13 - (County) 824 (Site #)
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Common name(s):
Address/location: **501 Craven St.**
Map Ref.: BFT 09 (BR)
City Block Ref.: 26 .04
Tax Number: R120 004 000 0837 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort
Date: 1886 ca, Alteration date:
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:
☐ H.A.B.S.		
☒ Feiss-Wright (1969)	026 - 837	4 Worthy of Mention
☒ Historic Resources of the Lowcountry (1979)	38 BU 1033	The Point
☒ Milner Historic District Inventory (1979)	026 (837) -3	Vol. 07: full form
☐ A Guide to Historic Beaufort (1995 ed.)		
☐ Other		

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date : 9-4-97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-10	35	South facade

Style: Folk Victorian

Commercial Form:

Core Shape: rectangular

Stories: 2 stories

Construction: frame

Roof: Shape: gable (end to front)

Material: not visible

Chimney: Type: not visible

Material:

Exterior Walls: weatherboard

Windows: single

Type: double hung

Pane Config.: 2/2

Doors:

Foundation: stuccoed masonry

Porch Height:

Porch Width: entrance bay only

Porch Roof Shape: Stoop

Porch Details: Stoop

Decorative Elements:

Outbuildings: none

Interior Features:

Number of Related Resources:

Surroundings: residential

Acreage: Less than one

Quadrangle: Beaufort

Alterations:

Alteration date:

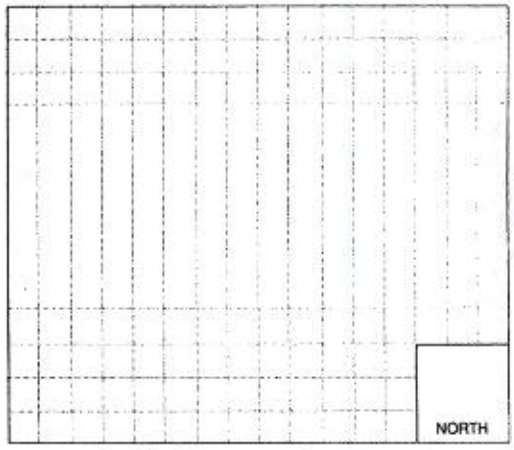
Integrity: good

Condition: good

Description: Rectangular 2 story end gable framed dwelling, one of three very similar adjoining structures. The main facade faces south, 3 bay with door right, bay window left at first floor level. Entrance protected by stoop only.

Historical Data: Built by E. A. Scheper c. 1886

Sketch:



Site Number: U - 13 - 824

Informant/ Bibliography: General George Crist unpublished history.

APPLICANT PRESENTATION

510 CRAVEN 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

* fee paid at Aug. Submittal

* ☐ Staff Review ☐ Board Review

Application Fee: *see attached schedule*

20-334HRB.2

OFFICE USE ONLY: **Date Filed:** 9/10 **Application #:** 21002 **Zoning District:** TH-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: Ansley H. Manvel, Architect
Applicant Address: 104 Pritchard Street Bluffton, S.C. 29910
Applicant E-mail: manvel.studio@aol.com Applicant Phone Number: 843.338.8932

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

Owner (if other than the Applicant): Marcellene Trask
Owner Address: 6 Meeting Street Beaufort, S.C. 29902

Project Name: Marcellene Trask Guest House
Property Address: 510 Craven Street
Property Identification Number (Tax Map & Parcel Number): R 120 · 004 · 000 · 0890 · 0000
Date Submitted: Emailed 9/10/2020

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

Applicant's Signature: Ansley H. Manvel Date: 10 September 2020
Owner's Signature: Marcellene Trask Date: 9 · 10 · 20
(The owner's signature is required if the applicant is not the owner.)

Required Project Information

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

Project Name: Marcellene Trask Guest House

Property Size in Acres: .15 Proposed Building Use: Guest House

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ☑ Alterations / Additions

☑ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

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

PROPOSED 595 Heated/68 porch EXISTING 561 Heated/0 porch

Is this project a redevelopment project: ☐ Y ☑ N

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

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

The applicant proposes two phases of construction for the property at 510 Craven Street. The first previously-approved phase will be the interior renovations, reroof and change of exterior colors to the main residence. The second phase will be the guest house renovation.

The guest house is shown on the 1899 Sanborn Insurance Fire Map as a 13'6" x 14'6" accessory building. Some point later two additions were added - a bath and closet on the north end and living room on the south end.

The carriage house renovations are extensive. First, the building will have all later additions mostly removed with only the original structure and bath/closet roof remaining. Second, the building will be raised as it currently sits well below flood level. The raising of the house will be coordinated to match the height of the main house bottom bandboard. Lastly, an entry porch will be added to the north end and bedrooms and bath to the south end. All exterior colors will match the main house.

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

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
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Site Number: U- (Access) 13 - (County) 824 (Site #)
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Historic name(s):
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Address/location: **501 Craven St.**
Map Ref.: BFT 09 (BR)
City Block Ref.: 26 .04
Tax Number: R120 004 000 0837 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort
Date: 1886 ca, Alteration date:
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 #
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☐ Other		

Photograph:



Photographs:
☒ prints
☐ slides
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Date : 9-4-97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-10	35	South facade

Style: Folk Victorian

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Core Shape: rectangular

Stories: 2 stories

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Roof: Shape: gable (end to front)

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Chimney: Type: not visible

Material:

Exterior Walls: weatherboard

Windows: single

Type: double hung

Pane Config.: 2/2

Doors:

Foundation: stuccoed masonry

Porch Height:

Porch Width: entrance bay only

Porch Roof Shape: Stoop

Porch Details: Stoop

Decorative Elements:

Outbuildings: none

Interior Features:

Number of Related Resources:

Surroundings: residential

Acreage: Less than one

Quadrangle: Beaufort

Alterations:

Alteration date:

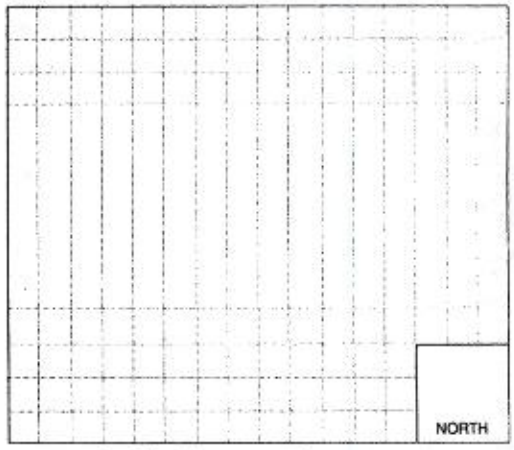
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Condition: good

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Historical Data: Built by E. A. Scheper c. 1886

Sketch:



Site Number: U - 13 - 824

Informant/ Bibliography: General George Crist unpublished history.

RENOVATIONS TO THE MARCELLENE TRASK GUEST HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
OWNER: ANDREW H. MANVEL, ARCHITECT, 843.338.8952

TREE SURVEY PREPARED FOR
MARCELLENE LEA TRASK
THE NORTHWESTERN CORNER OF BLOCK 27- CITY OF BEAUFORT
BEAUFORT CITY
BEAUFORT COUNTY SOUTH CAROLINA
DATE: JUNE 1, 2020

REFERENCE PLAT:
PLAT BY R. D. TROGDON JR., DATED MAY 14, 1982
RECORDED IN DEED BOOK 347 PAGE 636.

THIS PROPERTY IS LOCATED IN ZONE A-11 (ELEV.13.00) AS DETERMINED BY FEMA. FIRM COMMUNITY-PANEL NUMBER 450026 0005 D. DATED 9/29/86.
PIN: R120-004-000-0890-0000

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

1189

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

TROGDON SURVEYING No. C01248 SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

ROBERT D. TROGDON IV PLS 14819
TROGDON SURVEYING
52 FRANCIS MARION CIRCLE
BEAUFORT, S.C. 29907
PHONE (843)252-9219

EXISTING SITE PLAN SCALE OF 1"=20'-0"

EXISTING PERVIOUS/IMPERVIOUS
51% / 49%
PROPOSED PERVIOUS/IMPERVIOUS
57% / 43%

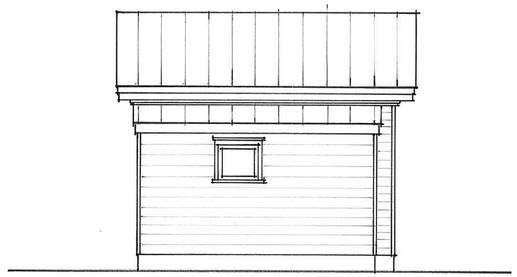
CRAVEN STREET

NEW STREET

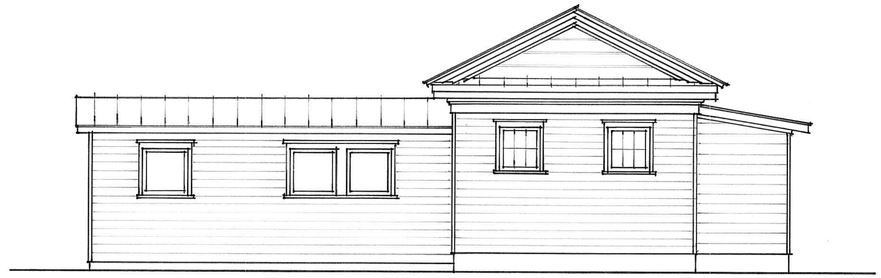
PROPOSED SITE PLAN SCALE OF 1/8"=1'-0"

1

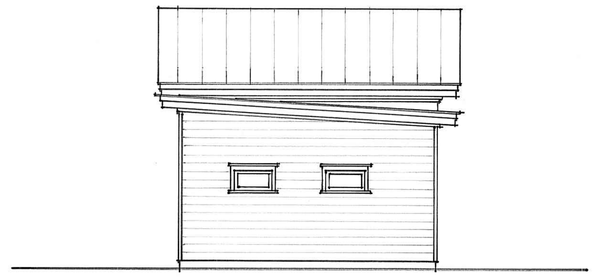
30 JUNE 2020
10 SEPT 2020
22 SEPT 2020



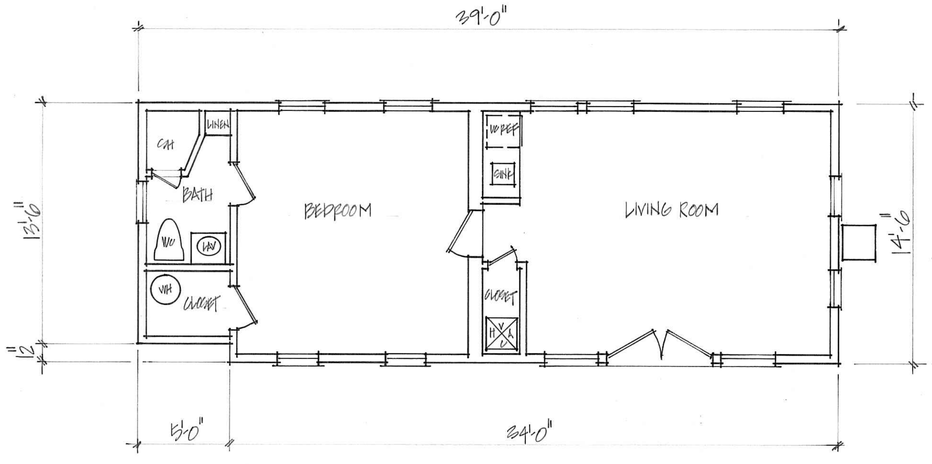
EXISTING
NORTH ELEVATION SCALE OF 1/4" = 1'-0"



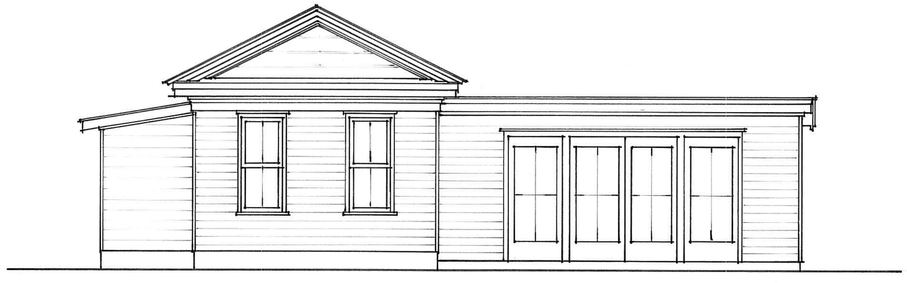
EXISTING
EAST ELEVATION SCALE OF 1/4" = 1'-0"



EXISTING
SOUTH ELEVATION SCALE OF 1/4" = 1'-0"



EXISTING FLOOR PLAN SCALE OF 1/4" = 1'-0"

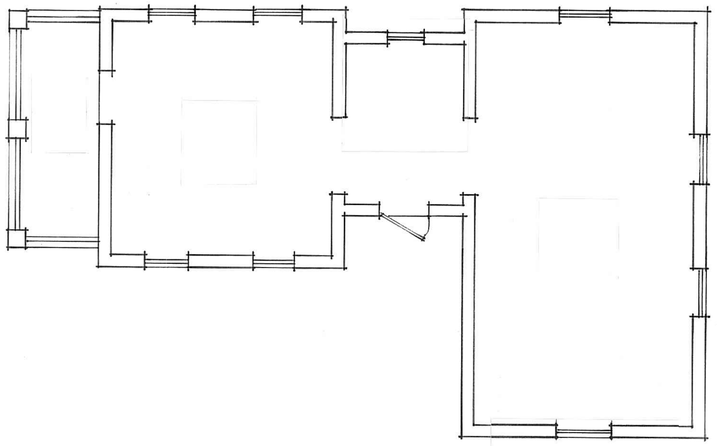


EXISTING
WEST ELEVATION SCALE OF 1/4" = 1'-0"

RENOVATIONS TO THE MARGUERITE TRASK GUEST HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANGLEY H. MANUEL, ARCHITECT, 843.338.8952

2

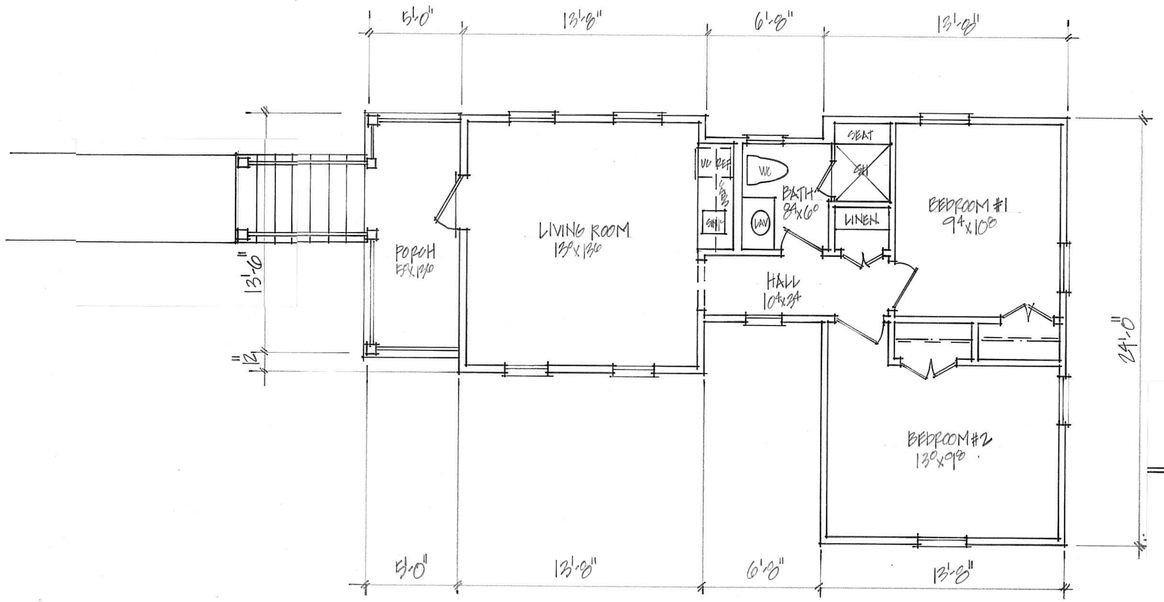
30 JUNE 2020
10 SEPT 2020



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



PROPOSED NORTH ELEVATION SCALE OF 1/4" = 1'-0"



PROPOSED FLOOR PLAN SCALE OF 1/4" = 1'-0"



PROPOSED WEST ELEVATION SCALE OF 1/4" = 1'-0"

RENOVATIONS TO THE MCKEE HOUSE
510 CRAVEN STREET
BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANGELENE TRASK GUEST HOUSE
MANUEL, ARCHITECT, 843.338.8932

3

30 JUNE 2020
10 SEPT 2020



PROPOSED SOUTH ELEVATION SCALE OF $\frac{1}{4}$" = 1'-0"

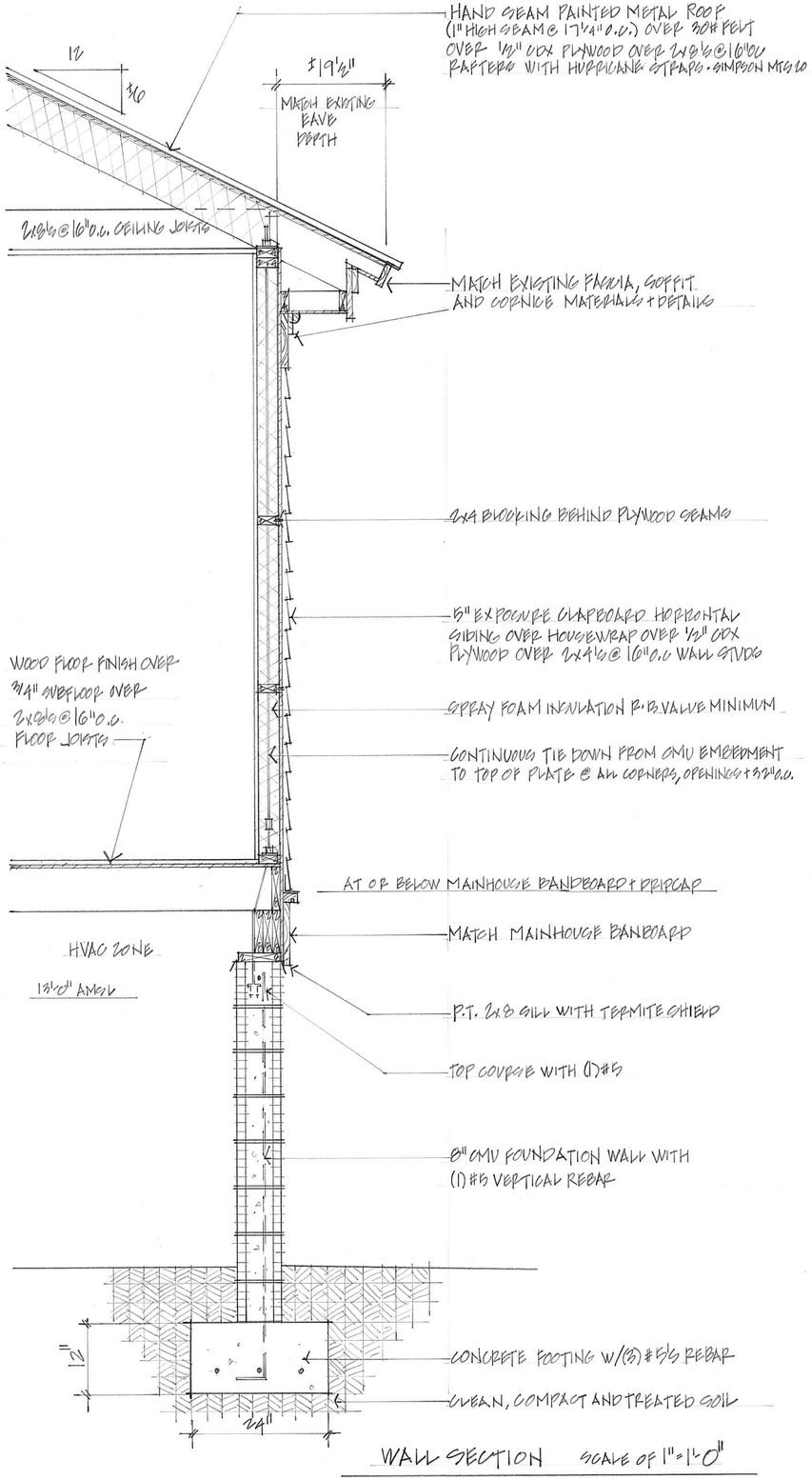


PROPOSED EAST ELEVATION SCALE OF $\frac{1}{4}$" = 1'-0"

RENOVATIONS TO THE MARCELLENE TRAK CARRIAGE HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANDREW H. MANUEL, ARCHITECT, 843.338.8932

4

30 JUNE 2020
10 SEPT 2020



WALL SECTION SCALE OF 1" = 1'-0"

RENOVATIONS TO THE MARCELLENE TRACK GUESTHOUSE
510 CRAVEN STREET
BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANSLEY H. MANUEL, ARCHITECT, 843.338.8732

5

10 SEPT 2020

Marcellene Trask
6 Meeting Street
Beaufort, SC
29907
marcellenetrask@yahoo.com

Dated September 10, 2020

List of Paint Color Choices for 510 Craven Street Carriage House, Beaufort, SC 29902

Exterior and foundation:	Farrow & Ball Borrowed Light 235
Lattice work between foundation piers:	Farrow & Ball Bancha 298
Exterior Door:	Farrow & Ball Bancha 298
All Trim including porch railings, porch columns, window sashes, and balustrade:	Farrow & Ball Cabbage White 269
Porch Ceilings:	Farrow & Ball Lulworth Blue 89
Porch Floor:	Farrow & Ball Pavilion Gray 242

Regarding the Roof:

The same roof as the main house – metal, hand seamed in Slate Gray.













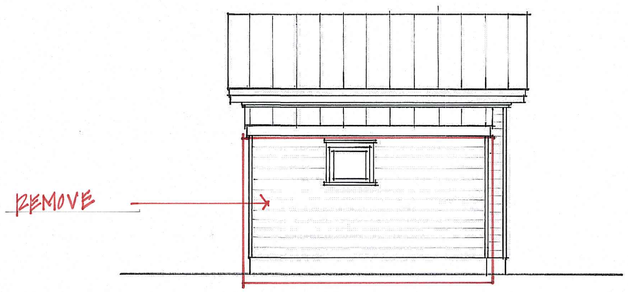
COLOR SCHEME



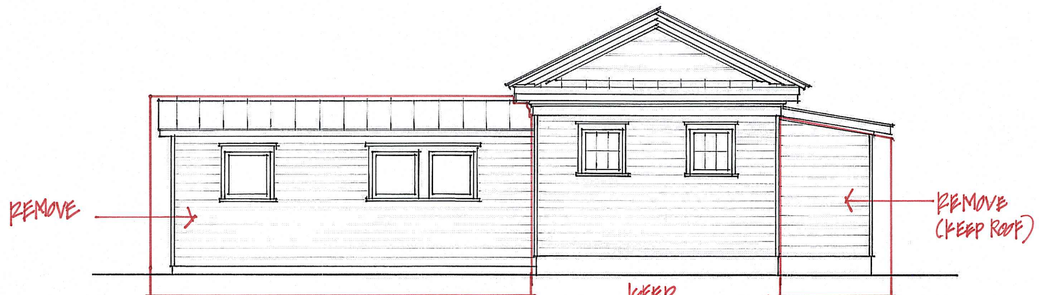


NEW STREET ELEVATION SCALE OF 1/8"=1'-0"

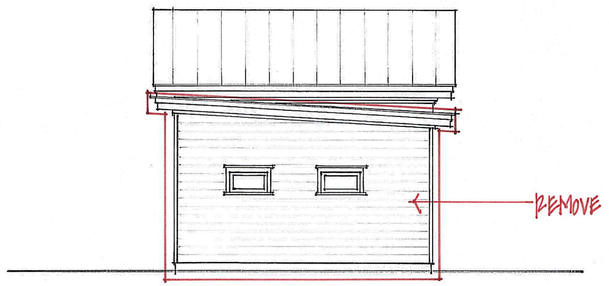
RENOVATIONS TO THE MARCELLENE TRACK GUESTHOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANDREW H. MANUEL, ARCHITECT SAR.0000.8992



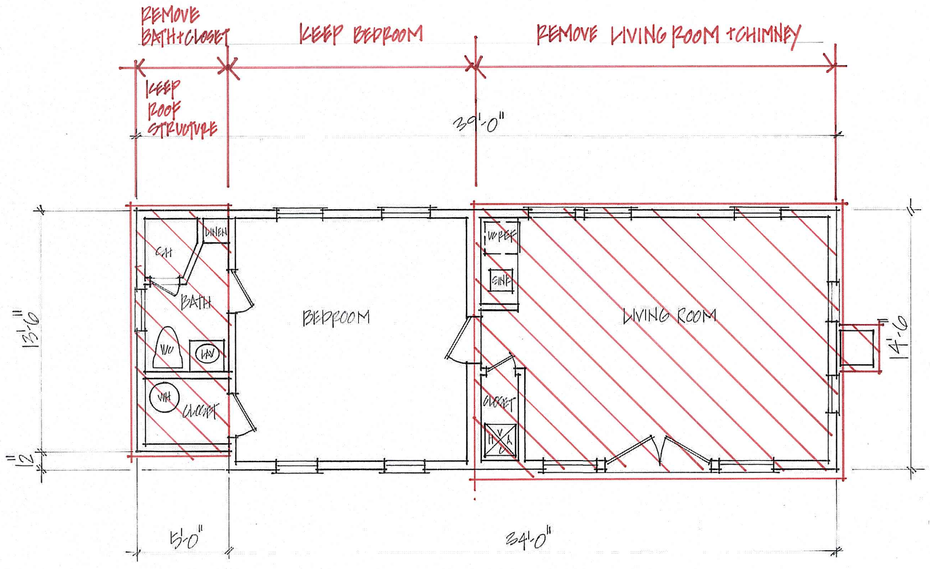
EXISTING
NORTH ELEVATION SCALE OF 1/4" = 1'-0"



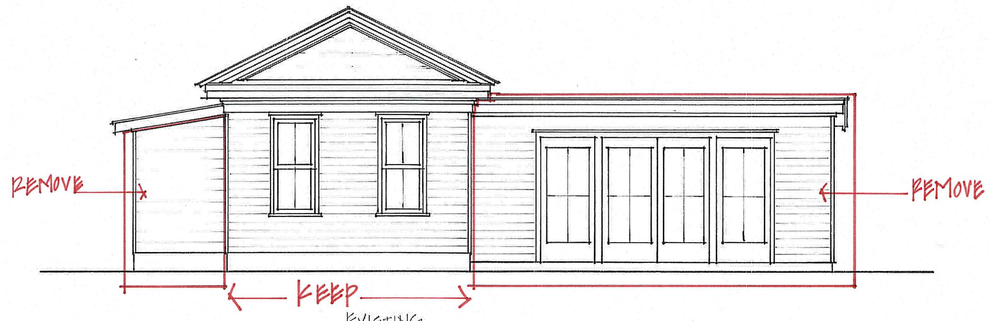
EXISTING
EAST ELEVATION SCALE OF 1/4" = 1'-0"



EXISTING
SOUTH ELEVATION SCALE OF 1/4" = 1'-0"



EXISTING FLOOR PLAN SCALE OF 1/4" = 1'-0"



EXISTING
WEST ELEVATION SCALE OF 1/4" = 1'-0"

DEMO PLAN

RENOVATIONS TO THE MARSHLANE TRASK CARRIAGE HOUSE
510 CRAVEN STREET BEAUFORT, SOUTH CAROLINA
MANUEL STUDIO, LLC, ANGLEY H. MANUEL, ARCHITECT, 843.338.8932

2

30 JUNE 2020
9/22/2020

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 October 2020

1 Summary of Request

510 Craven Street, Renovation/addition
Applicant: Ansley Manuel (20-33 HRB.2)
The applicant is requesting preliminary approval for a renovation/addition to the carriage house in the rear of the property at 510 Craven Street.

This is a contributing structure in the Historic Preservation Neighborhood.

Background: The Applicant submitted two applications for this address that were reviewed at the August 2020 HRB Meeting. The first application was for final approval of a re-roof and exterior color change of the main residence on the property. This application was approved for final with noted changes to the exterior color palate and a hand crimp seam on the new roof. The Second application was for preliminary approval for renovations to the carriage house on the property. This application was deferred.

2 Facts

Property Address: 510 Craven Street
Parcel ID: R120 004 000 0890 0000
Case Number: 20-33 HRB.2
Applicant: **Ansley Manuel**
Zoning: T4-HN
Use: Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements – Accessory Structure:**
  - *Accessory structures shall be located behind the front façade of the primary structure.*
  - *Rear setback – 5' min.*
  - *Side Corner/Alley – 5'min.*
  - *Side Interior – 5'min.*
- **Impervious Surface Coverage***:* 55% maximum
- **Current Flood Zone:** A11, Base Flood Elevation: +13', with 1' freeboard required by City of Beaufort

References:

- Beaufort Preservation Manual Supplement, Chapter 3: New Construction, Additions, Demolition, and Signage
- Beaufort Preservation Manual Supplement, Chapter 7: Doors, Windows, Shutters

- Beaufort Preservation Manual, p. 80-81: Foundation Infill
- Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS/ RECOMMENDATIONS

1. Per previous application discussion, it has been established that the original Carriage House was built between 1899 and 1894, therefore, the original footprint of the Carriage House is historic. The two additions to the Carriage House are not historic. Staff supports their removal.

2. Per previous application discussion, staff supports lifting the existing carriage house structure to match the existing Finish Floor Elevation of the Main House, which the applicant is proposing to alleviate flooding concerns.

3. Overall, this is a positive addition to the existing historic carriage house at 510 Craven Street. The addition is appropriately massed so that it is compatible yet distinct from the original structure.

4. The applicant is proposing the use of shiplap siding on that portion of the addition that directly attaches to the historic carriage house structure which is appropriate and complies with Chapter 3 of the Beaufort Preservation Manual Supplement. However, the applicant is proposing lap siding (to match existing historic carriage house siding) at the southern two-bedroom volume. Staff recommends that all new construction is clad with shiplap to differentiate new construction from the original historic carriage house footprint.

5. Staff supports the applicant's proposed removal of the northern non-historic bathroom wing of the existing carriage house and replacing this area with an open porch. This is a positive approach and gives the carriage house a better-defined entry point that is still subordinate to the main structure.

6. Staff supports the sizes and locations of the new windows on the addition in that they match the size and proportion of the existing carriage house windows. Applicant to ensure and demonstrate in future submissions that the new windows are compliant with p. 37 of the Beaufort Preservation Manual Supplement: "only clear glass should be used in any window in the Historic District, and only true muntins may be used on all proposed wood windows in the Historic District.

7. Staff supports the design of the new entry door to the Carriage house. In future submissions, applicant to ensure and demonstrate compliance with pages 35 and 36 of the Beaufort Preservation Manual Supplement regarding doors.

8. Staff supports the louvered design between the foundation piers. When detailing this design, applicant to ensure compliance with pages 80 and 81 of the Beaufort Preservation Manual regarding Foundation infill.

9. The color choices for the exterior are appropriate and match the previously approved colors of the main house.

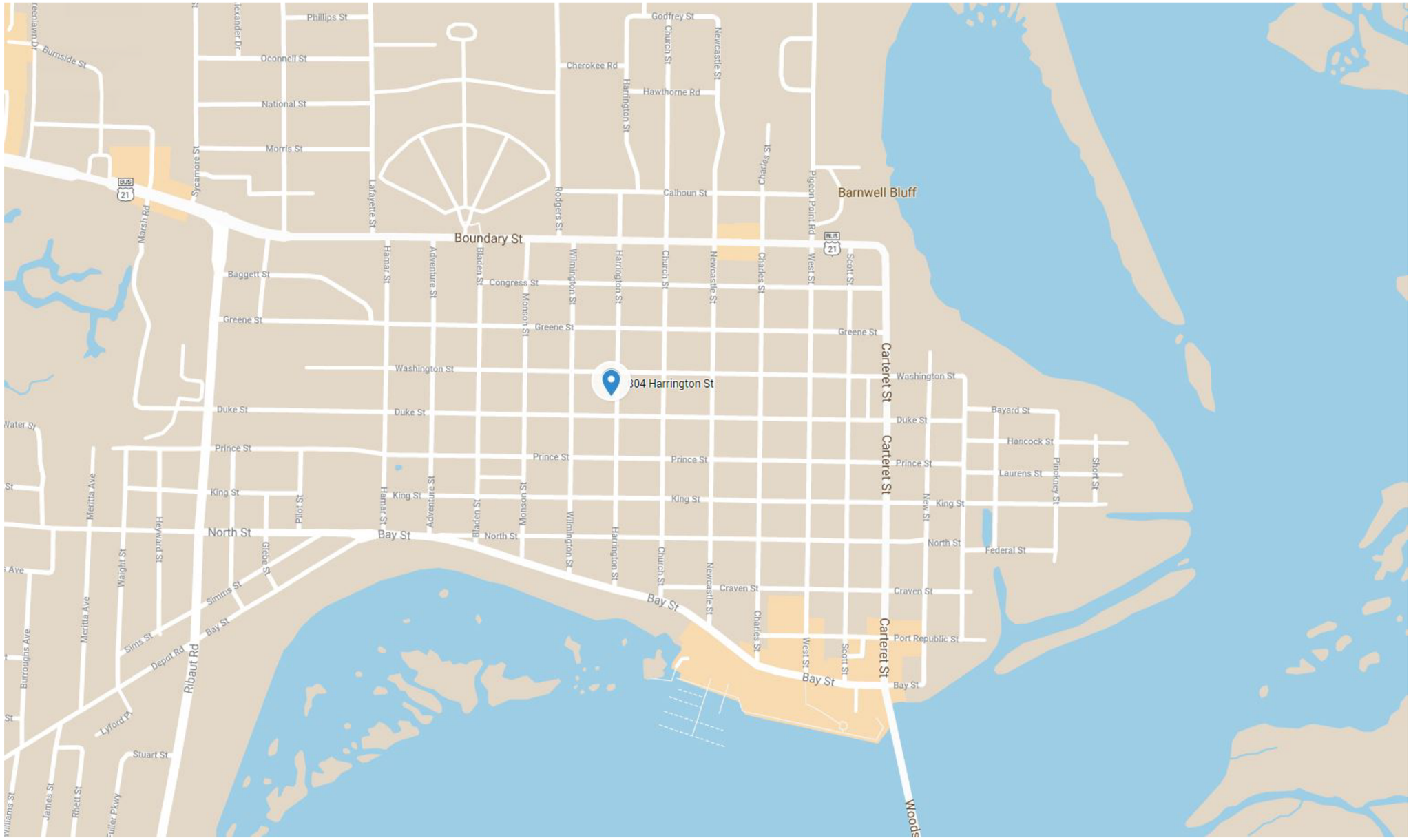
10. Staff supports the replacement of the existing standing seam roof with a new standing seam roof to match the main house new roof. As discussed with the main house roof application in the August meeting, the carriage house standing seam roof should have hand-seamed hip, ridge, and other termination elements – no hip caps, ridge caps, or other bulky terminations. Applicant to include details for roofing in future submissions. It is the Applicant/roof contractor's responsibility to select appropriate metal roofing material suitable for hand folding at ridges, hips, and terminations.

STAFF RECOMMENDATION:

Preliminary Approval with conditions noted.

CITY STAFF INTRODUCTION

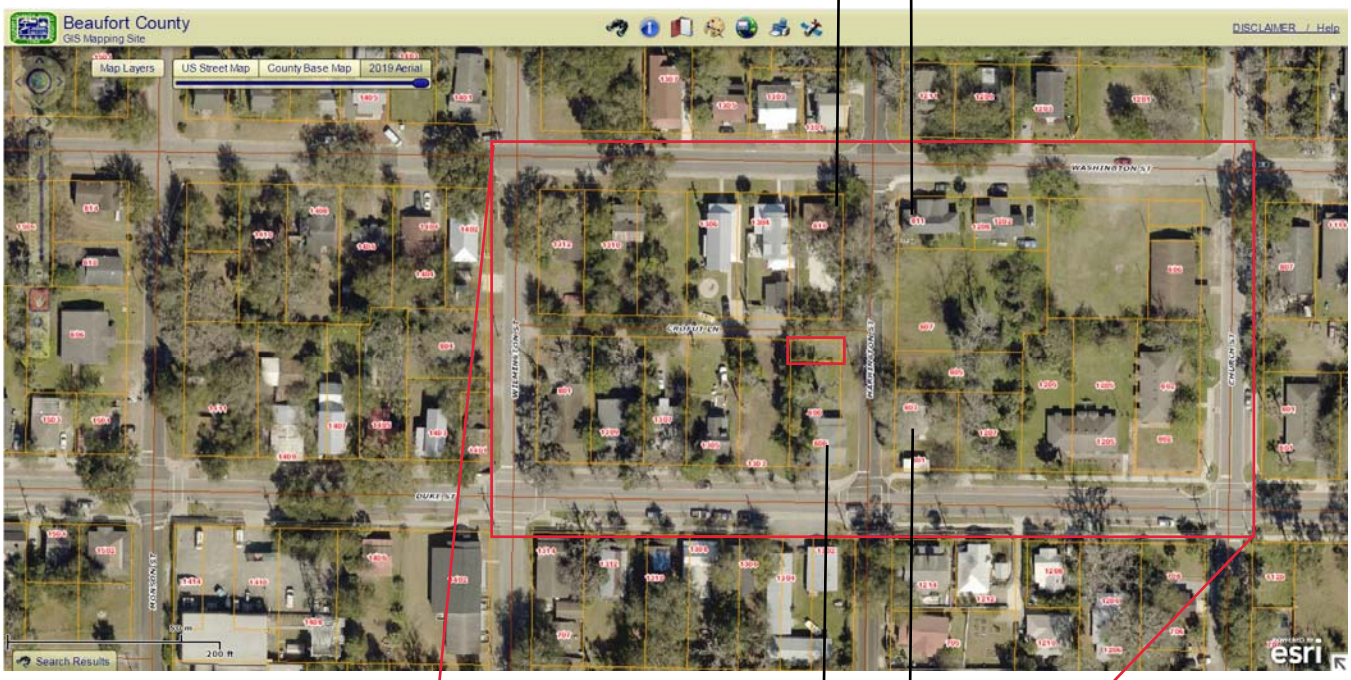
804 HARRINGTON STREET



PROJECT LOCATION - 804 HARRINGTON STREET

810 HARRINGTON

811 HARRINGTON



800 HARRINGTON

803 HARRINGTON



CONTEXT





SITE - HARRINGTON ST. & CROFUT LN.

908 HARRINGTON



810 HARRINGTON





910 HARRINGTON



1301 WASHINGTON

HARRINGTON STREET CONTEXT

803 HARRINGTON



1215 PRINCE





811 HARRINGTON



800 HARRINGTON

HARRINGTON STREET CONTEXT

APPLICANT PRESENTATION

804 HARRINGTON 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

2042HRB.1

☐ Staff Review
☒ Board Review

Application Fee: *see attached schedule*

OFFICE USE ONLY: **Date Filed:** 9/16 **Application #:** 2026 **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: Jeremiah Smith

Applicant Address: 1107 West Street

Applicant E-mail: jeremiah@allisonramseyarchitect.com Applicant Phone Number: 423-290-1179

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

Owner (if other than the Applicant): Cara May Cottage, LLC

Owner Address:

Project Name: Cara May Cottage

Property Address: 804 Harrington St & Crofut Ln

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 359A0000

Date Submitted: 9-9-2020

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

Applicant's Signature: Jeremiah Smith Date:

Owner's Signature: Date: 9-15-2020

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

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: Cara May Cottage

Property Size in Acres: 0.02 Proposed Building Use: residential

Nature of Work (check all that apply):

■ New Construction, Primary Structure ☐ New Construction, Primary Structure ☐ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
400 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):

This is a small 1-bedroom house on a small non-conforming lot. Access to one gravel parking space is from the city-owned right of way--Crofut Lane.

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

Meredith Jacobs

From: Jeremiah Smith <jeremiah@allisonramseyarchitect.com>
Sent: Wednesday, September 23, 2020 1:48 AM
To: Meredith Jacobs
Cc: Dan Frazier; Heather Spade; David Prichard; Julie Bachety; Jeremy Tate
Subject: RE: 804 Harrington - October HRB - Missing Items
Attachments: Cara May Cottage II 9-22-2020.pdf; HRB -Application - Cara May Cottage 9-15-20.pdf; Images - Site & Context 9-22-20.pdf; Quoizel WVR8406EK Westover 1 Light 17 inch Earth Black Outdoor Wall Lantern.pdf; Window specs.pdf; GAF Timberline Natural Shadow 33.3-sq ft Slate Laminated Architectural Roof Shingles in the Roof Shingles department at Lowes.com.pdf

Meredith,

Thank you for the email and list of missing items. I have attached a complete submission and responded to each item below in red. Please let me know if anything else is needed.

Thank you,
Jeremiah

Jeremiah W. A. Smith, Architect
Allison Ramsey Architects, Inc.
1003 Charles Street
Beaufort, SC 29902
Phone: 843-986-0559 Ext: 4
Email: jeremiah@allisonramseyarchitect.com

From: Meredith Jacobs <meredith@meadorsinc.com>
Sent: Friday, September 18, 2020 3:08 PM
To: Jeremiah Smith <jeremiah@allisonramseyarchitect.com>
Cc: Dan Frazier <dfrazier@cityofbeaufort.org>; Heather Spade <hspade@cityofbeaufort.org>; David Prichard <dprichard@cityofbeaufort.org>; Julie Bachety <jbachety@cityofbeaufort.org>; Jeremy Tate <jeremy@meadorsinc.com>
Subject: 804 Harrington - October HRB - Missing Items

Hi Jeremiah,

Thank you for making application to the Historic Review Board. This email confirms receipt of your HRB Application for New Construction of a single family home at 804 Harrington Street.

Upon initial review of your application, we have found that the following items are missing and are required in order for this application to be reviewed at the October meeting. If any of these items are not applicable to your project, please provide a statement that they are not applicable. Please revise your application to include the following and **resubmit a new, complete application** by end of day on **Wednesday, September 23**. Please note that any additional information submitted after this date will NOT be reviewed for the October HRB meeting. If you are unable to meet this deadline, this application will be automatically moved to the November meeting. Please also note that scheduled dates of reviewed applications are subject to the number of applications received.

Missing Items for 804 Harrington Street:

Conceptual:

1. Please update site plan to include any proposed mechanical equipment and associated screening and percentage of total impervious paving. Please also add a hatch to show extent of gravel in rear of structure. Mechanical equipment is shown and now labeled. No screening is proposed as it is located at the rear. There is no impervious paving proposed. The percentage of impervious on the lot is 47%. A gravel hatch is now shown for the (1) parking pad (10' x 18').
2. Please include a street elevation or street section that shows height and width relationships to existing adjacent buildings. Please see Sheet S for Harrington Streetscape from Duke to Washington.
3. Please label addresses on Harrington Street Context images and tie back to the context map page for clarity. Addresses have been added to the images. The 4 closest buildings have been labeled on the satellite image.

Preliminary:

1. Missing Items for Conceptual review noted above. See above.
2. Please include ridge heights on elevations. Note has been added – 19'-5"
3. Please include a colored version of at least one elevation, noting proposed materials and colors. Please see cover sheet for elevation with proposed colors. Materials are noted on elevations.

Final Review:

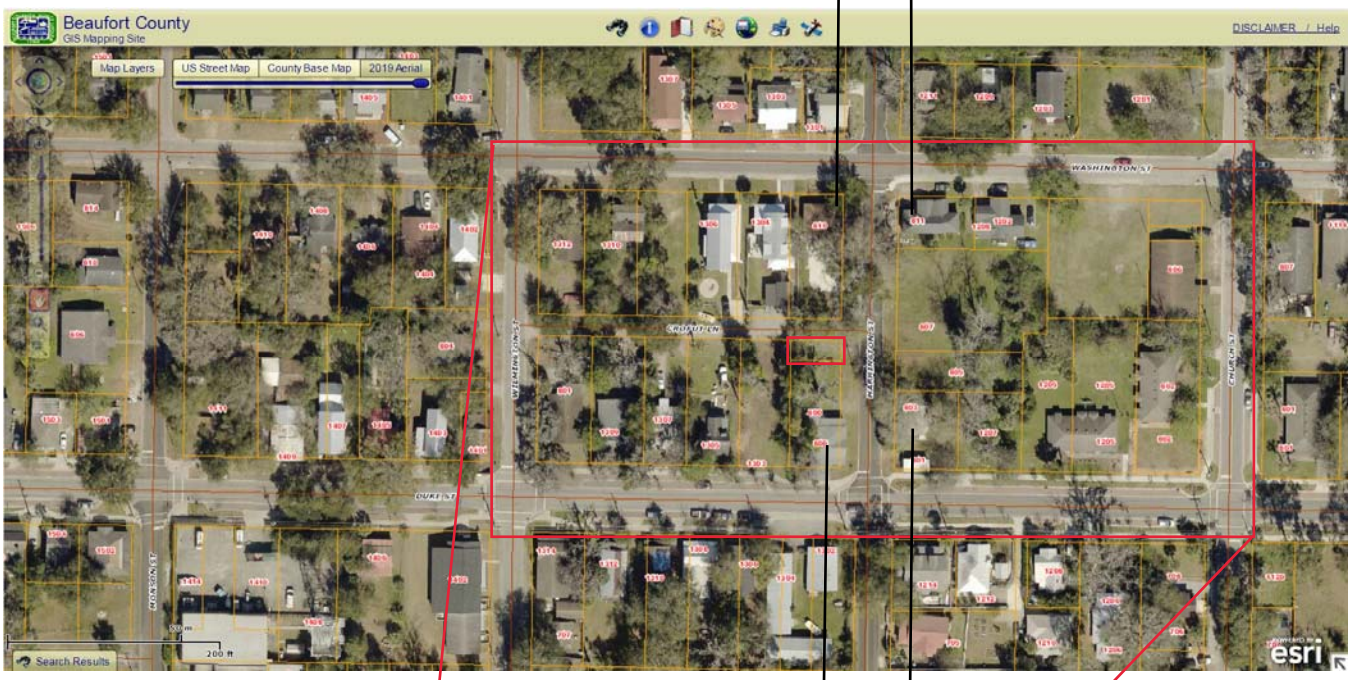
1. Missing Items for Conceptual and Preliminary Review noted above. See above.
2. Please include a section detail through the porch stair. Please see Sheet 2 for added detail.
3. Please ensure all paint numbers and names are complete and included on final materials list. Please see cover sheet.
4. Please provide cut sheets for all light fixtures, materials, doors and windows, roof shingles. Spec sheets are attached for front porch light fixture, windows, and roof shingles.

Thank you,

Meredith Jacobs
Meadors Architecture
2811 Azalea Drive
Charleston, SC 29405
Cell: 843.729.0172
Office: 843.723.8585
www.meadorsinc.com

810 HARRINGTON

811 HARRINGTON



800 HARRINGTON

803 HARRINGTON



CONTEXT





SITE - HARRINGTON ST. & CROFUT LN.

908 HARRINGTON



810 HARRINGTON





910 HARRINGTON



1301 WASHINGTON

HARRINGTON STREET CONTEXT

803 HARRINGTON



1215 PRINCE





811 HARRINGTON



800 HARRINGTON

HARRINGTON STREET CONTEXT

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2868 = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1/3 — = SECTION OR ELEVATION
SHEET NUMBER

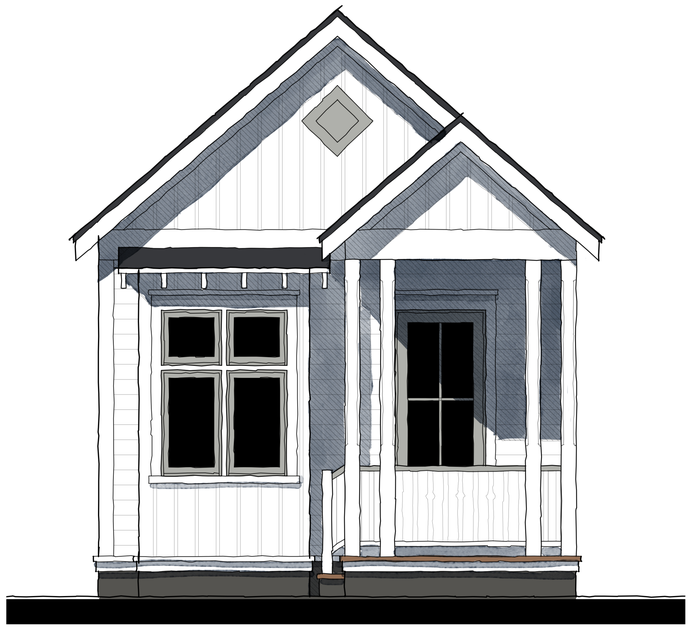
ROOM TITLE
KITCHEN
10" CLG. — CEILING HEIGHT
WOOD — FLOOR FINISH

1 DRAWING TITLE
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. 88 = PLAN REFERENCE NORTH

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SP	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLUORESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

COLORS + MATERIALS LIST - VERIFY w/ ARCHITECT	
SIDING / BODY	WHITE - SW7077
WINDOW + DOOR TRIM	WHITE - SW7077
COLUMNS + CORNER TRIM	WHITE - SW7077
STUCCO BASE + BAND BOARDS	FASHION GRAY - COLOR MATCH WINDOWS
EAVES + FASCIA	WHITE - SW7077
TOP RAIL + DIAMOND TRIM	FASHION GRAY - COLOR MATCH WINDOWS
FRONT DOOR	FASHION GRAY - COLOR MATCH WINDOWS; 3/4 GLASS 4 LITE
WINDOWS	FASHION GRAY - SIERRA PACIFIC; 4 LITE CASEMENT
ARCH. SHINGLES	"SLATE GRAY" - GAF TIMBERLINE



CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	SITE PLAN/ DRAINAGE PLAN
1	FOUNDATION PLAN/ FLOOR PLAN/ ROOF PLAN/ ELECTRICAL LAYOUT/ DETAILS
2	ELEVATIONS/ DETAILS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS
TOTAL HEATED = 400 S.F.
COVERED PORCH = 46 S.F.

CARA MAY COTTAGE

HARRINGTON STREET + CROFUT LANE, CITY OF BEAUFORT, SOUTH CAROLINA

CARA MAY COTTAGE
HARRINGTON STREET + CROFUT LANE.
CITY OF BEAUFORT. SOUTH CAROLINA

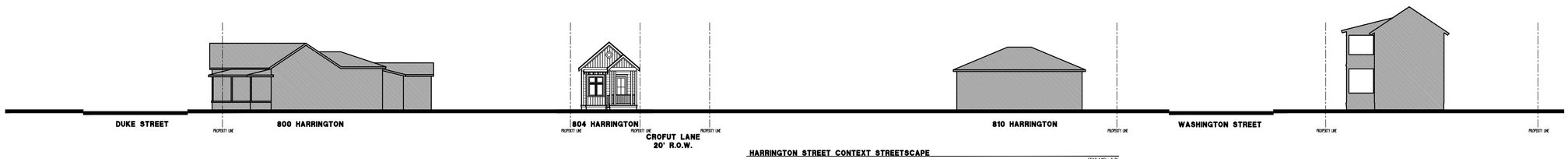
ALLISON RAMSEY Architects, inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC. 29902
(843) 986.0559
www.allisonramseyarchitect.com

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DATE:	09/09/2020
JOB NO.	19P12
DWN. BY:	JWA5
DWG. NAME:	19P12.DWG

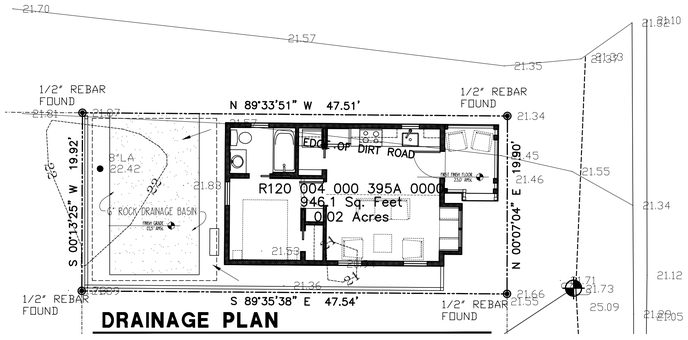
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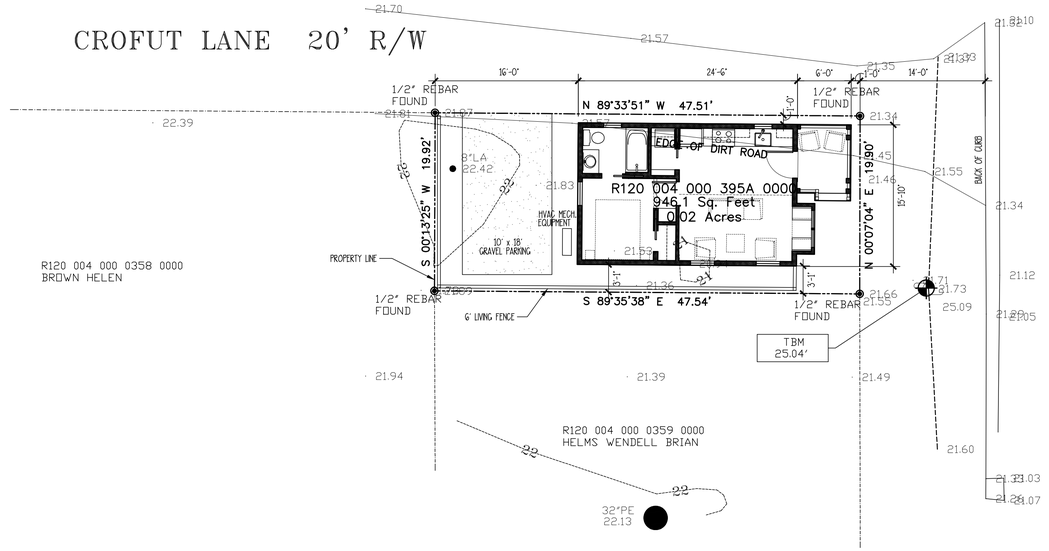


HARRINGTON STREET CONTEXT STREETSCAPE

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



DRAINAGE PLAN



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

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

CARA MAY COTTAGE

HARRINGTON STREET + CROFUT LANE,
CITY OF BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY Architects PLLC - creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
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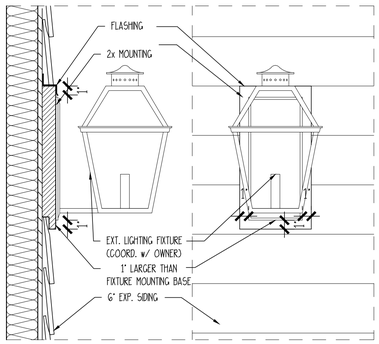
THIS PLAN HAS BEEN PREPARED TO MEET CITY PROFESSIONAL STANDARDS AND PRACTICES, DOMESTIC BUILDING CODES AND ENVIRONMENTAL CONDITIONS THAT FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE CONSTRUCTION BEGINS. ALLISON RAMSEY ARCHITECTS, PLLC ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.

-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-FLOOD ZONE LOCATIONS, CRITICAL ENGINEERING ASPECTS SHOULD BE CONSTRUCTED AS PER ENGINEERING DRAWINGS.
-HVAC & PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND TYPICAL EQUIPMENT SIZES CURRENTLY USE FROM MECHANICAL MANUFACTURERS.
-VERIFY ALL STRUCTURAL SUPPORTS WITH LOCAL ENGINEER AND CODE AUTHORITY

DATE:	09/22/2020
JOB NO.	19012
DWN. BY:	JWAS
DWG. NAME:	19012SLDWG

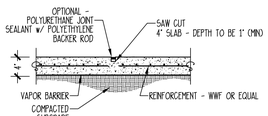
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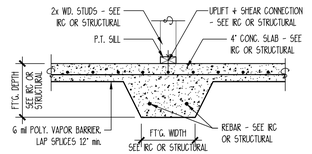
7 EXTERIOR LIGHTING MOUNT DETAIL

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



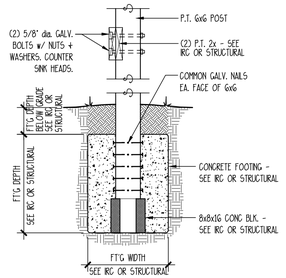
4 CONTROL JOINT DETAIL

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



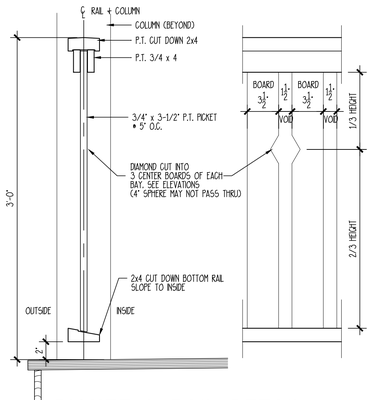
3 THICKENED SLAB DETAIL

NOT TO SCALE



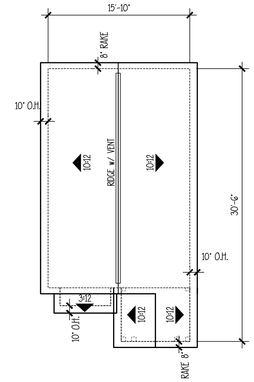
5 6x6 POST DETAIL

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



6 PICKET & RAIL DETAIL

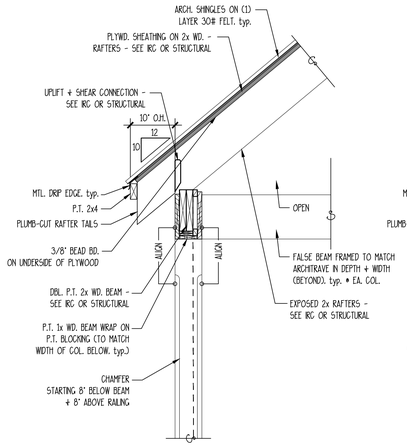
SCALE: 1 1/2" = 1'-0"



ROOF PLAN

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

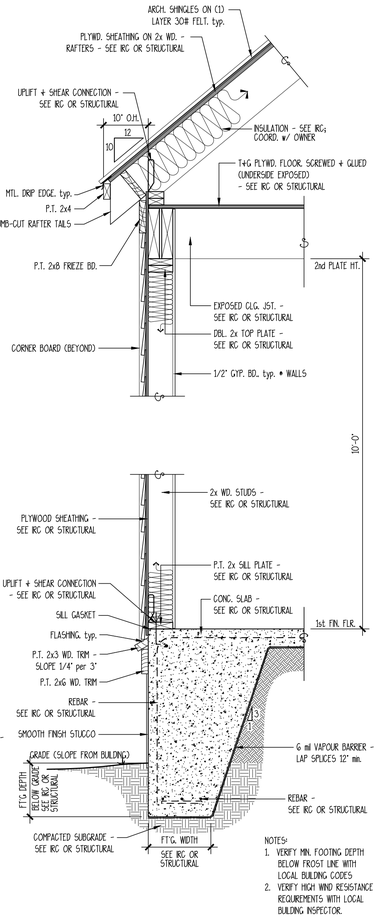
*NOTE: EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE) ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.



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

2 TYPICAL PORCH SECTION

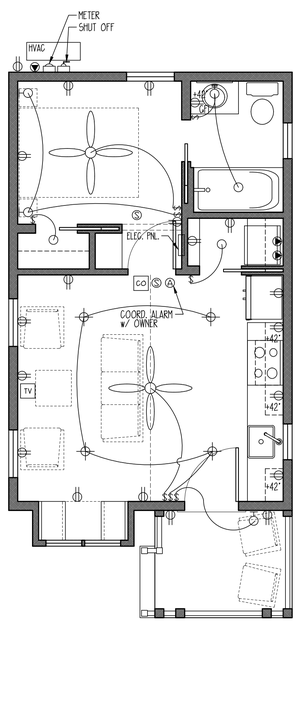
SCALE: 3/4" = 1'-0"



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

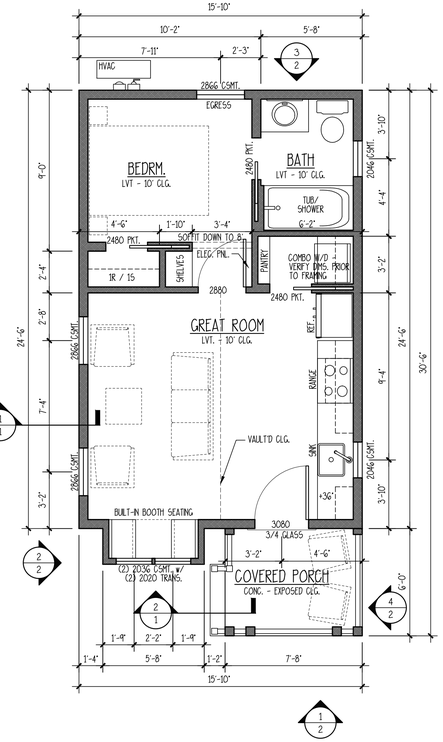
1 TYPICAL WALL SECTION

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



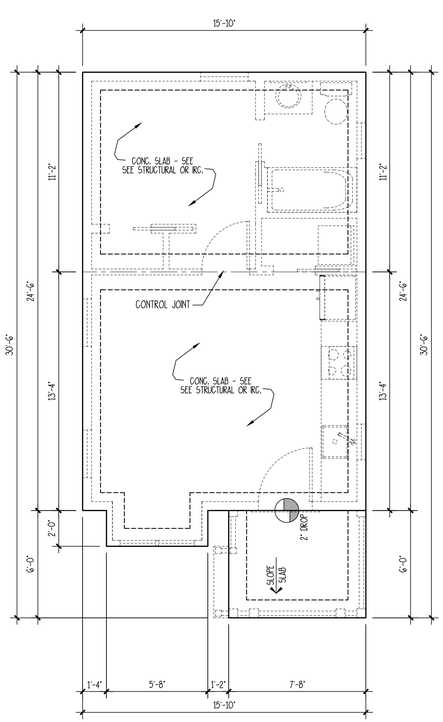
ELECTRICAL PLAN

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



FIRST FLOOR PLAN

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



FOUNDATION PLAN

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

*NOTE: CONTROL JOINTS + THICKENED SLAB TO BE PLACED PER RG OR STRUCTURAL

CARA MAY COTTAGE

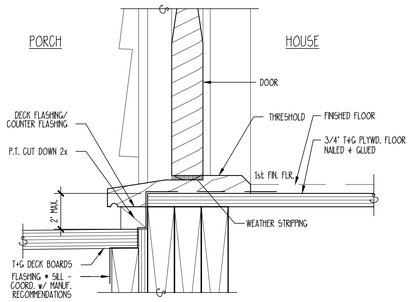
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ANY FULL SIZED DRAWINGS ARE FOR PRINTING ON 24"x36" PAPER

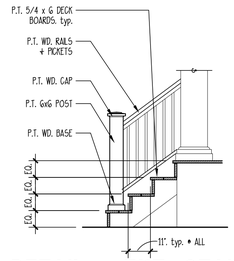
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JOB NO.	1912
DWN. BY:	JWAS
DWG. NAME:	1912ELEVPKG

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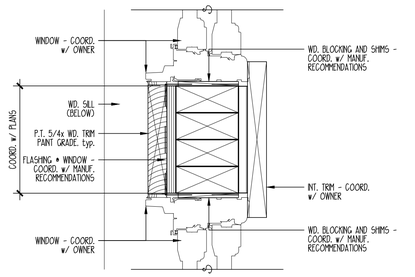
9 TYPICAL EXTERIOR DOOR SILL

SCALE: 3" = 1'-0"



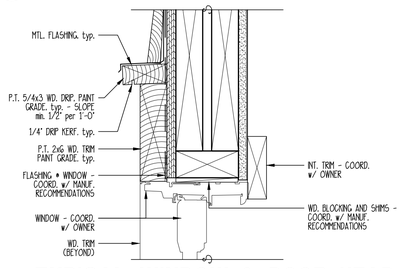
10 DETAIL @ EXT. STAIRS

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



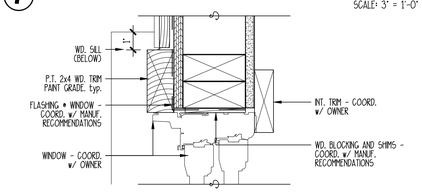
8 TYPICAL WINDOW JAMB @ MULL

SCALE: 3" = 1'-0"



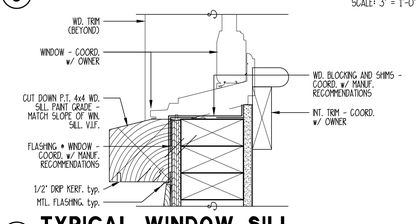
7 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



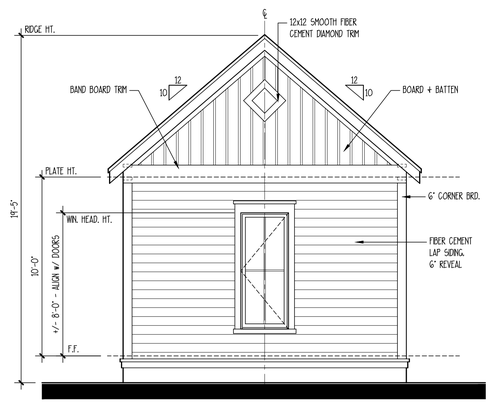
6 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



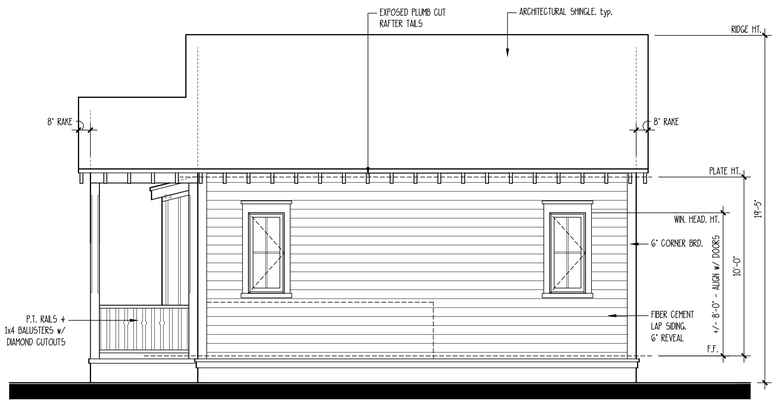
5 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"



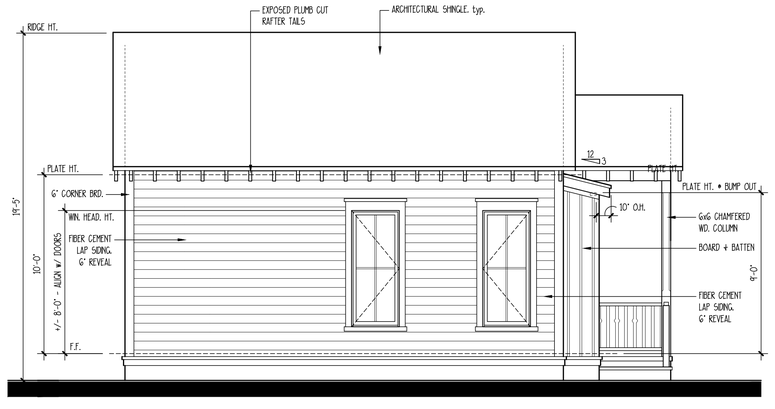
3 REAR ELEVATION

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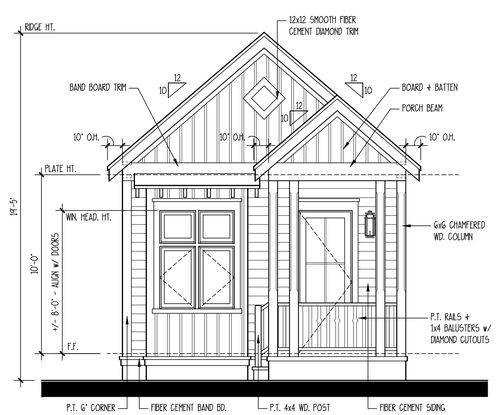
4 RIGHT ELEVATION

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



2 LEFT ELEVATION

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



1 FRONT ELEVATION

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

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- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ALL LOCAL CODES.
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- VERIFY ALL DIMENSIONS PRIOR TO FABRICATING
- ANY ITEM / EQUIPMENT IN SPEC SHEETS / OR TRADE PACKAGES REQUIRING ADDITIONAL ELECTRICAL SUPPORT MUST BE FULLY COORDINATED WITH ELECTRICAL ENGINEER AND CONTRACTOR.

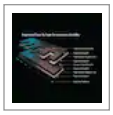
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JOB NO.	1912
DWN. BY:	JWA/S
DWG. NAME:	1912ELEVS.DWG

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- Highest roofing fire rating: UL Class A, Listed to ANSI/UL 790

Manufacturer Color/Finish: Slate



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Warranty Guide PDF
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Home » Westover » Outdoor Wall Lights » Quoizel WVR8406EK

Quoizel WVR8406EK

Westover 1 Light 17 inch Earth Black Outdoor Wall Lantern





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Product Information | General Information | Manufacturer's Catalog(s) | Questions

General Information

Quoizel WVR8406EK
Westover 1 Light 17 inch Earth Black Outdoor Wall Lantern

The clean lines and hand-riveted accents make the Westover a modern industrialist's dream. Long rectangular framework with clear glass panels provide an unobstructed view of the lantern's sleek interior. The earth black finish further enhances the versatility of this refined collection.

Brand Information

- Brand: Quoizel
- Collection: Westover
- SKU: WVR8406EK

Design Information

- Category: Outdoor Wall Lights
- Finish: Earth Black
- Glass: Clear With Beveled Edge

Dimensions and Weight

- Length: 7.50 in.
- Width: 6.00 in.
- Height: 17.00 in.
- Backplate/Canopy Width: 4.50 in.
- Backplate/Canopy Length: 7.00 in.
- Weight: 8.71 lb.

Other Specifications

- Ships Via: Ground (FREE SHIPPING)
- Included Suspension: 6 In Cord
- Warranty: Limited Warranty

Additional Details

- Limited Warranty Electrical Components 10 Years, Finish - Indoor & Outdoor 3 Years, Coastal Armour - Outdoor Finish 5 Years

Bulb Information

- Bulbs Included: No
- Primary Bulb(s): 1 x 100.00 watts Medium A19

Product Rating

- Voltage: 120V
- Safety Rating: ETL Listed

Documents

- Install Sheet: IS-WVR8406EK.pdf

Quoizel's Catalogs

Customer Reviews

Product Questions

Questions about Quoizel WVR8406EK

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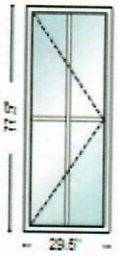
SHIP TO:
Casa May Cottage
Harrington St.
Beaufort, SC

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Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1175718		Jeremiah Smith - Allison Ramsey Arch	Cara May Cottage	Smith	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 330	2	EA	$664.54	$1,329.09

2020 PRICING
H3 Aluminum Clad Casement Windows 2.0 Casement Right 29.5 x 77.5
30 x 78, Frame Width = 29.5, Frame Height = 77.5, Screen Width = 26.125, Screen Height = 73.15625
Complete Unit, CoreGuard Plus
Frame Color = Battleship Gray 321, AAMA 2604, Primed Interior, Interior Primed Finish = White, Pine Interior, Frame Jamb Style = Flush
Sash Color = Battleship Gray 321, AAMA 2604, Sash Interior = Primed Interior, White
Dual Insulated, Low-E 366, Argon Gas, Black Warm Edge Spacer
Hardware = Shipped with Unit, E-Guard Finish (Beige), Encore, White, WOCD=No, 14" Hinge
Full Screen Shipped Separately, White, Fiberglass Mesh
Simulated Divided Lite, Equal, Grille Profile = Putty, 7/8", Interior Bar Height = .260, Exterior Color = Battleship Gray 321, 2604, Primed Interior, Interior Grille Primed Color = White, Pine Interior, w/spacer, Dark Bronze Anodized, 2W2H, Grille Type Custom
Integral Rigid Vinyl Nailing Fin, No Drip Cap
6 9/16" 1-Piece, Match Interior Wood = Yes, Pine Jamb Extension, Primed Interior, Jamb Extension Primed Color = White, Entire Set
U-Factor = 0.28, SHGC = 0.19, CR = 60, VT = 0.42, AI = <0.30/<1.5, CPD = SIE-N-136-01139-00004, Energy Star Region = NC,SC,S, GapFill1 = ARG, Can ER = 16, W m 2k = 1.59
PG50, FBC = FL20064.3, TDI = WIN-2244
Unit 1: Glass Width = 25.5, Glass Height = 73.5,Sash Width = 27.75, Sash Height = 75.75



Rough Opening: 30" X 78"
Overall Unit Size: 29.5" X 77.5"
Room Location: Living

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 October 2020

1 Summary of Request

804 Harrington Street, New Construction
Applicant: Jeremiah Smith (20-42 HRB.1)
The applicant is requesting final approval for new construction of single-family dwelling at 804 Harrington Street.

This is an existing and vacant non-conforming lot within the Historic Conservation Neighborhood and the Northwest Quadrant.

2 Facts

Property Address:	804 Harrington Street
Parcel ID:	R120 004 000 359A 0000
Case Number:	20-42 HRB.1
Applicant:	**Jeremiah Smith**
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements –**
  - *Front: Average prevailing setback on block.*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5' min. – no max.*
  - *Side Interior – 6' min.*
- **Primary Building Height:** 3 stories, max.
- **Parking Pad Location:**
  - Front: 40 ft. min.
  - Side Setback – Corner: 5' min.
  - Rear Setback: 5 ft. min.
- **Impervious Surface Coverage***:* 55% maximum
- **Frontage Buildout:** 75% maximum
- **Permitted Uses:** Single Family dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.

Historical Background:
The property is a non-conforming lot located within the Historical Conservation Neighborhood. The parcel was lawfully created prior to the adoption of the Beaufort Code.

The parcel is considered a nonconforming lot because it does not meet the dimensional requirements of the code for minimum lot size in the T4-HN zone, which is 4,000 square feet. The parcel is only 946.1 square feet.

Although it does not meet the dimensional requirements for T4-HN, it is considered a buildable lot provided that "the property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety" (see p. 225, The Beaufort Code, 11.5.2.B.3 Nonconforming Lots of Record).

The Beaufort County Assessors data shows no history of a structure located on the parcel.

The applicant previously applied for a two-story single-family dwelling on this property. This application received final approval with changes discussed on February 12, 2020.

References:

- The Beaufort Code, Specifically Chapters 2, 3, 4, 5, and 11.
- The Beaufort Preservation Manual and Supplement
- Northwest Quadrant Design Principles, Specifically Chapters 2 and 3

3 STAFF COMMENTS/ RECOMMENDATIONS

1. Deviations from the setback requirements are permitted for nonconforming lots of record per Section 11.5.2 Standards for Development of the Beaufort Code (p.225). The following deviations from the established minimum T4-HN setbacks were approved during the previous application submission for this project, and this new proposed application still complies with these setbacks:
   a. Front: 1'
   b. Side, alley: 1'
   c. Side, interior: 1'

   The rear of the building is 16' from the property line, which is compliant with the established minimum rear T4-HN setback of 15' of the Beaufort Code.

2. Per Section 5.7.4 Parking Space Requirements of the Beaufort Code (p.126), two parking spaces are required for each single-family residential unit. The proposed project provides for only one parking space. However, Section 5.7.6.C Parking Reductions (p.128), allows for administrative approval of a reduction in parking when an applicant can demonstrate that the reduction is warranted. The applicant has requested a reduction in parking and has demonstrated that the reduction is warranted.

3. The proposed project meets the Tree Coverage Requirement for the zone and lot size as per code which is one (1) over-story tree per 4,000SF as per Section 5.3 Tree Planting and Protection of the Beaufort Code. The site is one-quarter (1/4) the min. lot size, but an existing 8" Laurel Oak will satisfy the tree coverage requirement without planting additional trees. (pp. 115-116, Article 5 Landscaping, Parking & Lighting of the Beaufort Code).

4. The proposed building meets the requirements of Chapter 4 of the Beaufort Code regarding building materials and details, roof forms, windows, and architectural details such as column bays. No cut sheet was provided for the exterior door. Per Section 4.6.3.A.5 of the Beaufort Code, this door shall be made of wood, metal, glass, or fiberglass. Please note that, per Section 4.6.3.A.8, fiberglass may only be permitted on a context specific basis, at the discretion of the Design Review Body.

5. The proposed new construction appropriately responds to the following Northwest Quadrant Design Principles applicable for new construction:

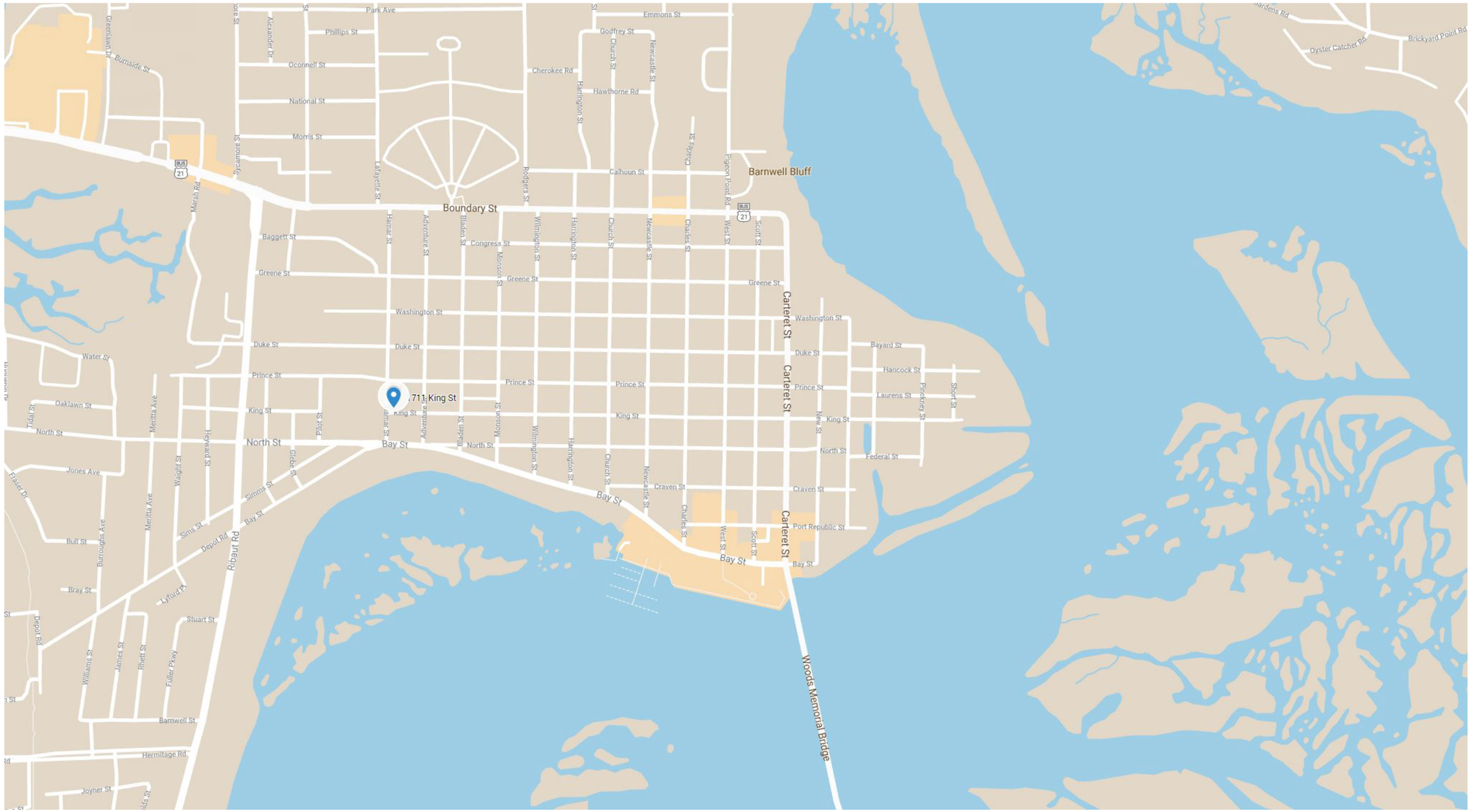
    a. **Maintain the informal nature of streets, lanes, and gardens where they exist.** Crofut Lane provides access to the rear gravel parking area and can be maintained in an informal manner as a grassy lane (page 19).
    b. **Maintain the traditional character of a front yard.** The new design creates more space for a "front yard" beside the porch and in front of the bay window.
    c. **Building forms should be like those seen traditionally.** The gabled porch front and rectangular form of the proposed building form appropriately responds to the Northwest Quadrant Design Principles with respect to its similarity to building forms traditionally found in the Northwest Quadrant.
    d. **Building should appear similar in scale of houses found traditionally in the neighborhood.** Most houses in the Northwest Quadrant are one-story cottages with a front porch or entry element, which is what is proposed for 804 Harrington Street.
    e. **Building Materials should be like those used traditionally in the neighborhood.** Page 31 (11.4) of the Northwest Quadrant Design Principles notes that "new materials that are similar in character to traditional materials are acceptable for…new construction." The proposed use of Fiber Cement siding is therefore acceptable on this structure. Applicant to note that, per section 4.6.3.A.1.b of the Beaufort Code, Fiber Cement siding is to be smooth.

STAFF RECOMMENDATION:

Final Approval, pending review of the front door cut sheet.

CITY STAFF INTRODUCTION

1711 KING STREET



PROJECT LOCATION -1711 KING STREET


1711 KING STREET





HISTORIC SITES SURVEY - 1997

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1263
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s):
Map Ref.: BFT 08
Tax Number: R12000300002240000

Common name(s):
City Block Ref.: 137
Island: Port Royal Is.

Address/location: 1711 King St.
City/Vicinity of (vic.) Beaufort

Date: 1920 Alteration date: ca. 1945

Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown

Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object

Historic use(s): single dwelling
Current uses: single dwelling

Notes: Rectangular 2 story 4 x 2 bay frame dwelling w/hipped roof

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

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

Consultant Recommendation:
Name:

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

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

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

Roll # Neg. View of:
S-14 26 S facade & W elev., fac. NE

CAT No. 416 52584
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BEAUFORT COUNTY HISTORIC SITES INVENTORY
SITE INDEX

Historic Beaufort

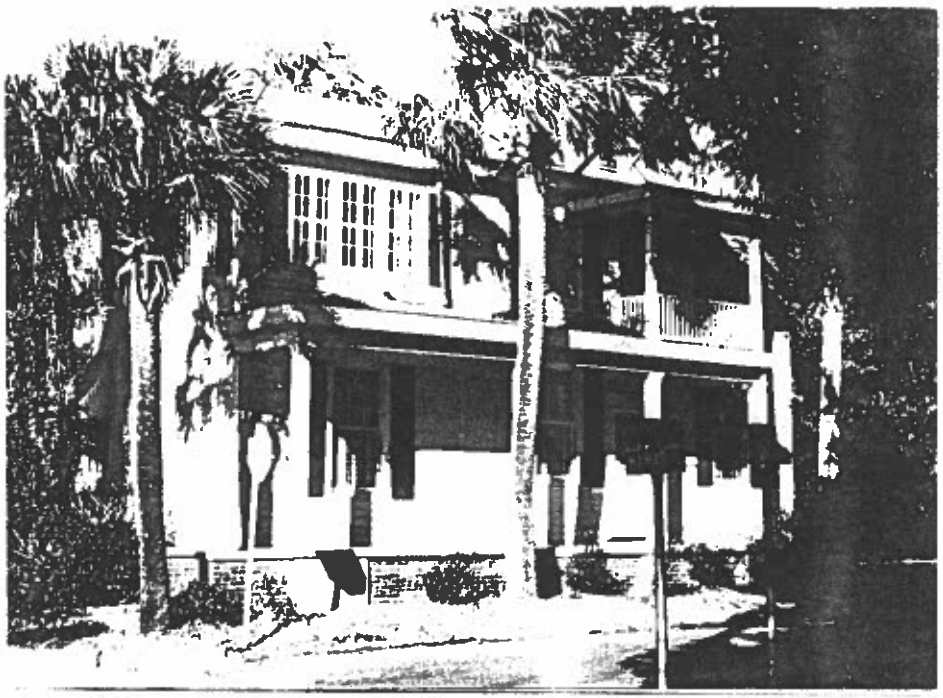
P O Box 11
Beaufort, SC 29902
(803) 524-6334

Community: Northwest Quadrant
Address: 1711 King St.

HBF Site #- 195
NW Quad - 5

Historic Name:
Designated: NHL district - contributing Status: Contributing Integrity: good
Year Built: circa 1920 Significance: 3 contribributes to area
Historic Use: single dwelling Current Use: single dwelling Condition: excellent
Stylistic Period Colonial Revival Sub Style vernacular
Desc.: Two story 4 x 2 bay block w/additions; 1 story hipped porch at facade w/1 bay roofed balcony, supports on pedestals & ballustrade at balcony
Sign.:

Notes:
Neg#: 96.01.08 Add. Neg.: Block #: 134 Faces: 3. South
Contact:
Date Surveyed: 2/12/96 By: D. Schneider, Historic Date Modified: 4/21/96
Quad: Beaufort East: North: TMS#



BEAUFORT COUNTY HISTORIC SITES INVENTORY
SITE INDEX

Historic Beaufort

P O Box 11
Beaufort, SC 29902
(803) 524-6334

Community: Northwest Quadrant
Address: 1705 King St.

HBF Site #- 196
NW Quad - 6

Historic Name:
Designated: NHL district - contributing Status: Contributing Integrity: good
Year Built: circa 1900 Significance: 3 contribributes to area
Historic Use: single dwelling Current Use: single dwelling Condition: good
Stylistic Period hall & parlor Sub Style folk type
Desc.: 5 x 1 bay rectangular block; 2 gable dormers; 9/9 light sash; wooden shutters
Sign.: needs research, is it as old as style indicates

Notes:
Neg#: 96.01.09 Add. Neg.: Block #: 134 Faces: 3. South
Contact:
Date Surveyed: 2/12/96 By: D. Schneider, Historic Date Modified: 4/21/96
Quad: Beaufort East: North: TMS#



APPLICANT PRESENTATION

1711 KING STREET

New Roof Replacement request/Historic District/Beaufort SC

Please find the included attachments:

3 page required paperwork application

3 color photos of house (current)

Letter from professional roofer explaining where/why the roof is now failing

Estimate from roofing company explaining what materials will be used on new roof

3 color photos – existing homes in proximity of 1711 king already using asphalt shingles

Verification of payment of $100.00 for application fee

Thank you for your effort in this matter.

If there is anything that is missing or you question please contact me as soon as possible as addressing this issue is of utmost importance.

Lorraine Yaralian

1711 King Street 29902

Blurbit@aol.com 719.588.5489

Will be submitted to:

hspade@cityofbeaufort.org meredith@meadorsinc.com jbachety@cityofbeaufort.org

jeremy@meadorsinc.com dfrazier@cityofbeaufort.org

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: Lorraine Yaralian

Applicant Address: 1711 King Street

Applicant E-mail: Blurbit@aol.com Applicant Phone Number: 719.588.5489

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

Owner (if other than the Applicant): Blake Yaralian (Son)

Owner Address: 90 Tower Hill Road Mtn Lakes NJ 07046

Project Name: New Roof Request

Property Address: 1711 King Street Beaufort SC 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120 003 000 0224 0000

Date Submitted: 8/26/2020

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

Applicant's Signature: Lorraine Yaralian Date: 8/25/2020

Owner's Signature: Blake Yaralian Date: 8/25/2020

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

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

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

Project Name: New Roof Request

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):

Requesting permission to replace failed metal roof with an asphalt shingle roof at 1711 King Street.

Pls find attachments - older homes in immediate area - Shingle roof
We are seeking permission to replace a failed metal roof with
an Asphalt Shingle Roof. The difference in price metal vs shingle
is the breaking point in our decision as to which roof to choose.
Metal is twice the price as the Asphalt Shingle roof. With the
financial difficulties we are all facing today we are hopeful you will
grant us permission to use Asphalt Shingles on the roof of
1711 King Street. Beaufort SC 29902.
We believe this type of roof will not distract from the historical flavor
of King Street since they already exist. Thank you, Yaralians

We are thinking of choosing a red/brick color asphalt shingle

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

HISTORIC SITES SURVEY - 1997

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1263
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s):
Map Ref.: BFT 08
Tax Number: R12000300002240000

Common name(s):
City Block Ref.: 137
Island: Port Royal Is.

Address/location: 1711 King St.
City/Vicinity of (vic.) Beaufort

Date: 1920 Alteration date: ca. 1945

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

Consultant Recommendation:
Name:

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

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

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

Roll # Neg. View of:
S-14 26 S facade & W elev., fac. NE


1711 KING STREET







877-676-6373
www.roof-crafters.com
20 Towne Dr. ste #208, Bluffton, SC 29910

Mrs. Yaralian,

Thank you for inviting me to your beautiful home. It was a pleasure meeting with you. After a full and thorough inspection of your roof it is in my professional opinion that the following actions be taken.

You must replace the existing roof as soon as possible to prevent any damage to the interior of your home. After inspecting the condition of your metal roof, it is in my professional opinion that there is nothing you can do to repair the panels. There is too much rust and in most cases the panels are so brittle they will fall apart if too much weight or pressure is put on them. The roof decking in some areas will need to be replaced. This is due to the overall deterioration of the metal panels that is causing the decking to rot. There are also holes and cracks in the metal roof causing damage every day that goes by and will continue until you are able to replace the roof. You are running a high risk of interior water damage if the roof is not addressed quickly. Also, in some areas the rust is so bad that if someone walked on them and didn't realize where or what they were walking on they could severely injure themselves by falling through the panels. I hate being the bearer of bad news but at least you know the extent of damage that you have. The good news is we have a solution to fix it. If you have any questions, feel free to call me at any time. I look forward to working with you and your husband.

Sincere thanks,

Anthony Marzbanian
ROOFCRAFTERS
Lead Estimator
(c)843-505-2356
(o)877-676-6373

We CAN because WE C.A.R.E.

TWO BROTHERS ROOFING, LLC

"Reliability starts at the Top!"

14 Savannah Highway Suite 23,
Beaufort, South Carolina, 29906
843-298-6012 or 842-295-0491 Office
Two_Brothers_Roofing@hotmail.com

PROPOSAL SUBMITTED TO			PHONE	DATE
Madine O'Quinn			(843) 473-9020	08/26/2020
ADDRESS			JOB NAME	
1711 King Street			2008-1604783-01	
CITY	STATE	ZIP	JOB LOCATION	
Beaufort	South Carolina	29902	1711 King Street	

GAF ROOFING SYSTEM + METAL ROOF ON THE FRONT AND BACK LOW SLOPES

1) Removal of the asphalt shingles

- Existing roof will be removed to a clean deck to prepare for a new install (1 layer include)
- Double axle dump trailer to haul off debris

2) GAF Feltbuster Synthetic Underlayment

- Install over the entire roof

3) GAF Weatherwatch Ice and Water Shield

- Install in the valleys, around pipe boots and flashing

4) Drip Edge - Wide

- Install over the entire perimeter of the house

5) GAF Pro Start- Starter shingle

- Install over the entire perimeter of the house

6) GAF Timberline HDZ Shingles

- High Definition Shingle with Unlimited Wind Zone Protection

7) Install Shingles with 6 roofing nails per shingle

8) GAF Cobra Ridge Vent

- Install on all the ridges of the house

9) GAF Seal-A-Ridge - Install on all ridges and hips

10) Pipe Boots - 3 in 1 pipe boot

11) Plywood - TBR includes the first 3 sheets of plywood. Anymore plywood used on the house will be $75 more per sheet.

12) Roofing MISC Items

- button caps, roofing nails and caulking

13) Any 1x4, 1x6, 1x8, or 2x4, 2x6, or 2x8 that is needed will be charged at an additional charge of $9 per Lr foot

14) TBR will attempt to reuse the existing flashing.If the flashing is not up to SC code or if it is damaged, there will be an additional charge of $9 per foot added to the total as a change order

15) GAF System Plus Warranty- 50 year warranty on the Materials with a 5 year Workmanship Warranty with

08/21/2020
Claim Information

RoofCrafters SC and GA
1308 US HWY 80
Bloomingdale, GA 31302
Phone: 912-920-4147

Company Representative
Anthony Marzbanian
Phone: (843) 505-2356
anthony@roof-crafters.com

Job: Nadine O'Quinn

Nadine O'Quinn
Buy Beaufort Homes
1711 King Street
Beaufort, SC 29902 (843) 473-9020

Shingles Section

Certainteed Landmark Pro architectural shingle with 5-Star warranty

Shingles Section - Color: _____

Drip Edge - Color: _____

SCOPE OF WORK:

- Provide all building permits required by city or county.
- Provide copy of general liability, worker's compensation and state license upon request.
- Provide all set-up, waste disposal measures, safety equipment and manpower needed to complete the project.
- Apply tarps and/or other measures to ensure protection of your landscaping.
- Remove existing shingles and underlayment, to expose existing decking.
- Inspect decking and re-nail any loose wood.
- Replace any damaged or rotted decking found, with like type and thickness. (2 - 4x8 sheets included).
- Install Certainteed WinterGuard ice and water shield at all gutter lines, rake edges, and valleys.
- Install Diamond Deck synthetic underlayment.
- Install new 2-1/2" eave drip flashing, pre-painted, at perimeter of roof, per manufacturer's specifications.
- Install Certainteed SwiftStart starter shingles along all gutter lines and rake edges.
- Install Certainteed Landmark Pro Lifetime Dimensional Shingles per specifications using 1 ¼" roofing nails. (6 nails per shingle)
- Install Certainteed Ridge Vent, per manufacturer's specifications.
- Install Certainteed CedarCrest Ridge hip & ridge shingles, per manufacturer's specifications.
- Install new pipe flashing on all pipes vents.
- Apply sealant on exposed nail heads on all vents and flashings.
- Clean up all job related debris on a daily basis and conduct a thorough cleaning upon completion of the new roof.
- Conduct a final walk-through by a RoofCrafters Field Supervisor to ensure job integrity.
- Order final inspection, as required.
- Crews will maintain safety requirement at all times during the construction process.
- Provide owner with transferable Certainteed 5 STAR WARRANTY: Lifetime shingle warranty (50 years non-prorated) material warranty and 25 year workmanship warranty.

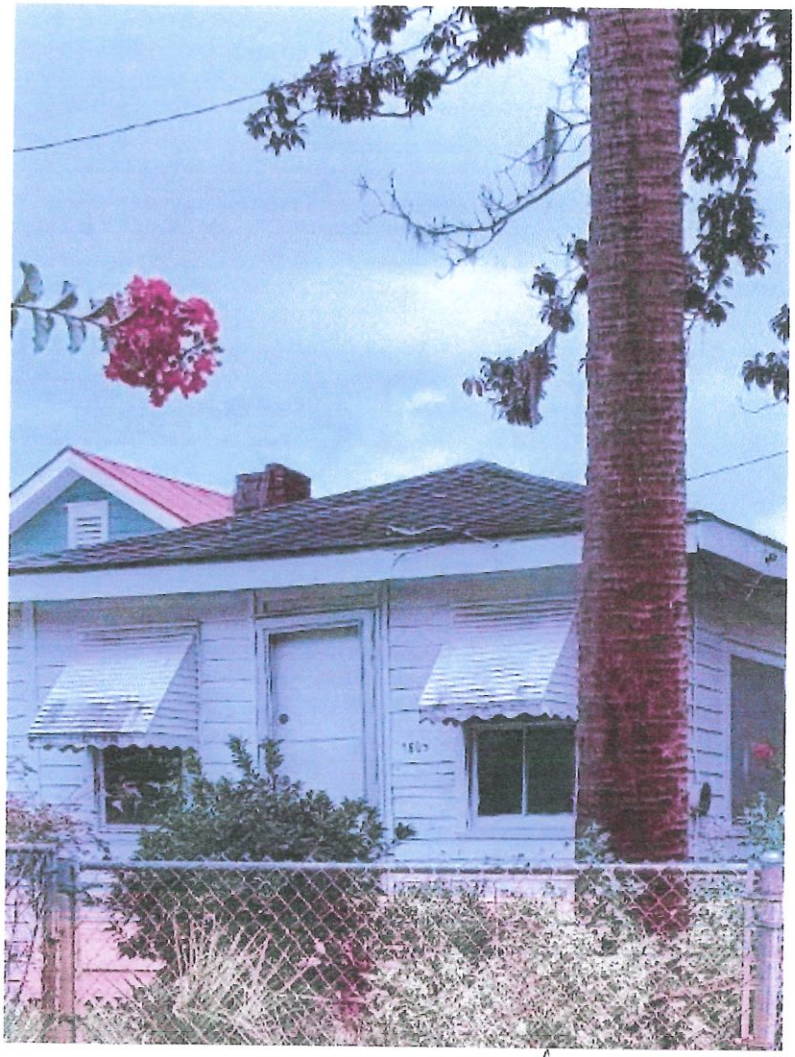
ADDITIONAL ITEMS INCLUDED:

EXCLUDES:
- Gutter work, unless listed above.
- Fascia, soffit or other wood work, unless listed above.
- Interior work, unless listed above.

ADDITIONAL DECKING DISCLAIMER
We do our best to determine the amount of decking that may be needed, during the initial roof inspection. Damage can be hidden by the existing roof surfaces and not observed until that material is removed. RoofCrafters shall provide up to (2) sheets with above quote. Your Field Supervisor will notify you if additional decking is needed and can provide photos showing the damaged wood found. Your final invoice will include the price for any additional decking required and each additional sheet of decking installed, will only be $85 per sheet.

WEATHER

current asphalt roof



1811 king street
Beaufort SC
29902

current asphalt roof



1606 King Street
Beaufort SC
29902

Current asphalt roof



1705 King Street
Beaufort SC
29902

This is a "printer friendly" page. Please use the "print" option in your browser to print this screen.

BEAUFORT
SOUTH CAROLINA

Powered by OFFICIAL PAYMENTS

Beaufort, City of, SC

Business License Payment

Confirmation Number	Date & Time
QQ9HZVWLL	**Tuesday, September 22, 2020 01:11PM ET**

Successful completion of the payment transaction is conditioned upon accurate and complete information being entered by you and is subject to financial institution and biller acceptance, approval and authorization of the payment. Electronic check payments may take up to seven business days to be returned by your Financial Institution if incorrect information is entered when a payment is submitted.

Payment Method	Amount	Service Fee	Total
eCheck Ending in ***01	$100.00	$1.00	$101.00

Account Information

Name	lorraine m yaralian
Street Address	1711 king street
City	beaufort
State	SC
Zip code	29902
Country	United States
Daytime phone	(719) 588 - 5489
Email	blurbit@aol.com

Payment approved

September 23, 2020

Addendum to application for roof replacement/ 1711 King Street/29902

Per two roofing companies a color/colors that I had selected as the asphalt shingle will not be available due to Covid.

For both the GAF and the Certifieed I will choose a charcoal/black... the basic colors that are still available before the end of the year due to supply chain issues.

That being said the metal portion will still be Terra Cotta (Sheffield Metals)

Thank you for your attention to this update information.

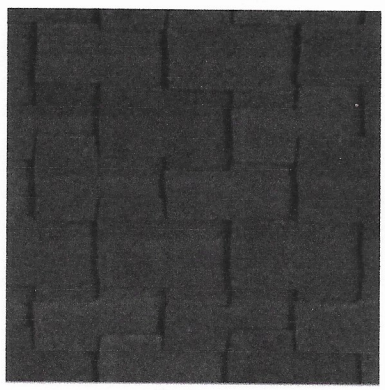
GAF

Timberline



Charcoal

Certainteed



Charcoal


Terra Cotta

METAL ROOFING SYSTEMS

SMI 1.0" Mechanical Seam Standing Seam

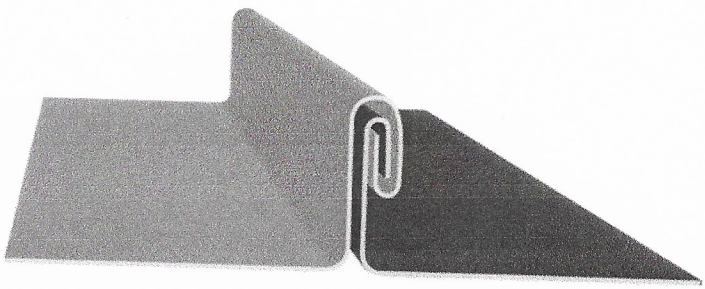


Panel Information:

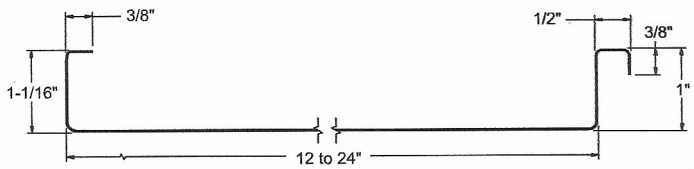
Panel Type:	Standing Seam
Panel Seam:	Mechanical
Panel Width:	17"
Seam Height:	1.0"
Panel Material:	22 GA - 24 GA Min
Panel Surface:	Smooth / Embossed Optional
Minimum Slope:	3/12

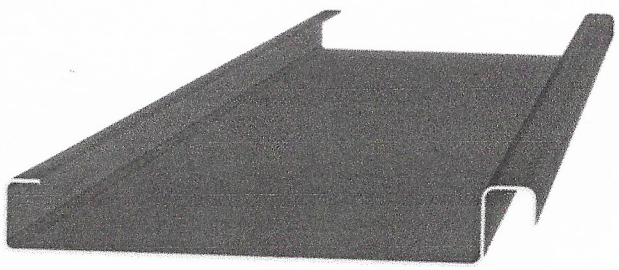
Panel Notes:

- This panel uses a 20" coil. Maximum width coil of 20".
- This panel uses 3" of material to form the panel.
- If you take the square footage of the roof and multiply that by 1.18, the total will be the amount coil needed to manufacture the panels.
- Suitable for zinc and copper.









Sheffield Metals International
A MAZZELLA COMPANY

CLEVELAND: 800.283.5262
ATLANTA: 800.929.9359
DALLAS: 877.853.4904
DENVER: 877.375.1477
SAN JOSE: 408.916.3262
www.sheffieldmetals.com

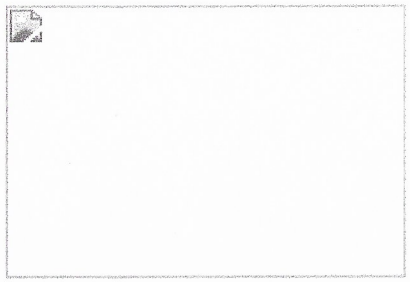
From: anthony@roof-crafters.com,
To: blurbit@aol.com,
Subject: Re: I know your busy!! 1711 Roof Replacement/ridiculous questions from the city of Beaufort.
Date: Thu, Sep 24, 2020 10:25 am

It would be the Sheffield 1" [redacted]

Sincere thanks,

Anthony Marzbanian
ROOFCRAFTERS
Estimator
(c)843-505-2356
(o)877-676-6373

Leave me or my awesome team a review!
Our clients love ROOFCRAFTERS! Review here!



South Carolina-Georgia-Florida
http://roof-crafters.com/

On Sep 23, 2020, at 8:18 PM, Anthony Marzbanian <anthony@roof-crafters.com> wrote:

You're welcome :)
Talk to you tomorrow

Sincere thanks,

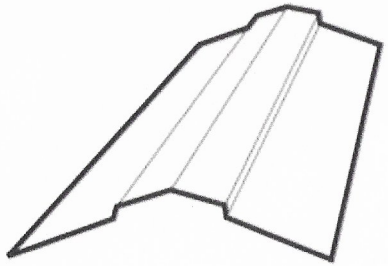
Anthony Marzbanian

From: anthony@roof-crafters.com,
To: blurbit@aol.com,
Subject: Re: from Lorraine Yaralian:))
Date: Thu, Sep 24, 2020 5:36 pm
Attachments:

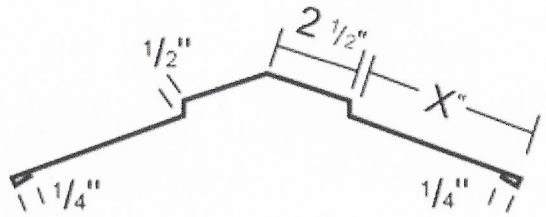


PLAIN RIDGE CAP

X=4" LG-101
X=5" LG-101A
X=6" LG-101B
X=7" LG-101C



4/12 PITCH



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 October 2020

1 Summary of Request

1711 King Street, Roof Replacement
Applicant: Lorraine Yaralian (20-45 HRB.1)
The applicant is requesting final approval of a roof replacement at 1711 King Street.

This is a contributing structure within the Historic Conservation Neighborhood and the Northwest Quadrant.

2 Facts



Property Address:	1711 King Street
Parcel ID:	R120 003 000 0224 0000
Case Number:	20-45 HRB.1
Applicant:	**Lorraine Yaralian**
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements –**
  - *Front: Average prevailing setback on block.*
  - *Rear setback – 15' min.*
  - *Side Corner/Alley – 5' min. – no max.*
  - *Side Interior – 6' min.*
- **Primary Building Height:** 3 stories, max.
- **Impervious Surface Coverage***:* 55% maximum
- **Frontage Buildout:** 75% maximum
- **Permitted Uses:** Single Family dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.

References:

Secretary of the Interior's Standards for the Treatment of Historic Properties, pp. 44, 98-100
Beaufort Preservation Manual Supplement, pp. 46 – 47
Northwest Quadrant Design Principles, pp. 33 - 34

3 STAFF COMMENTS / RECOMMENDATIONS

General Considerations Regarding Roofing

1. The applicant is requesting to replace the historic standing seam metal roof at 1711 King Street with a new asphalt shingle roof due to failure of the existing historic metal panels. The applicant has proposed two options for replacement:
   a. The first option is to replace the upper and lower roofs with Asphalt Shingle.
   b. The second option is to replace the upper roof with Asphalt Shingle and to replace the lower "front and back low slopes" with metal standing seam.

2. Page 44 of the Secretary of the Interior's Standards for the Treatment of Historic Properties states that the following are "not recommended" preservation techniques:
   a. "Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished."
   b. "Replacing historic roofing material instead of repairing or replacing only the deteriorated material."
   c. "Changing the type or color of roofing materials."

3. Pages 98-100 of the Secretary of the Interior's Standards for the Treatment of Historic Properties states that the following are "not recommended" rehabilitation techniques:
   a. "Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished."
   b. "Replacing an entire roof feature when repair of the historic roofing materials and limited replacement of deteriorated or missing components are feasible."
   c. "Removing a feature of the roof that is unrepairable and not replacing it or replacing it with a new roof feature that does not match."
   d. "Using a substitute material for the replacement that does not convey the same appearance of the roof covering or the surviving components of the roof feature or that is physically or chemically incompatible."

Asphalt Roofing

4. Page 46 of the Beaufort Preservation Manual Supplement states that "Asphalt shingles are not recommended for existing historic buildings. When used for new or existing construction, they should be monochromatic (especially if replacing a metal roof), so as to lessen their visual impact.", and page 47 of the same document recommends that existing historic roofs should be "retained and repaired." Staff understands that the existing historic roof must be replaced (per applicant's provided roof subcontractor's letter), but staff does not support replacement of the historic metal standing seam roof fabric with an asphalt shingle roof.

Metal Roofing

5. Page 47 of the Beaufort Preservation Manual Supplement also states that "Preformed metal roofing panel systems are not recommended for existing historic buildings. While it is a relatively inexpensive metal roof, it is intended primarily for use on contemporary commercial structures. Its wide cap and trim pieces give it a thick and heavy appearance that is not compatible with the

massing of roofs on historical buildings. Its relatively poor longevity makes it, in the long term, no savings in comparison to the fifty-year lifetime of good quality flat or standing seam roofing." Staff does not support option 2, the replacement of the existing historic roof on the low slope portions with a preformed metal roofing system, because its associated manufactured trim details are too large for a single family dwelling and therefore take away from the historic character of the building.

6. Page 33-34 of the Northwest Quadrant Design Principles states the following:
   a. "Existing historic roofing should be retained and repaired wherever possible…. Within the neighborhood are several surviving historic standing seam metal roofs. Modern coatings may be applied which offer a relatively low-cost repair alternative."
   b. "When using metal roofing, a metal roof with a low profile is preferred."
   c. "A rolled seam is preferred. Traditional ridge and eave details are also preferred."
   d. "Other low standing seam designs are also acceptable."
   e. "Roofs with a taller standing seam than used traditionally or those of a corrugated design are not appropriate but may be considered on a case-by-case basis.
   f. Prefabricated industrial roofing or modern pan roofing is not appropriate.

Staff Conclusion:

As to the request to replace all historic metal roof with asphalt shingle (option 1), Staff is not in support and recommends denial of this application. As to the request to replace the low slope portions with metal standing seam, and the rest of the historic metal roof with asphalt shingle (option 2), Staff is not in support and recommends denial of this application. Staff feels that the existing historic metal roof is a character defining feature of this property, and it must be replaced in its entirety with a hand seamed roof to maintain the historic character of the building. The field seams may be mechanically seamed, but the hips, ridges, and terminations must be hand-folded and seamed without the use of prefabricated bulky hip caps, ridge caps, and other terminations. It is the applicant/roof contractor's responsibility to select appropriate metal roofing material suitable for hand folding at ridges, hips, and terminations

STAFF RECOMMENDATION: Denial due to conditions noted above.