



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD

Wednesday, December 14, 2022, 2:00 P.M.
City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/85843094097?pwd=S0NEeHBHVHA2bXUzSFB3SnFNWmpxZz09>

Password: 709829

Meeting ID: 858 4309 4097

Call in Phone #: 1+929 205 6099

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

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

I. Call to Order:

II. Review of Minutes:

A. November 9, 2022 Meeting Minutes

III. Applications:

A. 801 Bay Street, PIN R120 004 000 0929 0000, Alterations
Applicant: Historic Beaufort Foundation (22-84 HRB.1)

The applicant is requesting final approval to faux grain/paint the front door and repair the door surround.

B. 905 Harrington Street, PIN R120 004 000 0265 0000, Alterations/Additions
Applicant: Tim Boring, Homeowner (22-48 HRB.2)

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

C. 1015 Bay Street, PIN R120 004 000 0846 0000, Alterations/Additions
Applicant: Sea Island Motel, Inc. (22-66 HRB.1)

Applicant is requesting final approval for alterations to the Best Western Sea Island Inn.

D. 1114 Greene Street, PIN R120 004 000 0274 0000, Alterations
Applicant: Mike and Kathy Uzzle, Homeowners (22-82 HRB.1)

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

IV. Adjournment



Historic District Review Board

Meeting Minutes – November 9, 2022

CALL TO ORDER

00:00:52

A meeting of the Historic District Review Board was held in-person on Wednesday, November 9, 2022 at 2:00 pm.

ATTENDEES

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

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

REVIEW OF MINUTES

00:02:14

Motion (0:02:22): Ms. Lutz made a motion to approve September 14 [minutes]; seconded by Ms. Wilson. The motion passed unanimously (4-0).

Motion (0:03:30): Mr. Sutton made a motion to approve [October 12 minutes] and change Item E to clarify that it's cementitious siding, not wood rough-sawn, and the adjournment was at 4:15 PM instead of 2:15 PM; seconded by Ms. Lutz. The motion passed unanimously (4-0).

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

APPLICATIONS

- A. **401 King Street, PIN R120 004 000 0650 0000**, Alterations/Additions
Applicant: Molly Wootton, Titan Solar Power (22-40 HRB.2)

00:03:45

The applicant is requesting final approval for addition of a solar panel system to a single-family residence.

Motion 1 (0:20:10): Mr. Sutton made a motion to approve [the application] for final with staff conditions noted; seconded by Ms. Lutz. The motion passed unanimously (4-0).

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

DRAFT

- B. **601 New Street, PIN R120 004 000 1013**, Alterations/Additions
Applicant: Ronesto Pineda, Allison Ramsey Architects (22-59 HRB.2)

00:21:49

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

Motion 1 (0:34:19): Ms. Lutz made a motion to approve the submission as it was presented; seconded by Ms. Wilson. Motion passed unanimously (3-0).

- C. **705 Prince Street, PIN R120 004 000 0542 0000**, New Construction
Applicant: Megan Chancellor Crumrine, Allison Ramsey Architects (22-58 HRB.2)

00:35:45

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

Motion 1 (1:22:00): Ms. Lutz made a motion to reject [deny the application] as submitted and ask the applicant to come back with a simplified design that includes an external staircase in order to reduce the scale; seconded by Ms. Wilson (3-0).

Mr. Smith rejoined the Board as chairman.

DISCUSSION

01:25:04

The Board and staff discussed the previous work session meeting, selection criteria for nominating structures, the inventory of contributing and noncontributing structures, and possible dates for a future work session.

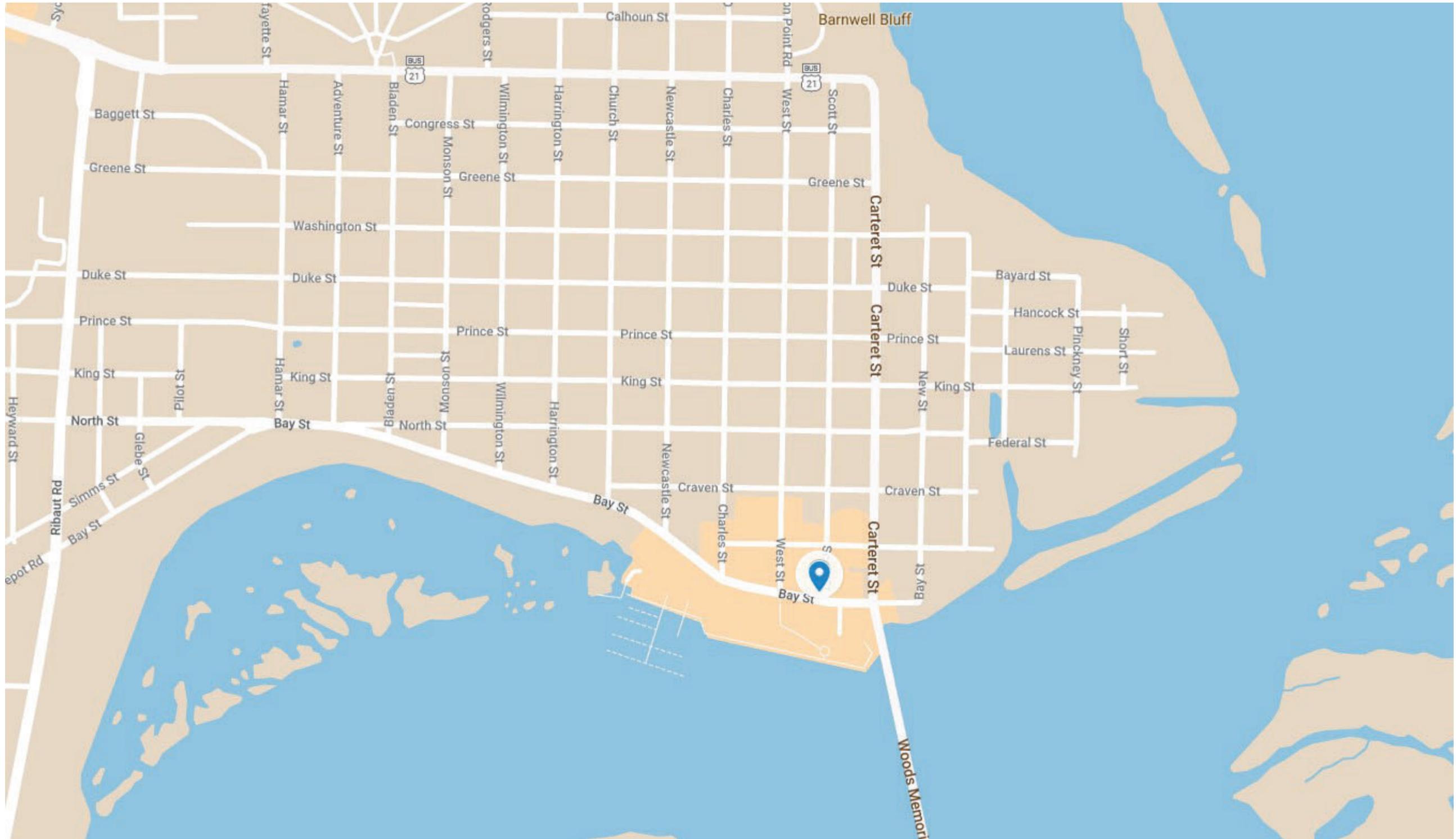
ADJOURNMENT

01:34:08

Motion: Mr. Smith made a motion for adjournment at 3:34 pm. The motion passed unanimously (4-0).

CITY STAFF INTRODUCTION

801 Bay Street









APPLICANT PRESENTATION

801 Bay Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

- Staff Review
Board Review

Application Fee:
see attached schedule

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 + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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

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

Applicant, Property, and Project Information

Applicant Name: Historic Beaufort Foundation

Applicant Address: 208 Scott Street

Applicant E-mail: LSUNDRLA@historicbeaufort.org Applicant Phone Number: 843-379-3331

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address: Same

Project Name: Faux Graining of front door & repair/repainting of door surround-John Mark Verdier Hse

Property Address: 801 Bay Street, Beaufort, SC 29902 (John Mark Verdier House)

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0929 0000

Date Submitted: 1/1/2022

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

Applicant's Signature: [Signature] Date: 1/1/22

Owner's Signature: [Signature] Date: 1/1/22

(The owner's signature is required if the applicant is not the owner.)
See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Sept. 26, 2022)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

- Staff Review
Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: Faux Graining of front door & repair/repainting of door surround-John Mark Verdier Hse

Property Size in Acres: .0500

Nature of Work (check all that apply):

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

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
4,968

Is this project a redevelopment project?
Are there existing buildings on the site?

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

In July 2021, paint color expert Frances Ford, completed testing and removal of multiple paint layers on the decorative surround of the front door of the house. This process uncovered extreme weathering on the east side and the need for repair and duplication of several decorative elements. Utilizing remaining decorative elements we are requesting approval to repair and/or duplicate missing or broken elements where necessary and to repaint the door surround in the same color as the house -SW 2450 Aged Ivory. Semi Gloss as approved 12/9/2020. Additionally, HBF is requesting approval to faux grain/paint the current front door of the John Mark Verdier House to resemble mahogany. Please see attached narrative re the faux graining.

CONTACT INFORMATION:

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Sept. 26, 2022)



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

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

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

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

Change After Certification:

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

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

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

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

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

INTENSIVE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 970
Access County Site #

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

Historic name(s): John Mark Verdier House Map Ref.: BET 09 (BR) Tax Number: R120 004 000 929A 0000
Common name(s): Lafayette Building City Block Ref.: 60 07 Island: Port Royal Is.
Address/location: 801 Bay St. City/Vicinity of (vic.): Beaufort
Date: 1801 ca. Alteration date: 1947 and later
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: museum

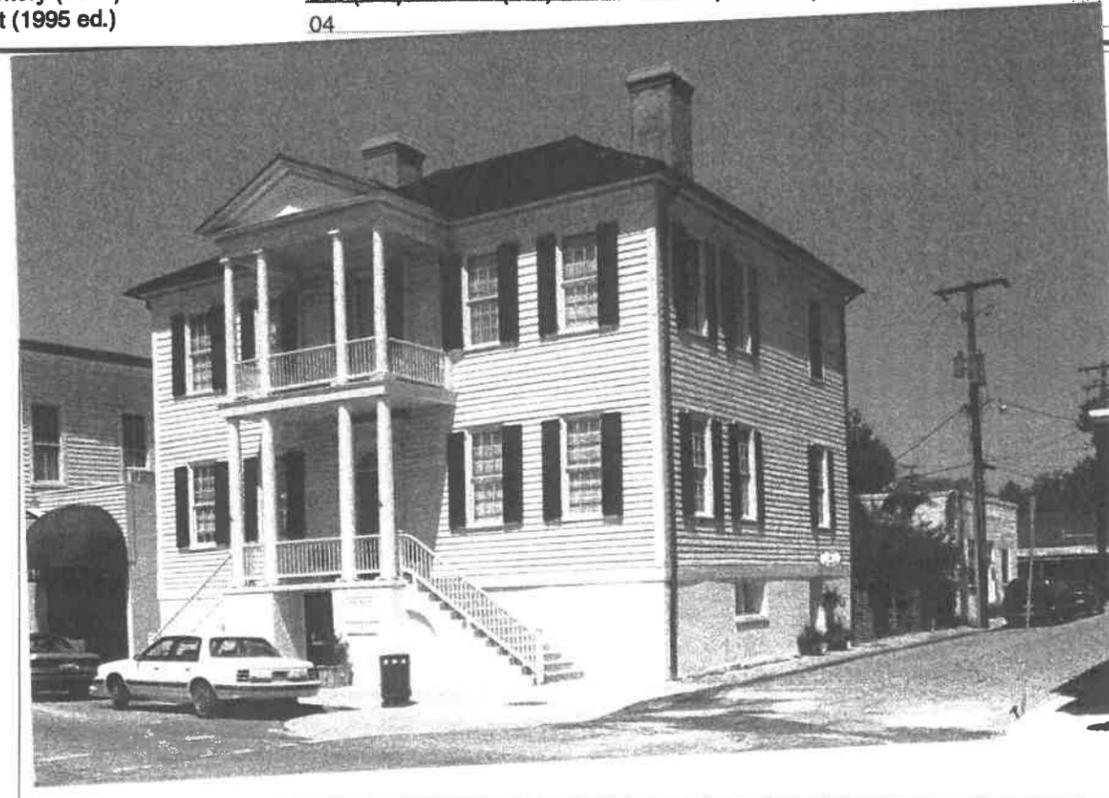
National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159
National Register, Individual Listing	8/19/71	Verdier, John Mark, House	71000746

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

Consultant Recommendation: _____ Name: _____

Previous Survey:	Reference:	Notes:
<input checked="" type="checkbox"/> H.A.B.S.	<input type="checkbox"/> Other <u>SC-139</u>	
<input checked="" type="checkbox"/> Feiss-Wright (1969)	<u>060-929</u>	<u>1 Outstanding 11</u>
<input checked="" type="checkbox"/> Historic Resources of the Lowcountry (1979)	<u>38 BU 1071</u>	<u>The Bay</u>
<input checked="" type="checkbox"/> Milner Historic District Inventory (1979)	<u>060 (929) -3 & 060 (927) -4</u>	<u>Vol. 03; full form; anc. bld. cited as 208 Scott's</u>
<input checked="" type="checkbox"/> A Guide to Historic Beaufort (1995 ed.)	<u>04</u>	

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 8.1.97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-21 4 S facade & E elev., fac. NW

Appendix A: Repair/Repainting of Front Door Surround – John Mark Verdier House, ca.1804

In December 2020 HBF received a COA for repairs and painting of the John Mark Verdier House. Work commenced in February 2021.



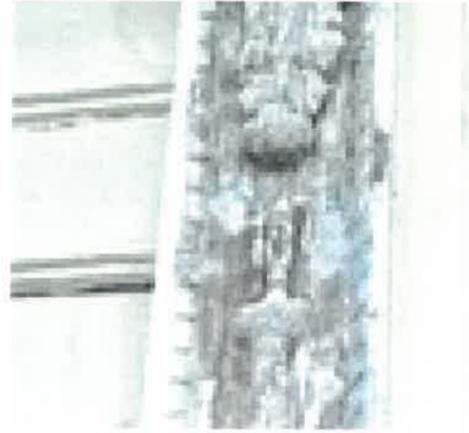
In July 2021, noted historic paint expert Frances Ford, completed testing and removal of multiple layers of paint from the decorative surround of the front door of the John Mark Verdier House.



Her work revealed that the surround was severely weathered on the east side and would need repair and duplication of decorative elements on both the east and west pilasters and on the ornate entablature – decorative elements such as swag, acanthus leaf and dentils along with other elements within the design work were either broken or missing.

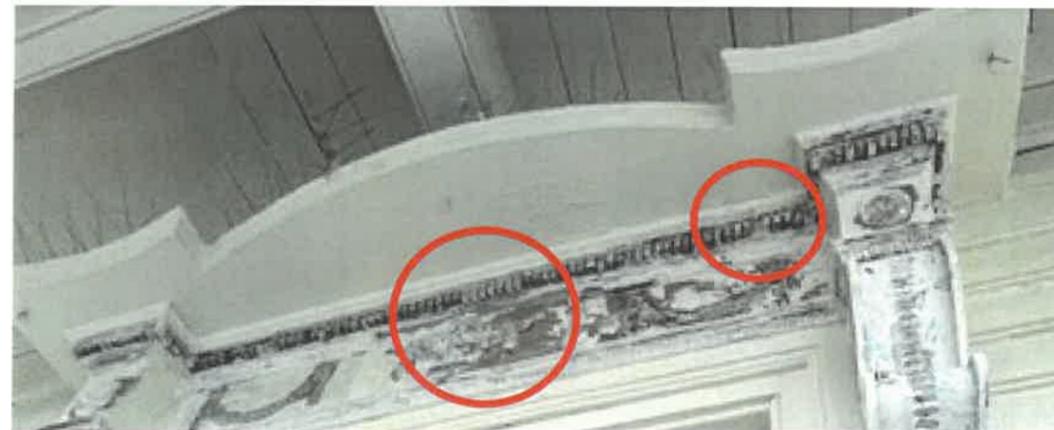


Element is missing half of bow detail on east side..



Bow detail completely gone on west side.

Swag detail and dentils missing.



Beaufort Historical Society, 208 Scotts Street, Beaufort, SC
John Verdier House



Testing area

On Monday June 21 paint stripper tests were conducted on site at the John Verdier House in Beaufort, SC. 4 products had been chosen beforehand, one from Proseco and three from Dumond. The products were applied, some areas covered in laminated paper and other areas left exposed.



Test area 1 & 2



Test area 3 & 4

Additional testing was conducted on areas of raised detail to first identify material, it is carved wood and then to find the best method for paint removal.

Before:



After:



Left of the door a heat gun was used to bubble the painted surface followed with gentle picking.

Before:



After:



Right of the door a gel product was applied with a three-hour dwell time. This method had the best results and will be continued.

One observation was that these raised details have no real sharp, just carved edges which are probably due to wear over time and years of paint prep. This may not be the case as we clear the paint layers going up.

FORD RESTORED

PO Box 20421

Charleston, SC 29413

(C) 843-224-0149

Appendix B. Project Narrative Continued: Faux-Graining/Painting of Front Door

Research conducted by noted conservator and paint analyst Susan Buck identified that the front door of the John Mark Verdier house exhibited the typical layers which defined faux graining in a mahogany technique. This technique was used by grainers in custom and style of the Federal Period in the Lowcountry.

Knowledge of other doors that have had professional paint color analysis in Charleston and houses of this period indicate that the door would have been faux grained to resemble mahogany. This level of research has not been conducted on any other house in Beaufort. This project along with the repair and duplication of decorative elements on the front door surround will complete the initial plans for exterior renovation of the John Mark Verdier House.

In addition to Susan Buck's research, we have been assisted most recently by Glenn Keyes, AIA of Glenn Keyes Architects of Charleston; Kyle Campbell, Preservation South in Greenville; and Stephanie Poe of Stephanie Poe Artistic Designs and noted faux grainer of numerous historic properties across the country. Her work includes the Nathaniel Russell House and Prospect Hill Plantation among many other projects completed in work with restoration architects Glenn Keyes and Richard Marx. Together, their work in faux graining of historic doors is unsurpassed in South Carolina.

After 50 plus years of neglect, the original door was removed and replaced with the current door during the 1974 restoration of the Verdier House. As photos of the period indicate there was relatively no paint left on the Verdier House. This along with severe weathering resulting most likely from its southern façade contributed to the inability to fully document the faux-painting.

However, all evidence supports that the door would have been grained.



The door which replaced the original in 1974 is an exact replica of the original door. It has been removed for repair. We are requesting approval to faux-grain/paint that door to resemble mahogany in keeping with our findings.



Original ca.1804 Door



Replica installed in 1974. This is the door to be grained.



Current Temporary Door.

Appendix C: Faux Graining/Painting Process – Mahogany Grain

The process of faux graining/painting can take 3 to 6 months and includes 4 color layers and 6 varnish layers to complete. HBF has engaged Stephanie Poe, Poe Artistic Design for this important project. Stephanie is classically trained in authentic, decorative and faux finishes studying under some of the masters in the field – Mike McNeil, Jean Sable, and Pierre Finkelstein. She has consulted on this project and numerous projects across the nation and the world. Her studio is in Charleston.

To reach the desired Mahogany finish, the following process would occur.

- Base color:** Ben Moore HC-8 Dorset Gold
- Pores:** Vandyke Brown & Umber
- Graining :** Raw Umber & Burnt Umber
- Over glazing 1:** Raw Umber & Burnt Umber
- Over glazing 2:** 25% formula of over glazing 1
- Sealer:** Marine Varnish (Clear)



Door to be Grained.



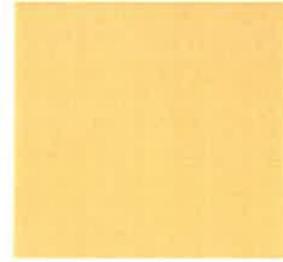
John Mark Verdier House, ca.1804

Appendix C. Faux Graining/Painting Process – Mahogany grain.

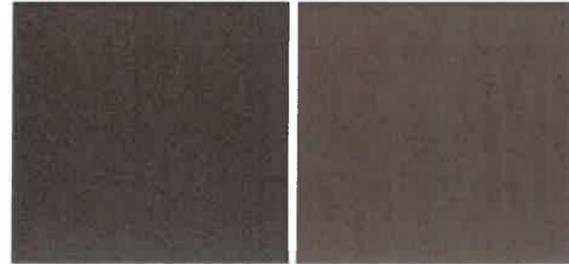


Base color: Ben Moore HC-8 Dorset Gold
Pores: Vandyke Brown & Umber
Graining : Raw Umber & Burnt Umber
Over glazing 1: Raw Umber & Burnt Umber
Over glazing 2: 25% formula of over glazing 1
Sealer: Marine Varnish (Clear)

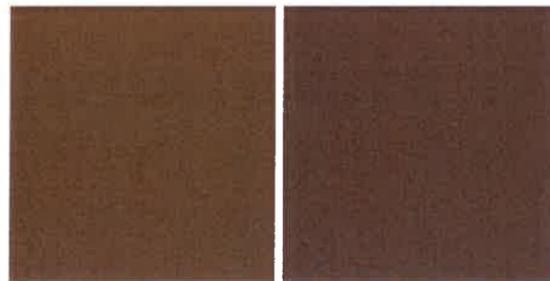
Color Samples to be used in the faux-graining/painting of the front door of the John Mark Verdier House.



Base Color: Benjamin Moore HC-8 Dorset Gold



Pores: Van Dyke Brown and Umber



Graining: Raw Umber and Burnt Umber

Overglazing 1: Raw Umber and Burnt Umber

Overglazing 2: 25% formula of Overglazing 1

Sealer: Marine Varnish (Clear)

Verdier House Exterior Paint Analysis – Susan L. Buck

Front Door-1. Exterior surface of front door, accumulation of paint, lower left corner, center left panel.

Visible Light 100X



First thin red-brown paint on top of wood substrate

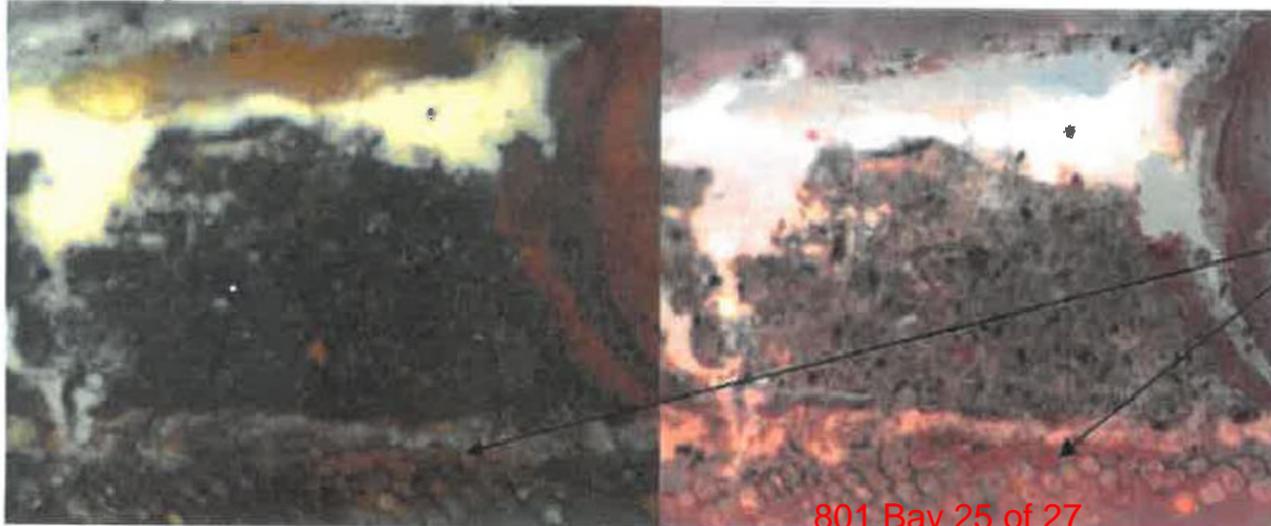
Ultraviolet Light 100X



Resinous sealant in wood

X-1. South portico, top left panel of jib door, where panel has shrunk from rail at lower edge.

Visible Light 100X



First red-brown paint on top of wood



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 December 2022

1 SUMMARY OF REQUEST

801 Bay Street, Alterations

The applicant is requesting final approval to faux grain/paint the front door to resemble mahogany. The applicant is additionally requesting to replace and/or duplicate several broken or missing decorative elements from the door surround and paint the surround to match the house.

This is a contributing structure in the Beaufort Preservation Neighborhood.

Background: The Historic Beaufort Foundation received a Certificate of Appropriateness in December 2020 for repairs and painting to the house but did not include faux graining and repair of the door surround.

2 FACTS

Property Address:	801 Bay Street
Parcel ID:	R120 004 000 0929 0000
Case Number:	22-84 HRB.1
Applicant:	Historic Beaufort Foundation
Zoning:	T4-HN
Use:	Single Family Dwelling (House Museum)

District Development Standards for T4-HN:

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

References:

Beaufort Code

3 STAFF COMMENTS

Staff Acknowledgements

- This structure is listed on the 1997 Beaufort County Historic Sites Survey list of Contributing Resources as a "2-story frame dwellings, now museum" built circa 1801.

Staff Conditions

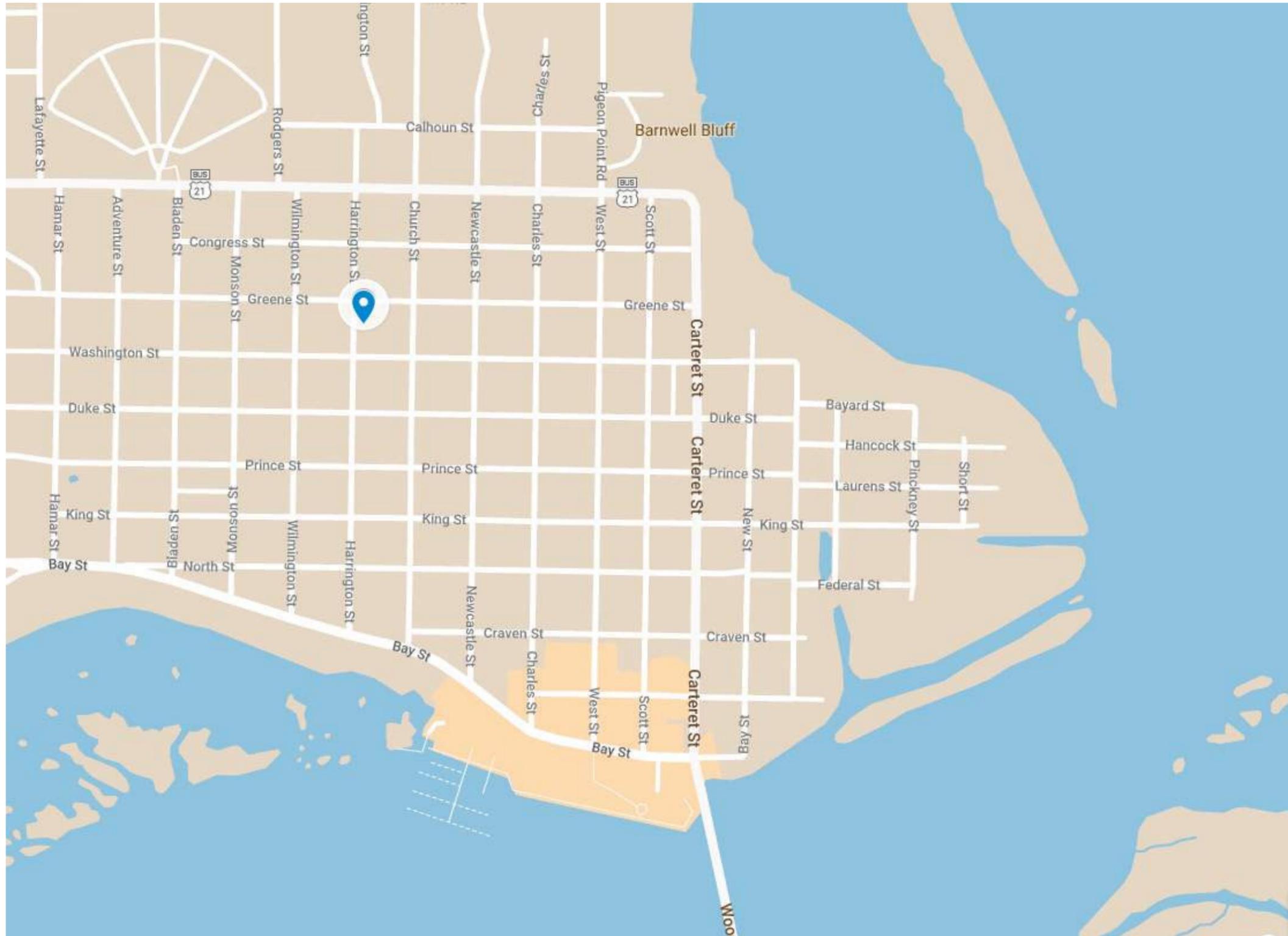
1. Staff supports the applicant's proposal to faux grain the front door to resemble mahogany as the applicant has identified that the original door was faux grained.
2. Staff supports the applicant's request to repair the decorative door surround and paint it to match the house. Applicant to submit the correct paint color name and number as staff could not find the proposed "Aged Ivory" color on the Sherwin Williams website.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

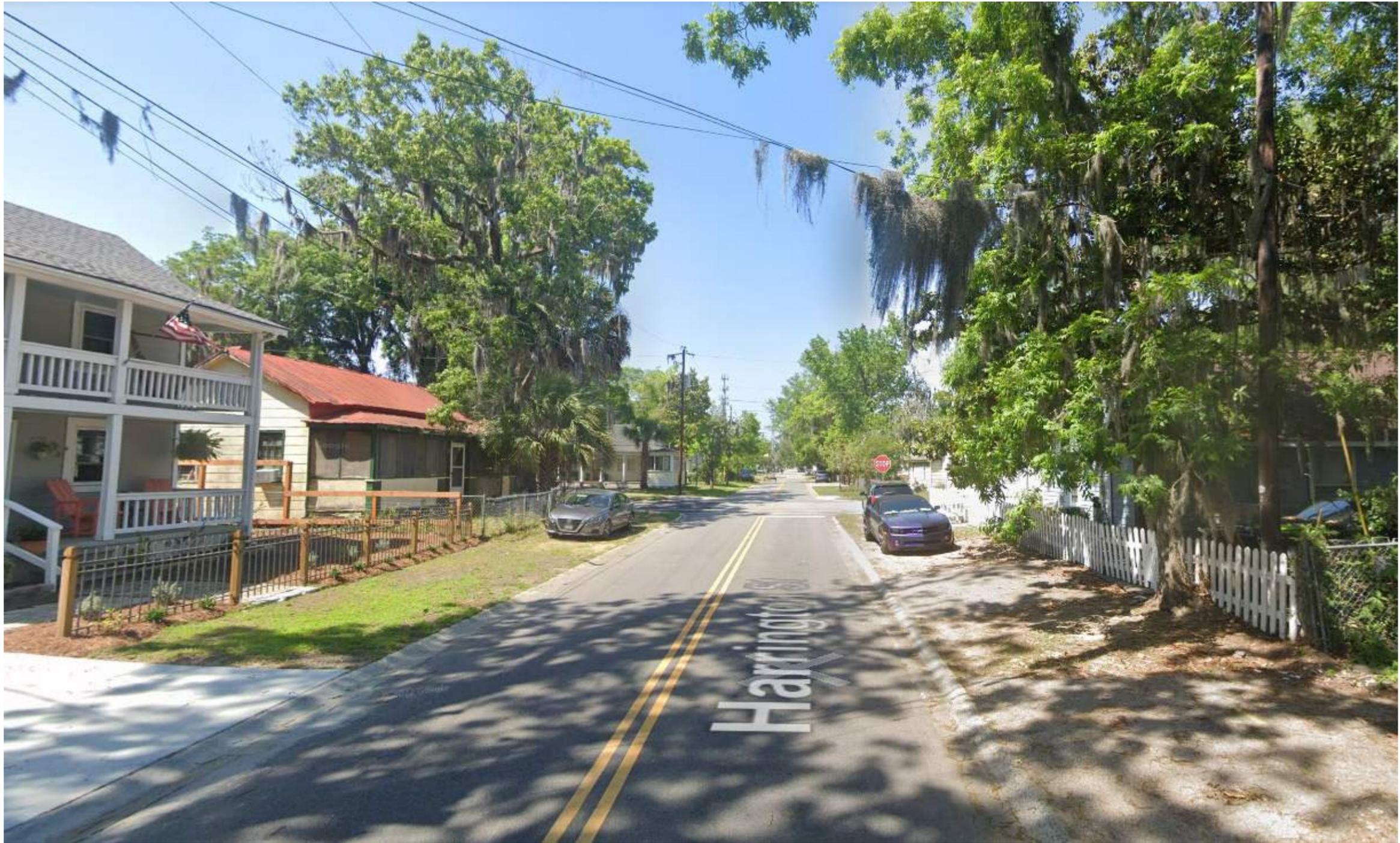
CITY STAFF INTRODUCTION

905 Harrington Street













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

DECISION LETTER

July 15, 2022

Tim Boring
908 Harrington Street
Beaufort, SC 29902

RE: 22-48 HRB.1 905 Harrington Street – Alterations

Dear Mr. Boring:

On July 13, 2022, the City of Beaufort Historic Review Board (HRB) met to review your application for alterations located at 905 Harrington Street. The HRB voted to approve your conceptual application for new construction with Staff conditions.

Staff Conditions of Conceptual Approval:

1. Staff does not support the use of vinyl windows as replacement windows on contributing structures within the historic district. The applicant's photo of the example vinyl window to be used is a simulated divided lite window with grilles between the glass. Appropriate windows utilize exterior grilles with internal spacer bars. Per Northwest Quadrant design principles, "wood windows are preferred, and alternative materials are acceptable if they have a painted finish" (page 42). Staff recommends a wood window.
2. Staff supports the two over two design for the wood windows.
3. Staff supports the applicant's proposed window on the north elevation. The head of the window must align with the heads of the two adjacent windows on this elevation.
4. Given the deteriorated exterior window casings, staff recommends the applicant replace all exterior window casing.
 - a. New window casing to have enough thickness to be proud of adjacent siding.
 - b. Windows shall not be picture framed.
 - c. Staff recommends the applicant not miter the head and jamb casings.
 - d. The applicant must provide a projecting windowsill which will assist in reducing wood/siding rot over time.
 - e. The windows on the front porch appear to have protecting sills and proper exterior casings. These should remain.

5. Applicant to provide a specific paint color name ofr the proposed exterior paint; siding, trim, doors, shutters, etc.
6. Applicant must provide the scope of the porch enclosure removal. Staff supports the removal of the porch screen and siding. Staff is unclear to the design intention of the porch once the screen and siding are removed.

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

Sincerely,

A handwritten signature in black ink that reads "Jeremiah Smith". The signature is written in a cursive style with a large initial "J" and "S".

Jeremiah Smith, Chair
Historic Review Board

email: tim_boring@yahoo.com

cc: file copy

APPLICANT PRESENTATION

905 Harrington Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

- Staff Review
- Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 11/14 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 + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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

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

Applicant, Property, and Project Information Tim Boring
Applicant Name: _____

Applicant Address: 908 Harrington st.

Applicant E-mail: tim_boring@yahoo.com Applicant Phone Number: 317-512-0393

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: 905 Harrington

Property Address: 905 Harrington

Property Identification Number (Tax Map & Parcel Number): R120 004 000 272A 0000

Date Submitted: 11-2-22

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

Applicant's Signature: Tim Boring Date: 11-2-22

Owner's Signature: _____ Date: _____

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Project Name: 905 Harrington

Property Size in Acres: 0.1 Proposed Building Use: rental

Nature of Work (check all that apply):

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

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

1,000

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):

- remove enclosure around front porch and add 6x6 posts.
- paint exterior
- replace windows and trim

CONTACT INFORMATION -

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

To Whom It May Concern,

To address the previous concerns from the conceptual approval, I have included relevant pictures and information.

1. Using wood windows (Elevate series) by Marvin with two-over-two design. These are wood windows with fiberglass clad exterior and wood interior. Windows will be painted white on the exterior and interior. Quote with specifications included.
2. Window casing as pictured in example. Proud of adjacent siding not mitered and projecting windowsill.
3. House paint colors (Sherwin Williams)
 - a. House- "Meadow sage"
 - b. House Trim- "Extra white"
 - c. Doors "Jagged Granite"
 - d. *Colors Included in image.*
4. Porch renovation- Removal of siding and screening. Replace with (4) 6x6 posts trimmed in 1x6 at bottom and 1x4 at top. Posts to be placed at each front corner and 6 ft from corners. Posts to be attached to existing concrete slab and existing header with post anchors. Finished Porch will be similar to the image provided (except 1x6 trim at bottom and 1x4 trim at top of each post)

Sincerely,

Tim Boring

TIM BORING LOW-E GLASS

Quote #: JMGHHZ2

A Proposal for Window and Door Products prepared for:

Job Site:

TIM BORING
905 HARRINGTON ST
BEAUFORT, SC 29902

Phone: (317) 512-0393

Shipping Address:

GRAYCO BUILDING CENTER-BEAUFORT
20 Sams Point Way
Beaufort, SC 29907-2000

Featuring products from:

MARVIN 

SHELBY DUNCAN
GRAYCO BUILDING CENTER-BEAUFORT
PO BOX 1048
BEAUFORT, SC 29901-1048
Phone: (843) 522-9994

Email: sduncan@graycoinc.com

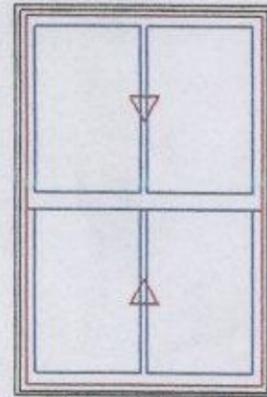
This report was generated on 9/7/2022 9:53:17 AM
using the Marvin Order Management System,
version 0003.16.00 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: FRONT ROOM/FRONT BEDROOM	Net Price:	942.39
Qty: 2		Ext. Net Price: USD	1,884.78

MARVIN 



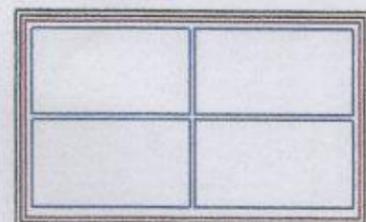
As Viewed From The Exterior

MO 37" X 53 1/4"
FS 36 1/2" X 53"
RO 37 1/2" X 53 1/2"
Egress Information
 Width: 33 3/8" Height: 21 9/64"
 Net Clear Opening: 4.90 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.28
 Visible Light Transmittance: 0.48
 Condensation Resistance: 56
 CPD Number: MAR-N-272-00944-00001
 ENERGY STAR: NC
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 1054X2127 mm (42X76.8 in)
 LC-PG50 DP +50/-50
 FL6525

Stone White Exterior
 White Interior
 Elevate Double Hung
 Rough Opening 37 1/2" X 53 1/2"
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 6 9/16" Jamb
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: FRONT ROOM	Net Price:	953.37
Qty: 1		Ext. Net Price: USD	953.37

MARVIN 

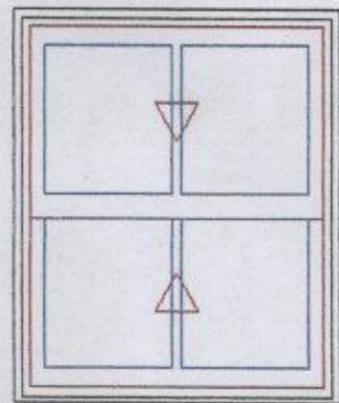


As Viewed From The Exterior

MO 81" X 35 3/4"
FS 60 1/2" X 35 1/2"
RO 61 1/2" X 36"
 OMS Ver. 0003.16.00 (Current)

Stone White Exterior
 White Interior
 Elevate Double Hung Picture
 Rough Opening 61 1/2" X 36"
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W2H
 Stone White Ext - White Int
 PG Upgrade
 6 9/16" Jamb
 Jamb Extension from 4 9/16" to 6 9/16"

905 Harrington 14 of 72

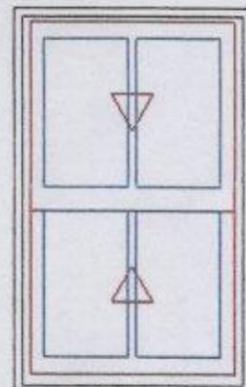


As Viewed From The Exterior

MO 31" X 35 1/4"
 FS 30 1/2" X 35"
 RO 31 1/2" X 35 1/2"
Egress Information
 Width: 27 3/8" Height: 12 9/64"
 Net Clear Opening: 2.31 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.28
 Visible Light Transmittance: 0.48
 Condensation Resistance: 56
 CPD Number: MAR-N-272-00944-00001
 ENERGY STAR: NC
Performance Grade
 Licensee #783
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 1054X2127 mm (42X76.8 in)
 LC-PG50 DP +50/-50
 FL6525

White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 6 9/16" Jamb
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: BATHROOM	Net Price:	779.41
Qty: 1		Ext. Net Price: USD	779.41



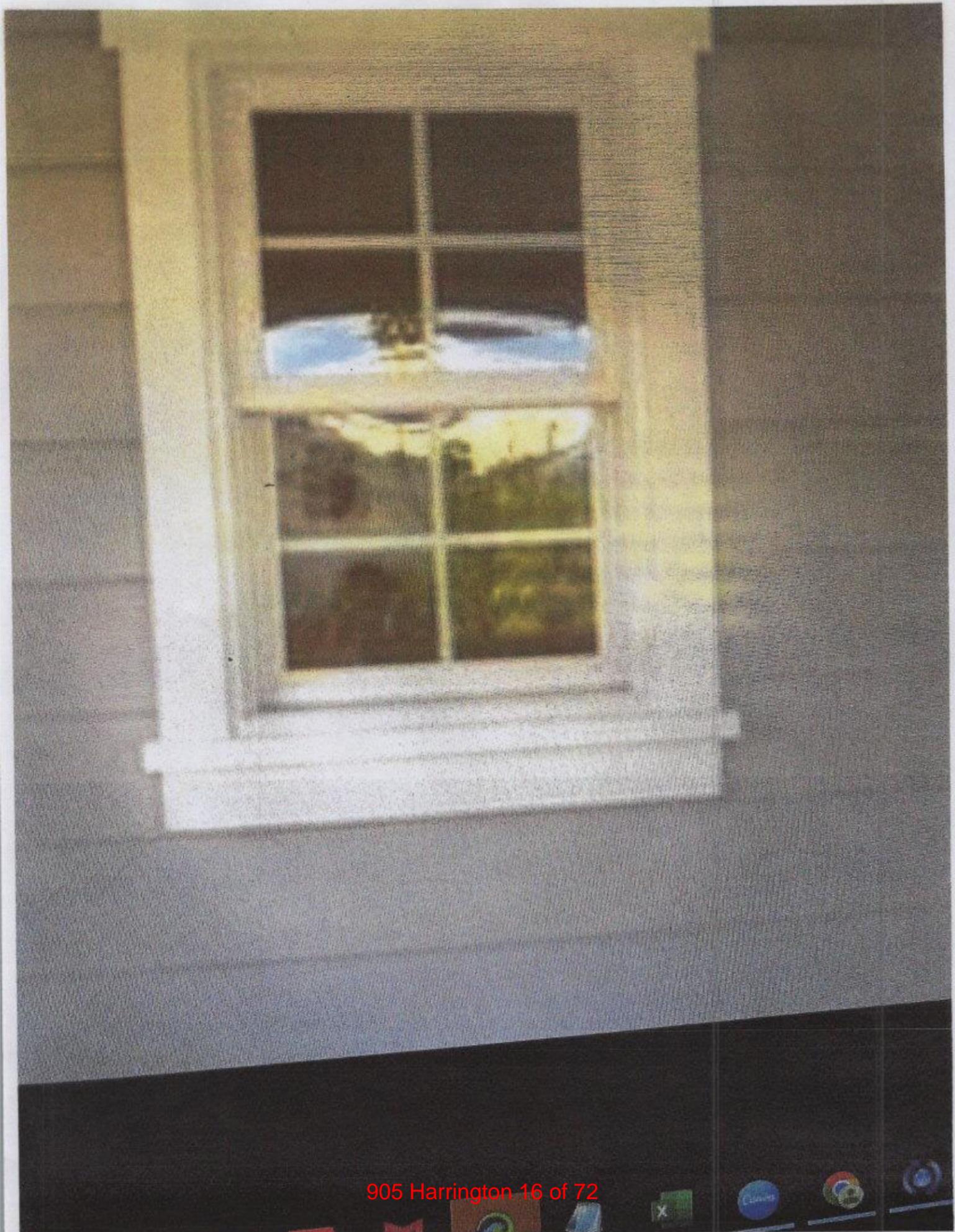
As Viewed From The Exterior

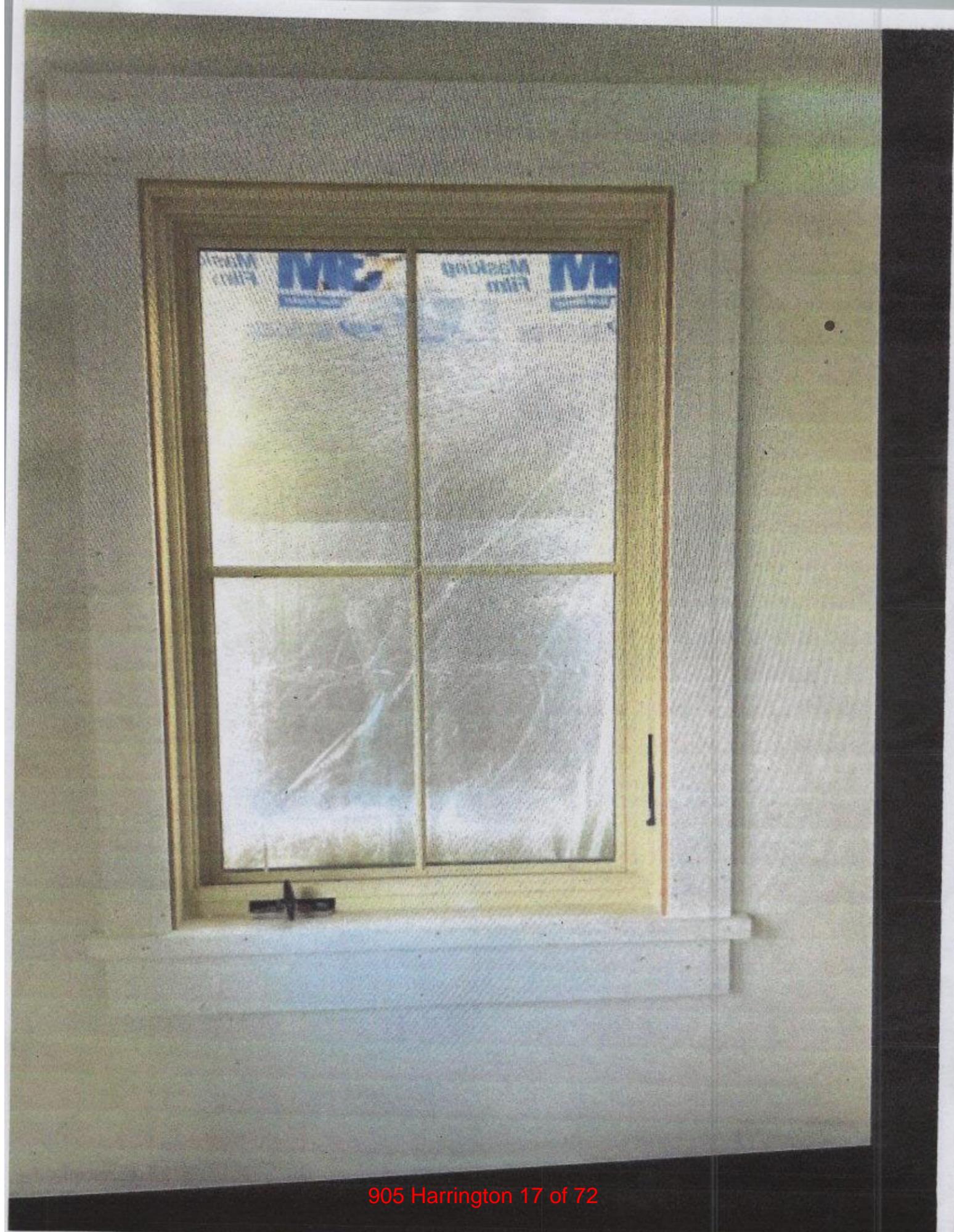
MO 23 1/2" X 36 3/4"
 FS 23" X 36 1/2"
 RO 24" X 37"
Egress Information
 Width: 19 7/8" Height: 12 57/64"
 Net Clear Opening: 1.78 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.28

Stone White Exterior
 White Interior
 Elevate Double Hung
 Rough Opening 24" X 37"
Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 PG Upgrade
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 6 9/16" Jamb
 Jamb Extension from 4 9/16" to 6 9/16"

905 Harrington 15 of 72

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House
Trim

EXTRA WHITE
HGSW4005

SHERWIN
WILLIAMS
PAINT

House

MEADOW SAGE
HGSW3244

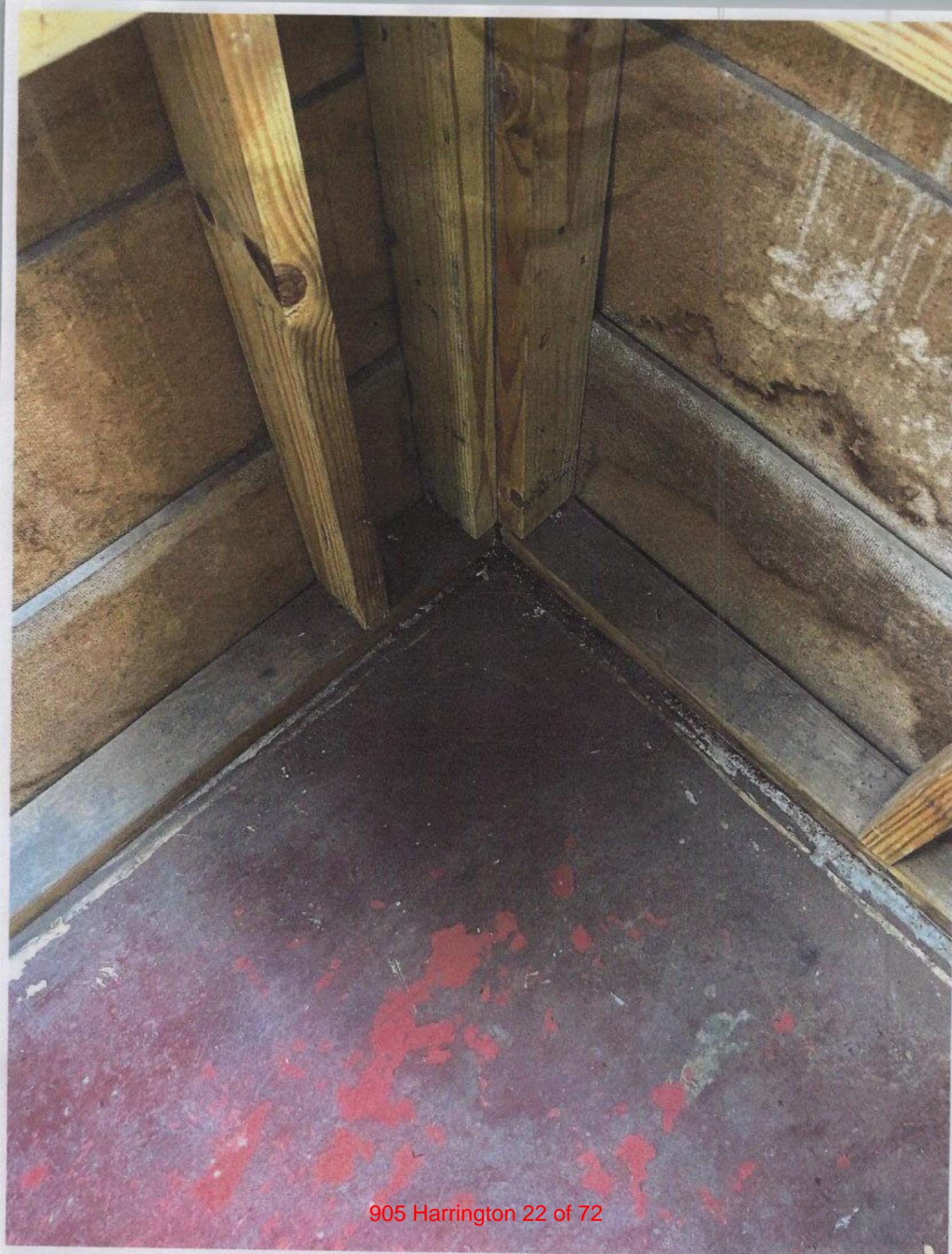
Door

JAGGED GRANITE
HGSW452













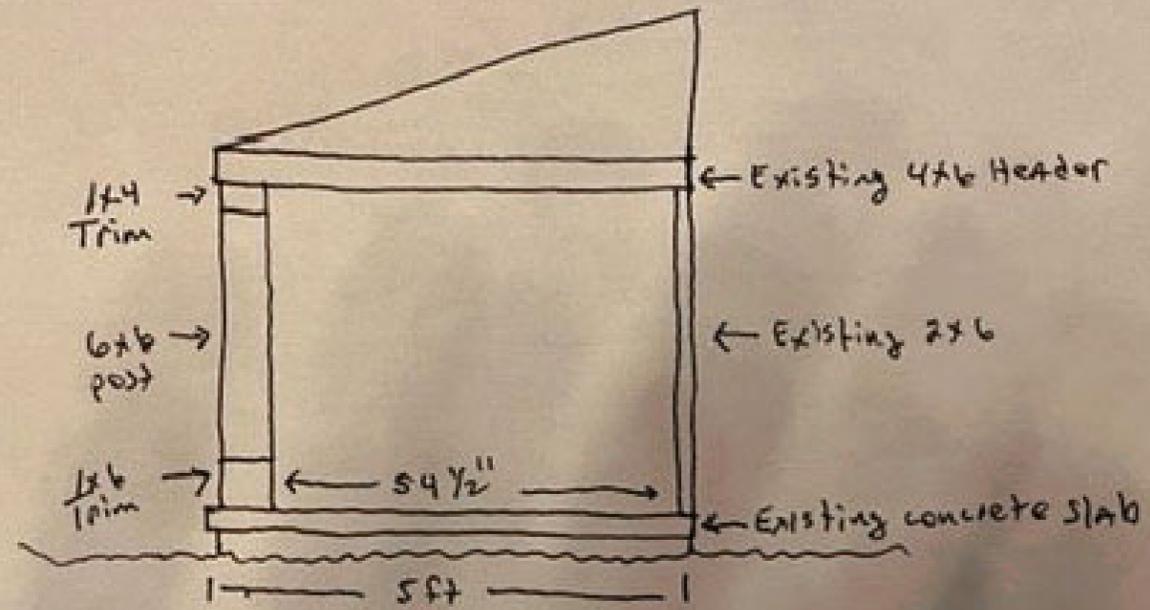


905 HARRINGTON



Front Elevation

905 HARRINGTON



Side Elevation

PREVIOUS SUBMISSION

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**
RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1136
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____
Common name(s): _____
Address/location: 905 Harrington St.
Date: 1910 Alteration date: ca. 1970
Map Ref.: BFT.09 (TL) Tax Number: R120.004.000.272A.0000
City Block Ref.: 94 Island: Port Royal Is.
City/Vicinity of (vic.): Beaufort

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

Notes: Rectangular 1 story 3 x 1 bay frame dwelling w/front-facing gable roof

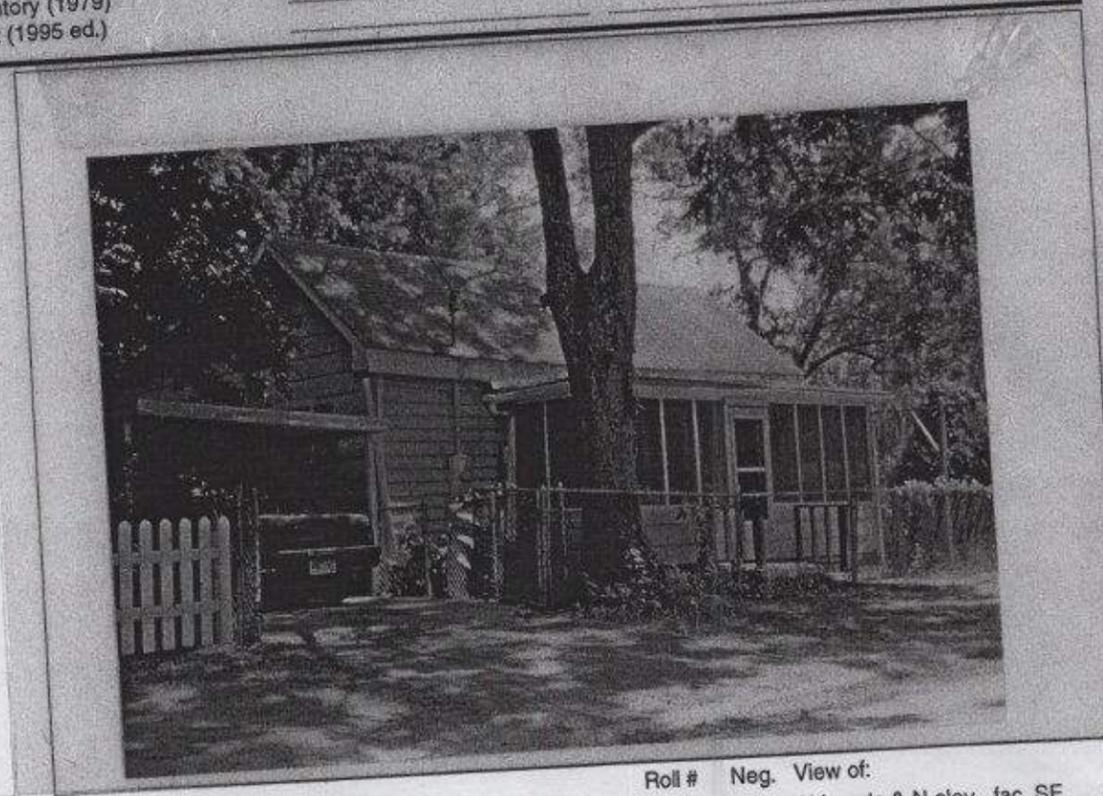
National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

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

Consultant Recommendation: _____ Reference: _____ Notes: _____

- Previous Survey: Other _____
- H.A.B.S.
 - 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

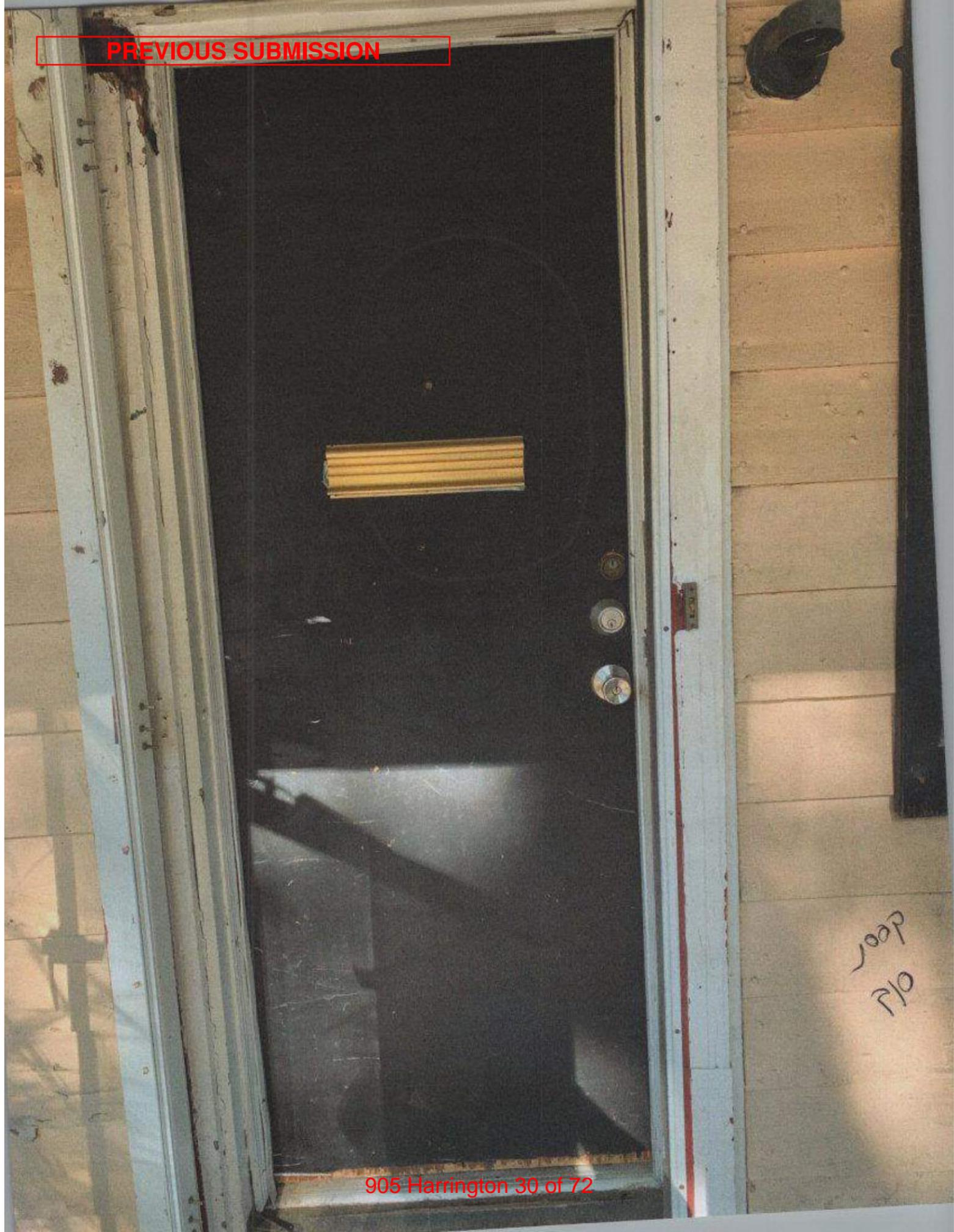
Date: 8/1/97
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # S-11 Neg. 14 View of: W facade & N elev., fac. SE

PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION

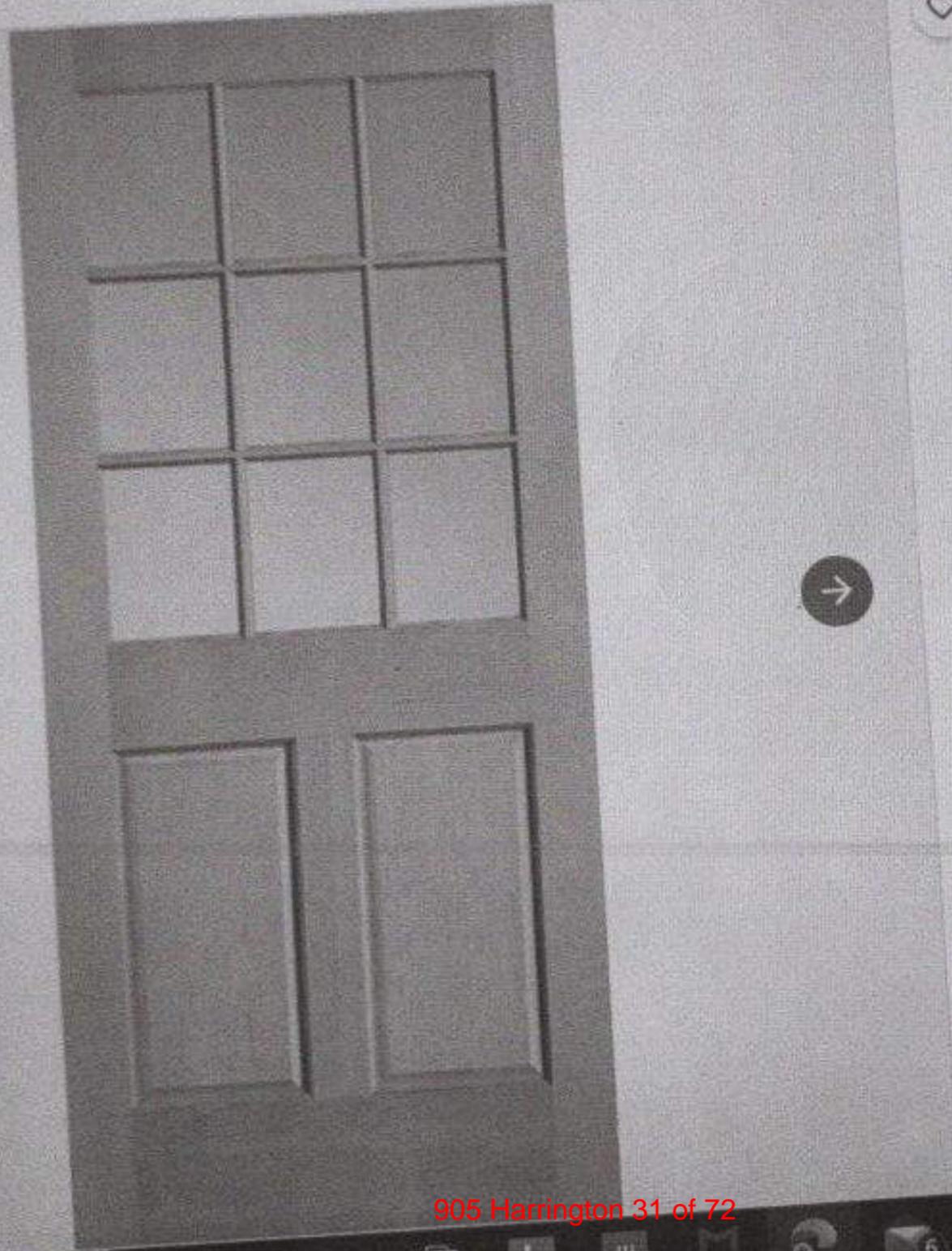
https://www.lowes.com/pd/Masonite-Half-Lite-Clear-Glass-Universal-Reversible-Wood-Slab-Entry-Door-Solid-Core-Common-36-in-x-80-in-Actual-36-in-x-80-in/1...

Masonite 36-in x 80-in Wood Half Lite Universal Reversible Fir Unfinished Single Front Door Solid Core

#738794 Model #738794

Masonite ★★★★★ 41

New door



\$296.00

\$281.20 when you choose 5% savings on eligible items. [Learn how](#)

- Fir wood door with engineered stiles and rails to hold glass
- Clear glass design allows the maximum amount of light
- Door slab is natural and ready to stain

Common Size (W x H)
36-in x 80-in

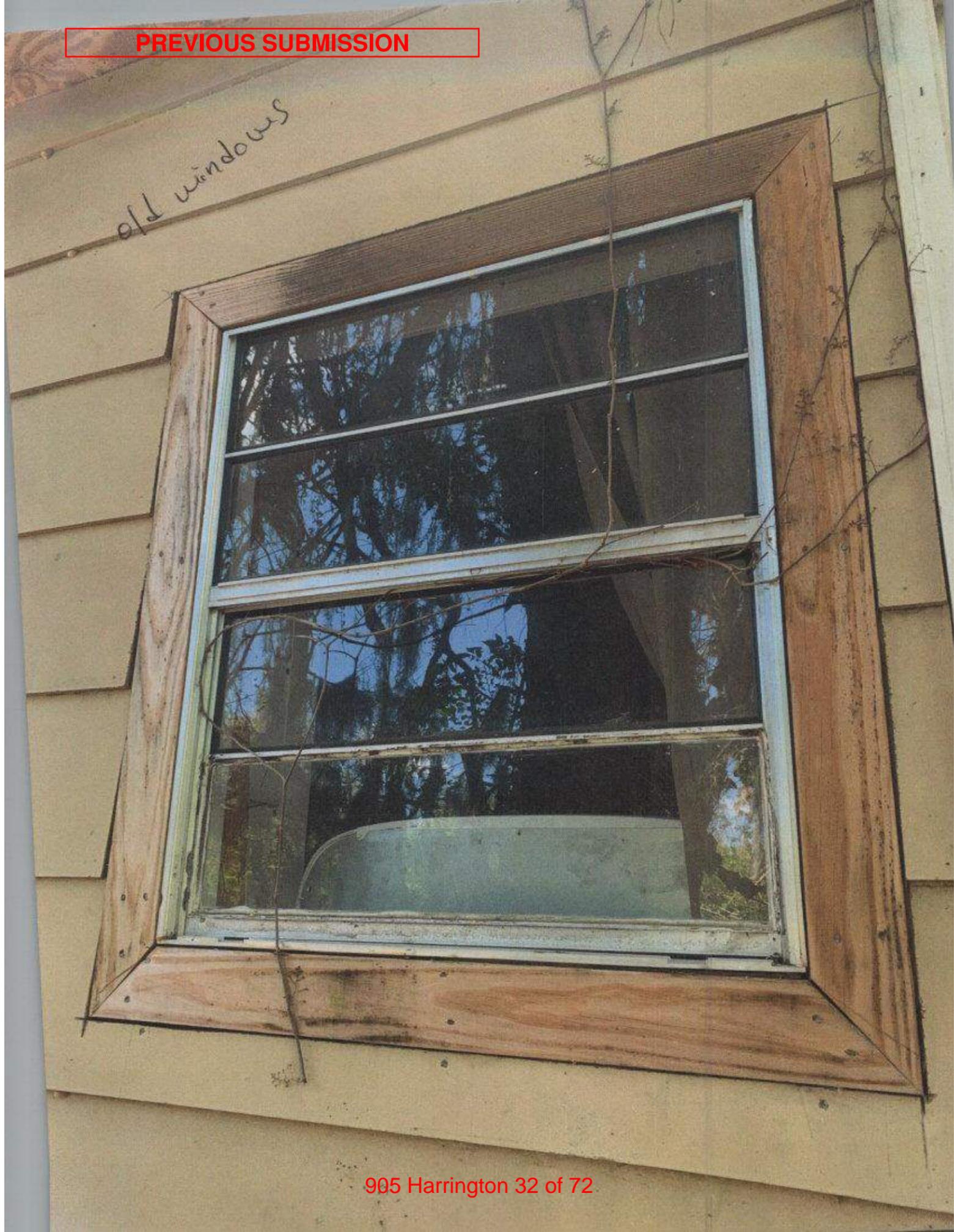
− 1 +
Qty

Add to Cart

Get It Installed

Free Store Pickup
2 Available today at Bluffton Lowe's
Aisle 47 | Bay 20

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PREVIOUS SUBMISSION



PREVIOUS SUBMISSION

originals/d1/cb/f7/d1cbf7b5999e6899c4045afc46b15619.png

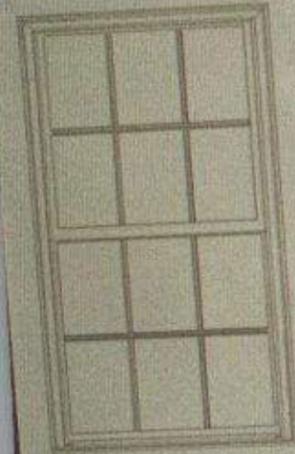


5/8" Flat GBG

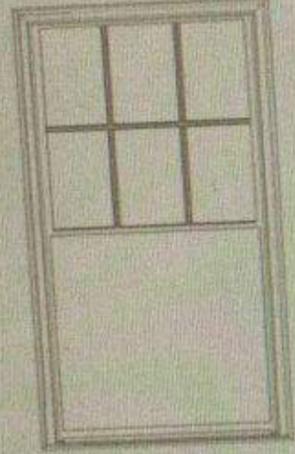


5/8" Sculptured GBG

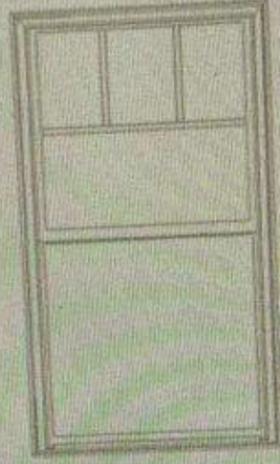
STANDARD GRILLE PATTERNS



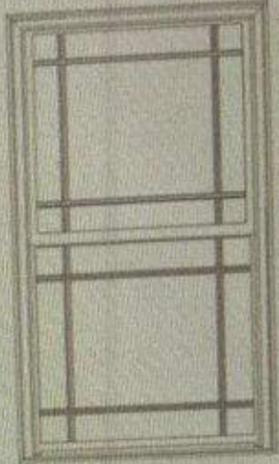
Colonial



Half Colonial
(shown on Casement)



Plaza



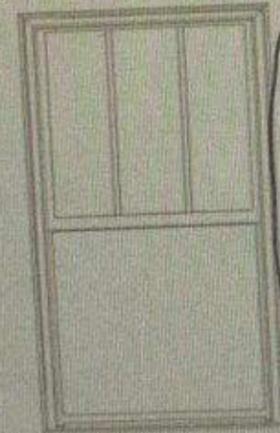
Prairie



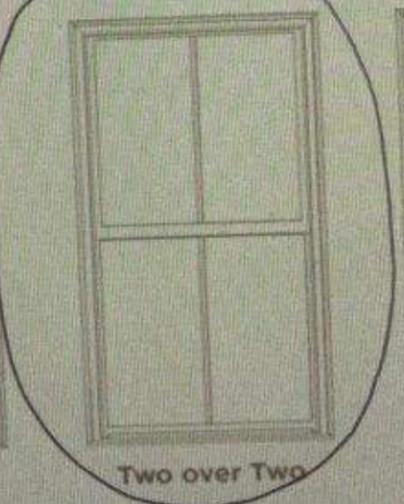
Perimeter



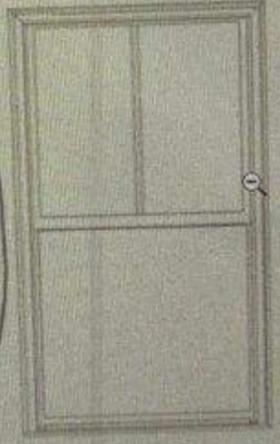
Three over Three



Three over One



Two over Two



Two over One

*New Replacement
win downs*

PREVIOUS SUBMISSION

Records

Overview

Parcel

Land

Improvements

Sales Disclosure

Pay Taxes

Land

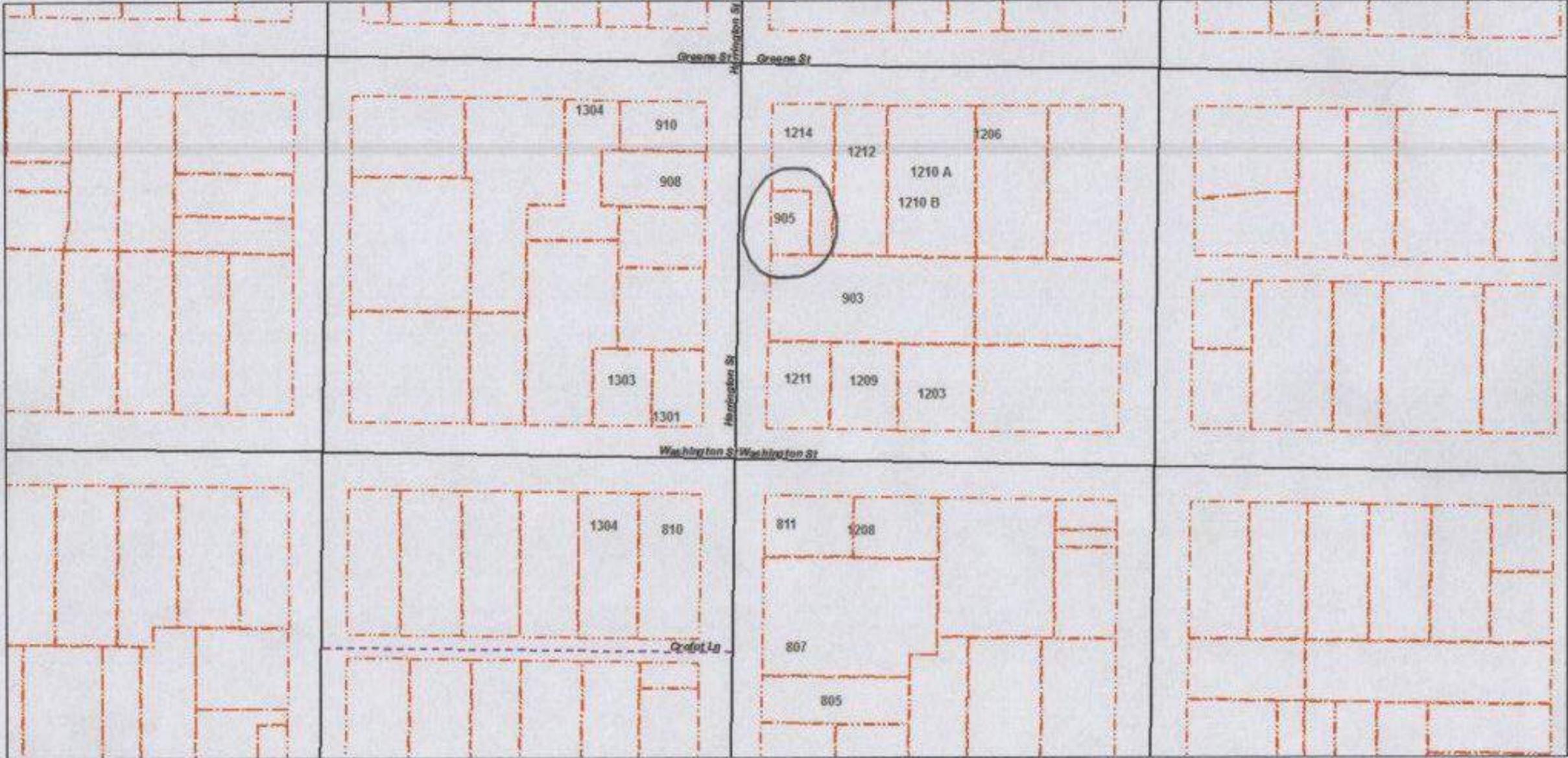
Property ID (PIN)
1 of

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 004 000 0265 0000	00215216	905 HARRINGTON ST, BEAUFORT	5/20/2022	2020	2020

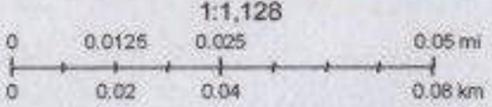
Land Description

PREVIOUS SUBMISSION

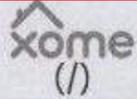
ArcGIS Web Map



6/2/2022, 9:33:53 AM
Road Classifications
—— STATE, PAVED
- - - MUNICIPAL, UNPAVED
LiveParcels



PREVIOUS SUBMISSION



NOT FOR SALE

\$87,479

\$101,671

XOME VALUE® DISCLOSURES REGARDING XOME VALUE

HIGH RANGE

Last evaluated
6/1/2022

\$75,867

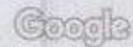
LOW RANGE

905 Harrington St
Beaufort, SC 29902

Single Family Residential
Residence

2
Beds

0
Baths



(https://maps.google.com/maps?ll=32.437559,-80.675938&z=19&t=k&hl=en-US&gl=US&map_t=1) Google, U.S. Geological Survey

Property Facts for 905 Harrington St

905 Harrington St, Beaufort, SC is a single family home that contains 651 Sq. Ft. sq ft and was built in 1890. It contains 2 bedrooms.
Parcel # R120 004 000 0265 0000

Lot Size 1,673 Sq. Ft.

Property Type Single Family Residential

County BEAUFORT

Living Area Sq. Ft. 651 Sq. Ft.

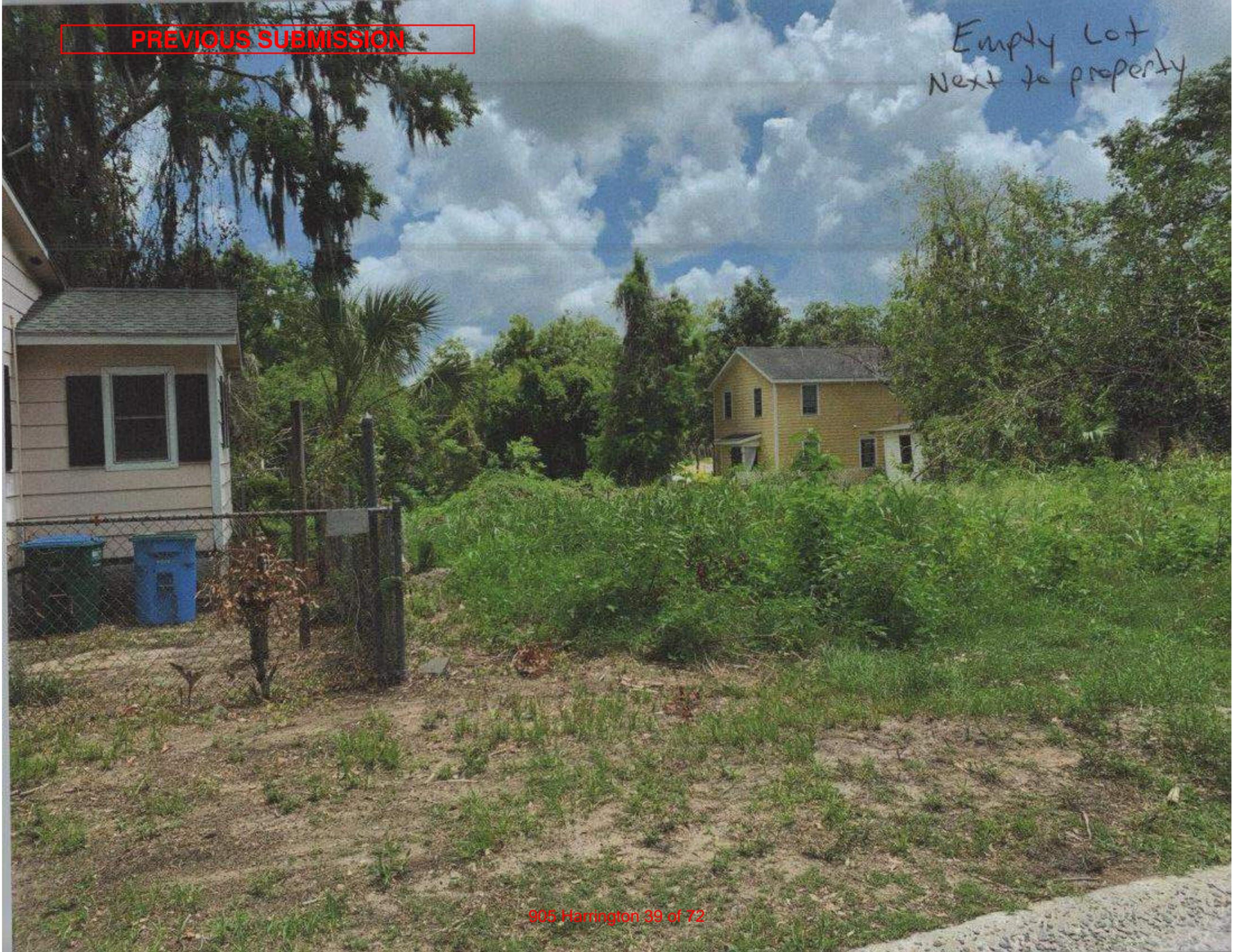
Year Built 1890

905 aerial image



PREVIOUS SUBMISSION

Empty Lot
Next to property



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION

Back of
property

PREVIOUS SUBMISSION



PREVIOUS SUBMISSION

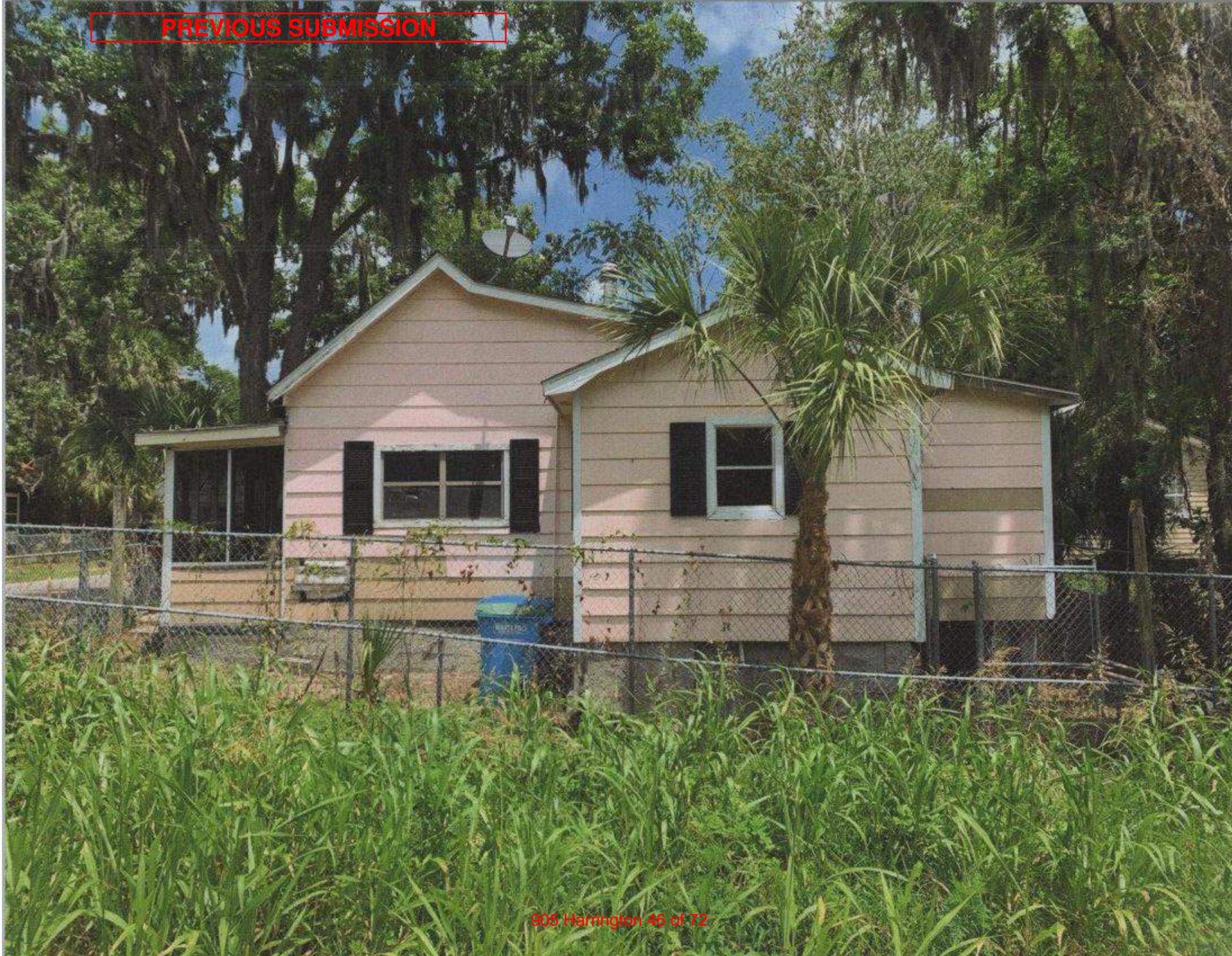
Remove Screen
And Siding



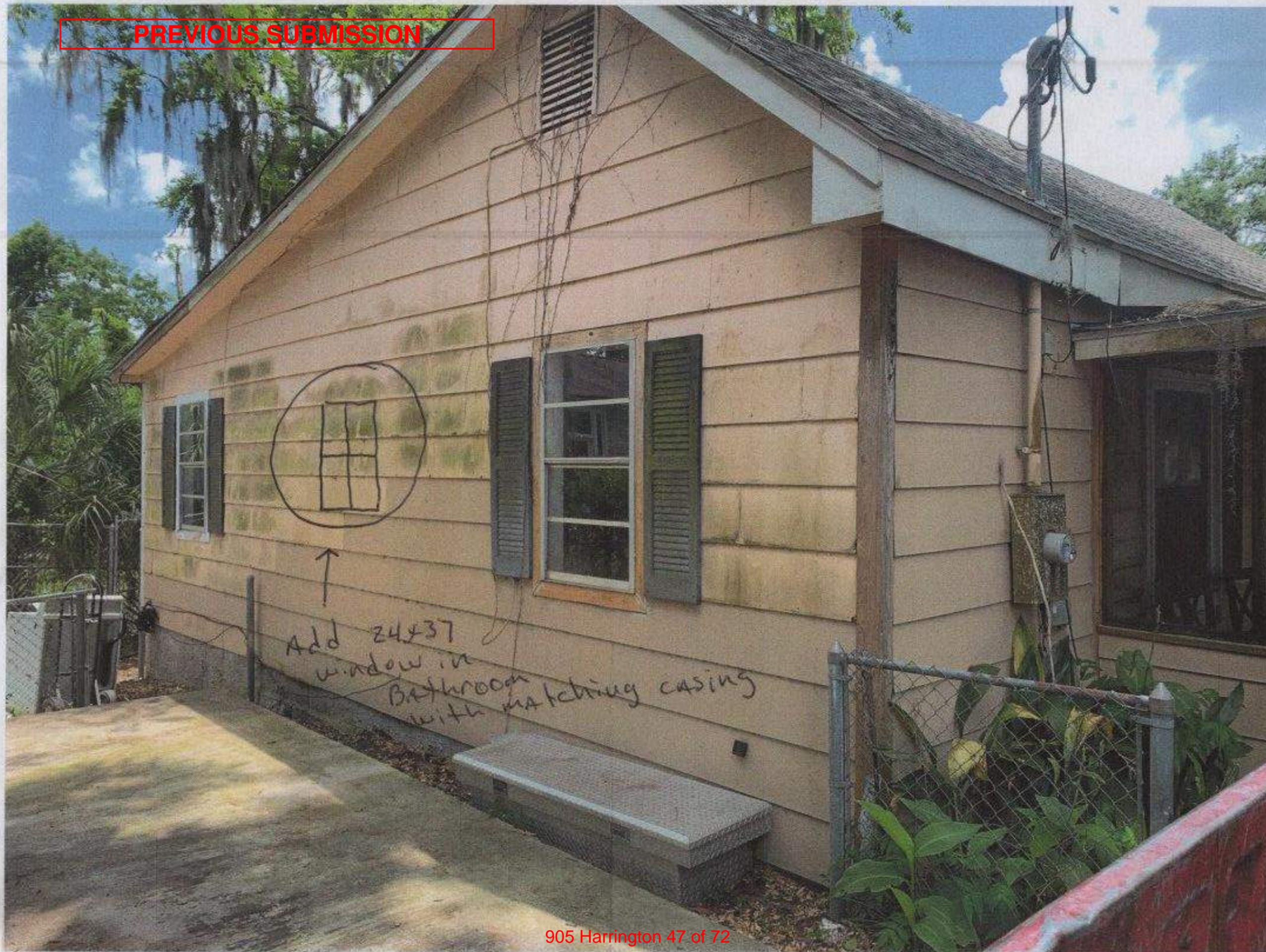
PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION

Picture of example
vinyl replacement
windows to use
with simulated
divided lite



PREVIOUS SUBMISSION



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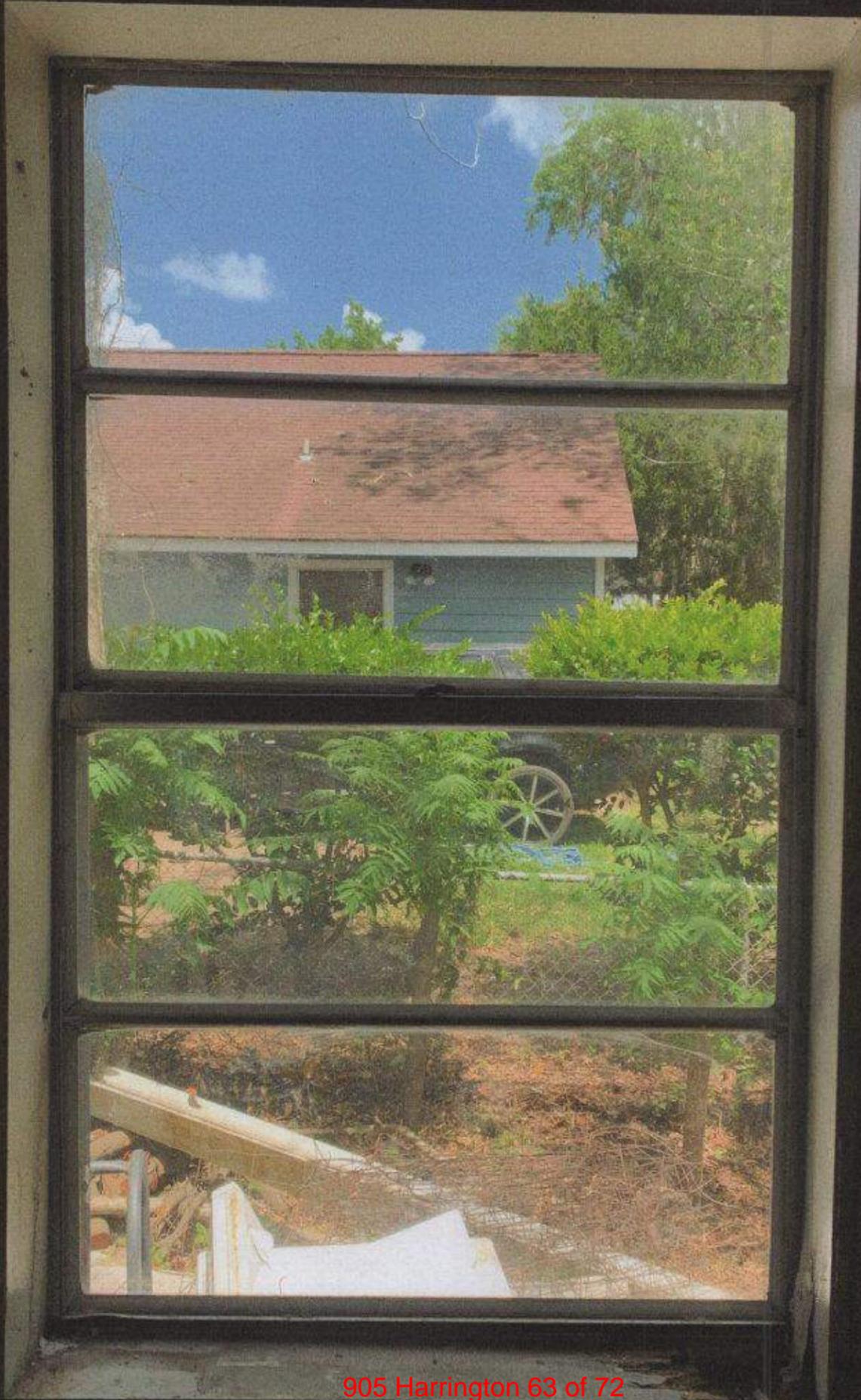




PREVIOUS SUBMISSION









PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION





Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 July 2022

1 SUMMARY OF REQUEST

905 Harrington Street, Alterations/Additions

The applicant is requesting final approval to remove the enclosure around the front porch, paint the exterior, and replace front door and windows.

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

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

2 FACTS

Property Address:	905 Harrington Street
Parcel ID:	R120 004 000 0265 0000
Case Number:	22-48 HRB.1
Applicant:	Tim Boring, Homeowner
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

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

References:

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

3 STAFF COMMENTS

Staff Acknowledgements

- This structure is listed on the 1997 Beaufort County Historic Sites Survey as a Contributing Resource. The building was constructed in 1910 as a rectangular 1 story 3x1 bay frame dwelling. The structure is located within the Beaufort Conservation Neighborhood (Northwest Quadrant).
- From pictures submitted of the windows, it doesn't appear that any of the original windows exist today on the structure. There appears to be a mix of aluminum and vinyl windows existing on the structure, all in poor condition.
- Staff supports the applicant's replacement front door with a new wood half lite door.

Staff Conditions

1. Staff does not support the use of vinyl windows as replacement windows on contributing structures within the historic district. The applicant's photo of the example vinyl window to be used is a simulated divided lite window with grilles between the glass. Appropriate windows utilize exterior grilles with internal spacer bars. Per Northwest Quadrant design principles, "wood windows are preferred, and alternative materials are acceptable if they have a painted finish" (page 42). Staff recommends a wood window.
2. Staff supports the two over two design for the new windows.
3. Staff supports the applicant's proposed window on the north elevation. The head of the window must align with the heads of the two adjacent windows on this elevation.
4. Given the deteriorated exterior window casings, staff recommends the applicant replace all exterior window casing.
 - a. New window casing to have enough thickness to be proud of adjacent siding.
 - b. Windows shall not be picture framed.
 - c. Staff recommends the applicant not miter the head and jamb casings.
 - d. The applicant must provide a projecting windowsill which will assist in reducing wood/siding rot over time.
 - e. The windows on the front porch appear to have projecting sills and proper exterior casings. These should remain.
5. Applicant to provide a specific paint color name for the proposed new exterior paint; siding, trim, doors, shutters, etc.
6. Applicant must provide the scope of the porch enclosure removal. Staff supports the removal of the porch screen and siding. Staff is unclear to the design intention of the porch once the screen and siding are removed.

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 December 2022

1 SUMMARY OF REQUEST

905 Harrington Street, Alterations/Additions

The applicant is requesting final approval to remove the enclosure around the front porch and add 6x6 posts, paint the exterior, and replace front door and windows and trim.

This is a contributing structure in the Beaufort Conservation Neighborhood.

Background: This application received conceptual approval in July 2022.

2 FACTS

Property Address:	905 Harrington Street
Parcel ID:	R120 004 000 0265 0000
Case Number:	22-48 HRB.2
Applicant:	Tim Boring, Homeowner
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

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

References:

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

3 STAFF COMMENTS

Staff Acknowledgements

- This structure is listed on the 1997 Beaufort County Historic Sites Survey as a Contributing Resource. The building was constructed in 1910 as a rectangular 1 story 3x1 bay frame dwelling.
- From pictures submitted of the windows, it doesn't appear that any of the original windows exist today on the structure. There appears to be a mix of aluminum and vinyl windows existing on the structure, all in poor condition.
- Staff continues to support the applicant's replacement front door with a new wood half lite door as mentioned at the previous meeting.

Staff Conditions

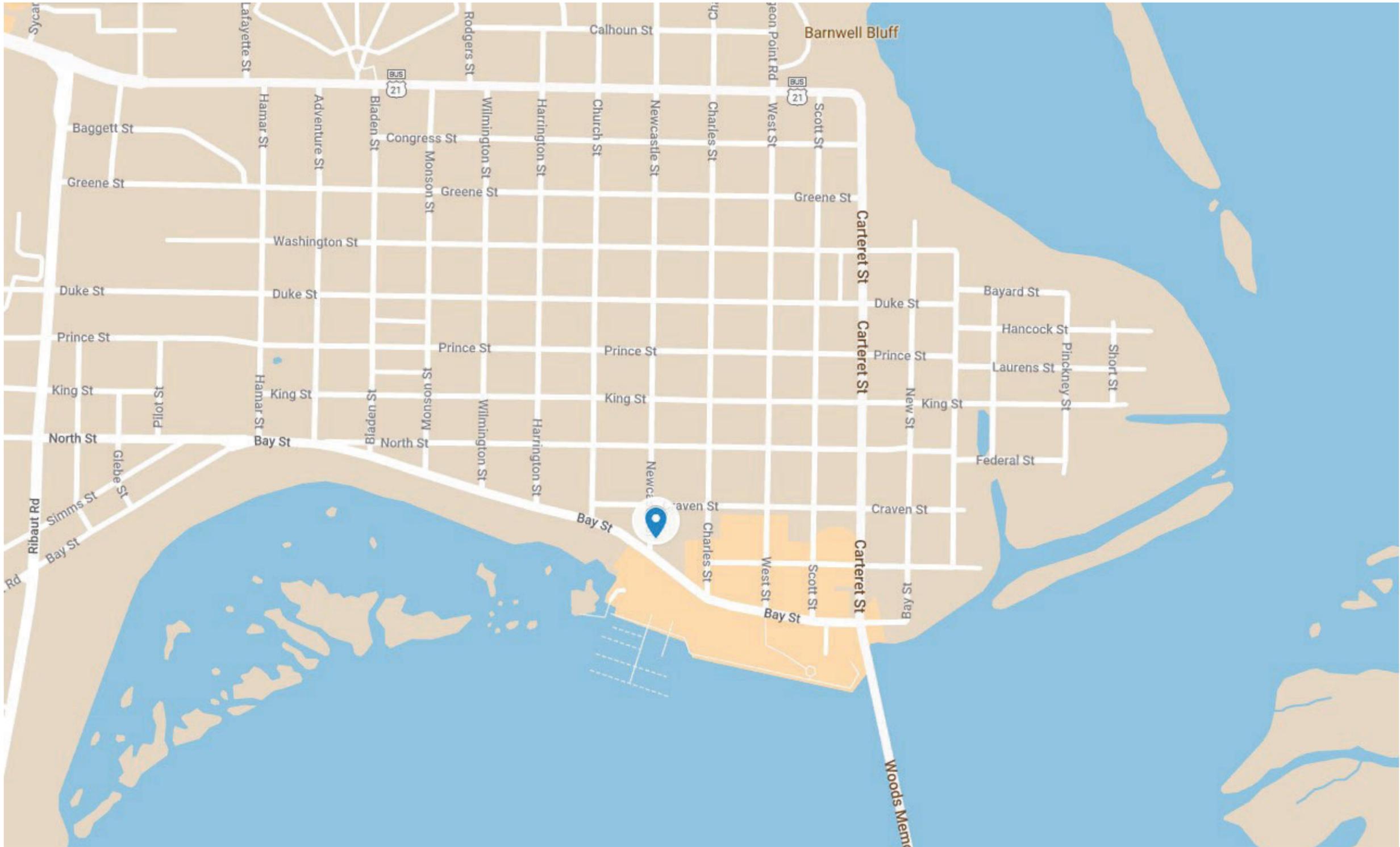
1. Staff supports the proposed paint colors for the house, door, and trim.
2. Staff supports the applicant's request to replace the existing windows with the Marvin Elevate line of windows. The provided spec sheets state that the windows are SDL with spacer bars, which is appropriate for new windows.
3. Applicant has stated in a response letter that the window casing will sit proud of the adjacent siding and will have a projecting sill. Applicant has also provided an example photo which staff believes is the image on page 16. Staff supports the casing and projecting sill in this image but recommends that the head casing not project past the jamb casing as shown, and instead sit flush with the outer edge of the jamb casing.
4. Applicant to clarify if the exposed CMU will also be painted; staff would support the applicant's choice to paint the CMU.
5. Staff supports the applicant's porch alterations, but offers the following recommendations:
 - a. Staff recommends the applicant align the shafts of the porch columns with the outer limits (front and sides) of the existing porch beam above.
 - b. Staff recommends the column bases be 1x3 instead of 1x6 as this proportion may be better suited to the scale of the existing structure. A column base height half the width of the column is more appropriate.
 - c. Staff recommends the column caps be 1x3 instead of 1x4 as this proportion may be better suited to the scale of the existing structure. A column cap height half the width of the column is more appropriate.
 - d. Staff would also support the elimination of the column bases and caps all together due to the simplistic form and scale of the structure.
 - e. Applicant to confirm the color of the porch columns and trim.
6. Staff assumes the roof of the porch will remain as constructed and will not be altered.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

1015 Bay Street
Best Western Sea Island Inn













APPLICANT PRESENTATION

1015 Bay Street
Best Western Sea Island Inn



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

✓ AP 8/30 + TN
✓ Meadows 8/30

Staff Review
 Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 8/28 Application #: 24268 Zoning District: T5-DC
BCAGHS Survey: Yes No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Sea Island Motel, INC.
Applicant Address: 1015 Bay street, Beaufort SC 29902
Applicant E-mail: gm@sea-island-inn.com Applicant Phone Number: 843 522 2090

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): N/A

Owner Address: N/A

Project Name: Install ADA Lift

Property Address: 1015 Bay street

Property Identification Number (Tax Map & Parcel Number):

Date Submitted: Aug 28, 2022

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

Applicant's Signature: [Signature] Date: 28 Aug 2022

Owner's Signature: _____ Date: _____

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

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Project Name: Install ADA Lift

Property Size in Acres: _____ Proposed Building Use: _____

Nature of Work (check all that apply):

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

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

Is this project a redevelopment project: Y N

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

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

Installation of an ADA Lift to
enable our elderly and/or handicapped
guests access to our 2nd floor rooms

CONTACT INFORMATION -

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

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

Revised June 10, 2021

HISTORIC DISTRICT REVIEW CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

Julie Bachety

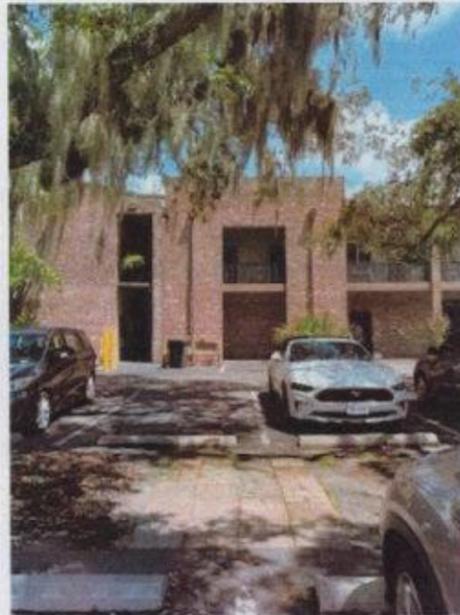
From: Lisa L. Kassuba <GM@sea-island-inn.com>
Sent: Monday, August 29, 2022 3:01 PM
To: development
Subject: 1015 Bay Street - ADA Lift
Attachments: Lift 2022.PDF; BOAR Lift.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,
I have attached the application as well as the lift specifications. The photos are listed below. Please let me know what next steps are.

Thank you for your time, Lisa Kassuba – General Manager

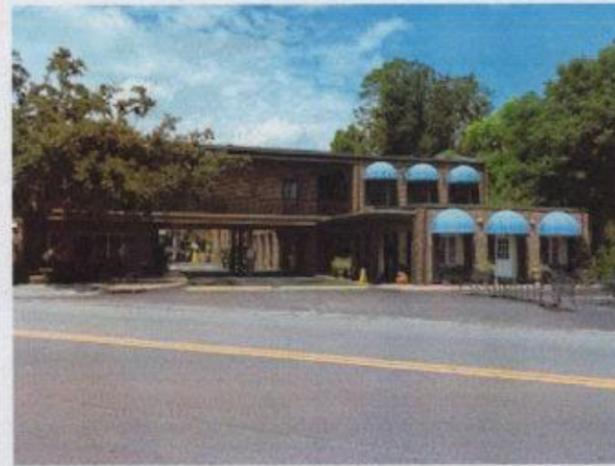
We would like to install the lift buy larger opening. The lift will be flush to the sidewalk so there is no need for a ramp. This is the view from New Castle Street.



This is the view from Craven Street. The lift really will not be seen.



Another view of Bay Street.



There may be a delay in reply, we do not work traditional work hours or days. Thank you in advance for your understanding.

Lisa Kassuba
Best Western Sea Island Inn
General Manager

1015 Bay Street • Beaufort, SC 29902

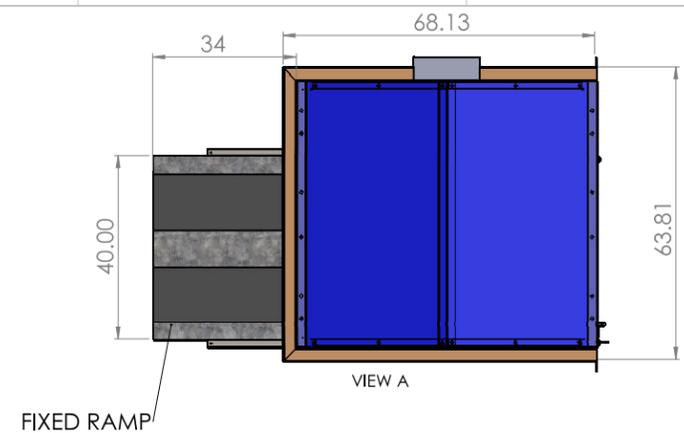
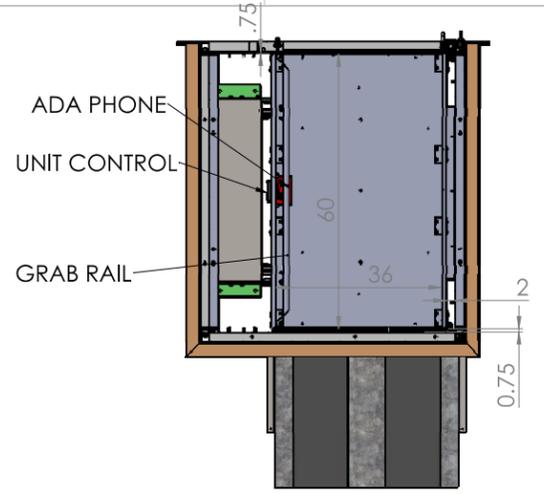
 (843) 522-2090

 (843) 812-1299

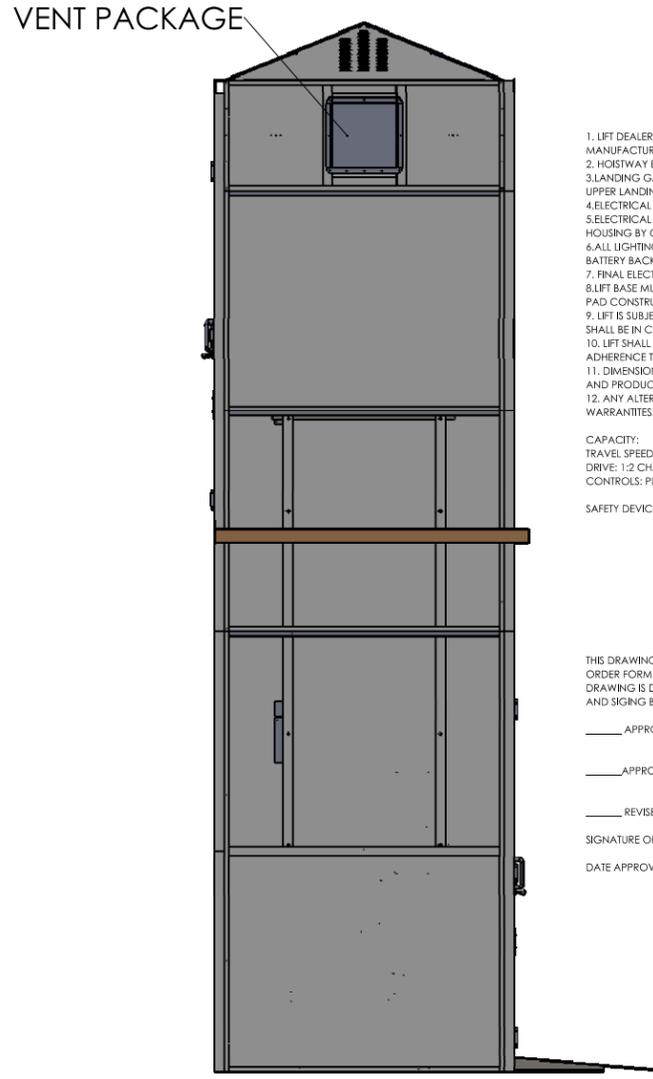
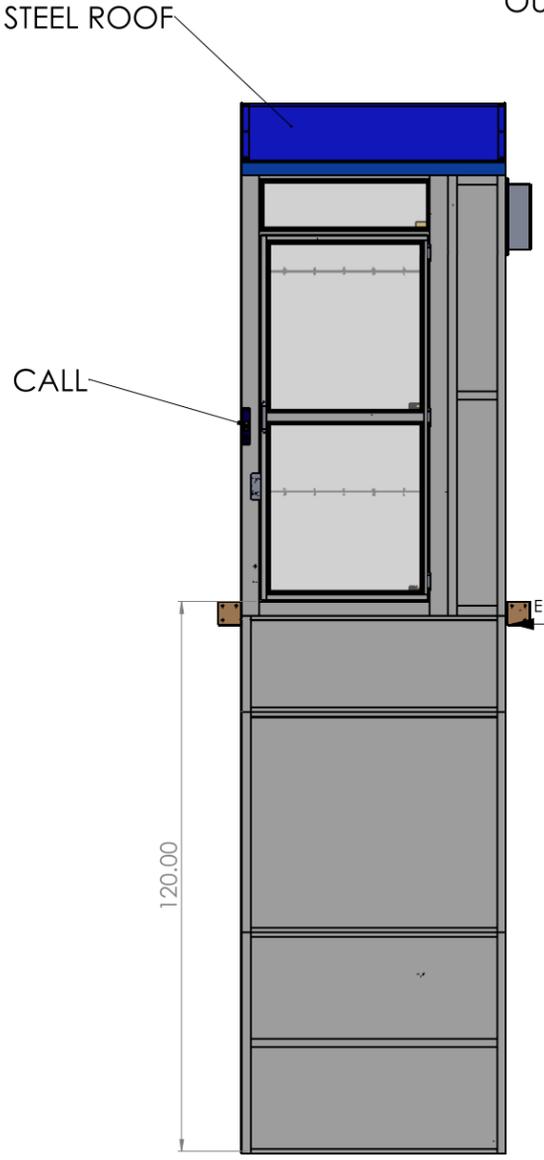
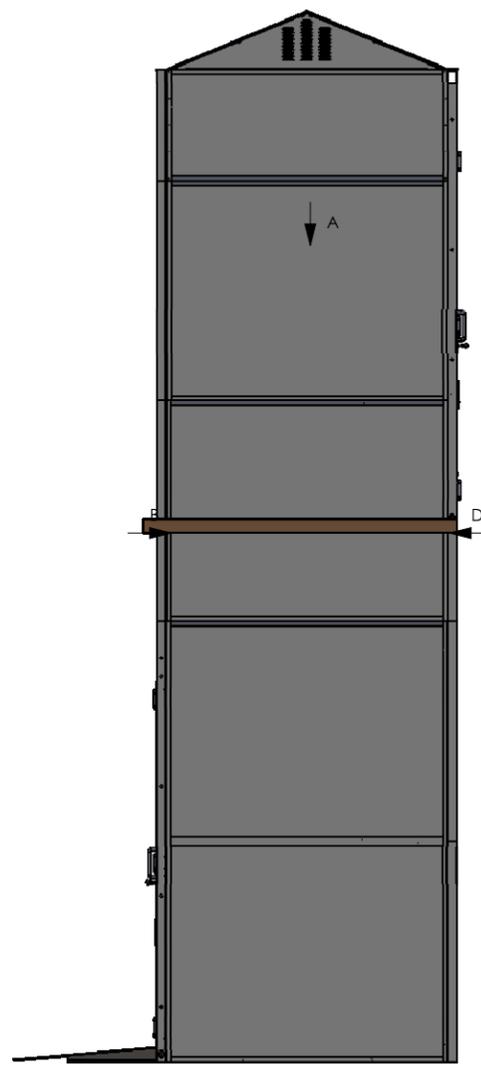
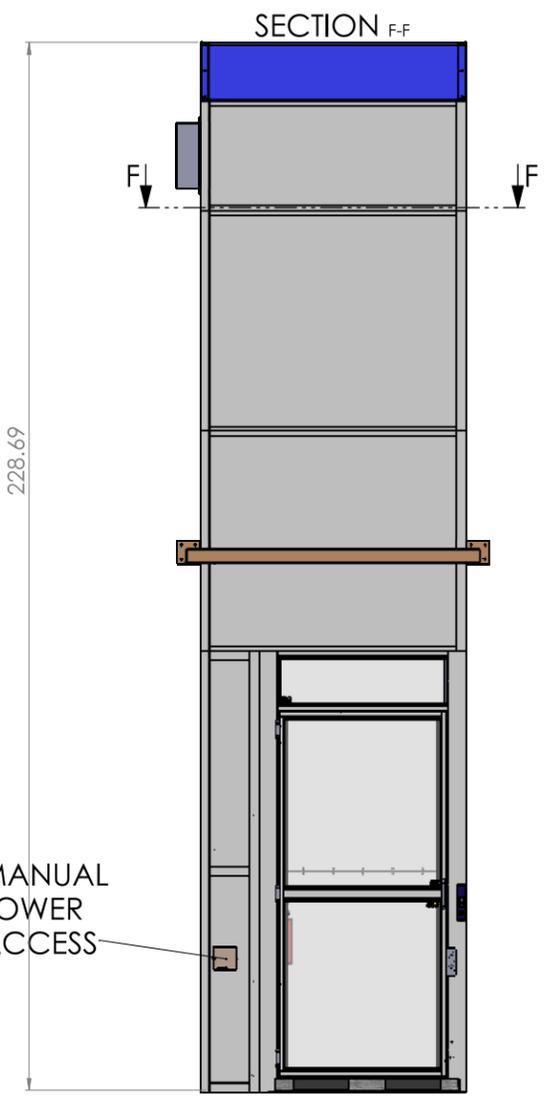
 gm@sea-island-inn.com

 sea-island-inn.com

REVISIONS		
REV.	DESCRIPTION	DATE
A	APPROVAL DRAWING	12/17/2021



AVPL EZY 120
 36X60 PLATFORM, NO SAFETY PAN
 ENCLOSURE ALL STEEL PANELS
 LH LOWER DOOR WITH CLEAR PLEX
 RH UPPER DOOR WITH CLEAR PLEX
 2 STOP UNIT CONTROL WITH KEY LOCK, EMERGENCY STOP, ALARM, & E-LIGHT
 GRAB RAIL
 UPPER AND LOWER FRAME MOUNT CALLS WITH KEY
 ADA PHONE
 OUTDOOR UNIT



- LIFT DEALER SHALL PROVIDE AND INSTALL ALL SPECIFIED LIFT COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS SPECIFIED AND APPROVED BY ARCHITECT.
- HOISTWAY BY OTHERS, HOISTWAY MUST HAVE NO PINCH POINTS.
- LANDING GATES AND DOORS SHALL BE INSTALLED BY OTHERS. MINIMUM OF 6'8" HEADROOM CLEARANCE AT UPPER LANDING BY OTHERS.
- ELECTRICAL CONTRACTOR TO PROVIDE A 115V, SINGLE PHASE 15 AMP ELECTRICAL CONNECTION FOR LIFT.
- ELECTRICAL PIPING AND WIRING TO GATES, DOORS, CALL-SEND CONTROLS, STRIKES, INTERLOCKS, AND MACHINE HOUSING BY OTHERS. DISCONNECT SWITCH BY OTHERS.
- ALL LIGHTING BY OTHERS. LIGHTING NOT LESS THAN (5) FOOT CANDLES. LIGHTING TO INCLUDE EMERGENCY BATTERY BACK UP.
- FINAL ELECTRICAL CONNECTIONS TO LIFT COMPONENTS AND LIFT ADJUSTMENTS BY LIFT DEALER.
- LIFT BASE MUST BE ANCHORED TO A 6" THICK 2500 PSI OR 4" THICK, 3500 PSI. LEVEL, REINFORCED CONCRETE PAD. PAD CONSTRUCTED BY OTHERS.
- LIFT IS SUBJECT TO LOCAL, CITY, AND STATE CODES. ALL DESIGNS, CLEARANCES, WORKMANSHIP AND MATERIAL SHALL BE IN COMPLIANCE WITH ALL CODES HAVING LEGAL JURISDICTION.
- LIFT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE INSPECTION REQUIREMENTS. DETERMINATION AND ADHERENCE TO THESE REGULATIONS IS THE RESPONSIBILITY OF THE LIFT DEALER.
- DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CONSTANT CHANGE AND CONTINUALLY EVOLVING CODES AND PRODUCT APPLICATIONS.
- ANY ALTERATIONS TO THE EQUIPMENT WITHOUT THE WRITTEN AUTHORIZATION OF MANUFACTURER WILL VOID ALL WARRANTIES.

TECHNICAL SPECIFICATIONS
 CAPACITY: 750 LBx. (327kg) WITH MINIMUM SAFETY FACTOR OF 5 TIMES RATED LOAD.
 TRAVEL SPEED: 20 FPM (08 ms) MAXIMUM. LIFT SHALL STOP AUTOMATICALLY AT DESIRED LANDINGS.
 DRIVE: 1:2 CHAIN HYDRAULIC FULL TIME 24V BATTERY OPERATION AND SMART CHARGER.
 CONTROLS: PLATFORM CONTROLS CONSTANT PRESSURE DIRECTIONAL PADDLE SWITCH.

SAFETY DEVICES: SLACK CHAIN SAFETY DEVICE
 HYDRAULIC FLOW CONTROL VALVE
 INTERNAL BATTERY DISCONNECT/BREAKER
 GROUNDED ELECTRICAL SYSTEM WITH UPPER, LOWER AND FINAL LIMIT SWITCHES
 24V OPERATING CONTROLS
 42" HIGH GUARD PANELS, NON-SLIP PLATFORM, AND ACCESS RAMP SERVICES.
 MANUAL LOWERING PULL CABLE
 STANDARD GRAB RAIL MOUNTED ON GUARD PANEL TOWER SIDE.
 STANDARD PRESSURE GAUGE
 MODULAR TOWER

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION THAT YOU THE DEALER PROVIDED ON THE AVPL ORDER FORM. THIS INFORMATION IS YOUR RESPONSIBILITY AND THE BASIS FROM WHICH THIS CUSTOM APPLICATION DRAWING IS DERIVED. PLEASE INDICATE YOUR REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING OPTIONS AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

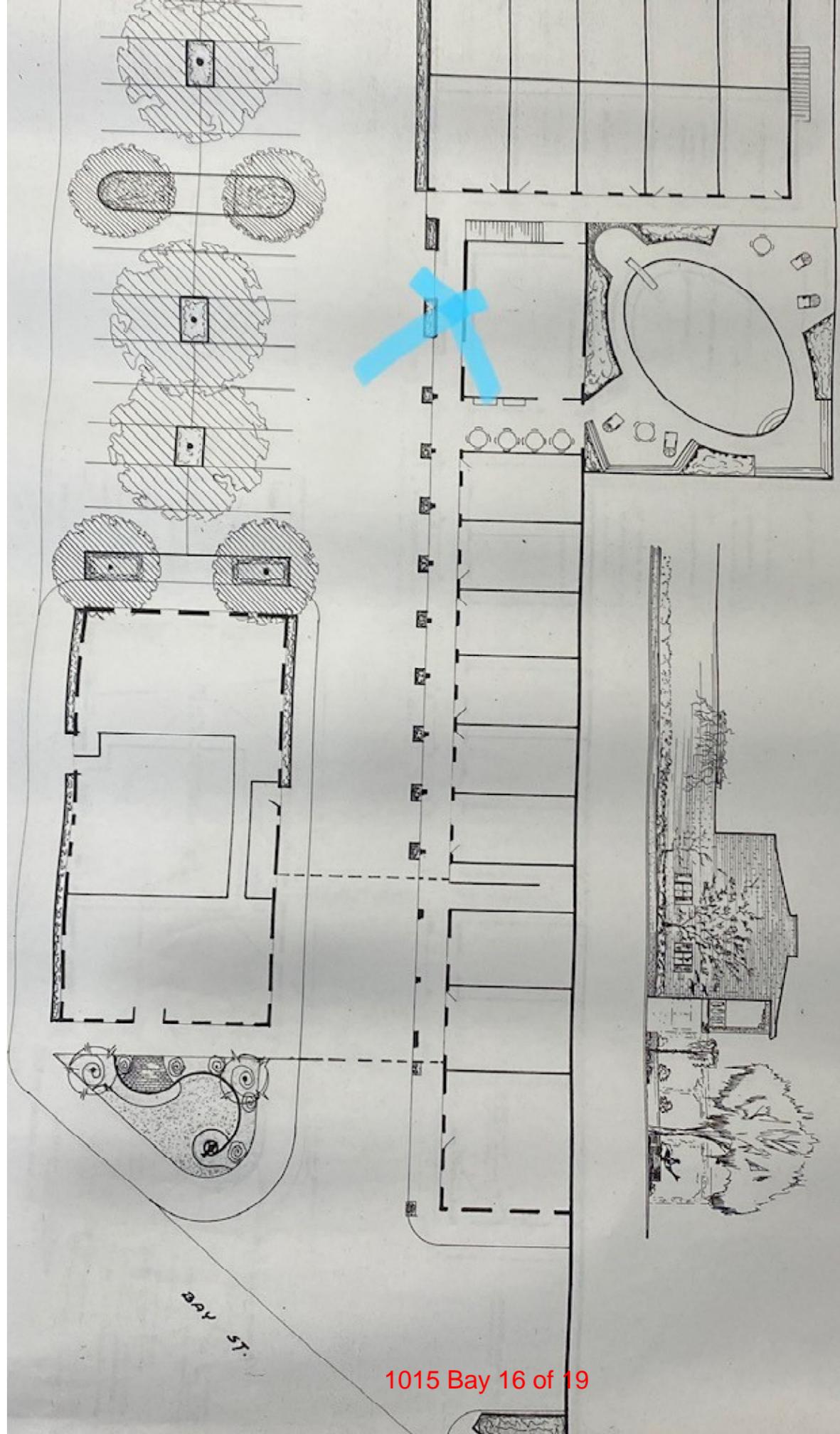
____ APPROVED WITH NO EXCEPTIONS. MANUFACTURE THIS UNIT PER THIS DRAWING.
 ____ APPROVED AS NOTED. MAKE NOTED CHANGES AND MANUFACTURE. NO REAPPROVAL REQUIRED.
 ____ REVISED DRAWINGS REQUIRED WITH NOTED CHANGES. DON'T MANUFACTURE AT THIS TIME.
 SIGNATURE OR COMPANY REPRESENTATIVE: _____
 DATE APPROVED: _____

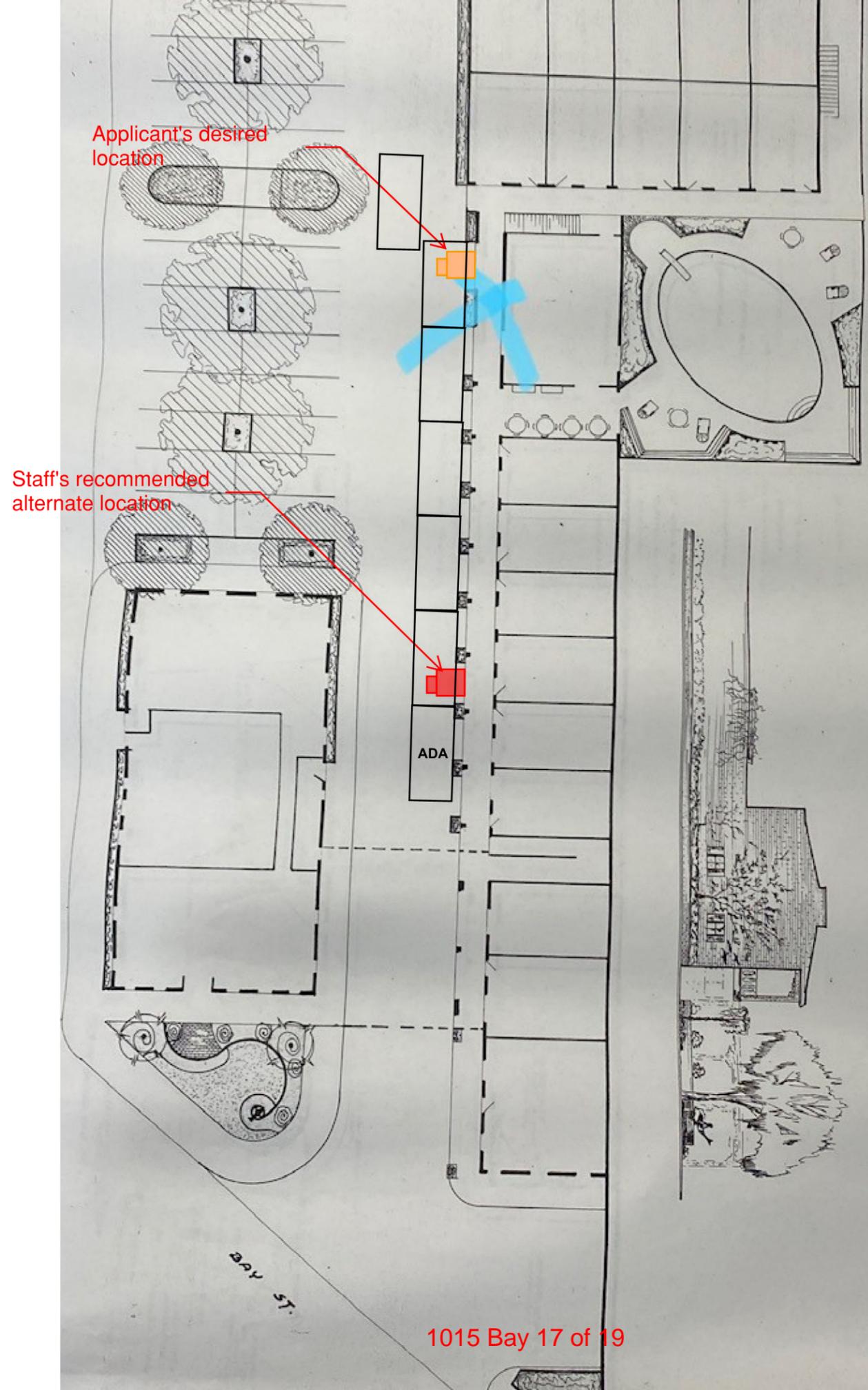
DEALER: SEA ISLAND ELEVATOR
 CUSTOMER: BEST WESTERN BEAUFORT, SC

PROPRIETARY AND CONFIDENTIAL
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF AMERICAN ACCESS INDUSTRIES AND SERVICES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF AAI IS PROHIBITED.

UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DIMENSIONS ARE IN INCHES	DRAWN	SEF	12/17/21
TOLERANCES:	CHECKED		
FRACTIONAL: ± 1/16"	ENG APPR.		
ANGULAR: MAX ± 1° BEND ± 1°	MFG APPR.		
TWO PLACE DECIMAL: ± .005"	Q.A.		
THREE PLACE DECIMAL: ± .003"			
INTERPRET GEOMETRIC TOLERANCING PER:			
MATERIAL:			
FINISH:			
NEXT ASSY:	USED ON:		
APPLICATION:	DO NOT SCALE DRAWING		

American Access Industries and Services		
TITLE:	AVPL EZY 120	
SIZE DWG. NO.	REV	
D QUOTE 1072	A	
SCALE: 1:20 WEIGHT:	SHEET 1 OF 1	





LOCATION ADDED BY STAFF FOR CLARITY



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 December 2022

1 SUMMARY OF REQUEST

1015 Bay Street, Alterations/Additions

The applicant is requesting final approval for construction of an ADA lift at the Best Western Sea Island Inn.

This property is in the Historic Preservation Neighborhood.

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

2 FACTS

Property Address:	1015 Bay Street
Parcel ID:	R120 004 000 0846 0000
Case Number:	22-66 HRB.1
Applicant:	Sea Island Motel, Inc.
Zoning:	T5-DC
Use:	Hotel

District Development Standards for T5-DC:

- **Setback requirements – Primary Structure:**
 - *Front- 0' min./Prevailing setback on block max.*
 - *Rear setback – 0' min.*
 - *Side Corner/Alley – 0' min./15' max.*
 - *Side Interior – 0' min.*
- **Maximum Building Height:** 2 stories min./3 stories max. at property line
- **Maximum Lot Coverage:** 100% for rooftops
- **Frontage Build-Out:** 75% min.

References:

Beaufort Code
The Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- A. This building is listed on the National Register of Historic Places List of Noncontributing Structures as a “2-story brick veneer hotel” built circa 1965.

Staff Conditions

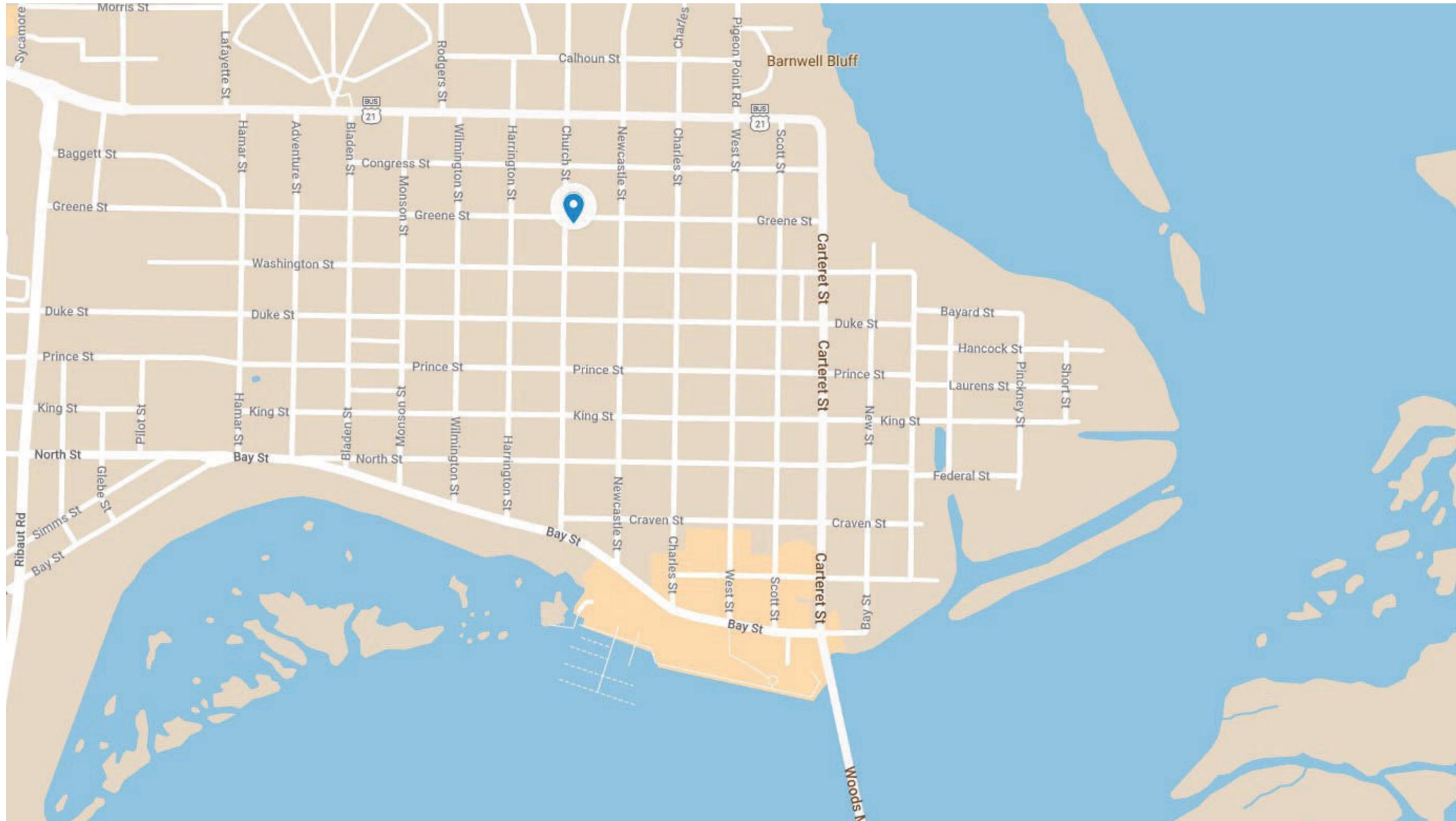
1. Staff supports the addition of the ADA lift as the hotel aims to increase accessibility for its guests. Staff appreciates the applicant’s time meeting with staff to review the property and understands there are very few places where the lift can feasibly be located. Staff understands the applicant’s desired placement of the lift but asks if the lift could be positioned closer to Bay Street (see alternate location on diagram created by staff). The alternate location would allow the lift to be better screened by the adjacent wing of the hotel and would be less visible from all surrounding streets. The alternate location is directly adjacent to an existing ADA marked parking space.
2. Staff recommends the lift steel roof be painted a more neutral color rather than the bright blue. Applicant to possibly consider a bronze color for the roof that more closely matches the metal cornice that exists on the hotel.
3. The steel enclosure panels, and all exterior metal components and framing should be painted in a neutral bronze color to blend with the architectural materials existing on the hotel.
4. Staff recommends the applicant consider replacing the metal panels on the front, right, and left side with plexiglass panels to reduce the visual blank walls. More plexiglass panels will create a more transparent appearance which staff believes is less visible.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

1114 Greene Street











APPLICANT PRESENTATION

1114 Greene Street



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

- Staff Review
- Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 11/21 Application #: 24575 Zoning District: T4-N
BCAGHS Survey: Yes No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Francisco's Roofing LLC

Applicant Address: 13 Rabon Ln, Beaufort SC 29906

Applicant E-mail: donivanf@hotmail.com Applicant Phone Number: 843-575-0004

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor

Owner (if other than the Applicant): Mike & Kathy Uzzie

Owner Address: 1114 Greene St. Beaufort, SC. 29902

Project Name: Re-Roof

Property Address: 1114 Greene St. Beaufort SC 29902

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

Date Submitted: 11-17-22

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

Applicant's Signature: Franklin Denim Date: 11-17-22

Owner's Signature: E-mailed Date: _____

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

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

Community & Economic Development Department
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p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Project Name: Re-roof

Property Size in Acres: _____ Proposed Building Use: Residence

Nature of Work (check all that apply):

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

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

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):

Remove damaged mechanical standing seam metal roof from main house. We are replacing with the same 7" mechanical 10K panels and same color to match existing materials.

CONTACT INFORMATION -

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

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

Revised June 10, 2021

HISTORIC DISTRICT REVIEW CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

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

Change After Certification:

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

Submission Requirements for Demolition or Relocation

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

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

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



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

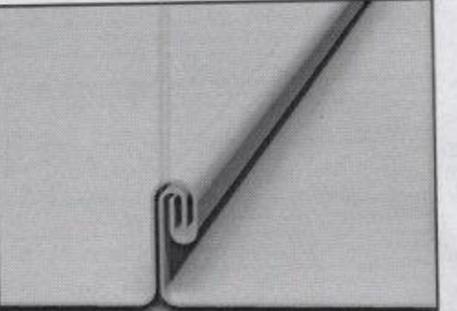
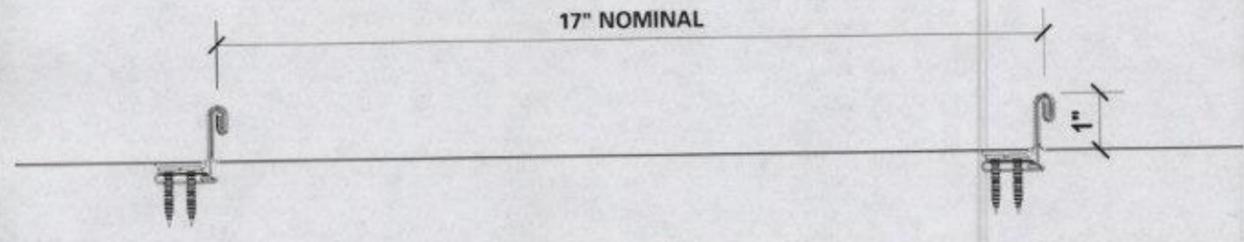
Type 2

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

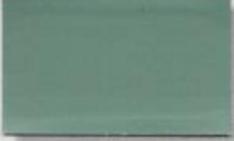
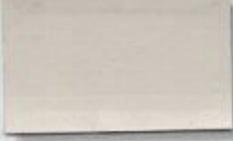
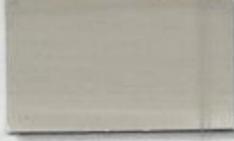
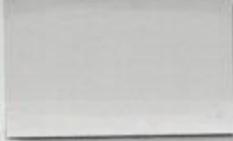
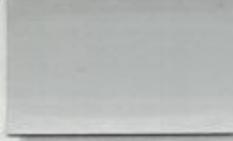
Type 3

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

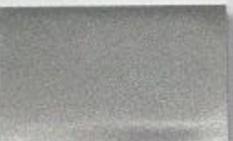
- Single-family and 2-3 unit residential in the historic district
- $\leq 10,000$ square feet: \$500 base fee + 0.05/square foot of building
- $> 10,000$ square feet: \$1,000 base fee + \$0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000,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

ML100	1" Mechanical Lock Panel	
PRODUCT DESCRIPTION		
<ul style="list-style-type: none"> • Classic Low Profile Architectural Standing Seam Metal Roofing System • Ideal for residential and light commercial applications • Specially designed clip allows thermal movement • Tested panel for rated assemblies achieves higher performance levels • Mechanical locked seam for weather tight performance • Excellent for roofing installation requiring exotic metals such as copper and terne <p>1" Mechanical Lock Panel; max width 17.25"; Double Lock 180 Degree Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly ML100R Clip fastening metal to panel to min. 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schlebach Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -71.0 psf Main Field @ 24" Clip Spacing; Perimeter and Corner Pressure -138.5 psf @ 6" Clip Spacing; <i>Oil Canning is not a Cause for Rejection</i></p>		 <p>www.4mmetals.com</p>
		
DESIGN INFORMATION	TEST REPORT SUMMARY	
<ul style="list-style-type: none"> • Minimum Slope = 3":12" • Actual Panel Width: 17.25" from 20" Coil • Solid Substrate • Architectural, Hydrokinetic Panel • Mechanically Seamed in Field • 24 and 26 Gauge Galvalume® • .032" Aluminum • 16oz Copper • 30 Year Finish Warranty on Kynar 500 Finish • Weather Tight Warranty Not Available • Underlayment Required 	<ul style="list-style-type: none"> • Florida Building Code 2007 • Chapter 15: Roof Assemblies • Section 1504.3.2; 1505.3; 1507.4 • Chapter 16: Structural Design • Chapter 22: Steel; Section 2209 Cold Form Steel • Chapter 23: Wood • Testing per TAS 125-03 Std. Requirements for Metal Roof Systems • Test Assembly #6 by Underwriters Laboratory for: <ul style="list-style-type: none"> a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems • Testing per TAS 100 Wind Driven Rain Test • FPA #9860.1-R1 – Non HVHZ – 24ga • FPA #9860.2-R1 – HVHZ – .032" Aluminum • FPA #9860.3-R1 – HVHZ – 24ga 	

Environmentally Smart Colors—Designed Energy Efficient

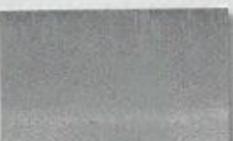
				
TERRA COTTA	AGED COPPER	SOLAR WHITE	SANDSTONE	SURREY BEIGE
				
COLONIAL RED	PATINA GREEN	REGAL WHITE	ASH GRAY	SIERRA TAN
				
REGAL RED *	HEMLOCK GREEN *	STONE WHITE	DOVE GRAY	MEDIUM BRONZE
				
BURGUNDY *	HARTFORD GREEN *	SLATE BLUE	SLATE GRAY	MANSARD BROWN
				
MATTE BLACK	EVERGREEN	REGAL BLUE *	CHARCOAL GRAY	DARK BRONZE

Metallic Colors

				
SILVER *	COPPER *	CHAMPAGNE *	PRE-WEATHERED * GALVALUME®	ACRYLIC COATED GALVALUME®

Non-Painted

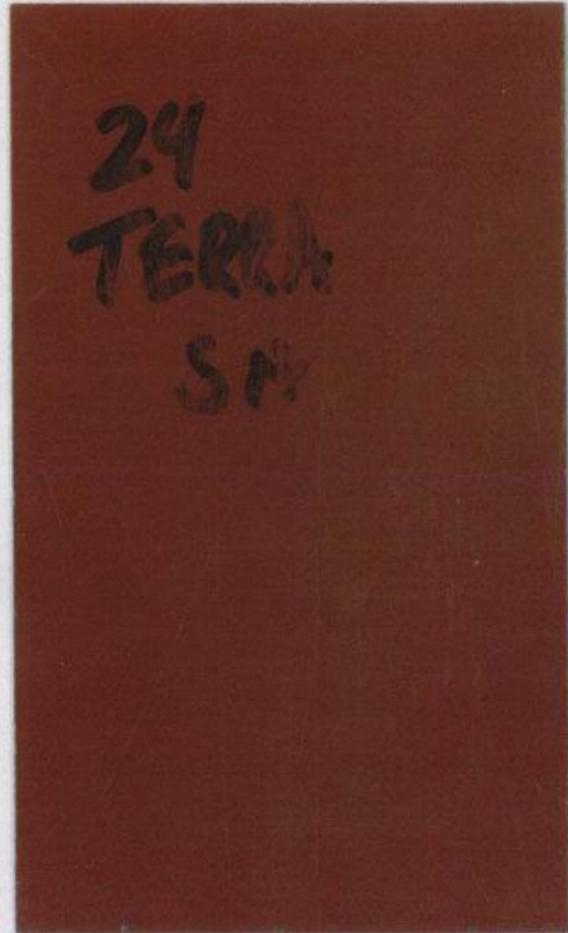
Weathered Colors

			
GALVALUME™ RAW * *	COPPER-TEN™ RAW * *	COR-TEN AZP® RAW * *	VINTAGE® *

* Available at a slight price premium.

* Also available in Robust.

The original



24 GAUGE TERRA COTTA



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

22-27 STFe1

Staff Review
 Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 3/28 Application #: 23688 Zoning District: T4-N
BCAGHS Survey: Yes No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Michael Uzile
Applicant Address: 1114 Greene Street; Beaufort, SC 29902
Applicant E-mail: mu22195b@yahoo.com Applicant Phone Number: 865-300-7979

Applicant Title: Homeowner Tenant Architect Engineer Developer

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

Project Name: Paint roof
Property Address: 1114 Greene Street; Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number):
Date Submitted: 5-10-22

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

Applicant's Signature: Michael Uzile Date: 5-10-22
Owner's Signature: _____ Date: _____

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Dec. 10, 2021



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Project Name: Paint roof

Property Size in Acres: 0.25 acre Proposed Building Use: Second residence

Nature of Work (check all that apply):

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

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

1345 sq ft

Is this project a redevelopment project: Y N

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

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

We are painting the roof of the old part of the house. The roof will be painted to match the color of the new part of the house.

CONTACT INFORMATION -

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

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Dec. 10, 2021



MINOR PROJECT PERMIT APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7049 / f. (843) 986-5606 / permits@cityofbeaufort.org / www.cityofbeaufort.org

OFFICE USE ONLY: Date Filed: _____ Zoning District: _____ Permit Fee: _____ Application #: _____

RESIDENTIAL COMMERCIAL HISTORIC DISTRICT ARB/HOA Neighborhood (copy of approval required)

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

The owner of the property is aware of and has authorized the proposed work as described in this application. Yes No

Applicant, Property, and Project Information

Applicant/Contractor Name: Don Juan Roofing + Painting SC State License No.: RBS 47486

Applicant E-mail: m4221956@yahoo.com Applicant Phone Number: 865-300-7979

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor

Property Owner: Michael Uzle Hiring subcontractors? YES NO

Property Address: 1114 Green Street, Beaufort, SC 29902

Required Application Information

- Storage Shed (Under 200 SF -Res / Under 120 SF - Comm'l) - Site Plan required showing location/setbacks of shed.
- Fence (Site Plan required to show location & describe type and height)
- Demolition (Minor)
- Demolition (Complete)
- Banner (Max size 3' x 10')
- Awning - Replacement/recover - no signage
- Moving Structure - Additional Paperwork Needed
- Temporary Use Permit - Special Event, Food Truck, Farmers Market, Circus, Weekend Flea Market
- Miscellaneous/Other Paint roof

COST OF PROJECT: \$5000

SCOPE OF WORK - DESCRIBE IN DETAIL:

The roof will be painted the original color. Silvestre Donjuan from Don Juan will ~~drop~~ drop off the paint sample

Applicant Signature: Michael Uzle Date: 3-28-2022

Approved By: _____ Date: _____

Visit www.cityofbeaufort.org / Building Codes for more information | updated Oct. 9, 2019
This form is also available online.

REVISION(S) COVER SHEET

DATE: 11-22-22 PERMIT NO: AP# 23688

ADDRESS: 1114 Greene St.

PROJECT NAME: Roof Paint

CONTACT PERSON: Silvestre Donjuan

EMAIL: Silvestredonjuan@yahoo.com PHONE #: 843 441 0589

REASONS FOR REVISION(S): _____ ADDITIONAL COST TO PROJECT: _____

we applied for the review board with the intentions of paint the old roof, now the client decided to replace with new roof but our company is not able to take this job, instead Francisco's Roofing would do it and we are looking to transfer the fee already paid or Refound it to us.

We are so happy and proud to own a piece of history in this historic town. When we bought this house, we knew the roof was very rusty, but were told we would be able to repair and paint it. We proceeded with that application, but when we were having the house pressure washed, we discovered that the roof could not withstand pressure washing.

We consulted with several people about replacing the roof. During the tour of homes, we met the caretaker of the Rhett house. He sounded very knowledgeable, and he recommended Francisco as someone who knew exactly how to retain the historical character. We would love the house to look as much as possible the way it looked when Mr. Pruitt owned the grocery. So many people in Beaufort knew Mr. Pruitt and have memories of his store that it's very important to us to retain that character. It's also very important to us that the roof not leak, so we would like to replace it as soon as possible.

As a separate request, we would also like to replace the new asphalt porch roof with either the same roof we are putting on the house, or the roof that is on the new addition. We feel that is more in keeping with the houses on our street and in our district.



PO BOX 1887 BEAUFORT SC 29901
MAURICIO DONJUAN
(843) 575 1603
MDC54321@HOTMAIL.COM
SILVESTRE DONJUAN
(843) 441 0589
SILVESTRE.DONJUAN@YAHOO.COM

SC STATE LICENSE: # RBS 47486

DATE: 03/14/22

ESTIMATE FOR: MIKE

AT: #1114 GREEN ST

Interior paint	Aster bedroom walls only	\$678.00
Porch floor paint		\$480.00
Trellis		\$586.00
Touch up		\$180.00
Metal roof paint	Material	\$1,200.00
Metal roof painting	Labor	\$3,800.00
Front porch roof labor and material	Shingles to metal	\$1,680.00
Total		\$8,604.00































Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 December 2022

1 SUMMARY OF REQUEST

1114 Greene Street, Alterations

The applicant is requesting final approval for roof replacement. The applicant seeks to replace the existing historic terne metal standing seam roof of the main structure and replace with new metal standing seam roof. The applicant also requests removal of asphalt shingles from the front porch roof and replacement with new metal standing seam roof.

This property is in the Historic Conservation Neighborhood.

Background: The applicant first submitted a staff-level application in March 2022 for a roof repair.

2 FACTS

Property Address:	1114 Greene Street
Parcel ID:	R120 004 000 0274 0000
Case Number:	22-82 HRB.1
Applicant:	Francisco's Roofing, LLC
Zoning:	T5-DC
Use:	Hotel

District Development Standards for T4-N:

- **Setback requirements – Primary Structure:**
 - *Front – 0' min./15' max.*
 - *Rear setback – 10' min.*
 - *Side Corner/Alley – 0' min. /10' max.*
 - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height:** 2 stories min. at significant intersections/4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min./85% max.
- **Maximum Lot Coverage:** 70% maximum for rooftops, additional 10% allowed for total impervious coverage.

References:

Beaufort Code
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- A. This building, also known as the Ed Pruitt Grocery Store, is listed on the National Register of Historic Places List of Contributing Structures as a “1-story frame commercial building” built circa 1905.
- B. An application was first submitted as a staff level review in March 2022. The project was not completed, and the applicant has submitted a new application for a roof replacement.

Staff Conditions

1. While the applicant’s previous intent was to repair the roof, pictures provided by the applicant as well as a narrative provided by the applicant indicate that the roof may not be salvageable. While staff prefers that the historic roof be retained, staff supports the replacement of the historic roof with the proposed 4M Sentrigard ML100 metal roof.
2. Staff recommends the applicant submit sheets E-1 and RK-3 as part of the metal roof cutsheet submission. Applicant to ensure that the ridge profile is folded, and that bulky trims and terminations are not utilized.
3. Staff supports the replacement of the asphalt shingles on the shed porch roof with the same ML100 roof with the same cutsheets.
4. Staff recommends the applicant utilize the same red color used elsewhere on the structure during more recent work.

STAFF RECOMMENDATION:

Final Approval with conditions noted.