



AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, February 12, 2020, 2:00 P.M.

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

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

I. Call to Order:

II. Minutes:

A. Minutes of the January 8, 2020 Meeting

III. Old Business: None

A. 1301 Greene Street, PIN R120 004 000 0149 0000, Change-After-Certification

Applicant: Stacy Applegate (HRB20-02)

The applicant is requesting approval for a Change After Certification for a change of material. The application was tabled at the January 8, 2020 meeting.

IV. Public Hearing

A. 1301 Greene Street – Requesting Development Design Exception.

V. Review of Full Board Projects:

B. 1301 Greene Street, PIN R120 004 000 0149 0000, Design Exception

Applicant: Stacy Applegate (DR20-01)

The applicant is requesting approval of a Design Exception in order to allow textured hardie plank siding instead of smooth hardie plank siding.

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

C. Harrington Street & Crofut Lane PIN R120 004 000 359A 0000, New Construction

Applicant: Jeremiah Smith, Allison Ramsey Architects (19-29 HRB.1)

The applicant is requesting approval to construct a new 3-bedroom cottage on a small non-confirming lot in the Northwest Quadrant.

D. 1310 Washington Street PIN R120 004 000 0349 0000, New Construction

Applicant: James and Kathleen Powley (20-03 HRB.1)

The applicant is requesting approval to construct a new house in the Northwest Quadrant.

VI. New Business

VII. Discussion

VIII. Adjournment

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



Historic District Review Board

Meeting Minutes – January 8, 2020

1 CALL TO ORDER

A regular meeting of the Historic District Review Board was held at the City Hall Planning Conference Room on Wednesday, January 8, 2020 at 2:07 pm.

2 ATTENDEES

Attendees included all four Board members including Vice-Chairman John Dickerson, Bill Allison, Katherine Pringle, and Edward Mouton, and staff members Joan Furlong and Julie Bachety.

3 APPROVAL OF MINUTES

A motion was made to approve the meeting minutes of December 11, 2019 by Katherine Pringle and seconded by Ed Mouton. The motion passed unanimously.

4 REVIEW OF FULL BOARD PROJECTS

1. **1301 Greene Street (PIN R120 004 000 0149 0000)** - Change After Certification

Joan Furlong presented the staff report.

A motion to table the request for Change After Certification pending legal advice was made by Mr. Allison and seconded by Ms. Pringle. The motion passed unanimously.

2. **905 Port Republic Street (PIN R120 004 000 0642 0000)** - Demolition of rear addition

Joan Furlong noted that Staff had no additional comments.

Again, Rob Montgomery responded to questions from the board regarding the extensive termite and water damage. The age of the addition is unknown, but Mr. Montgomery noted that the building had been designated a contributing building only since 2000-2001.

Ms. Pringle made a motion to approve the request for demolition which was seconded by Mr. Allison. The motion passed unanimously.

3. **500 Port Republic Street (PIN R120 004 000 0859 0000)** - New Construction

Joan Furlong presented the staff report.

Mr. Allison made a motion to approve the application as submitted, which was seconded by Ms. Pringle. The motion passed unanimously.

5 NEW BUSINESS

1. 1506 Duke Street

Joan Furlong said construction was started but no permit was applied for. Ken Meola went out and posted a stop work order. Ms. Pringle said she did notice it. Mr. Dickerson showed photographs.

2. Contract with Architect

Joan Furlong informed the board members that a contract has been made with Meadors Architects from Charleston and that Mr. Prichard and herself will be meeting with them and then will advise the Board.

6 ADDITION TO THE AGENDA

A motion was made to add all new business items that Ms. Furlong mentioned John Dickerson and seconded by Bill Allison. The motion passed unanimously.

7 ADJOURNMENT

Mr. Mouton made a motion to adjourn, seconded by Ms. Pringle. The motion passed unanimously.

The meeting ended at 4:21 p.m.

Chair

Date of approval

1301 Greene Street

PIN R120 004 000 0149 0000

Applicant: Stacy Applegate, Owner

The applicant is requesting approval for change in materials



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 February 2020

1 SUMMARY OF REQUEST

The applicant, Stacy Applegate, is requesting approval of a Change After Certification for a change in materials and paint color.

2 FACTS

Property Address:	1301 Greene Street
Parcel ID:	R120 004 000 0149 0000
Case Number:	20-02 HRB.2
Applicant:	Stacy Applegate, Owner
Type of Request:	Change after certification
Zoning:	T4-HN
Use:	Residential

3 BACKGROUND

The subject property was reviewed by HRB December 12, 2018 and received approval with conditions as per the original application and Certificate of Appropriateness dated January 3, 2019, see attached.

The subject property was reviewed for a Change in Certification by HRB on January 8, 2020 and tabled pending legal counsel.

4 STAFF COMMENTS

At issue is the use of Hardie Plank wood grain siding and whether this is an appropriate material on a contributing building in the Northwest Quadrant. The HRB had given conditional approval for smooth Hardie plank siding. The wood textured siding was installed in error.

The applicant is also requesting a change in exterior paint color from white to Sherwin Williams "Cottage Cream" SW7678, sample attached.

5 STAFF RECOMMENDATION

Staff recommends that the paint color be approved and that the Board uphold the approved condition in the Certificate of Appropriateness regarding smooth hardie plank siding.



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
08 January 2020

1 SUMMARY OF REQUEST

The applicant, Stacy Applegate, is requesting approval of a Change After Certification for a change in materials and paint color.

2 FACTS

Property Address:	1301 Greene Street
Parcel ID:	R120 004 000 0149 0000
Case Number:	HR19-xx
Applicant:	Stacy Applegate, Owner
Type of Request:	Change after certification
Zoning:	T4-HN
Use:	Residential

3 BACKGROUND

The subject property was reviewed by HRB December 12, 2018 and received approval with conditions as per the original application and Certificate of Appropriateness dated January 3, 2019, see attached.

4 STAFF COMMENTS

Staff notes that the HardiePlank wood grain siding installed by the Contractor differs from the smooth siding approved by HRB. The Owner was not consulted prior to the installation.

The applicant is also requesting a change in exterior paint color from white to Sherwin Williams "Cottage Cream" SW7678, sample attached.

5 STAFF RECOMMENDATION

Staff takes no exception to this request.



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

CERTIFICATE OF APPROPRIATENESS

January 3, 2019

Mr. Mark Sutton
via email: markwsutton@yahoo.com

RE: 18-26 BB.1 1301 Greene Street – Preliminary Approval

Dear Mr. Sutton:

On December 12, 2018, the City of Beaufort Historic District Review Board (HRB) met to review your application for the alterations and additions to 1301 Greene Street. The HRB granted Approval to the Bailey Bill application. They also granted approval to the HRB application with the following conditions:

- All new windows are to be 6-over-1 clad, with Simulated Divided Lites;
- The replacement siding is to be hardie siding—smooth only;
- The 3-bay porch is accepted;
- The kitchen window on the east elevation is approved to be removed; and
- The two windows shown on the east elevation will be changed to the three widows as exists today.

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other City ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances is required. Please contact the City Building Codes Office located at 1911 Boundary Street, (843) 525-7049, to apply for the necessary permits. A copy of this letter should be submitted with your application for a permit.

Be advised that the certificate will expire two years from the date of this letter as per Section 9.4.1 of the *Beaufort Code*. If you make any changes in your project that are not part of the approved plan, you will need to submit an application for a Change After Certification.

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

Sincerely,

Lauren Kelly / jkb

Lauren Kelly
City Architect / Senior Planner



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: Stacy Applegate SC State License No.: _____

Applicant E-mail: scapplegate@hotmail.com Applicant Phone Number: 704-577-3623

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor

Property Owner: Stacy Applegate Hiring subcontractors? YES NO TBD

Property Address: 1301 Greene St Beaufort SC 29902

Required Application Information

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

COST OF PROJECT: _____

SCOPE OF WORK - DESCRIBE IN DETAIL:

Exterior painting - Cottage Cream

Applicant Signature: Stacy Applegate Date: 12/20/19

Approved By: _____ Date: _____

**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 - 1162
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): Watkins Hse. Map Ref.: BFT.09.(TL) Tax Number: R120.004.000.0149.0000

Common name(s): _____ City Block Ref.: 101 Island: Port Royal Is.

Address/location: 1301 Greene St. City/Vicinity of (vic.) Beaufort

Date: 1948 Alteration date: ca. 1960

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 5 x 1 bay frame dwelling w/lateral gable roof

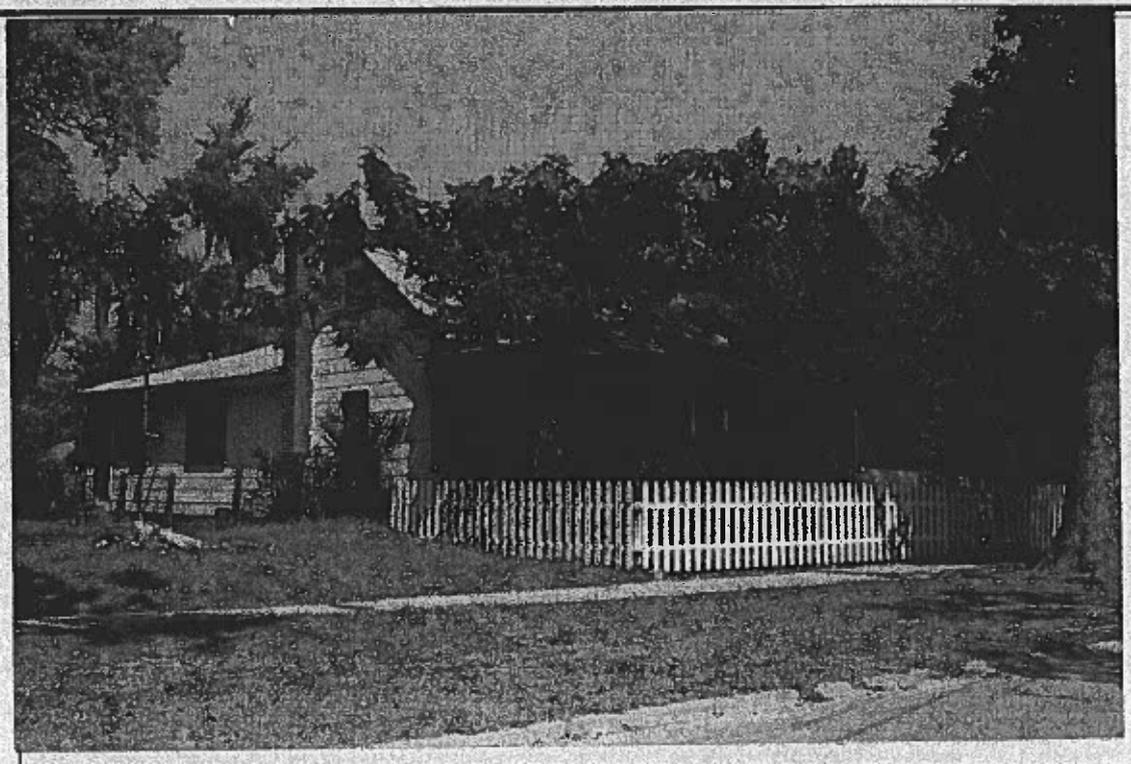
National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Does not contribute to listed district Name: Beaufort Historic District

Consultant Recommendation: May contribute to district w/expanded period of signif. Name: Beaufort Historic District

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

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-12 11 S.elev., & W elev., fac. NE

1301 GREENE ST.

Proposed change in
paint color:

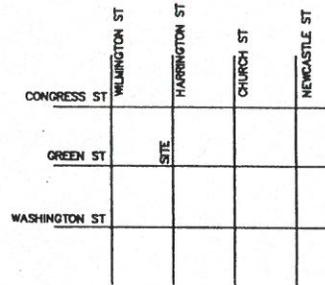


Sherwin Williams
"Cottage Cream"
SW 7678



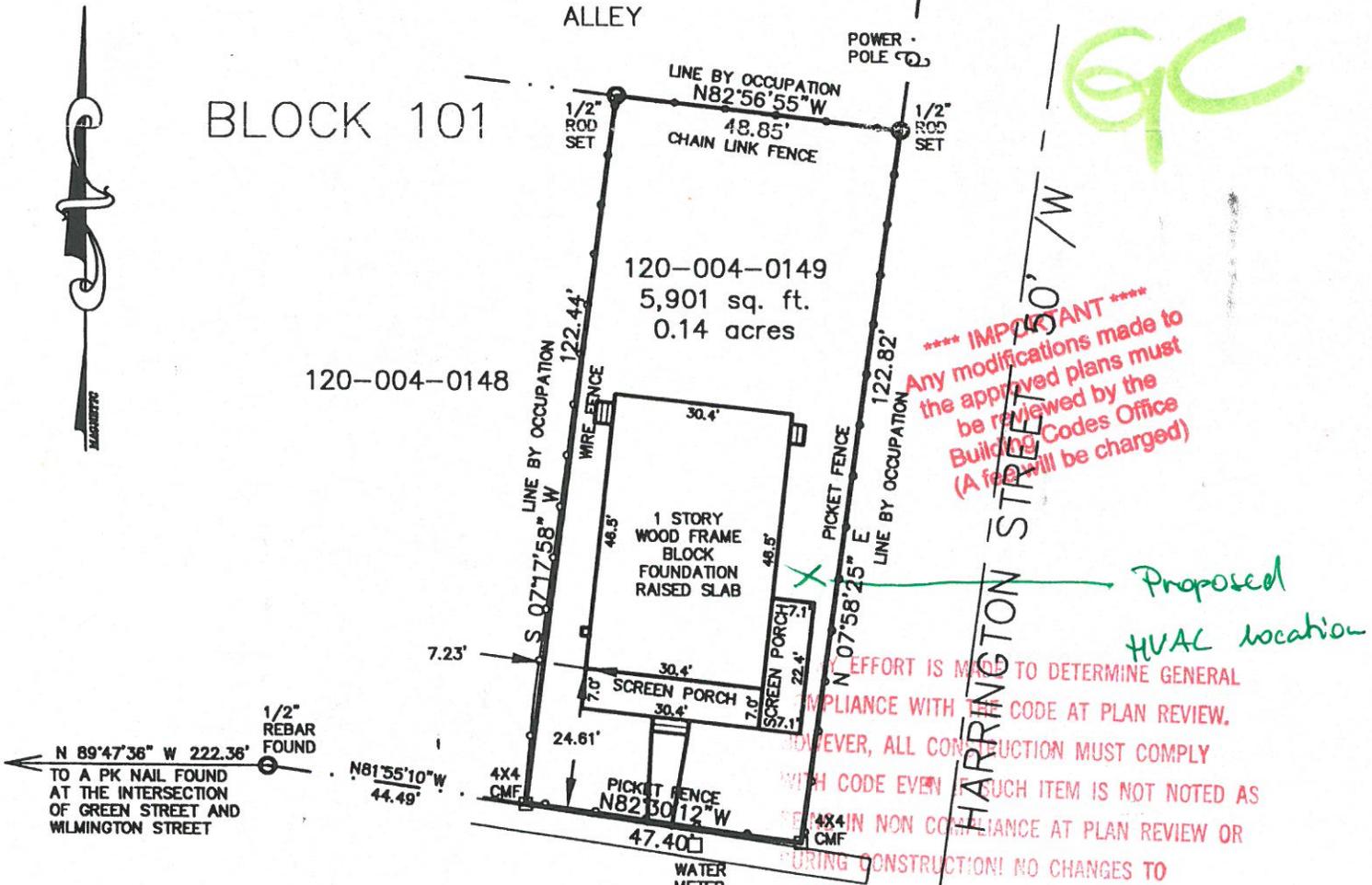
GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

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



NOTE: DEED DOES NOT PROVIDE PROPERTY DIMENSIONS.

VICINITY MAP NOT TO SCALE



****** IMPORTANT ******
 Any modifications made to the approved plans must be reviewed by the Building Codes Office (A fee will be charged)

Proposed HVAC location

EFFORT IS MADE TO DETERMINE GENERAL COMPLIANCE WITH THE CODE AT PLAN REVIEW. HOWEVER, ALL CONSTRUCTION MUST COMPLY WITH CODE EVEN IF SUCH ITEM IS NOT NOTED AS A VIOLATION IN NON COMPLIANCE AT PLAN REVIEW OR DURING CONSTRUCTION! NO CHANGES TO THESE PLANS ARE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE CODES OFFICE.

DIST. MAP 04 PAR 0149
 REVIEW BY [Signature]
 PERMIT DATE [Signature] YES
 KEEP THIS COPY ON JOB SITE DURING CONSTRUCTION. OWNER/CONTRACTOR TO ASSURE THAT THIS LOT SHALL HAVE DRAINAGE CAPACITY OR CAPABILITY SO AS TO ASSURE PROTECTION FROM MAJOR FLOODING OR EXCESSIVE RAINFALL.

ASBUILT SURVEY PREPARED FOR
SHEL LARKBY AND SHERRY LARKBY

BEING TAX PARCEL 120-004-0149, CITY OF BEAUFORT, BLOCK 101, ACCORDING TO A MAP OR PLAT ADOPTED BY THE US DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA

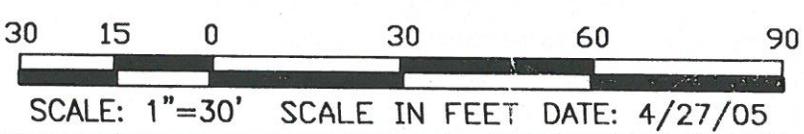
TAX MAP 120-004-0149

LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
 THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 9/29/86 (INDEX DATED 11/4/92)
 THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

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



DAVID E. GASQUE, R.L.S. JOB # 28540
 S.C. REGISTRATION NUMBER 10506 FB#640/CB DSGN#2
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

1301 Greene Street

PIN R120 004 000 0149 0000

Applicant: Stacy Applegate, Owner

The applicant is requesting approval of a design exception



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 February 2020

1 SUMMARY OF REQUEST

The applicant, Stacy Applegate, is requesting approval of a Design Exception for a change in materials.

2 FACTS

Property Address:	1301 Greene Street
Parcel ID:	R120 004 000 0149 0000
Case Number:	20-07.1 HRB
Applicant:	Stacy Applegate, Owner
Type of Request:	Design Exception
Zoning:	T4-HN
Use:	Residential

3 BACKGROUND

The subject property was reviewed by the HRB on December 12, 2018 and received approval with conditions. A Certificate of Appropriateness was issued on January 3, 2019 and stipulated that the “replacement siding is to be hardie siding - smooth only”.

In December 2019 the applicant applied to the HRB for a Change After Certification. During construction, the siding that had been installed was wood-textured hardie plank instead of the approved smooth hardie siding.

The applicant also requested a change in paint color.

The applicant appeared before the HRB on January 8, 2020 and told the Board that although she had reviewed the Certificate of Appropriateness with her contractor, the existing textured asphalt siding had been replaced with wood-textured hardie plank siding. Concerns were raised that any kind of hardie plank siding was not allowed on a contributing building in the historic district.

The HRB tabled the vote until the Board could obtain advice from the City’s legal counsel regarding the best way forward.

4 STAFF COMMENTS

1. The applicant has requested a Design Exception that would allow the textured hardie plank siding presently installed on her house to remain in place.
2. As per the Beaufort Code, a Design Exception can be granted by the HRB and applies to modifications to “any...design requirements, found in Articles 2 and 4, for development projects that have unique characteristics that justify a deviation from the underlying standards.”
3. The application does not meet that criteria.
4. The Design Exception is not intended to provide relief after-the-fact.
5. In accordance with 9.1.4 Permit/Process Type Table, Level 1 and 2 public notification is required for Design Exceptions. (p. 182 The Beaufort Code)
6. According to 9.1.5 Public Notification:
 - Level 1 - Published Notice, requires advertisement of a public hearing, etc.;
 - Level 2 – Posted Notice, requires posting a sign on the subject property

Although not mandated, Level 3 – Mailed / Emailed Notice was also provided to neighbors within 200 feet of the property.
(p. 183 The Beaufort Code)

5 STAFF RECOMMENDATION

Staff recommends that the application be denied.



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

Application Fee: \$200 *N/A*
 Receipt #: *N/A*

OFFICE USE ONLY: Date Filed: *1/22/20* Application #: *20113* Zoning District: *T4-HN*

Submittal Requirements: In addition to a complete application form, please provide

1. A legal survey of the property.
2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the exception such as trees, fences, power lines. Digital format is required.
3. Photograph(s) of the site.

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, Owner and Property Information

Applicant Name: Stacy Applegate

Applicant Address: 1204 B Greene St Beaufort SC 29902

Applicant E-mail: scapplegate@hotmail.com Applicant Phone Number: 704-577-3623

Owner (if other than the Applicant): _____

Owner Address: _____

Owner E-mail: _____ Owner Phone Number: _____

Property Address: 1301 Greene Street Beaufort SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0149 0000

Designation of Agent (must be completed if the owner is not the applicant)

I/we hereby appoint the person names as Applicant as my/our agent to represent me/us in this application.

Owner's Signature: _____ Date: _____

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

Applicant's Signature: *Stacy Applegate* Date: *1/22/2020*



DESIGN EXCEPTION APPLICATION

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

Required Project Information

Applicant hereby requests a Design Exception from the following provisions of the Beaufort Code (list Section numbers: Exception to the Certificate of Appropriateness to use

Textured HardiPlank instead of Smooth HardiPlank siding

so that a permit may be issued to allow use of the property in a manner shown on the attached site plan, described as follows: (e.g., build a garage): _____

The standards for a Development Design Exception can be met according to the following criteria:

- 1. Compatibility.** The proposed exception is appropriate for its location and compatible with the character of surrounding lands and the development permitted in the zoning district(s) of surrounding lands, and will not reduce property values of surrounding lands. Explain: HardiPlank has a closer resemblance to what we feel might have been the original siding
- 2. Design does not have substantial adverse impact.** The design of the proposed exception minimizes adverse effects including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception does not impose significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, vibration, and does not create a nuisance. Explain: The residence footprint has not changed. Some surrounding homes have textured HardiPlank siding
- 3. Consistency with Adopted Plans.** The proposed development is in general conformity with the City's Comprehensive Plan and other plans officially adopted by the City. Explain: Other homes in the area have used textured HardiPlank. Textured HardiPlank resembles the textured wood siding of old homes.

1301 Greene Street Beaufort SC 29902

Design Exception Photographs

1301 Greene Street Pictures



1301 Greene Front



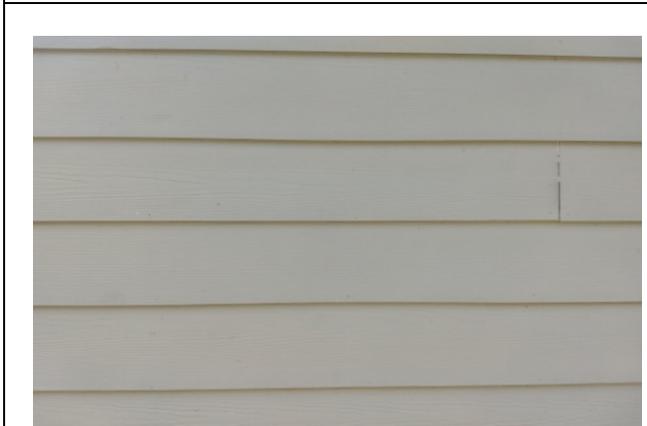
1301 Greene Back



1301 Green East Elevation



1301 Greene West Elevation



1301 Greene Siding Close Up



1301 Greene Back

Examples of Northwest Quadrant Siding



1401 Duke Street



1401 Duke Close Up



1305 Greene



1305 Greene Close Up



1204 Greene (Newer Construction)



1301 Greene Siding Close Up

Examples of Northwest Quadrant Siding



1202 Greene



1202 Greene Close Up



1212 Greene



1212 Greene Close Up



1114 Greene (Renovated 2019)



1114 Greene Close Up

Harrington Street and Crofut Lane

PIN R120 004 000 359A 0000

Applicant: Jeremiah Smith, Allison Ramsey Architect

The applicant is requesting approval of construction of a new single-family house on a non-conforming lot



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 February 2020

1 SUMMARY OF REQUEST

Jeremiah Smith of Allison Ramsey Architect, on behalf of Cara May Cottage, LLC, is requesting approval of construction of a new single-family house on a small non-conforming lot in the Historical Conservation Neighborhood.

2 FACTS

Property Address:	Harrington Street and Crofut Lane – no address yet
Parcel ID:	R120 004 0000 359A 0000
Case Number:	HR19-29
Applicant:	Jeremiah Smith, Allison Ramsey Architect
Type of Request:	New Construction
Zoning:	T4-HN
Use:	Residential

District Development Standards for T4-HN:

- **Minimum Lot Size:** 4,000 SF
- **Setback requirements – Primary Structure:**
 - *Front – average prevailing setback on block*
 - *Rear setback – 15' minimum*
 - *Side Interior – 6'*
 - *Side Corner/Alley – 5' min., no max.*
- **Frontage Build out:** 75% Max.
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.

Historical Background:

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

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

Although it does not meet the dimensional requirements for T4-HN, it is considered a buildable lot as per code, (see p. 225, The Beaufort Code, 11.5 Nonconforming Lots of Record.)

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

3 REFERENCES

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code, rev. 2018

The "Northwest Quadrant Design Principles," May 1999

4 STAFF ASSESSMENT

Staff has reviewed the relevant design standards and has the following comments:

1. Deviations from the setback requirements are permitted for nonconforming lots of record. The proposed setbacks are:

Front:	1'	The other building on this side of the block is located at 800 Harrington Street, and is built over the property line within the SCDOT R.O.W.
Side, alley:	1'	(less 4')
Side, interior:	1'	(less 5')
Rear:	16'-6"	Exceeds min. setback requirement of 15'

The proposed deviations in the side setback requirements are allowable under the criteria described in Section 11.5.2 Standards for Development of The Beaufort Code (p. 225).

2. Frontage:

The proposed frontage is 90% which exceeds the max. allowable frontage of 75%. The applicant requires approval for this deviation from the frontage requirement.
3. Impervious coverage:

The Code allows for a maximum impervious coverage of 55% for buildings, and an additional 10% for site elements:

Total lot size:	946.1 SF
Max. allowable:	615.0 SF
Proposed coverage:	530 SF
Total Impervious coverage =	56%

The total proposed impervious coverage is slightly above the allowable percentage for the maximum building coverage, but is below the maximum allowable coverage of 65% for the entire site. The applicant requires approval of this deviation from the building coverage maximum requirement.

4. The proposed project meets the Tree Coverage Requirement for the zone and lot size as per code which is one (1) over-story tree per 4,000 SF as per Section 5.3 Tree Planting and Protection of the Beaufort Code. The site is one-quarter (1/4) the min. lot size, but an existing 8" Laurel Oak will satisfy the tree coverage requirement without planting additional trees. (pp. 115-116, Article 5 Landscaping, Parking & Lighting of the Beaufort Code).
5. The proposed new construction appropriately responds to the following Northwest Quadrant Design Principles applicable for new construction:
 2. **Maintain the informal nature of streets, lanes, and gardens where they exist.**
Crofut Lane provides access to the rear gravel parking area and can be maintained in an informal manner as a grassy lane (page 19).
 3. **Maintain the traditional character of a front yard.**
The front porch is only setback from the ROW by 1'. However, it is setback 15' from the back of the curb. This is similar to the house located down the block at 800 Harrington St. Also, the area between the house and the street curb can be grass lawn which is typical of a traditional front yard.
 5. **Building forms should be similar to those seen traditionally.**
The gabled front and rectangular form of the proposed building form appropriately responds to the Northwest Quadrant Design Principles with respect to its similarity to building forms traditionally found in the Northwest Quadrant
 6. **Building should appear similar in scale to houses found traditionally in the neighborhood.**
The proposed project complements the typical massing, scale, and siting of the Historic District, and maintains the residential use as per The Beaufort Code Section 4.7 Historic District Infill Design Guidelines.
 11. **Building materials should be similar to those used traditionally in the neighborhood.**
Recent discussion of materials in the Northwest Quadrant has raised concerns about the use of hardie plank siding, particularly for the rehabilitation of contributing structures.

Horizontal wood lap siding is an acceptable building material for the Northwest Quadrant. However, **Section 11.4** allows that **New materials that are similar in character to traditional materials are acceptable for non-contributing buildings and new construction.** It also notes that it is "preferred that the alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally." (pp. 30-31).

The materials proposed on this new building are pressure treated wood and 3” fiber-cement siding and trim.

6. The proposed building meets the requirements of Chapter 4 of the Beaufort Code regarding building materials and details, roof forms, windows and doors, architectural details such as column bays.
7. The proposed project is consistent with Goal 5 of the 2019 – 2021 Strategic Plan which aims to continue to accommodate balanced growth through infill and community development throughout the City.

Specifically, the emphasis for 2019 and 2020 is in the Northwest Quadrant, parts of the Old Commons, and the Dixon Village areas. The subject property is located within the Northwest Quadrant. See <https://stories.opengov.com/beaufortsc/published/ZIOP7NZR1>.

5 STAFF RECOMMENDATION

Staff takes no exception to this project and recommends approval by the Board.



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

\$ PAID
12/12 CK

- Staff Review
- Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 11/15 Application #: 19206 Zoning District: T4-HN
BCAGHS Survey: Yes No

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

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

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

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

Applicant, Property, and Project Information

Applicant Name: Jeremiah Smith

Applicant Address: 1107 West Street

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

Applicant Title: Homeowner Tenant Architect Engineer Developer

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

Owner Address: _____

Project Name: Cara May Cottage

Property Address: Harrington St & Crofut Ln - no address yet

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

Date Submitted: 11-15-19

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

Applicant's Signature: [Signature] Date: 11-15-19

Owner's Signature: _____ Date: _____

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

Required Project Information

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



SITE - HARRINGTON ST. & CROFUT LN.



HARRINGTON STREET CONTEXT

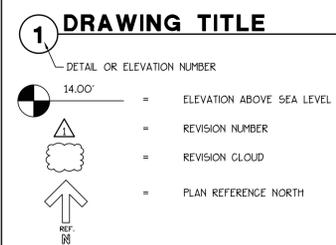
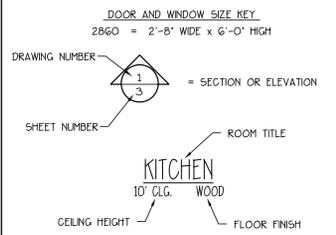


HARRINGTON STREET CONTEXT



HARRINGTON STREET CONTEXT

SYMBOLS + KEYS



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

COLORS + MATERIALS LIST - VERIFY w/ ARCHITECT

SIDING / BODY	LIGHT GRAY - SW7065
WINDOW + DOOR TRIM	WHITE - SW7077
COLUMNS + CORNER TRIM	WHITE - SW7077
STUCCO BASE + BAND BOARDS	DARK GRAY - SW7068
EAVES + FASCIA	DARK GRAY - SW7068
TOP RAIL + DIAMOND TRIM	DARK GRAY - SW7068
FRONT DOOR	LIGHT BLUE - SW7606; SOLID 2 PANEL FIBERGLASS
OTHER EXTERIOR DOORS	DARK GRAY - SW7068; 3/4 GLASS 4 LITE + SOLID 2 PANEL FIBERGLASS
WINDOWS	BLACK; 4 LITE CASEMENT
ARCH. SHINGLES	DARK GRAY



CONCEPTUAL RENDERING

DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 FOUNDATION PLAN/ FIRST + SECOND FLOOR PLAN/ ROOF PLAN
- 2 ELEVATIONS/ DETAILS
- 3 WALL SECTIONS/ DETAILS/ FIRST + SECOND FLOOR ELECTRICAL LAYOUT
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS:
 FIRST FLOOR HEATED = 419 S.F.
 SECOND FLOOR HEATED = 387 S.F.
 TOTAL HEATED = 806 S.F.
 COVERED PORCH = 174 S.F.

CARA MAY COTTAGE

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

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

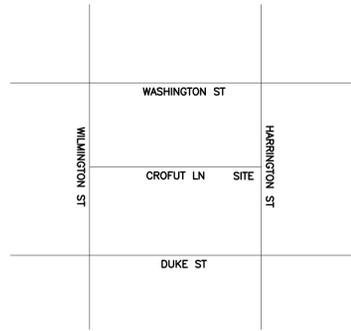
ALLISON RAMSEY Architects, Inc.
 creating sustainable timeless design
 1003 Charles St.
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THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURAL PROFESSION IN THE STATE OF SOUTH CAROLINA. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND TO BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT.

DATE:	07/14/2020
JOB NO.:	19912
DRW. BY:	JMS
DRW. NAME:	19912.DWG

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LOCATION MAP (N.T.S.)

LEGEND OF SYMBOLS & ABBREVIATIONS

	FIRE HYDRANT		MAIN VALVE MONUMENT
	CLEAN OUT		MANHOLE
	POWER POLE		GUY WIRE
	TELEPHONE PEDESTAL		CABLE BOX
	FIBER OPTIC STUB		OVERHEAD POWERLINE
	WATER VALVE		EDGE OF PAVEMENT
	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2" ROD SET		GAS LINE
	TREE SIZE & TYPE		CENTER LINE
	ELEVATION		CONTOUR LINE



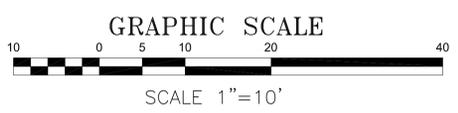
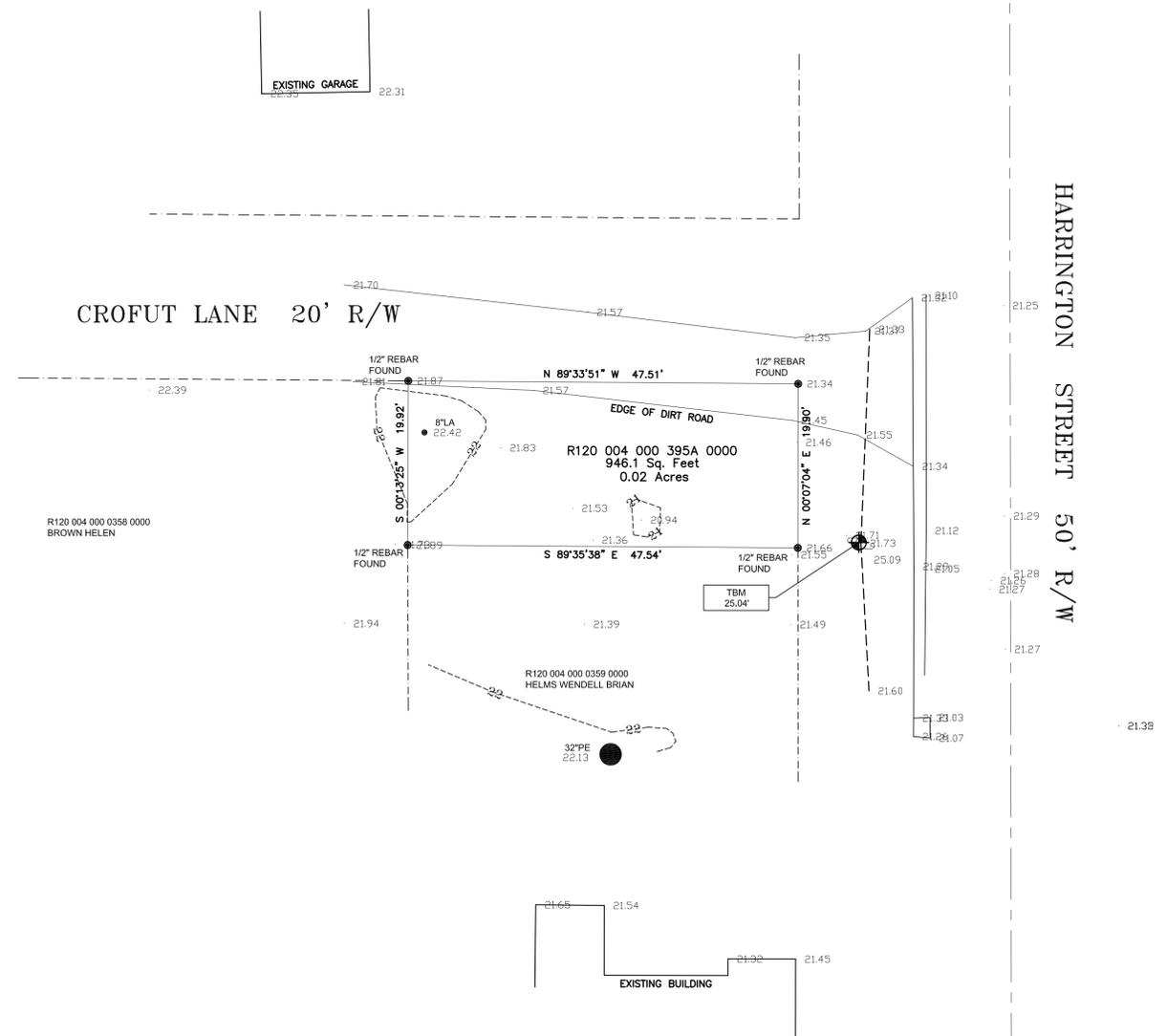
TREE LEGEND

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

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

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10.) THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450026 0005 D, DATED 9/29/86 (INDEX DATED 11/4/92)
- 11.) CONTOUR INTERVAL IS 1'.
- 12.) VERTICAL DATUM IS 1929 NGVD.

- REFERENCES:
- 1.) T.M.S. R120-004-000-359A-0000
 - 2.) PLAT BY CHRISTENSEN-KHALIL DATED: 3/20/17 PLAT BOOK 146 PAGE 102 BEAUFORT COUNTY RMC OFFICE



TREE AND TOPOGRAPHICAL SURVEY
 TAX MAP R120 004 000 395A 0000
 PREPARED FOR
 CARA MAY COTTAGE, LLC
 CITY OF BEAUFORT
 BEAUFORT COUNTY-SOUTH CAROLINA
 DATE 11/6/2019 SCALE 1"=10'

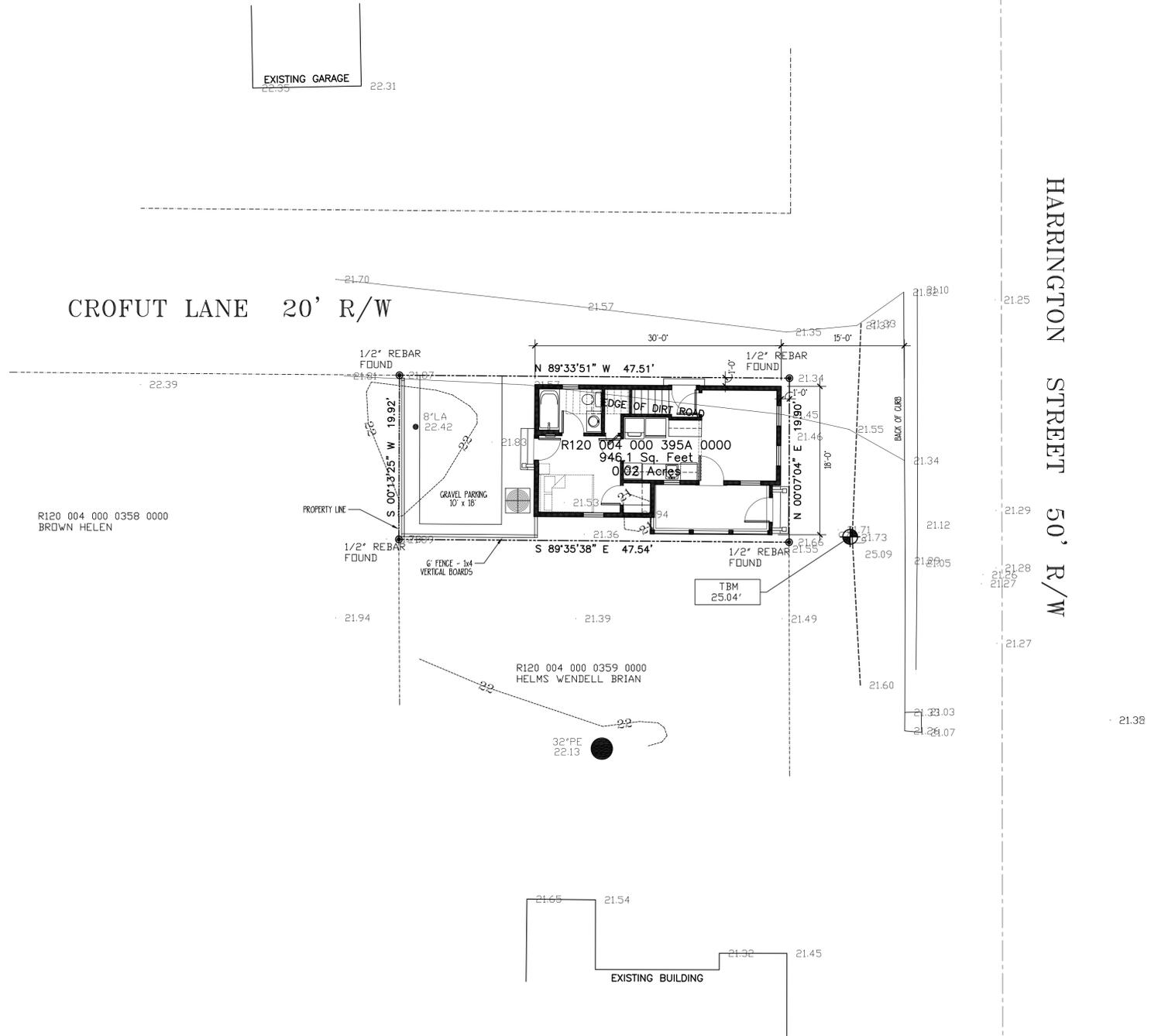
GASQUE & ASSOCIATES INC.
 LAND SURVEYORS PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (843) 522-1798

David E. Gasque, R.L.S.
 S.C. Registration Number 10506

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

CROFUT LANE 20' R/W

HARRINGTON STREET 50' R/W



EXISTING GARAGE

R120 004 000 0358 0000
BROWN HELEN

R120 004 000 0359 0000
HELMS WENDELL BRIAN

32" PE
22.13

TBM
25.04'

EXISTING BUILDING



DATE:	07/14/2020
JOB NO.:	19912
DRN. BY:	JMS
DRG. NAME:	19912.DWG

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THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURE BOARD OF THE STATE OF SOUTH CAROLINA. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE THE FOLLOWING: FOR THE RECORDING CONSIDERATION, ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY TYPING ERRORS OR OMISSIONS FROM THIS PLAN.

NOTE: ALL DIMENSIONS SHALL BE TO FINISH UNLESS OTHERWISE SPECIFIED.

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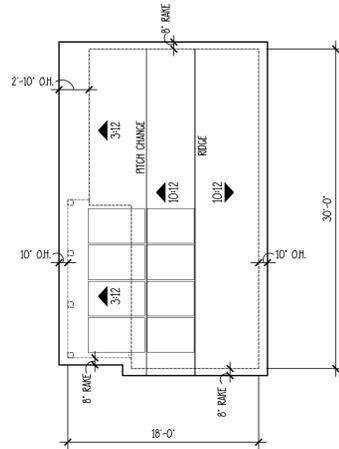
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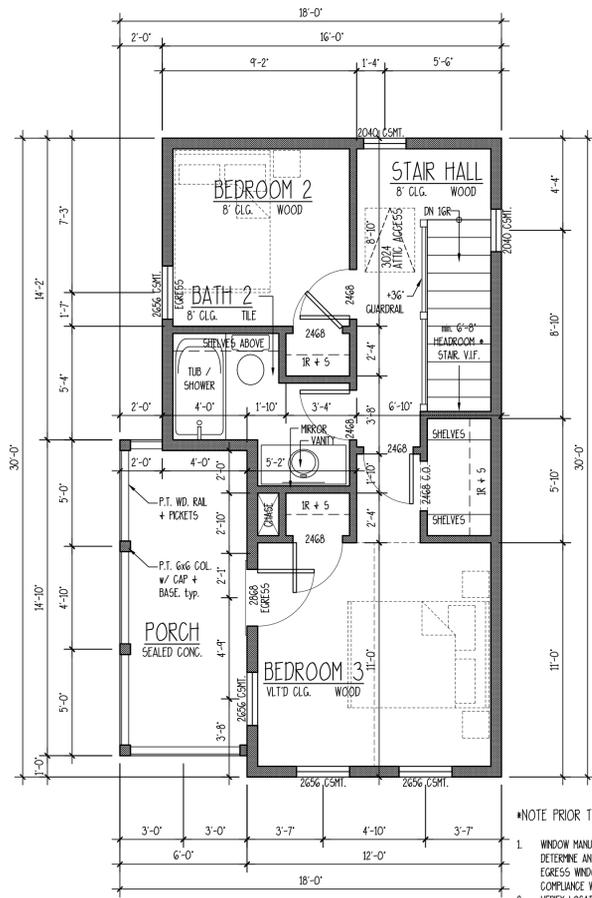
CARA MAY COTTAGE
HARRINGTON STREET + CROFUT LANE,
CITY OF BEAUFORT, SOUTH CAROLINA



ROOF PLAN

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

- *NOTE:**
1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. • REAR OR SIDES OF HOUSE AS POSSIBLE.
 2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM (COMBINED WHEN POSSIBLE).
 3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
 4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
 5. METAL ROOF SEAMS NOT TO EXCEED 16' O.C.
 6. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT

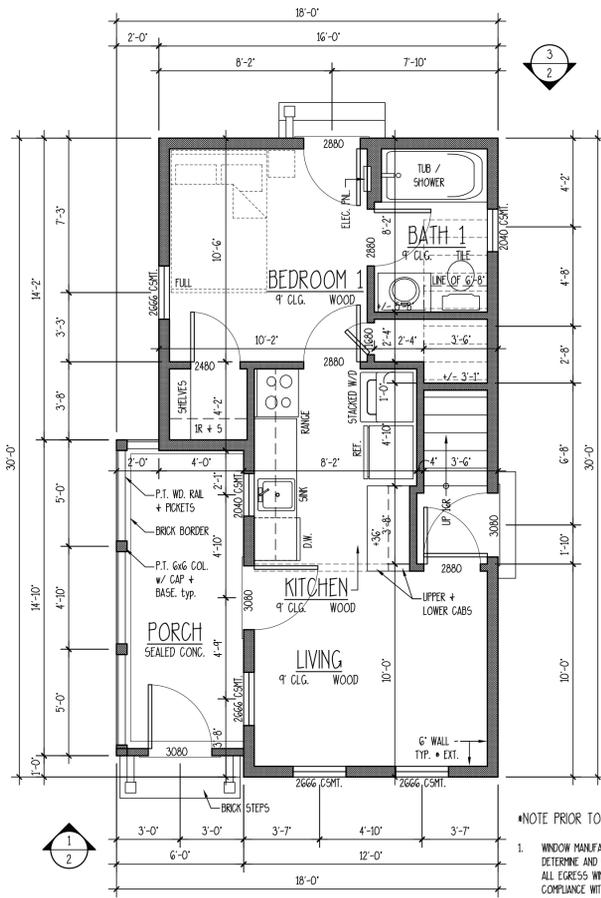


SECOND FLOOR PLAN

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

***NOTE PRIOR TO ORDERING:**

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

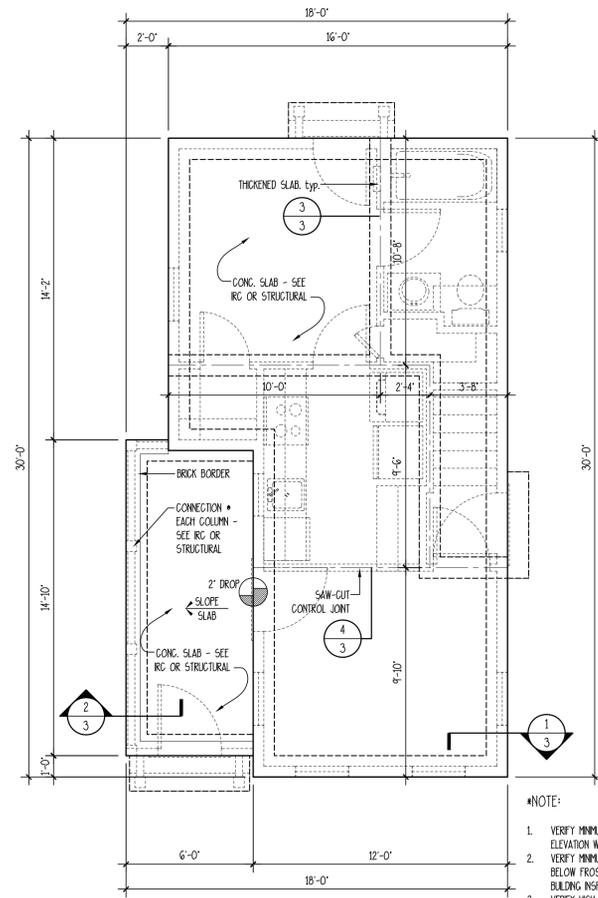


FIRST FLOOR PLAN

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

***NOTE PRIOR TO ORDERING:**

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



FOUNDATION PLAN

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

***NOTE:**

1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
4. VERIFY DBL. JST. LOCATIONS WITH ENG. FLR. SYSTEM DESIGN.

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THIS PLAN IS BEING PROVIDED TO YOU FOR YOUR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE THE FOLLOWING INFORMATION TO YOU. ANY INFORMATION NOT SHOWN ON THIS PLAN IS NOT TO BE CONSIDERED PART OF THIS PLAN.
 -VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 -VERIFY ALL DIMENSIONS PRIOR TO ORDERING. VERIFY DIMENSIONS AGAINST SHOWN INFORMATION.
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DATE:	07/14/2020
JOB NO.:	19912
DRAWN BY:	JMS
DATE:	10/12/20

1

CARA MAY COTTAGE
 HARRINGTON STREET + CROFT LANE,
 CITY OF BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY Architects
 creating sustainable timeless design
 1003 Charles St.
 Beaufort SC, 29902
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 www.allisonramseyarchitect.com

1310 Washington Street

PIN R120 004 000 0349 0000

Applicant: James and Kathleen Powley, Owners

The applicant is requesting approval of new construction



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 February 2020

1 SUMMARY OF REQUEST

The applicants are requesting approval of construction of a new single-family house on a lot in the Historical Conservation Neighborhood.

2 FACTS

Property Address:	1310 Washington Street
Parcel ID:	R120 004 0000 0349 0000
Case Number:	20-03.1 HRB
Applicant:	James and Kathleen Powley
Type of Request:	New Construction
Zoning:	T4-HN
Use:	Residential

District Development Standards for T4-HN:

- **Minimum Lot Size:** 4,000 SF
- **Setback requirements – Primary Structure:**
 - *Front – average prevailing setback on block*
 - *Rear setback – 15' minimum*
 - *Side Interior – 6'*
 - *Side Corner/Alley – 5' min., no max.*
- **Frontage Build out:** 75% Max.
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.

Historical Background:

Demolition was approved for an existing building on the site on June 18, 2018. There is no expiration for demolition permits.

This application has not been previously reviewed by the HRB.

3 REFERENCES

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code

The “Northwest Quadrant Design Principles,” May 1999

4 STAFF COMMENTS

Staff has reviewed the relevant design standards and has the following comments:

1. All setback and frontage requirements have been met.
2. Impervious coverage will be 27% which is well under what is required by code.
3. The proposed project meets the Tree Coverage Requirement for the zone and lot size as per code which is one (1) over-story tree per 4,000 SF as per Section 5.3 Tree Planting and Protection of the Beaufort Code.
(pp. 115-116, Article 5 Landscaping, Parking & Lighting of the Beaufort Code).
4. The proposed new construction responds to the following Northwest Quadrant Design Principles applicable for new construction:
 2. **Maintain the informal nature of streets, lanes, and gardens where they exist.**
Crofut Lane provides access to the rear gravel parking area and future carriage house (page 19).
 3. **Maintain the traditional character of a front yard.**
An existing retaining wall will be maintained.
 5. **Building forms should be similar to those seen traditionally.**
The hipped roof and rectangular form of the proposed building form appropriately responds to the Northwest Quadrant Design Principles with respect to its similarity to building forms traditionally found in the Northwest Quadrant
 6. **Building should appear similar in scale to houses found traditionally in the neighborhood.**
The proposed project complements the typical massing, scale, and siting of the Historic District, and maintains the residential use as per The Beaufort Code Section 4.7 Historic District Infill Design Guidelines.
 11. **Building materials should be similar to those used traditionally in the neighborhood.**
Recent discussion of materials in the Northwest Quadrant has raised concerns about the

use of hardie plank siding, particularly for the rehabilitation of contributing structures.

Horizontal wood lap siding is an acceptable building material for the Northwest Quadrant. However, **Section 11.4** allows that **New materials that are similar in character to traditional materials are acceptable for non-contributing buildings and new construction.** It also notes that it is “preferred that the alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.” (pp. 30-31).

The materials proposed on this new building are pressure treated wood and 3” fiber-cement siding and trim.

Standing seam metal roofing is an acceptable roofing material.

Vinyl windows are not considered an acceptable material in T4-HN zone.

5. The proposed building meets the requirements of Chapter 4 of the Beaufort Code regarding building materials and details, roof forms, doors, architectural details such as column bays.
6. The proposed project is consistent with Goal 5 of the 2019 – 2021 Strategic Plan which aims to continue to accommodate balanced growth through infill and community development throughout the City.

Specifically, the emphasis for 2019 and 2020 is in the Northwest Quadrant, parts of the Old Commons, and the Dixon Village areas. The subject property is located within the Northwest Quadrant. See <https://stories.opengov.com/beaufortsc/published/ZIOP7NZR1>.

5 STAFF RECOMMENDATION

Staff takes no exception to this project overall and recommends approval by the Board with conditions .



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

\$ PAID
12/20 CK

- Staff Review
- Board Review

Application Fee:
see attached schedule

20-03 NRB.1

OFFICE USE ONLY: Date Filed: 12/20 Application #: 19230 Zoning District: 74711
BCAGHS Survey: Yes No US-13-1349

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

Submission Requirements: All forms and information shall be submitted digitally. 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: JAMES & KATHLEEN POWLEY
Applicant Address: 330 ROBERT SMALLS PKWY, STE 24 #143 BEAUFORT, SC. 29906
Applicant E-mail: jpow.5577@gmail.com Applicant Phone Number: (315) 706-4868

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): SAME

Owner Address: SAME

Project Name: POWLEY RESIDENCE 1310 WASHINGTON ST, BEAUFORT

Property Address: 1310 WASHINGTON ST BEAUFORT, S.C.

Property Identification Number (Tax Map & Parcel Number): R120-004-000-0349-0000

Date Submitted: 12/20/19

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

Applicant's Signature: James W Powley Date: 12/19/19

Owner's Signature: James W Powley Date: 12/19/19

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

Required Project Information

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

Project Name: POWLEY RESIDENCE

Property Size in Acres: .13 Proposed Building Use: RESIDENTIAL

Nature of Work (check all that apply):

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

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

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 HAVE BOUGHT A DISTRESSED PROPERTY IN THE
NORTHWEST QUADRANT WHICH WE WILL BE IMPROVING
WITH A NEW RESIDENCE IN KEEPING WITH THE CHARACTER
OF THE NEIGHBORHOOD AND MAKING OUR PERMINENT
RESIDENCE - ONE MORE EYE-SORE AND HEALTH
AND SAFETY LIABILITY ELIMINATED FROM THE FACE OF
HISTORIC DOWNTOWN.

CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

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 - 1344
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 09 (TL) Tax Number: R120 004 000 0349 0000
Common name(s): _____ City Block Ref.: 103 Island: Port Royal Is.
Address/location: **1310 Washington St.** City/Vicinity of (vic.) Beaufort
Date: 1910 Alteration date: ca. 1970
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 frame dwelling w/lateral gable roof

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

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

Consultant Recommendation: _____ Name: _____

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

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-12 24 N facade & E elev., fac. SW





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

HISTORIC DISTRICT REVIEW BOARD

June 18, 2018

Mr. Elijah Seabrook, Jr.
1014 Park Place, Apt. 2A
Brooklyn, NY 11213
via email: eliseab@live.com

RE: HR18-18 1310 Washington Street – Demolition - Final Approval

Dear Mr. Seabrook:

On June 13, 2018, the City of Beaufort Historic District Review Board (HRB) met to review your application for demolition of the structure at 1310 Washington Street. The HRB granted Final Approval to this request, as submitted.

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other City ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances is required. Please contact the City Building Codes Office located at 1911 Boundary Street, (843) 525-7049, to apply for the necessary permits. A copy of this letter should be submitted with your application for a permit.

Be advised that there is no expiration date for demolition approvals. If you make any changes in your project that are not part of the approved plan, you will need to submit an application for a Change After Certification.

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

Sincerely,

Lauren W. Kelly

Lauren Kelly
Project Development Planner

Digitally signed by Lauren Kelly
DN: cn=Lauren Kelly, o=City of
Beaufort, ou=Planning Department,
email=lkelly@cityofbeaufort.org, c=US
Date: 2018.06.18 14:19:52 -04'00'

cc. Shannon E. Miller, via email: shannon@miller-carolina.com
Wayne Blau, via email: waynecblau@gmail.com
Penny Blickley, via email: penny@miller-carolina.com



FRAMED CHIMNEY FOR DIRECT-VENT GAS FIREPLACE WITH CULTURED BRICK VENEER

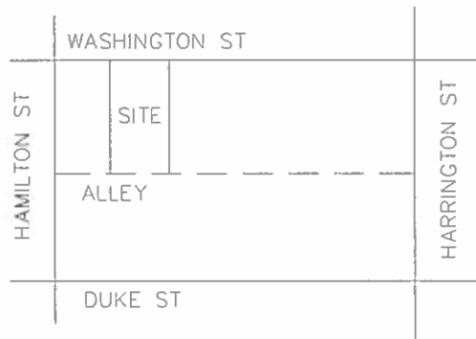
STANDING SEAM METAL ROOF IN PRE-FINISHED "PATINA GREEN"

1'0" OVER-HANG (TYP)

SMOOTH "HARDIE PLANK" OR EQUAL - (5" EXP.) PAINTED SHERWIN-WILLIAMS "TWILIGHT GRAY" (HISTORIC COLOR COLLECTION) SHERWIN-WILLIAMS "PURE WHITE" TRIM

RAISED SLAB FOUNDATION WITH "TABBY" STUCCO FACE

YKK SOLID VINYL DIVIDED LIGHT WINDOWS WITH IMPACT GLASS THROUGHOUT



LOCATION MAP (N.T.S.)

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRV COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86
- 11.) CONTOUR INTERVAL IS 1'
- 12.) VERTICAL DATUM IS 1929 NGVD

REFERENCES:

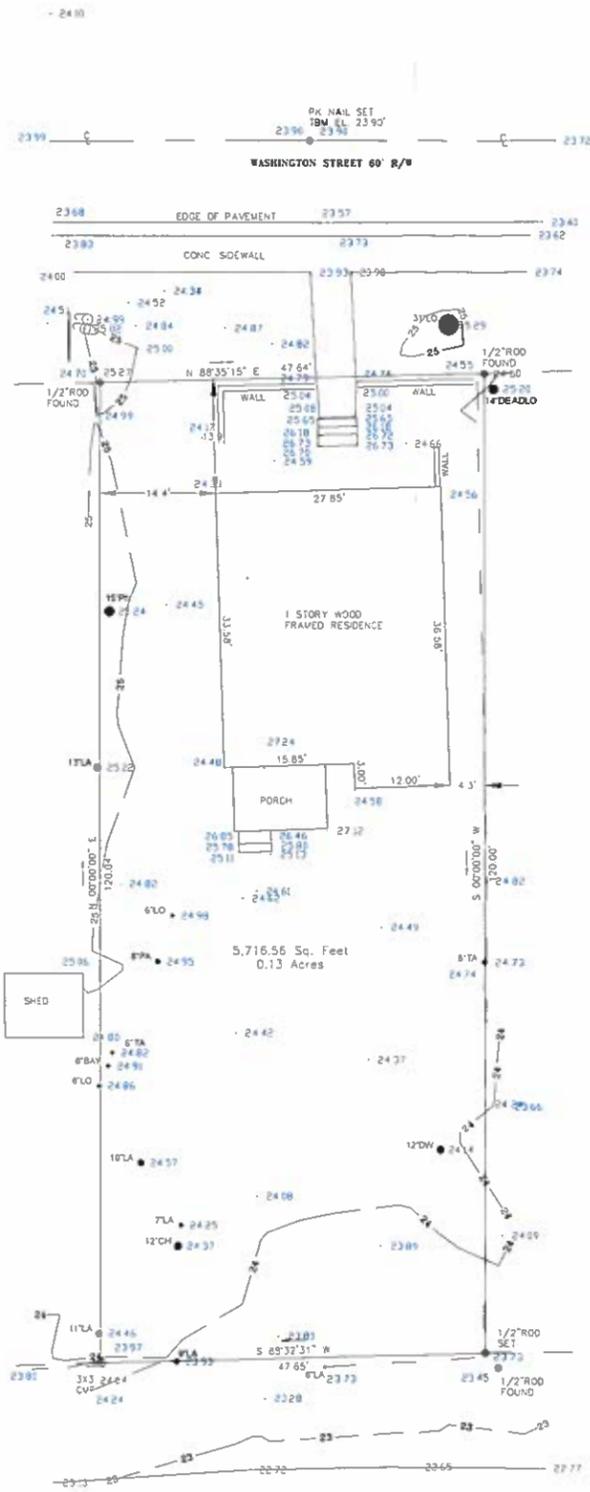
- 1.) T.M.S. R120 004 000 @349 0000
- 2.) PLAT BY DAVID E. GASQUE DATED 5/22/15 DEED BOOK 141, PAGE 22 BEAUFORT COUNTY R.V.C. OFFICE

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS

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

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

David E. Gasque, R.L.S.
S.C. Registration Number 10906



LEGEND OF SYMBOLS & ABBREVIATIONS

- FIRE HYDRANT
- CLEAN OUT
- POWER POLE
- TELEPHONE PEDESTAL
- FIBER OPTIC STUB
- WATER VALVE
- GAS VALVE
- WATER METER
- 1/2" ROD SET
- MAIN VALVE MONUMENT
- MANHOLE
- CUY WIRE
- CABLE BOX
- OVERHEAD POWERLINE
- EDGE OF PAVEMENT
- BACK OF CURB
- LIGHTPOLE
- GAS LINE
- CENTER LINE
- CONTOUR LINE



TREE LEGEND

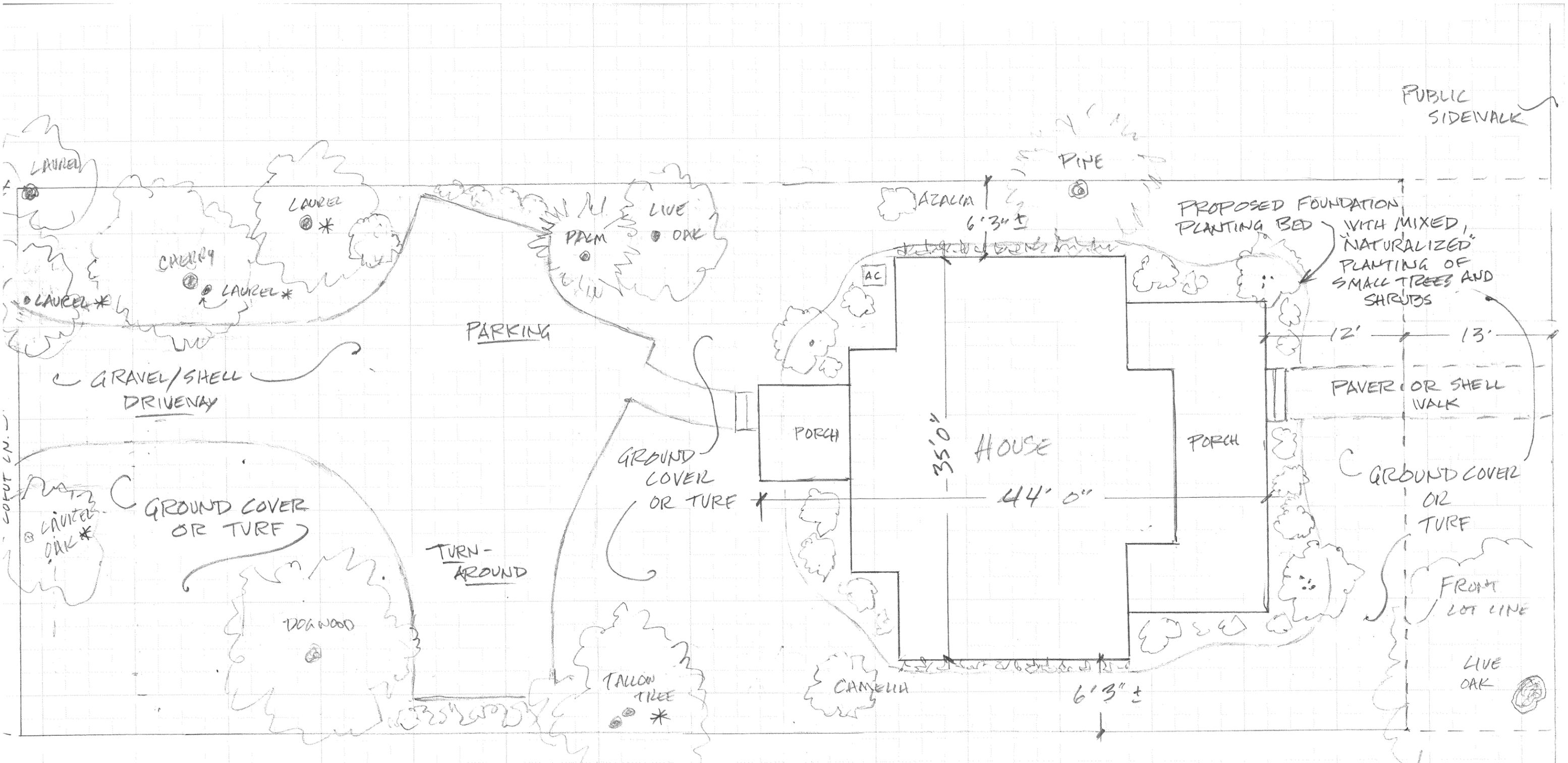
CODE	COMMON NAME	BOTANICAL NAME
WH	WHITE SPIDELAF	Prunus serotina
PL	PLANE LONCHLEAF	Quercus laevis
LD	LIVE OAK	Quercus virginiana
D	DOAK	Quercus spp
SH	SOUTHERN WACHOLA	Myrica granifera
PA	PALMETTO	Sabal palmetto
SB	SUGARBERRY	Celtis baccata
EL	ELM	Ulmus spp
WH	WITCH HAZEL	Cornus spp
BR	BRAE WHITTE	Viburnum caryocarpum
CH	BLACK CHERRY	Prunus spp
EE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE FALLOW-TREE	Sapindus triflorum
YD	YELLOW DOGWOOD	Liquidambar styraciflua
B	BIRCH	Betula spp
ET	RED CEDAR	Taxodium distichum
ST	AMERICAN SWEANORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
OR	ORANGE	Citrus aurantium
FR	FRUIT TREE	Lagerflora spp
MA	MAPLE	Acer spp
DO	DOGWOOD	Cornus florida
SH	SHEDDING	Juniperus spp
RD	RED OAK	Quercus rubra
LA	LAUREL OAK	Quercus laurifolia
AL	ALBANY TREE	Liquidambar
BL	BLACK OAK	Quercus nigra
LI	LINDEN	Tilia americana
CR	CRAB APPLE	Malus sylvestris
MA	MAPLE	Acer spp
SH	SHEDDING TREE	Juniperus spp
WH	WHITE OAK	Quercus alba
RD	RED OAK	Quercus rubra
MA	MAPLE	Acer spp
YD	YELLOW TREE	Sassafras
TJ	TURPELO	Liquidambar
CH	CHERRY	Prunus spp
CO	COTTONWOOD	Populus
OL	OLIVE	Olea europaea

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 2 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. CHANGING ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BEHIND TREE TRUNKS DUE TO THE GROUND SURFACE AT THE BASE OF THE TREE. HOWEVER TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TOWER TOLERANCE MUST BE AGREED UPON.

TREE AND TOPOGRAPHICAL SURVEY
A PORTION OF BLOCK 103 CITY OF BEAUFORT
PREPARED FOR
JAMES W. POWLEY JR AND KATHLEEN R. POWLEY
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

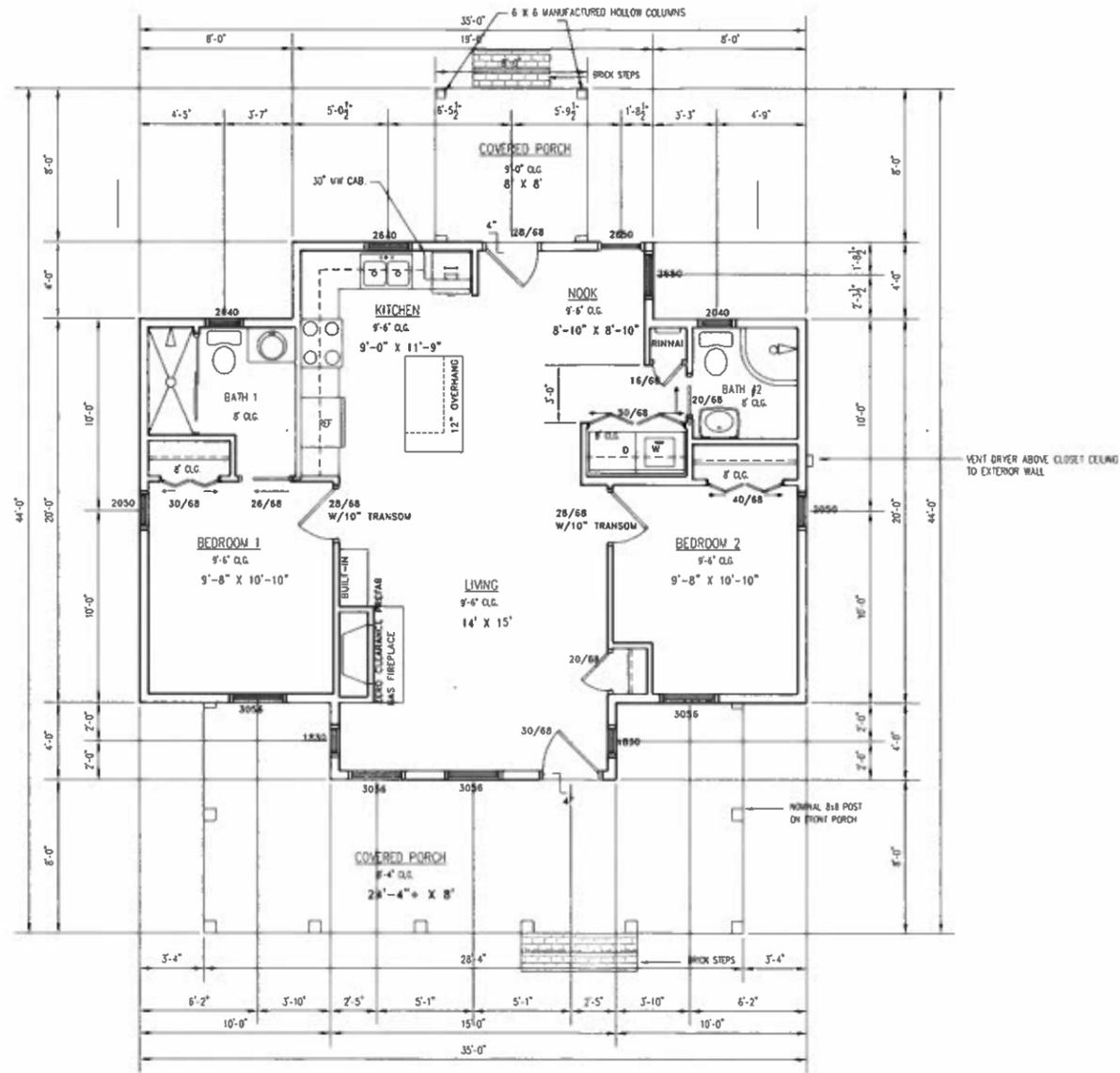
DATE 12/2/2019 SCALE 1"=10'





* TREES TO BE REMOVED

1/8" = 1' 0"
 (1 SQUARE = 2' 0")



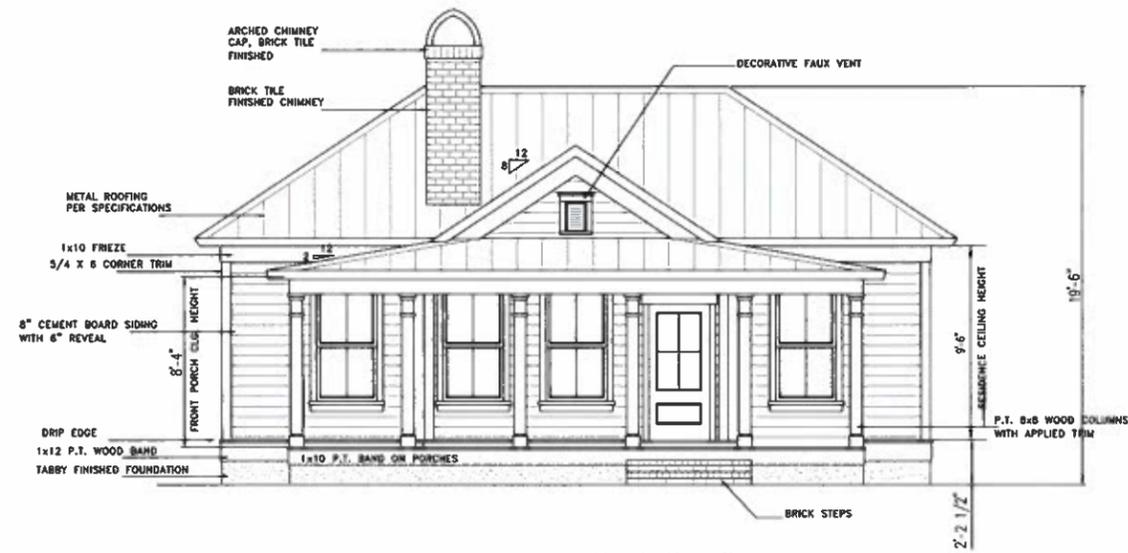
SQUARE FOOTAGE

TOTAL HTD.	836 S.F.
ENTRY PORCH	280 S.F.
REAR PORCH	64 S.F.

Susan S. Glasner
 PROFESSIONAL RESIDENTIAL DESIGNER, L.L.C.
 1613 PARIS AVENUE #206, PORT ROYAL, S.C.
 843-271-2428 PORT ROYAL LIC. #2513

FLOOR PLAN
 DATE: 12/19/19 SCALE: 1/4" = 1'-0"
 DRAWN BY: *Susan S. Glasner* A/B
 PROFESSIONAL MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGNERS

POWLEY RESIDENCE
 1310 WASHINGTON STREET
 BEAUFORT, S.C.



FRONT ELEVATION



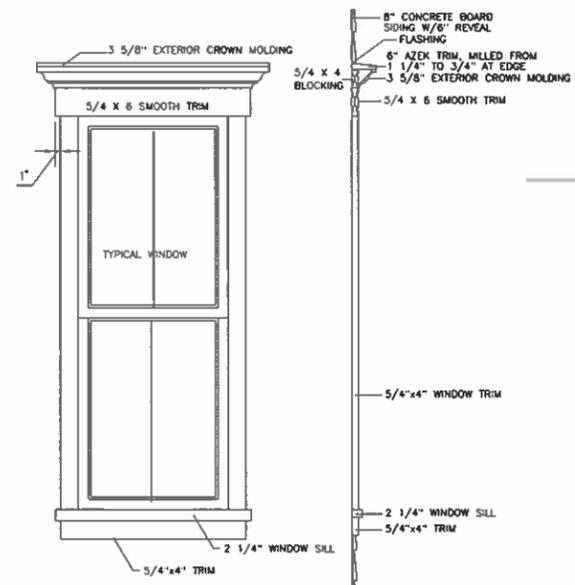
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



EXTERIOR WINDOW/DOOR TRIM DETAIL
SCALE: 3/4\"/>

NOTE:
IT IS THE RESPONSIBILITY OF THE HOMEOWNER AND THE CONTRACTOR TO PERFORM THE FOLLOWING PRIOR TO ACTUAL CONSTRUCTION:
1. THE BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE CONSTRUCTION IS TAKING PLACE. BUILDING CODES MAY VARY SIGNIFICANTLY FROM ONE REGION OR AREA TO ANOTHER.
3. VERIFY EXISTING LOAD BEARING CAPACITY OF THE SOIL AT THE BUILDING SITE.
4. FRAMING SIZES AND SPANS SHOWN MUST BE VERIFIED BY THE CONTRACTOR.
5. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED PART OF THESE PLANS AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED IN THE CASE OF VARIANCE.

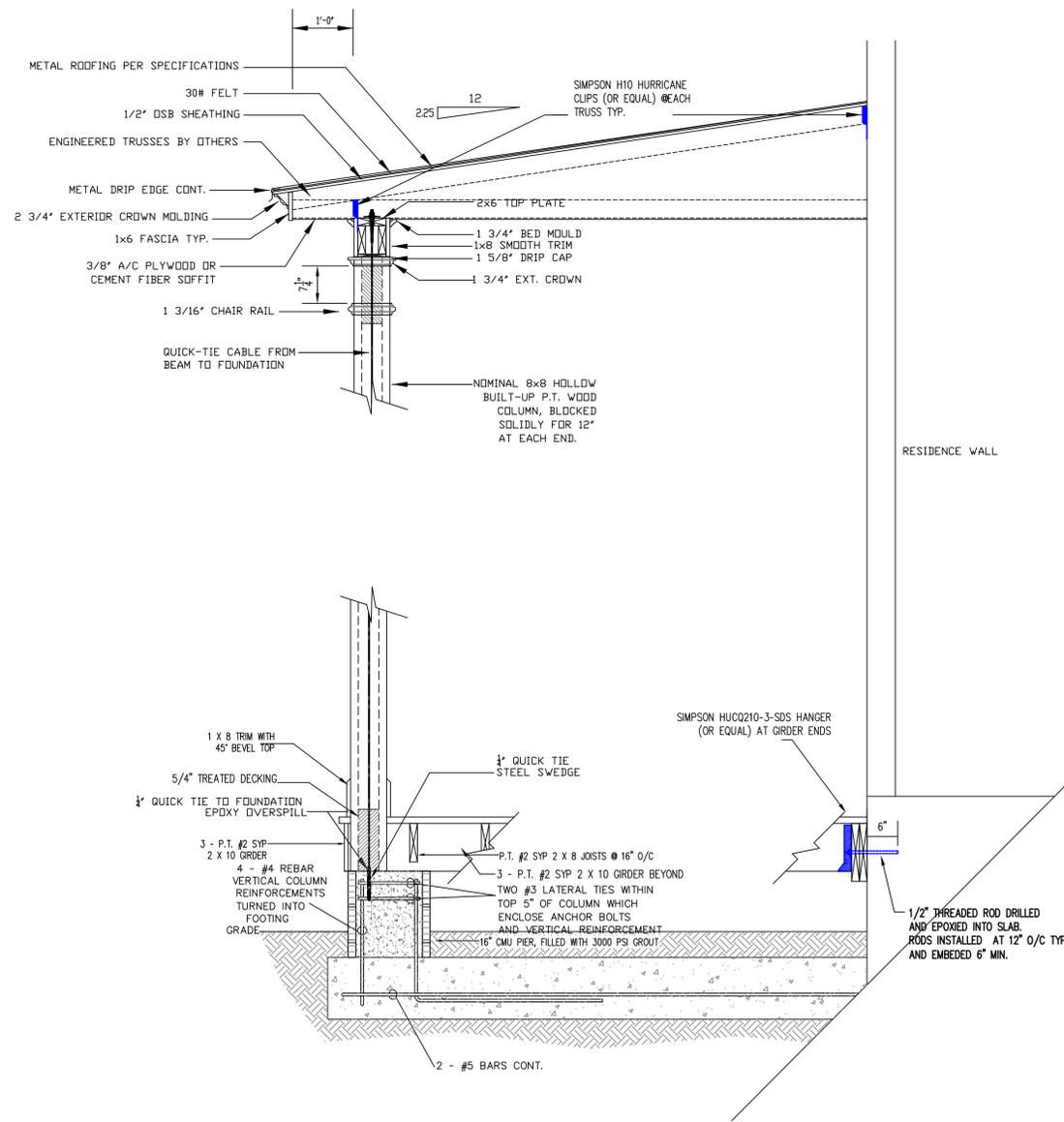
Susan J. Glasner
PROFESSIONAL RESIDENTIAL DESIGNER, L.L.C.
1532 PARIS AVENUE, PORT ROYAL, S.C. 29935
843-271-2428

Susan J. Glasner
PROFESSIONAL MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN

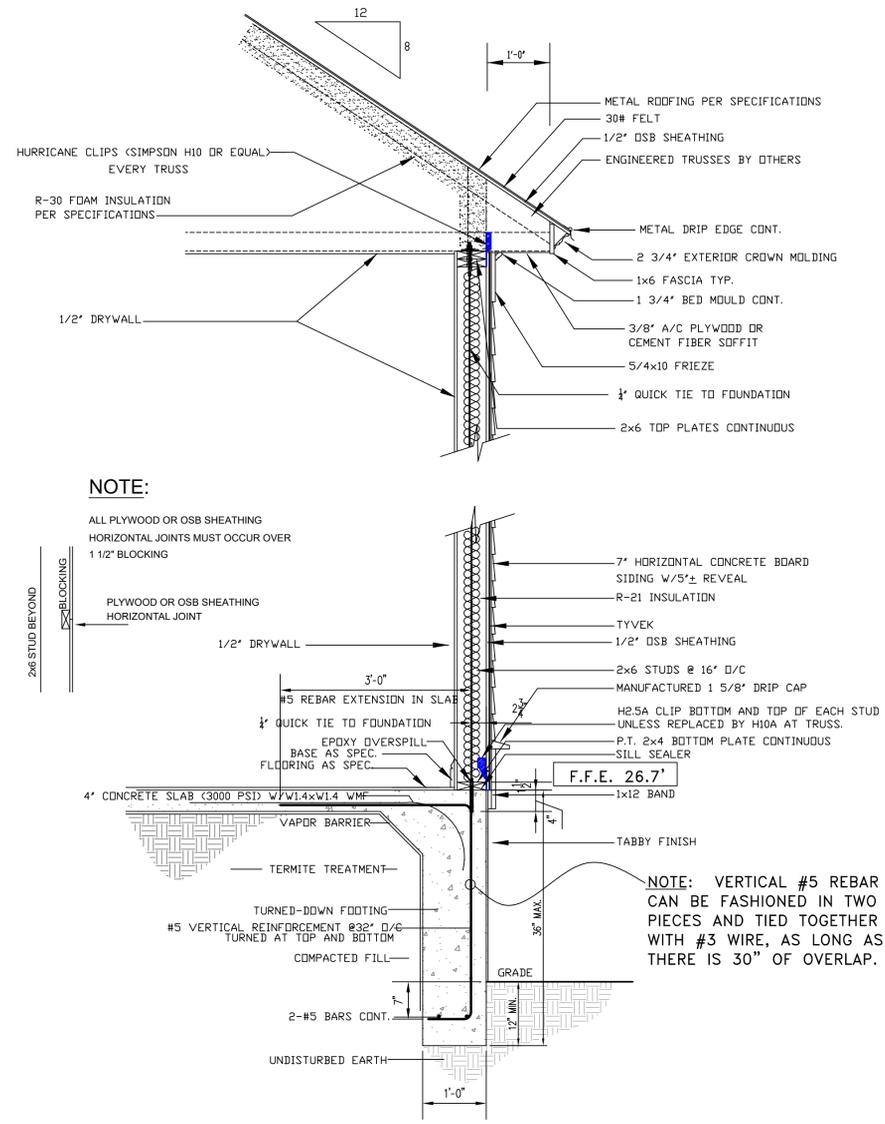
ELEVATIONS
DATE: 12/18/19 SCALE: 1/4" = 1'-0"
DRAWN BY: *Susan J. Glasner*

POWLEY RESIDENCE
1310 WASHINGTON STREET
BEAUFORT, S.C.

PAGE NUMBER:
2
of 2



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



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

NOTE:

ALL PLYWOOD OR OSB SHEATHING HORIZONTAL JOINTS MUST OCCUR OVER 1 1/2\"/>

Susan J. Glasner
PROFESSIONAL RESIDENTIAL DESIGNER, L.L.C.
1613 PARIS AVENUE #206, PORT ROYAL, S.C.
843-271-2428 PORT ROYAL LIC. #2513

WALL & PORCH SECTIONS
DATE: 01/06/20 SCALE: AS NOTED
DRAWN BY: *Susan J. Glasner* A | D
PROFESSIONAL MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN

POWLEY RESIDENCE
1310 WASHINGTON STREET
BEAUFORT, S.C.