

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

See back of application
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 09/24/2014)

Application #: HR 14-47 Date Received: 11/25/14 Zoning District: GC
Beaufort County 1997 Historic Survey Listing: N/A

Property Address: 806 BOUNDARY STREET

Applicant: 806 BOUNDARY LLC Phone: 843-263-4051

Applicant's Address: P.O. BOX 1406; BEAUFORT, SC 29901

Property Owner: 806 BOUNDARY LLC Phone: 843-524-3003

Owner's Address: P.O. BOX 1406; BEAUFORT, SC 29901

Architect: AAG Associates Phone: 843.986.0031

Architect's Address: 37 Marshellen Drive, Beaufort South Carolina

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

NATURE OF WORK: (Check All That Apply)

Color changes Alterations, Additions Other: _____
 New Construction Primary Structure Secondary Structure
 Minor/Major Demolition or Relocation

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

Photographs Floor/Roof Plans Color Sample Elevation Drawings
 Site Plan/Plat Detail Drawing Material Sample Model/Context Imagery
 Part A Preliminary Review Form for a Rehabilitated Historic Property

EXPLANATION AND DESCRIPTION OF WORK (if requesting Bailey Bill Approval, may leave blank):

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

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

OWNER'S SIGNATURE: Kedall A C M DATE: 11/25/2014

APPLICANT'S SIGNATURE: _____ DATE: 11/25/2014

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CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

PLANNING DEPARTMENT USE ONLY: Application #: <u>BB14-02</u> Date Received: <u>11/25/14</u> Date Responded: _____	
_____ Certificate of Appropriateness Received #HR <u>14-41</u>	_____ Project Approved
_____ Project Approved with Conditions (see attached sheet)	_____ Project Denied (see attached sheet)
_____ Authorized Signature	_____ Date

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Sections 12-120 through 12-125, and pertinent regulations. A separate application should be submitted for each historic building, unless they were functionally-related during the historic period, in which case they can be submitted as a historic complex. Applications must include attachments as listed below and the required review fee to be considered complete. Fee: \$150 for single family residences or duplexes; \$300 for all other properties.

1. PROPERTY INFORMATION

Historic Name of Property (if known) N/A Parcel Id. Number: R121 004 000 0096 0000
Street Address: 806 Boundary Street Use: Owner-occupied, or _____ Income-producing
Estimated project start date 2/1/15 Estimated project completion date 8/31/15
Fair market value of building* \$ 69,000 Estimated project costs \$ 265,000
Has an application for any other tax incentives been filed for this property? _____ Yes No
If Yes, please describe _____

*fair market value is based on County tax assessor data OR a recent appraisal (within 45 days) by a licensed appraiser

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.

This building is a:

- Contributing structure in the Historic District
 Non-contributing structure, but over 50 years old, and in the Historic District
 Structure located outside of the Historic District, but listed on the Beaufort County 1997 Historic Survey

Significance:

Construction Date: 1958 Is this property individually listed on the National Register? Yes No
Describe previous major alterations or additions (give dates): Unknown

3. ATTACHMENTS

The following information is needed to process your application. Please send complete information with the initial submission:

- An original signed and completed Part A application;
 An original signed and completed Historic Review Board Project Application;
 Payment of \$150, for single family residences or duplexes; \$300 for all other properties – checks should be made out to the City of Beaufort
 An overall project narrative along with an itemized list describing the precise scope of work; and
 All HRB Submission Requirements (found on the Checklist, pages 8-10) including but not limited to:
 Location map showing where the building is located;
 Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
 Site plan, architectural floor plans and elevations of pre-rehabilitation conditions;
 Site plan, architectural floor plans and elevations of the proposed work.

4. OWNER INFORMATION

Name 806 BOUNDARY, LLC
Mailing Address P. O. BOX 1406
Email Address KENDALL@ROBINSONGRANT.COM

Signature  Date 11/25/15
City BEAUFORT State SC Zip 29901
Primary Phone Number 843-263-4051

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CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

<p>Architectural element: <u>Boundary Street Facade</u></p> <p>Approximate age: <u>50+</u> original <u> </u> added; if added <u> </u> date x <u> </u> Interior x <u> </u> Exterior; Location: <u>(N)</u> S E W</p> <p>Describe feature and its condition: Front main entry with hanging awning canopy, narrow brick veneer, planting, and concrete walk. Interior construction consists of wood stud walls, painted gypsum wall board, 2x2 ACT ceiling, wood truss construction, carpet & tile floor finish (TYP.). Brick profile at interior entry.</p> <p>Photograph No. <u> </u> <small>Exist. N Elevation</small> Drawing No. <u> </u> <small>E1.2 Existing Elevations</small></p>	<p>Describe work and impact on feature</p> <p>Change from main entry to secondary entry from Boundary Street. Add new columns & new standing seam metal panel pitched roof(s) (6/12). Revise planting on front facade. Add new Hardie-Plank lap siding, sand & paint existing storefront assembly.</p> <p>Interior demo of all existing walls & appurtenances, all casework to be removed, stored, & reinstalled. New wood stud with gypsum wall board to be constructed. Existing roof to remain & new roof built in place (TYP.) Interior areas constructed to meet current ADA Accessibility requirements. Foundation & structural work to meet current building code requirements. Refer to sheet E1.2 Demo Plan</p> <p>This will enhance the curb appeal of the building from Boundary Street. Refer to sheet A2.2 for new conditions elevations.</p>
<p>Architectural element: <u>Bellamy Curve Facade (Carteret St.)</u></p> <p>Approximate age: <u>50+</u> original <u> </u> added; if added <u> </u> date x <u> </u> Interior x <u> </u> Exterior; Location: N S <u>(E)</u> W</p> <p>Describe feature and its condition: Narrow brick veneer, planting, pervious parking no windows, no doors. Interior construction consists of wood stud walls, painted gypsum wall board, 2x2 ACT ceiling, wood truss construction, carpet & tile floor finish (TYP.)</p> <p>Photograph No. <u> </u> <small>Exist. E Elevation</small> Drawing No. <u> </u> <small>E1.2 Existing Elevations</small></p>	<p>Describe work and impact on feature</p> <p>Add new covered pitched (6/12) entry with columns, new concrete walk, repair pervious drive, new standing seam metal panel pitched roof(s) (6/12), new double hung windows with trim to match adjacent building from East elevation, new storefront assembly with main entry door, new Hardie-Plank lap siding, new and/or re-purposed planting & landscaping.</p> <p>Interior demo of all existing walls & appurtenances, all casework to be removed, stored, & reinstalled. New wood stud with gypsum wall board to be constructed. Existing roof to remain & new roof built in place (TYP.) Interior areas constructed to meet current ADA Accessibility requirements. Foundation & structural work to meet current building code requirements. Refer to sheet E1.2 Demo Plan</p> <p>This will enhance the view from Bellamy Curve (Carteret St.) Refer to sheet A2.2 for new conditions elevations.</p>
<p>Architectural element: <u>Rear Entry</u></p> <p>Approximate age: <u>50+</u> original <u> </u> added; if added <u> </u> date x <u> </u> Interior x <u> </u> Exterior; Location: N <u>(S)</u> E W</p> <p>Describe feature and its condition: Two doors, one rear entry to building and one mechanical room entry from exterior only. Interior construction consists of wood stud walls, painted gypsum wall board, 2x2 ACT ceiling, wood truss construction, carpet & tile floor finish (TYP.). Mechanical room consists of brick wall, concrete floor finish and wood panel wall covering.</p> <p>Photograph No. <u> </u> <small>Existing S Elevation</small> Drawing No. <u> </u> <small>E1.2 Existing Elevations</small></p>	<p>Describe work and impact on feature</p> <p>Add covered pitched (6/12) entry with columns, concrete walk, concrete accessible parking to meet ADA accessibility requirements, pervious drive & parking, standing seam metal panel pitched roof(s) (6/12), double hung windows with trim to match adjacent building from East elevation. Existing property fence to be inspected, repaired, and/or replaced as necessary, new and/or re-purposed planting & landscaping.</p> <p>Interior demo of all existing walls & appurtenances, all casework to be removed, stored, & reinstalled. New wood stud with gypsum wall board to be constructed. Existing roof to remain & new roof built in place (TYP.) Interior areas constructed to meet current ADA Accessibility requirements. Foundation and structural work to meet current building code requirements. Refer to sheet E1.2 Demo Plan</p> <p>This will provide better parking arrangement, accessible parking, new covered rear entry/exit for egress. Refer to sheet A2.2 for new conditions elevations.</p>
<p>Architectural element: <u>Boundary Street Facade</u></p> <p>Approximate age: <u>50+</u> original <u> </u> added; if added <u> </u> date x <u> </u> Interior x <u> </u> Exterior; Location: N S E <u>(W)</u></p> <p>Describe feature and its condition: Narrow brick veneer, planting, pervious parking no windows, no doors. Interior construction consists of wood stud walls, painted gypsum wall board, 2x2 ACT ceiling, wood truss construction, carpet & tile floor finish (TYP.)</p> <p>Photograph No. <u> </u> <small>Existing W Elevation</small> Drawing No. <u> </u> <small>E1.2 Existing Elevations</small></p>	<p>Describe work and impact on feature</p> <p>New standing seam metal panel pitched roof (6/12), new double hung windows with trim to match adjacent building from East elevation, new Hardie-Plank lap siding, new and/or re-purposed planting & landscaping.</p> <p>Interior demo of all existing walls & appurtenances, all casework to be removed, stored, & reinstalled. New wood stud with gypsum wall board to be constructed. Existing roof to remain & new roof built in place (TYP.) Interior areas constructed to meet current ADA Accessibility requirements. Foundation and structural work to meet current building code requirements. Refer to sheet E1.2 Demo Plan</p> <p>This will not only re-purpose, restore, and re-use the building, but, restore property consistency for the Boundary Street / Carteret Street transition. This can be said of all elevations. Refer to sheet A2.2 for new conditions elevations.</p>

**CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
 PART A – PRELIMINARY REVIEW FORM**

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: <u>New Addition</u> Approximate age: <u>original</u> added; if added <u> </u> date x <u>Interior</u> x <u>Exterior</u> ; Location: N S E W Describe feature and its condition: Photograph No. <u> </u> Drawing No. <u>A1.1, A2.1, & A2.2</u>	Describe work and impact on feature New addition to be added to rear of building. Approximately 1,087 S.F. Addition to include: 1. New Offices (4) 2. New ADA Toilet/Shower 3. New Storage 4. New Mechanical/Electrical Room 5. Attic Storage Construction type: Construction type shall consist of concrete slab foundation doweled to existing slab, 2X6 exterior stud walls with Hardie-Plank lap siding, batt insulation, painted gypsum wall board interior finish, 2X2 ACT ceiling, built in place wood truss roof construction, standing seam metal panel pitched (6/12), ridge vents, & gable vents. Refer to sheet A1.1, A2.1, & A2.2 for new conditions.
Architectural element: <u>Plumbing</u> Approximate age: <u>N/A</u> original added; if added <u> </u> date x <u>Interior</u> <u>Exterior</u> ; Location: N S E W Describe feature and its condition: Existing Plumbing to be removed and new to be installed Photograph No. <u> </u> Drawing No. <u> </u>	Describe work and impact on feature Work will not impact exterior of building. It will improve use on interior.
Architectural element: <u>Mechanical System</u> Approximate age: <u>N/A</u> original added; if added <u> </u> date <u>Interior</u> <u>Exterior</u> ; Location: N S E W Describe feature and its condition: Existing, roof installed, mechanical system to be removed and new attic installed mechanical system to be provided. Photograph No. <u> </u> Drawing No. <u> </u>	Describe work and impact on feature This will enable the mechanical units to be concealed from exterior elevations and improve energy consumption of overall building.
Architectural element: <u>Electrical</u> Approximate age: <u>N/A</u> original added; if added <u> </u> date <u>Interior</u> <u>Exterior</u> ; Location: N S E W Describe feature and its condition: Existing electrical to be inspected and removed/replaced as necessary Photograph No. <u> </u> Drawing No. <u> </u>	Describe work and impact on feature Electrical wiring to be inspected for safety. Wiring to be replaced as necessary in existing building and tie to new electrical system.

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of December 10, 2014

Case Number: HR14-47
Property Address: 806 Boundary Street
Applicant: 806 Boundary LLC
Type of Request: Alterations, Additions and Bailey Bill Approval - Final
Zoning: GC – General Commercial

Historical: 806 Boundary Street is not listed in *1997 Beaufort County Above Ground Historic Sites Survey*. It is circa 1958 and is considered non-contributing.

Request: **The applicant is proposing to renovate the existing structure, and construct a rear addition to the building.**

Background: **The project has not appeared before the board.**

Zoning: *GC-General Commercial:*
Front Setback: 7-12' build to with required entrance on Boundary Street;
Rear: 10';
Side: 10'; The existing structure seems to be approx. 8' from the western property line. We will need confirmation of this existing setback. The new addition is shown at approx. 6', but cannot exceed any existing non-conformity without a variance.
Impervious Surface Coverage, Max: 65%; please provide this calculation

The west side setback will need confirmation and resolution. It needs to be either 10' or align with the existing non-conforming setback.

Size: **The existing building is 1,361 SF. The proposed addition is 1,087SF for a total of 2,448 SF.**

Synopsis of Applicable Guidelines:

- The Secretary of the Interior Standards, #9, discusses exterior alterations.
- The *Preservation Manual Supplement*, p. 17-18 discusses building additions.

Staff Questions, Comments & Suggestions:

- This renovation and addition is a significant improvement for the structure and the neighborhood in general.

- Site Comments:
 - There appears to be some setback adjustments required in order to meet the ordinance standards mentioned in the Zoning section above. If this is not desired, the applicant can request a variance. If the addition is less than 5' from the setback line (would need to be determined by utilizing a recent survey) this would have implications on the fire rating and windows on that western wall.
 - The new parking configuration should be shown on the site plan.
 - Where will the mechanical equipment, utilities, and trash/recycling be located? They are all required to be screened from the public right of way.
 - A bike rack will be required.
 - Is any lighting proposed to be added to the site or building? If so a lighting plan will be required.
 - Are any provisions for stormwater being made, due to the increase of impervious surface for the new addition? Where will that drain to?
- Building Comments:
 - Please confirm that the door onto Boundary Street will be a usable entrance. This is a requirement of the ordinance.
 - With regards to the new Boundary Street elevation and the entry portico on the east side, the massing of these are well proportioned and composed.
 - With regards to some of the overall detailing consider the following to keep with the authentic Lowcountry architecture that you striving for, and that are required to qualify for the Bailey Bill:
 - The rake overhang seems to be too deep at 2'. Consider reducing that to 12".
 - On the eaves, consider either using exposed rafter tails, closed rafter tails (similar to the one story porch at 710 Boundary), or doing a partial return. See attachment for more details on this.
 - Consider increasing the roof pitch on the existing building so that the mass of the addition is not taller than the existing structure. An 8:12 pitch should be able to accommodate this 2' differential the board finds it to be important.
 - On the porticos, the beams seem to be too large at just over 2'. Consider reducing the size to 12-14" to achieve a better proportion. This would carry over into the dimension of the trim/decorative panels located below the eaves.
 - Also, the end of the beam should align with the face of the column. The eave can protrude past that. See attachment for more details on this.
 - Consider increasing the column widths on the front and rear porticos to 12" to be more in proportion with the rest of the portico Also, see attached detail for ideas on trimming out the cap and the base. In general, the top portion of the capital should not be wider than the column except where there is applied trim. See attachment for more details on this.
 - On the east side portico, the roof system can just end at the wall, or at an engaged pilaster. The second column close to the wall is an atypical detail that may not be necessary.
 - Consider adding a true wood sill instead of a flat applied trim at the base of the windows. This is a typical detail in this area for both new construction as well as historic buildings. It adds more depth to the window. I've attached a typical detail for this, as well as a general description.
 - Consider keeping the header trim on the windows 6" but reducing the side trim

- to 4". Typically the headers are larger than the surround.
- What type of windows are you proposing? Please provide a specification.

Staff Recommendation: Staff recommends preliminary approval to this request with the following conditions to be approved by staff:

- An updated site plan showing: accurate and resolved side setbacks, parking configuration, % impervious surface, bike racks, and service equipment and screening will be required;
- Stormwater runoff should be addressed; and
- Modifications to building details as outlined above.

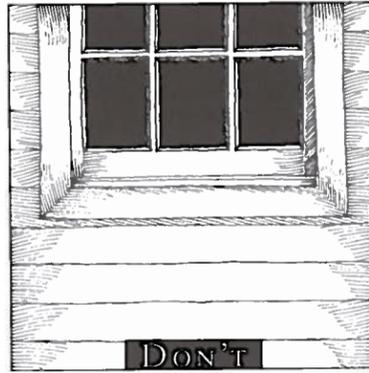
44
SILL CASING

THE SILL SHOULD ACT AS A VISUAL BASE TO A WINDOW. CASING SHOULD NEVER BE PICTURE FRAMED AT THE SILL.

Windows, like nearly every other element in traditional architecture, usually have a cap, a shaft (or body), and a base. And, like most of the rest of them, this is not only the product of the reflection of the human form, but also the product of necessity. The things that a window must do to keep water out of a building are much different at the top, at the sides, and at the bottom; so one would expect each part to be very different. Traditional window heads, jambs, and sills are usually quite different, but the rush to over abstraction and over simplification found in machine-based architecture has spilled over into today's allegedly traditional architecture in the form of window casings that are the same on all sides, to the point that they are often built as a picture frame, with mitered joints in all four corners.

There is a wide variety of proper sill design. Much of it is dependent upon the style of the building, of course. However, most proper sills adhere to the following principles regardless of style: First, the jamb casing almost always

Don't abstract or simplify window sills to the point that the sill can't do its job both visually and functionally. 1: The infamous picture-framed sill treats the sill as if it were a jamb, or a head. 2: Here, a very elaborate arch and jamb assembly rests on nothing at all. Even if the brick rowlock sill were extended to the edges of the trim above, it would still be overmatched by the visual power of the jamb detail.



1

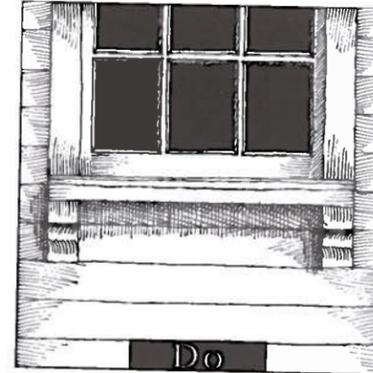


2



[152]

Do design window sills to act as a visual base for the window and get the water from the window out of the wall. 1: This is a simple block subsill. Look very closely at the very subtle way that it runs barely past the edges of the jamb casing above. 2: This is a much more elegant sill detail, complete with contoured sill blocks that are the same width as the jamb casing above.



1



2



[153]

ends at the top of the sill, sitting on the "ears" of the sill rather than running past it, as described above. Masonry openings typically include a subsill of brick or stone that sits just under the bottom of the window and is sloped to shed water to the outside of the wall. Sills in masonry walls are made of either stone or brick instead of wood casing, but in any case, they should extend to the edge of the jamb casing above. Subsill designs, as do other window parts, vary with the style of the building. If the wall is wood, then the basic choice for simpler sills is whether to include an apron below the sill. An apron is a board, sometimes the width of the jamb casing or sometimes wider, that is installed horizontally below the sill. Other choices include whether to beef up the sill with a 1½"-thick subsill in lieu of an apron, as is often done at the more vernacular end of the spectrum, or whether to include sill brackets below the sill aligned with each jamb casing, such as found on either more classical or more elaborate styles.

SEE 6~CAP, SHAFT, AND BASE;
13~TRIM; 26~BRICK MOLD;
36~PALLADIAN WINDOW
PROPORTIONS; AND 37~CASING
PRINCIPLES.

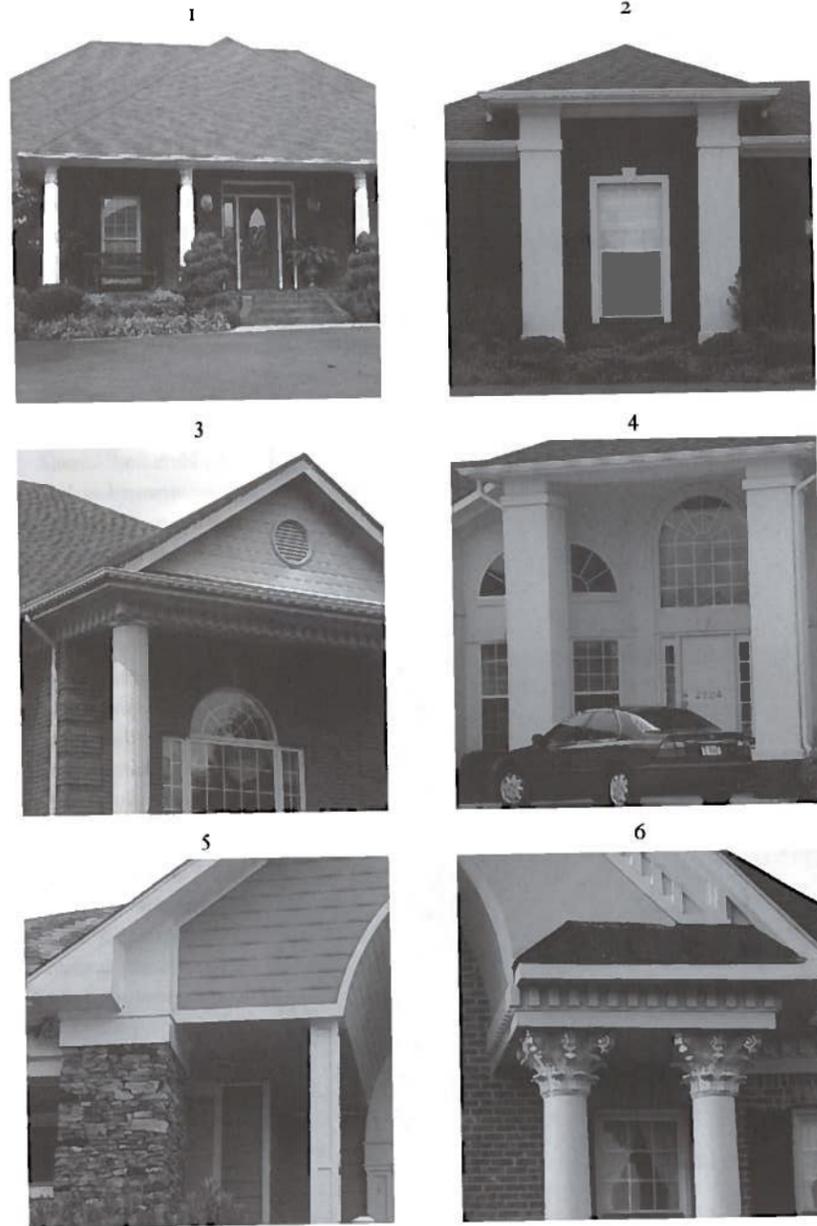
53
PORCH BEAM

THE BEAM AT THE TOP OF PORCH COLUMNS WHICH SUPPORTS THE PORCH ROOF SHOULD BE VISIBLE FROM BOTH THE INSIDE AND THE OUTSIDE OF THE PORCH.

The primary reason for this pattern is quite simple: If the porch ceiling is flush with the bottom of the porch beam, then the porch beam does not look like a beam at all. A viewer subconsciously has two choices: Either there is no beam, so there must not be much weight to hold up. Or maybe there should be a beam, but there is not. The first subconscious choice dematerializes the entire structure, making it all look like so much cardboard and duct tape. The second choice makes it seem unsafe. Very few people realize that the lack of a porch beam makes them feel uncomfortable with a building. Fewer yet can explain why this is so. But they are uncomfortable nonetheless, mentally reducing the value of the building.

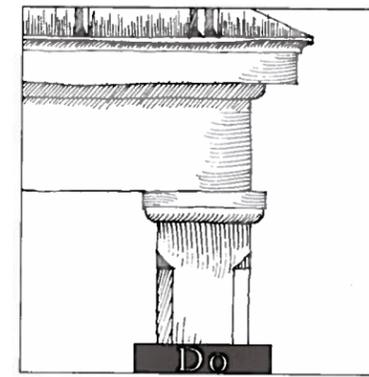
The solution is quite simple: Raise the porch ceiling so that a significant amount of the finish porch beam is visible from both the exterior and the interior. If the beam is part of a classical entablature, the amount exposed below the ceiling should be equal to the entablature and

Don't leave out a visible porch beam. In every example below, lack of a proper porch beam makes it appear that the columns will punch through the roof. 1: Conventional columns, but no beam at all. 2: Massive columns, but nothing to support. 3: The dentil mold should be part of the cornice, not the beam. 4: Massive columns again with missing beam. 5: Tiny implied beam, confused columns. 6: Tiny frieze, oversized dentils, etc.



Do create an element which looks as if it is supporting the porch roof:

- 1: Architrave of the full classical entablature acts as the porch beam. Some read the architrave and frieze together as the beam, but the architrave itself satisfies the structural requirement, leaving the frieze to decorative uses.
- 2: Board beam over timber column.
- 3: Simple timber beams over square columns. 4: Timber beams with brackets.



detailed exactly like the exterior entablature. The taenia makes an excellent trim piece against the porch ceiling. The entire frieze and architrave may also be exposed if desired, although this results in extremely high porch ceilings and more costly porch beams. In cases where the entablature occurs between a first-floor porch and a second-floor porch, the depth of the porch floor structure may not allow the full architrave plus frieze to be exposed inside the porch.

More vernacular porches that include only a beam that is not a part of a full entablature should probably show the entire beam. Porch beams that are built of heavy (usually square) timbers should almost certainly be fully exposed on both outside and inside.

SEE 46~BEAM MATERIALS;
47~PORCH CEILING MATERIAL;
51~ENTABLATURE PRINCIPLES;
AND 60~SEAM LOCATION AT
BEAM BOTTOM.

56
**SQUARE COLUMN
 CAP AND BASE TRIM**

SQUARE COLUMNS SHOULD BE USED FOR MOST VERNACULARLY ORIENTED STYLES. WHILE NOT CLASSICALLY CORRECT, THEIR CAPITAL AND BASE TRIM SHOULD NONETHELESS APPEAR TO BE SUPPORTING THE LOAD JUST AS MUCH AS THEIR CLASSICAL COUNTERPARTS DO.

The pattern of the cap, shaft, and base should be the primary guide for this pattern. Even the simplest square posts on barns have caps of sorts: the brackets that brace their tops to the beams to resist the wind. Care should be taken in detailing to ensure that the cap looks as if it belongs on the top of the column or post, and that the base looks as if it belongs on the bottom. The braces at the top of the barn posts, for example, would look extremely silly if installed at the bottom of the posts.

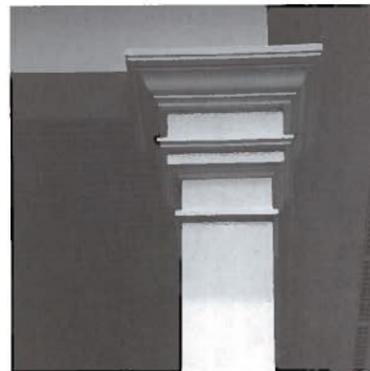
There are several techniques for creating an implied or simplified cap and base. One of the simplest and most useful is the chamfer. Square wood posts are susceptible to damage at their corners, especially if the corners are sharp-edged, such as found on rough wood posts. A chamfer is a bevel cut into each corner of the post that produces two 45° corners about 1" to 1½" apart

rather than the original 90° corner. The 45° corners are much more immune to damage. The starting and ending points of the chamfered corners are important. Starting a few inches from the top of the post implies a column capital above, whereas ending the chamfer slightly above

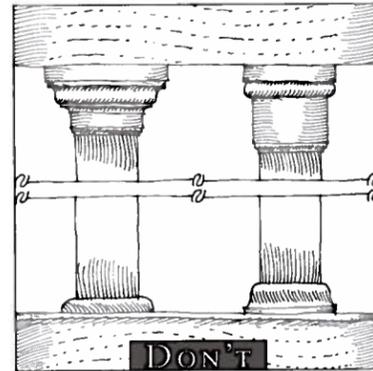
Don't: Crown as echinus.



Don't: Overdone capital.



Don't: Oversize astragal, no capital.



Don't: Fluted necking.



Don't: Fluted columns, abstract capital.



Don't: Nothing but rectangular blocks.



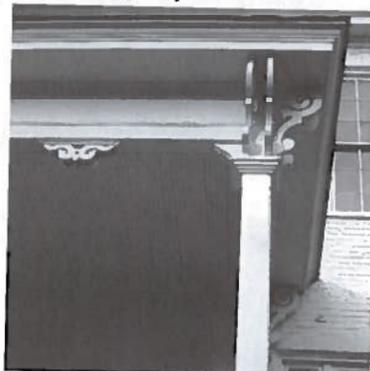
the handrail implies a pedestal below without installing a single piece of trim.

If trim is used on square posts or columns, classical columns should inform it. The cap should clearly be built of supporting pieces such as the quarter round, the cyma reversa, or the bed mold.

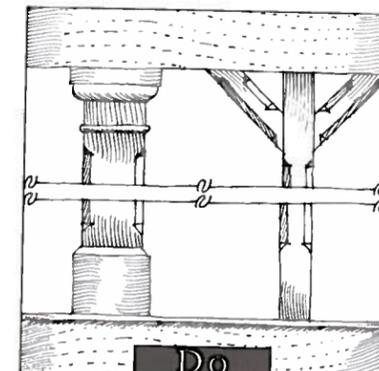
Do: Block over bed with board necking.



Do: Single cap, Italianate scroll.



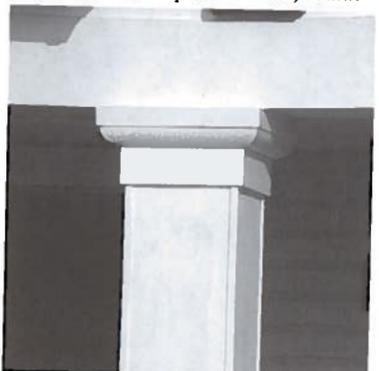
Do: Double cap, Italianate detail.



Do: Capital implied with chamfer.



Do: Block over quarter round, board.



Do: New Urban corbels.



Crowns are often used here, but they are absolutely inappropriate: Crowns are crowning shapes, not supporting shapes. Neither are base shapes appropriate here.

The square column base, obviously, should include base shapes and not supporting shapes. Base shapes include primarily the half-round and the cove. The cove may also be approximated by a horizontal chamfer at the top of a baseboard. The classical base is generally one-half as tall as the column is wide, but square column bases are often taller, approximating a short pedestal.

SEE BUILDINGS FOR PEOPLE (PAGE 10); 6~CAP, SHAFT, AND BASE; 13~TRIM; 45~COLUMN MATERIALS AND PROPORTIONS; 50~COLUMN TO ENTABLATURE; 52~INTERCOLUMNIATION; 57~COLUMN BASE TO PORCH EDGE; AND 58~LARGE SQUARE COLUMNS.

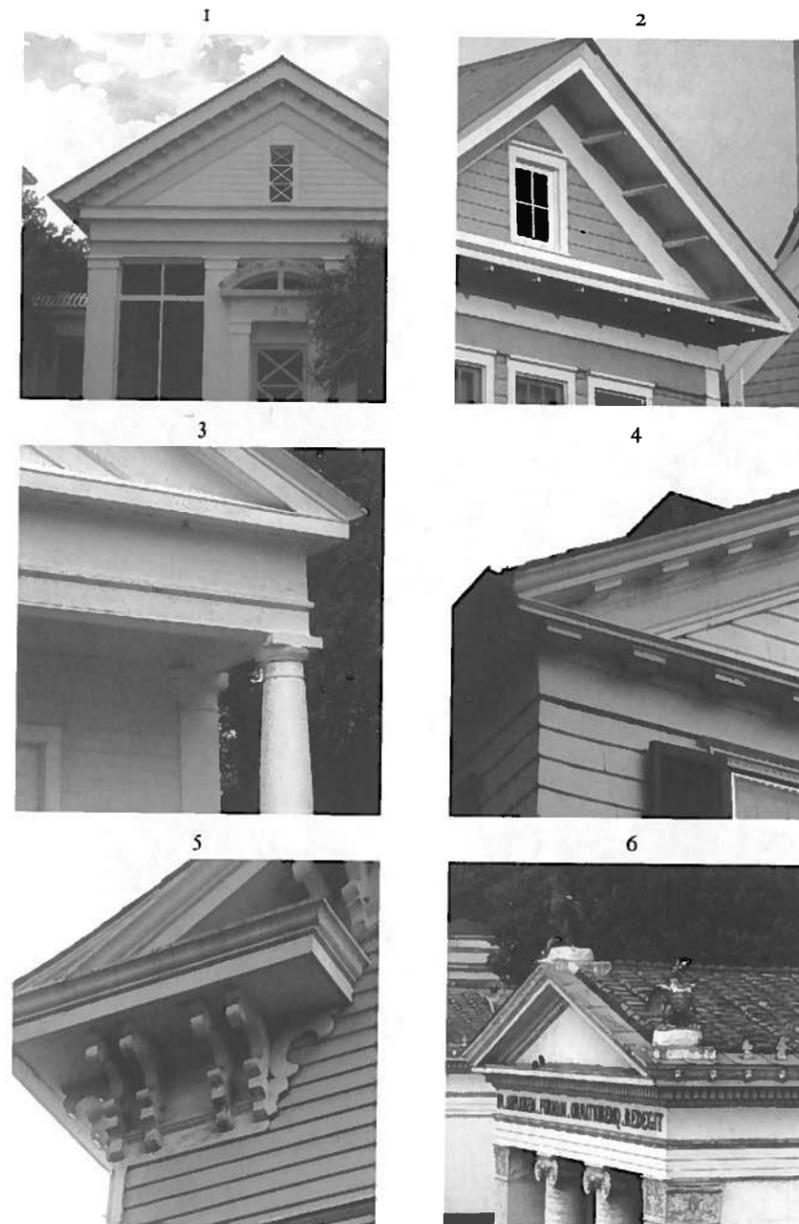
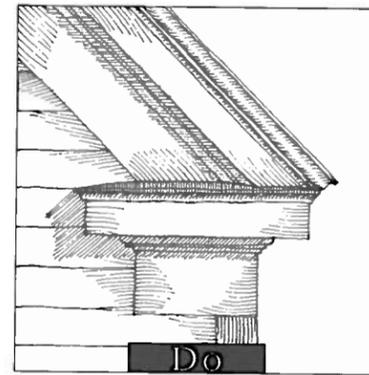
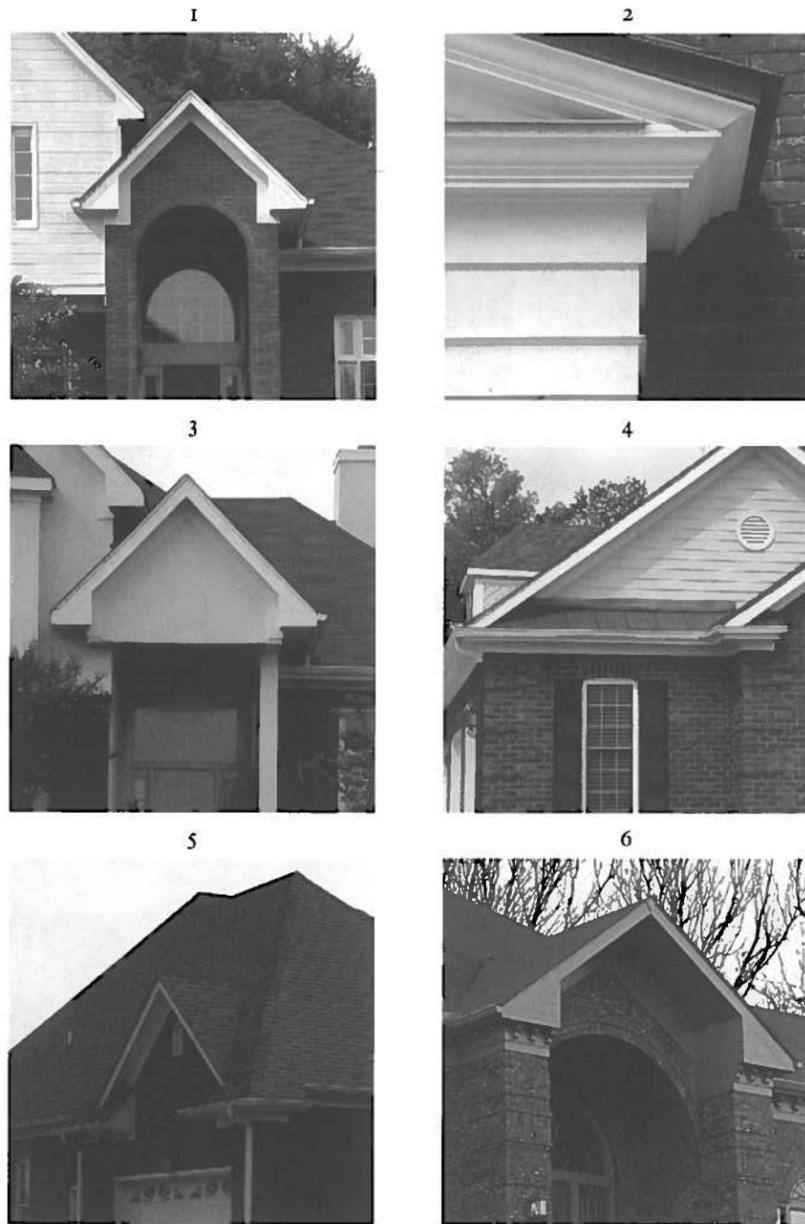
67 EAVE RETURN

EAVES SHOULD ALWAYS BE TRIMMED IN SUCH A MANNER THAT THE CORONA, OR FASCIA, RETURNS AROUND THE CORNER AND DIES INTO THE WALL WITHOUT THE EXCESS TRIANGLE ATTACHED TO THE RAKING CORNICE. THE SLOPE OF THE EAVE RETURN CAP SHOULD IDEALLY BE 1:12; IN NO CASE SHOULD IT BE GREATER THAN 2:12. THE CORONA, OR FASCIA, OF THE RAKING AND BOTTOM CORNICES SHOULD OCCUR IN THE SAME PLANE. THE CYMATIUM, OR CROWN, SHOULD OCCUR ONLY ON THE RAKING CORNICE.

The infamous pork chop eave has a questionable heritage and is the flagship of cheap tract house construction. Its origins may be uncertain, but its history is not. It began appearing around 1925, near the beginning of the Great Decline. By the end of World War II, it had become the only way that eave returns were trimmed in the United States. A half-century later, we're still trying to undo the damage. There are many good ways to resolve the eave with the raking cornice, all of which are specific to the style of the building. Specific styles are outside the scope of this book, so look for good examples of the style built before 1910 for the best precedent.

The cap material of the eave return was discussed earlier.

Don't build the Pork Chop Eave.
1: Pork chop eave with picture-framed frieze. 2: Almost right, except for double crown and other minor issues. Only the cove of the crown should return; ogee should only follow the roof. 3: Pork chop, numerous other issues. 4: Eave returns, but with steep cap. 5: Raking cornice does not align with horizontal cornice. 6: Pork chop is surrounded by numerous problems and contradictions. How quickly can you count seven?

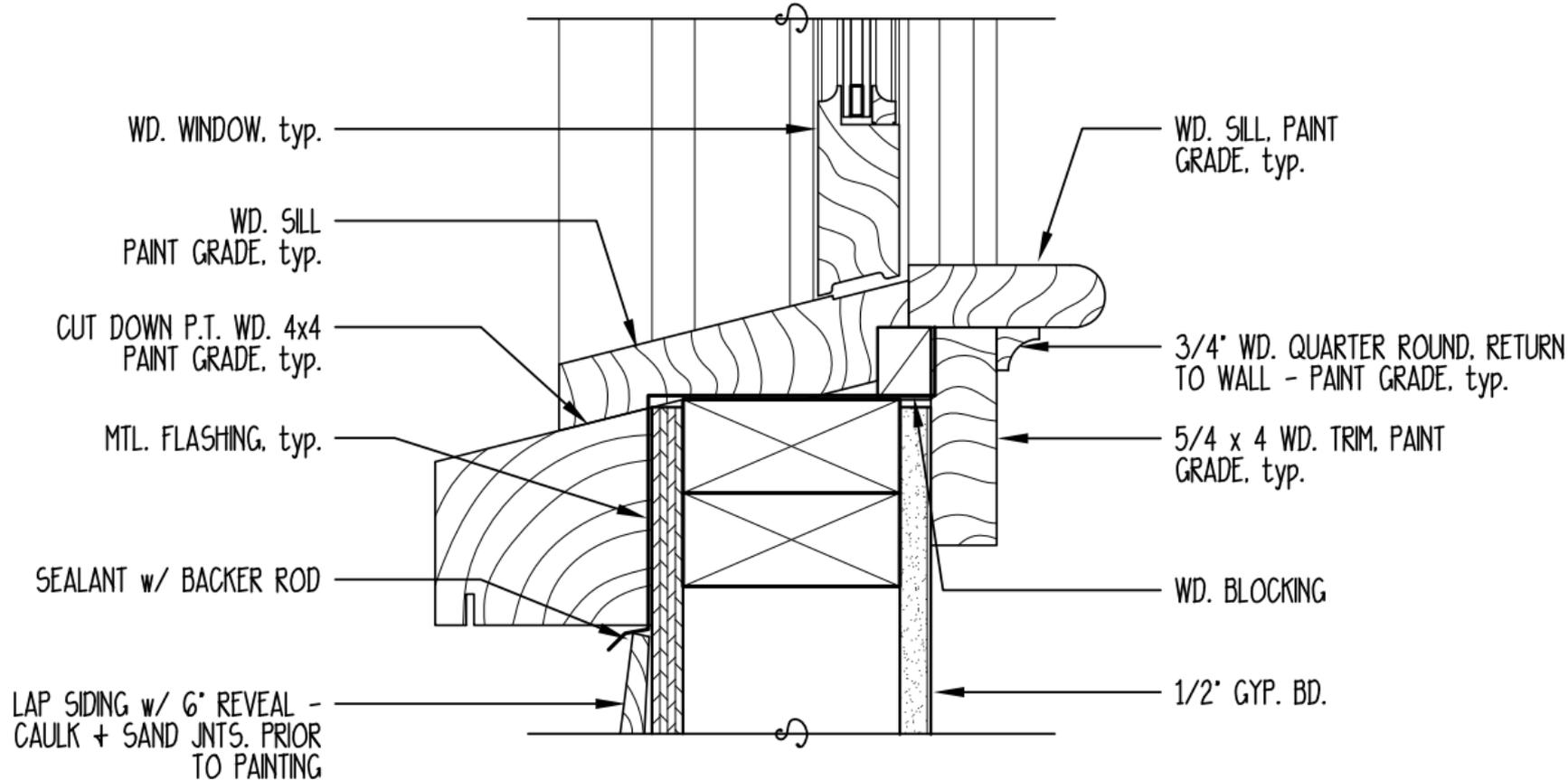


Do build proper eave returns. 1: Gable rafter approximates cymatium in this structurally expressive low classical. 2: Flat board as cymatium, classical bones with vernacular proportions in this midrange example. 3: Fully classical proportions and design with simple flat shapes. 4: Higher classical incorporates fully shaped classical parts. 5: Italianate eave return. 6: High classical components, although the dragon and eagle are admittedly not required.

It should be a simple piece of flashing designed not to be seen. That will be possible only if the slope of the eave return cap is very low. Current practice is to install the cap at a slope of 12:12 or more. That slope should ideally be 1:12, or certainly no more than 2:12. The only exception to this pattern occurs where a gable sits on a larger roof with the outside edge of both roofs in the same plane. In this case, it is appropriate to let the eave return slope more steeply because it is, in fact, the same plane as the larger roof.

Another common eave return error is to install the raking cornice behind the horizontal cornice. The outside edge of the raking cornice should always be plumb with the outside edge of the horizontal cornice of a gable.

SEE 51~ENTABLATURE PRINCIPLES; 61~EAVE RETURN CAP MATERIAL; AND 64~EAVE MATERIALS.



4

TYPICAL WINDOW SILL

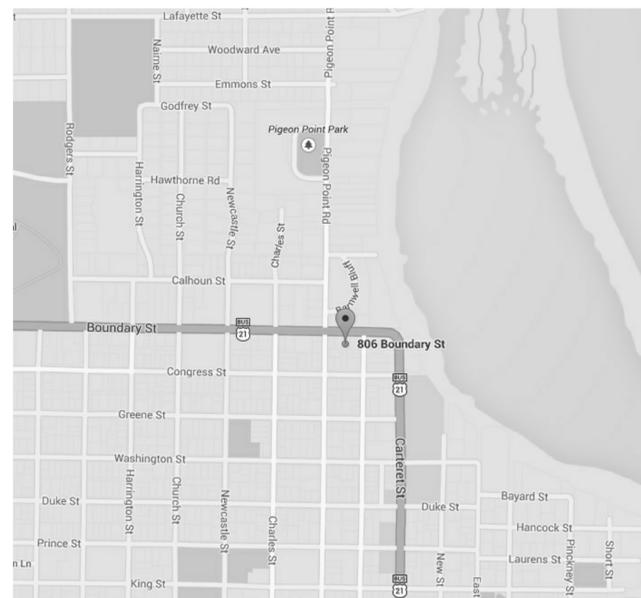
SCALE: 3" = 1'-0"

ADDITIONS & RENOVATIONS FOR: ROBINSON GRANT P.A.

BEAUFORT, SOUTH CAROLINA



ADDITIONS & RENOVATIONS FOR:
ROBINSON GRANT PA
806 BOUNDARY STREET



VICINITY MAP



LOCATION MAP

DRAWING INDEX

- ES.1 EXISTING SITE PLAN
- E1.1 EXISTING CONDITIONS FLOOR PLAN
- E1.2 EXISTING CONDITIONS DEMOLITION PLAN
- E1.3 EXISTING IMAGES OF ADJACENT BUILDINGS & PROPERTY
- E2.1 EXISTING ELEVATIONS

- AS1.1 NEW CONDITIONS SITE PLAN
- A1.1 NEW CONDITIONS FLOOR PLAN
- A2.1 NEW CONDITIONS ELEVATIONS
- A2.2 NEW CONDITIONS ELEVATIONS (CONT.)
- A2.3 NEW CONDITIONS PERSPECTIVES

DATE: 11/20/14

DRAWN BY: TCH

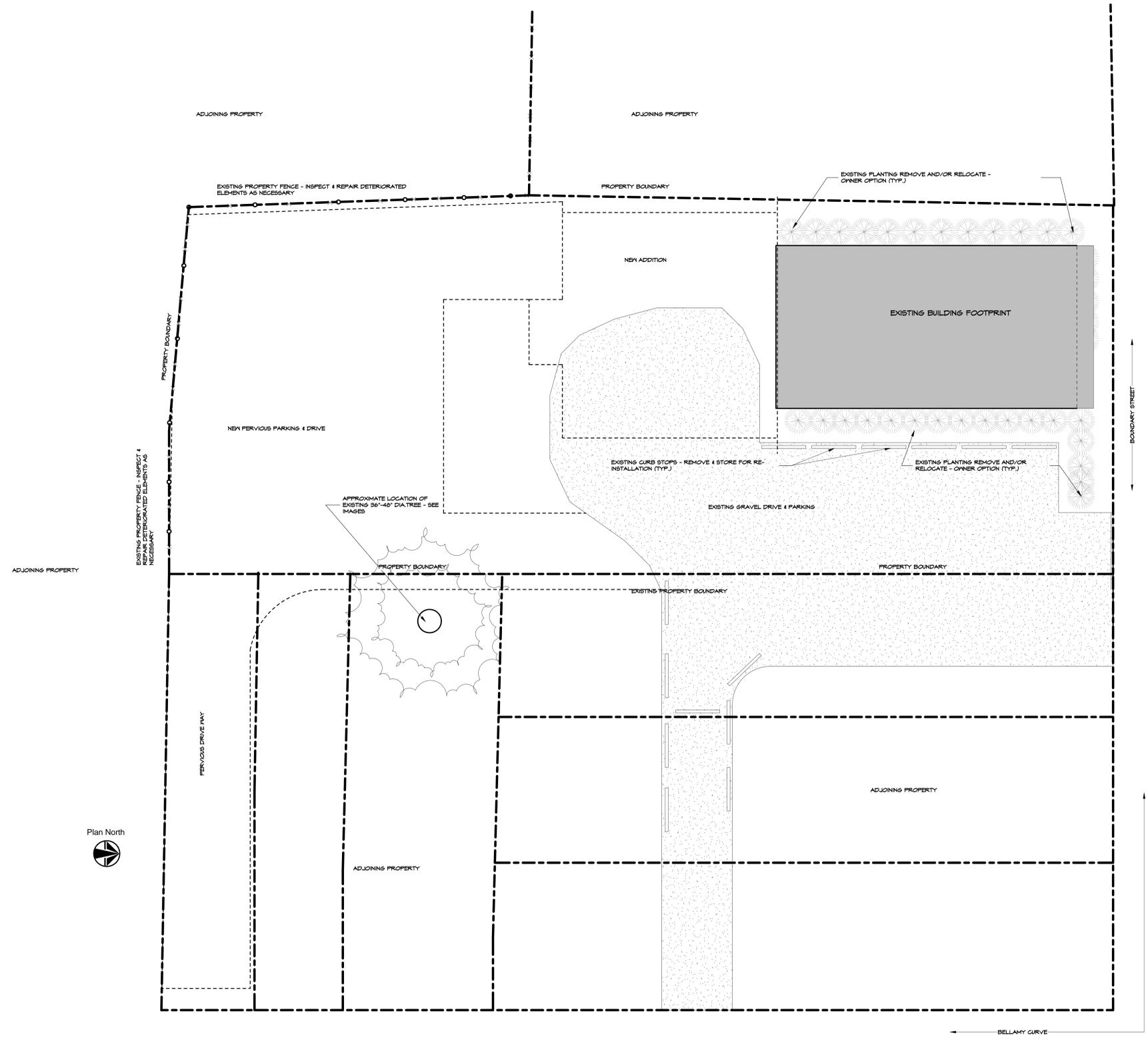
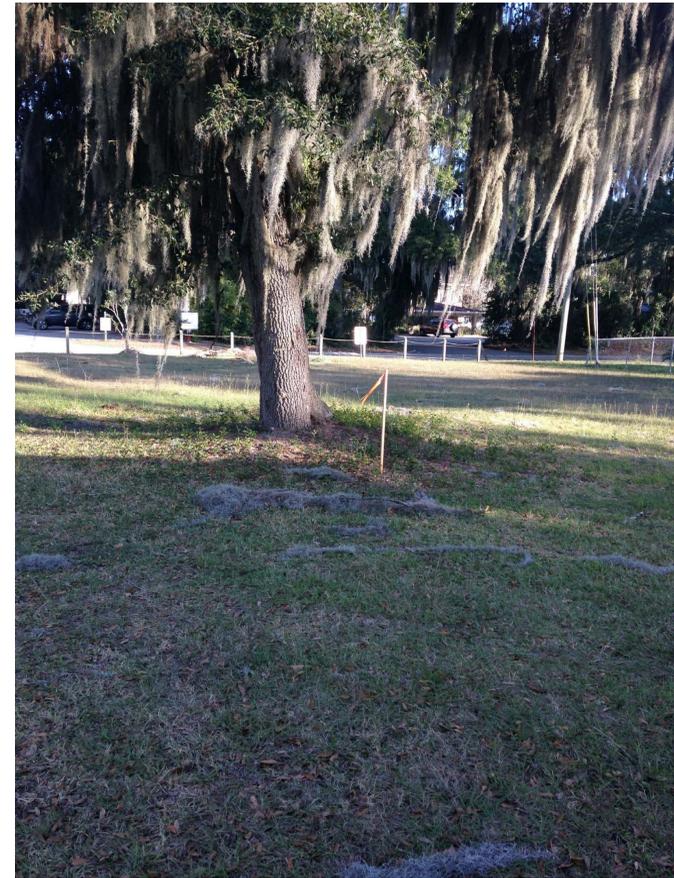
CHECKED BY: Checker

COMMISSION NO. 2014.G

REVISIONS:

SCHEMATIC DESIGN

COVER SHEET



EXISTING CONDITIONS SITE PLAN WITH PREVIOUS SURVEY



ADDITIONS & RENOVATIONS FOR:
Robinson Grant PA
 608 BOUNDARY STREET

DATE:	07/25/14
DRAWN BY:	Author
CHECKED BY:	Checker
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REVISIONS:

EXISTING CONDITIONS SITE PLAN

ES1.1



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

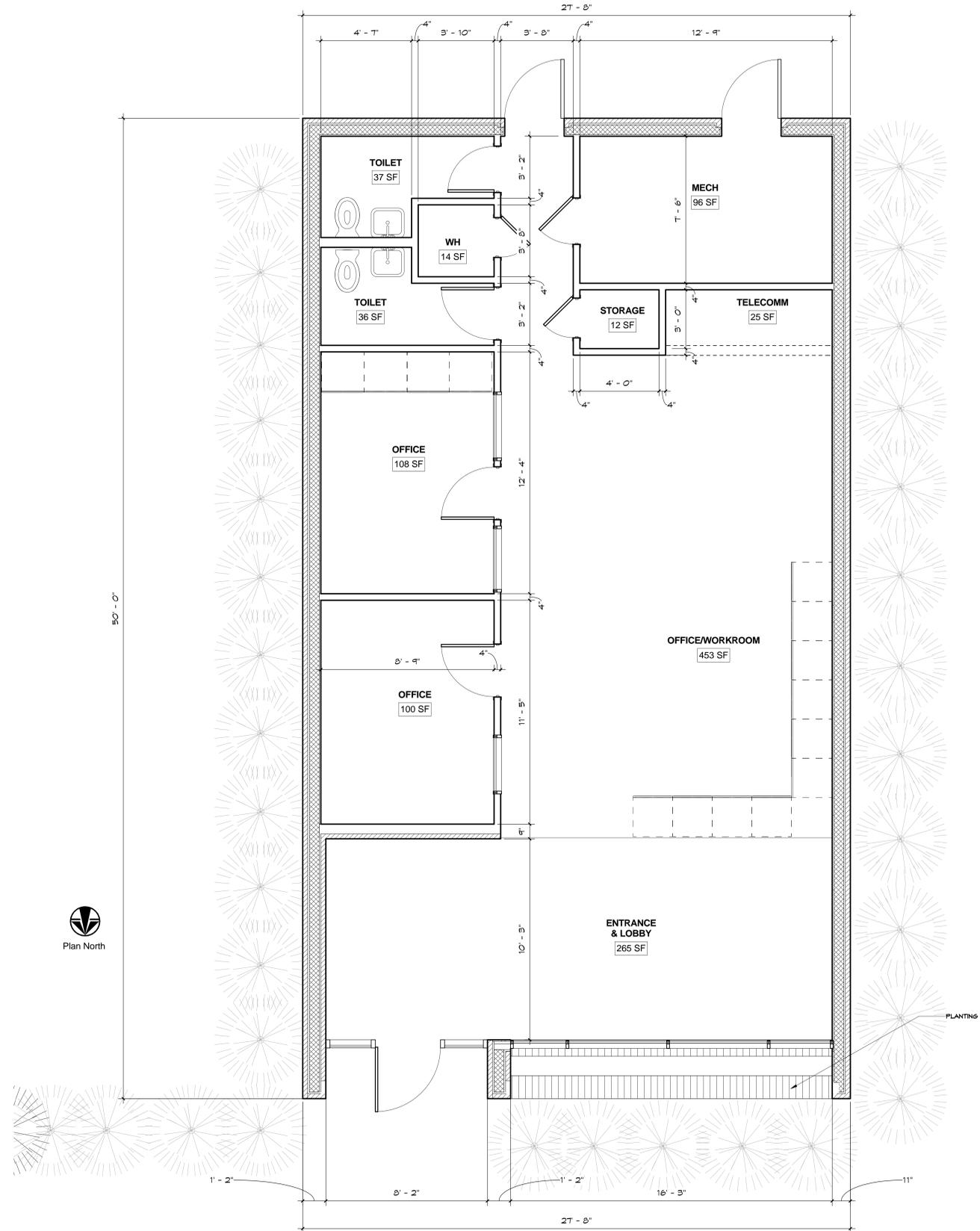


EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

EXIST. ROOM NUMBER	EXIST. ROOM NAME	EXIST. ROOM S.F.
1	OFFICE	100 SF
2	OFFICE	108 SF
3	TOILET	36 SF
4	WH	14 SF
5	TOILET	37 SF
6	MECH	96 SF
7	TELECOMM	25 SF
8	STORAGE	12 SF
9	OFFICE/WORKROOM	453 SF
10	ENTRANCE & LOBBY	265 SF
Grand total		1146 SF



1 EXISTING CONDITIONS FLOOR PLAN
SCALE: 3/8" = 1'-0"



ADDITIONS & RENOVATIONS FOR:
Robinson Grant PA
608 BOUNDARY STREET

DATE: 07/25/14

DRAWN BY: Author

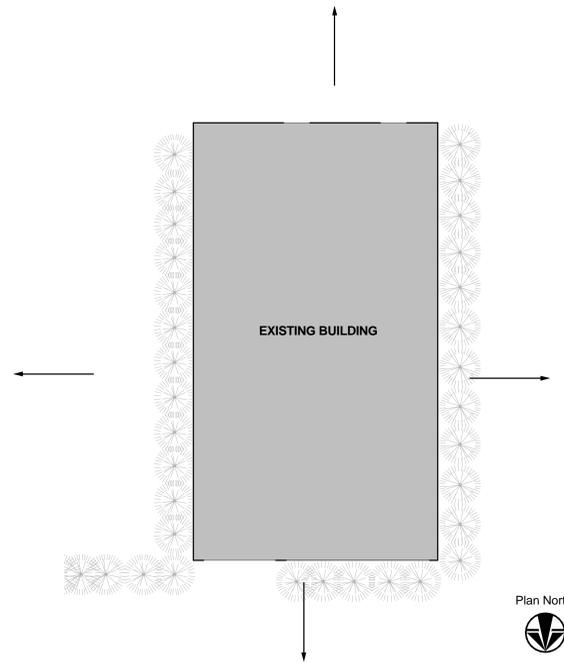
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COMMISSION NO. 2013.C

REVISIONS:

EXISTING
CONDITIONS
FLOOR PLAN

E1.1



ADDITIONS & RENOVATIONS FOR:
Robinson Grant PA
 608 BOUNDARY STREET

DATE: 07/25/14

DRAWN BY: Author

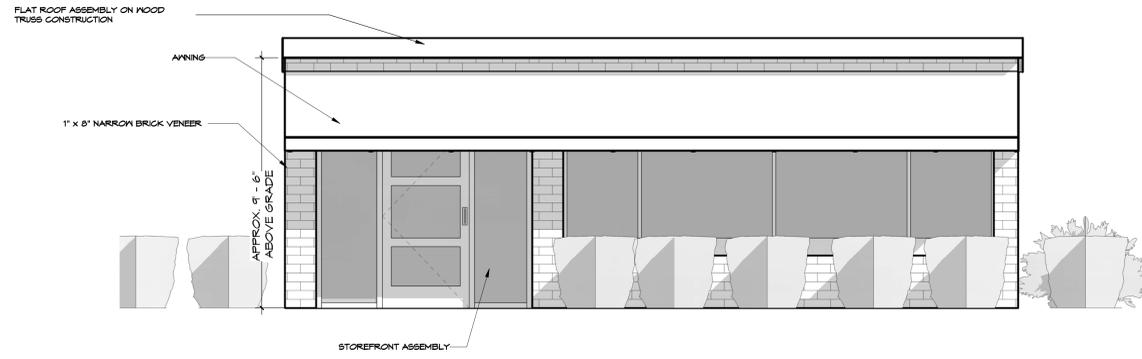
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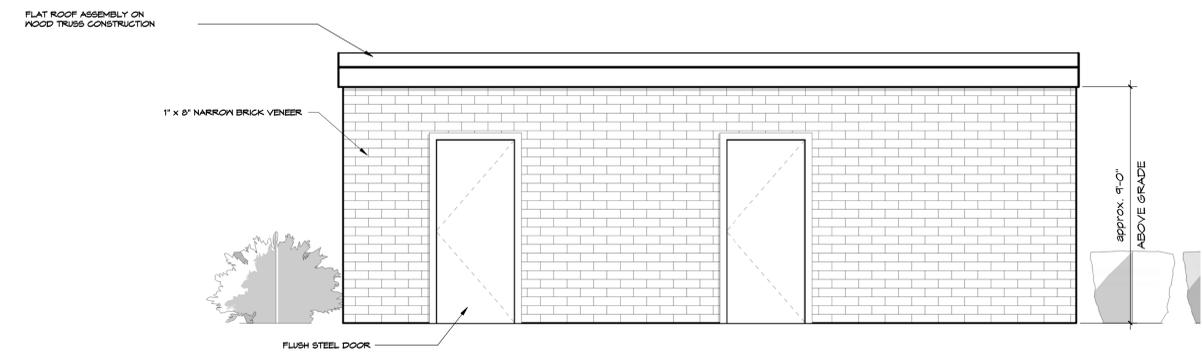
REVISIONS:

EXISTING
 IMAGES OF
 ADJACENT
 BLDGS.

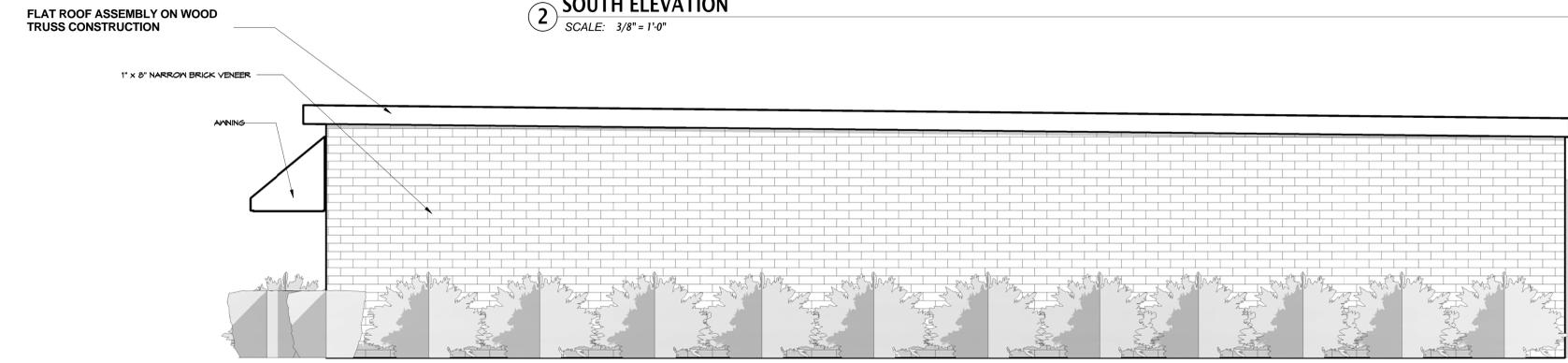
IMAGES OF ADJACENT PROPERTY



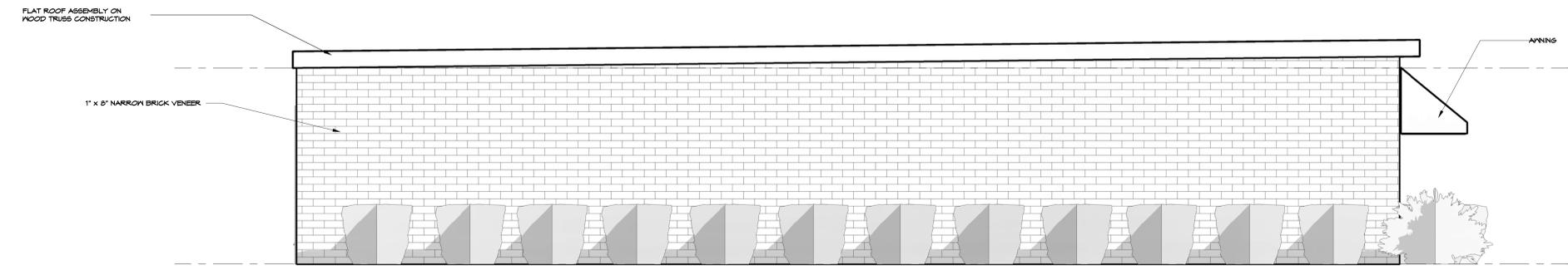
① NORTH ELEVATION - FROM BOUNDARY STREET
SCALE: 3/8" = 1'-0"



② SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



③ WEST ELEVATION
SCALE: 3/8" = 1'-0"

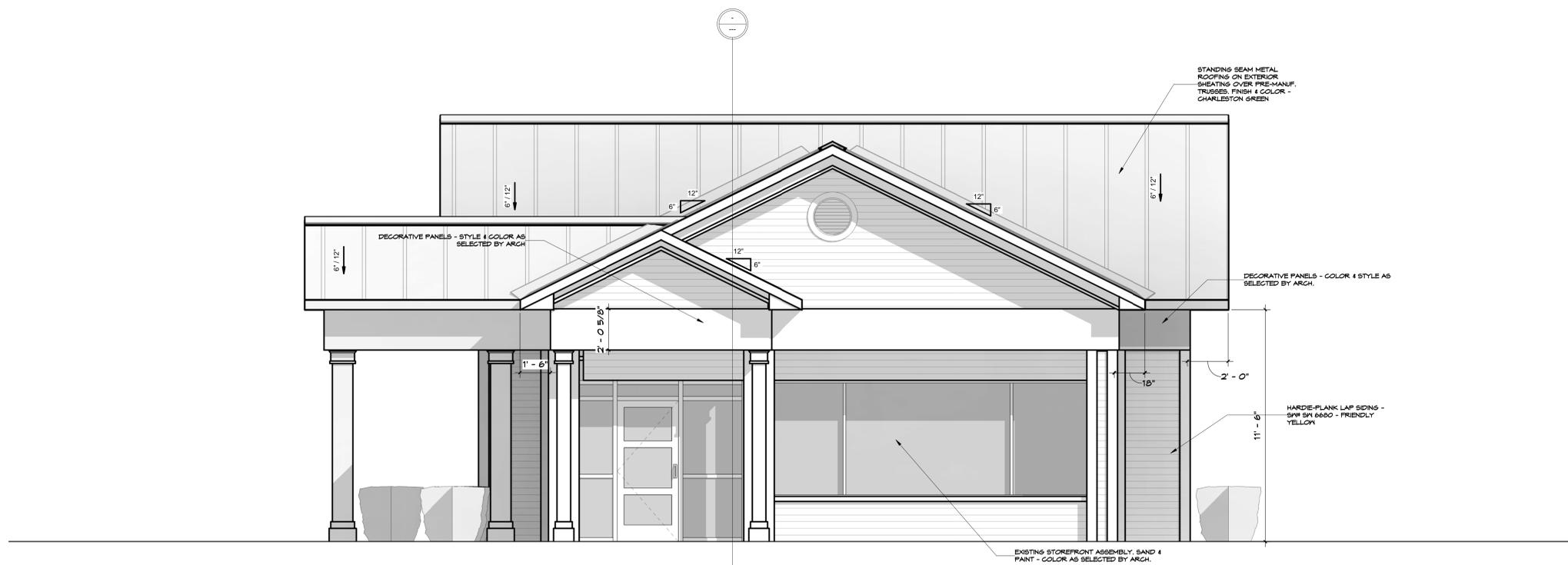


④ EAST ELEVATION - FROM BELLAMY CURVE
SCALE: 3/8" = 1'-0"

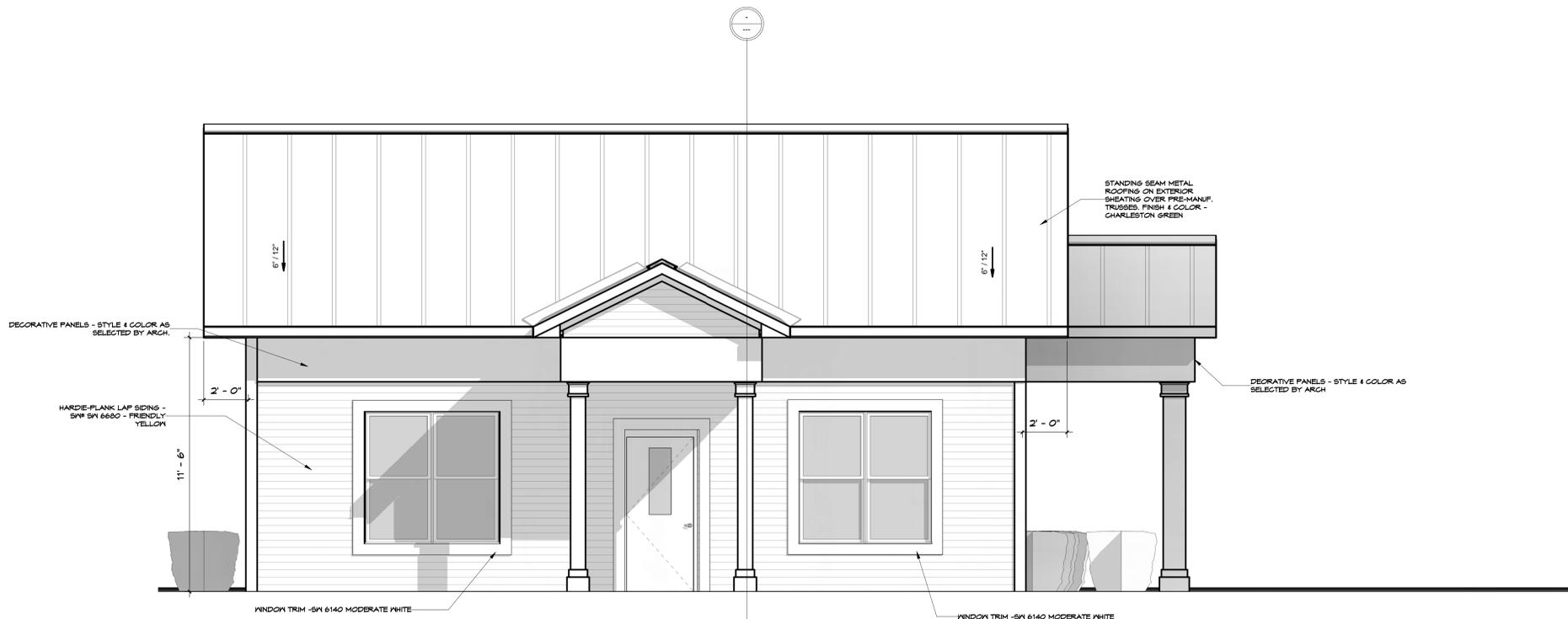
DATE:	07/25/14
DRAWN BY:	Author
CHECKED BY:	Checker
COMMISSION NO.	2013.C

REVISIONS:	
Overall	g - G

EXISTING CONDITIONS ELEVATIONS
1st Fl. Plan - Overall



2 NORTH ELEVATION - FROM BOUNDARY STREET
 SCALE: 3/8" = 1'-0"



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

DATE: 11/20/14

DRAWN BY: Author

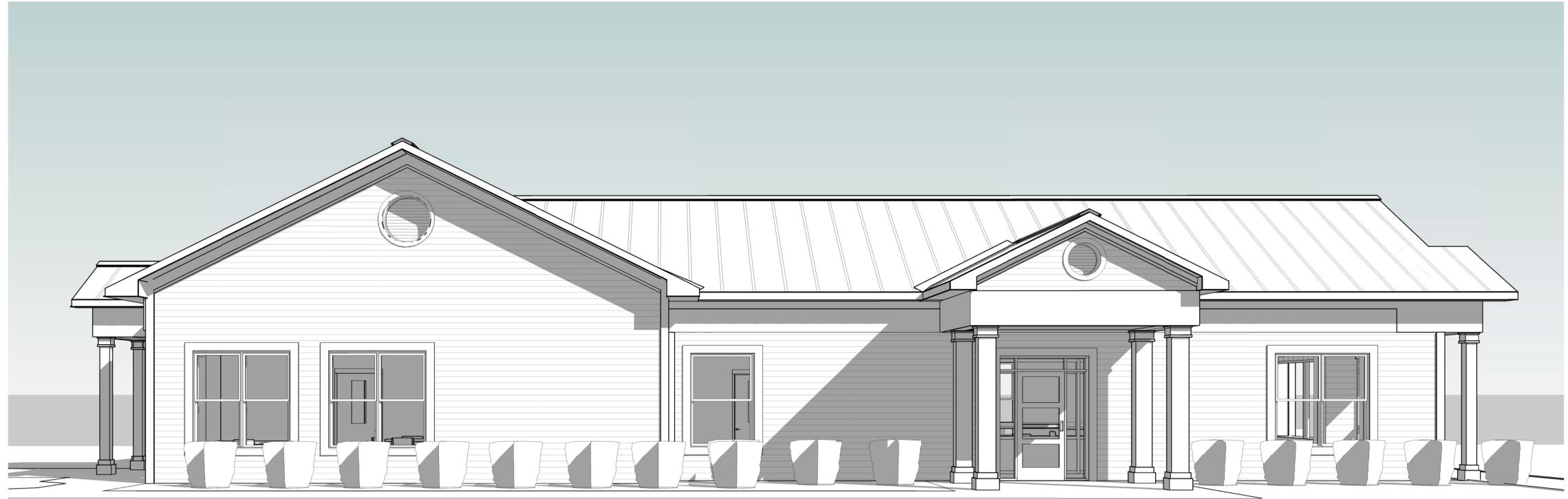
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SCHEMATIC DESIGN

NEW CONDITIONS
 ELEVATIONS



DATE: 11/20/14

DRAWN BY: Author

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COMMISSION NO. 2014.G

REVISIONS:

SCHEMATIC DESIGN

NEW CONDITIONS
PERSPECTIVES