

**\$ PAID**  
5/22/14 CC

City of Beaufort Department of Planning and Community Development  
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1911 Boundary Street  
Beaufort, South Carolina 29902  
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Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

See back of application for fees

**CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 10/21/2010)**

6/9/11  
APP#9915

Application #: ~~HDM-24~~ HDM-24 Date Received: 5-22-14 Zoning District:

Property Address: 908 Charles St., Beaufort SC

Applicant: Donald K Johnson Phone: 803-364-9806

Applicant's Address: 119 Tiger Paw Lane, Irmo SC 29063

Beaufort County 1997 Historic Sites Survey listing:

Property Owner: Donald K Johnson Phone: 803-364-9806

Owner's Address: 119 Tiger Paw Lane, Irmo SC 29063

Architect: Paul Cole Phone: 843-525-1727

Architect's Address: 98 Wade Hampton Ave, Beaufort SC 29902

REQUEST FOR: ( ) Conceptual Review (X) Preliminary Review  
( ) Final Approval ( ) Change After Certification

**NATURE OF WORK:** (Check All That Apply)

- ( ) Color changes
- ( ) Signage, Awnings
- ( ) Legal Plat
- ( ) Other:
- ( ) Alterations, Additions
- (X) New Construction
- ( ) Minor/Major Demolition or Relocation

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

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

**EXPLANATION AND DESCRIPTION OF WORK:**

"Charles St. Dwelling" Construction of 16X24 sq foot cottage at the rear of property

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](http://www.cityofbeaufort.org)) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings not be 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. A digital copy of all documents and 2 hardcopies of all documents must be filed by 12:00 noon on the deadline date. If digital copies cannot be provided, then 8 hardcopies of all documents are required. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: [Signature] DATE: 5-21-14

APPLICANT'S SIGNATURE: [Signature] DATE: 5-21-14

**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of June 11, 2014**

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**Case Number:** HR14-24  
**Property Address:** 908 Charles Street (PIN R121 004 000 0291 0000)  
**Applicant:** Donald K. Johnson  
**Type of Request:** New Construction of Accessory Building – Preliminary  
**Zoning:** NC – Neighborhood Commercial – NWQ

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**Historical:** This parcel on Charles Street is located in the Northwest Quadrant Neighborhood. It is currently vacant, and has been predominantly vacant since the earliest Sanborn Maps depicted this area of the city in 1912. The parcel abuts Washington Street Park in the rear, and has a rear access easement with an entry from Greene Street.

**Request:** **The applicant is requesting preliminary approval for their site plan, and guest cottage design, that he can then take to the ZBOA when they hear his variance request to construct the accessory building first. The applicant wishes to eventually construct a new residence or live-work unit on the front of the lot, with an accessory building in the rear, adjacent to the park. The applicant wants to construct the accessory building first, which requires a variance from the Zoning Board of Appeals.**

**Size:** Main Structure (Phase II): 1,792 SF heated  
**Accessory Structure (Phase I):** 384 SF heated, with an additional 132 SF of covered porches.

- Height: It is approximately 19' from grade to the average median roof height.

**Background:** This project had not appeared before the HRB.

**Zoning: NC – Neighborhood Commercial – Northwest Quadrant**

- Setbacks for a single family residence. Live-work setbacks in ().
  - Front: prevailing (3-20' build-to) *shown at 3' to face of porch*
  - Side: 6' (none) *shown at 6+'*
  - Rear: 15' (10')
  - Side & Rear for Accessory Buildings (Historic District): 5' *shown at 5' and 19'+*
- Maximum Height: 35' (42') *shown at 19' for accessory building*
- Impervious Surface Coverage, Max: 55% (75%), *shown at 31.6%*

**Synopsis of Applicable Guidelines:**

- The *Preservation Manual Supplement*, p. 13-15 discusses new construction. The

following items to be considered: Scale, Elevation of First Floor, Floor-to-floor heights, Bays, windows and doors, Absolute size, Massing, Orientation, Proportions (Volumes and Openings), Materials, Forms and Siting.

- The *Preservation Manual Supplement* discusses Secondary Structures on p. 16. It states that “they should be subordinate to the primary structure on the lot and visually complementary to the existing building.” They should not “compromise the historic character of the existing structure on the lot.” With regards to placement, the Supplement prescribes that they should ideally not be visible from the street be “located as far to the rear of a lot as possible.”

**Staff Questions, Comments & Suggestions:**

- **Siting:** The siting and orientation of this project is appropriate and meets the intent of the Preservation Manual Supplement.
- **Phasing:**
  - It is difficult to apply the Preservation Manual guidelines, since there is no existing building to base it off of. So if this project is approved, Phase II will need to be designed and reviewed in light of Phase I.
  - Do you have a timeframe for constructing the primary building?
  - Is the main residence proposed to be 2 stories?
- **General Form of Accessory Building:** The proportions, size, mass and scale seem to be in keeping with the cottages and other secondary structures in this area.
- **Details:**
  - Consider using operable windows on the front elevation, particularly in the study.
  - The 2x10 beam shown in the front bracket seems excessive. Consider reducing to 2x6 or 2x8 to achieve a better proportion for that element.

**Staff Recommendation:** Staff recommends preliminary approval of this request, with consideration given to the comments above. Also, staff recommends that the board discuss some type of time deadline to be attached to the approval, with regards to the construction of the primary building.



Recvd 5/22/14  
for 6/11/14  
HR14-24



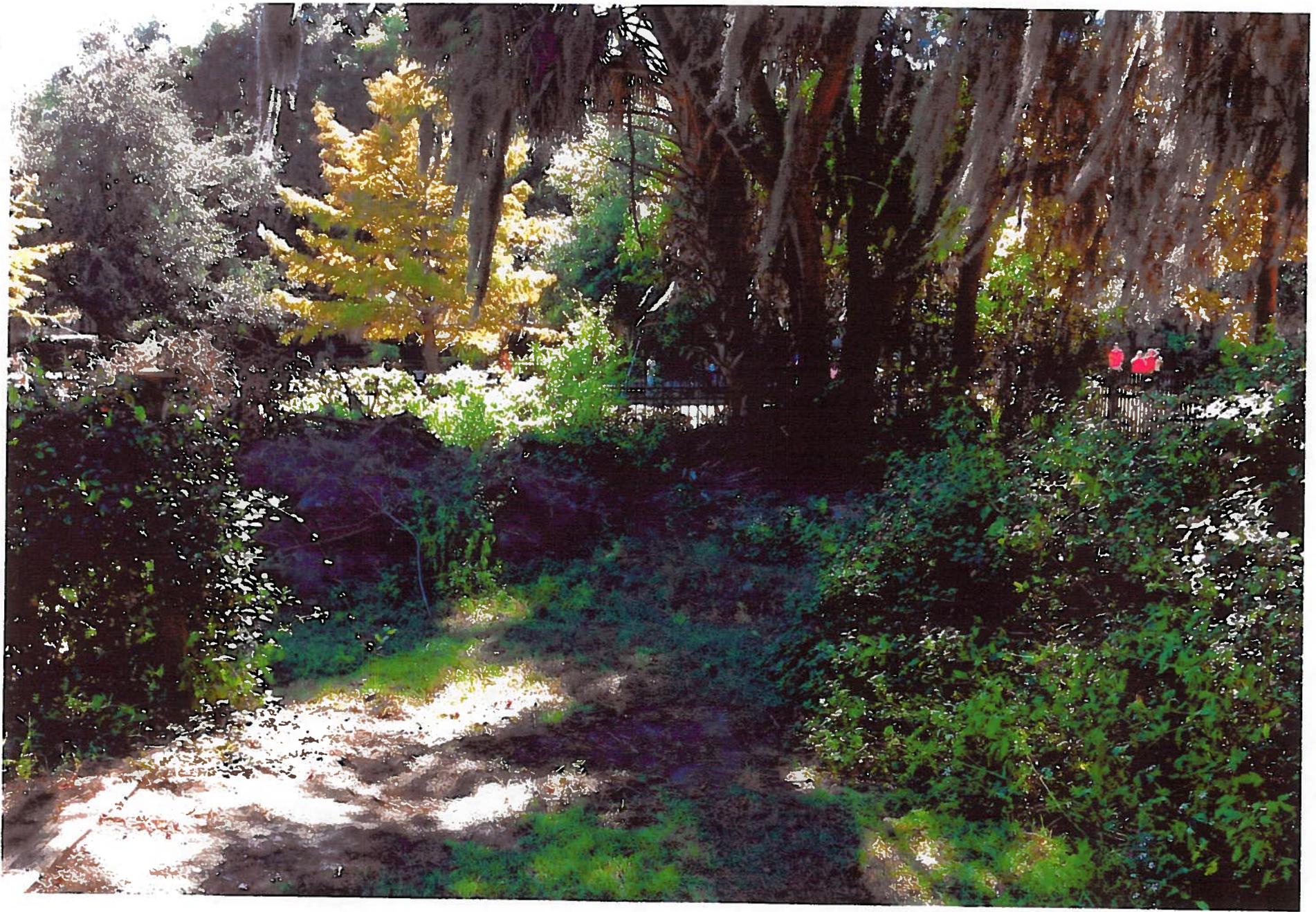
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HR14-24













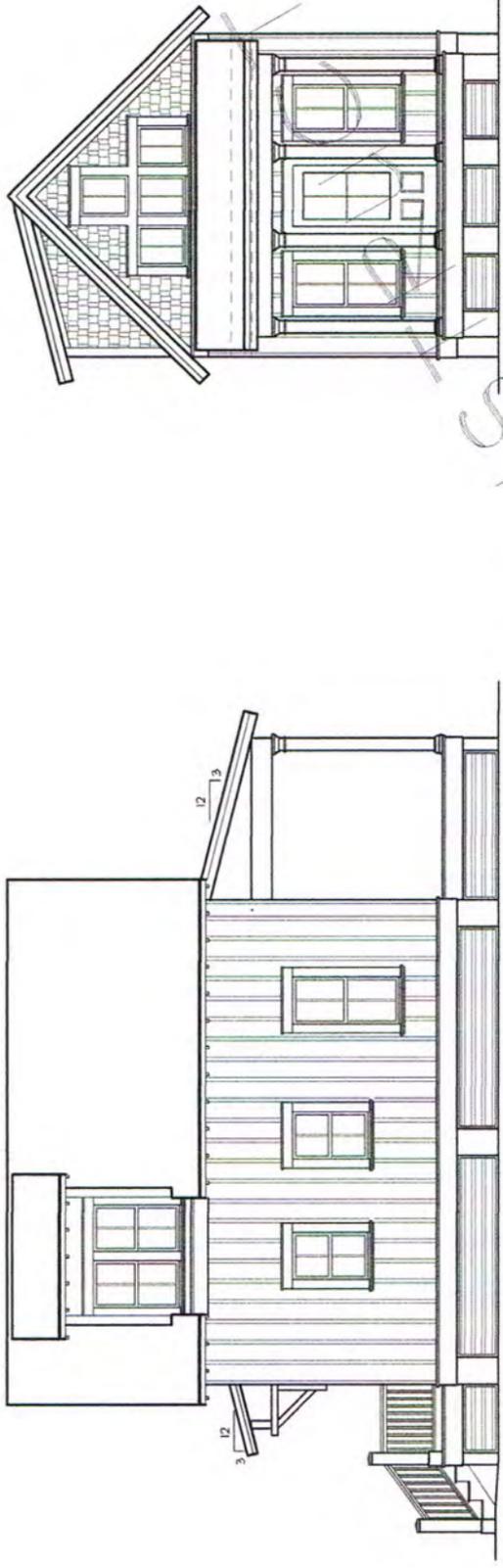
REVISIONS	DATE	DESCRIPTION	BY

**Cole Design Studio**  
 LOWCOUNTRY DESIGN SPECIALIST  
 98 WADE HAMPTON DRIVE  
 BEAUFORT, SC 29907  
 843.551.1727  
 info@thedesigncompany.com  
 www.thedesigncompany.com

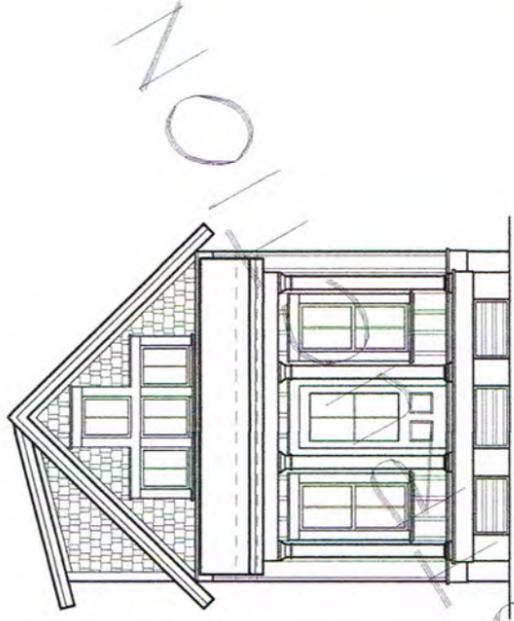


**ALL BID**  
 THE CHARLES ST. WHISKEY TON  
 MR. KEITH JOHNSON  
 908 CHARLES STREET  
 CITY OF BEAUFORT  
 SOUTH CAROLINA

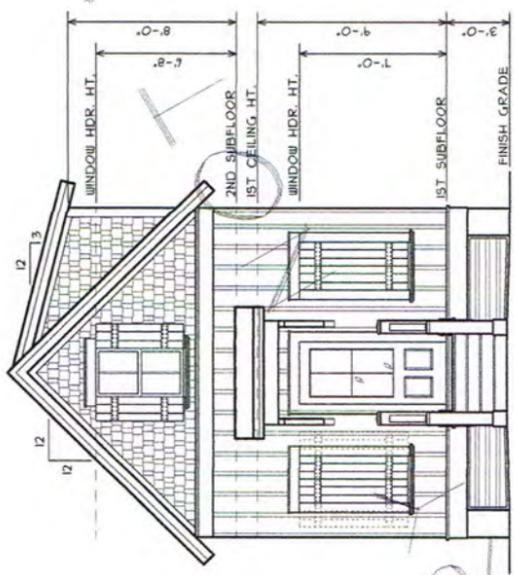
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 SCALE AS SHOWN



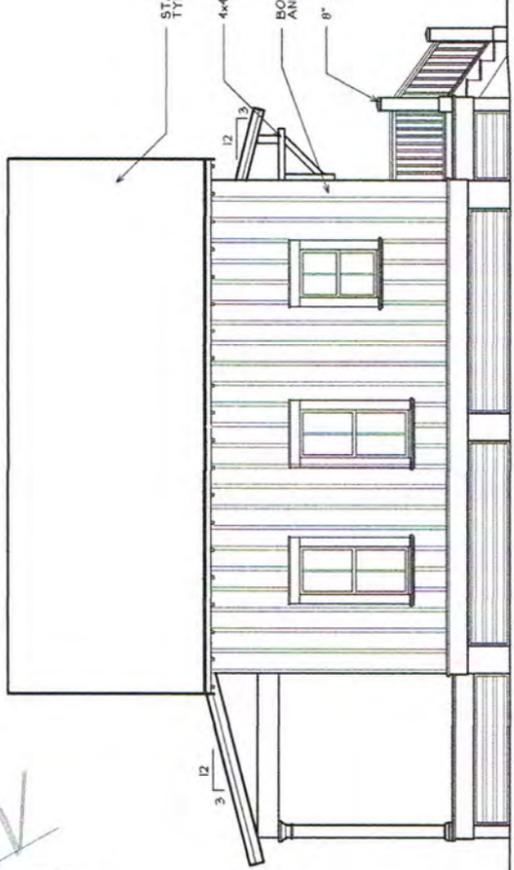
RIGHT ELEVATION  
 1/4" = 1'-0"



REAR ELEVATION  
 1/4" = 1'-0"



FRONT ELEVATION  
 1/4" = 1'-0"



LEFT ELEVATION  
 1/4" = 1'-0"

- STANDING SEAM METAL ROOF TYPICAL
- 4x4 BRACKETS, SEE DETAIL
- BOARD & BATTEN W/ HARDI-PANELS AND STRIPS, SEE DETAIL
- 8" POST TYPICAL AT DECK

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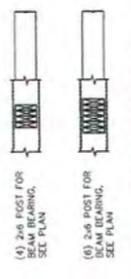
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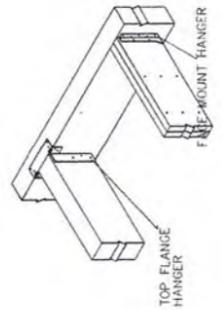
elements only.  
 for the structural  
 contained herein is  
 The certification

PRELIMINARY DRAWINGS FOR COMMENTS



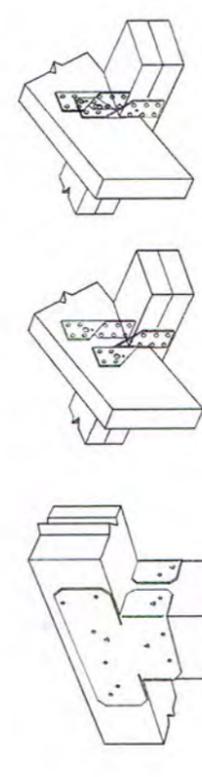


LOAD BEARING STUD WALL POST  
SCALE 3/4" = 1'-0"

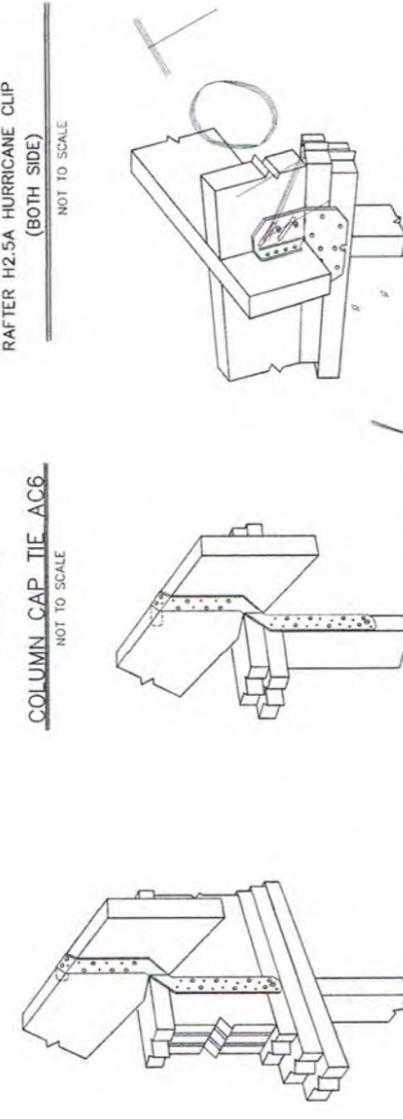


SEE CURRENT TRUSS JOIST LITERATURE FOR FRAMING CONNECTORS

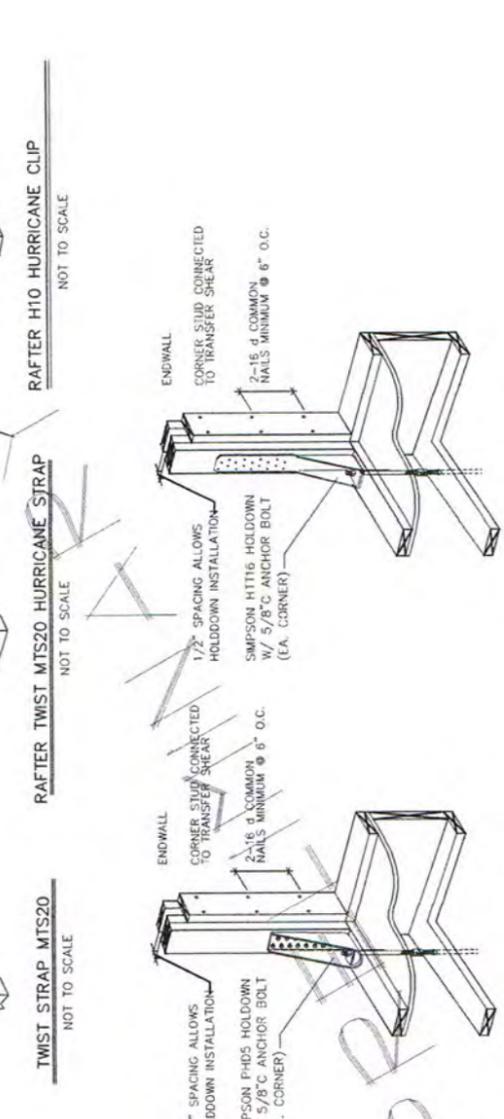
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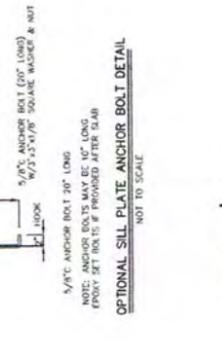
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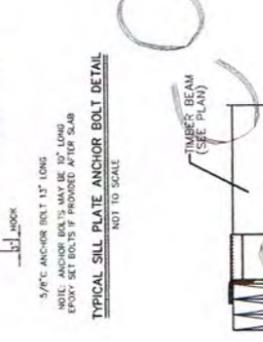
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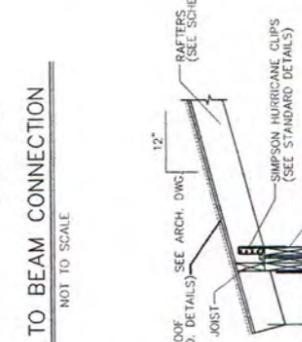
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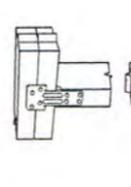
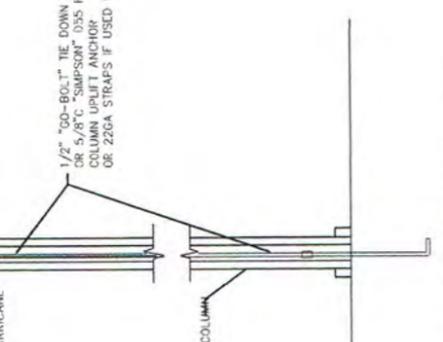
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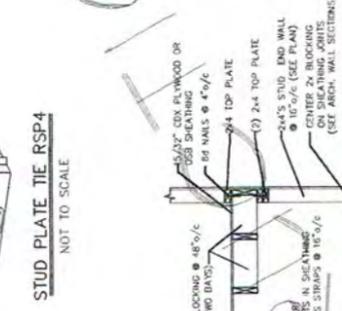
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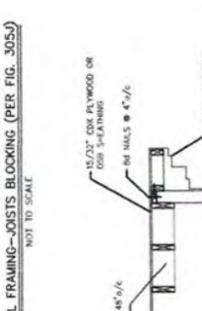
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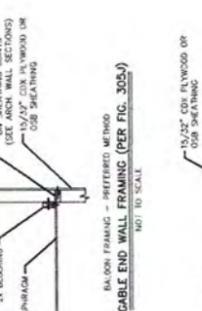
END WALL FRAMING—JOISTS BLOCKING (PER FIG. 305J)  
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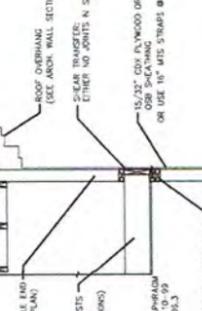
BALCON FRAMING—REFERRED METHOD  
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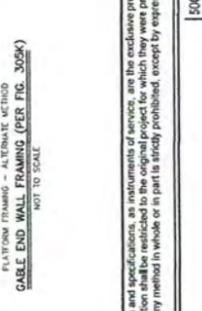
GABLE END WALL FRAMING (PER FIG. 305L)  
NOT TO SCALE



FLATION FRAMING—ALTERNATE METHOD  
NOT TO SCALE



GABLE END WALL FRAMING (PER FIG. 305K)  
NOT TO SCALE



STUD PLATE TIE RSP4  
NOT TO SCALE



elements only.  
for the structural  
contained herein is  
The certification

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