



May 14, 2014

Historic District Review Board  
1911 Boundary Street  
Beaufort, SC 29902  
843.525.7000

Dear Board Members,

**RE: The Anchorage House**

We are excited to bring this historic renovation project in front of you again. We are getting closer to making this project a reality and are asking for final approval today. We have decided not to modify the existing outbuilding. We are seeking approval for the following three improvements:

- Proposed Elevator Shaft
- Proposed Guest House
- White Limestone Wash of Existing Exterior Pebbledash Finish

We are excited about this opportunity for historic downtown Beaufort. We hope this information will be helpful and we look forward to working together.

Sincerely,

Cooter Ramsey  
Allison Ramsey Architects, Inc.

**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of May 14, 2014**

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**Case Number:** HR14-23  
**Property Address:** 1103 Bay Street - “The Anchorage”  
**Applicant:** Frank & Amy Lesesne  
**Type of Request:** Alterations & Additions – Final  
**Zoning:** NC – Neighborhood Commercial

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**Historical:** 1103 Bay Street, or The Anchorage, is located in the Bluff Neighborhood. It was last used as an office space but historically was built as a single family residence but quickly converted into a Club House, Boarding House, and then the annex for the adjacent Sea Island Hotel. Circa 1750, and listed as Contributing on the 1997 Above Ground Historic Sites Survey, this is one of Beaufort’s oldest and most prominent buildings. It has undergone extensive modifications through the centuries including stuccoing over the clapboard siding, and replacing a single story portico with the exaggerated order porch that exists today.

**Background:** **This project came before the HRB on January 5, 2014. The board granted final approval for the master site plan, as well as the alterations/additions to the main structure, on the condition that Historic Beaufort Foundation, which holds a façade easement on this building, granted final approval of any exterior changes to the main house.**

**The board also granted conceptual approval to the new accessory building, on the condition that future submissions take into account staff and board comments heard at that meeting.**

**Historic Beaufort Foundation has reviewed all of these projects and has given approval with a few small conditions that are discussed in this report. The conditions primarily deal with the roof form of the elevator shaft, and the light fixtures on the guest house.**

**Request:** **The applicant is requesting approval for three items:**  
**1. Proposed elevator shaft in the rear form;**  
**2. White limestone wash for existing exterior pebbledash finish; and**  
**3. Proposed Guest House.**

This report will address these items separately.

**Item 1: Modifications to the Main House: elevator shaft & white limestone wash.**

**Elevator Shaft:** The applicant wishes to install an elevator that extends to the top floor of the structure. This will require a penetration through the roof of the rear form, an addition to the house that has been modified over time.

- The elevator is proposed to be located on the western wall of the form. The existing windows on that wall (1 per floor) would be removed, and the openings would be blocked in with a stucco finish.
- The elevator shaft would be visible as it extends through the roof. It is proposed to be clad in copper.
- The peak of the shaft measures approx. 46’ above grade. The main roof form of this building is approx. 49’, and the chimneys are approx. 53’ above grade.
- Consider removing the eave/overhang on the roof and make the roof as flat as possible to minimize the visual effect of this element. It should read as a roof element rather than a building feature.

**White Limestone Wash:** This was recommended by Colin Brooker, historic architecture design consultant and tabby specialist. It will add protection against water intrusion where cracks currently exist.

**Staff Recommendation:** Staff recommends final approval as submitted for both of these items, with consideration given to small modification to the roof form of the elevator shaft.

**Item 2: New Guest House**

**Zoning Issues:** NC – Neighborhood Commercial

- Setbacks:
  - Front Build-to: 3-10’
  - Side: none
  - Rear: 10’
  - Side & Rear for Accessory Buildings (Historic District): 5’
- Maximum Height: 50’
- Impervious Surface Coverage, Max: 60%

**Synopsis of Applicable Guidelines:**

- 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.”
- Secretary of the Interior Standard #9 speaks to “related new construction”: “... related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

## **Design Issues:**

### **Site:**

- A 5' rear setback is required. It is currently shown at 3'.
- The front (Newcastle Street) build-to line is 3'-10' so the 5' setback is in compliance with this standard.
- The site plan is showing steps from Newcastle Street leading into the chimney. These may want to be reconsidered to perhaps enter into the patio area.

### **Architecture:**

- Note: The elevation on the cover sheet (sheet 0) has been revised – please see sheet 2 for correct front elevation.
- The orientation, proportion, mass and scale seem to be in keeping with the Preservation Manual and Supplement.
- With regards to stucco over wood frame, will any score lines be required?
- Do you have a color palette for stucco, trim, railings/fences, projecting chimney flues, etc... Exposed chimney flues should be painted a dark color, such as an anodized bronze.
- The lights shown on the south elevation appear to be fairly large. Please provide the actual light fixture that you are proposing.

**Staff Recommendation:** Staff recommends final approval as submitted, with two conditions:

1. Rear setback must be adjusted to meet zoning requirements; and
2. More details on the materials, as mentioned above, should be provided.

proposed glass  
guard behind  
existing rail...



proposed glass guard at 42" set back 6" from existing post....

new deck platform for access from third level....to be used for outdoor space off third floor bedroom suites.





new observation  
deck and glass  
guard on third  
level.

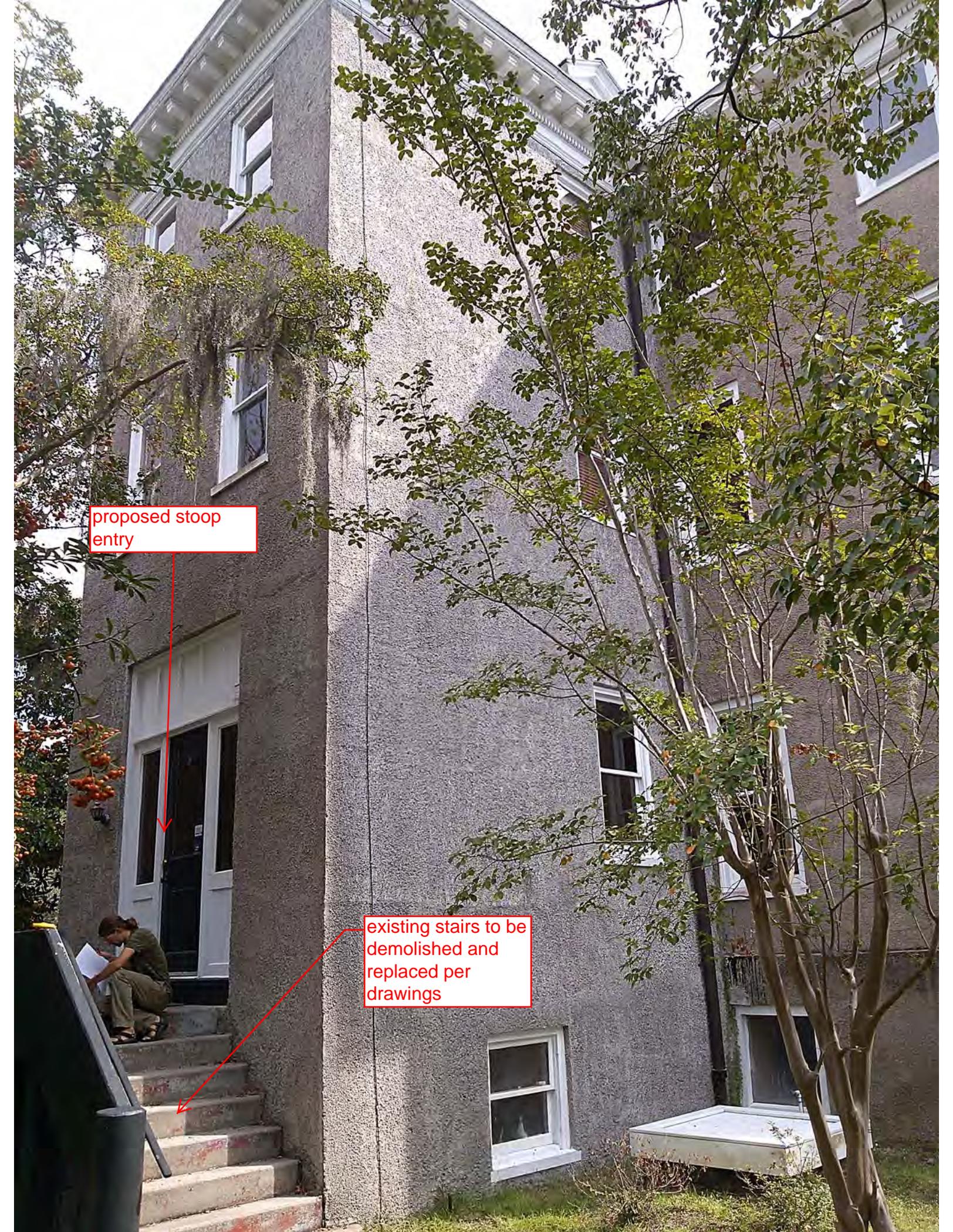
new elevator shaft  
to continue through  
existing roof



proposed stoop  
entry



existing stairs to be  
demolished and  
replaced per  
drawings





existing storage building



existing storage  
building

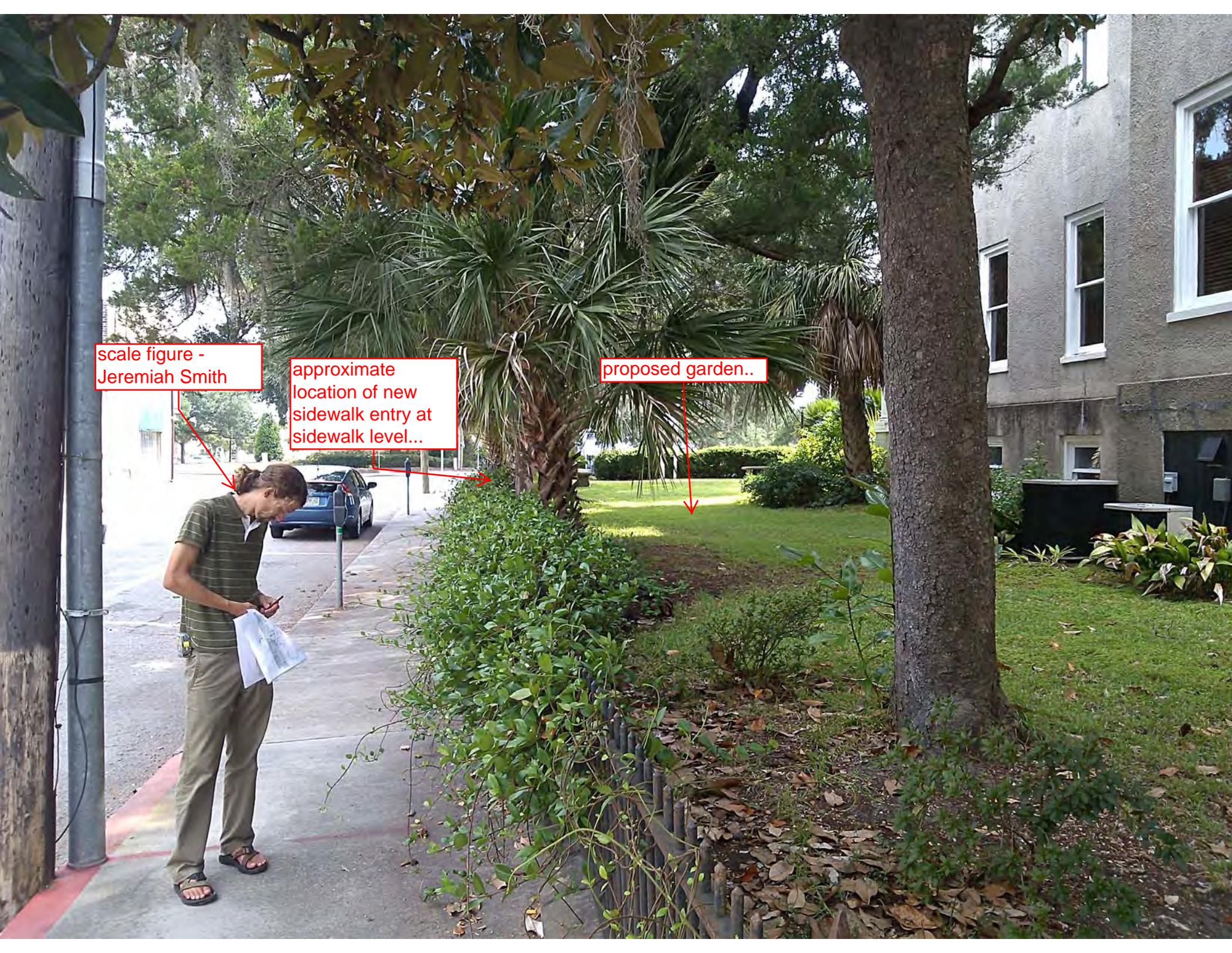


view from  
newcastle street

scale figure -  
Jeremiah Smith

approximate  
location of new  
sidewalk entry at  
sidewalk level...

proposed garden..

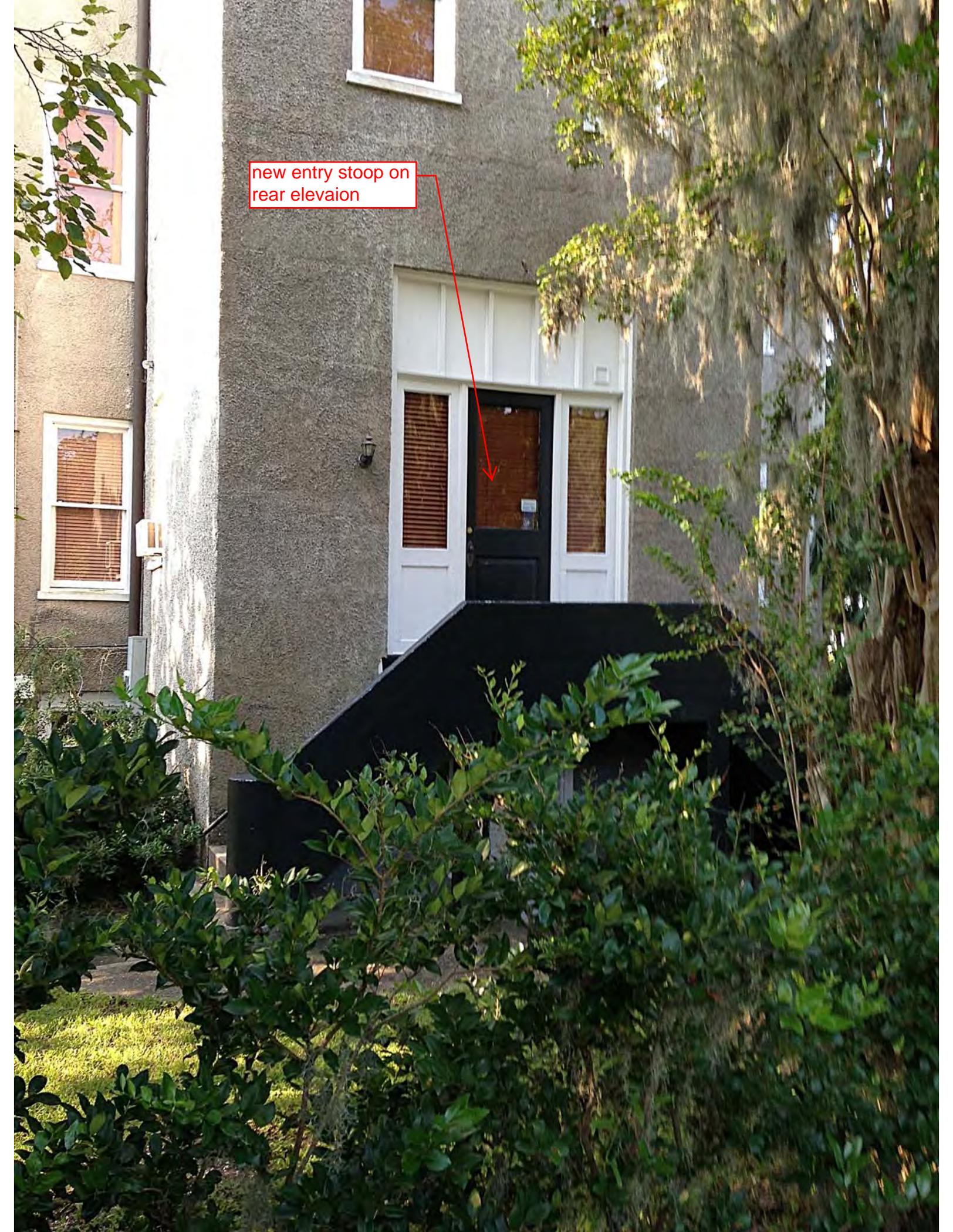


demo and relocate  
existing walk.....re-  
shape grade with  
low walls to provide  
access to entry  
courtyard





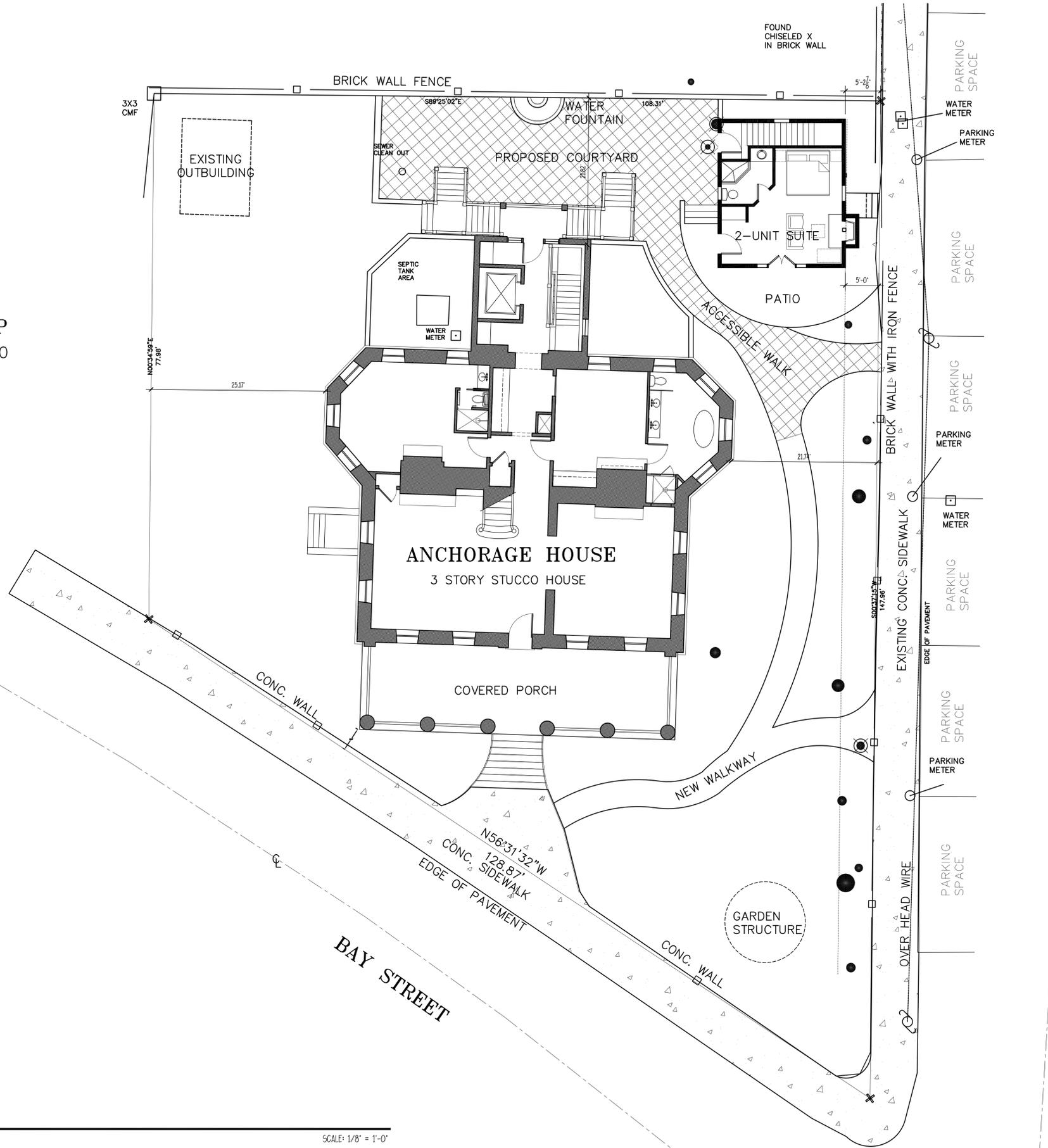
new entry stoop on rear elevation



**PROPOSED SITE PLAN**

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

**EAGLE PARTNERSHIP**  
R120 004 000 845A 0000



NEWCASTLE STREET

BAY STREET

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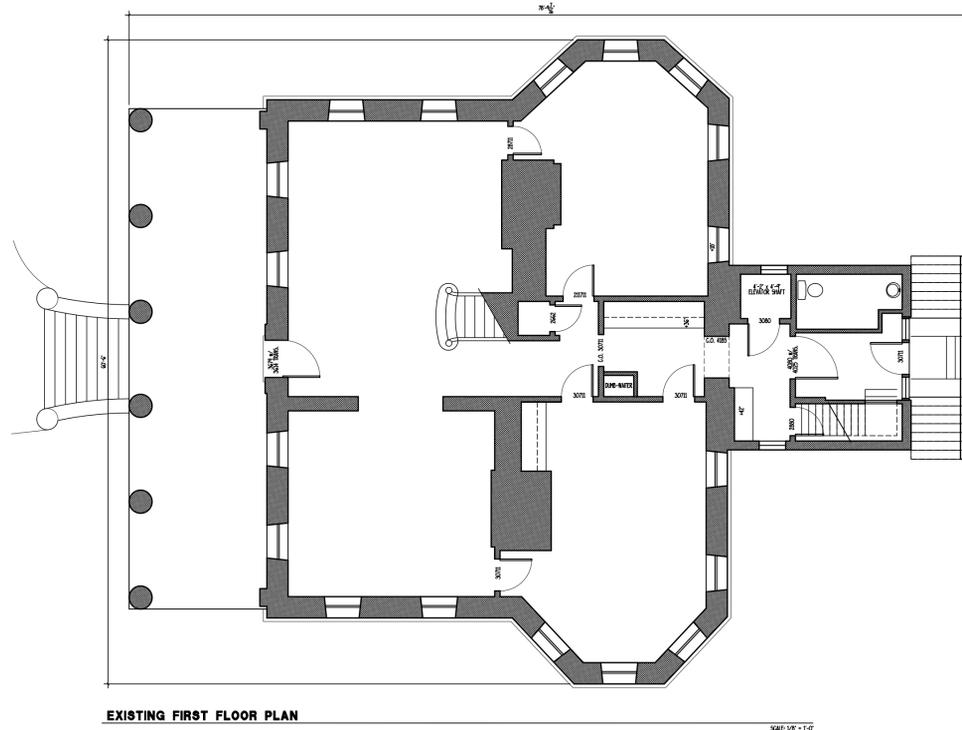
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES, HOWEVER, BEARING CAPACITY AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PROVIDE THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.  
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 -EXISTING FOUNDING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL SURVEYOR AND USED TO CORRECTLY LOCATE FOUNDING LAYOUTS AND CONDITIONS. AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.  
 -VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	04/25/2014
JOB NO.:	13209
DWN. BY:	JMS
DRAWING NAME:	Proposed Site Plan

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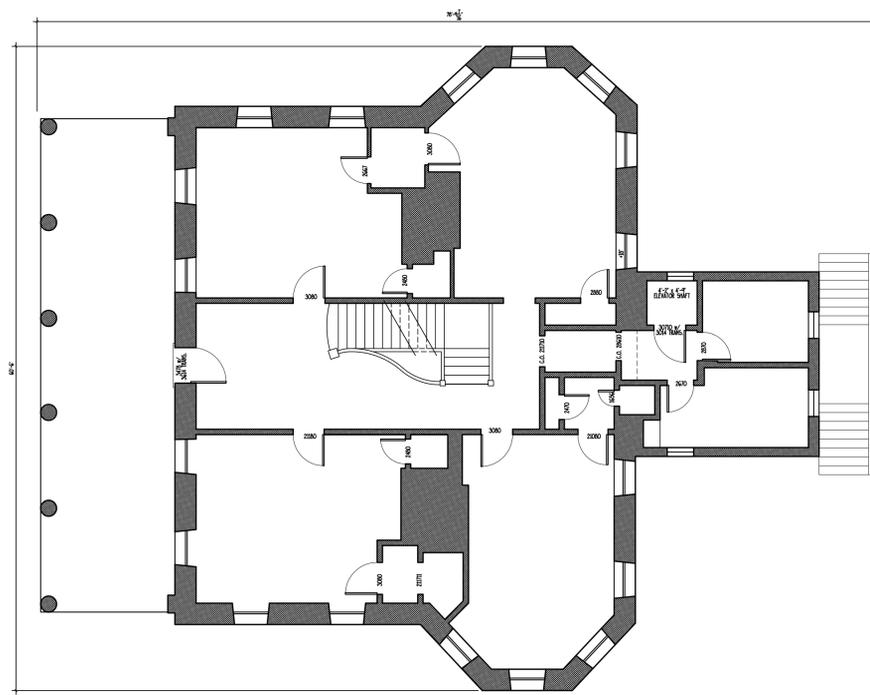
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1103 BAY STREET  
BEAUFORT, SOUTH CAROLINA





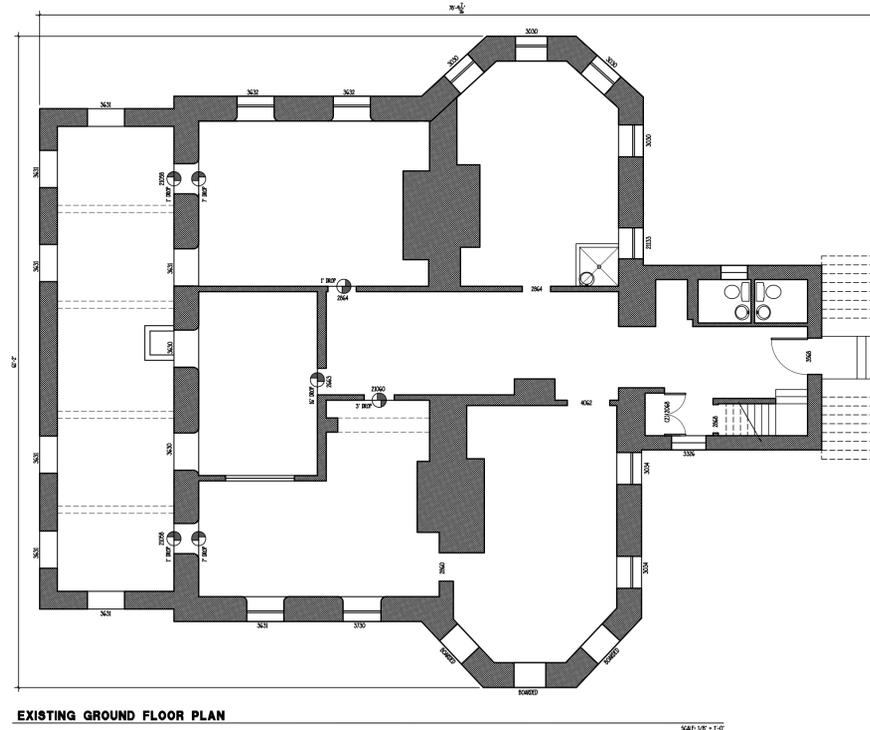
EXISTING FIRST FLOOR PLAN

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



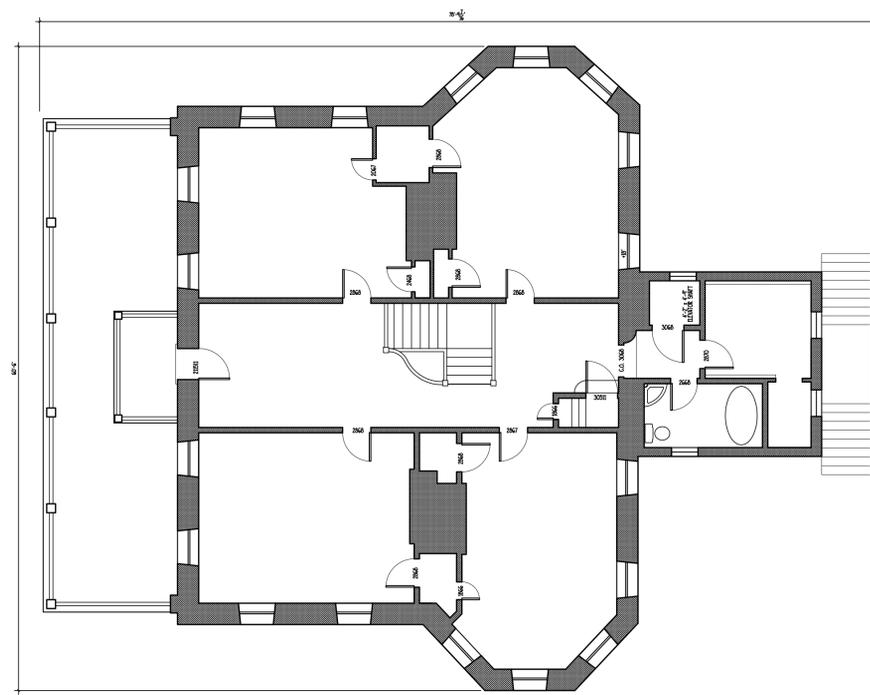
EXISTING SECOND FLOOR PLAN

NOTE: ROOMS ARE TO BE REFINISHED TO MATCH EXISTING CONDITIONS AND FINISHES AS SHOWN ON THE LOCAL CODES.  
SCALE: 1/8" = 1'-0"



EXISTING GROUND FLOOR PLAN

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



EXISTING THIRD FLOOR PLAN

NOTE: ROOMS ARE TO BE REFINISHED TO MATCH EXISTING CONDITIONS AND FINISHES AS SHOWN ON THE LOCAL CODES.  
SCALE: 1/8" = 1'-0"

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DATE:	04/21/2014
JOB NO.:	13209
DWN. BY:	JMS
DRAWING NAME:	Anchorage.dwg

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**4** EXISTING RIGHT ELEVATION

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



**3** EXISTING REAR ELEVATION

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



**2** EXISTING LEFT ELEVATION

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



**1** EXISTING FRONT ELEVATION

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

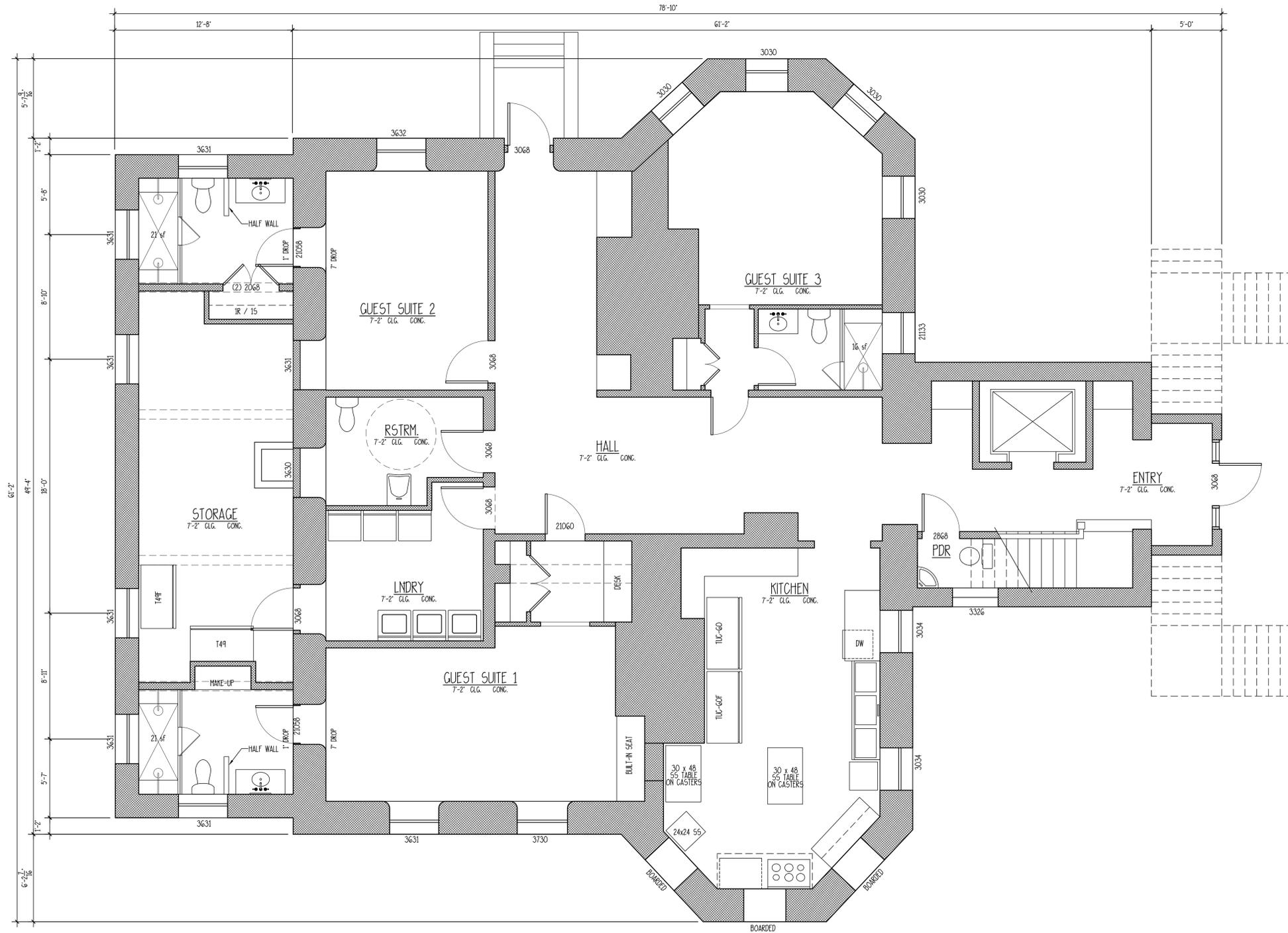
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DATE:	05/01/2014
JOB NO.:	13209
DWN. BY:	JWAS
DRAWING NAME:	Anchorage.dwg

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PROPOSED GROUND FLOOR PLAN

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

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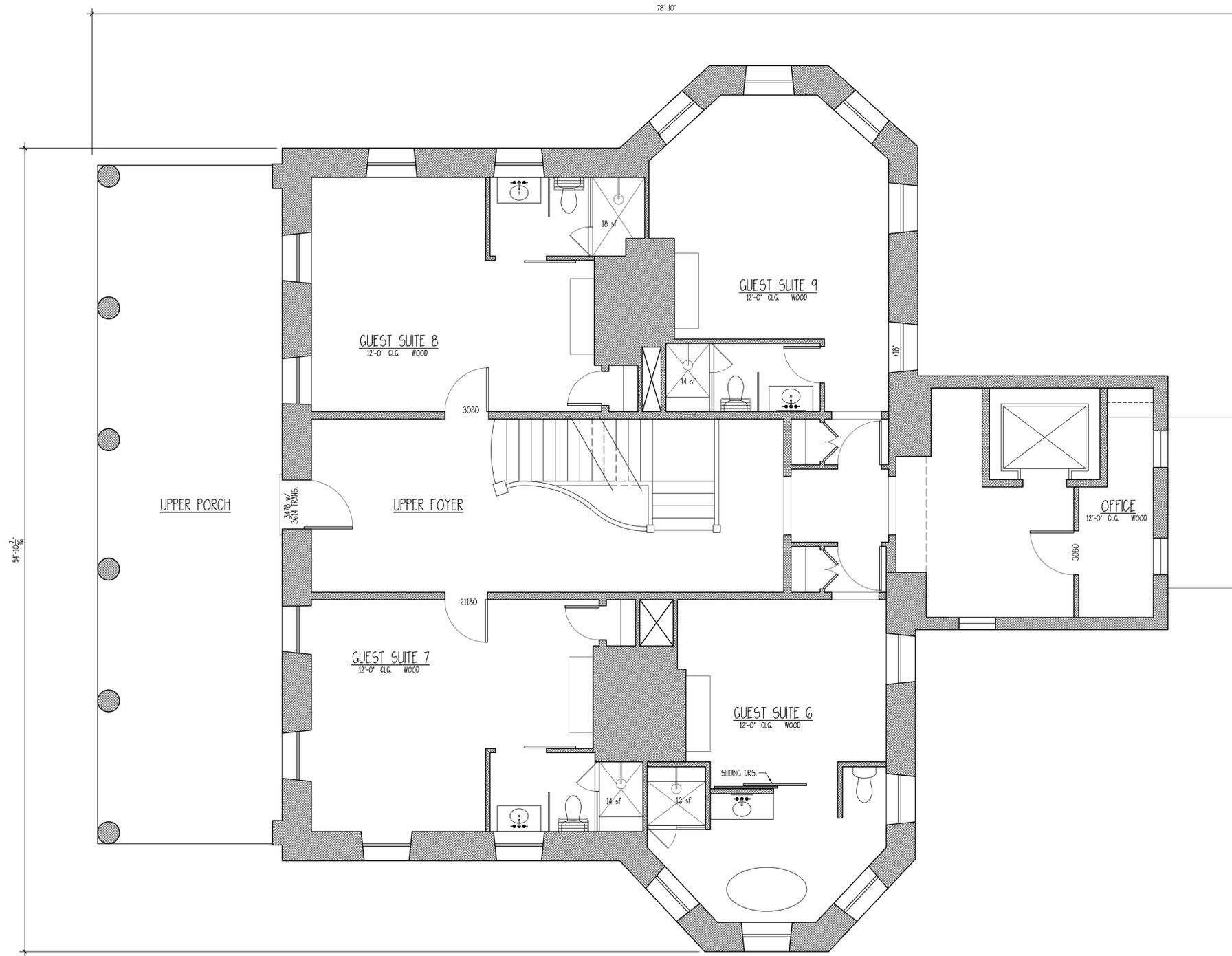
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**PROPOSED SECOND FLOOR PLAN**



NOTE: WINDOW MFG. TO VERIFY  
EGRESS WINDOWS AND HARDWARE  
AS PER LOCAL CODES.

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

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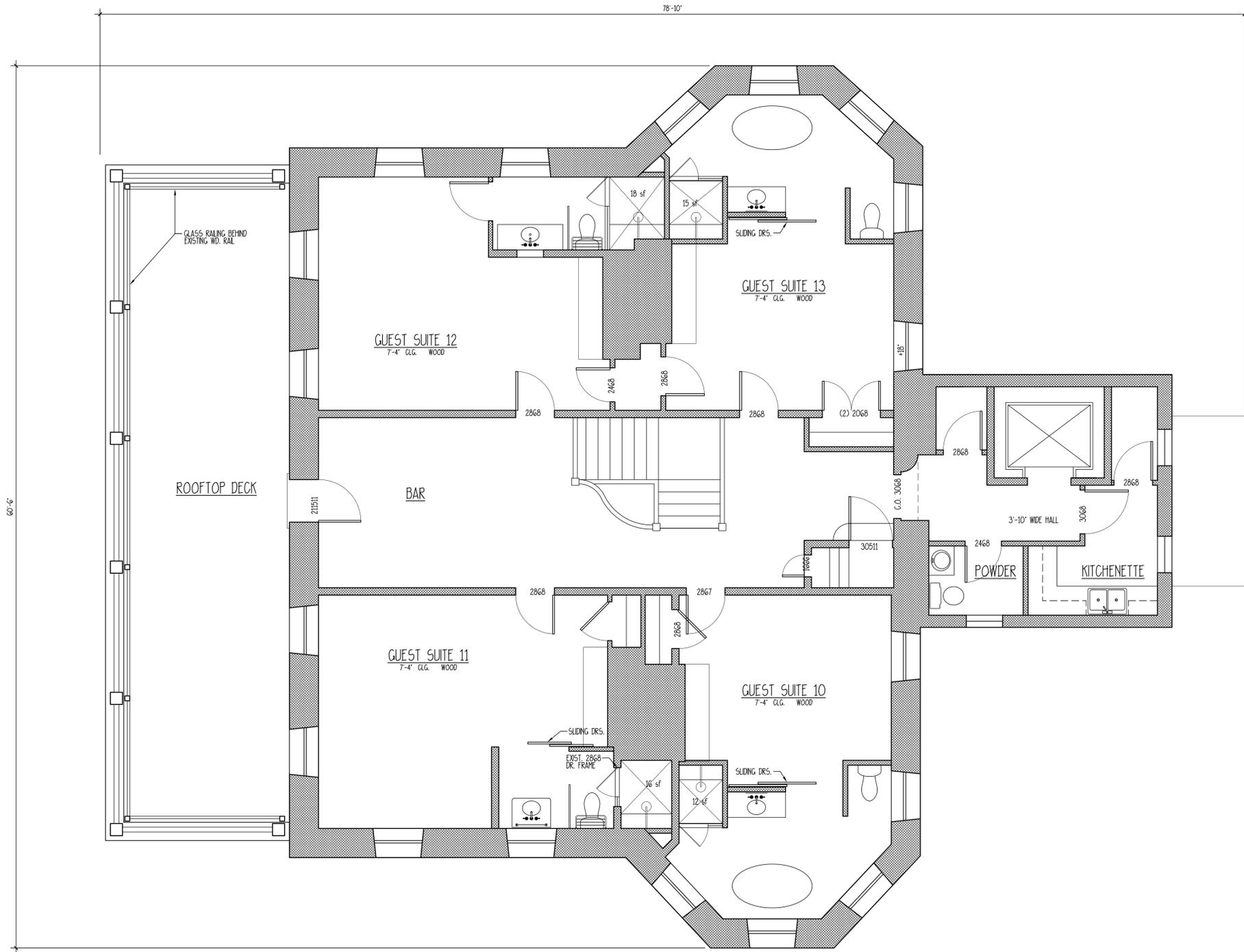
DATE:	04/21/2014
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**PROPOSED THIRD FLOOR PLAN**



NOTE: WINDOW MFG. TO VERIFY  
EGRESS WINDOWS AND HARDWARE  
AS PER LOCAL CODES.

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

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LOCAL ENGINEER AND VERIFY THAT THE LAYOUTS COMPLY WITH ALL APPLICABLE CODES,  
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## SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY  
2860 = 2'-8" WIDE x 6'-0" HIGH

DRAWING #  = SECTION OF ELEVATION

SHEET #  = SHEET #

ROOM TITLE  
KITCHEN  
9' CLG. VINYL  
CEILING HEIGHT  
FLOOR FINISH

### 1 DRAWING TITLE

 = DETAIL OR ELEVATION NUMBER

 = 14.00' = ELEVATION ABOVE SEA LEVEL

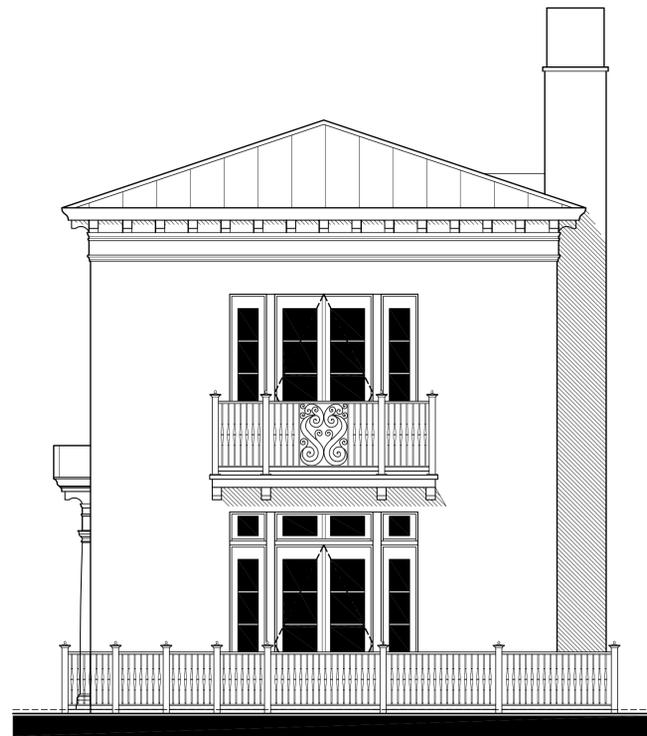
 = REVISION NUMBER

 = REVISION CLOUD

 = PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	DUPLEX OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE ALARM

CONCEPTUAL RENDERING



## DRAWING INDEX

- 0 COVER SHEET
- 1 FIRST/ SECOND/ ELECTRICAL/ ROOF PLANS
- 2 ELEVATIONS + DETAILS
- 3 BUILDING + WALL SECTIONS
- 4 CONTEXT
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

## GENERAL INFO.

AREA CALCULATIONS  
FIRST FLOOR HEATED = 428 S.F.  
SECOND FLOOR HEATED = 334 S.F.  
TOTAL HEATED = 762 S.F.

# THE ANCHORAGE GUEST SUITE

1103 BAY STREET, BEAUFORT, SOUTH CAROLINA

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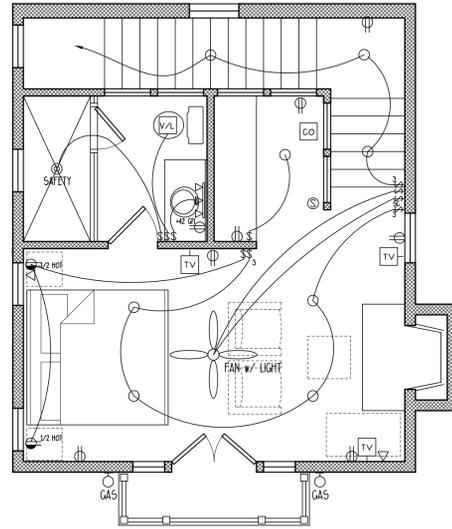
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DATE:	04/23/2014
JOB NO.:	13209
DWN. BY:	RF
DWG. NAME:	Street606Site.dwg

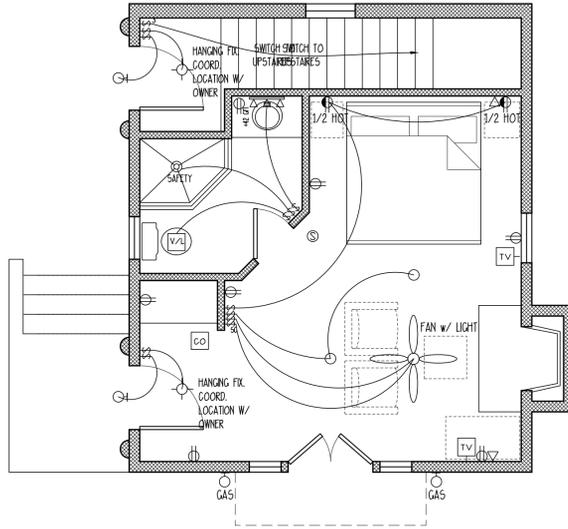
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⚡	SINGLE POLE SWITCH
⚡	THREE WAY SWITCH
⚡	FOUR WAY SWITCH
⚡	DIMMER SWITCH
⚡	DUPLEX OUTLET
⚡	WATER PROOF OUTLET
⚡	GROUND FAULT OUTLET
⚡	SPECIALTY OUTLET
⚡	FLOOR OUTLET
⚡	TELEPHONE JACK
⚡	TELEVISION JACK
⚡	VENT
⚡	VENT W/ LIGHT
⚡	SURFACE MOUNTED FIXTURE
⚡	RECESSED FIXTURE
⚡	WALL MOUNTED FIXTURE
⚡	FLOOD LIGHT
⚡	FLOURESCENT FIXTURE
⚡	CEILING FAN
⚡	STRIP LIGHTING
⚡	CEILING BOX
⚡	DOOR CHIME
⚡	ELECTRICAL PANEL
⚡	SMOKE ALARM
⚡	CARBON MONOXIDE DETECTOR



**SECOND FLOOR ELECTRICAL PLAN**

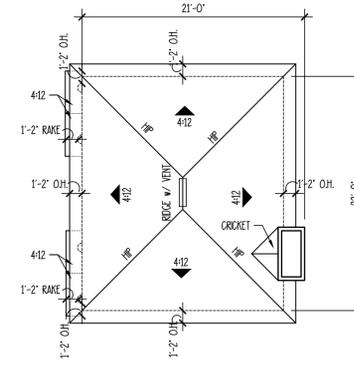
SCALE: 1/4" = 1'-0"



**FIRST FLOOR ELECTRICAL PLAN**

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

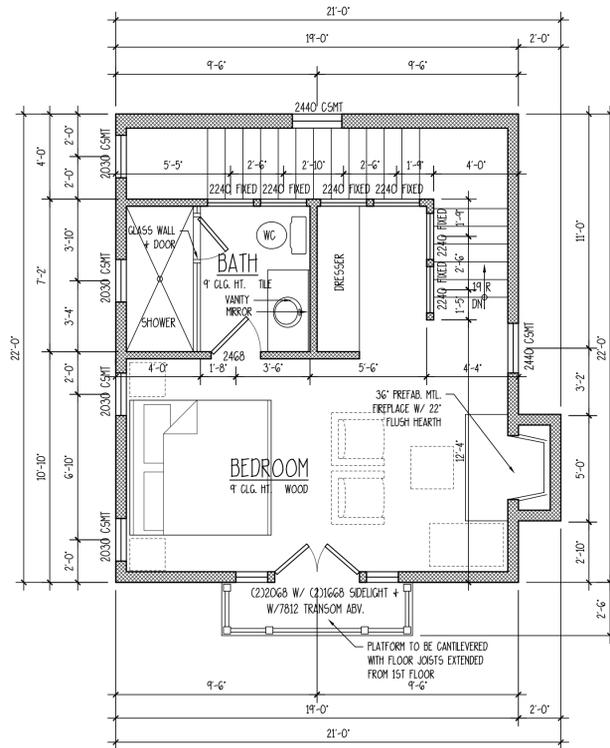
NOTE:  
COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.  
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.  
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.  
COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.



**ROOF PLAN**

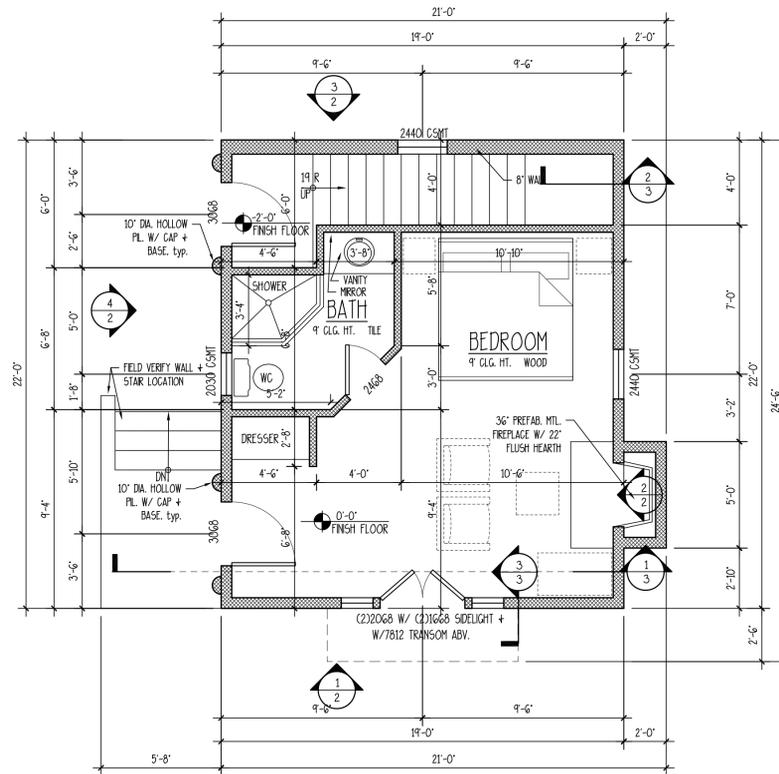
SCALE: 1/8" = 1'-0"

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



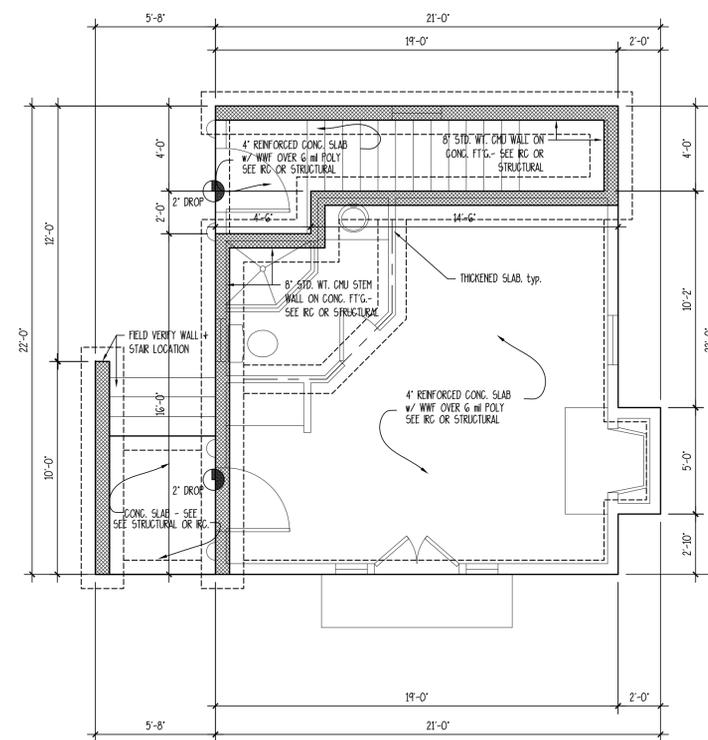
**SECOND FLOOR PLAN**

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



**FIRST FLOOR PLAN**

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



**FOUNDATION PLAN**

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

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

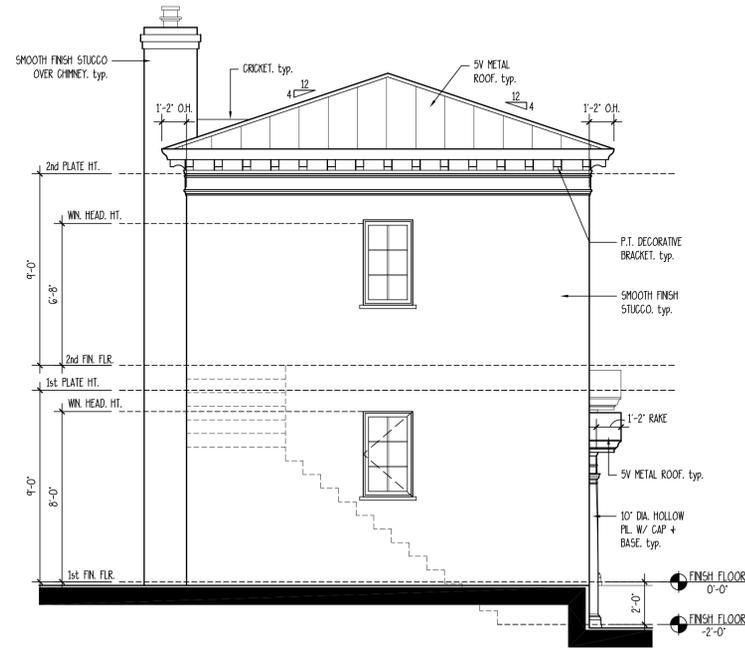
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DATE:	04/23/2014
JOB NO.:	13309
DWN. BY:	RF
DWG. NAME:	Struct665Site.dwg

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.  
-VERIFY ALL LOCATIONS ONLY. ENGINEERING DEPARTMENTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.  
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.  
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

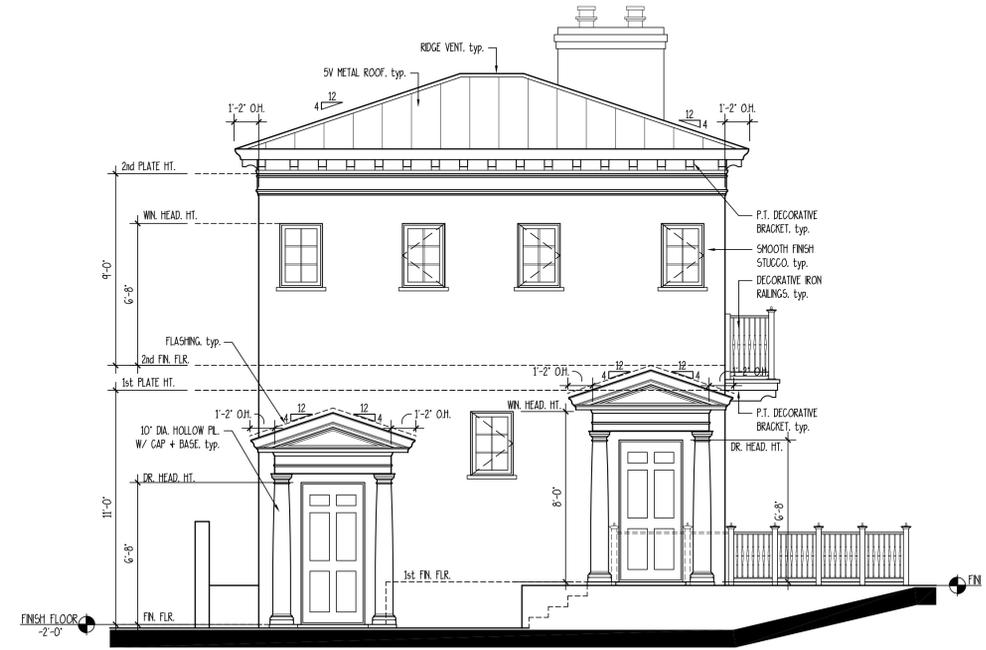
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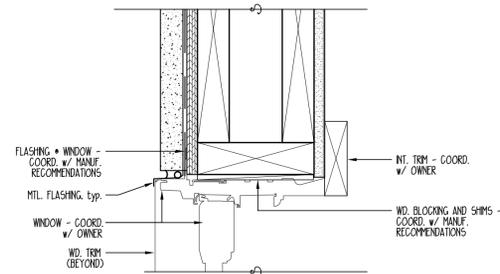
**3 REAR ELEVATION**

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



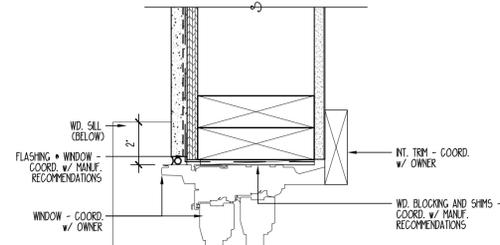
**4 LEFT (COURTYARD) ELEVATION**

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



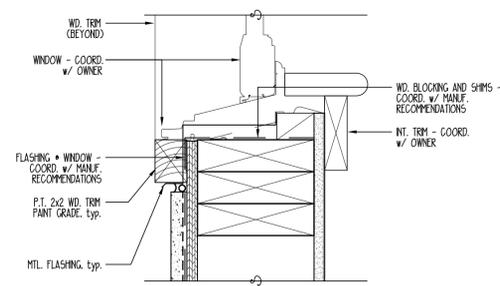
**7 TYPICAL WINDOW & DOOR HEAD**

SCALE: 3" = 1'-0"



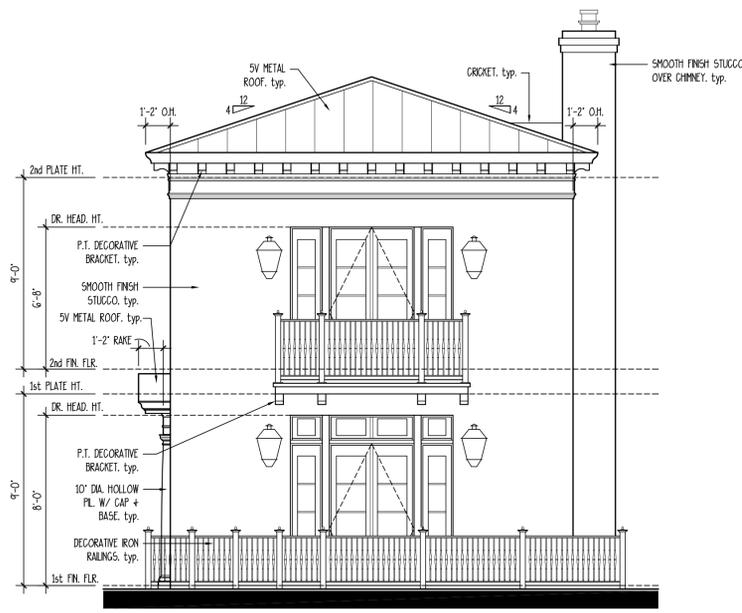
**6 TYPICAL WINDOW & DOOR JAMB**

SCALE: 3" = 1'-0"



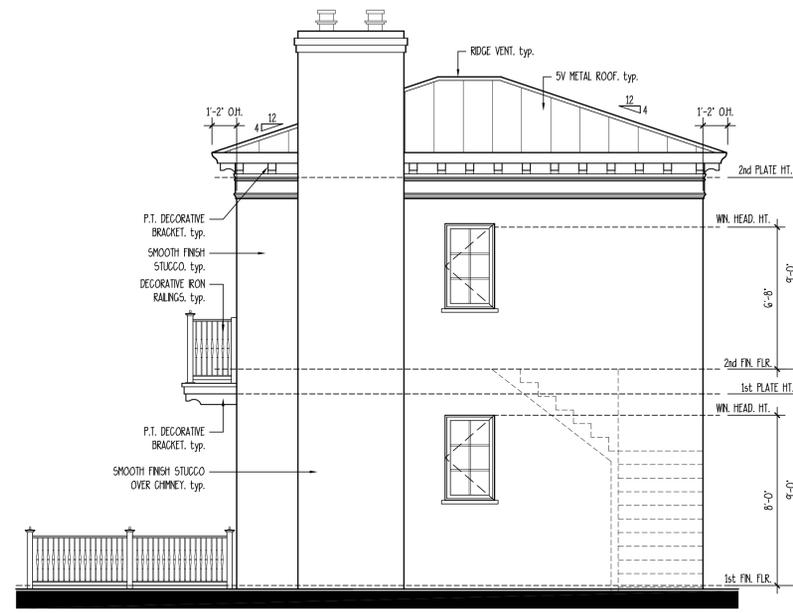
**5 TYPICAL WINDOW SILL**

SCALE: 3" = 1'-0"



**1 FRONT ELEVATION**

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



**2 RIGHT (STREET) ELEVATION**

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

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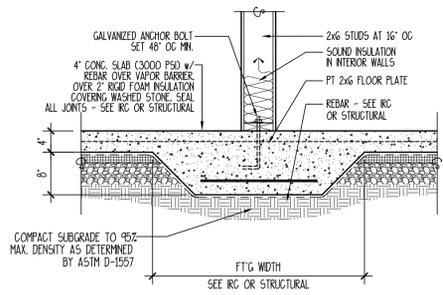
DATE:	05/01/2014
JOB NO.:	13209
DWN. BY:	RF
DWG. NAME:	StreetsideStg.dwg

THIS PLAN HAS BEEN PREPARED BY MEET FOR PROFESSIONAL ENGINEERS AND ARCHITECTS. HOWEVER, BEARING CAPACITY AND DIMENSIONAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PROVIDE THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

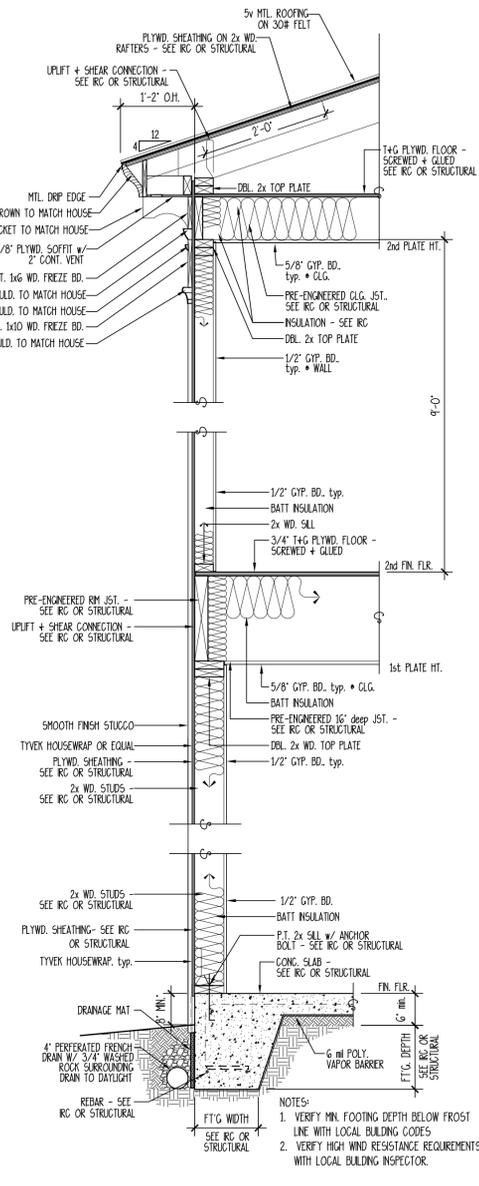
- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
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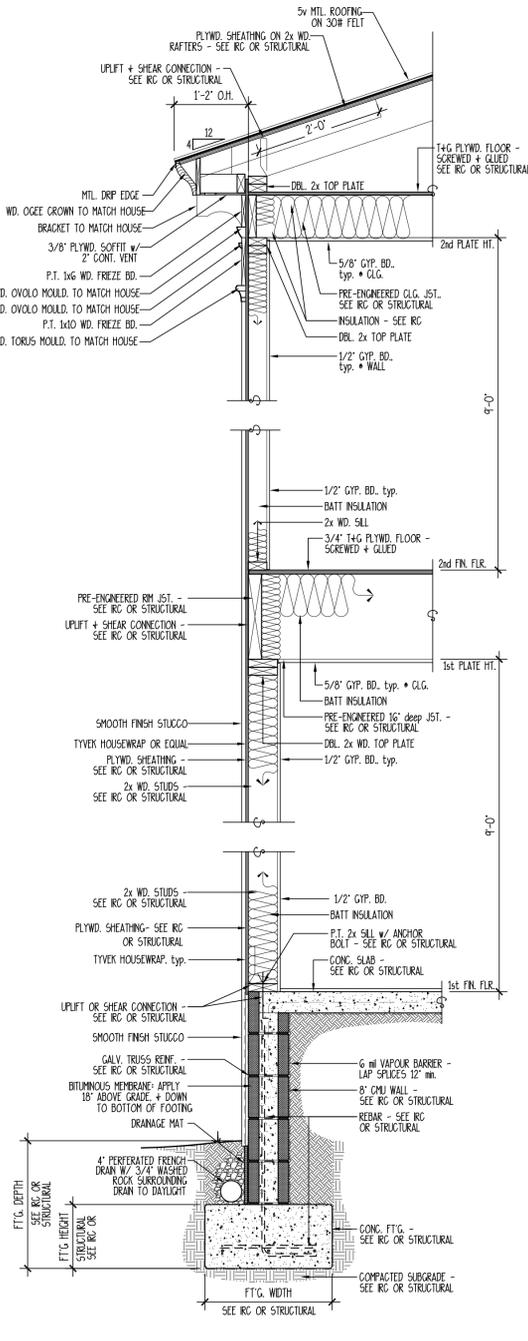
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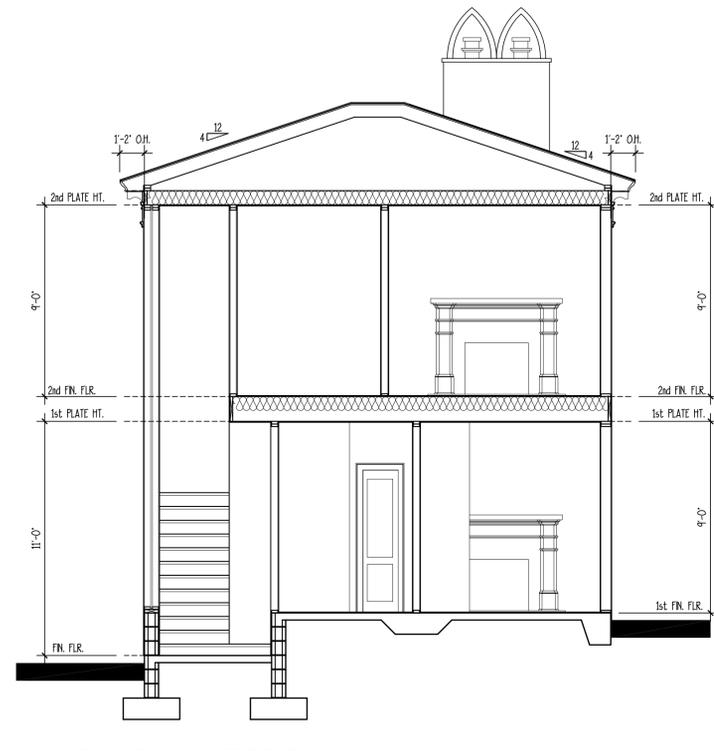
**4 THICKENED SLAB SECTION**  
SCALE: 3/4" = 1'-0"



**3 TYPICAL WALL SECTION**  
SCALE: 3/4" = 1'-0"



**2 TYPICAL GARAGE SECTION**  
SCALE: 3/4" = 1'-0"



**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

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-EXISTING FOUNDATION CONDITIONS ARE NOT INDICATED. THESE SHOULD BE OBTAINED FROM A GEOTECHNICAL ENGINEER.  
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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DRAWN BY:	RF
DWG. NAME:	Struct66666.dwg

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**RIGHT STREETSCAPE - NEWCASTLE STREET**

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



**FRONT STREETSCAPE - BAY STREET**

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

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DATE:	05/01/2014
JOB NO.	13209
DWN. BY:	RF
DWG NAME:	Streetside5Site.dwg

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- FIELD + FINISHING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A PROFESSIONAL SURVEYOR.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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