

App # 10561

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](http://www.cityofbeaufort.org)

**\$ PAID**  
9/25/14

See back of application for fees

**CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 01/31/2014)**

Application #: HR14-43 Date Received: 9-25-14 Zoning District: TBR - Old Commons  
Beaufort County 1997 Historic Survey Listing: NO

Property Address: 809 King St., Beaufort, S.C. 29902

Applicant: CGBS Residential, LLC Phone: 843-986-3477

Applicant's Address: P.O. Box 875, Beaufort, S.C. 29901

Property Owner: Jeff Baker - Mary Ellen McManus Phone: 410-991-2126

Owner's Address: P.O. Box 2711, Orleans, MA 02653

Architect: Susan Glasner Phone: 843-271-2428

Architect's Address: 1613 Paris Avenue #206, Port Royal, S.C. 29935

- REQUEST FOR:**
- Conceptual Review
  - Final Approval
  - Preliminary Review
  - Change After Certification

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

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

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

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

**EXPLANATION AND DESCRIPTION OF WORK:**

Construction of a new single family dwelling.

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 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: [Signature] DATE: 9/18/2014

APPLICANT'S SIGNATURE: [Signature] DATE: 9/23/2014

**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of October 08, 2014**

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**Case Number:** HR14-43  
**Property Address:** 809 King Street (R121 004 000 0619 0000)  
**Applicant:** CGBS Residential, LLC  
**Type of Request:** New Residential Construction  
**Zoning:** TBR – Traditional Beaufort Residential – Old Commons

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**Historical:** This parcel on King Street is located in the Old Commons Neighborhood. It is currently vacant. The 1954 Sanborn Maps show that there were two duplex buildings in this area, but they were demolished and the property has been vacant for at least the past decade.

**Request:** **The applicant wishes to construct a new single family residence. The total square footage is 1,723 SF heated, with an additional 242 SF of covered porches. It is approximately 25.5' from grade to the average median roof height.**

**Zoning:** TBR – Traditional Beaufort Residential – Old Commons

- Setbacks:
  - *Front: prevailing;* shown at 13'-10" to building form with an 8' porch encroachment.
  - *Side: 6';* shown at 7' on either side
  - *Rear: 15';* shown at 30'-10"
  - *Side & Rear for Accessory Buildings (Historic District): 5';* N/A
- *Maximum Height: 35';* shown at 25.5' to average median roof height
- *Impervious Surface Coverage, Max: 55%;* shown at approx. 32%\*

**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.

**Staff Questions, Comments & Suggestions:**

- **Siting:**
  - \*What materials are proposed for the parking area? Assuming that these are gravel, per previous discussions, the impervious surface calculation is 32%. Please advise if this is not accurate.
- **Scale:** This specific block face is characterized by predominately two-story cottages with south facing porches. This Old Commons neighborhood has a mix of one and two story houses. Staff feels that the scale of building is appropriate for this neighborhood and meets the intent of the Preservation Manual Supplement.

- **Summary:** The 32”+ elevation of first floor off grade with prominent steps leading to the entry, 10’ clear first floor height, 5-bay façade, vertical window and door proportions with consistent head heights, absolute size and massing, orientation towards the street, proportions, materials, and forms all are in keeping with the Preservation Manual Supplement.

**Staff Recommendation:** Staff recommends final approval to this request as submitted, with confirmation of the impervious surface area to be provided by the applicant.

UNCONSOLIDATION & SUBDIVISION PLAT  
 PREPARED FOR

BAPTIST CHURCH OF BEAUFORT

A PORTION OF BLOCK 56, CITY OF BEAUFORT

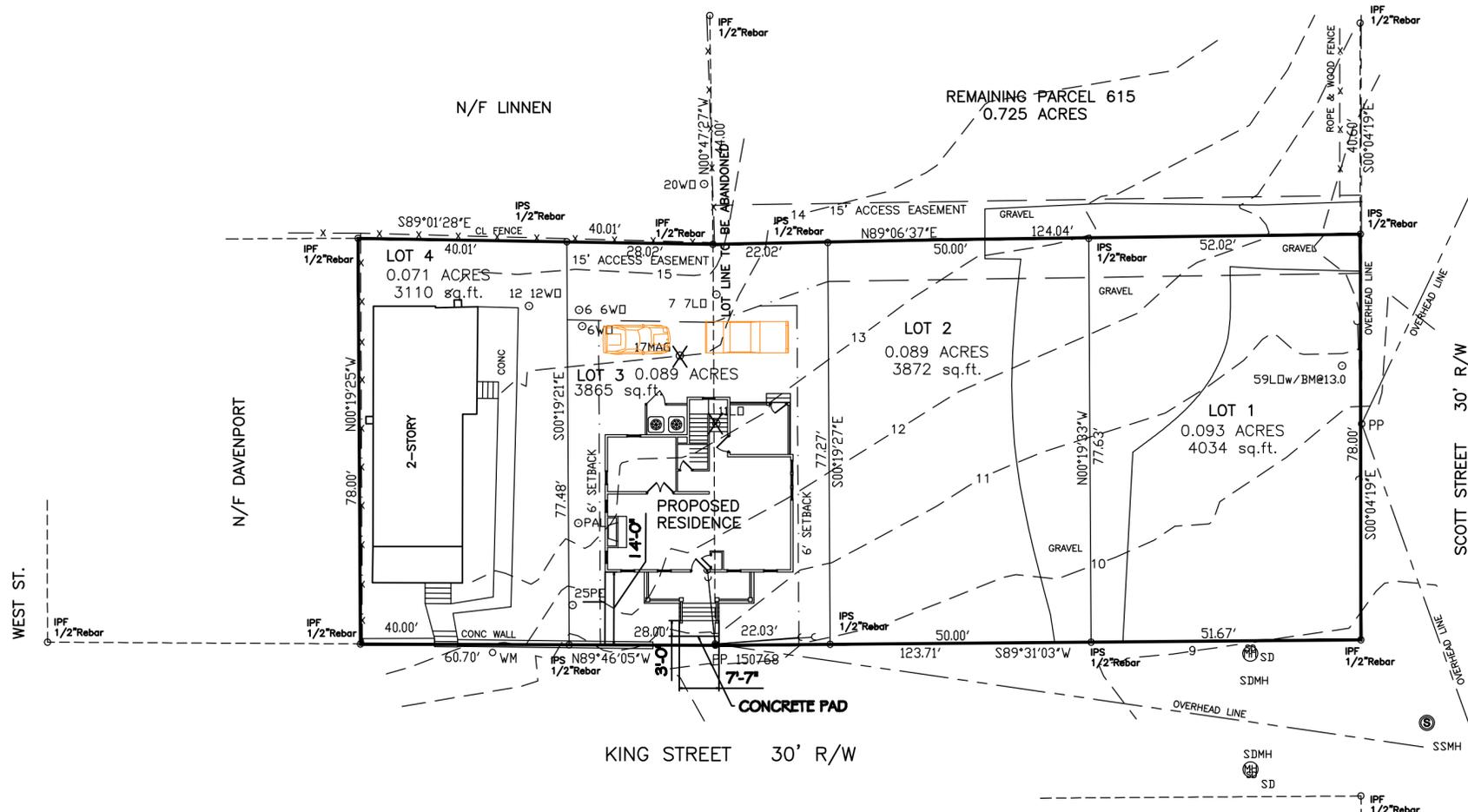
BEAUFORT COUNTY, SOUTH CAROLINA

0.342 ACRES  
 14894 sq.ft.



VICINITY MAP NOT TO SCALE

- LEGEND:  
 WM - WATER METER  
 PP - POWER POLE  
 SSMH - SEWER MANHOLE  
 SD - STORM DRAIN  
 SDMH - STORM MANHOLE



THIS PROPERTY IS LOCATED IN ZONE A-11 (EL 13.0)  
 AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL  
 NUMBER 450026 0005 D, DATED 9-29-86.

R121-004-000-0615-0000 (PORTION OF)  
 R121-004-000-0619-0000



SCALE 1" = 20'  
 JANUARY 14, 2014  
 P14920S3/MMA

I HEREBY STATE 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 B SURVEY AS  
 SPECIFIED THEREIN.  
 ALSO THERE ARE NO VISIBLE ENCRDACHMENTS OR  
 PROJECTIONS OTHER THAN SHOWN.

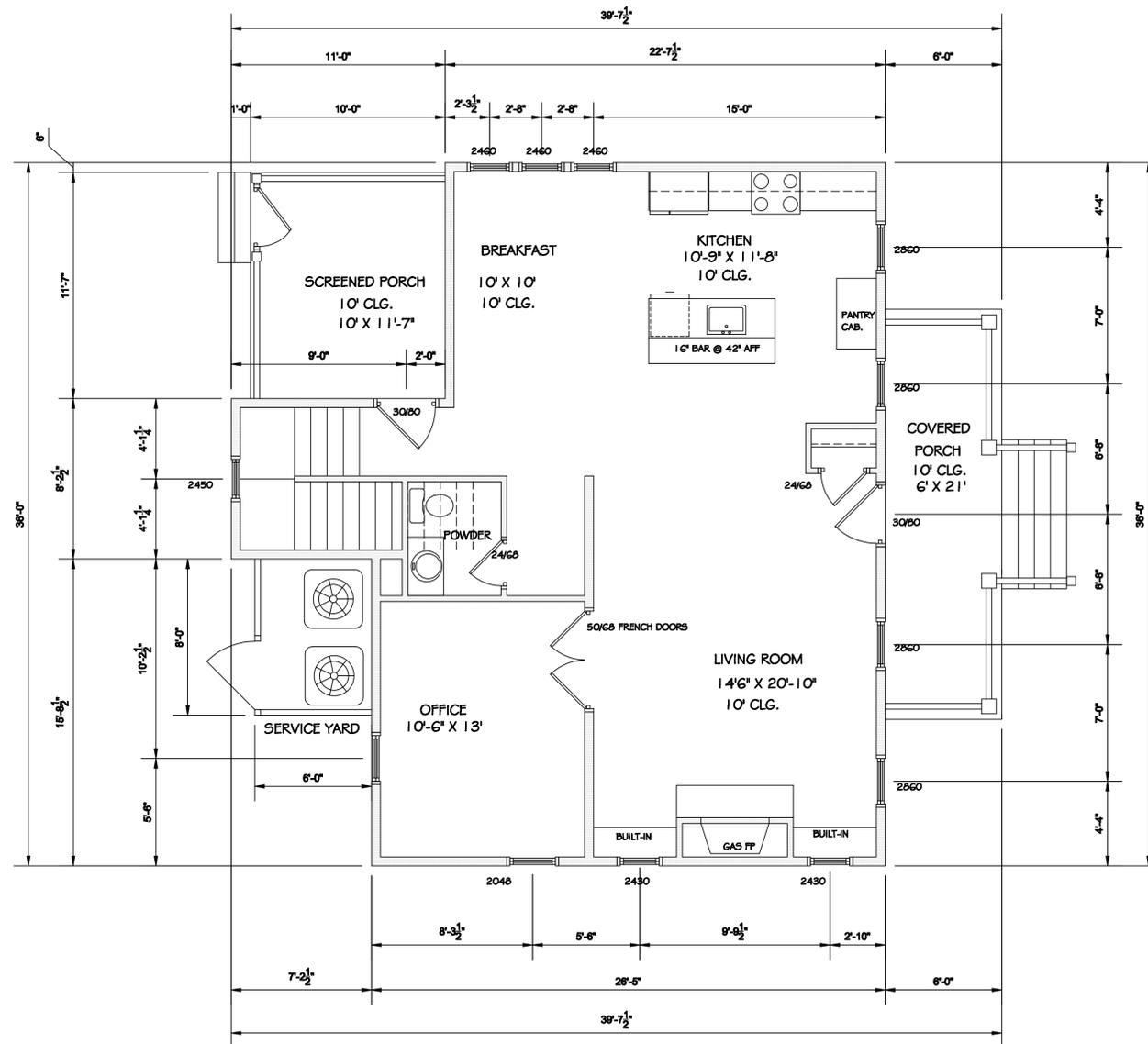


DAVID S. YOUMANS RLS 9765  
 BEAUFORT SURVEYING, INC.  
 1613 PARIS AVENUE  
 PORT ROYAL, S.C. 29935  
 PHONE (843) 524-3261

# 809 KING STREET STREETSCAPE







**FIRST FLOOR PLAN**

1/4" = 1'-0"

**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 PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED IN THE CASE OF VARIANCE.

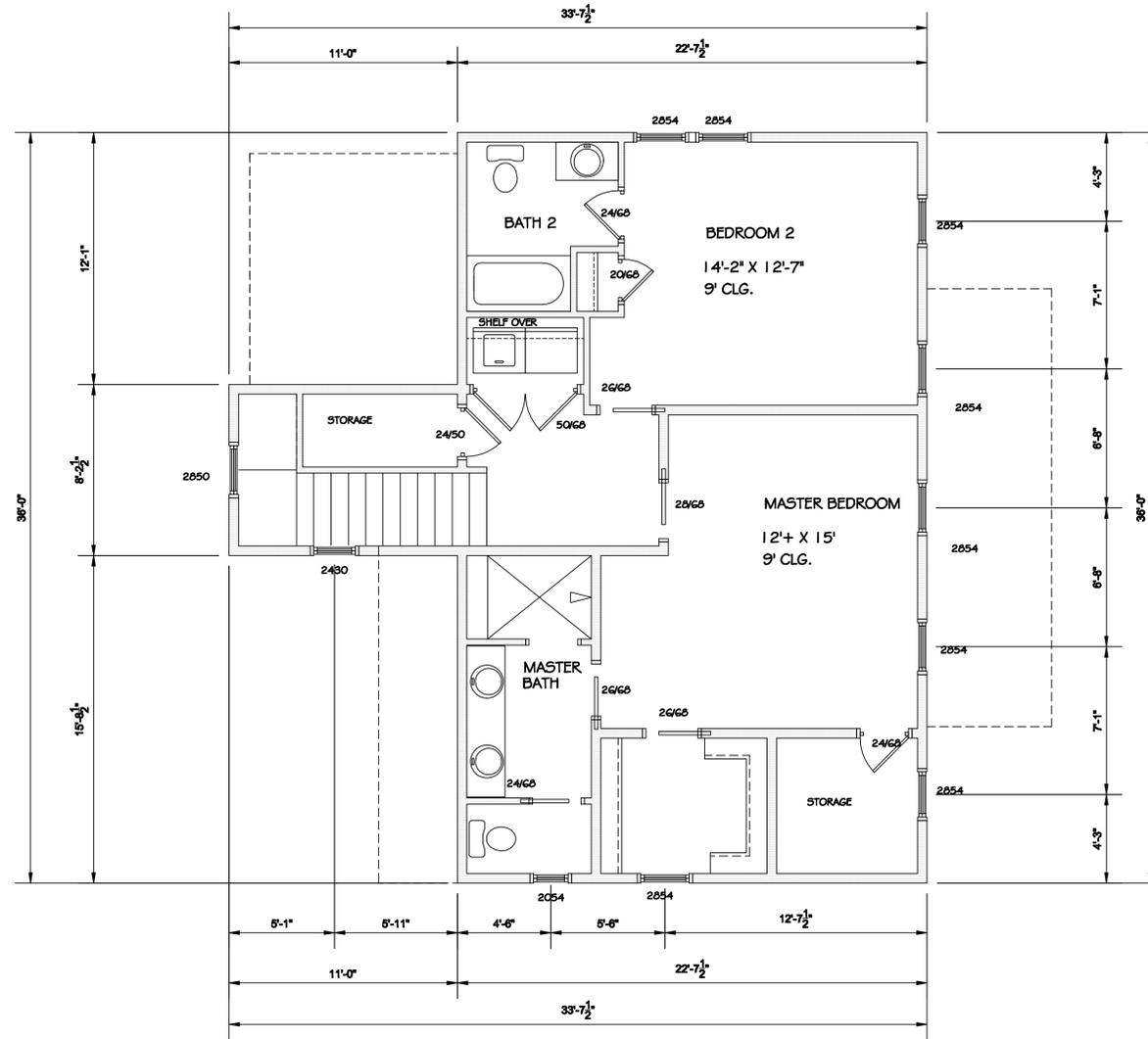
**SQUARE FOOTAGE**

1st FLOOR HTD:	964 S.F.
2nd FLOOR HTD:	759 S.F.
<b>TOTAL HTD.:</b>	<b>1723 S.F.</b>
ENTRY PORCH:	126 S.F.
SCREENED PORCH:	116 S.F.

*Susan S. Glasner*  
 PROFESSIONAL RESIDENTIAL DESIGNER, L.L.C.  
 1613 PARIS AVENUE #206, FORT ROYAL, S.C.  
 843-271-2428 FORT ROYAL LIC. #5713

**1st FLOOR PLAN**  
 DATE: 09/23/14 SCALE: AS NOTED  
 DRAWN BY: *Susan S. Glasner*  
 PROFESSIONAL MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN

**BAKER-McMANUS RESIDENCE**  
 LOT 3 KING STREET, BEAUFORT, S.C.



**SECOND FLOOR PLAN**  
 1/8" = 1'-0"



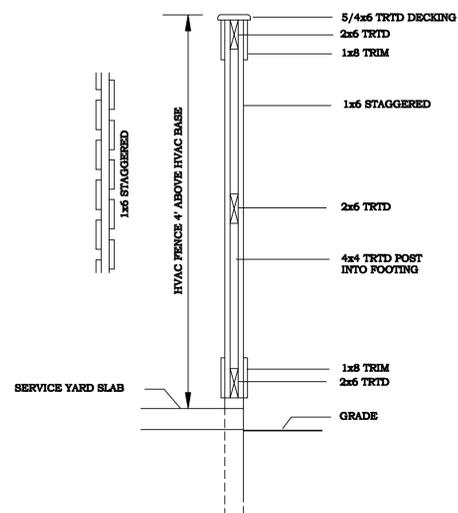
**LEFT SIDE ELEVATION**

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



**FRONT ELEVATION**

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



**SERVICE YARD/HVAC FENCE DETAIL**



**REAR ELEVATION**

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

ELEVATIONS  
DATE: 09/23/14

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

DRAWN BY:

*Susan J. Glaner*

PROFESSIONAL MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN

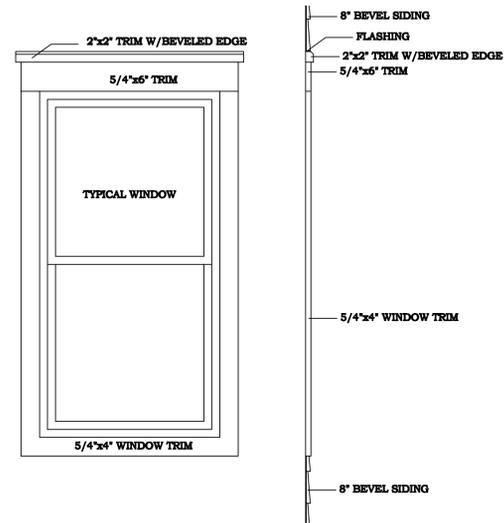
A | B | D

**BAKER-McMANUS RESIDENCE**  
LOT 3 KING STREET  
BEAUFORT, S.C.

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of 11

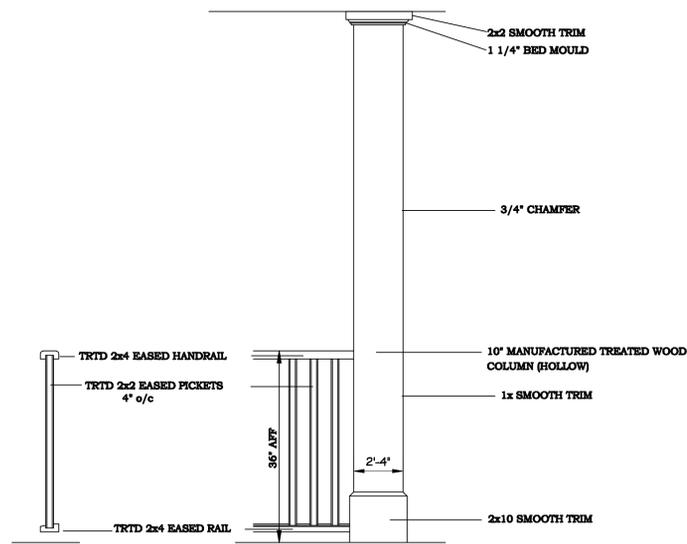
*Susan J. Glaner*  
PROFESSIONAL RESIDENTIAL DESIGNER, L.L.C.  
1613 PARIS AVENUE #206, PORT ROYAL, S.C.  
843-271-2428 - FORT ROYAL LIC. #4855



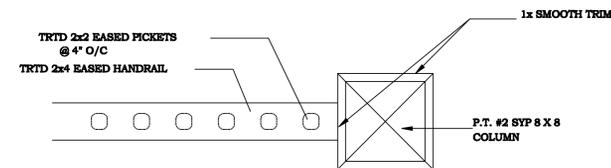
**EXTERIOR WINDOW TRIM DETAIL**  
 SCALE: 3/4" = 1'-0"



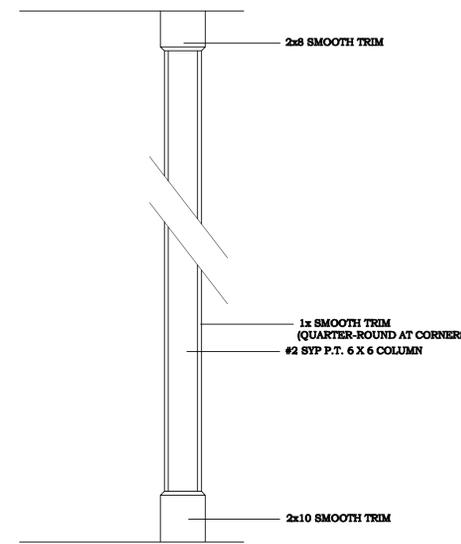
**RIGHT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



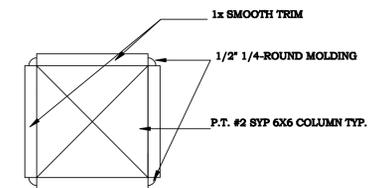
**ENTRY PORCH POST & HANDRAIL DETAIL**  
 SCALE: 3/4" = 1'-0"



**POST & HANDRAIL CROSS SECTION**  
 SCALE: 1 1/2" = 1'-0"



**SCREENED PORCH POST TRIM DETAIL**  
 SCALE: 3/4" = 1'-0"



**POST CROSS SECTION**  
 SCALE: 1 1/2" = 1'-0"

**Susan P. Glanzer**  
 PROFESSIONAL RESIDENTIAL DESIGNER, L.L.C.  
 1613 PARIS AVENUE #206, FORT ROYAL, S.C.  
 843-271-2428 FORT ROYAL LIC. #4855

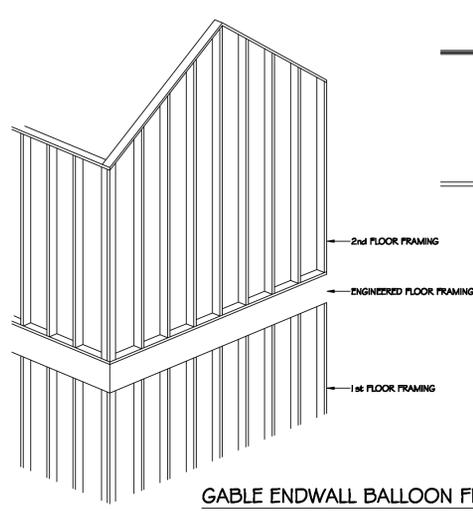
**ELEVATIONS**

DATE:	09/24/14	SCALE:	1/4" = 1'-0"
DRAWN BY:	<b>Susan P. Glanzer</b>		
	PROFESSIONAL MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN		

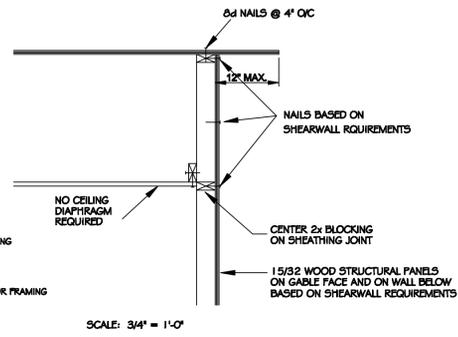
A | B | D

**BAKER-McMANUS RESIDENCE**  
 LOT 3 KING STREET  
 BEAUFORT, S.C.

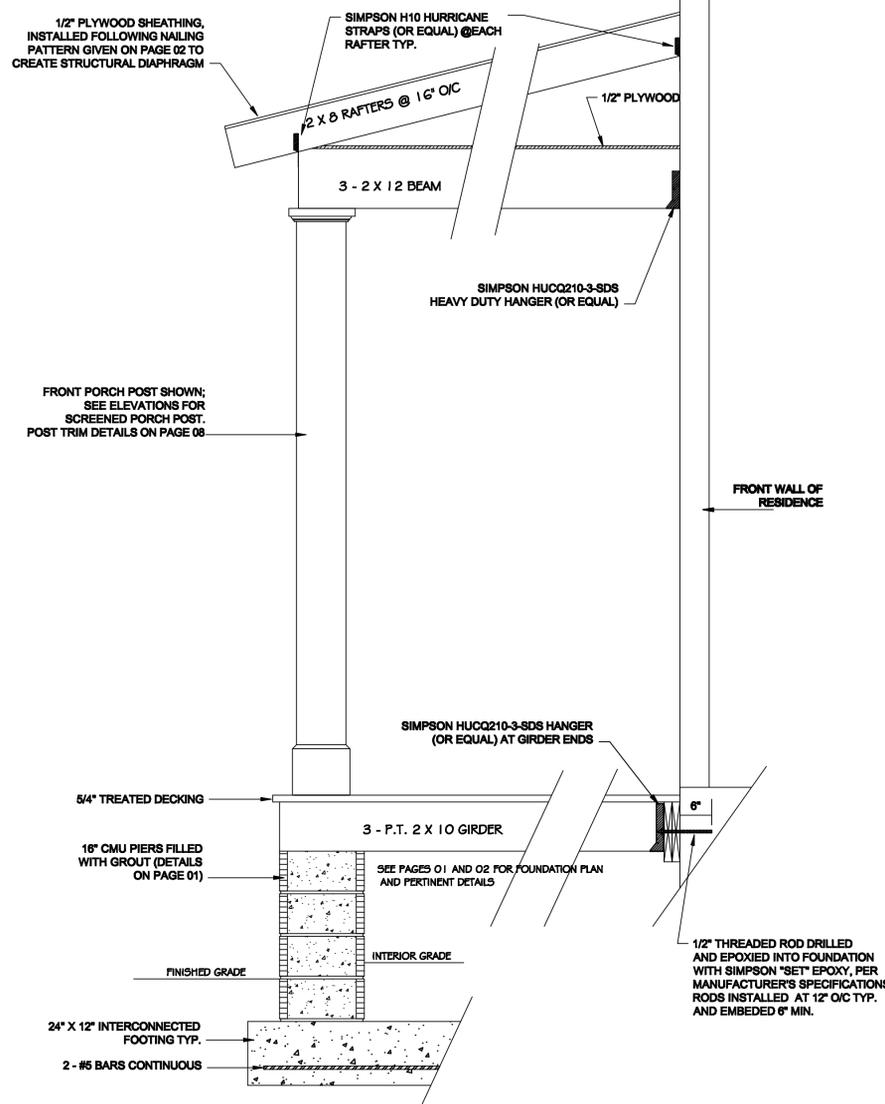
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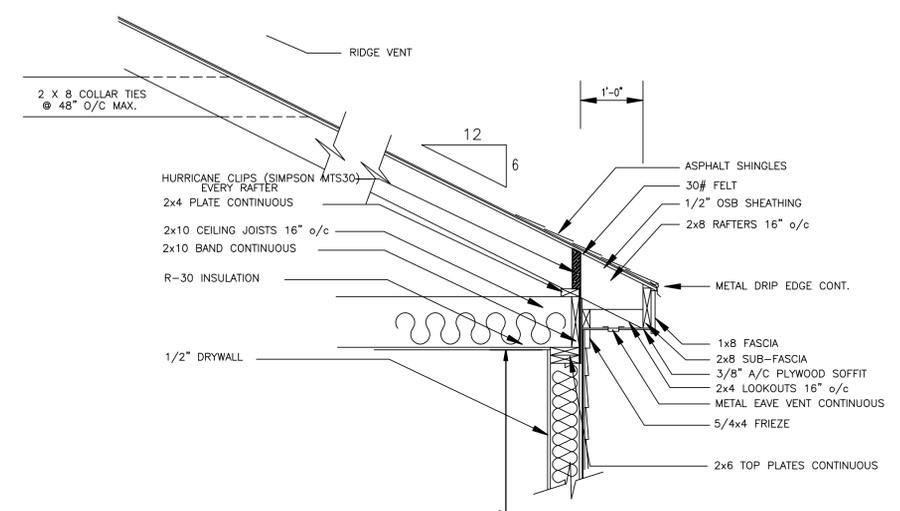
**GABLE ENDWALL BALLOON FRAMING**  
SCALE: 1/4" = 1'-0"



SCALE: 3/4" = 1'-0"

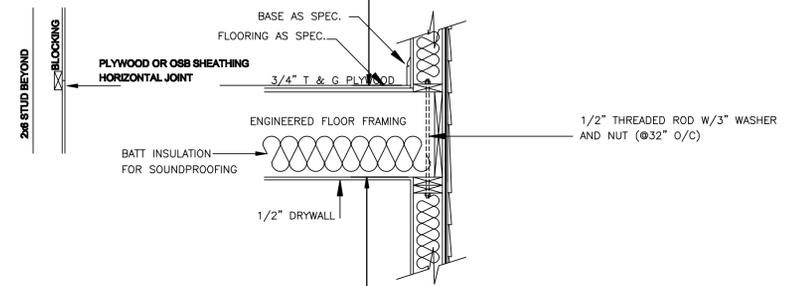


**PORCH CONNECTION DETAIL**  
SCALE: 3/4" = 1'-0"

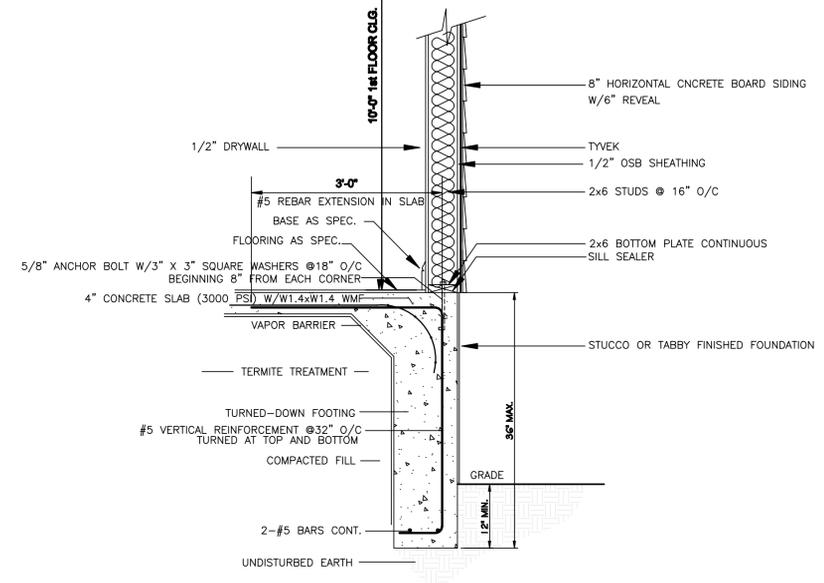


**NOTE:**

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



SEE ELEVATIONS ON PAGES 07 AND 08 FOR DOOR/WINDOW HEADER HEIGHTS



**BAKER-McMANUS RESIDENCE WALL SECTION**  
SCALE: 3/4" = 1'-0"

WALL SECTION & DETAILS  
DATE: 09/24/14  
SCALE: 1/4" = 1'-0"

DRAWN BY: Susan S. Glasner  
PROFESSIONAL MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN

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BAKER-McMANUS RESIDENCE  
LOT 3 KING STREET, BEAUFORT, S.C.

# 809 KING STREET COLOR BOARD

## COLOR PALETTE

## EXTERIOR PRODUCTS

**ROOFING**  
CERTAINTED LANDMARK PREMIUM  
40 YEAR ARCHITECTURAL SHINGLES  
COLOR: MOIRE BLACK



**EXTERIOR PAINTING**  
SHERWIN WILLIAMS: SNOWBOUND #SW7004  
FASCIA, SOFFIT, FRIEZE, SIDING, WINDOW TRIM,  
DOOR TRIM, BEAM, COLUMNS, CAP RAILS, PICKETS,  
SHOE RAILS, BUILDING CORNERS, BAND AND DRIP,  
RISERS AT EXTERIOR STAIRS



**EXTERIOR PAINTING**  
SHERWIN WILLIAMS: CAY #SW6772  
FRONT AND REAR PORCH CEILINGS



**EXTERIOR PAINTING**  
SHERWIN WILLIAMS: TRICORN BLACK #SW6258  
UNDERPINNING AT FRONT AND REAR PORCH,  
HVAC ENCLOSURE



**EXTERIOR PAINTING**  
SHERWIN WILLIAMS: DOVETAIL #SW7018  
FRONT AND REAR PORCH FLOORS AND EXTERIOR STAIR  
TREADS



**STUCCO**  
TRADITIONAL GRAY BACKGROUND WITH #2 AND #3  
SHELL  
FOUNDATION WALLS AND PIER FACINGS AT PORCHES



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



**WINDOWS**  
WINDSOR LEGEND SERIES – WHITE PVC DOUBLE HUNG  
2 OVER 2 SDL GRID PATTERN WITH FULL SCREENS



**FRONT DOOR**  
3/0-8/0 SIMPSON WOOD EDU  
¼ GLASS OVER 2 PANELS WITH BLACK HINGES  
SHERWIN WILLIAMS STAIN: MODERN MAHOGANY  
#SW3104-P



**REAR DOOR**  
2/8-8/0 TUCKER DOOR COMPANY SMOOTH  
FIBERGLASS EDU. ¼ GLASS OVER 2 PANELS WITH  
BLACK HINGES  
SHERWIN WILLIAMS: SNOWBOUND #SW7004



**REAR PORCH SCREENING**  
20/20 INSECT SCREEN  
CHARCOAL

