

APP 10425

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)

See back of application  
for fees

**CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 07/15/2011)**

Application #: HR14-38 Date Received: 8/25/14 Zoning District: TBR

Property Address: 810-812 CONGRESS ST, 29902

Applicant: GEORGE H. SINGLETON Phone: (843) 524-3957

Applicant's Address: P.O. BOX # 1726, BEAUFORT, SC 29901

Beaufort County 1997 Historic Sites Survey listing: \_\_\_\_\_

Property Owner: GEORGE H. SINGLETON (SEE ABOVE)

Owner's Address: (SEE ABOVE)

Architect: -TBN- Phone: \_\_\_\_\_

Architect's Address: \_\_\_\_\_

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

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

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

**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:**

↓  
TO REPAIR ORIGINAL STRUCTURE AND EXPAND BY APPROXIMATELY 80%.  
ghsingleton@aol.com

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. **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: George H. Singleton DATE: 8.20.2014  
APPLICANT'S SIGNATURE: George H. Singleton DATE: 8.20.2014

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

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**Case Number:** HR14-38  
**Property Address:** 810/812 Congress Street  
**Applicant:** George Singleton  
**Type of Request:** Alterations & Additions – Final  
**Zoning:** TBR – Traditional Beaufort Residential – Old Commons

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**Historical:** 810/812 Congress Street is located in the Old Commons Neighborhood. It is listed, c. 1900 as Contributing on the 1997 Above Ground Historic Sites Survey. It appears as a duplex on the 1924 Sanborn Map, and has been vacant since at least 1997.

**Request:** **The applicant wishes to restore the original portion of the historic duplex in-kind, and add a rear addition.**

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

- Setbacks – this project would not change the setbacks.
  - Front: prevailing
  - Side: 6’
  - Rear: 15’
  - Side & Rear for Accessory Buildings (Historic District): 5’
- Maximum Height: 35’
- Impervious Surface Coverage, Max: 50%

**Size:** Existing Heated First Floor: 1,160 SF  
Proposed Heated First Floor: 824 SF  
Proposed Heated Second Floor: 133 SF  
Total: 2,125 SF (957 SF new)

**Synopsis of Applicable Guidelines:**

- Secretary of the Interior Standards #9&10 discuss new additions to historic structures.
- The Preservation Manual Supplement, p. 17-19 discusses additions to historic buildings. 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.
- With regards to scale, p. 17 states “An addition should be smaller than the original building.” With regards to massing, it states that massing should “complement but not necessarily be the same as the original building.”

**Staff Questions, Comments & Suggestions:**

- Staff is extremely excited that this project is coming to fruition. This is one of the few remaining historic duplexes in the city and is significant to this neighborhood as well

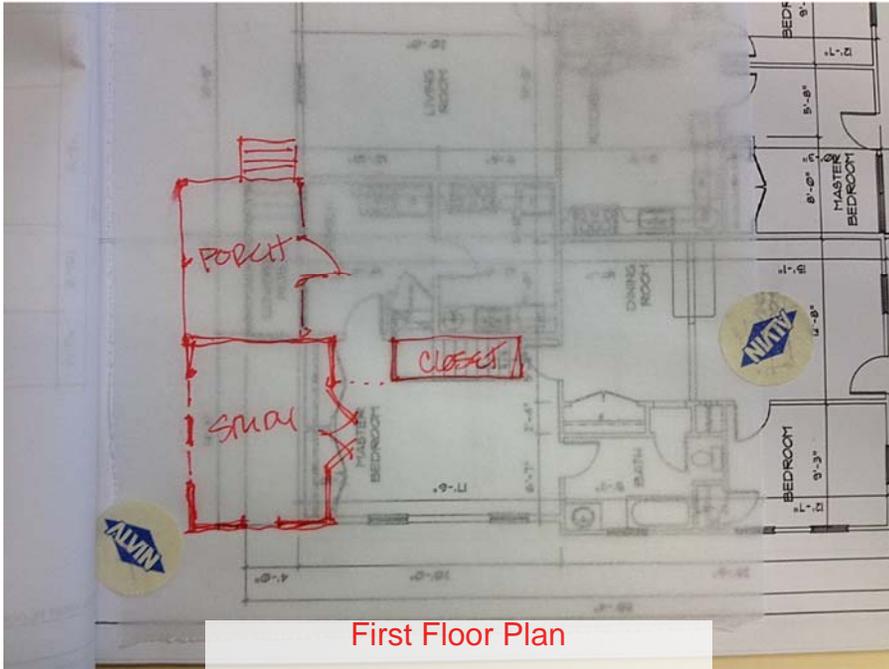
as the district as a whole.

- **Siting:** the siting of this new addition is appropriate and conforms to the Preservation Manual Supplement
- **Building Design & Details:**
  - Staff has discussed this project with the applicant previously. In that discussion, staff expressed concern about the mass and scale of the rear addition. The overall height exceeds the height of the original house. In addition, the proportions of the rear do not complement the original building. This is due to the desire to have a 2<sup>nd</sup> floor study and double-height space in the master bedroom.
  - Staff recommends removing the 2<sup>nd</sup> floor study and adding the study onto the rear of the house. This would allow the rear form to adjust to better meet the proportions of the original historic building as well (see attached sketch). A vaulted ceiling in these rooms could achieve the same effect as a double-height space. The applicant had the intention of reserving a space on the rear for a garage with an accessory dwelling unit above. However, as drawn on the site plan, there is only 16' between the face of the new addition (not including the steps) and the property line. This, when considering the rear setback requirements, setbacks from the addition, and fire code regulations, does not leave enough room for the garage.
  - As the addition massing is reconsidered, it may make sense to actually mirror the interior floor plan. This could relocate a more formal gable projection to the corner, and a lower shed or hip roof onto the interior of the lot.
  - The width and location of the porch/stairs in the rear is not consistent between the plans and elevations.
  - With regards to the roof material: the blue roof should be reconsidered. Staff suggests a color similar to the tin roof that currently exists (dark red, or brown), or a more earth-toned color such as gray.

**Staff Recommendation:** Staff recommends that the applicant resubmit this project to the board, taking into consideration the above comments, specifically:

- Applicant should remove the 2<sup>nd</sup> story form, and modify the form and mass of the new addition.
- With regards to roof color, applicant should select a different color that is more earth-toned – dark red, brown, or gray would be appropriate.

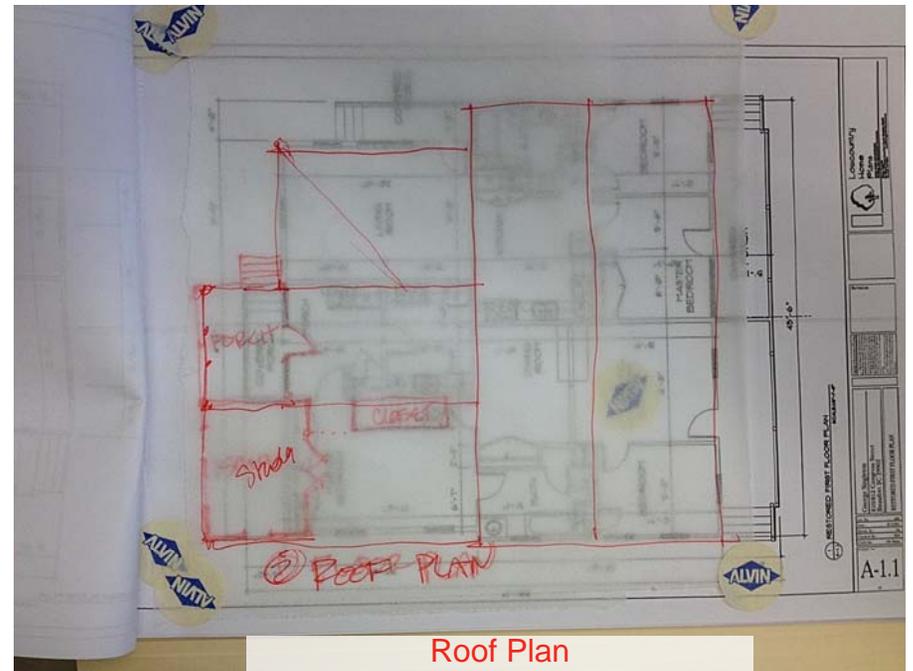
810/812 Congress Street  
staff suggestions as per staff report



First Floor Plan



Rear Elevation



Roof Plan

# George Singleton

819/812 Congress Street  
Beaufort SC 29902

**DIRECTORY:**

1. OWNER:

George Singleton  
819 West Street  
Beaufort SC 29902

2. PLANS:

Lowcountry Home Plans  
38 Beach Road  
Beaufort SC 29901  
843-44-9324

3. GENERAL CONTRACTOR

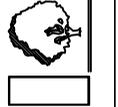
To Be Determined

EXISTING HEATED FIRST FLOOR	1160 sf
ADDED HEATED FIRST FLOOR	824 sf
HEATED SECOND FLOOR	193 sf
<b>TOTAL HEATED</b>	<b>2125 sf</b>

5 **AREA CALCULATIONS**

SCALE: NT6

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Home  
Plans  
38 Beach Road  
Beaufort, SC 29901  
843-44-9324  
www.lowcountryhomeplans.com



1 **PROJECT DIRECTORY**

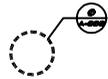
SCALE: NT6

SYMBOL

USE



DRAWING TITLE



ENLARGED DETAIL REFERENCE



DETAIL CUT



BLDG SECTION CUT



DOOR NUMBER INDICATOR



WINDOW No. INDICATOR



ROOF PITCH INDICATOR

2 **STANDARD SYMBOLS**

SCALE: NT6

3 **SPECIFICATIONS**

SCALE: NT6

4 **LIST OF DRAWINGS**

SCALE: NT6

- T-1.0 COVER SHEET
- A-1.0 EXISTING FIRST FLOOR PLAN
- A-1.1 RESTORED FIRST FLOOR PLAN
- A-1.2 RESTORED SECOND FLOOR PLAN
- A-2.0 ELEVATIONS
- A-2.1 ELEVATIONS
- A-3.0 SECTIONS
- A-3.1 TYPICAL WALL SECTION
- C-1.0 EXISTING SITE PLAN
- C-1.1 NEW SITE PLAN

Revisions:

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George Singleton  
810/812 Congress Street  
Beaufort SC 29902

COVER AND SPECIFICATIONS

Job No.: 108  
Date: 06/13/2004  
Drawn By: hdu  
Checked By: BDA  
CAD File: 108-Mstr1

SHEET No.

T-1.0

CONGRESS STREET  
810/812

65'-10"

WEST STREET

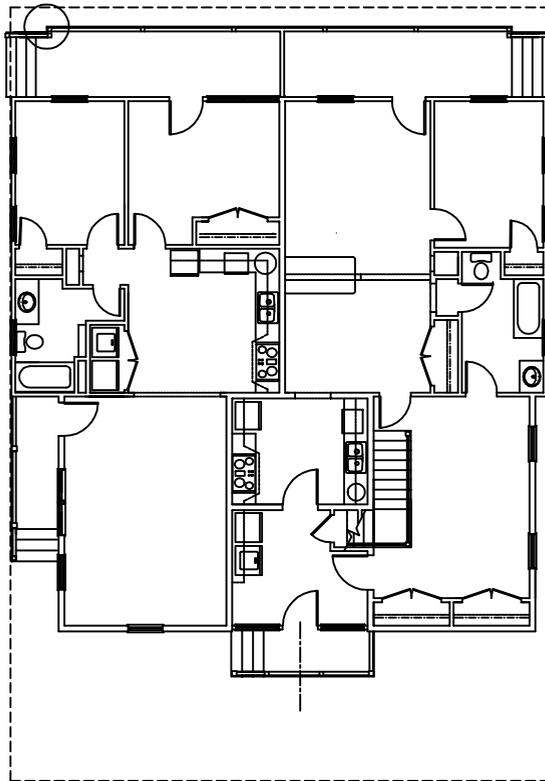
75'-10"

5'-0" FRONT SETBACK

10'-0" SIDE SETBACK

10'-0" SIDE SETBACK

5'-0" REAR SETBACK



1 NEW SITE PLAN  
C-1.1

SCALE: 1/16" = 1'-0"

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Revisions:



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Home  
Plans

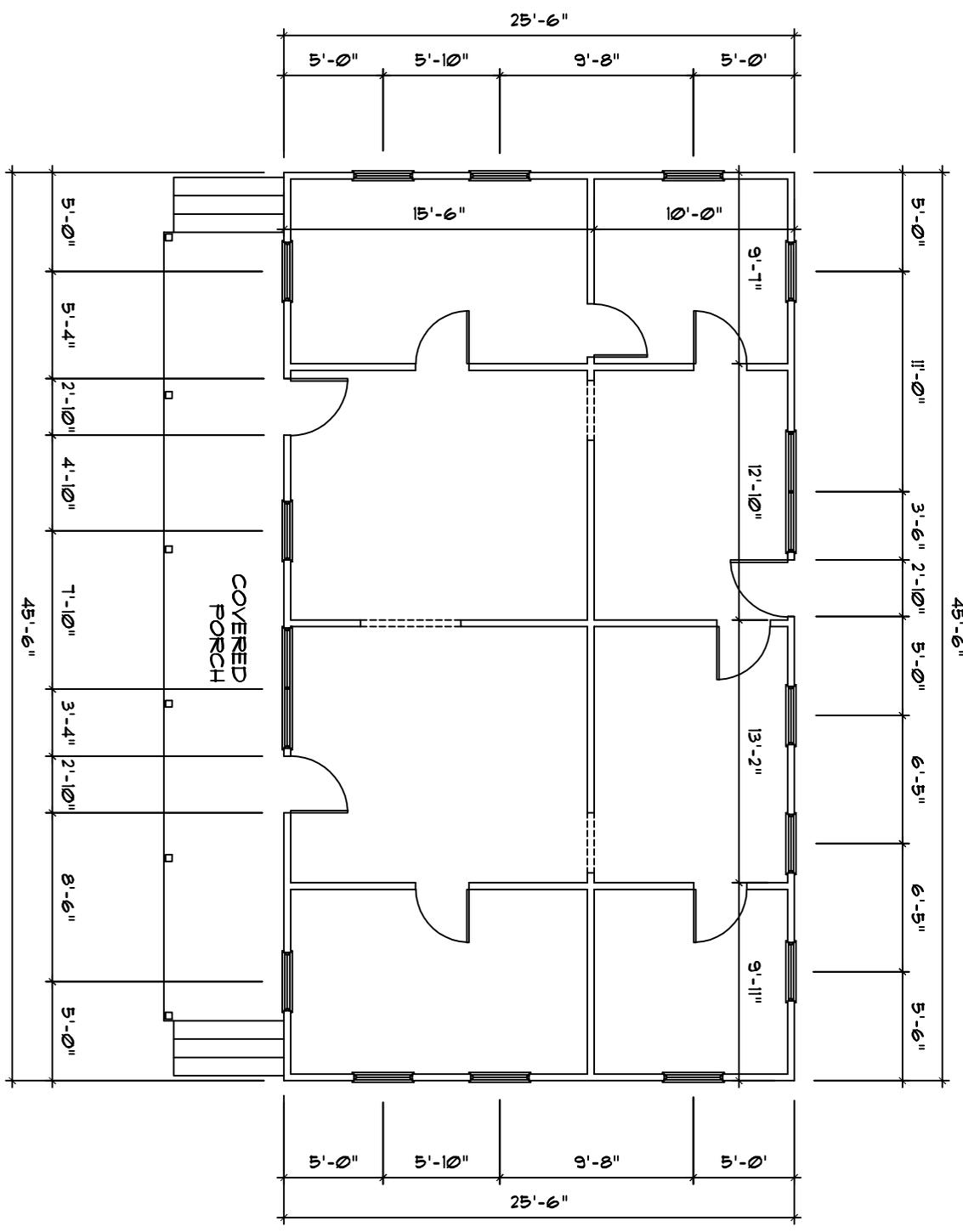
2020 George Singleton, South Carolina 29907  
910-22-22-2222

George Singleton  
810/812 Congress Street  
Beaufort SC 29902

NEW SITE PLAN

C-1.1

SHEET NO.  
DATE  
DRAWN BY  
CHECKED BY  
SCALE



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George Singleton  
 810/812 Congress Street  
 Beaufort SC 29902

EXISTING FIRST FLOOR PLAN

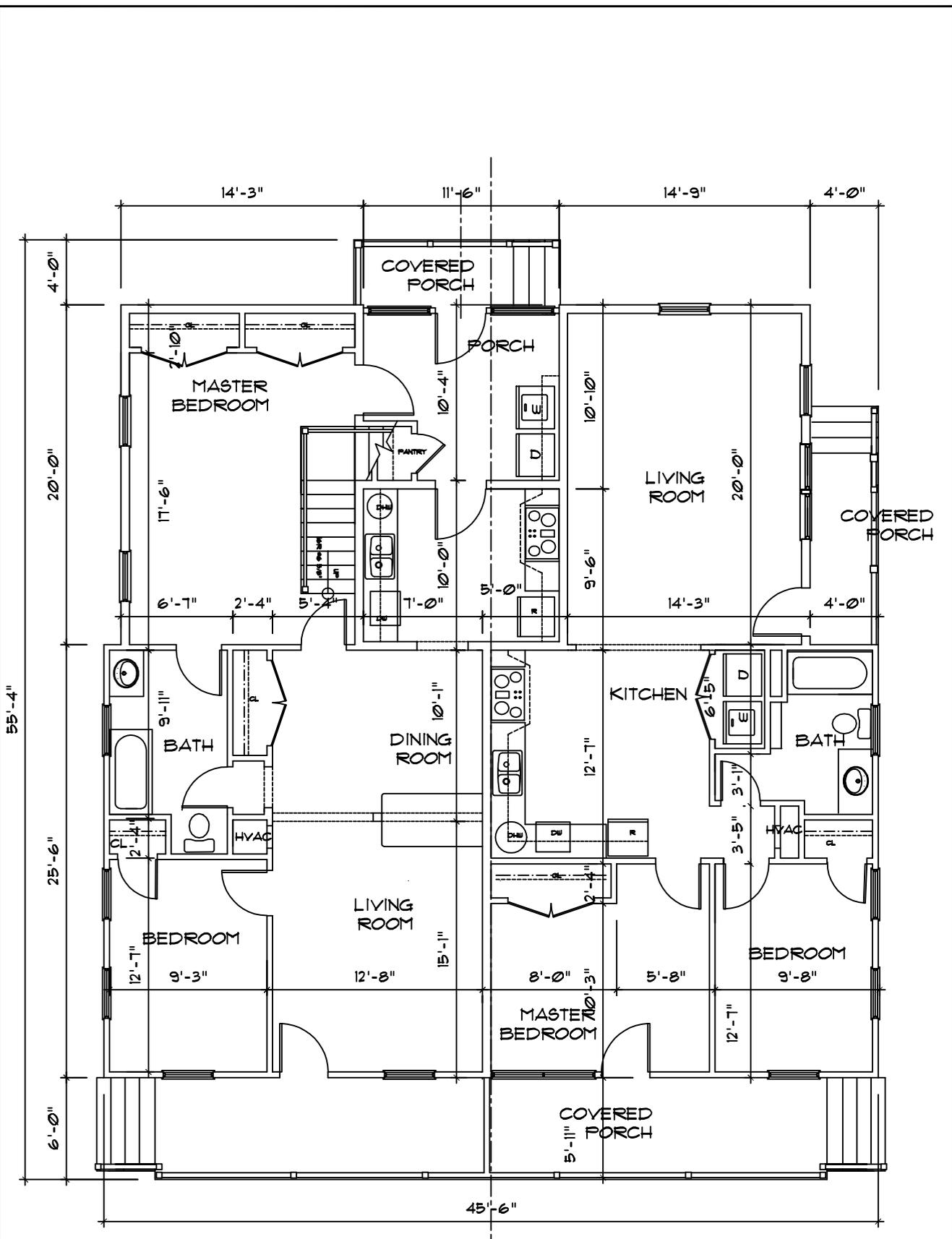


Lowcountry  
 Home  
 Plans

2075 Highway 17 North, Suite 200  
 Beaufort, SC 29902  
 252-742-2521

A-1.0

DATE: 11/18/18  
 DRAWN BY: J. SINGLETON  
 CHECKED BY: J. SINGLETON  
 CADD FILE: 180404.dwg  
 SHEET NO.:



1 RESTORED FIRST FLOOR PLAN  
 A-1.1 SCALE: 1/8" = 1'-0"

**A-1.1**

George Singleton  
 810/812 Congress Street  
 Beaufort SC 29902

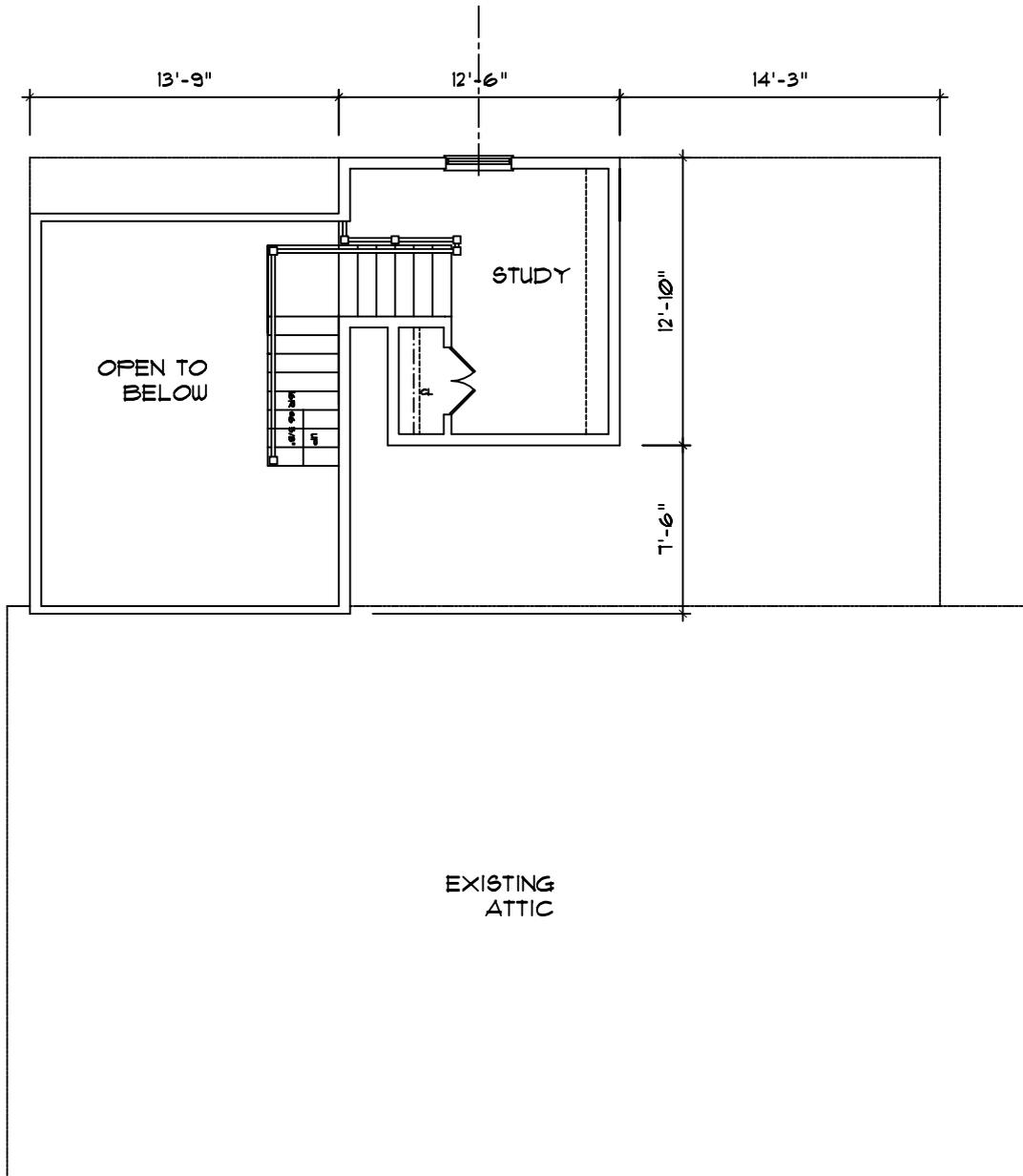
RESTORED FIRST FLOOR PLAN

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 810-812-3333  
 www.lowcountryhomeplans.com



1 RESTORED SECOND FLOOR PLAN  
 A-1.2 SCALE: 1/8" = 1'-0"

**A-1.1**

George Singleton  
 810/812 Congress Street  
 Beaufort SC 29902

RESTORED SECOND FLOOR PLAN

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 5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

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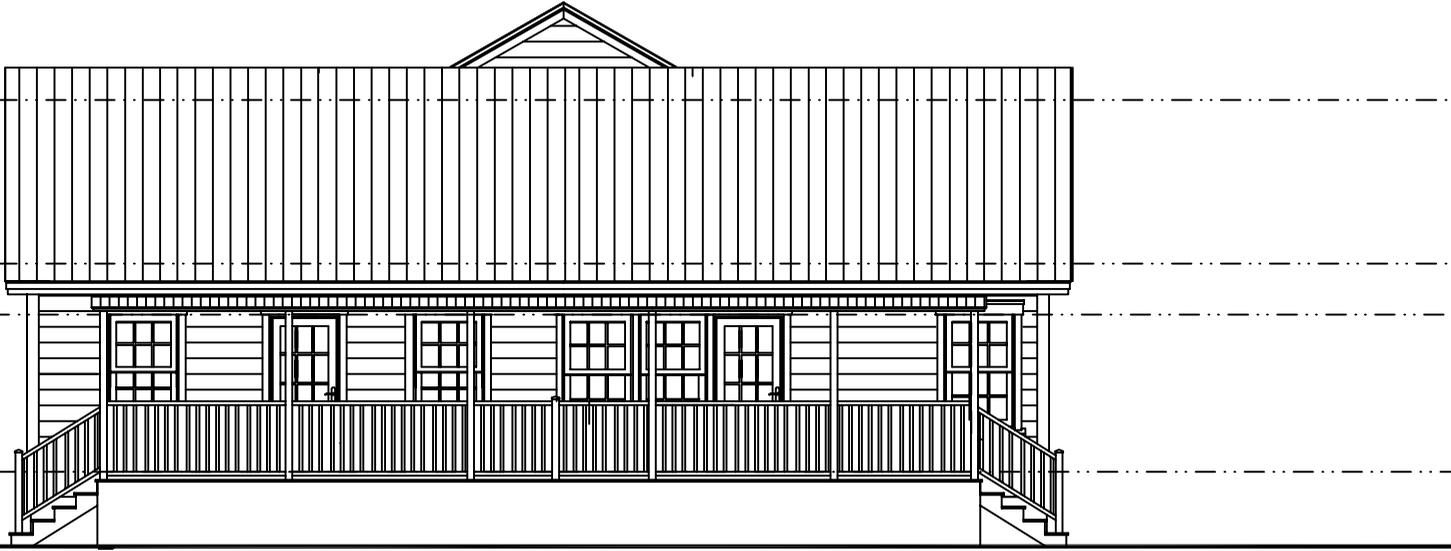
Lowcountry Home Plans

Lowcountry Home Plans  
 2012-2013  
 2014-2015  
 2016-2017  
 2018-2019  
 2020-2021  
 2022-2023



2 RIGHT ELEVATION  
A-2.0

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



1 FRONT ELEVATION  
A-2.0

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

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Home  
Plans



1000 Highway 17 North  
P.O. Box 2008  
Beaufort, NC 28520  
813-237-1234

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George Singleton  
810/812 Congress Street  
Beaufort SC 29902

ELEVATIONS

Job No: 148  
Date: 06-12-2014  
Drawn By: jdu  
Checked By: BDA  
CAD File: 148c-Master

SHEET No:

A-2.0

OF



2 LEFT ELEVATION  
A-2.1

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



1 REAR ELEVATION  
A-2.1

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

Lowcountry  
Home  
Plans



Lowcountry Home Plans, LLC  
1000 Highway 17, Suite 200, Charleston, SC 29405  
Phone: 843-739-1111  
www.lowcountryhomeplans.com

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George Singleton  
810812 Congress Street  
Beaufort SC 29902

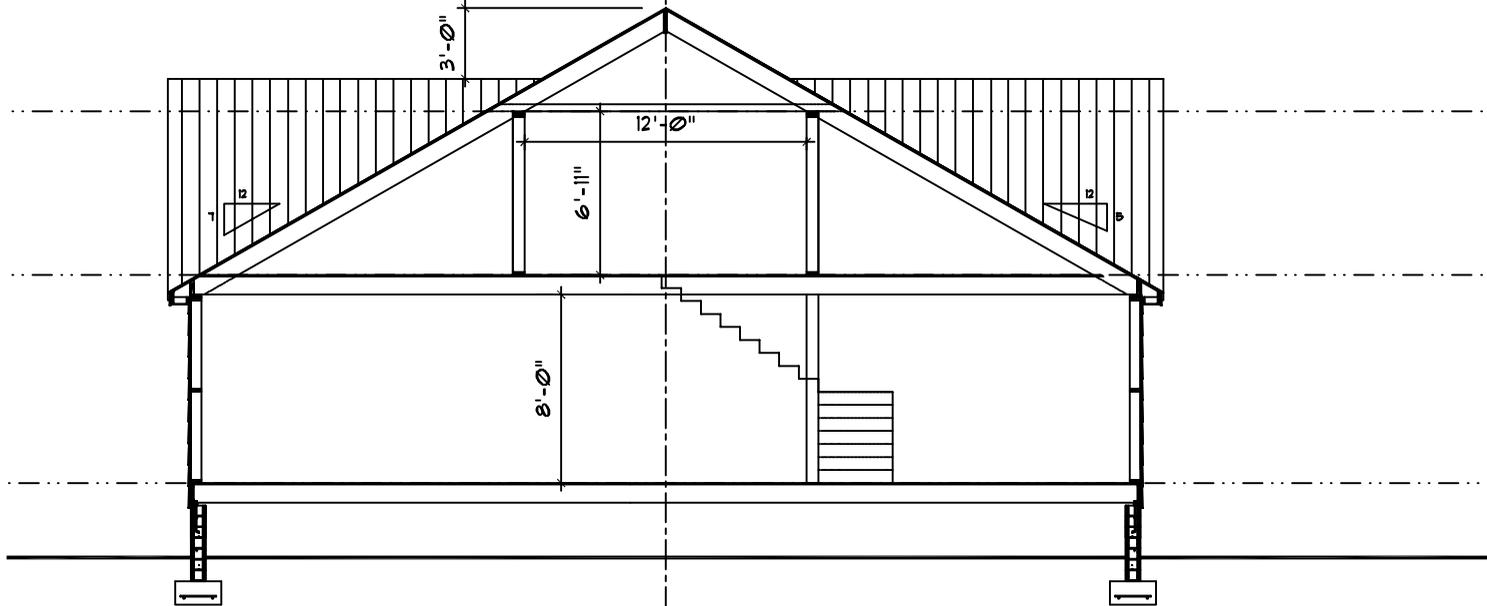
ELEVATIONS

Job No: 149  
Date: 06/12/04  
Drawn By: JDA  
Checked By: BDA  
CAD File: 149-Mstr1

SHEET No:

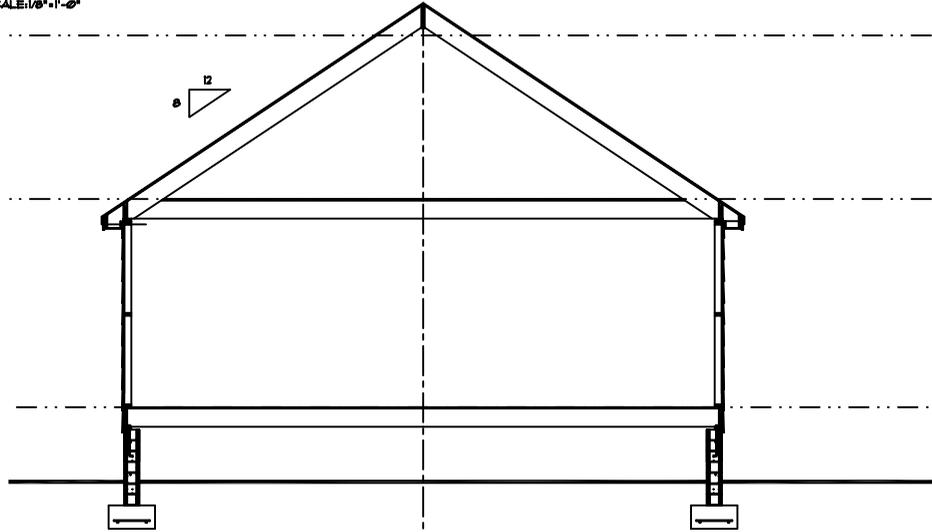
A-2.1

OF



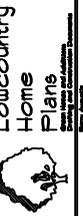
2 NEW SECTION

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



1 EXISTING SECTION

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



Lowcountry Home Plans  
 Building Plans for the South  
 1000 Lakeshore Drive  
 Charleston, SC 29405  
 Phone: 843-739-2222  
 Fax: 843-739-2222  
 Email: info@lowcountryhomeplans.com

Revisions:

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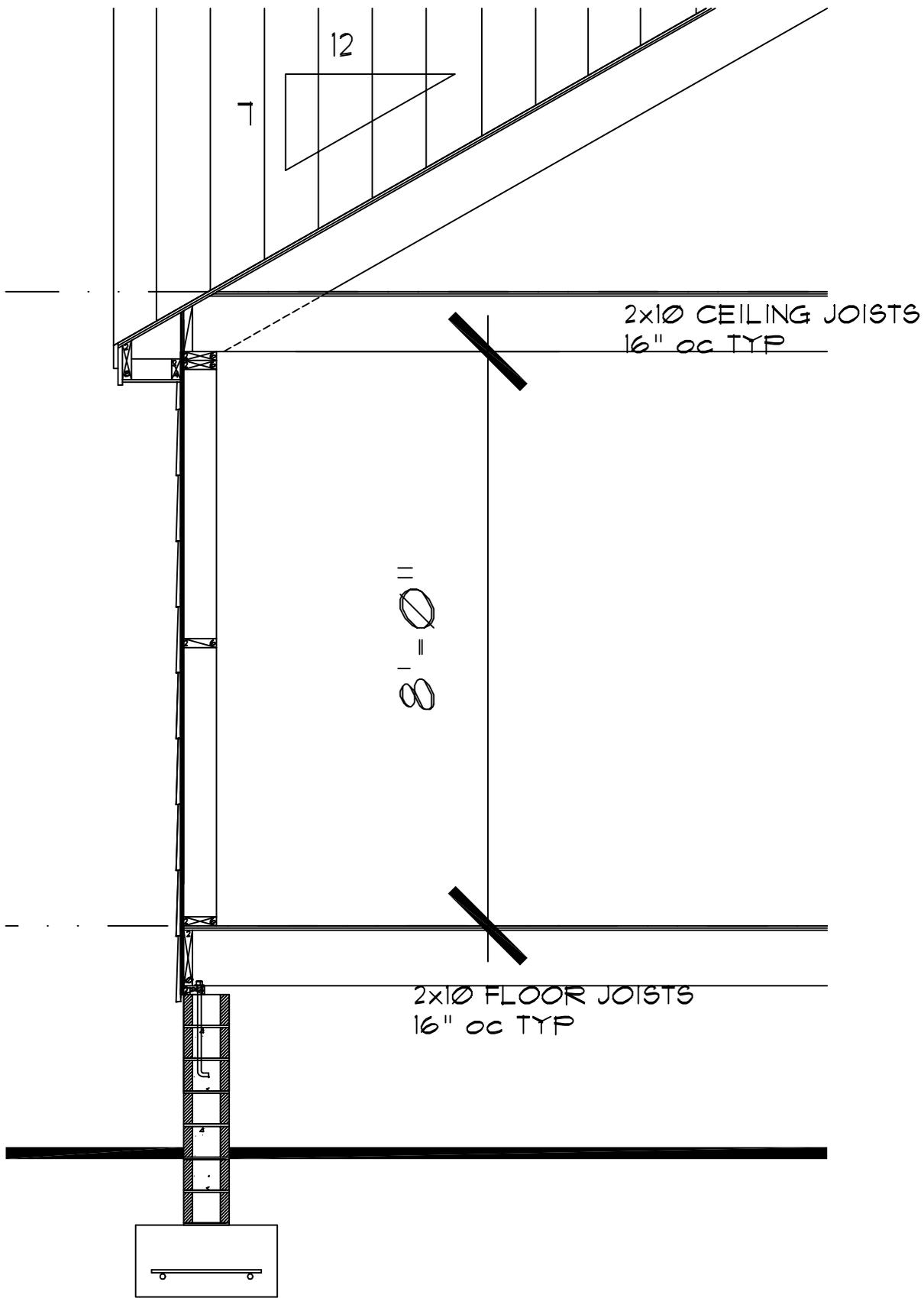
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 Beaufort SC 29902

BUILDING SECTIONS

Job No.	149
Date:	06/12/04
Drawn By:	JSA
Checked By:	BDA
CAD File:	149-Master

SHEET No.  
**A-3.0**  
 OF



1 TYPICAL WALL SECTION SCALE: 1/8" = 1'-0"

A-3.1

George Singleton  
 810/812 Congress Street  
 Beaufort SC 29902

TYPICAL WALL SECTION

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**Lowcountry Home Plans**

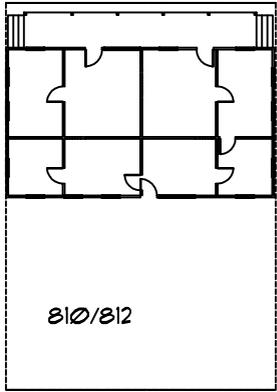
2024 State Street, Beaufort, South Carolina 29907  
 853-242-2224

CONGRESS STREET

65'-10"

WEST STREET

78'-10"



800

1005

1008

909

1 EXISTING SITE PLAN

C-1.0

SCALE: 1/32" = 1'-0"

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 Fax: 843.735.1235  
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George Singleton  
 810/812 Congress Street  
 Beaufort SC 29902

EXISTING SITE PLAN

C-1.0

Sheet No. \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Title: \_\_\_\_\_