

*Digital*

*pd. 8/24/15*  
*CM*

*APP# 12022*

See back of application for fees

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

Application #: H15-30 Date Received: 8-26-15 Zoning District: TBR

Property Address: 508 CRAVEN STREET R120-004-000-0891-0000

Applicant: ALLISON RAMSEY ARCHITECTS Phone: (843) 986-0559

Applicant's Address: 1003 CHARLES STREET

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

Property Owner: ANNE & BILL LAMM Phone: (321) 759-3233

Owner's Address: 1023 IVERNESS AVE., MELBOURNE, FL 32955

Architect: ALLISON RAMSEY ARCHITECTS Phone: SEE ABOVE

Architect's Address: SEE ABOVE

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

NATURE OF WORK: (Check All That Apply)

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

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

EXPLANATION AND DESCRIPTION OF WORK:

DEMOLITION OF EXISTING FRAME GARAGE. CONSTRUCTION OF  
NEW ACCESSORY DWELLING UNIT / GARAGE

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.

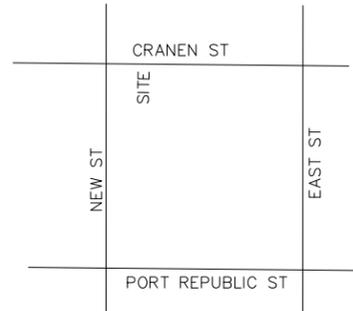
OWNER'S SIGNATURE: *Robert Moore* DATE: \_\_\_\_\_

APPLICANT'S SIGNATURE: *Robert Moore* DATE: 8/24/15

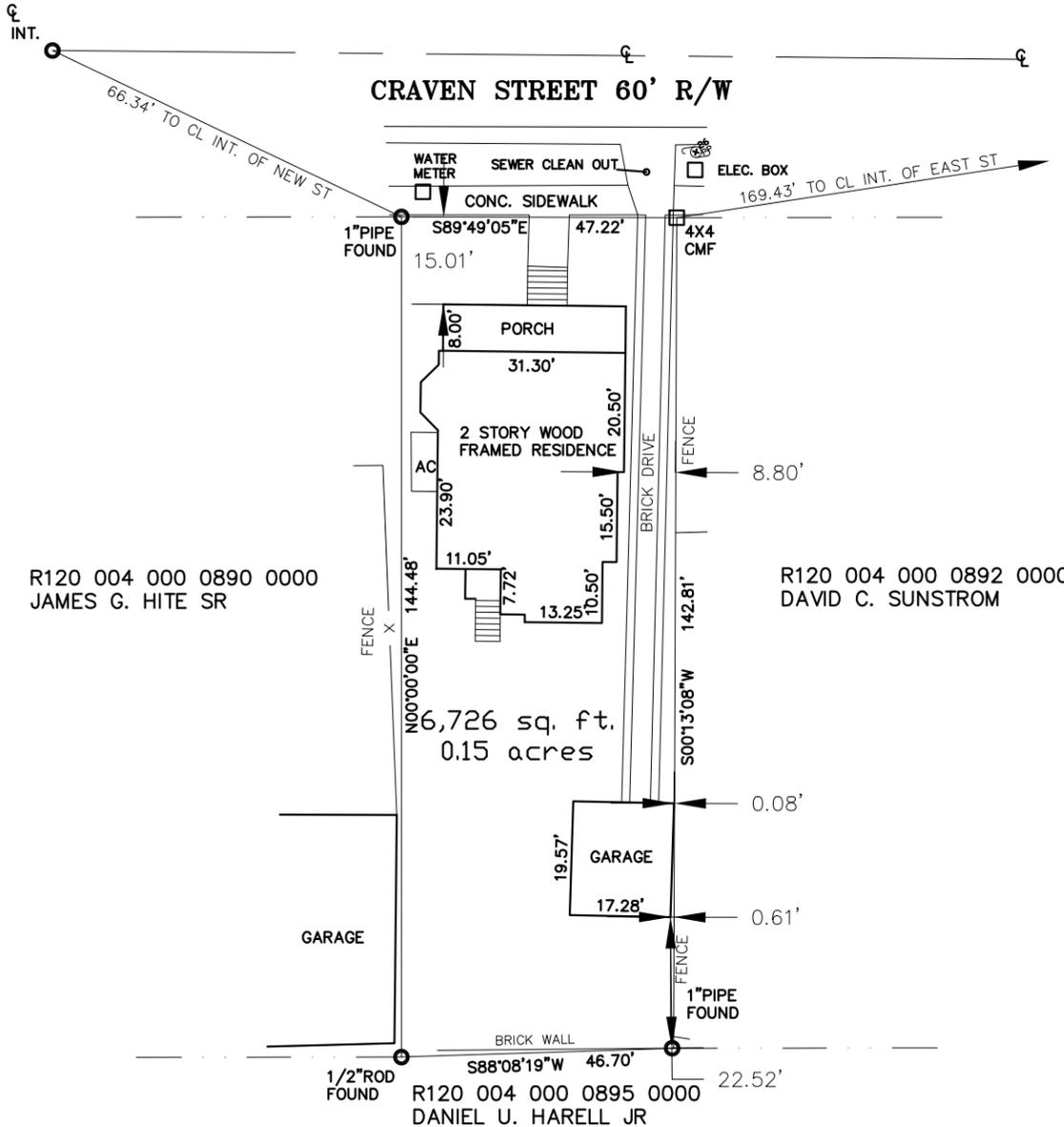


**GASQUE & ASSOCIATES INC.  
LAND SURVEYORS & PLANNERS**

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1363, BEAUFORT, S.C.  
PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE



ASBUILT SURVEY PREPARED FOR

*WILLIAM W. LAMM III & ANNE S, LAMM*

BEING A PORTION OF BLOCK 27 CITY OF BEAUFORT ACCORDING TO A MAP OR PLAT ADOPTED BY THE U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA

LOCATED IN THE CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA  
TAX MAP R120 004 000 0891 0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.

THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE A11 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 09/29/86

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO WILLIAM W. LAMM III & ANNE S. LAMM 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 SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

30 15 0 30 60 90



SCALE: 1"=30' SCALE IN FEET DATE: 5/29/2014

DAVID E. GASQUE, R.L.S. JOB # 41803  
S.C. REGISTRATION NUMBER 10506 FB#866/DJ DSGN#7  
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

**CITY OF BEAUFORT**  
**Historic District Review**  
**Board Full Board**  
**Staff Report**  
**Meeting of September 09, 2015**

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**Case Number:** HR15-30  
**Property Address:** 508 Craven Street  
**Applicant:** Allison Ramsey Architects for Anne and Bill Lamm  
**Type of Request:** New Construction – Carriage House (Final Review)  
**Zoning:** TBR – Traditional Beaufort Residential - The Point

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**Historical:** 508 Craven Street is listed on the *1997 Beaufort County Above Ground Historic Sites Survey* as “Contributing to the listed district.” It is also in the 1970 Feiss-Wright survey. It’s estimated that this building is c. 1880, and it has undergone a couple alterations. According to the Sanborn maps, there has been an accessory structure in the rear of this parcel since 1924. The 1924 and 1958 maps both show different accessory buildings, neither of which matches the one-story building that currently exists.

**Request:** **The applicant is proposing to demolish the existing 1-story garage and construct a new 2-story accessory building with living quarters above a garage.**

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

**Zoning:** **Setbacks: 5’ from the side and rear**  
**The size and location meet all zoning requirements.** Currently the garage sits directly on the eastern property line, so this new structure comes into conformance with our ordinance.

**Size:** **The proposed building footprint is 468 SF of garage with heated space above, with an additional 251 SF one-story carport. This is replacing a 348 SF garage.**

**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.” Furthermore, when the secondary structure is a garage, it should not be linked to the building.
- Section 5.2.B.1.a(11) of Unified Development Ordinance discusses Accessory Dwelling Units

(ADUs) and states “The exterior of the ADU is compatible with the primary dwelling in terms of color, siding, roof pitch, window detailing, roofing materials and foundation appearance.”

**Staff Questions, Comments & Suggestions:**

- The general location on the site, size, mass and scale meet the intent of the *Supplement*.
- Where will the HVAC unit be located? It cannot be located in any setbacks.
- **Building:**
  - In general, the building details meet the intent of the applicable guidelines.
  - The windows selected are appropriate, but must have simulated divided lites.
  - Consider using a standing seam metal roof material to match the existing structure.

**Staff Recommendation:** Staff recommends final approval with board giving consideration to the roof material, and on the condition that the building permit specifies the SDL windows.

**BEAUFORT COUNTY  
HISTORIC SITES SURVEY - 1997**

INTENSIVE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form  
State Historic Preservation Office  
South Carolina Department of Archives and History  
Columbia, SC

Site Number: U- 13 - 829  
Access County Site #  
USGS Quad: 025 Beaufort  
Doc. Level: Intensive Level-Building

Historic name(s): \_\_\_\_\_ Map Ref.: BFT 09 (BR) Tax Number: R120 004 000 0891 0000  
Common name(s): \_\_\_\_\_ City Block Ref.: 27 .02 Island: Port Royal Is.  
Address/location: 508 Craven St. City/Vicinity of (vic.) Beaufort  
Date: 1880 ca. Alteration date: Not known  
Ownership:  1. private  2. city  3. county  4. state  5. federal  6. unknown  
Category:  1. building  2. site  3. structure  4. object  
Historic use(s): single dwelling Current uses: single dwelling

National Register Status: \_\_\_\_\_ Date: \_\_\_\_\_ Listing Name: \_\_\_\_\_ NRIS # \_\_\_\_\_  
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: \_\_\_\_\_ Name: \_\_\_\_\_

Previous Survey:	Reference:	Notes:
<input type="checkbox"/> H.A.B.S.	<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Feiss-Wright (1969)	<u>027 - 891</u>	<u>3 Notable</u>
<input checked="" type="checkbox"/> Historic Resources of the Lowcountry (1979)	<u>38 BU 1033</u>	<u>The Point</u>
<input checked="" type="checkbox"/> Milner Historic District Inventory (1979)	<u>027 (891) -9</u>	<u>Vol. 07; full form</u>
<input checked="" type="checkbox"/> A Guide to Historic Beaufort (1995 ed.)	<u>43</u>	

Photograph:



Photographs:  
 prints  
 slides  
 negatives

Date: 8.8.97 Recorder: C. Brooker, Brooker Arch. Cons.  
Roll # B-11 Neg. 3 View of: N facade & W elev., fac. SE

Style: Folk Victorian Commercial Form:

Core Shape: L-rear-left Stories: 2 stories Construction: frame  
 Roof: Shape: cross gable Material: raised seam metal

Chimney: Type: interior Material: brick

Exterior Walls: weatherboard

Windows: single Type: double hung Pane 2/2  
 Config.:

Doors: single double Foundation: brick piers

Porch Height: 2 or more stories Porch Width: full facade Porch Roof Shape: shed  
 Porch Details: posts Decorative Elements:

Outbuildings: garage Interior Features:

Number of Related Resources:

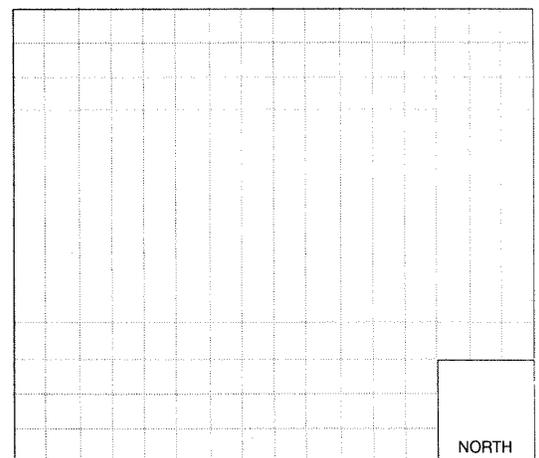
Surroundings: residential Acreage: less than 1 Quadrangle: Beaufort

Alterations: Alteration date: Not known Integrity: fair Condition: excellent  
 Porch alteration, Feiss-Wright (1968) suggests it was enlarged in 1912; later (1980s) reconstruction after fire.

Description: As 506 and 510 Craven but porch remodeled. Porch now 2 story with square post supports at first and second floor.

Historical Data: One of three adjacent structures built on an identical plan, its early form is illustrated by the Sanborn Insurance Co. map of 1899. George Holmes purchased this lot from George A. Springer in 1876. Holmes, who resided on North Street, is thought to have built this house circa 1880. He retained ownership of the property until 1904. During World War II, the upstairs was converted into apartments for Marines stationed in Beaufort. The house was returned to use as a single family dwelling after the Korean War. The house was acquired by Maj. Gen. William Cobb and his wife Fran in 1975 and restored. On 27 March 1989, the house suffered a major fire which destroyed the roof, upper porch, much of the second floor, and first floor plasterwork. The Cobbs restored the house a second time, completing work by the end of 1989.

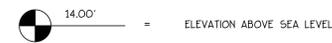
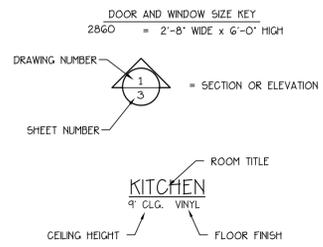
Sketch:



Site Number: U - 13 - 829

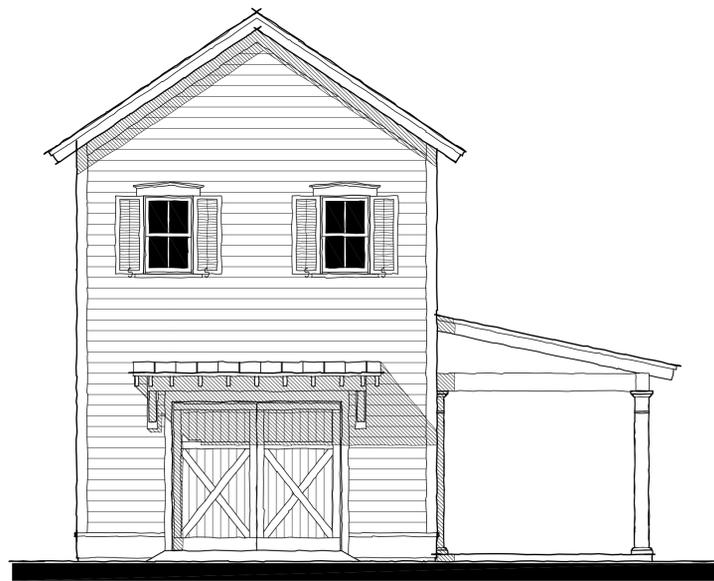
Informant/ Bibliography: Historic Beaufort Foundation historic sites survey files, information provided by Gen. Cobb.

## SYMBOLS + KEYS



⚡	SINGLE POLE SWITCH
⚡	THREE WAY SWITCH
⚡	FOUR WAY SWITCH
⚡	DIMMER SWITCH
⚡	SPEED CONTROL
⚡	DUPLEX OUTLET
⚡	1/2 HOT OUTLET
⚡	WATER PROOF OUTLET
⚡	GROUND FAULT OUTLET
⚡	QUADRIPLEX OUTLET
⚡	SPECIALTY OUTLET
⚡	FLOOR OUTLET
⚡	TELEPHONE JACK
⚡	THERMOSTAT
⚡	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 DETECTOR
⚡	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING



## DRAWING INDEX

G0	COVER SHEET
G1	SITE PLAN
G2	FLOOR PLANS
G3	ELEVATIONS/ DETAILS/ CONTEXT DIAGRAM
G4	ELEVATIONS / WALL SECTIONS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

## GENERAL INFO.

AREA CALCULATIONS

GARAGE AND STORAGE	468 sq. ft.
COVERED PORCH	251 sq. ft.
BONUS	468 sq. ft.
TOTAL HEATED	468 sq. ft.

IMPERVIOUS CALCULATIONS

SITE AREA:	6,743 SF
EXISTING HOUSE:	1,604 SF
PROPOSED GARAGE:	719 SF
TOTAL	2,323 SF

IMPERVIOUS COVERAGE = 34%

### MATERIAL AND COLOR LIST

WINDOW:	WELD-WEN W-2500 CLAD
LITE TYPE:	DOUBLE HUNG - 2 COVER 2 LITE CASEMENT - 4 LITE
WINDOW TRIM:	MATERIAL - WOOD COLOR - WHITE
SIDING AND TRIM:	MATERIAL - CEMENTITIOUS COLOR - BENJAMIN MOORE, HC-148, JAMESTOWN BLUE (TO MATCH EXISTING)
ROOF:	MATERIAL - ASPHALT COLOR - TO MATCH EXISTING METAL ROOF

**LAMM CARRIAGE HOUSE**  
508 CRAVEN STREET, BEAUFORT, SC

**ALLISON RAMSLEY**  
Architects Inc. creating sustainable timeless design  
1003 Charles St.  
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(843) 866-0559  
www.allisonramsleyarchitects.com

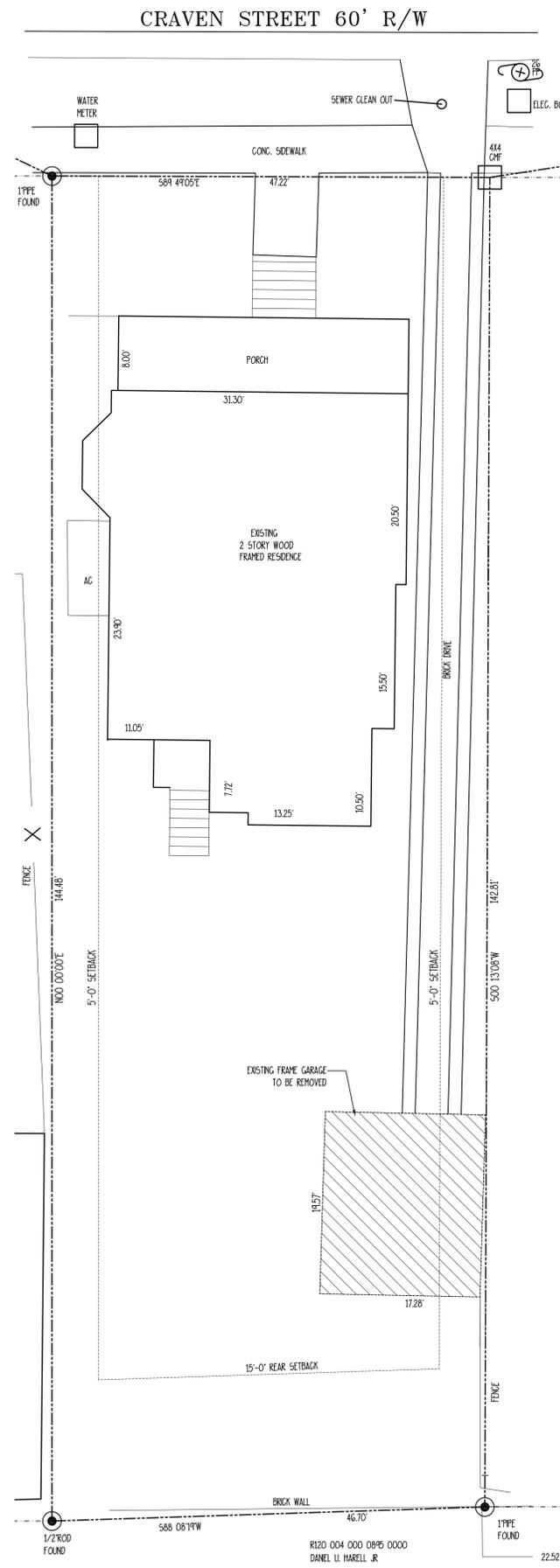
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BEARING CAPACITY AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. BEFORE BEGINNING CONSTRUCTION, ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.  
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION  
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.  
-EXISTING FOUNDATION LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED PROFESSIONAL ENGINEER.  
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	08/24/2015
JOB NO.:	153161
DRAWN BY:	RWH
DWG. NAME:	153161-LANING

# LAMM CARRIAGE HOUSE

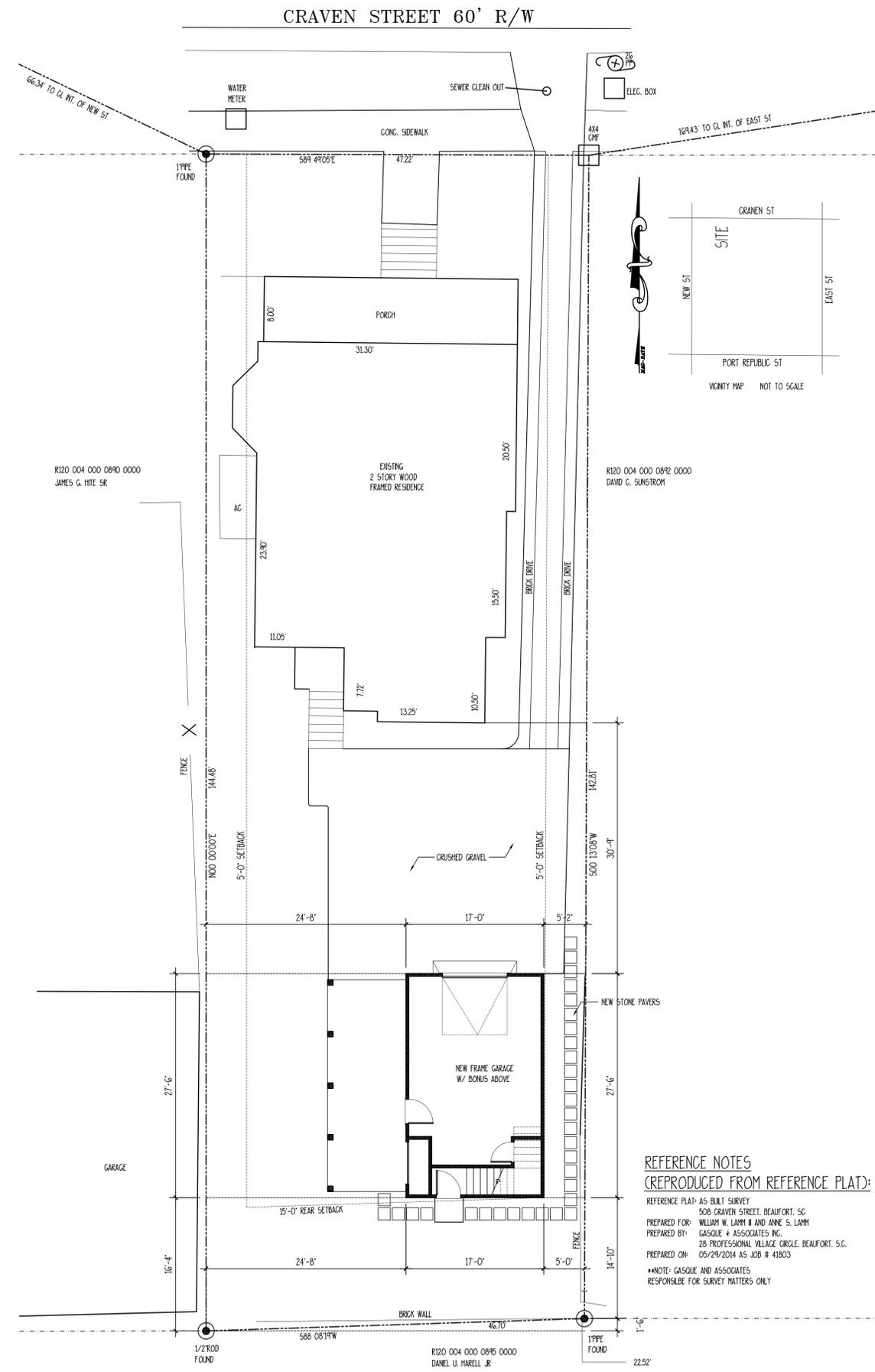
508 CRAVEN STREET, BEAUFORT, SC

**GO**



**EXISTING / DEMO SITE PLAN**

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



**SITE PLAN**

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

**LAMM CARRIAGE HOUSE**  
508 CRAVEN STREET, BEAUFORT, SC

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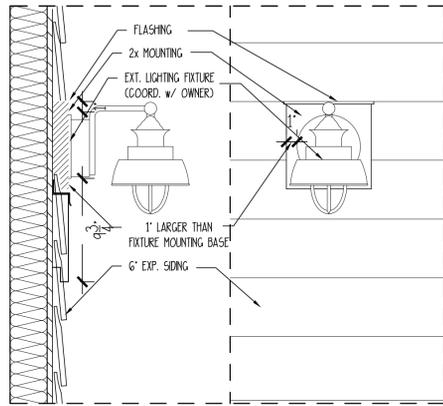
THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES, HOWEVER, BEARING CAPES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PROVIDE THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.  
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-NOISE + VIBRATION LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL AGENCY.  
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	08/24/2015
JOB NO.:	153361
DRAWN BY:	RWH
DWG. NAME:	153361-LAMMING

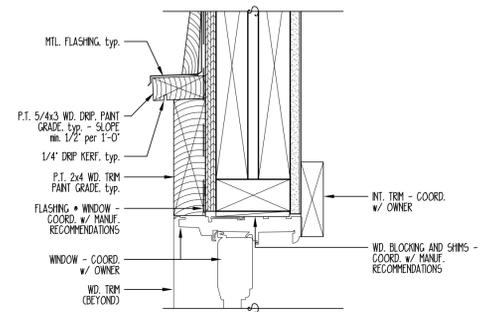


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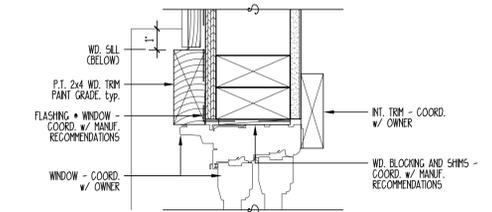




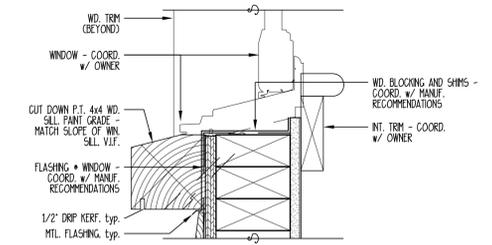
**7 EXTERIOR LIGHTING MOUNT DETAIL**  
SCALE: 1 1/2" = 1'-0"



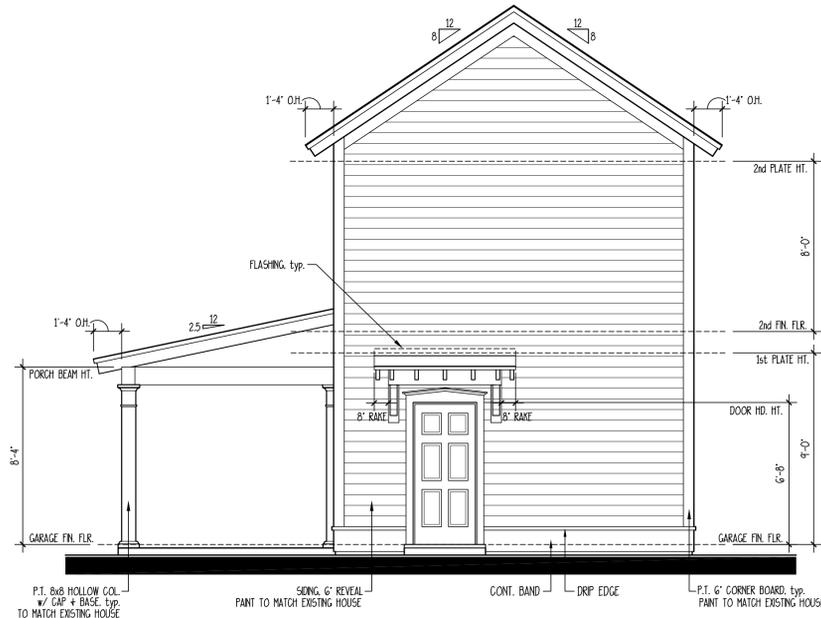
**6 TYPICAL WINDOW & DOOR HEAD**  
SCALE: 3" = 1'-0"



**5 TYPICAL WINDOW & DOOR JAMB**  
SCALE: 3" = 1'-0"



**4 TYPICAL WINDOW SILL**  
SCALE: 3" = 1'-0"



**2 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 CONTEXT / SCALE DIAGRAM**  
SCALE: 1/8" = 1'-0"

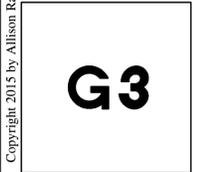
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-LOADS + FINISHING DETAILS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A REGISTERED PROFESSIONAL ENGINEER.  
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508 CRAVEN STREET CONCEPTUAL RENDERING



EXISTING VIEW



CONCEPTUAL RENDERING

508 CRAVEN STREET



VIEW OF EXISTING HOUSE FROM CRAVEN STREET



EXISTING GARAGE



BACK OF HOUSE

508 CRAVEN STREET



VIEW LOOKING SOUTH-EAST



TYPICAL WINDOW DETAIL



COLUMN DETAIL

508 CRAVEN STREET