



AMENDED MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, January 10, 2:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/84537304675?pwd=R1h5emVUaWZNbmZPNkNtU3pOdUlndz09>

Password: 760800

Meeting ID: 845 3730 4675

Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.

I. Call to Order:

II. Review of Minutes:

A. December 13, 2023 Meeting Minutes

III. Applications:

A. 1203 Bay Street, PIN R120 004 000 0771 0000, exterior landscaping
Applicant: Dan Keefer, agent for 1203 Bay Street, LLC

The applicant is requesting final approval for exterior landscaping improvements including new fencing.

B. 808 Hamilton Street, PIN R120 004 000 0562 0000, alterations
Applicant: Jack Dempsey, owner

The applicant is requesting final approval for a change to the existing garage, i.e. new dormers.

C. 919 Bay Street, PIN R120 004 000 910A 0000, signage
Applicant: Lisa Mykleby

The applicant is requesting final approval of interior window signs on the property.

D. 1114 Greene Street, PIN R120 004 000 0271 0000, addition
Applicant: Johan Niemand, agent for Kathy and Mike Uzzle

The applicant is requesting final approval for a screen porch addition.

IV. Adjournment



Historic District Review Board Meeting Minutes – December 13, 2023

CALL TO ORDER

0:53

A meeting of the Historic District Review Board was held in-person on Wednesday, December 13, 2023 at 2:00 pm.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Grady Woods, (Vice-Chair), Michelle Prentice, Rita Wilson, and Eric Berman.

Staff in attendance: Curt Freese (Community Development Director), Jeremy Tate (Meadors Architecture).

REVIEW OF MINUTES

1:06

Ms. Prentice noted on page 2 above the application for 1113 Craven Street, Mr. Smith *should be Mr. Sutton*. She also noted on the last page under the motion for 614 Prince Street, that Mr. Prentice *should be Ms. Prentice*.

Mr. Berman noted under Election of Officers the word nominated *should be nominate*; also, on page 2 under public comment for 316 Federal Street, the word field *should be feel*; and in the same section, delete the extra wording *a more*.

Ms. Wilson noted at the end of the 4th page that MD Wilson should be *changed to Ms. Wilson*.

Motion: Mr. Berman made a motion to approve the November 8, 2013 minutes with the recommended changes; seconded by Ms. Prentice. The motion passed unanimously.

All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tqundler@cityofbeaufort.org.

A. 1607 & 1609 Duke Street, PIN R120 003 000 0147 0000 – Major Demolition.

Applicant: Freedman Arts District

The applicant is requesting final approval to demolish both contributing structures.

Curt Freese presented the staff report.

Public Comments:

Lise Sundrla of Historic Beaufort Foundation (HBF) stated these two structures above ground survey was updated and the survey turned into the list that that Board follows in terms of contributing and non-contributing survey. The discussion of demolishing these two structures is not to be taken lightly and she's concerned that there are only three board members who are part of this conversation today. Over the years, HBF has saved and protected dozens of historic structures within our district. Ms. Sundrla referred to the *Friedman* cottages. HBF has saved buildings that were in much worse condition than these two properties. Ms. Sundrla asked the Board to stay the demolition request to give time for HBF to have discussions with the property owner and help them find some alternatives to what's happening.

Maxine Lutz, 811 North Street, followed up to Ms. Sundrla's comments. Ms. Lutz passed out a card to the board members and staff that illustrates some of the properties HBF has saved over the years. Since this card was printed a few years, there have been three more properties added. Neither of these structures is beyond salvation. Ms. Lutz urged the board members to delay a decision on this, to give a structural engineer time to prepare a reading on this and to study these two projects a little bit more.

Deborha Gray, 1300 Barnwell Bluff, said she took a walk down in the Old Commons at the corner of West and Congress Street and all she saw was a pile of rubble where usually she would look at a house. She referred to Lolita Huckaby's photograph that captured the early stages of that house being dismantled. She asked the Board to remember the woven nature of our future of our historic district's fabric. She referred to loss of the house at 811 Congress Street.

Beth Grace, 509 North Street, clarified that the Friedman's Arts District is the applicant and their stated goals in their constitution, or their bylaws is to identify projects for renovation as a part of their program to restore properties as a functioning asset for the family. For this reason and the one Ms. Sundrla and Ms. Lutz have stated, she hopes the Board will either delay this decision or deny it. Ms. Grace passed out a few pages of the Friedman's goals and also an editorial done on Charleston's needs to protect its authenticity. Ms. Grace asked the Board to make a decision to protect our National Historic Landmark District's authenticity.

Jeremiah Smith, 1107 West Street, said this project points to an importance of a Preservation group that is proactive in saving these buildings. These are not unique situations; there are many all over town. He referred to 811 Congress Street house that just came down which he lives next to. He also referred to one structure from the 1800's that has a hole in the roof and is just sitting there begging to be saved and it seems no one does anything about it until it comes to this Board for demolition.

Jay Weidner, 1307 Calhoun Street, said the City of Beaufort doesn't have an organization that is strictly dedicated to doing the actual preservation work on these buildings. That is not the function of HBF. He referred to the Demolition by Neglect. He thought there was still the law that prevents demolition by neglect and if we do have this ordinance, he doesn't believe it's ever been used. He spoke about roofs of contributing structures that are being breached and the rain is rotting the interior. He asked the City to put a tarp on the roof that would be a lien on the property owner to pay for that or whatever is necessary. He referred to the unique duplex located on the corner of Congress Street and West Street that came to the Board several years ago for an addition and rehabilitation that was denied because it was inappropriate to the property. He feels that the owner was upset about the rejection from the Board and now the structure is in the process of collapsing.

Public Comment closed.

APPLICATIONS

25:16

Mr. Sutton recused himself from the Board. Mr. Woods, Vice-Chair, took over the meeting.

- A. **1607 & 1609 Duke Street, PIN R120 003 000 0147 0000**, Major Demolition
Applicant: Freedman Arts District (23-79 HRB.1)

Mr. Woods and Ms. Prentice recused themselves from this application.

The applicant is requesting final approval to demolish both contributing structures.

Curt Freese presented his staff report under the Public Hearing.

Dick Stewart handed out information to the board members and staff. He's glad to see the passion and interest. The Freedman Arts District is saving homes inside the Arts District which includes the Northwest Quadrant (NWQ) District. We've invested in inspections and full architectural drawings to restore the building. We've retained a contractor to assess what it would take to execute those plans and we have two representatives here today. The reasons we are here is that we have a situation that is not unlike other situations as exist in the district and has been for a number of people. The Freedman Arts District is using revolving funds to restore homes in the Arts District so the families can retain ownership of their properties and receive benefits from owning the properties. To restore these houses will be about \$500 per square foot compared to \$300 square foot to build new houses. Mr. Stewart would like to restore them, but the numbers don't work. We're asking for permission to demolish both buildings and we are willing to accept the stipulation that demolition be delayed for 30 days to

allow a credible preservation group such as HBF to bring forward a plan to fund the \$500 cost increase related to the restoration. The city benefits from additional tax revenues, removal of potential problems with vacant buildings, increased residential use of investments and infrastructure like streets, parks, public safety, schools, and utilities. We would benefit from it because it moves towards our goal of making Beaufort one of the best small arts town in America by attracting people into the arts district with livable housing in making the district more safer and a more pedestrian friendly neighborhood. Mr. Stewart said we are requesting approval to demolish the houses at 1607 and 1609 Duke Street with a condition that says *demolition should be by 30 days to allow interested parties to present a credible plan to secure \$500,000 in cash funding to fund a portion of the restoration cost.* We can provide a Structural Engineer Report in the meantime.

Lise Sundrla of Historic Beaufort Foundation (HBF) stated HBF appreciates Mr. Stewart's comments with regard to allowing the time so we can sit down with the applicant, the Friedman's Art District, to see if we can come to an alternative solution by looking at other alternatives and other estimates that could be received for being able to do the work on the property.

Maxine Lutz, 811 North Street, thinks most realtors with the aforementioned Edward Dukes have told us they get daily calls from people who want small cottages in the Historic District and are in high demand. It's misleading to say that small cottages can't meet the needs of modern living. There's no prohibition on moving walls in a place or redesigning interiors. She referred to the printed card she passed out earlier. She agreed with Ms. Sundrla's comments. If the Board is making their decision based on how much it would cost per square foot, then we need to see some realistic numbers. There are other alternatives other than complete restoration. Several of these buildings have been stabilized with new roofs, new piers, stripped off asbestos siding and made them able to then be completed by a buyer.

George Trask, 1211 Bay Street, said there are two contributing structures here in the Historic District and Ms. Sundrla has already talked about 23 similar projects that have been demolished. The City of Beaufort doesn't have a demolition ordinance, but one that never sunsets is able to be transferred from owner to owner. He said this needs to be rectified and believes certain organizations continue to take advantage of that. As a developer, Mr. Trask, feels there are some wild numbers about the cost of the rehabilitation of these homes. Economic consideration should not be something that goes into the Board's decision about the buildings being demolished or not. He believes if the project is tabled, it should extend beyond 60 days; 30 days is too short.

Linda Cove, lives on corner of Duke and Adventure Street, feels buildings should be preserved anytime that is feasible to do that but when it cost more money to preserve a house than it is to rebuild it, doesn't make any financial sense, unless we have people that donate and they're paying for it.

Public Comment closed.

Motion: Mr. Sutton made a motion to table the project until the February 14, 2024 HRB Meeting; Mr. Berman seconded the motion. The motion passed unanimously.

- B. **702 East Street, PIN R120 004 000 0560 0000**, Alterations/Additions
Applicant: Tom and Kelli Kline, homeowners (23-81 HRB.1)

1:15:20

Mr. Woods and Ms. Prentice returned to the Board at this time.

The applicants are requesting final approval for site alterations to a contributing structure.

Curt Freese presented the staff report.

Public Comment:

Lise Sundrla of Historic Beaufort Foundation (HBF) stated that HBF supports and agrees with staff's comments.

Public Comment closed.

Motion: Mr. Woods made a motion to approve with staff recommendations. Mr. Berman seconded the motion. The motion passed unanimously.

- C. **1411 Bay Street, PIN R120 004 000 0763 0000**, Addition
Applicant: Rob Montgomery, Montgomery Architecture + Planning (23-78 HRB.1)

1:28:40

The applicant is requesting final approval for a rear addition on a contributing structure.

Curt Freese presented the staff report.

Public Comment:

Lise Sundrla of Historic Beaufort Foundation (HBF) stated Rob Montgomery is the Chairman of the Board of Trustees for HBF but came to our Preservation Committee as an applicant with this project and the committee was in support of the project. Mr. Sutton asked Ms. Sundrla in the future to include the name of the members of the Preservation Committee for transparency. For the record, Ms. Sundrla stated the members are Rob Montgomery, Beth Grace, Drew Scalen, Jack Brown, Katherine Pringle, Maxine Lutz who just joined the Preservation Committee, Lloyd Benjamin, and Cheryl Steele. Ms. Sundrla said when HBF is not supporting a project, she submits what she sends to the applicant and also to Mr. Freese and Mr. Tate.

Public Comment closed.

Motion: Mr. Berman made a motion to approve the project as shown. Ms. Wilson seconded the motion. The motion passed unanimously.

- D. **316 Federal Street, PIN R120 004 000 0840 0000**, Alterations/Additions
Applicant: Ashley Randolph Allison Ramsey Architects, Inc. (23-71 HRB.2)

1:33:36

The applicant is requesting conceptual approval for alterations and additions to combine two existing structures.

Curt Freese presented the staff report.

Public Comment:

Lise Sundrila of Historic Beaufort Foundation (HBF) referred to the previous design and the Preservation Guidelines which include the Secretary Interior of Standards there are four of those standards that are critical to retaining the authenticity of our Historic District and specifically standard two, three five and nine. It is very clear as what not to do, especially when you're looking at an addition to structures that are not contributing right now, they still meet the seven integrities. The reason they weren't included originally was that they didn't meet the 50 years or older category. Not sure why they were left out of the draft update, we would have addressed if we ever had the chance to discuss it with them, but we were not a part of their listing and how they put together that draft update. Ms. Sundrila's concern now is making sure that the two buildings still retain their identity. Our Preservation Committee would be happy to sit down with the applicant.

Howell Beach, 310 Federal Street lives next to the proposed house and said he and his wife looked at the drawings and are very happy to see something like this happening. He referred to the most current change on the bottom of page 5 and he likes it better. He feels this suits the neighborhood and it's better than the structure that he has been looking at for the last few years.

Maxine Lutz, 811 North Street, spoke as a citizen and not from the Preservation Committee. She referred to Ms. Sundrila's comments about "hyphens". She feels the structure looks like a school. She would like to see the applicant come back with something less dominate.

Public Comment closed.

Motion: Mr. Berman made a motion to grant conceptual approval per staff's recommendations of #8-22. Ms. Wilson seconded the motion.

Mr. Berman amended the motion to apply to revision 12/13. Ms. Wilson seconded the amended motion. The motion passed unanimously.

ADJOURNMENT

2:07:17

Mr. Sutton made a motion seconded by Mr. Woods to adjourn. The meeting ended at 4:07 pm.



STAFF REPORT: 1203 Bay Street
Cuthbert House FINAL Approval

DATE: January 10, 2024

<i>GENERAL INFORMATION</i>		
Applicant:	Dan Keefer, agent for 1203 Bay Street LLC	
Site Location/Address:	1203 Bay Street; R 120 004 000 771 0000	
Applicant's Request:	The applicant is requesting final approval for exterior landscaping improvements including new fencing	
Current Zoning:	T-4 HN	
Contributing:	Contributing Structure	
<i>ZONING DISTRICT INFORMATION</i>		
	<u>T-4 HN</u>	
Lot Width at Setback:	40' min 60' in the Point	
Max Lot Coverage:	100%	
Min. Frontage Build Out	55% of lot area	
Front Setback	0' min/15' max	
Side Setback	Average prevailing setback on block	
Rear Setback	0' alley; 15' no alley	
Building Height:	3 stories max	
<i>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</i>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T-4 HN	Church	N/A
South: T-4 HN	Bay	N/A
East: T-4 HN	Maxcy Rhett House	N/A
West: T-4 HN	Historic Home	N/A

Background: The applicant is requesting final approval for exterior improvements to the Cuthbert House. The home is utilized as a bed and breakfast, with on-site parking to the rear. The applicant attended an HTRC meeting, and Staff made comments related to providing lot coverage percentages, and the height of the new fencing. The Applicant has satisfied those comments with this final submittal.

The applicant is requesting the following exterior improvements:

- New wood picket fence

-
-
- New brick edging at front lawn
 - Continuation of stone walk access from Church St. to connect and match the existing stone walk
 - Addition of brick apron at rear driveway
 - New brick-bordered shell seating area in rear courtyard with a moveable kettle firepit
 - Additional plantings in existing landscape buffers
 - Addition of an evergreen hedge.

The applicant has provided historic pictures of the Cuthbert House, which depict a 4' wood picket fence along the perimeter, which would be replicated.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the exterior improvements located at 1203 Bay Street.



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://cityofbeaufort.org/372/Historic-District-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page. Submittals are due by 12:00 noon on the 2nd Friday before the meeting you want to attend.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
*Requires a Bailey Bill - Part A Preliminary Review Application Form

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

Applicant, Property, and Project Information

Applicant Name:

Applicant Address:

Applicant E-mail: Applicant Phone Number:

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name:

Property Address:

Property Identification Number (Tax Map & Parcel Number):

Date Submitted:

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Daniel P. Keefer Date:

Owner's Signature: Chris J. ... Date:

(The owner's signature is required if the applicant is not the owner.)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name:

Property Size in Acres: Proposed Building Use:

Nature of Work (check all that apply):

- New Construction, Primary Structure
New Construction, Primary Structure
Alterations / Additions
Demolition*
Relocation*
*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project? Y N
Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

Blank lines for project narrative input.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

Single-family residential projects (board review)	\$100.00
Multifamily and commercial projects (board review)	\$250.00
Change After Certification	\$100.00
Demolition (whole structure)	\$250.00
Special Board Meeting	\$500.00

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

Single Family and 2/3-unit buildings not in a historic district are exempt.

Type 1

Renovations/Improvements (not including additions), \leq 50% of the value of the structures

<u>Value</u>	<u>Fee</u>
Improvements \leq \$5,000	\$50
Improvements $>$ \$5,000 but \leq \$25,000	$\$50 + 0.25\% \times \text{value above } \$5,000$
Improvements $>$ \$25,000	$\$100 + 0.20\% \times \text{value above } \$25,000$

Type 2

- Any single-family and 2/3-unit residential addition in a historic district: \$50
- All other additions: \$500 base fee + \$0.05/square foot of addition.

Type 3

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2-3 unit residential in the historic district
- \leq 10,000 square feet: \$500 base fee + 0.05/square foot of building
- $>$ \$10,000 square feet: \$1,000 base fee + \$0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, \$0.02/square foot.

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

The Beaufort Code applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant.
- *The Northwest Quadrant Design Guidelines*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District
- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning>
- Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Surv>

NOTE 1: If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

NOTE 2: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

Change After Certification:

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as “Previously Approved” or “Current Proposed”, and all proposed revisions in the current proposed drawings must be clouded and noted.

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

Note: A public hearing must be held for Demolition or Relocation. All notification requirements must be met by the City.

- A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult city staff or the Historic Beaufort Foundation for verification of the date of construction and historic information.
- Tax map or plat showing the location of the property
- Color photographs of all sides of the structure.
- Color photographs of adjoining properties.
- A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.

SITE DEVELOPMENT PLANS FOR
CUTHBERT HOUSE INN
1203 BAY STREET
BEAUFORT / SOUTH CAROLINA

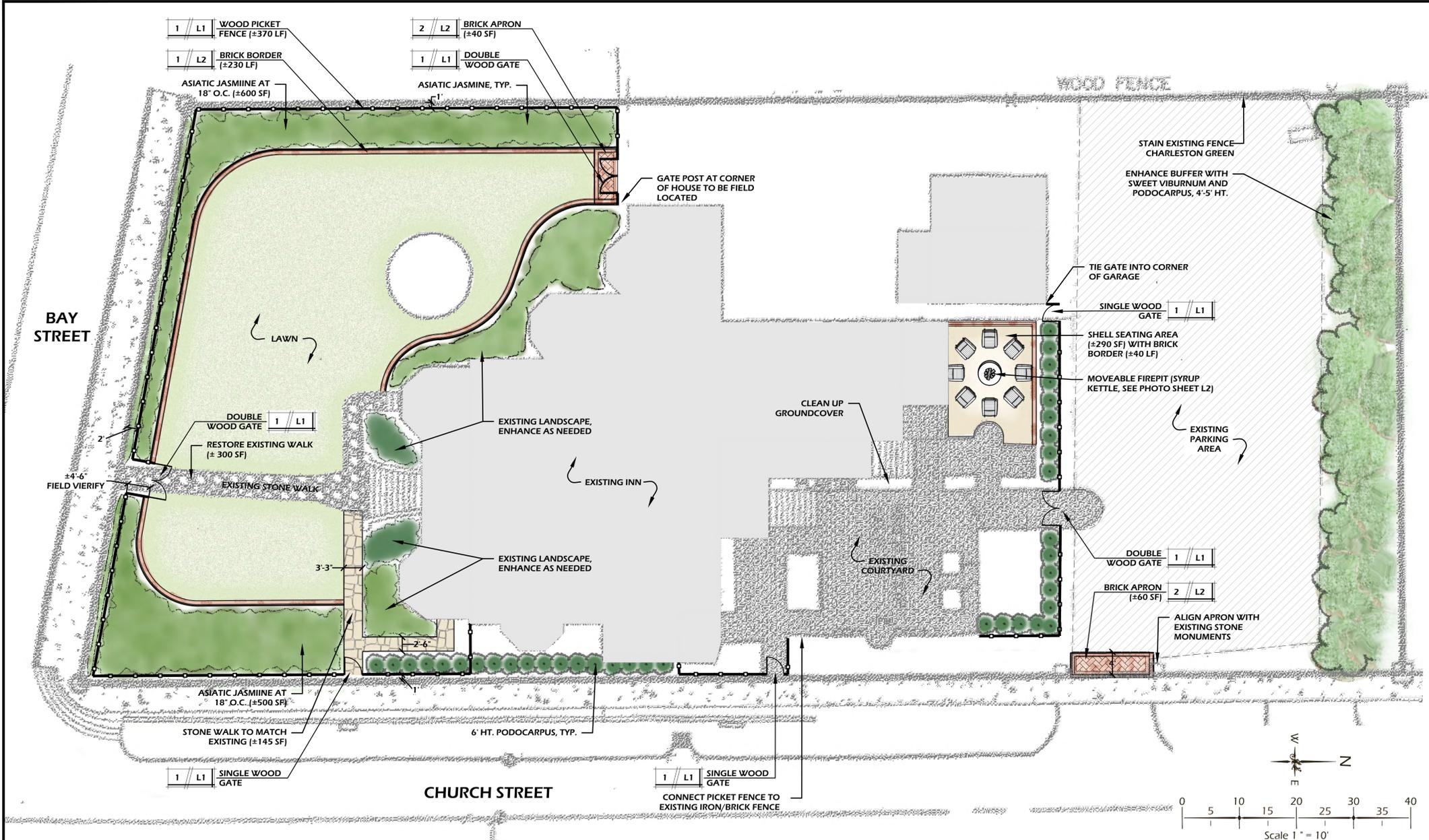
DATE: DEC. 29, 2023
PROJECT NO.: 23173.01
DRAWN BY: CB
CHECKED BY: DK

HRB SUBMITTAL PLAN
NOT FOR CONSTRUCTION

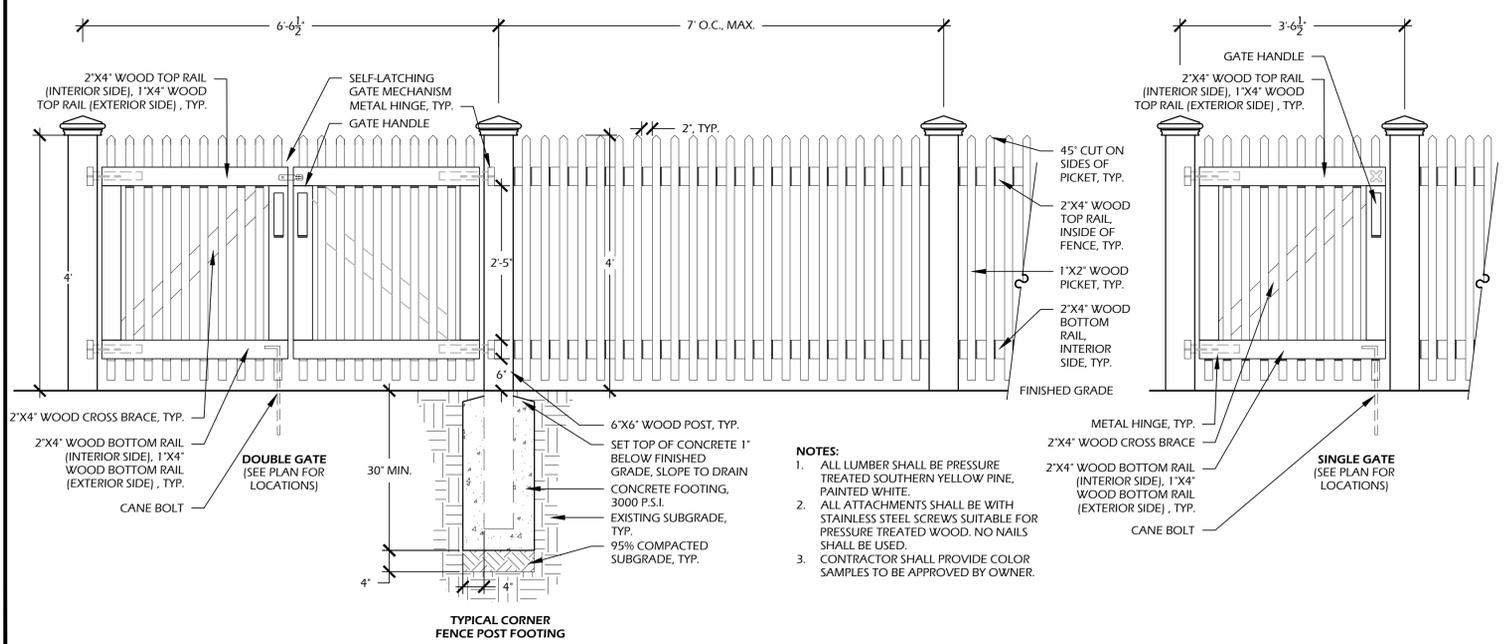
REVISIONS:

DRAWING TITLE
SITE PLAN, FENCE DETAIL AND HISTORIC PHOTOS, SITE COVERAGE

DRAWING NUMBER
L1 OF 2



SITE COVERAGE		
IMPERVIOUS COVERAGE	ACTUAL COVERAGE (SF)	ALLOWABLE COVERAGE (SF)
BUILDING FOOTPRINT(S)	4797	
IMPERVIOUS HARDSCAPE (EXISTING AND PROPOSED)	2032	
TOTAL IMPERVIOUS	6829	
HOMESITE SF TOTAL	22,286	
% SITE COVERAGE	31%	55%



HISTORIC PHOTOS OF PROPERTY FROM 1889

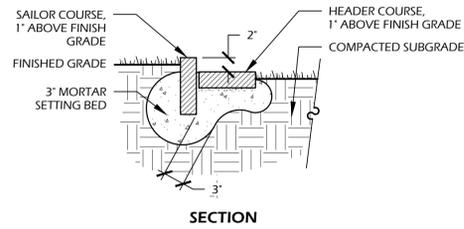
BRICK INFORMATION:

BRICK AND COLOR: OLD CAROLINA SAVANNAH GREY, TO BE APPROVED BY OWNER
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER

JOINTS: 3/8" MORTAR JOINT, COLOR AND FINISH TO MATCH ARCHITECTURE

OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR



1 // **L2** **BRICK BORDER**
 SCALE: 1" = 1'-0"



SYRUP KETTLE EXAMPLE

NOTES:

1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN FOR WIDTHS OF APRON AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE 4'x4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

BRICK INFORMATION:

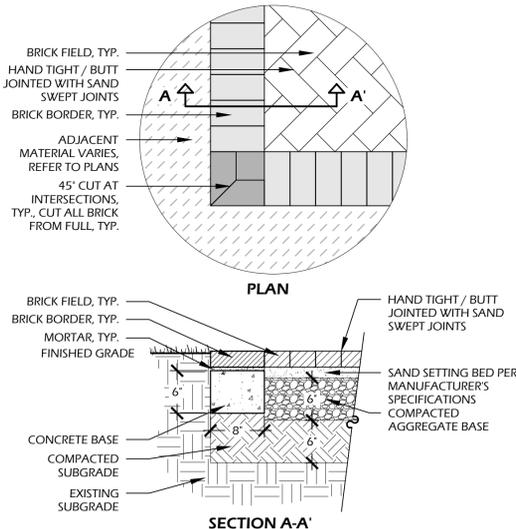
BRICK AND COLOR: OLD CAROLINA SAVANNAH GREY, TO BE APPROVED BY OWNER

PATTERN: HERRINGBONE FIELD (REFER TO PLAN, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER

JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR



2 // **L2** **BRICK APRON**
 SCALE: 1" = 1'-0"

NOTES:

1. PROVIDE 1% MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN FOR WIDTHS OF APRON AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE 4'x4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS.
3. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNERS REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
5. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
6. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
7. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
8. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNERS REPRESENTATIVE SHALL MAKE INFELD MODIFICATIONS, IF NECESSARY.
9. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
10. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRUCTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
11. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS.
12. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
13. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF BEAUFORT COUNTY AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
15. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
17. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
18. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNERS REPRESENTATIVE.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFEER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
2. CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.
3. ALL ACCESSIBLE WALKWAYS / PATHWAYS RUNNING SLOPE (GRADIENT) MAY NOT EXCEED 4.9% UNLESS A RAMP IS INSTALLED. IF A RAMP IS INSTALLED THE RUNNING SLOPE (GRADIENT) SHALL NOT EXCEED 8.33% AND HANDRAILS SHALL BE INSTALLED ON BOTH SIDES (MINIMUM 36" CLEARANCE BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
4. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES, WALLS, WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS OR ROADS.
7. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
8. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.
9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
10. LANDSCAPE DRAINS SHALL BE ADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN LOW / FLAT AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHIC SURVEY. LANDSCAPE DRAIN SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



Witmer Jones-Keefeer Ltd. 289 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411 www.wjk.ltd.com

© 2023 WJK LTD. DESIGN CONCEPTS, DRAWING, SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD. THIS SHEET TO SCALE AT 24"X36"

SITE DEVELOPMENT PLANS FOR

CUTHBERT HOUSE INN

1203 BAY STREET

BEAUFORT / SOUTH CAROLINA

DATE: DEC. 29, 2023
 PROJECT NO.: 23173.01
 DRAWN BY: CB
 CHECKED BY: DK

HRB SUBMITTAL PLAN

NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
 DETAILS AND NOTES

DRAWING NUMBER

L2 OF 2



STAFF REPORT: 808 Hamilton Street FINAL Approval

DATE: January 10, 2024

<i>GENERAL INFORMATION</i>		
Applicant:	Jack Dempsey	
Site Location/Address:	808 Hamilton Street; R 120 004 000 0562 0000	
Applicant's Request:	The applicant is requesting final approval for a change to the existing garage, i.e. new dormers	
Current Zoning:	T-4 HN	
Contributing	Non-Contributing	
<i>ZONING DISTRICT INFORMATION</i>		
	<u>T-4 HN</u>	
Lot Width at Setback:	40' min 60' in the Point	
Max Lot Coverage:	100%	
Min. Frontage Build Out	55% of lot area	
Front Setback	0' min/15' max	
Side Setback	Average prevailing setback on block	
Rear Setback	0' alley; 15' no alley	
Building Height:	3 stories max	
<i>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</i>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T-4 HN	Historic House	N/A
South: T-4 HN	Home	N/A
East: T-4 HN	Historic House	N/A
West: T-4 HN	Historic Home	N/A

Background: The applicant is requesting final approval for an exterior improvement to the existing garage, to add dormers. The Applicant currently utilizes the garage as his workspace, and desires to add more light to the office. The garage is attached to the main structure, which is not a contributing home. The Applicant has attended two HTRC meetings and has revised the plans based on both building code and architectural comments.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

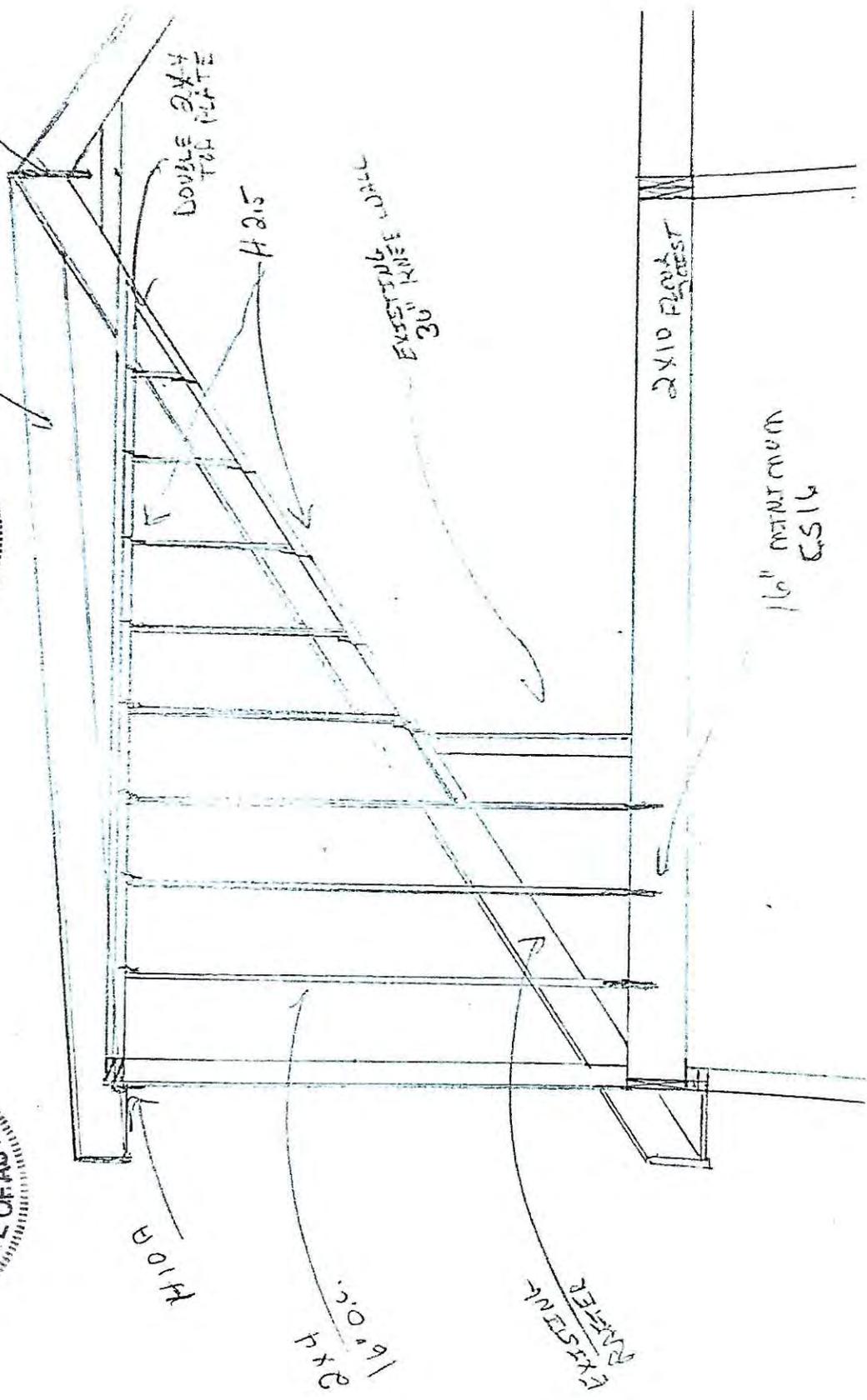
Staff recommends Final approval of the new dormers at 808 Hamilton Street, with the following condition:

- **All siding, windowsills, window trim, corner boards shall match those found on the existing house.**

SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 No. 10688
 Dec 14, 2003
 PHILIP H. LEFOR

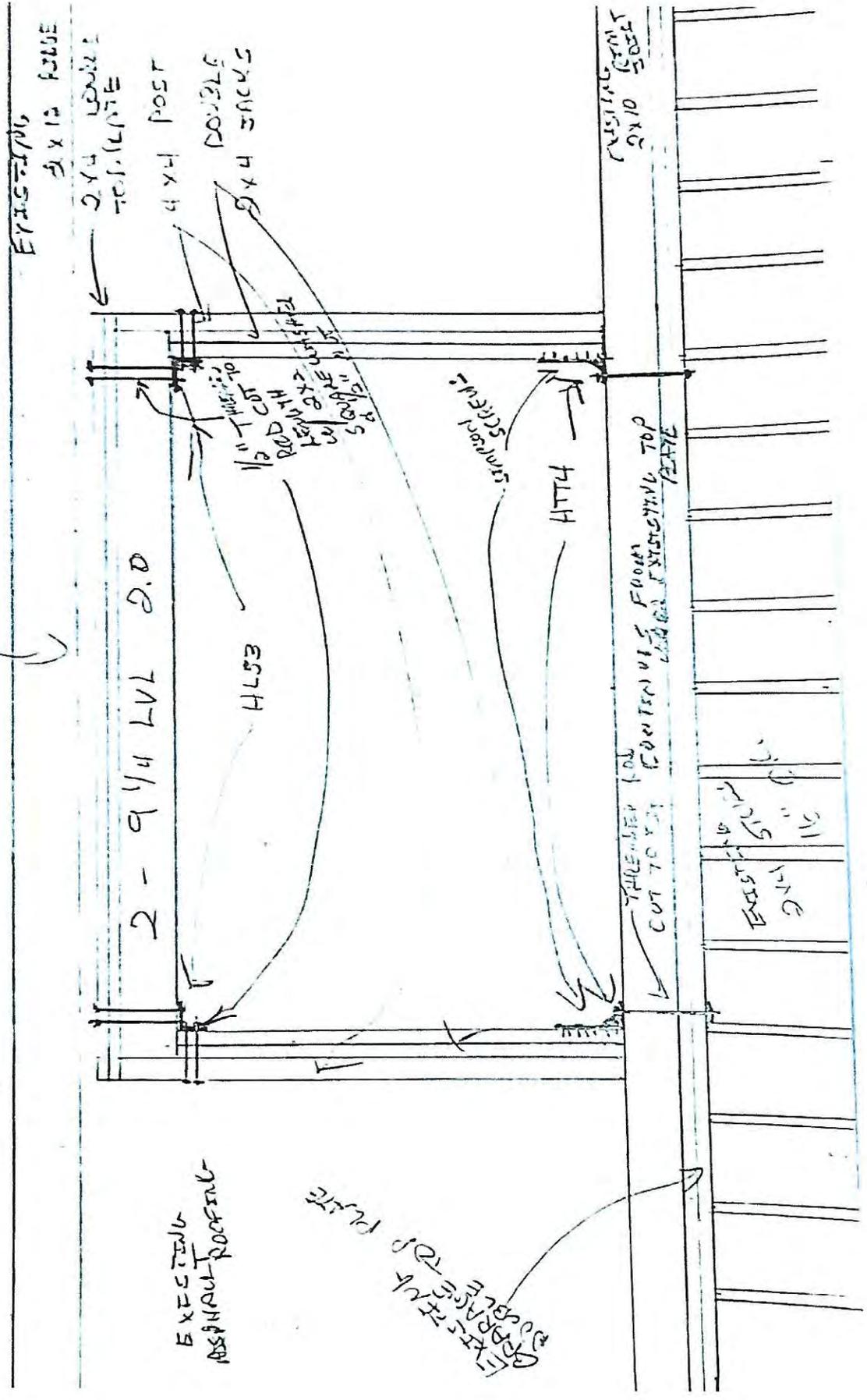
1/2" = 1'

SOUTH CAROLINA
 GEO-STRUCTURAL
 ENGINEERING, LLC
 No. 3079
 CERTIFICATE OF AUTHORIZATION



SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 No. 10635
 Dec 14, 2023
 PHILIP H. LEVOR
 11/16/23

SCALE
 1/2" = 1'



EXISTING ASPHALT ROOFING

GYP BOARD
 1/2" PLATE



STAFF REPORT: 919 Bay Street FINAL Approval

DATE: 1/10/23

GENERAL INFORMATION		
Applicant:	Lisa Mykleby	
Site Location/Address:	919 Bay St; Parcel R120 004 000 910A 0000	
Applicant's Request:	The applicant is requesting final approval of interior window signs on the property.	
Current Zoning:	T5-UC	
ZONING DISTRICT INFORMATION		
	<u>T5-UC</u>	
Lot Width at Setback:	N/A	
Max Lot Coverage:	100%	
Min. Frontage Build Out	60% of lot area	
Front Setback	0-15 ft	
Side Setback	0-15 ft	
Rear Setback	5 ft min	
Building Height:	2- 3.5 stories max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T5-UC	Commercial Uses	N/A
South: T5-UC	Commercial Uses	N/A
East: T5-UC	Commercial Uses	N/A
West: T5-UC	Commercial Uses	N/A

Background: The applicant is requesting final approval to install two interior window signs for a shop on Bay Street. The proposal does follow the Beaufort Historic District Guidelines; however it does not follow the other portions of the sign code. Section 6.6.1. C of the Beaufort sign code states, the max area for any window/door sign is “25% of the glass area per window/door”. From the images given, the proposal will have the sign area be the entire window area for both windows. The signs also appear to be opaque and have a size of 74 inches by 51.5 inches for each sign. (26.46 sq. ft. for each sign). Staff does not support the proposal.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends denial of the application for two opaque window signs at 919 Bay St based on the fact each sign covers each window entirely and that this would not follow the sign ordinance.

(6.6.1.C)



SIGN PERMIT APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7049 / f. (843) 986-5606 / permits@cityofbeaufort.org / www.cityofbeaufort.org

OFFICE USE ONLY: Date Filed: 11/13/23 Application #: 26052 Permit Fee: _____
Zoning: TSUC

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

The owner of the property is aware of and has authorized the proposed work as described in this application. Yes No

Applicant, Property, and Project Information Total Sign Project Cost: _____

Applicant/Contractor Name: LISA MYKLEBY / JAMIE RANKIN Hiring subcontractors? YES NO

Applicant E-mail: designwithm@gmail.com Applicant Phone Number: 843-379-7967
843-263-5040

Applicant Title: Contractor Tenant Architect Engineer Developer

Property Owner: Laben Chapell

Property Address: 919 BAY ST Historic District? YES NO

SUBMISSION REQUIREMENTS:

- Include drawing/rendering of sign(s) showing ALL dimensions, colors, and materials of sign and base/support.
- Building elevations or color photo showing building and location where sign is to be placed (for attached signs).
- One square foot of landscaping per square footage of sign is required at base of all monument signs – provide a Landscaping Plan.
- Site plan (to scale) with location of freestanding signs in relation to building, existing signs and property lines.
- Name of Electrician if sign is to be illuminated. If not included with this permit, a separate permit may be required. N/A

Note: The background of illuminated signs shall be OPAQUE.

Applicant Signature: [Signature] Date: 14 NOV 2023

Property Owner's Signature (if a multi-tenant building): _____



SIGN PERMIT APPLICATION

Community Development Department
 1911 Boundary Street, Beaufort, South Carolina, 29902
 p. (843) 525-7049 / f. (843) 986-5606 / permits@cityofbeaufort.org / www.cityofbeaufort.org

TYPE OF SIGNAGE: (check all that apply)

- FREESTANDING ATTACHED SPECIAL (i.e. Tenant Directory, Directional, Service Station, Menu)
 TEMPORARY (i.e. Construction Sign, Banner, Grand Opening, etc.) MASTER SIGN PLAN (for multi-tenant buildings)

vinyl graphic window

FREESTANDING SIGNS: Linear Frontage of Property: _____

<u>Monument / Pole</u>	Sign Area & Dimensions (per side)	Base Area & Material or Pole Material	Total Height above grade	Distance from ROW	Illumination? Yes or No If Yes, Internal or External
Sign 1					
Sign 2 (if applicable)					

<u>Post & Arm</u>	Sign Area & Dimensions (per side)	Post/Arm Material	Total Height above grade	Distance from ROW
Sign 1				
Sign 2 (if applicable)				

<u>Sandwich Board / Easel</u>	Sign Area & Dimensions (per side)	Frame Material	Total Height above grade	Distance from ROW
Sign 1				
Sign 2 (if applicable)				

ATTACHED SIGNS: Linear Frontage of Building/Tenant Space: _____

<u>Wall</u>	Sign Area & Dimensions	Material	Illumination? Yes or No; If Yes, Internally or Externally
<i>Window door</i> Sign 1	<i>36 3/5" x 25 1/4"</i>		<i>NO</i>
Sign 2 (if applicable)	<i>same</i>		



SIGN PERMIT APPLICATION

Community Development Department
 1911 Boundary Street, Beaufort, South Carolina, 29902
 p. (843) 525-7049 / f. (843) 986-5606 / permits@cityofbeaufort.org / www.cityofbeaufort.org

<u>Canopy/Awning</u>	Letter Height (9" max)	Material	Clearance above sidewalk (8' min.)
Sign 1	N/A		
Sign 2 (if applicable)			

ATTACHED SIGNS (continued): Linear Frontage of Building/Tenant Space: _____

<u>Window/Door</u>	Sign Area & Dimensions	Material (vinyl/plastic prohibited)	% of Window/Door coverage
Sign 1	N/A		
Sign 2 (if applicable)			

<u>Projecting/Suspend</u>	Sign Area & Dimensions	Material	Clearance above sidewalk (8' min.)
Sign 1			
Sign 2 (if applicable)			

<u>Marquee</u>	Sign Area & Dimensions	Material	Illumination? Yes or No; If Yes, Internally or Externally
Sign 1			

OTHER PERMANENT SIGNS:

<u>Tenant Directory</u>	Sign Area & Dimensions	Pole Material	Illumination? Yes or No; If Yes, External is required
Sign 1			
Sign 2 (if applicable)			

<u>Directional</u>	Sign Area & Dimensions	Material	Illumination? Yes or No; If Yes, Internally or Externally
Sign 1			
Sign 2 (if applicable)			



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<u>Service Station</u> <i>(pump areas)</i>	Pump Island Sign Area/Dimensions	Pump Sign Area/Dimensions
Sign 1		
Sign 2 (if applicable)		

<u>Menu Board</u> <i>(pump areas)</i>	Menu Board Area & Dimensions	Pre-Order Board Area & Dimensions
Drive Thru 1		

TEMPORARY SIGNS:

<u>Construction</u>	Sign Area & Dimensions (32 SF max.)	Pole Material	Illumination? <i>Yes or No; If Yes, External is required</i>
Sign			

<u>Banner</u>	Sign Area & Dimensions (30 SF max.)	Location <i>(must be secured to a building on all 4 corners)</i>
Banner 1		
Banner 2 (if applicable)		

<u>Grand Opening</u>	Sign Type (banner, sandwich board, etc.)	Location	Duration
Type 1			
Type 2			
Type 3			
Type 4 (add more below if needed)			

Describe the Grand Opening signage plan in detail, including dates and duration of the display	
--	--

EMAIL: designwithm@gmail.com

INVOICE #: tbd

PROOF

GRAPHIC ARTS CENTER

196 Sams Point Road, Beaufort, SC 29907 - www.SpectrumGAC.com
Since 1986 - Phone: 843.525.0606

PRODUCT SPECIFICATIONS:

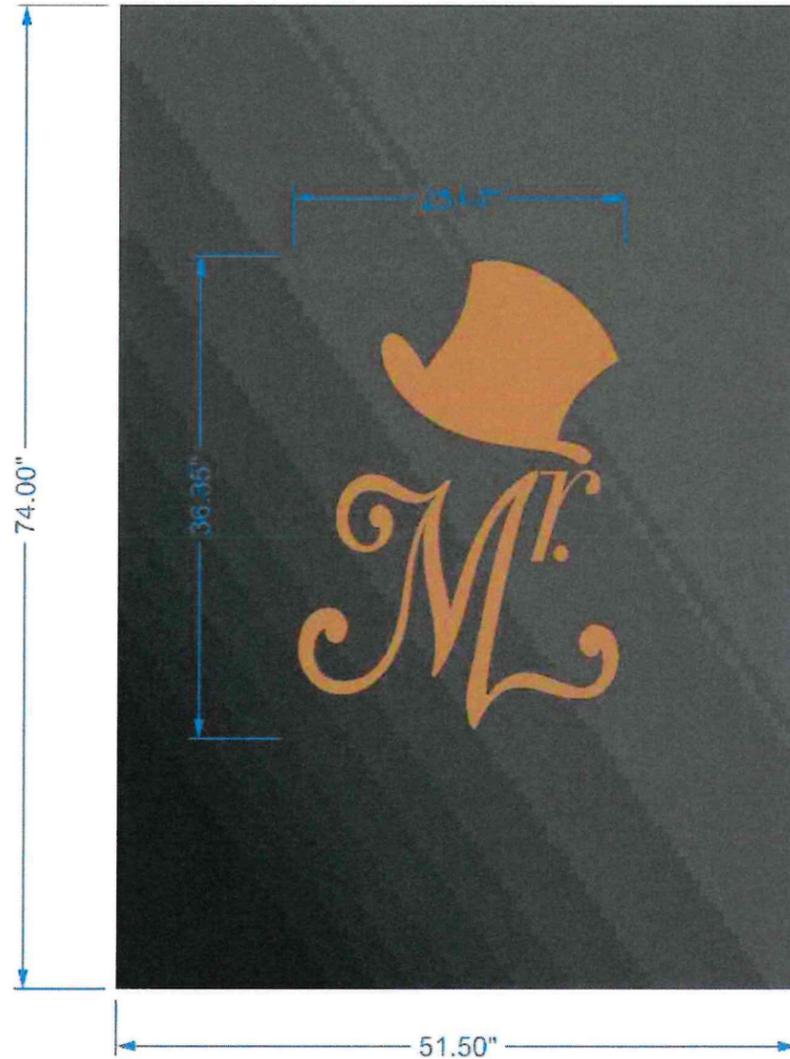
DIMENSIONS(HxW): As Shown

QTY:

PRINT MEDIA: Oralite 5600 Engineer Grade Reflective

PRINT COLORS:

 **Metallic Gold**



DECALS

DATE: 11/02/23

REV #: 2

DESIGNER:

After receipt of deposit, all projects include proof revisions, thereafter billed at our hourly design rate.

OK AS SHOWN, PROCEED

CORRECTIONS NOTED, PROCEED

Please review your proof carefully. Check that all spelling, punctuation, phone numbers, dimensions, etc. are correct prior to approval. Printed colors will vary from those shown. If required, a color proof can be provided. Any changes made after approval may be subject to additional charges.

This drawing is the sole and exclusive property of The Graphic Arts Center, Inc. and is protected under the copyright laws of the United States of America. This drawing was created in conjunction with a

SPECTRUM

GRAPHIC ARTS CENTER

843.525.0606 ext: 3#

ATTN: Lisa Mykleby
PHONE: 843-263-5040
EMAIL: designwithm@gmail.com
INVOICE #: tbd

PROOF

SPECTRUM

GRAPHIC ARTS CENTER

196 Sams Point Road, Beaufort, SC 29907 - www.SpectrumGAC.com
Since 1986 - Phone: 843.525.0606

PRODUCT SPECIFICATIONS:

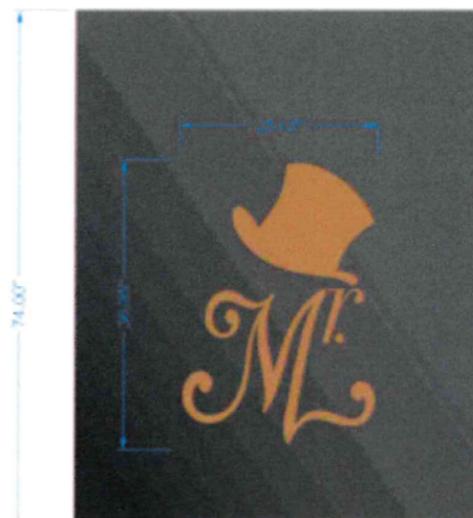
DIMENSIONS(HxW): As Shown

QTY:

PRINT MEDIA: Oralite 5600 Engineer Grade Reflective

PRINT COLORS:

 Metallic Gold



ECALS



STAFF REPORT: 1114 Greene Street FINAL Approval

DATE: January 10, 2024

GENERAL INFORMATION		
Applicant:	Johan Niemand, agent for Kathy and Mike Uzzle	
Site Location/Address:	1114 Greene Street; R 120 004 000 0271 000	
Applicant's Request:	The applicant is requesting final approval for a screen porch addition	
Current Zoning:	T-4 HN	
Contributing	Contributing	
ZONING DISTRICT INFORMATION		
	<u>T-4 HN</u>	
Lot Width at Setback:	40' min 60' in the Point	
Max Lot Coverage:	100%	
Min. Frontage Build Out	55% of lot area	
Front Setback	0' min/15' max	
Side Setback	Average prevailing setback on block	
Rear Setback	0' alley; 15' no alley	
Building Height:	3 stories max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T-4 HN	Historic House	N/A
South: T-4 HN	Home	N/A
East: T-4 HN	Historic House	N/A
West: T-4 HN	Historic Home	N/A

Background: The applicant is requesting final approval for a screen portion addition to the Eastern side of the house. The house was formerly a grocery shop that was renovated into a single-family home. A COA for a roof replacement was issued in 2022. The applicant attended two HTRC meetings and has made changes based on architectural and structural comments to best connect the addition to the existing building.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the screen-porch addition at 1114 Greene Street, with the following condition:

- **All siding, windowsills, window trim, corner boards shall be smooth finish as the Beaufort Preservation Manual Guidelines.**



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://cityofbeaufort.org/372/Historic-District-Review-Board

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page. Submittals are due by 12:00 noon on the 2nd Friday before the meeting you want to attend.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
*Requires a Bailey Bill - Part A Preliminary Review Application Form

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

Applicant, Property, and Project Information

Applicant Name: Johan Niemand, JHN-Residential Building Design

Applicant Address: 73 Sams Point Road

Applicant E-mail: info@jhn-residential.com Applicant Phone Number: (843) 252-9251

Applicant Title: Homeowner Tenant Building Designer Engineer Developer

Owner (if other than the Applicant): Kathy and Mike Uzzle

Owner Address: 1114 Greene Street, Beaufort, SC 29902

Project Name: Uzzle Screen Porch Addition

Property Address: 1114 Greene Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0274 000

Date Submitted: 12-29-2023

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 12-29-2023

Owner's Signature: Date:

(The owner's signature is required if the applicant is not the owner.)
See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Dec. 18, 2023)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

- Staff Review
- Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: Uzzle Screen Porch Addition

Property Size in Acres: 0.13 Proposed Building Use: Residential

Nature of Work (check all that apply):

- New Construction, Primary Structure New Construction, Primary Structure Alterations / Additions
- Demolition* Relocation* *Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

1521 Sq. Feet existing Heated, 142 Sq. Feet existing Unheated

Is this project a redevelopment project? Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

Proposed Addition of a Screen Porch to the Eastern side of the existing Residence.

~~The Structure and knee-wall panels, Screen trim and Screen door to be painted Charleston Green/ or to match exiting fence on the Greene Street Side of the Property.~~

Screen to be Dark/ Black Gnat Screen.

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



A Existing East Elevation
A102 SCALE: 3/16" = 1'-0"



B Existing North Elevation
A102 SCALE: 3/16" = 1'-0"



C Existing South Elevation
A102 SCALE: 3/16" = 1'-0"



D Rendered North Elevation
A102 SCALE: 3/16" = 1'-0"



E Rendered East Elevation
A102 SCALE: 3/16" = 1'-0"



F Site Photos
A102 SCALE: 1" = 20'-0"

MEMBER
A | B | D
AMERICAN INSTITUTE OF
BUILDING DESIGN

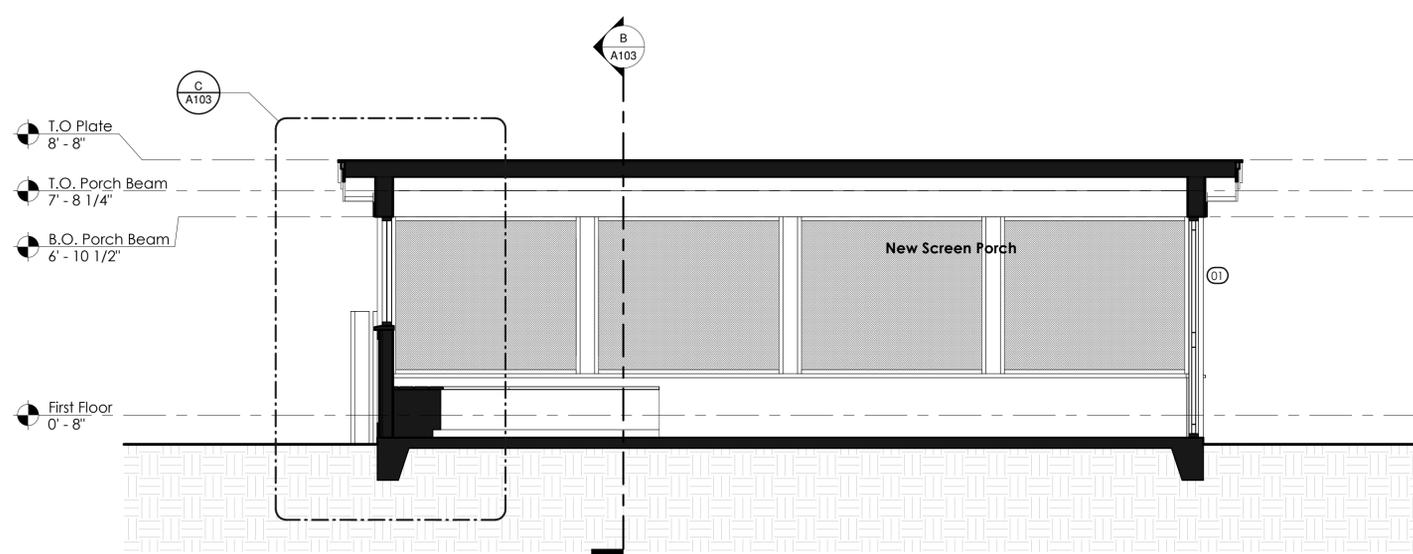
**JHN-Residential
Building Design**
JHN-Residential LLC
73 Sams Point Road,
Beaufort, SC 29907
Tel: 843.605.6148
info@jhn-residential.com
jhn-residential.com

Revision No.	Description	Date

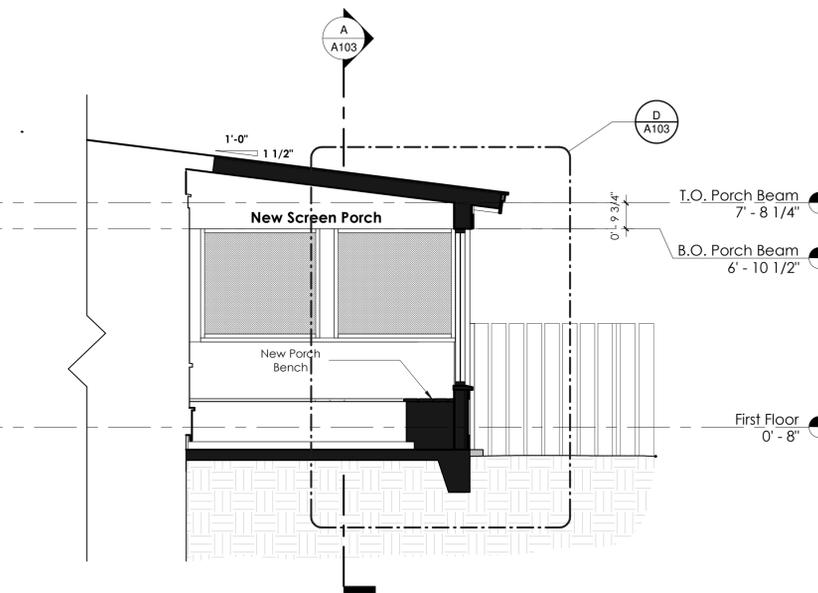
Proposed Addition to
The Existing Uzzle Residence
1114 Greene Street, Beaufort, SC 29902
Scale: As indicated Date: December 26, 2023

Existing and
Rendered
Elevations,
and Photos
A102

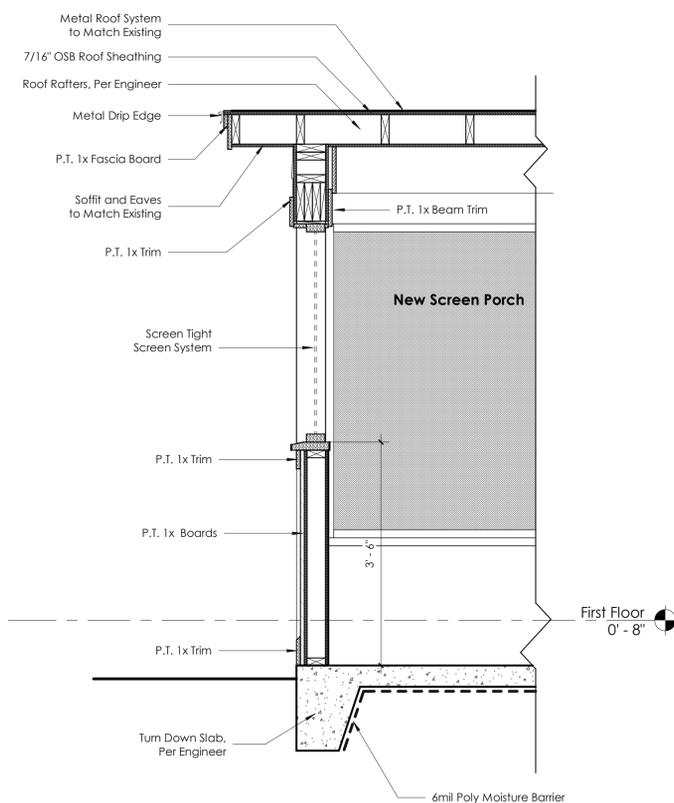
Preliminary Not For Permit - Review Board Set
1/27/26/2023 4:03:01 PM



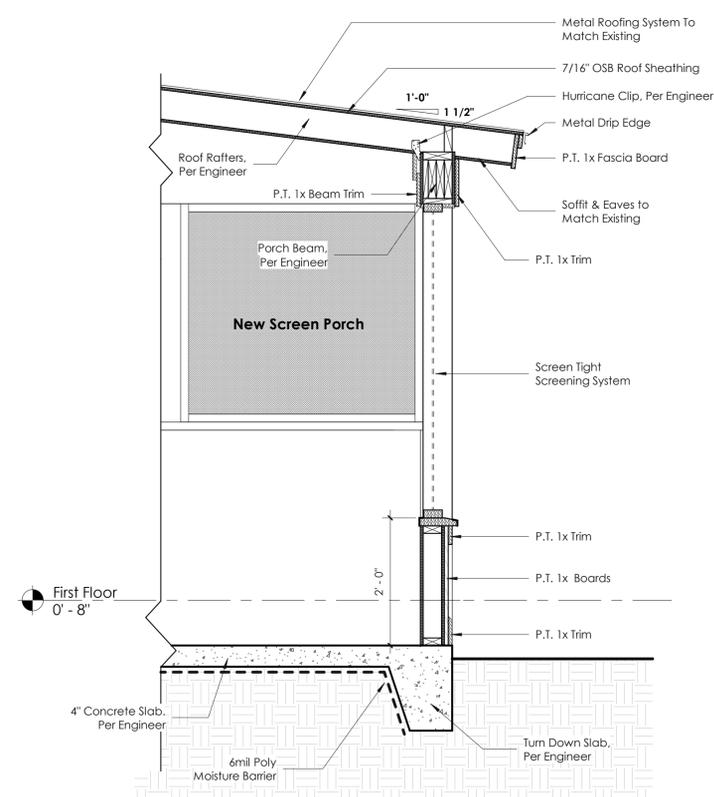
A Building Section @ New Screen Porch
A103 SCALE: 3/8" = 1'-0"



B Building Section @ New Screen Porch
A103 SCALE: 3/8" = 1'-0"



C Wall Section @ Screen Porch
A103 SCALE: 3/4" = 1'-0"



D Wall Section @ Screen Porch
A103 SCALE: 3/4" = 1'-0"

Preliminary Not For Permit - Review Board Set

1/22/2023 3:49:45 PM

Proposed Addition to
The Existing Uzle Residence
1114 Greene Street, Beaufort, SC 29902

Revision No.	Description	Date

JHN-Residential Building Design
JHN-Residential LLC
73 Sams Point Road,
Beaufort, SC 29907
Tel: 843.605.6148
info@jhn-residential.com
jhn-residential.com

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Building Sections and Wall Sections
A103

IMPERVIOUS AREA CALCULATIONS

1114 Greene Street, Beaufort, SC 29902

District: = T4-N

Site Area: = 5,819.25 SQ. Feet

Max. Impervious Area Allowed (70 %) = 4,073.75 SQ. Feet

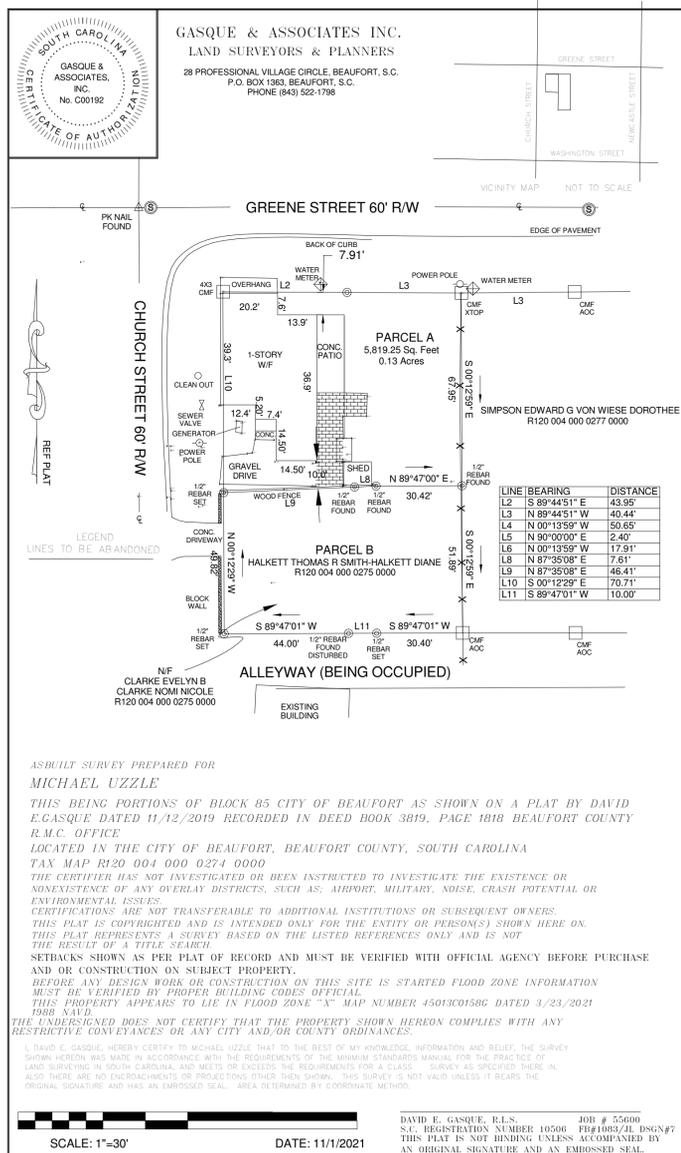
Existing Impervious Area:

- Existing Main House = 1523 SQ. Feet
- Ex. Rear Entry Porch = 28 SQ. Feet
- Ex. Covered Front Porch = 114 SQ. Feet
- Total = 1,665 SQ. Feet

Proposed New Impervious:

- New Unheated - Screen Porch = 243 SQ. Feet
- = 243 SQ. Feet

Total Impervious Area = 1,908 SQ. Feet (32.79 %)

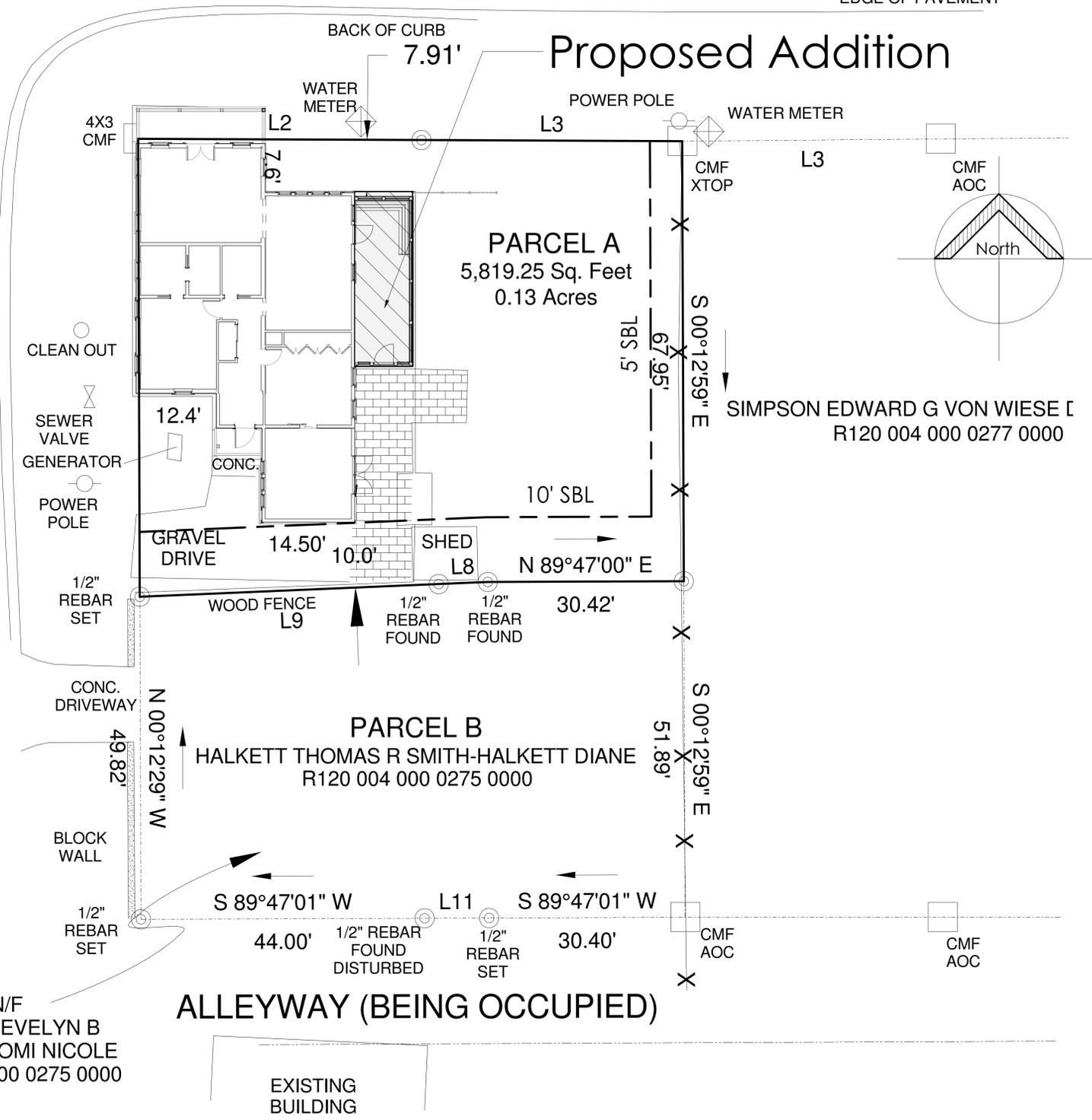


PK NAIL FOUND

GREENE STREET 60' R/W

EDGE OF PAVEMENT

CHURCH STREET 60' R/W



N/F CLARKE EVELYN B
CLARKE NOMI NICOLE
R120 004 000 0275 0000

SIMPSON EDWARD G VON WIESE I
R120 004 000 0277 0000



JHN-Residential Building Design

JHN-Residential LLC
73 Sams Point Road,
Beaufort, SC 29907
Tel: 843.605.6148
info@jhn-residential.com

Revision No.	Description	Date

Proposed Addition to
The Existing Uzzle Residence
1114 Greene Street, Beaufort, SC 29902

Site Plan & As-Built Survey
C101

Preliminary Not For Permit - Review Board Set

1/27/2023 3:50:43 PM

Scale: As Indicated Date: December 26, 2023

Disclaimer: All drawings were prepared and provided with express understanding that structural integrity would be checked by third party, either lumber supplier or structural engineer. All plan & elevation dimensions to be site verified before construction commences. Copyright: JHN-Residential LLC. All rights Reserved.

As-Built Survey
1" = 30'-0"

Site Plan
1" = 10'-0"