AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, March 11, 2020, 2:00 P.M.

City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort, SC

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."

I. Call to Order:

II. Minutes:

A. Minutes of the February 12, 2020 Meeting

III. Old Business:

A. None

IV. Review of Full Board Projects:

A. 901 Craven Street, PIN R120 004 000 0800 0000 Harriett Tubman Memorial, Alterations, Additions.

Applicant: Jessica Moeslein, Assoc. AIA, LEED, Green Associates, Gunn Meyerhoff Shay Architecture + Urban Planning (20-11 HRB.2)

The Applicant is requesting a one year extension of conceptual approval of a tribute statue of Harriet Tubman.

B. 1401 Duke Street, PIN R120 004 000 0347 0000, New Construction.

Applicant: Dennis Harvey (20-04 HRB.1)

The applicant is requesting conceptual approval for demolition and reconstruction of a structure to be used as a single-family house.

C. 1303 North Street, PIN R120 004 000 0675 0000, Alterations, Additions.

Applicant: Kim and Mark Petrella (20-05 HRB.1)

The applicants are requesting approval of alterations on a single-family house.

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

D. **<u>905 Port Republic Street, PIN R121 004 000 0859 0000,</u>** New Construction

Applicant: Beaufort Inn, LLC (20-07 HRB.2)

The applicant is requesting approval for new construction of an event/meeting facility.

V. New Business

VI. Discussion

A. **<u>Historic Review Board Process & Procedures</u>**

VII. Adjournment

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

Historic District Review Board
Meeting Minutes – February 12, 2020

1 CALL TO ORDER

A regular meeting of the Historic District Review Board was held at the City Hall Planning Conference Room on Wednesday, February 12, 2020 at 2:05 pm.

2 ATTENDEES

Attendees included Board members including Vice-Chairman John Dickerson, Katherine Pringle, and Edward Mouton, and staff members Joan Furlong and Julie Bachety.

3 ATTENDEES NOT IN ATTENDANCE

Bill Allison

4 APPROVAL OF MINUTES

Ms. Pringle requested that the minutes be amended so that the term hardi- and hardie-plank be consistent. Mr. Motion made a motion to approve the minutes as noted. Ms. Pringle seconded the motion. The motion to approve the amended minutes passed unanimously.

5 REVIEW OF FULL BOARD PROJECTS

1. **1301 Greene Street (PIN R120 004 000 0149 0000) - Change After Certification and** Design Exception

   Joan Furlong presented the staff report stating that the applicant was requesting approval of a change-after-certification for a change in materials and paint color. Regarding material, the applicant is also requesting a design exception.

   The applicant, Stacy Applegate, presented her request.

   Chairman John Dickerson opened the public hearing and called for comments from the public.

   Public commented included:

   1. **Veronica Snyder, 1205 Greene Street,** said she lives four houses away and is in support of the applications.

DRAFT

2. **Larry Holman, 3 Petigru Drive,** said he has an investment group that owns several houses in the area and feels this is acceptable with the current hardie plank. He said you can only tell if you are on the property and are a contractor or home builder. It's an asset to the community and the applicant did a great job. Also, there are other buildings with hardie plank, Mr. Holman said.

3. **Leroy Abner, 1212 Greene Street,** said he restored and has lived in his home in the neighborhood for 15 years and spoke against the use of wood and in favor of the use of hardie-plank. He is in support of the application. He said there are 3 different types of homes around his property.

4. **Cynthia Jenkins from Historic Beaufort Foundation (HBF)** said she has a lot of issues with this submittal. Ms. Jenkins went over her list of issues. Ms. Jenkins referred to the National Register List and said there is no question that this property is contributing. Ms. Jenkins also said she was shocked at the comments by in the staff report made by City and the City Attorney. Ms. Jenkins said she received the attorney's note the date before yesterday, but the City of Beaufort received them Saturday at 6:30 pm and asked why.

5. **Barbara Howe, co-owner of 1003 Harrington Street,** said she has an unobstructed view and can't tell what siding it is, but the transformation looks great.

Chairman Dickerson closed the public hearing.

Motion: Ms. Pringle made a motion, seconded by Mr. Mouton, to approve the change in color. The motion passed unanimously.

Motion: Mr. Mouton made a motion, seconded by Ms. Pringle, to approve the Design Exception for change in materials request, to allow the use of cement fiber board with board grain finish. The motion passed unanimously.

2. **Harrington Street & Crofut Lane (PIN R120 004 000 0349 0000) – New Construction**

Joan Furlong presented the staff report stating the applicant is requesting approval of construction of a new single-family house on a small non-conforming lot in the Historic Conservation District.

The applicant, Jeremiah Smith with Allison Ramsey Architects, was present.

Motion: Ms. Pringle made a motion, seconded by Mr. Mouton, with the changes discussed. The motion passed unanimously.

3. **1310 Washington Street (PIN R120 004 000 0149 0000) – New Construction**

The applicant, James and Kathleen Powley, were present.

Motion: Mr. Mouton made a motion, seconded by Ms. Pringle, to approve the submittal of the house with no change and approval of the shed using two courses of CMU instead of three. The motion passed unanimously.

6 NEW BUSINESS

Contract with Meadors

Joan Furlong introduced the consultant, Jeremy Tate, who will be assisting the City with the Historic Review Board (HBF) and the Design Review Board (DRB). Ms. Furlong went over what Mr. Tate and his associates would be responsible for. Mr. Tate introduced himself and gave brief background of his experience. He said Betty Prime from his office would also be assisting the city, but she as unable to attend today.

7 ADDITION TO THE AGENDA

Chairman Dickerson said there is an item not on the agenda to be discussed by Ken Meola from the City of Beaufort. Mr. Meola referred to the property at 1108 West Street and said he wanted to let the Board know about the status. He said the property is on the City's Vacant and Abandoned List and has new heir. Mr. Meola found the property to be severely rotted, but not it's stabilized. He gave the new heir a stop work order until they come into the City and apply for to the HRB.

Maxine Lutz with HBF spoke about the history of the building saying it was in the "green book" for many years where African's could stay when they had no place to go with the help of Mrs. Herbie's grandmother who opened her doors to them.

8 ADJOURNMENT

Ms. Pringle made a motion to adjourn, seconded by Mr. Mouton. The motion passed unanimously.

The meeting ended at 3:56 p.m.

Chair

Date of approval

901 Craven Street

R120 004 000 0800 0000

Harriett Tubman Memorial

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
11 March 2020

1 Summary of Request

The applicants are requesting an extension on a conceptual approval granted April 10, 2018.

2 Facts

Property Address:	901 Craven Street
Parcel ID:	R120 004 000 800 0000
Case Number:	20-05 HRB.1
Applicant:	**Tabernacle Baptist Church, Kenneth F. Hodges, Pastor**
Type of Request:	Harriet Tubman Monument
Zoning:	T4-N (T4- Neighborhood) – The old Commons

Historical Background:

Please see the attached excerpt from the April 10, 2018 meeting Minutes

3 Staff comments

Upon written request, an extension of an approval may be granted by the decision-making body for good cause for a period not to exceed that shown in Section 9.1.2 (Permit/ Process Type Table). No written request for an extension shall be considered unless submitted to the Administrator no later than one month prior to expiration. Failure to submit an application for an extension within the time limits established by this section shall result in the approval's expiration. 9.1.9.C.2 *The Beaufort Code*

4 Staff Recommendation

Staff recommends the decision-making body grant a one year approval.

Minutes from April 10, 2018

901 CRAVEN STREET, Identified as R120, Tax Map 4, Parcel 800

Alterations & additions

Applicant: Pastor Kenneth F. Hodges, Tabernacle Baptist Church (18-14 HRB.1)

The applicant is requesting approval of a tribute statute of Harriet Tubman.

Ms. Kelly said this project is a monument to Harriet Tubman. It's proposed to be placed between 2 historic contributing structures at 901 and 907 Craven Street.

The 7 Integrities apply to this project, Ms. Kelly said, but there are no specific standards for monuments. "The general design of the monument is grand," she said, which is appropriate.

Site

- Staff would like to see detailing on the site plan, including the houses, Ms. Kelly said.
- Lighting, base pillars, and paving must be carefully considered.
- Lighting fixtures need to be scaled to fit the Historic District, she said.
- Ms. Kelly said the applicant should study and use traditional brick patterns for paving.

Staff recommends conceptual approval of the monument, with detailed site and landscaping plans, and modified lighting and paving details to be submitted for the next meeting with the HDRB. Ms. Kelly said the project should attain the recommendation of the Beaufort County Historic Consortium, as well, and staff will work on this.

Reverend Hodges said the project's architect has been in touch with staff and will integrate those details into the drawings. This is a concept, he said, and it will put Beaufort at the forefront of places with monuments to Ms. Tubman. There is a lot of interest in her, especially as she is still slated to be on the $20 bill, Reverend Hodges said, but there are no monuments to her in the South. Ms. Tubman stayed in Beaufort for almost 3 years. People "from around the world" are coming to Beaufort, Reverend Hodges said, and "they are aware of Harriet Tubman." There has been a very positive response to the conceptual images of the monument, he said.

Ed Dwight is the designer of the monument, Reverend Hodges said; Mr. Dwight has created about 130 monuments that highlight the African-American experience, but he's 84 years old, and he feels "this may be [his] last monument."

Reverend Hodges read a letter from a visitor to Beaufort who saw the model of the proposed monument to Ms. Tubman.

Ms. Lutz said HBF's Preservation Committee commends the project and has questions about materials before it offers an opinion. The figure of Ms. Tubman is 7' tall, and the base is about 7½', Reverend Hodges clarified. It's proposed to be made of bronze and granite. Ms. Lutz said the committee agrees with staff about the landscaping and feels that the light fixtures and plaza should be redesigned to be "more subtle" and to not overwhelm the adjacent houses. The Preservation Committee would like "some of the boldness of it reduced," so those houses aren't overwhelmed. Reverend Hodges said this is just a preliminary drawing.

Alvin Settles said he is a member of Tabernacle Baptist Church, and there is a lot of traffic there from visitors who come into the church because they are interested in the historic nature of the area and in Ms. Tubman.

Mr. Allison said he likes that the base is granite; traditionally, monuments "overstate the size of the person," and he doesn't mind its size. He agrees with Ms. Kelly's comments about the lights; he thinks those that are shown are inappropriate, and they will want lower lights that highlight the sculpture.

Mr. Peitz feels this is "impressive and long overdue." He agrees with HBF's comment that the design "seems a little bright." He knows bronze can be lighter or darker. Mr. Peitz said he supports the conceptual approval, and he suggested the church work with HBF to address the Preservation Committee's comments.

Mr. Dickerson asked Ms. Kelly if the lot needs to be split. Ms. Kelly said she believes the historic properties are on the same parcel. Mr. Dickerson said the monument is "beautiful," but he thinks it's important to have an explanation of who Ms. Tubman was and what she did on placards. Reverend Hodges said they envision doing that.

Chairman Symes said he thinks this is an important project for the city and the state. Mr. Peitz made a motion to give the project conceptual approval; Mr. Allison seconded the motion. The motion passed unanimously.

CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

CERTIFICATE OF APPROPRIATENESS

April 20, 2018

Rev. Hodges
via email: lybensons@aol.com

RE: 18-14 HRB.1 Harriet Tubman Memorial - 901 Craven Street – Conceptual Approval

Dear Rev. Hodges:

On April 10, 2018, the City of Beaufort Historic District Review Board (HRB) met to review your application for the Harriet Tubman Monument to be placed between 901 and 907 Craven Street. The HRB granted Conceptual Approval to this request, with staff and board comments about the site design to be taken into account during the next submission.

This approval expires 24 months from the date of this letter unless the applicant has an active submittal pending review by the staff and/or the HRB. Please submit a digital set of plans, for further review by the Board at your convenience.

If you have any questions, feel free to call the Planning Department at (843) 525-7011 or email me at lkelly@cityofbeaufort.org. Thank you for your patience and cooperation during the review process.
Sincerely,

Lauren Kelly
Project Development Planner

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of April 10, 2018

Case Number:	18-14 BB.1
Property Address:	901 Craven Street
Applicant:	Tabernacle Baptist Church, Kenneth F. Hodges, Pastor
Type of Request:	Harriet Tubman Monument
Zoning:	T4-N (T4- Neighborhood) – The Old Commons

Historical: The monument is proposed to be placed between two contributing structures - 901 Craven Street (a.k.a. W.J. Jenkins House or the Saxton House) and 907 Craven Street, c. 1845 and 1884 respectively.

Request: **The applicant is requesting approval for monument and associated plaza for Harriet Tubman.**

Background: This project has not come before the board previously.

Zoning: **T4-HN (T4-Historic Neighborhood) – The Old Commons**

Setbacks – there are no setback issues with this project.

Synopsis of Applicable Guidelines & Standards:

- The *Preservation Manual Supplement* p. 59-63 discusses landscaping and site amenities. It doesn't specifically address monuments.
- Beaufort Code, *Section 4.7* applies to this project.

Staff Questions, Comments & Suggestions:

- Site:
  - *Beaufort Code* Section 4.7.2 and ideas of Location, Design, Setting, and Workmanship and Association are of particular importance to this project, especially on a conceptual level.
  - The general design of the monument is grand and deservedly so.
  - A site plan will be required and helpful. The lighting, base pillars, and paving details should be carefully considered. The light fixtures don't seem appropriate. They should be scaled to fit the historic district.
  - Regarding paving, study of traditional brick patterns, including edging and borders would be helpful.

Staff Recommendation: Staff recommends Conceptual Approval of this monument, with a detailed site and landscaping plan, and modified lighting and paving details to be submitted and the next meeting. In addition, the recommendation of the Beaufort County Historic Consortium should be attained. Staff will work on this.

1401 Duke Street

R120 004 000 0347 0000

New Construction

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
11 March 2020

1 Summary of Request

The applicants are requesting approval to demo and reconstruct a contributing structure to be used as a single-family house in the Historical Conservation Neighborhood.

2 Facts

Property Address:	1401 Duke Street
Parcel ID:	R120 004 000 0347 0000
Case Number:	20-05 HRB.1
Applicant:	**Dennis Harvey**
Type of Request:	Relocated existing building
Zoning:	T4-N
Use:	Residential

District Development Standards for T4-N:

- **Minimum Lot Size:** *n/a*
- **Setback requirements – Primary Structure:**
  - *Front – 0' min., 15'max.*
  - *Rear setback – 10' min.*
  - *Side Interior – 5'*
  - *Side Corner/Alley – 0' min., 10' max.*
- **Frontage Build out:** 60% min., 85% max.
- **Impervious Surface Coverage,** *:* 70% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-N zoning classification.

Historical Background:

- The structure is contributing to the district per the 1997 Survey.
- The structure encroaches on the SCDOT right-of-way on both Duke and Wilmington Streets.
- This structure is on the cover of the Northwest Quadrant Design Principles and is significant to the district.

References

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code, rev. 2018

Beaufort Preservation Manual and Supplement

3 STAFF COMMENTS/ RECOMMENDATION

Request split into two parts (due to prior history of this structure and to simplify review):

A) Demolition of rear addition

B) Demolition, salvage/reuse material, and rebuild as 2 bedroom and 1-1/2 bath house within site boundary

Staff Comments:

Item A) Above (rear addition)

1. Item A (demolition of rear addition). The addition to the subject building does not show up on any Sanborn maps found by Staff. Staff confirms that the Sanborn maps of 1912, 1924, 1942, and 1958 do show the building as a 1 story store with slate or metal roof, but no addition is illustrated in any of the maps. It is likely the addition was added after 1958.
2. The addition is in severe disrepair and presents a threat to the safety of the general public.
3. Staff recommends documentation of the overall dimensions of the addition (length, width, height, slope of roof, etc.) and demolition of the rear addition.

Staff recommendation (rear addition): staff approves demolition of the rear addition per comments noted above.

Item B) Above (main structure demolition and reconstruction on relocated area)

1. Applicant is asking for demolition by dismantling structure and reusing original historic material. This approach is not consistent with the US Secretary of Interior Standards as an appropriate preservation technique.
2. When considering a demolition of a contributing structure, staff asks the board to consider the following statement regarding all applications (Beaufort Code, Section 4.7.2.A) "*The District is the Resource, Not Only its Individual Parts: Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle."*
3. Demolition of contributing structures threatens Beaufort's National Historic Landmark District status. An addendum to the National Register of Historic Places Nomination Form for Beaufort was filed in 2001. It states the following concern, "Despite the City's longstanding commitment to historic preservation, a great deal of change has occurred within the past twenty years…The comparison of the 1968 and 1998 surveys shows a substantial loss of buildings occurred

between 1968 and 1998. Most notable among these losses have been the relatively large number of modest post-Civil- War dwellings within the Old Common and Northwest Quadrant neighborhoods…..the incremental erosion of essential character-defining elements of the NHL district is having a measurable cumulative long-term effect. Nowhere is this loss more apparent than in the city's largest traditionally African-American neighborhood, the Northwest Quadrant."

4. Anytime a demolition of a contributing structure is brought to the board, it should be considered with great care.
5. Per chapter 25 of the Northwest Quadrant Guidelines, demolition of contributing historic buildings is generally not appropriate. This principle is supported in the Preservation Guidelines (Milner 1979) and their Supplement (Milner 1990).
6. Per the Beaufort Code, Section 4.7.2.F, *Contributing Buildings Should Not Be Demolished to Create Infill Opportunities: Properties deemed contributing in the "1997 Beaufort County Above Ground Historic Sites Survey", or in the most recent historic resources survey, should not be removed or rendered non-contributing to make way for new construction*.
7. If the applicant is asking for demolition due to structural conditions, then the applicant should follow the submittal requirements within the Certificate of Appropriateness Submittal Requirements, which state "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".
8. A reason of economics is not reason enough to grant a demolition request for a contributing historic building. Demolition of the structure is a last resort. Milner's Supplement states "the BOAR must be convinced that all possible means of saving the building have been exhausted.
9. Staff offers the following alternate solution. Given the long history of this building's lack of maintenance and care and the City's desire to see the project move forward, staff would support a relocation of the building by lifting intact and moving to proposed new location within site boundary.
10. Secretary of Interior Standard's stance on moving structures: "*Moving a historic building is sometimes the only way to save it from demolition, but such an action should be undertaken as a last resort when all other preservation options have been exhausted. When a historic building has been moved, it loses its integrity of setting and its sense of place and time – important aspects of the historic character of a building and its environment." -Excerpt taken from Moving Historic Buildings by John Obed Curtis and published by the US Department of the Interior 1979.*
11. The proposed relocation area as submitted on the applicant's sketch over the plat is a reasonable approach to saving this building and the integrity of its historic character and the surrounding neighborhood. Staff supports an intact and lifted relocation project.
12. Should the board consider the applicant's request for demolition, staff recommends disassembly of the structure only after a structural engineer provides a letter stating that it is impossible to move the building intact. If this option is taken, the structure must be documented via as-built drawings and a detailed inventory of items to be salvaged and those that will be replaced must be submitted prior to issuance of a permit. Per the Northwest Quadrant Design Principles, the applicant should refer to John A. Burns, AIA document on *Recording Historic Structures*, 1989 in providing proper documentation.

Staff Recommendation: Deferral for demolition in the absence of engineer's report stating moving the building intact is impossible. Staff is comfortable with proceeding as a relocation of structure intact and would support that application.

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☑ Board Review

Application Fee: *see attached schedule*

20-04 HRB

OFFICE USE ONLY: **Date Filed:** 1/3/2020 **Application #:** 20012 **Zoning District:** T4-N
BCAGHS Survey: ☑ Yes ☐ No U-13-1205

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://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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: DENNIS HARVEY

Applicant Address: 912 DUKE ST

Applicant E-mail: dennisredbank@gmail.com Applicant Phone Number: 856 769 3446

Applicant Title: ☑ Homeowner (PRE) ☐ Tenant ☐ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): LANDONS

Owner Address:

Project Name: 1401 DUKE ST. DEMO & RECONSTRUCT

Property Address: 1401 DUKE ST.

Property Identification Number *(Tax Map & Parcel Number)*:

Date Submitted: 1-3-2020

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

Applicant's Signature: Dennis K Harvey Date: 1-3-2020

Owner's Signature: Date:

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

Required Project Information

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: 1401 DUKE ST. RECONST

Property Size in Acres: .04 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):

800 S.F.

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):

IN ORDER TO PURCHASE + AQUIRE A PROPER TITLE + TITLE INS. THE BUILDING CANNOT BE ON THE DOT EASEMENT.
WE PROPOSE TO TEAR DOWN THE EXISTING STRUCTURE WITH DOCUMENTATION, SAVE ORIGINAL BLDG MATERIALS, AND REBUILD IT WITHIN THE LOT BOUNDRIES. IT WILL BE REBUILT AS A 2 BDRM 1½ BATH HOUSE.

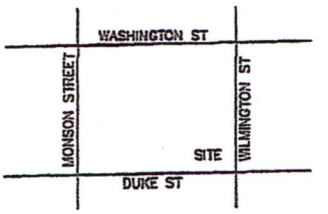
CONTACT INFORMATION –

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

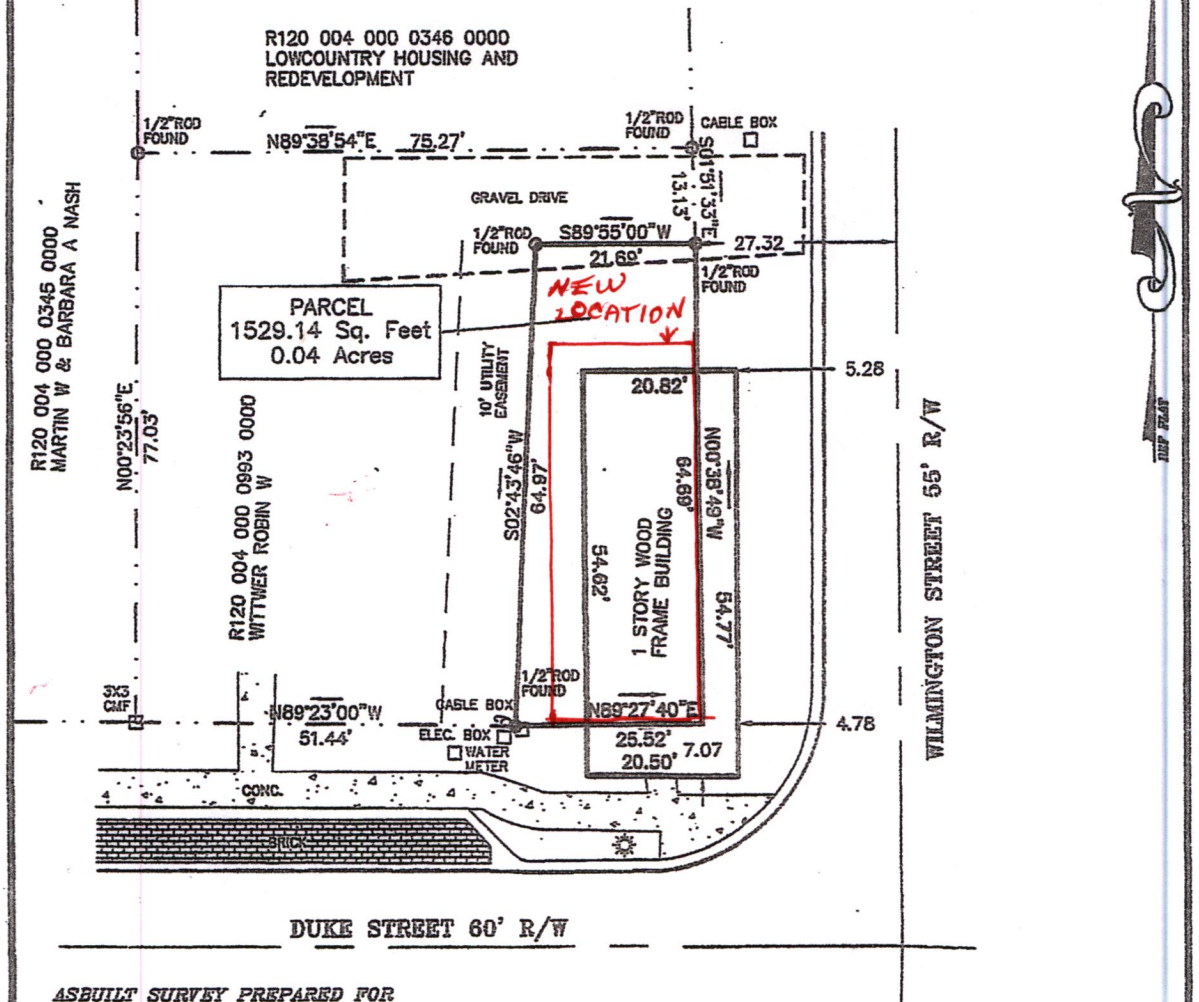
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
GASQUE & ASSOCIATES, INC. No. C00192

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

DENNIS HARVEY AND MARY HARVEY

BEING A PORTION OF BLOCK 111 CITY OF BEAUFORT AS SHOWN ON A PLAT BY GEORGE A.Z. JOHNSON, JR. DATED JANUARY 19, 1989 RECORDED IN PLAT BOOK 35, PAGE 338 BEAUFORT COUNTY R.M.C. OFFICE
LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA
TAX MAP R120 004 000 0347 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.
SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
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 "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO DENNIS HARVEY AND MARY HARVEY 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 A 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.

20 10 0 20 40 60

SCALE: 1"=20' SCALE IN FEET DATE: 5/26/2017

5-30-17

DAVID E. GASQUE, R.L.S. JOB # 46882
S.C. REGISTRATION NUMBER 10506 FB#912/WG DSGN#6
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

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 - 1205
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Map Ref.: BFT 09 (TL)
Tax Number: R120 004 000 0347 0000

Common name(s): J. & M. Grocery & Market
City Block Ref.: 111
Island: Port Royal Is.

Address/location: **1401 Duke St.**
City/Vicinity of (vic.) Beaufort

Date: 1910
Alteration date:

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): commercial - store/shop
Current uses: vacant

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:
☐ H.A.B.S. ☐ Other		
☐ Feiss-Wright (1969)		
☒ Historic Resources of the Lowcountry (1979)	38 BU 1083	The Neighborhood
☐ Milner Historic District Inventory (1979)		
☐ A Guide to Historic Beaufort (1995 ed.)		

Photograph:

Photographs:
☒ prints
☐ slides
☒ negatives

Date : 8/1/97
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll #	Neg.	View of:
S-13	25	S facade & E elev., fac. NW

Style: | Commercial Form: 1-part commercial block

Core Shape: rectangular | Stories: 1 story | Construction: frame

Roof: Shape: gable (end to front) | Material: raised seam metal

Chimney: Type: exterior | Material: brick

Exterior Walls: weatherboard

Windows: display | Type: fixed | Pane Config.:

Doors: single
transom | Foundation: brick piers

Porch Height: | Porch Width: | Porch Roof Shape:

Porch Details: | Decorative Elements: wood

Outbuildings: none | Interior Features:

Number of Related Resources:

Surroundings: residential/commercial | Acreage: | Quadrangle: Beaufort

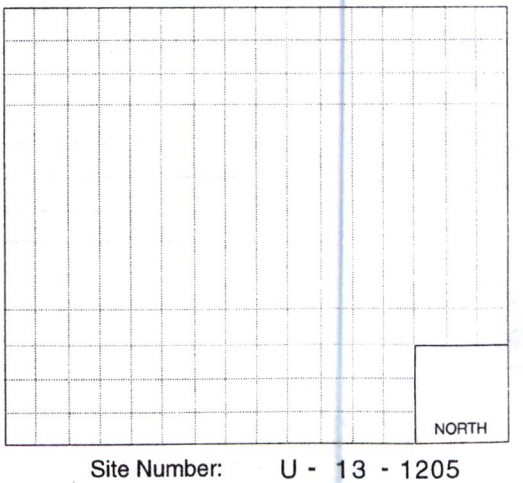
Alterations: Alteration date: | Integrity: good | Condition: good

replacement door & windows

Description: parapet wall w/slightly arched cap; boxed cornices at side elevs.; note shaped trim w/pendant at right end of parapet

Historical Data: Shown on the 1924 & 1914 Sanborn maps; area is not shown on earlier maps. The 1914 map indicates that the building once had a canopy.

Sketch:



Site Number: U - 13 - 1205

Informant/
Bibliography:

1303 North Street

R120 004 000 0675 0000

Alterations, Additions

Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
11 March 2020

1 Summary of Request

The applicants are requesting approval of alterations on a non-contributing single-family house in the Historical Preservation Neighborhood.

2 Facts

Property Address:	1303 North Street
Parcel ID:	R120 004 000 0675 0000
Case Number:	20-05 HRB.1
Applicant:	**Kim and Mark Petrella**
Type of Request:	Alterations
Zoning:	T4-HN
Use:	Residential

District Development Standards for T4-HN:

- **Minimum Lot Size:** *4,000 SF*
- **Setback requirements – Primary Structure:**
  - *Front – average prevailing setback on block*
  - *Rear setback – 15' minimum*
  - *Side Interior – 6'*
  - *Side Corner/Alley – 5' min., no max.*
- **Frontage Build out:** 75% Max**.**
- **Impervious Surface Coverage***:* 55% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.

Historical Background:

This project has not previously come before the Board.

References

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code, rev. 2018

Beaufort Preservation Manual and Supplement

3 STAFF COMMENTS / RECOMMENDATION

A) Carriage House/Garage

B) Main (Single-Family Detached) House

According to the 1997 Survey, this structure isn't contributing. It is apparent from the documentation in the 1979 survey that work performed after the 1979 survey and prior to the 1997 survey may have changed the building from contributing to noncontributing. However, it should be noted that the Beaufort Code uses both the carriage house and the main house for 1303 North Street (in current state) as positive examples to represent carriage house (section 4.5.3) and single-family detached house (section 4.5.4). This home (with three dormers already added) was also featured in Milner's Preservation Guide Supplement on page 16 under positive examples of secondary structures and garage at rear of lot. The applicant's proposed modifications should be carefully considered.

A) Carriage House/Garage:

1. The existing carriage house/garage structure is not an historic structure.
2. Modifications are generally improvements to the structure.
3. It is important for the applicant to keep in the mind the subordinate nature of the structure to the historic main house and generally keep the detailing simplified.
4. Also, important is that the alterations don't attempt to create a false sense of historic development.
5. New replacement garage doors are appropriate.
6. Elimination of the fan light is an improvement to the building.
7. The arrangement of the second floor (front elevation) windows flanking a pair of French doors is appropriate. However, the proportions appear too wide for the overall garage width. Staff feels the French doors could be less wide which would pull the two flanking windows in slightly. The outer measurement from outside of the left flanking window to outside of right flanking window should not be any wider than what currently exists.
8. The elimination of the boxed eaves is an appropriate improvement.
9. Alterations of the existing gable dormer to shed dormers is generally good to lessen their presence and seeks to be in-keeping with subordinate nature of the building.
10. Applicant should submit material samples/cut sheets for windows, doors, roof, lights, garage doors and details for landscape screen wall, stairs, etc. as required for final application submittal requirements.

Staff recommendation: on carriage house/garage: Preliminary approval with staff conditions noted and final details to staff.

B) Main (Single-Family Detached) House:

1. While the three front dormers are a more recent addition (ca. 1980) their removal and replacement with the proposed shed dormer is inappropriate for the structure. Staff recommends retaining the three dormers in their current state and denial of the proposed single shed dormer.

2. The rear addition is historic, as it is more than 50 years old. It has become a contributing element to this structure. It first appears on the 1924 Sanborn map as enclosed addition on west and small porch to the east. By the 1942 Sanborn update, the porch extended all the way to the east edge of the main house and could be argued that previous porch was expanded at that time. This is consistent with how addition exists today.

3. Secretary of Interior Standard's #4 (Rehabilitation) states, "*Changes to a property that have acquired historic significance in their own right will be retained and preserved*". Therefore, it is not appropriate to remove the existing addition at rear of the house. Staff recommends denying the request for demolition of this contributing element.

4. Please note that the addition at rear is visible from the public right-of-way from both North Street and Harrington Street.

5. Front porch - removal of the front porch roof boxed eave is appropriate as the proposed solution seeks to bring back an appropriate treatment of the roof eaves.

6. Front Door – The current front door doesn't appear to be original and there is photographic support for a large single lite door over wood panels from the 1979 Milner Survey photograph. The applicant's design with four divided lites over single panel, is not appropriate for the home. Staff recommends either retaining the current 6 panel door or utilizing a single lite (above lock rail) over two vertical panels (below the lock rail). The door should be a true stile and rail wood door.

7. The applicant's proposed new addition is in proper proportion, scale, and mass to remain subordinate to the main house. However, staff recommends a restudy of the addition given staff's comments on retaining the existing addition at rear.

8. New addition should sensitively engage the existing addition walls and roof so as to protect the integrity of the existing building form and materials. The new addition should follow the Secretary of Interior Standard's #9 and #10 (Rehabilitation) which state the following, "#9; *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated form the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.* #10; *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*."

9. Applicant's proposed use of cementitious siding is only appropriate on the new addition and should only be smooth cementitious material (Beaufort Code Section 4.6.3.A.1.b).
10. New windows should have appropriate projecting sill (no picture framing of windows allowed, refer to Beaufort Code Section 4.6.3.C.2.a).
11. Provide screening for the HVAC equipment (Beaufort Code Section 4.6.1.F.2).
12. Proposed standing seam roof – there is evidence through the Sanborn maps dating from 1924 and 1942 that the entire structure had a metal roof. Therefore, a standing seam metal roof is appropriate. The applicant should utilize a hand seamed ridge and folded seam panel with concealed fasteners.

Staff Recommendation (main house): Deferral for modifications as described in staff comments.

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

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://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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: Kim and Mark Petrella

Applicant Address: 334 W. Ocean Heights Avenue, Unit 103, Linwood, NJ 08221

Applicant E-mail: petrellamark@gmail Applicant Phone Number: 609.335.6137

Applicant Title: ☒ Homeowner ☐ Tenant ☒ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: Petrella Residence

Property Address: 1303 North Street, Beaufort, SC 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120-004-000-0675-0000

Date Submitted: January 6, 2020

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

Applicant's Signature: Mark Petrella Kim Petrella Date: 1/6/2020

Owner's Signature: _____ Date: _____

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

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

Required Project Information

Project Name: Petrella Residence

Property Size in Acres: 0.14 acres Proposed Building Use: Residence

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):

Main House - First Floor (including addition) - 1,265 sf, Second Floor - 450 sf Garage - 471 sf, Garage Apartment - 471 sf

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):

The project consists of the removal of the three existing gable dormers on the front of the house and the construction of a new shed dormer which will allow better use of the space to create two rooms on the second floor. The first floor will be reconfigured to create a more open plan. The existing shed extension in the rear which consists of the kitchen and screened porch will be demolished and rebuilt in a new configuration to facilitate expansion for a one-story, master bedroom addition.

The front facade of the detached garage structure will be altered to be more aesthetically compatible with the district design guidelines. The windows and doors will be replaced and the balcony will be reconstructed with a new shed roof. Additionally, the gable dormers on the east side will be replaced with shed dormers. The second floor apartment interior will be renovated to provide a more functional plan.

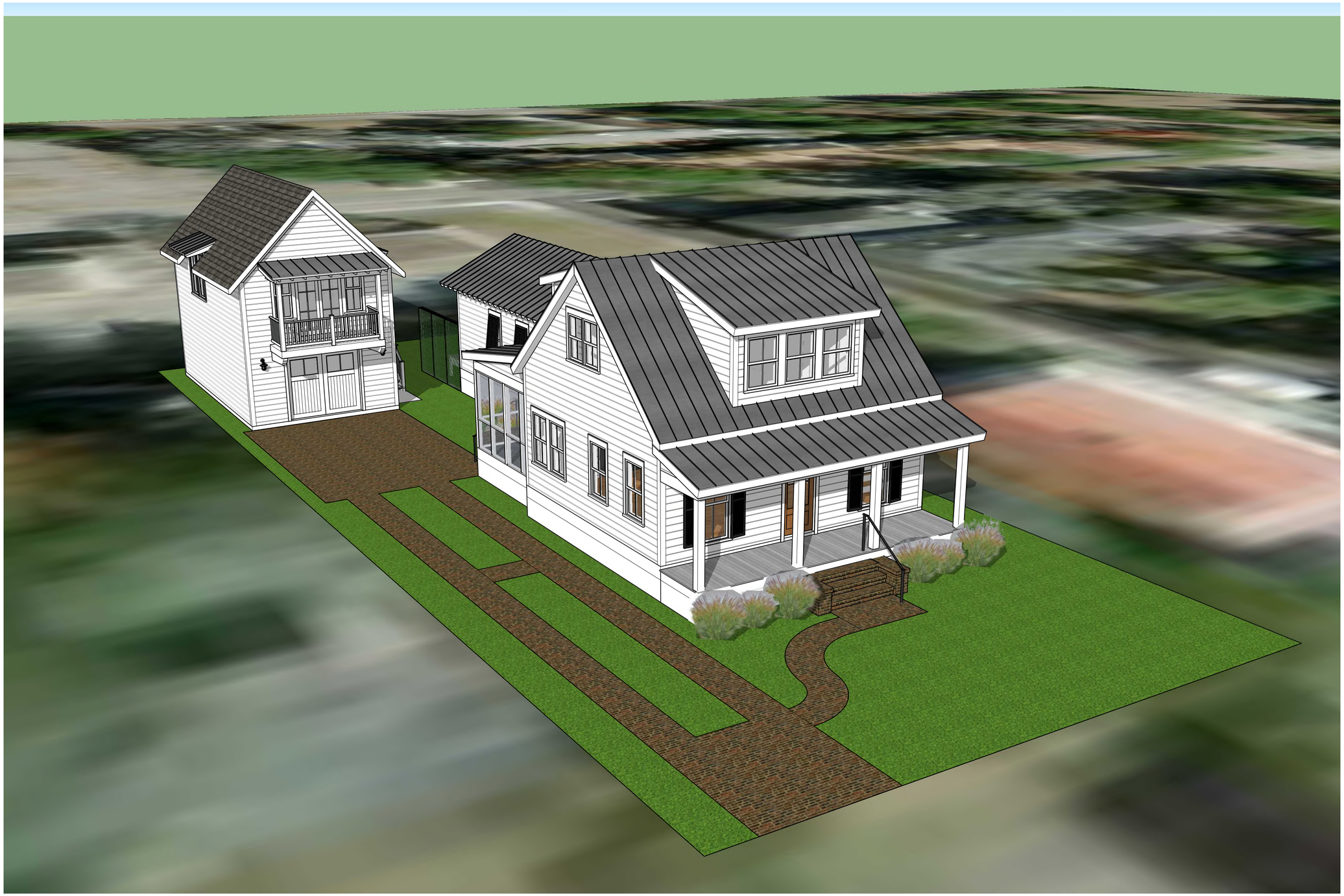
CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606



OWNER
Kim and Mark Petrella

PROJECT
Petrella Residence
1303 North Street
Beaufort, SC 29902

PROJECT NO.
2020-01

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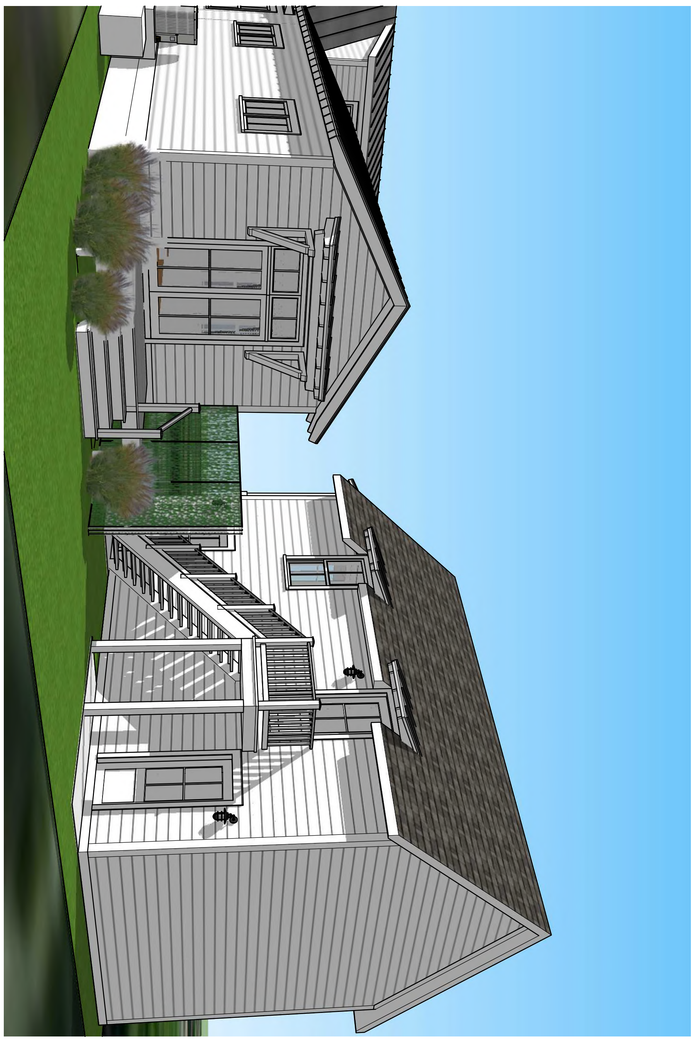
MP

ISSUE
01-01-2020

Aerial Perspective

MARK PETRELLA, R.A.
SC REGISTRATION. NO. 10254



A.01

Exterior Perspectives

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01-01-2020

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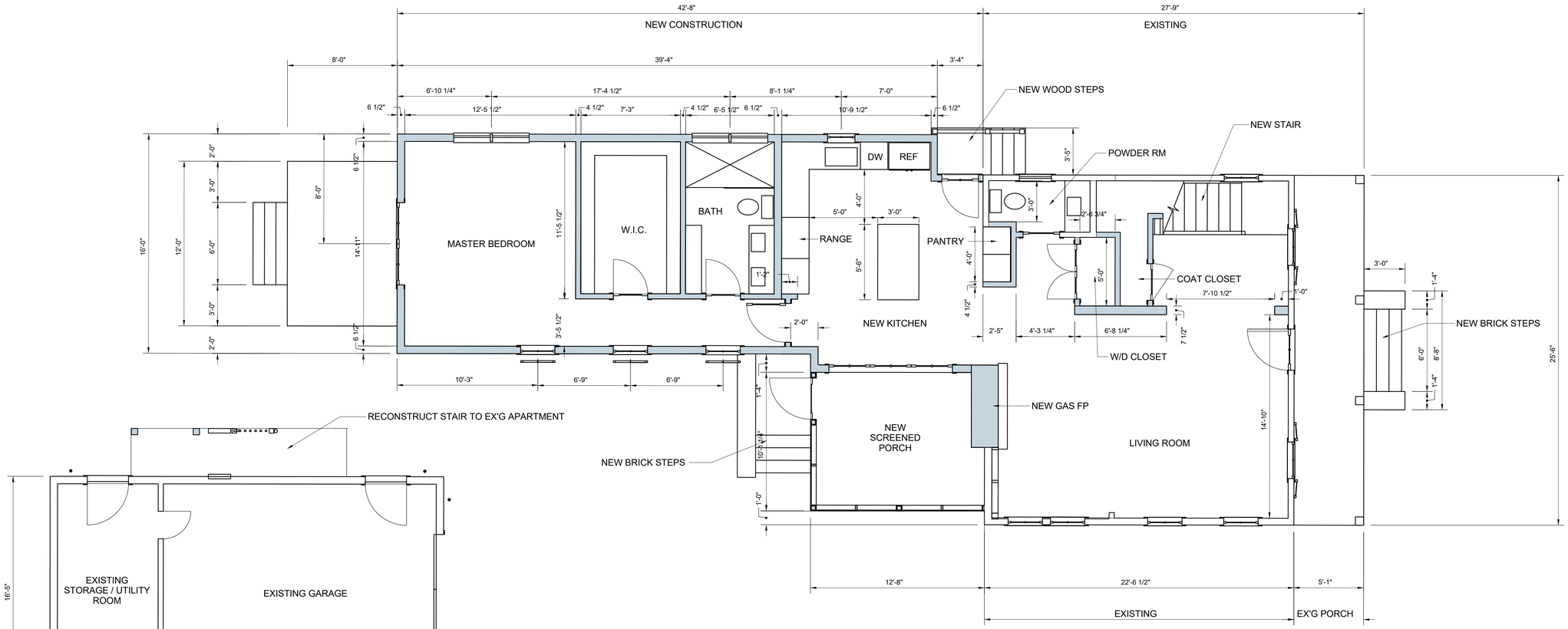
PROJECT
Petrella Residence
1303 North Street
Beaufort, SC 29902

PROJECT NO.
2020-01

OWNER
Kim and Mark Petrella

MARK PETRELLA AIA
1303 North Street
Beaufort, SC 29902

MARK PETRELLA, R.A.
SC REGISTRATION. NO. 10254



EXISTING FIRST FLOOR AREA PRIOR TO DEMOLITION = 775 SF
EXISTING FIRST FLOOR AREA TO REMAIN = 575 SF
FIRST FLOOR AREA OF ADDITION = 690 SF

TOTAL FIRST FLOOR AREA OF HOUSE = 1,265 SF

GARAGE EXISTING FIRST FLOOR AREA = 470.6 SF

NOTE: SHADED WALLS REPRESENT NEW CONSTRUCTION

FIRST FLOOR PLAN

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

MARK PETRELLA, R.A.
SC REGISTRATION. NO. 10254

MARK PETRELLA AIA
1303 North Street
Beaufort, SC 29902

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2020-01

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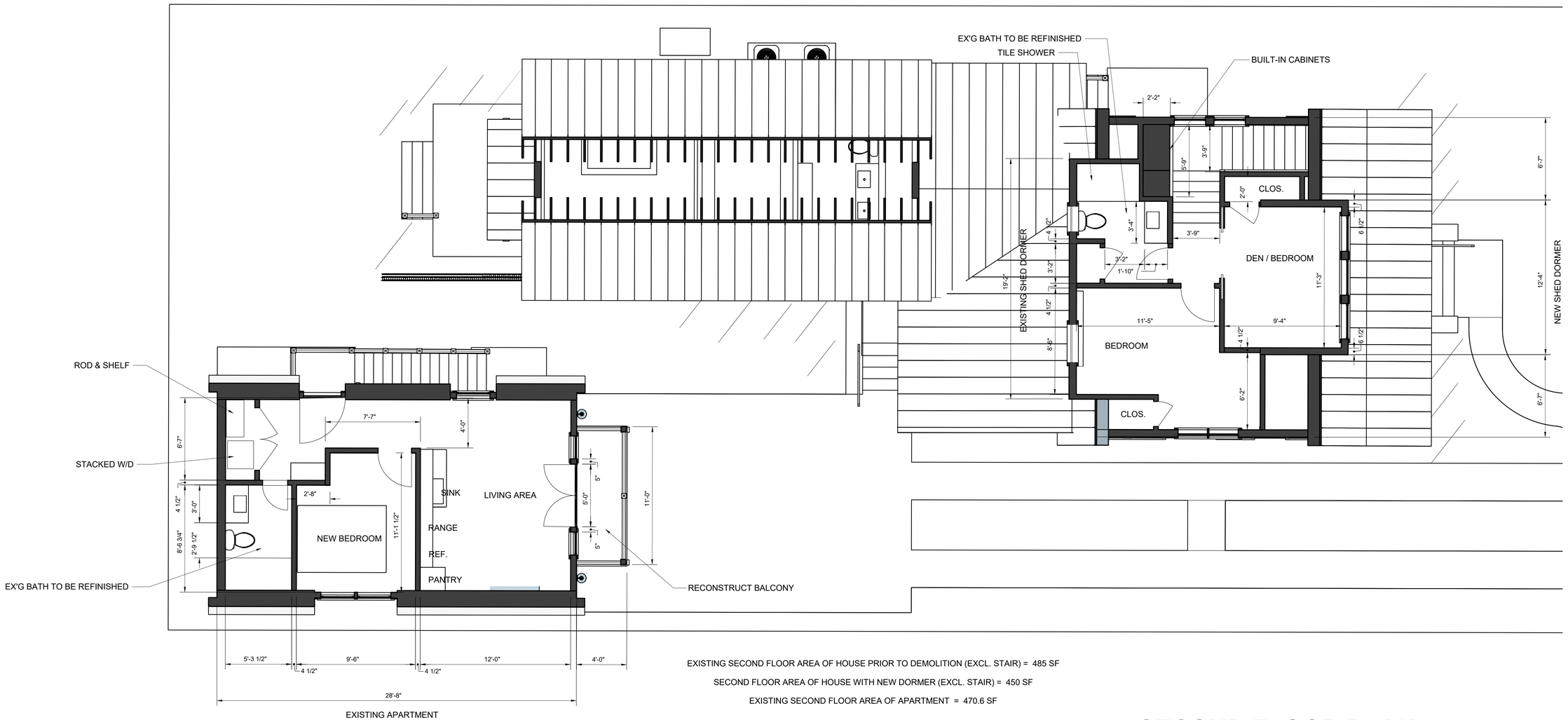
First Floor Plan

A.02



EXISTING SECOND FLOOR AREA OF HOUSE PRIOR TO DEMOLITION (EXCL. STAIR) = 485 SF

SECOND FLOOR AREA OF HOUSE WITH NEW DORMER (EXCL. STAIR) = 450 SF

EXISTING SECOND FLOOR AREA OF APARTMENT = 470.6 SF

SECOND FLOOR PLAN

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

MARK PETRELLA, R.A.
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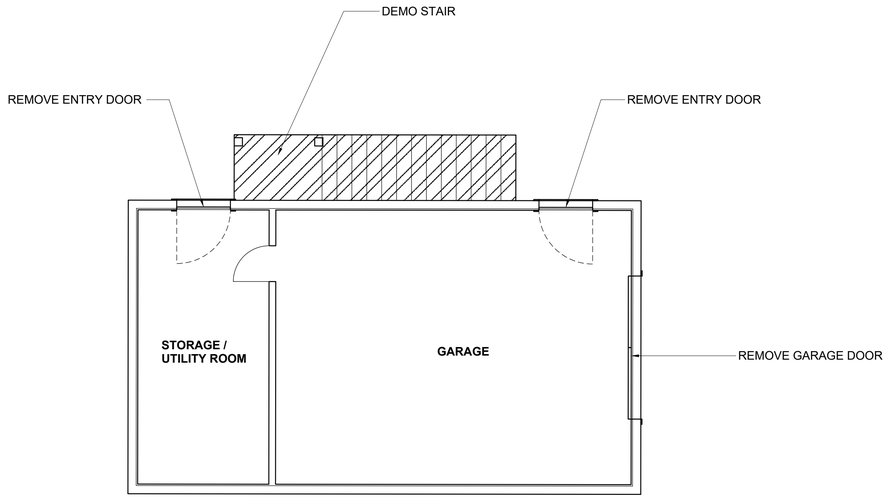
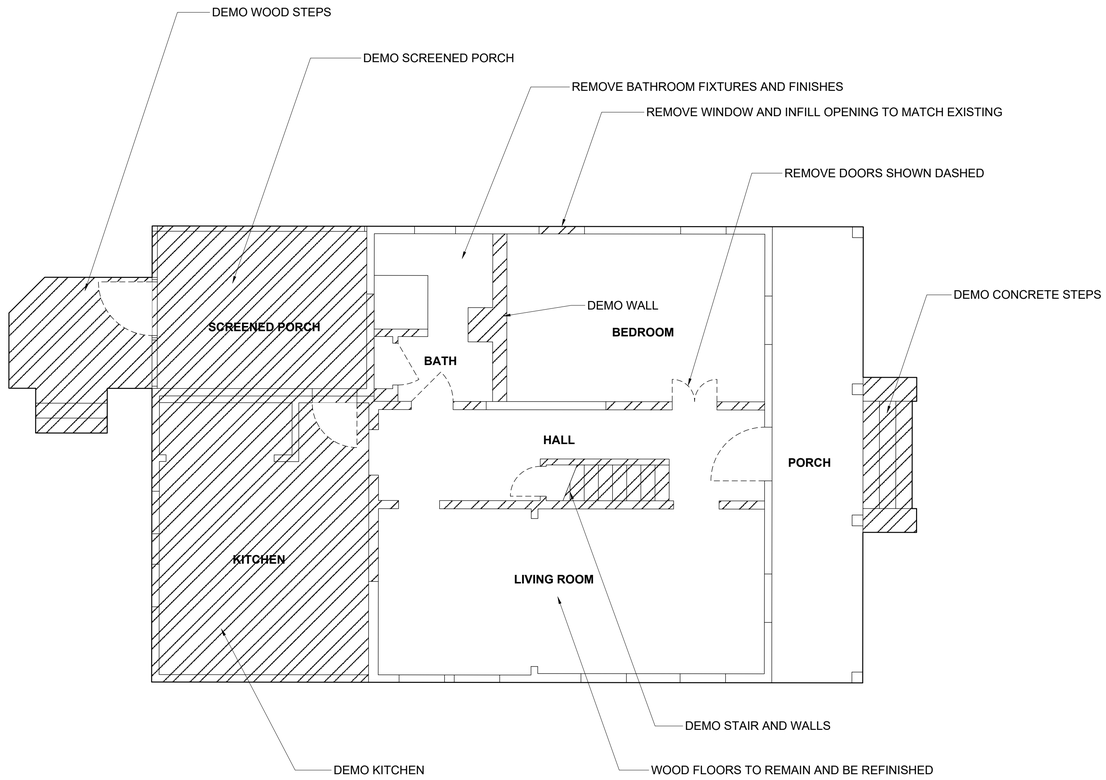
Second Floor Plan

A.03





FIRST FLOOR DEMOLITION PLAN

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

MARK PETRELLA, R.A.
SC REGISTRATION. NO. 10254

MARK PETRELLA AIA
1303 North Street
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1303 North Street
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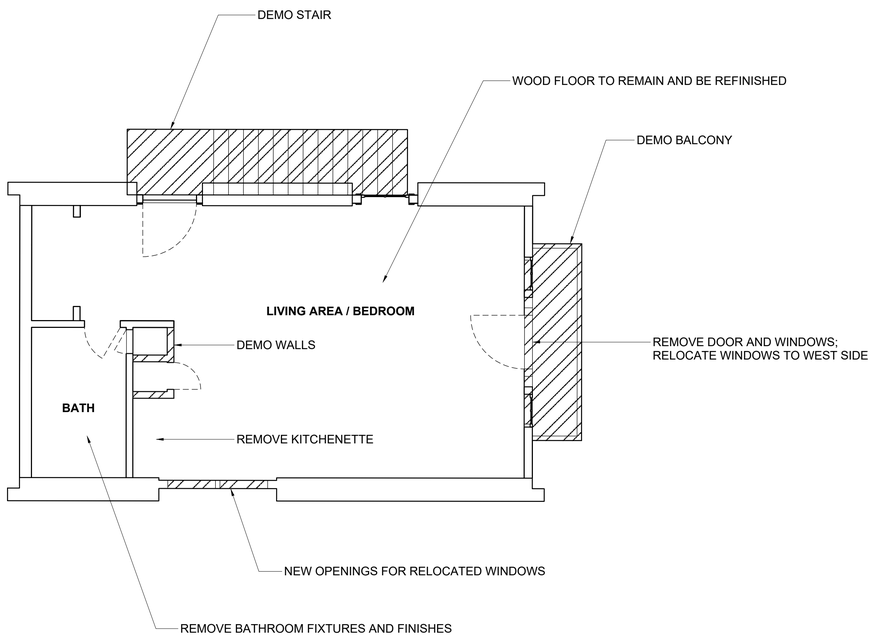
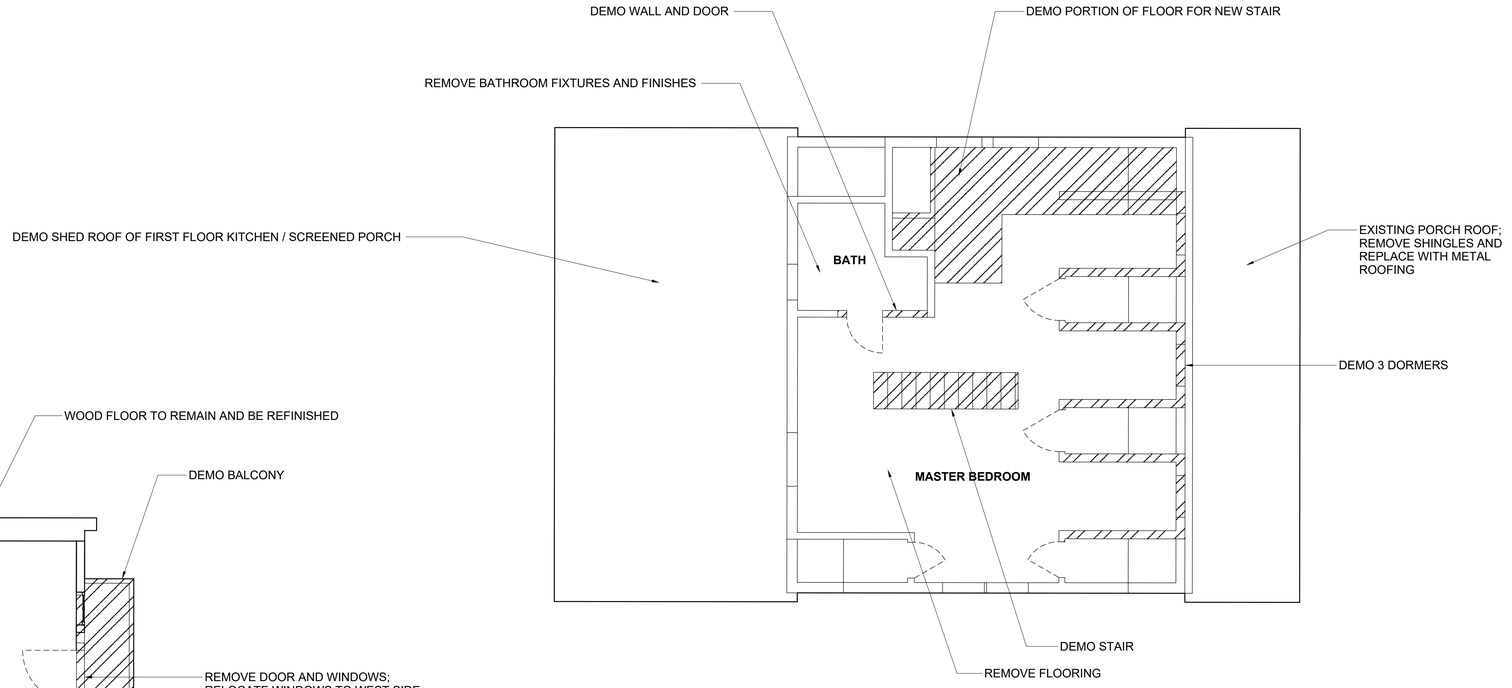
First Floor
Demolition Plan

A.04





SECOND FLOOR DEMOLITION PLAN

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

MARK PETRELLA, R.A.
SC REGISTRATION. NO. 10254

MARK PETRELLA AIA
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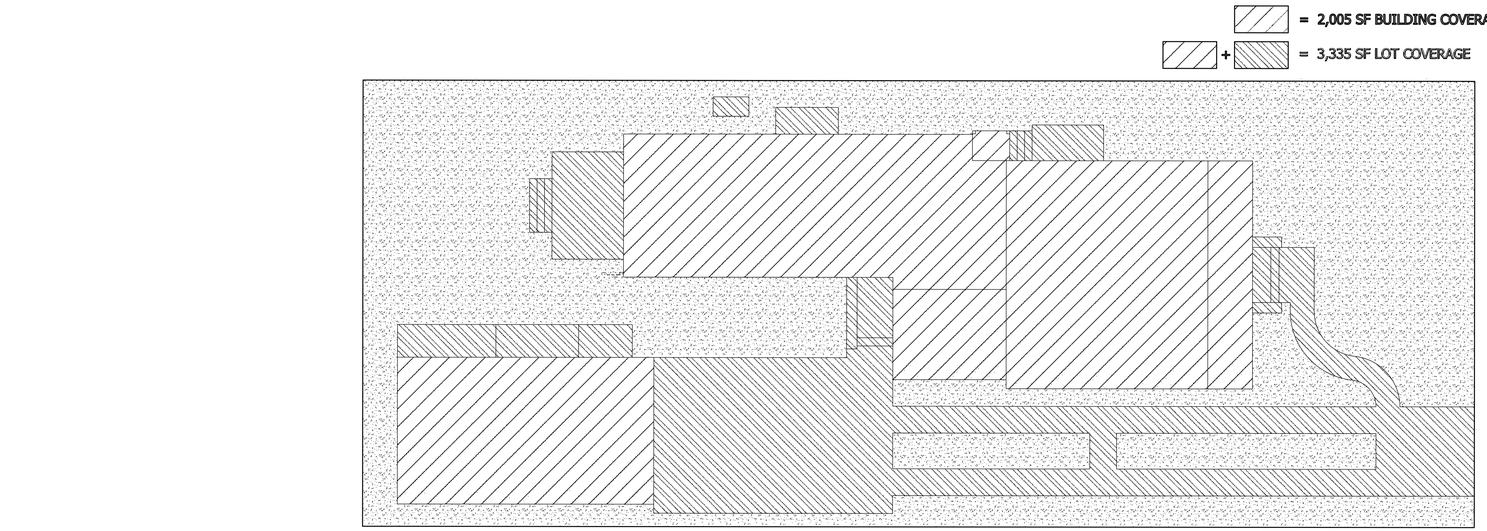
Second Floor
Demolition Plan

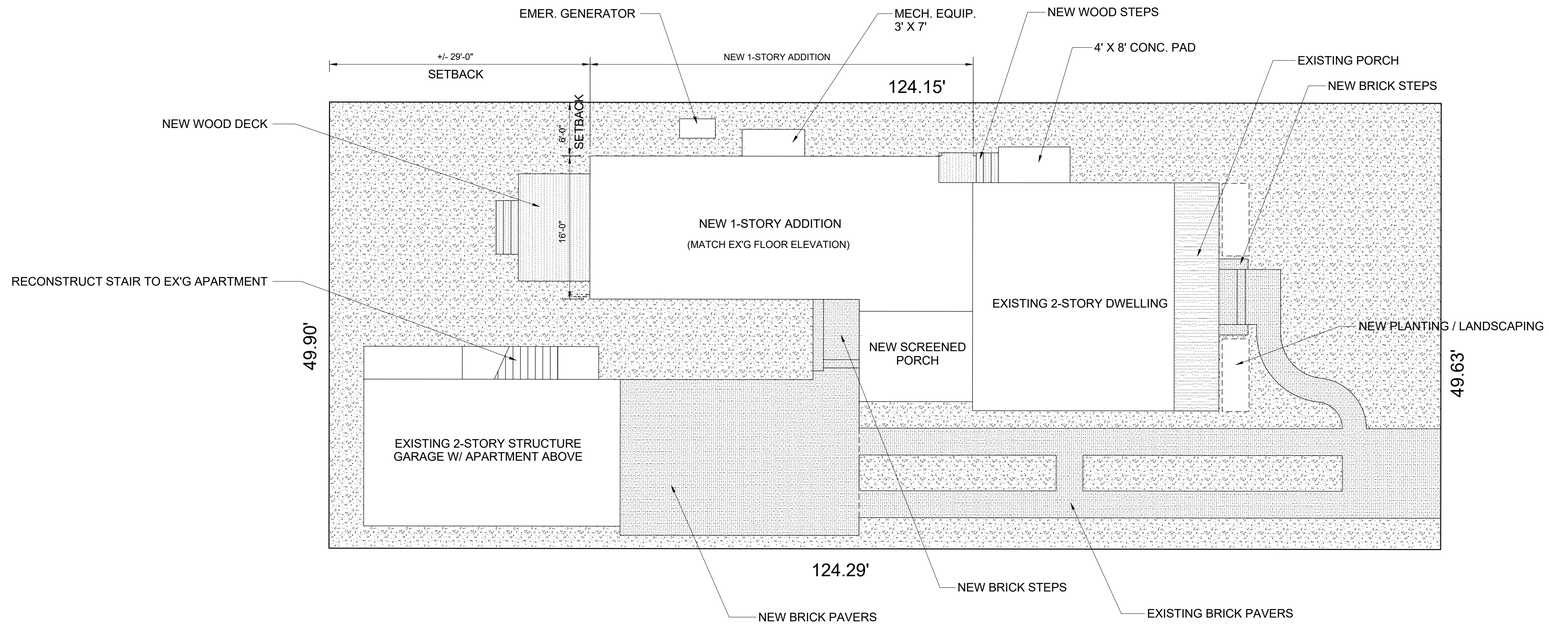
A.05



LOT AREA = 6,189 SF (0.14 ACRES)

COVERAGE PLAN

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



SITE PLAN

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

MARK PETRELLA, R.A.
SC REGISTRATION NO. 10254

MARK PETRELLA AIA
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Beaufort, SC 29902

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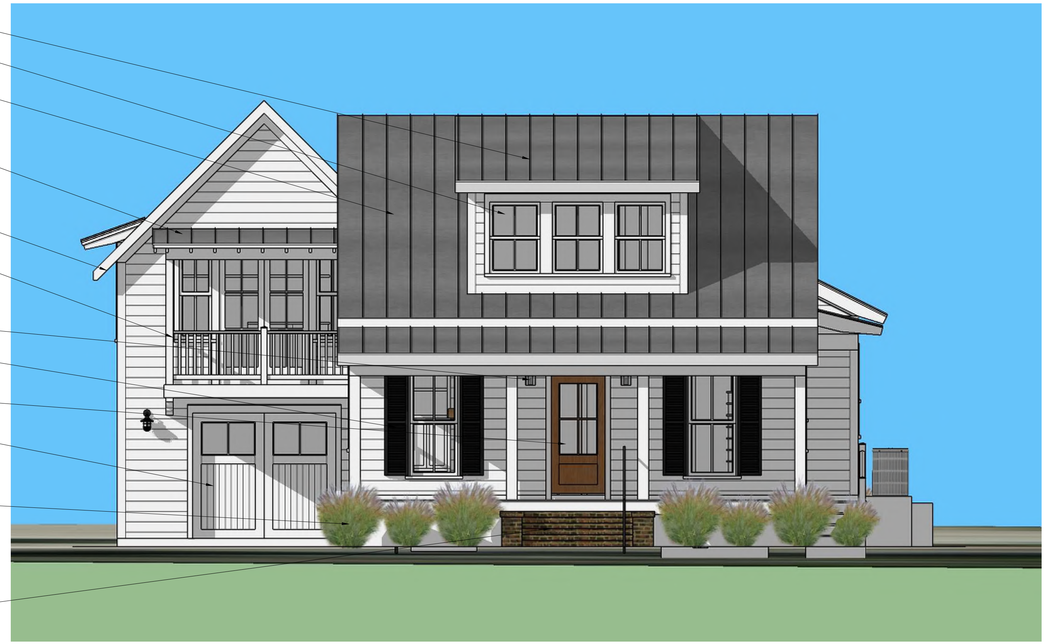
Site Plan and Coverage Plan

A.06



FRONT ELEVATION

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

RIGHT-SIDE ELEVATION

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

MARK PETRELLA, R.A.
SC REGISTRATION. NO. 10254

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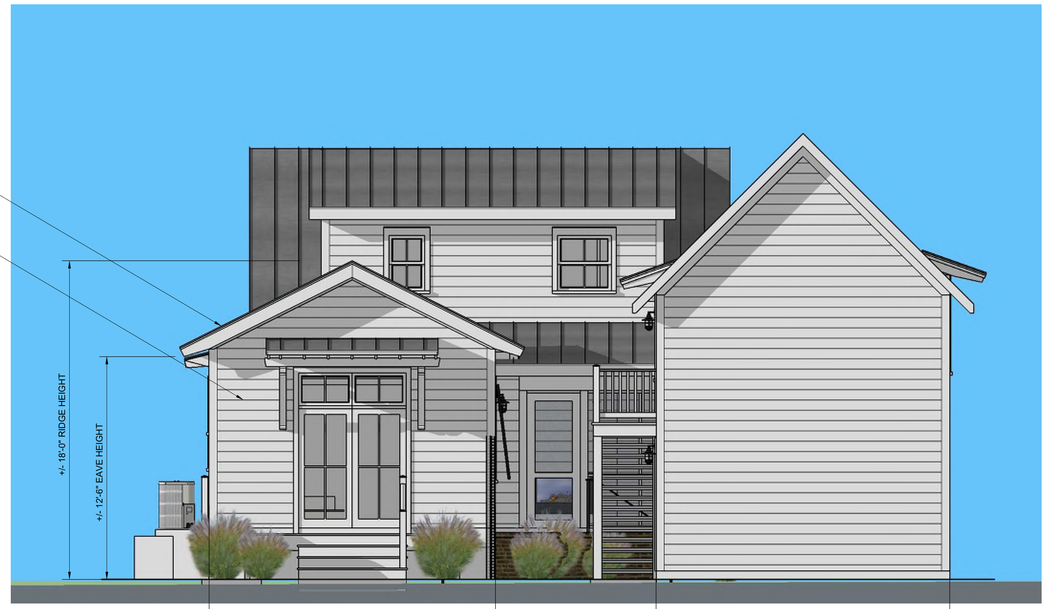
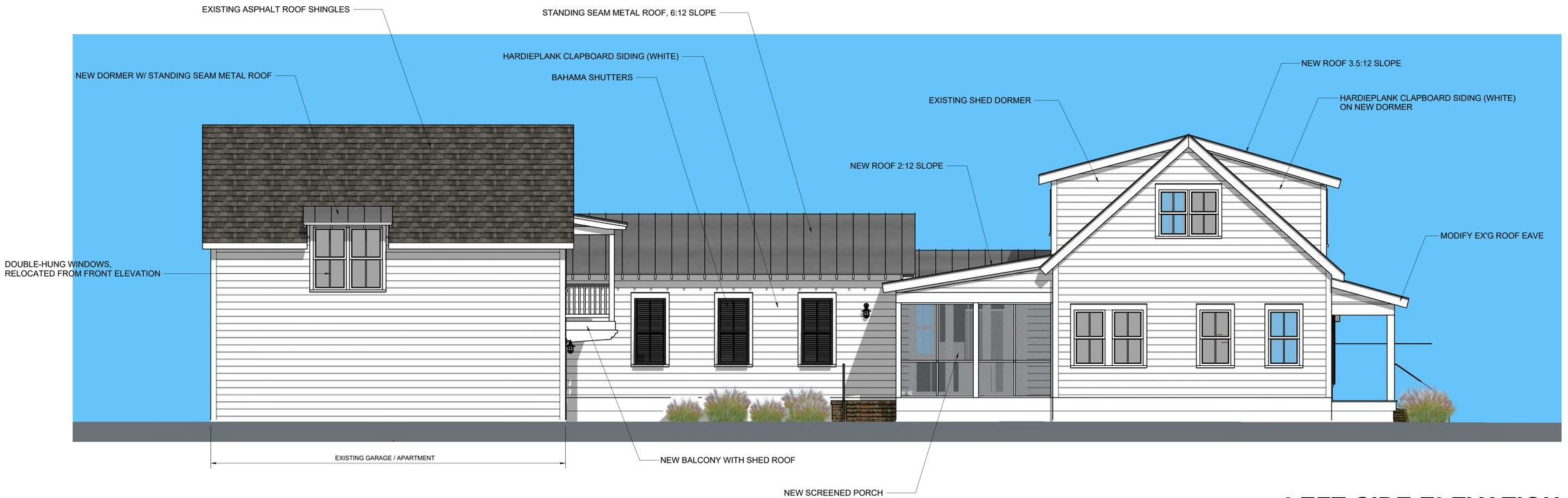
Exterior Elevations

A.07



REAR ELEVATION

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



LEFT-SIDE ELEVATION

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

MARK PETRELLA, R.A.
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2020-01

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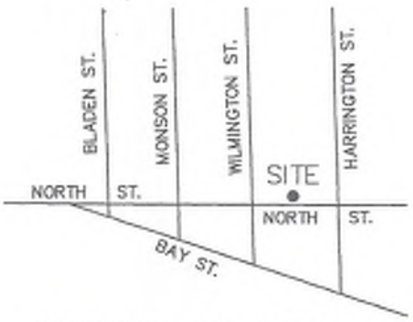
Exterior Elevations

A.08

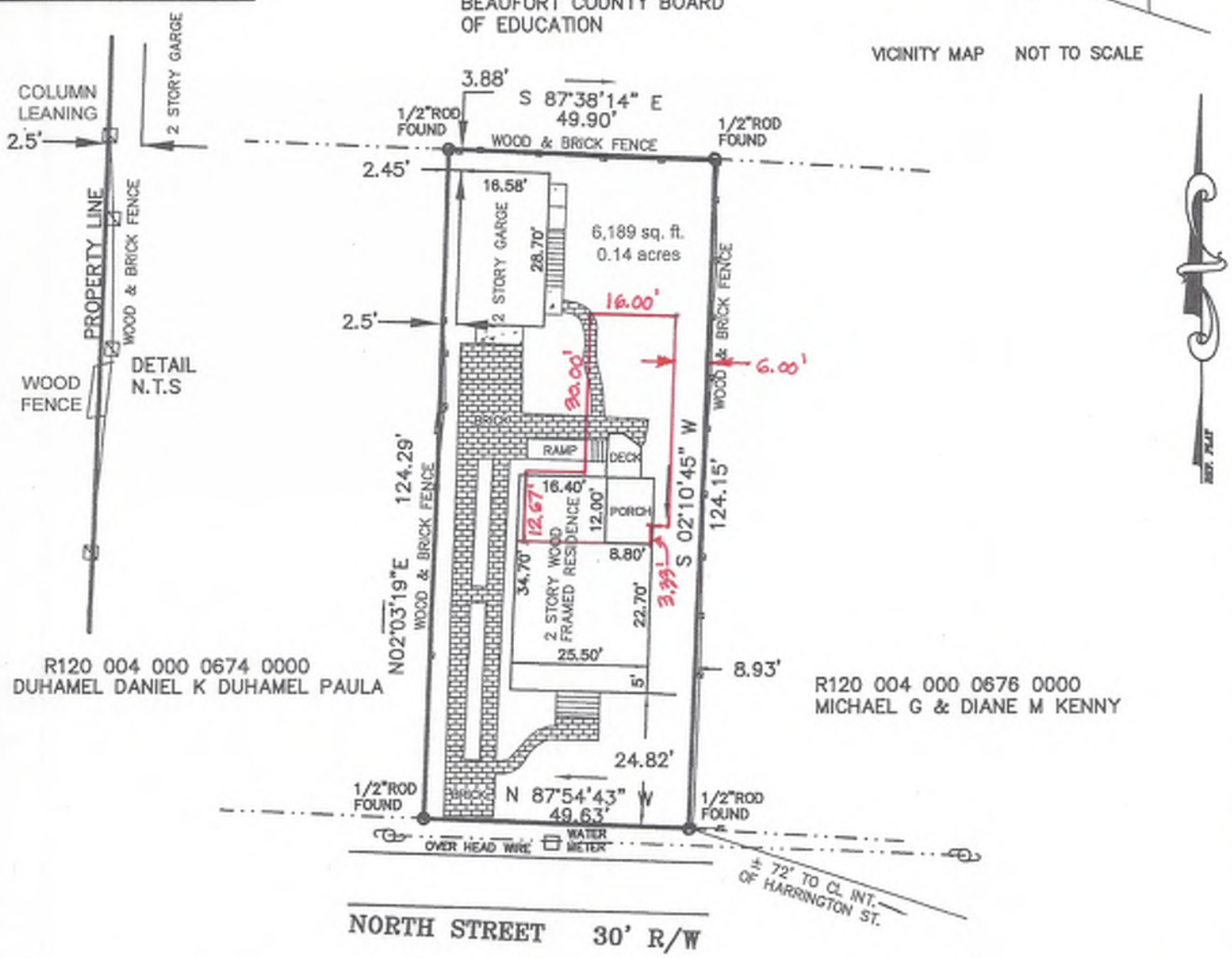
SOUTH CAROLINA
GASQUE & ASSOCIATES, INC. No. C00192
CERTIFICATE OF AUTHORIZATION

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 SYRVEY PREPARED FOR

MARK PETRELLA AND KIM PETRELLA

BEING A PORTION OF BLOCK 106, AS SHOWN ON A PLAT OF THE CITY OF BEAUFORT PREPARED BY THE U.S. STATE DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA RECORDED IN DEED BOOK 3311, PAGE 1822 BEAUFORT COUNTY R.M.C. OFFICE

TAX MAP R 120-004-000-0675-0000

LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

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 THE APPROPRIATE BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM COMM.-PANEL NUMBER 450026 0005 D. DATED: 09/29/86. (INDEX DATED: 11/04/92.)

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 MARK PETRELLA AND KIM PETRELLA 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 A 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: 8/31/2019

9-13-19

DAVID E. GASQUE, R.L.S. JOB # 51262
S.C. REGISTRATION NUMBER 10506 FB#1020/AC DSGN#7
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

1703

905 Port Republic

R121 004 000 0859 0000

New Construction

Historic Review Board Meeting Staff Report. UPDATED

From the Department of Community and Economic Development
11 March 2020

1 Summary of Request

The Beaufort Inn is requesting approval to replace a non-contributing structure in the Historic Preservation Neighborhood with new construction, specifically described as:

- Demolition of the existing building at 905 Port Republic Street, currently housing the Pat Conroy Center, and replacing it with a new facility to complement meeting activity at Tabby Place.
- The new facility would provide additional meeting space and breakout rooms to expand the types of events and meetings that may be held in Downtown Beaufort.
- The new facility would be called Tabby Place Annex.

2 Facts

Property Address:	905 Port Republic Street
Parcel ID:	R121 004 000 0859 0000
Lot Size:	0.47 acres (approx. 20,470 SF)
Case Number:	20-01 HRB.2
Applicant:	The Beaufort Inn
Type of Request:	Demolition of an existing non-contributing structure and construction of a new building.
Zoning:	T5-DC
Use:	Commercial

District Development Standards for T5-DC:

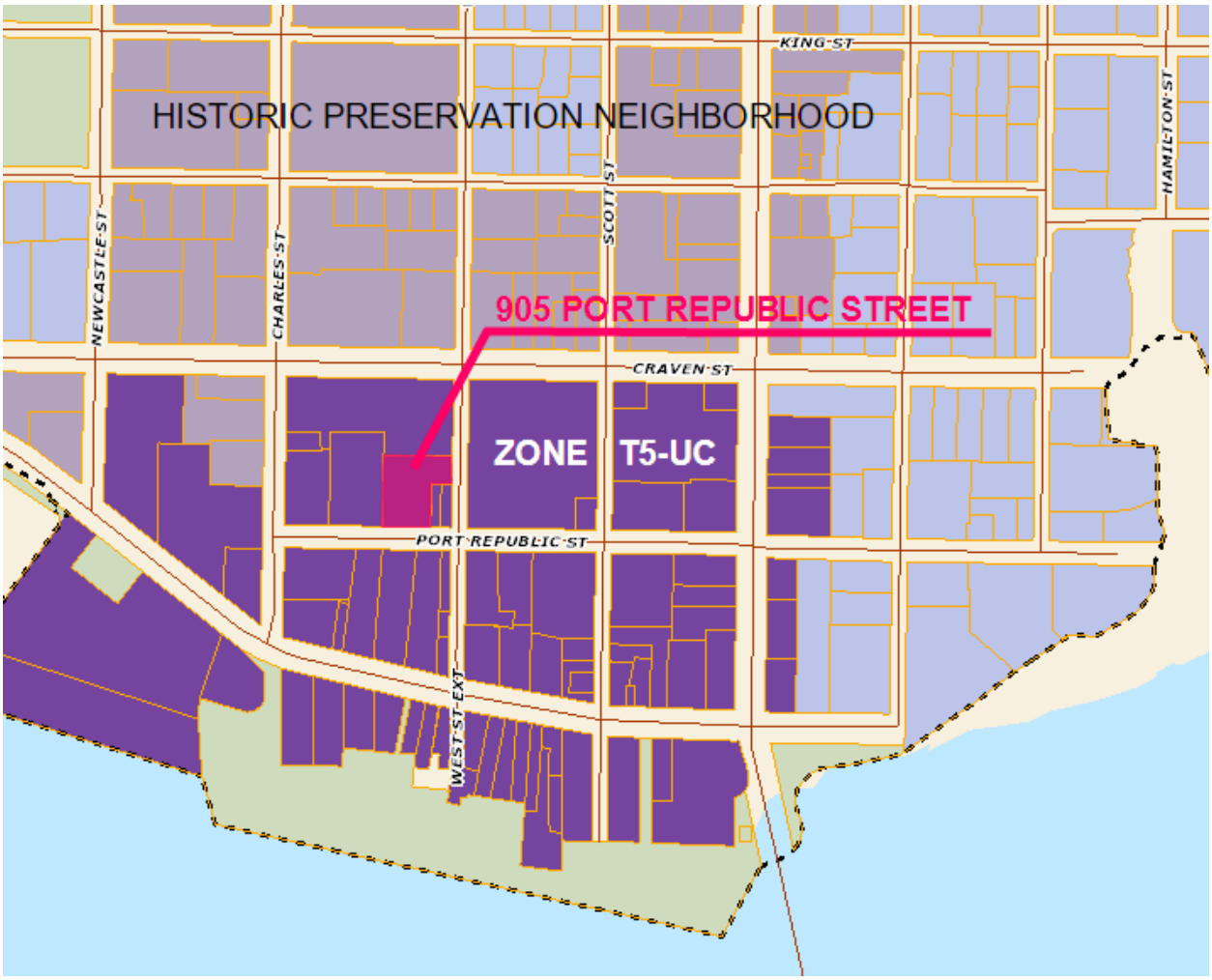
- **Lot Width at Front Setback:** -NA-
- **Minimum Lot Size:** -NA-
- **Setback requirements – Primary Structure:**
  - *Front – 0 ft. min., max. prevailing setback on the block*
  - *Rear setback – 0 ft. min.*
  - *Side Interior – 0 ft. min.*
- **Impervious Surface Coverage***:* 100%
- **Frontage Build out:** 75% min.
- **Permitted Uses:** Commercial uses such as indoor entertainment, office, and inn/motel/hotel are permitted in the T5-DC zone.

3 HISTORICAL BACKGROUND

According to the 1979 Milner *Historic District Inventory and Repair Guide (1979 Milner report)* the existing building was known as First Carolina Bank and was built sometime after 1910.

It is not listed as a contributing building.

County records indicate the bank building was built in 1972 as per ***The Beaufort County Register of Deeds:***
http://scbeaufortcounty.governmax.com/svc/default.asp?sid=93898A1DBB244DF2906C769F98E6DEED



4 FOR REFERENCE

- ***The Beaufort Code***
  - **Section 2.4 District Development Standards**
  - **Chapter 4 Building Design Standards**

- **Section 9.10.2 Certificate of Appropriateness Process and Approval**
  Section D. Demolitions (page 201):
  "In all applications involving the demolition of a contributing primary structure or contributing accessory structure, provisions shall be made for a public hearing as set forth in Section 9.1.5. **Demolition of noncontributing structures are approved by the Administrator.**"
- **Section 4.6.1 Building Design Standards General to All Applicable Districts**
- **Section 4.6.3 Building Design Standards Specific to Transect-Based Districts.**

- ***The Beaufort Preservation Supplement,*** refer to page 13:
  "New construction and additions in Beaufort should blend harmoniously with the historic fabric of the city. **They should have a positive visual and functional relationship to the historic buildings already within the District. New construction and additions should enhance the perceptual quality of the District. These guidelines are intended to encourage excellent contemporary design that is compatible with the character of the District ."** (emphasis added)

5 STAFF COMMENTS

General Comments:

1. In general, this proposal is a positive new construction within the historic district.
2. Applicant provided one wall section of the front elevation with enlarged details. However, other sections and details are missing relative to the various other building conditions (including but not limited to) wall sections at connector; sections/details at service entry ramp, wall section at plaza west elevation; window details at brick and cementitious claddings; and all different eave conditions.
3. Staff requests mockup of the tabby shell stucco for pilasters and west panel infill prior to full construction of these items. Tabby mix should have shells fully integrated into the water, sand, and binder mixture as opposed to shells pressed and surface applied to concrete finish.
4. Staff requires cut sheets of the exterior wall sconces and any other site and exterior lighting, as well as details/cut sheets of the mechanical screen louver screening and the service gates.
5. All cementitious and high-density polyurethane trim to be smooth.
6. Applicant shall submit all colors in list format – include manufacturer, color name, and sheen.
7. Per final submittal requirements, please submit report by certified arborist that new construction will not negatively impact the existing grand trees.
8. Applicant shall make sure notes are correct and fully coordinated on all sheets in final submission to staff.

9. Applicant should take great care in the final detailing of all items and materials to the new construction is distinct from the old within the district and must not attempt to replicate historic buildings elsewhere in district and to avoid creating a false sense of historic development.

Design Comments:

10. The window on the Port Republic Elevation first floor should have a projecting sill. The sill should not project beyond the pilasters but should project to allow a proper drip for the panel below. Under the sill should be the stile and rail with recessed panel cladding.
11. High density polyurethane entry components on the Port Republic Street Elevation;
    a. applicant should consider a base to the pilasters
    b. applicant should consider the proportion of the pilaster capital trim just under the entablature. Trim proportion needs more height but remain simple in form. The enlarged detail on sheet A4-001 did not show this condition – this comment is judged from rendering and elevation.
    c. Applicant should carefully consider the intersection of the high-density polyurethane entablature with the brick masonry soldier coursing around the east and west elevations.
12. The masonry infill windows on the east elevation should have more of a recess from the face of the masonry wall. A detail in this area is needed to fully understand the condition.
13. The windows on the connector (plaza elevation) should also have a projecting sill with panel cladding below.
14. The connector wall panels below the windows (plaza side) could benefit from a base.
15. Staff believes that the last windows (far left and far right) on the plaza side of the connector could benefit from a tabby stucco pilaster. It appears there is just enough room for a small pilaster in these locations.
16. Staff feels that the north elevation of the connector (parking lot side) could benefit from a change in material. There is an opportunity to allow better visual interest on this elevation until the parking garage is built. Staff feels that the rhythm of pilasters could be implemented on this elevation like plaza side. The pilasters and associated cladding around the windows/doors could be of cementitious board.

Staff recommendation: Final approval with staff comments noted with final review of details by staff.

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

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://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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: Beaufort Inn, LLC

Applicant Address: 2015 Boundary Street, Suite 300. Beaufort, SC 29902

Applicant E-mail: ctw@303associates.com Applicant Phone Number: (843) 521-9000

Applicant Title: ☐ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Tabby Place Annex

Property Address: 905 Port Republic Street, Beaufort, SC 29902

Property Identification Number *(Tax Map & Parcel Number):R121 004 000 0859 0000*

Date Submitted: 02/11/2020

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

Applicant's Signature: Date: 2/11/2020

Owner's Signature: Date:

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

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

Required Project Information

Project Name: Tabby Place Annex

Property Size in Acres: .47 Proposed Building Use: meeting and event space

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):

~5,500

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):

Upon receipt of approval form the HRB to demolish the current structure, (currently the Conroy Center, formerly BB&T), we will replace the building with a new facility to compliment activity at Tabby Place and other Beaufort Inn properties. Specifically, the new facility will provide additional meeting Space and breakout rooms to expand the types of events and meetings that may be held in downtown Beaufort.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

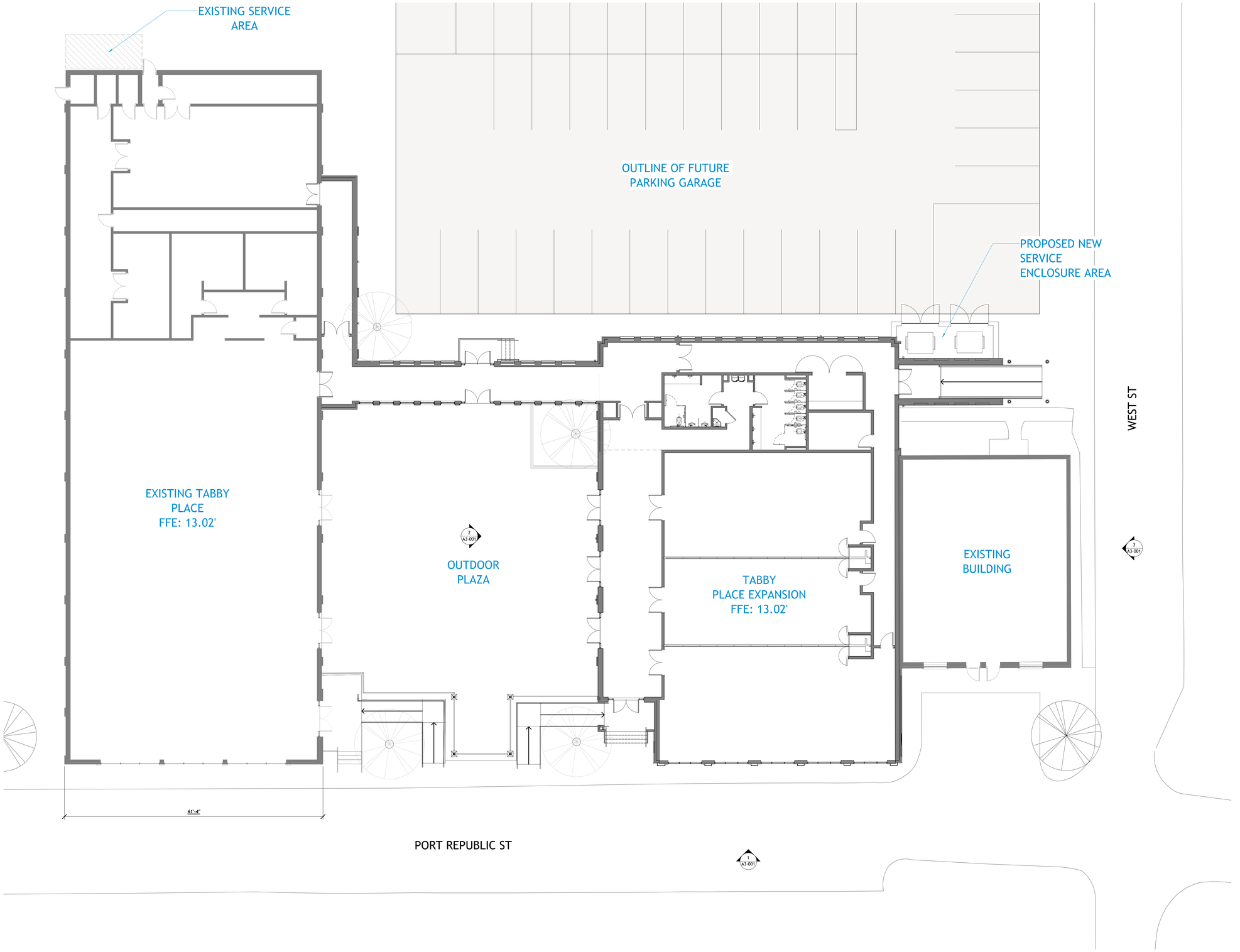
City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

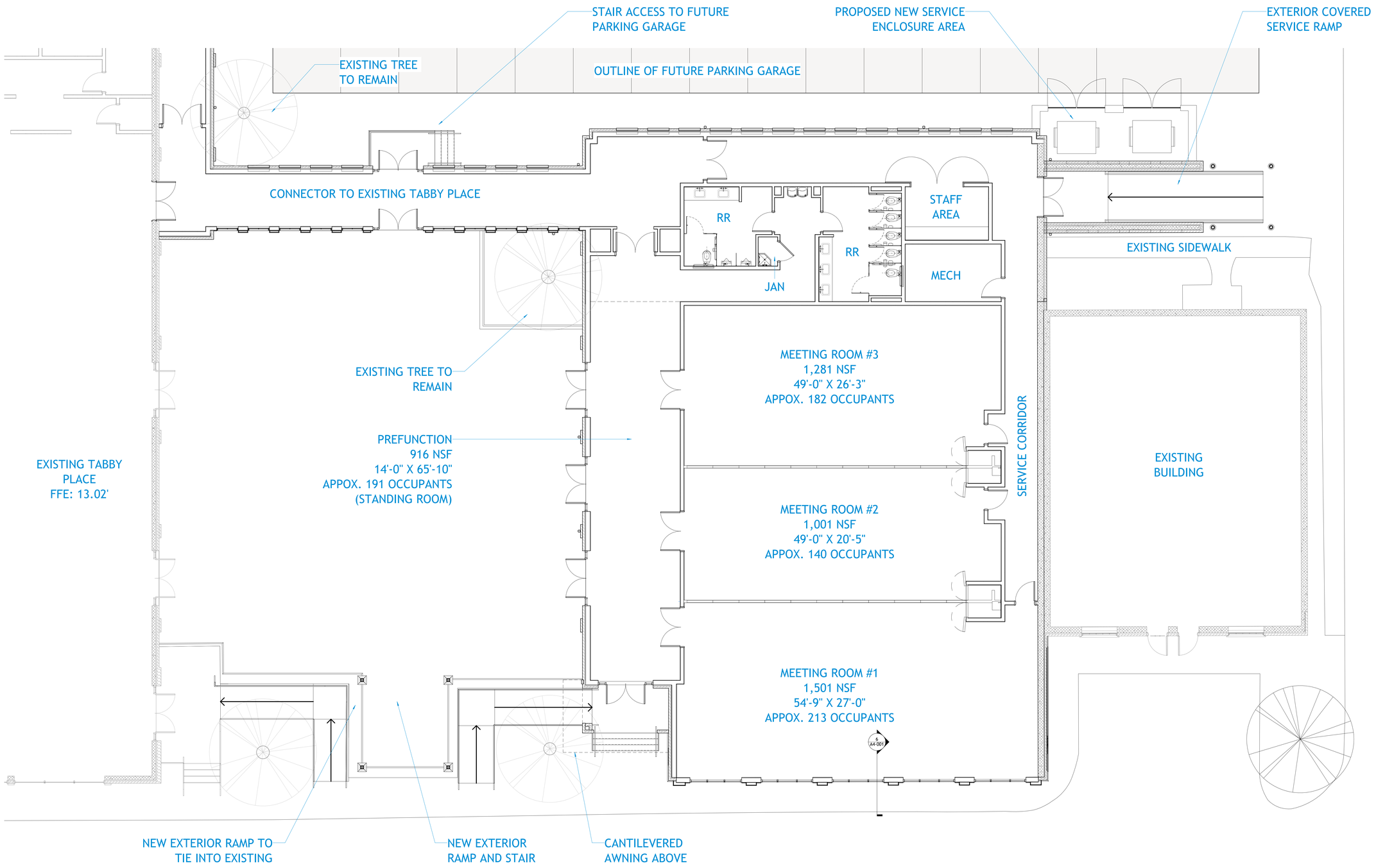
PLAN- LEVEL 1

TABBY PLACE EXPANSION

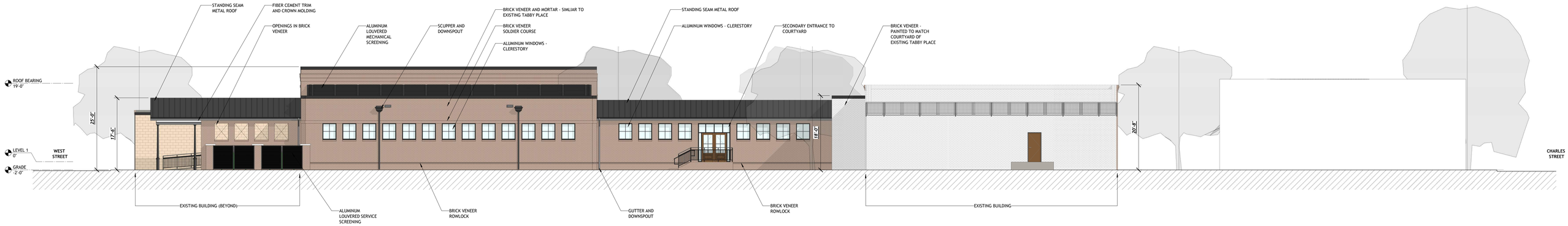


PLAN- LEVEL 1 (ENLARGED)

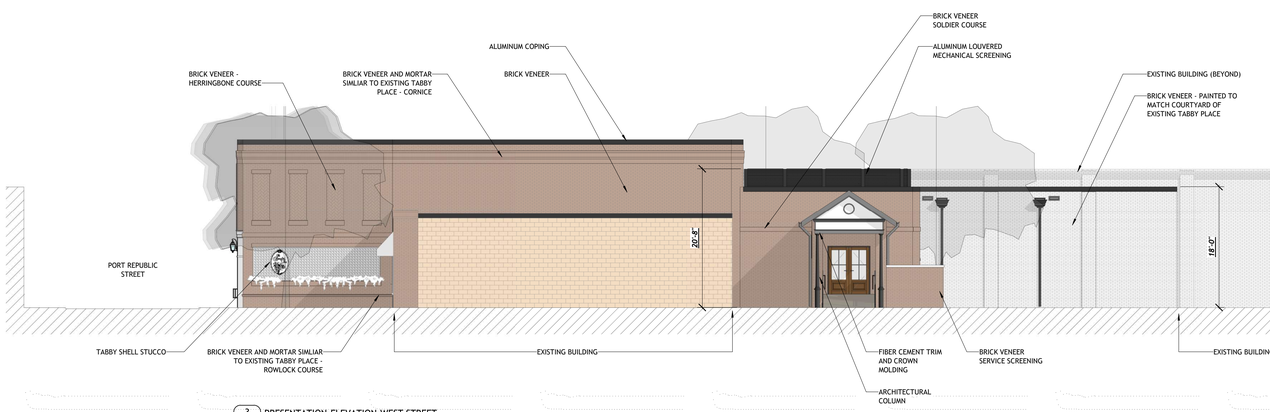
TABBY PLACE EXPANSION



ELEVATIONS
TABBY PLACE EXPANSION

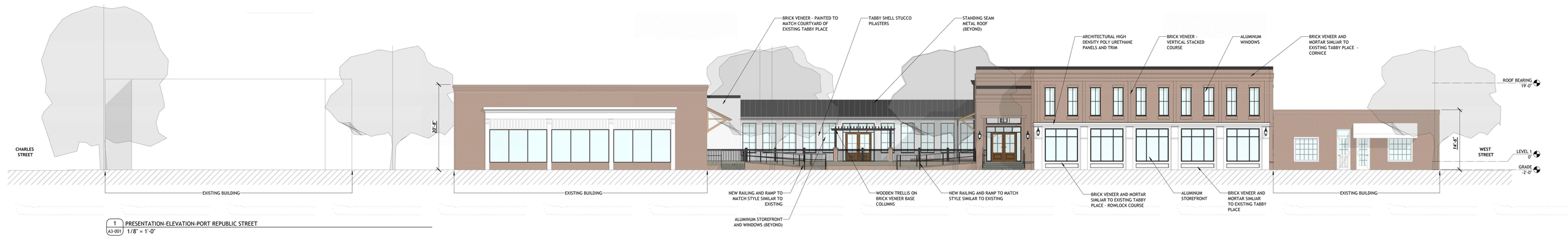


4 A3-001 PRESENTATION-ELEVATION-CRAVEN STREET
1/8" = 1'-0"



3 A3-001 PRESENTATION-ELEVATION-WEST STREET
1/8" = 1'-0"

2 A3-001 PRESENTATION-ELEVATION-OUTDOOR PLAZA
1/8" = 1'-0"



1 A3-001 PRESENTATION-ELEVATION-PORT REPUBLIC STREET
1/8" = 1'-0"

3D VIEWS

TABBY PLACE EXPANSION

1 A3-003 PORT REPUBLIC STREET

1 A3-004 PORT REPUBLIC VIEW INTO OUTDOOR PLAZA

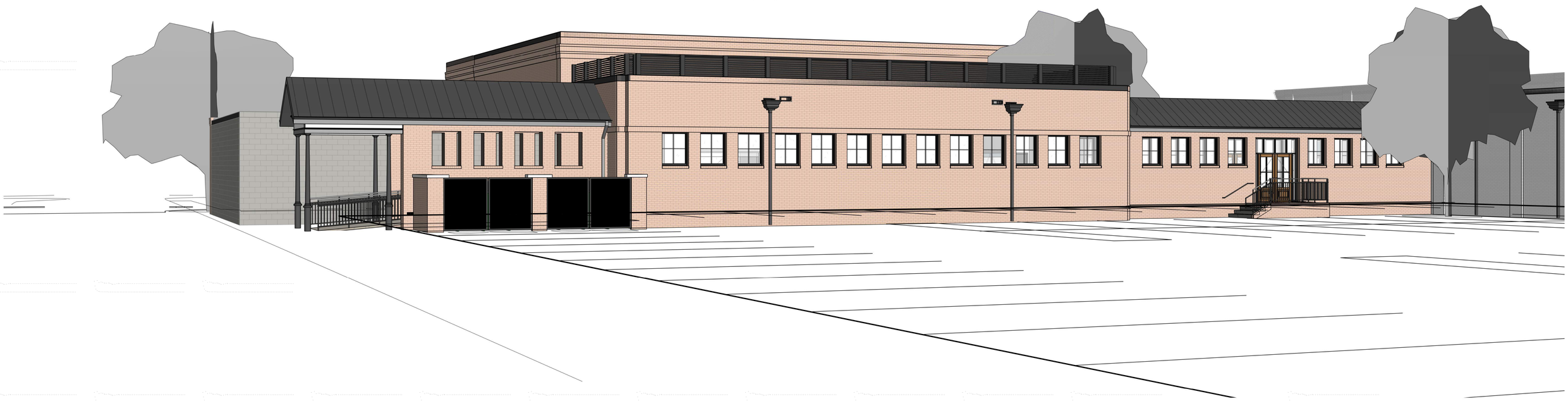
3D VIEWS

TABBY PLACE EXPANSION

1 A3-006 COURTYARD PERSPECTIVE

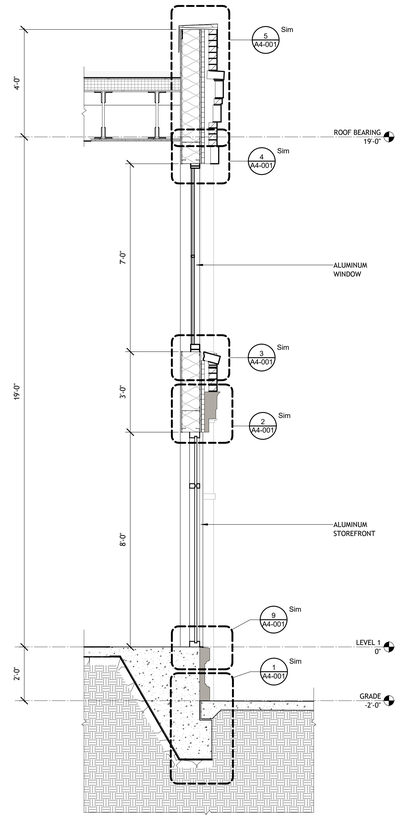
3D VIEWS

TABBY PLACE EXPANSION

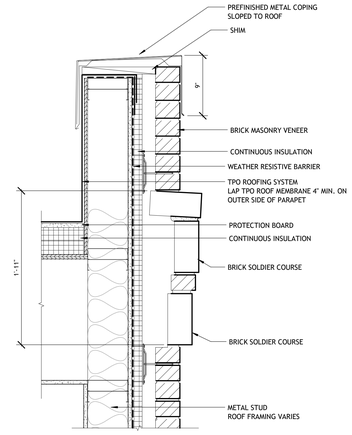


1 A3-007 WEST STREET

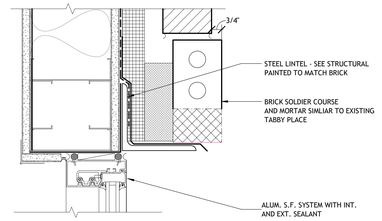
WALL SECTION
TABBY PLACE EXPANSION



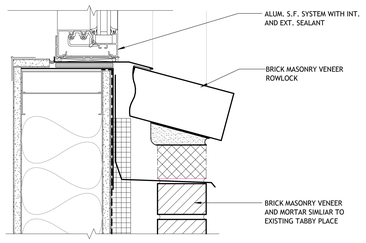
6 A4-001 WALL SECTION - STOREFRONT @ PORT REPUBLIC STREET
1 1/2" = 1'-0"



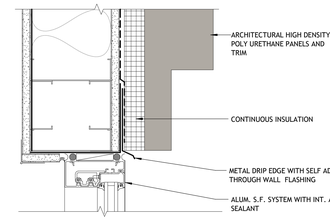
5 A4-001 ROOFING- WD STUD- TPO-PARAPET-AT-BRICK
1 1/2" = 1'-0"



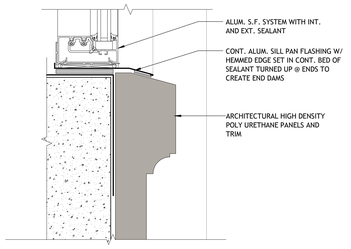
4 A4-001 BRICK STOREFRONT HEAD @ MTL STUD
3" = 1'-0"



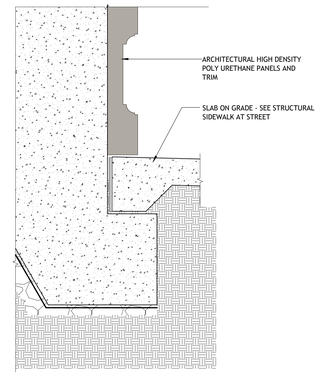
3 A4-001 BRICK STOREFRONT SILL @ MTL STUD
3" = 1'-0"



2 A4-001 STOREFRONT HEAD W SOLDIER COURSE
3" = 1'-0"



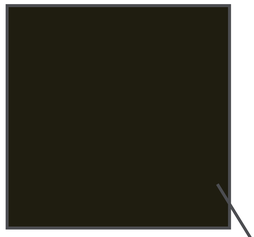
9 A4-001 STOREFRONT SILL @ FOUNDATION
3" = 1'-0"



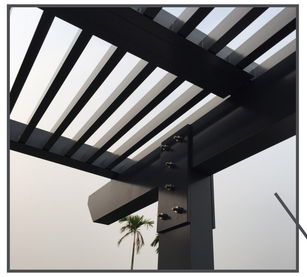
1 A4-001 FOUNDATION-AT-EXTERIOR-SLAB
1 1/2" = 1'-0"

Project Materials

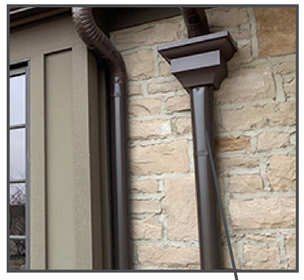
Tabby Place Expansion - Beaufort, SC



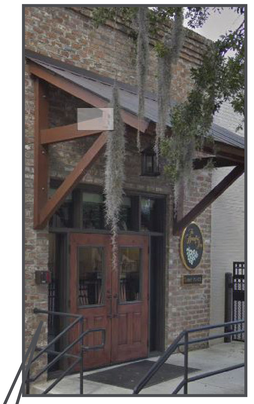
MIDNIGHT BRONZE STANDING SEAM METAL ROOF TO MATCH EXISTING



MIDNIGHT BRONZE TRELLIS



MIDNIGHT BRONZE SCUPPER AND DOWNSPOUT

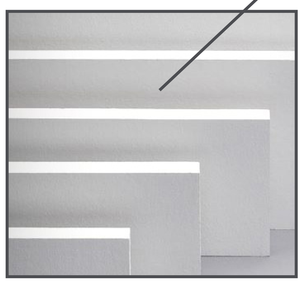


DOOR AND AWNING TO MATCH EXISTING

MIDNIGHT BRONZE PARAPET COPING

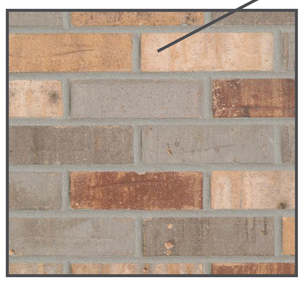
TABBY SHELL STUCCO

MIDNIGHT BRONZE EXTERIOR LIGHTING



WHITE FIBER CEMENT BOARD - SMOOTH

BRONZE RAILING TO MATCH EXISTING



BRICK TO MATCH EXISTING TABBY PLACE

ARCHITECTURAL HIGH DENSITY POLY URETHANE PANELS AND TRIM

MIDNIGHT BRONZE STOREFRONT

PLANT SCHEDULE

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT.	HEIGHT/SPREAD	REMARKS
	5	Anise Tree Illicium parviflorum	7 gal	30-36"	
	5	Dwarf Podocarpus Podocarpus macrophyllus `Dwarf Pringles`	7 gal	24-30"	
	15	Dwarf Yaupon Ilex vomitoria `Nana`	7 gal	15-18"	
	18	Flax Lily Dianella tasmanica	1 gal	10-12"	
	5	Sandankwa Viburnum Viburnum suspensum	7 gal	30-36"	
	1	Shell Pink Camellia Camellia sasanqua `Jean May`	15 gal	3-4`	

VINE/ESPALIER	QTY	COMMON / BOTANICAL NAME	CONT.	HEIGHT/SPREAD	REMARKS
	8	Confederate Jasmine Trachelospermum jasminoides `Confederate`	3 gal	2-3`	

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	HEIGHT/SPREAD	SPACING	REMARKS
	99	Asiatic Jasmine Trachelospermum asiaticum `Asiatic`	1 gal	4-6"	30" o.c.	
	136	Mondo Grass Ophiopogon japonicus	1 gal	4-6"	8" o.c.	
	80	Super Blue Liriope Liriope muscari `Super Blue`	1 gal	8-10"	24" o.c.	

GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	HEIGHT/SPREAD	SPACING	REMARKS
	30	Pink Muhly Muhlenbergia capillaris	1 gal	12-15"	30" o.c.	

PLANTING NOTES:

1. CONTRACTOR SHALL PROVIDE A SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT, CATION EXCHANGE CAPACITY, DELETERIOUS MATERIAL, pH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL. REPORT TO BE PROVIDED TO OWNER'S REPRESENTATIVE. CONTRACTOR TO FURNISH SUITABILITY REPORT OF TOPSOIL FOR LAWN AND PLANT GROWTH. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHOROUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL. IF ADDITIONAL TOPSOIL IS REQUIRED, CONTRACTOR TO PROVIDE STOCKPILED TOPSOIL OR IMPORTED OR MANUFACTURED TOPSOIL FREE OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH AND HAVING THE APPROPRIATE PERCENTAGES AS RECOMMENDED BY SUITABILITY REPORT.

2. ANY DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

3. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".

4. FINE GRADING SHALL CONSIST OF HAND RAKED SMOOTH, FREE OF DEBRIS, ALL AREAS TO RECEIVE LANDSCAPE PLANTING AND/OR PINE STRAW MULCH.

5. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES.

6. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING AND PROPOSED UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING AND PROPOSED UTILITIES.

7. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEM, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS AND BACKFLOW CONTROLLER, AND TO PROVIDE 100% COVERAGE OF ALL SOD, SPRIG AND PLANTING BEDS. SEE IRRIGATION PLANS FOR INFORMATION.

8. MULCH ALL PLANTING BEDS WITH PINE STRAW TO A 4" DEPTH.

9. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.

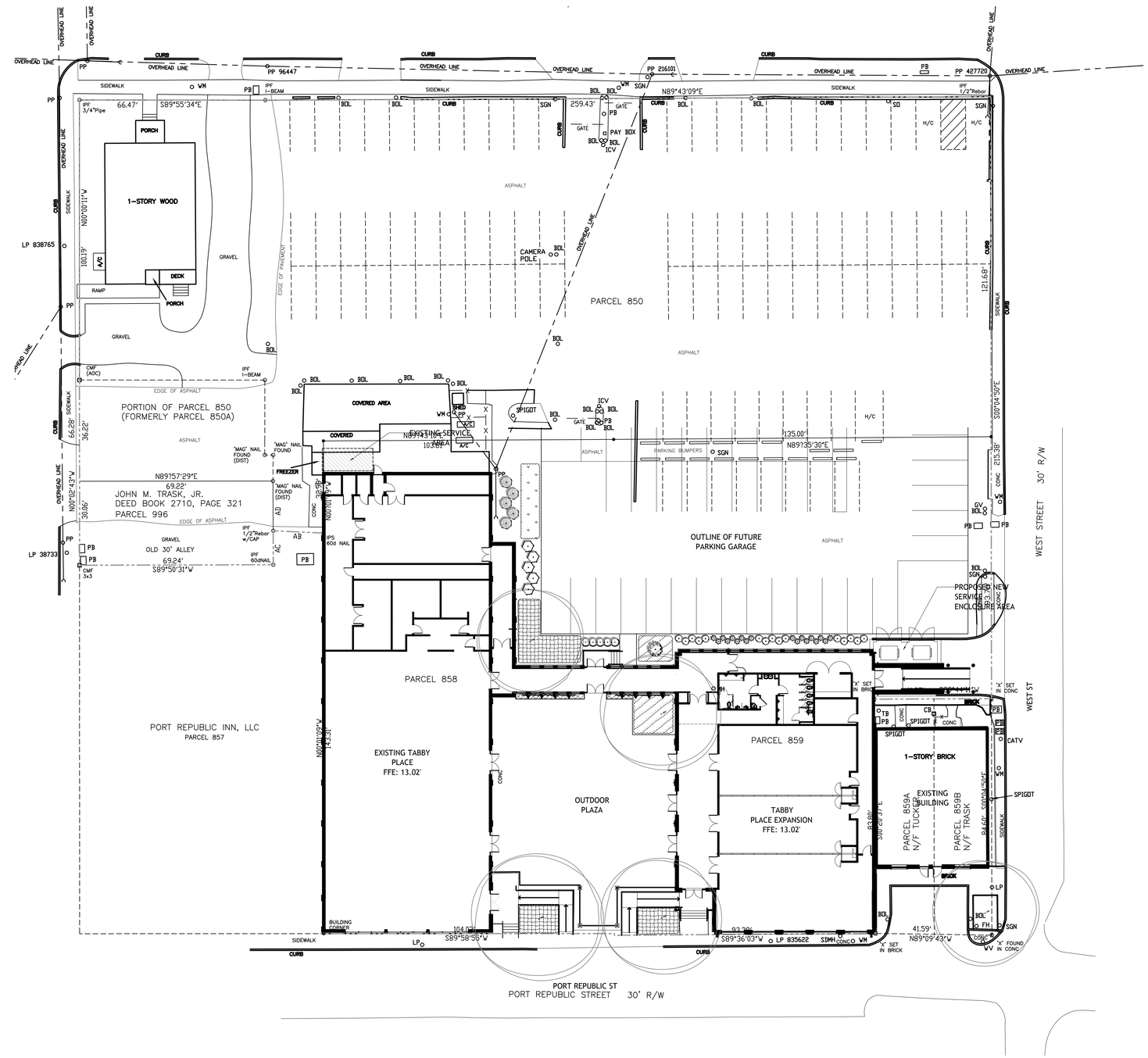
10. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.

11. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED-IN-BURLAP OR CONTAINER.. OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.

12. AREAS SHOWN WITH SOD ARE APPROXIMATE. ADDITIONAL SOD MAY BE REQUIRED DURING INSTALLATION.

13. ALL TREE SHRUBS, & GROUNDCOVERS ARE TO BE GUARANTEED FOR A PERIOD OF 1 YEAR BEGINNING UPON ACCEPTANCE.

14. CONRACTOR IS RESPONSIBLE FOR STAKING ANY PLANT MATERIALS IN HIGH WIND SITUATIONS OR ANY OTHER THAT WOULD REQUIRE STAKING. CONSULT L.A. FOR PROPER STAKING TECHNIQUES.



0 20 40 60 feet

SCALE: 1" = 20'

JACKSON & SMALL ASSOCIATES
LANDSCAPE ARCHITECTURE

PO Box 1788
TYBEE ISLAND, GA 31328
912-704-1118
MICHAELSMALL.LASLA@GMAIL.COM

TABBY PLACE EXPANSION

PORT REPUBLIC STREET
BEAUFORT, SC

Correct plan scale is based on a 24x36 sheet. The designs and concepts shown are the sole property of Michael S. Small LLC and may not be used without the prior written consent of Michael S. Small LLC.

Date: February 10, 2020

Project #:

REVISIONS:

No.	Date

Drawn By: MSS
Checked By: MSS
Project #: 0

Drawing Title

Planting Plan

SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 778 MICHAEL S. SMALL

Drawing Number

L1.1

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.

Submission Requirements for New Construction and Alterations or Additions

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

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, 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. This may occur between conceptual and preliminary design review. The requirement for an Archeological Impact Assessment will be determined at this meeting.

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

- **Details:** A typical wall section, window details, eave details, porch details, and any other details characteristic to the building are required.
- **Material Samples:** Samples of windows, lighting and building materials may be required.
- **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.

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: jfurlong@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.
- A landscaping plan/or conceptual redevelopment plan, is required.