



AMENDED
MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, April 10, 2024, 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/86514049936?pwd=Z3ZqTTZjME5BeFlVT0JPbUJaWnF4QT09>

Password: 315882

Meeting ID: 865 1404 9936

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. March 13, 2024 Meeting Minutes

III. Applications:

**A. 910 Greene Street, PIN R120 004 000 0296 0000, Bailey Bill
Applicant: Stacy Applegate agent for Fred Washington, Jr.**

The applicant is requesting final approval for Bailey Bill Submittal for renovations of an existing single-family residence, and the approval of a new ADU.

**B. 410 King Street Drainage Improvements, PIN R120 004 000 0744 and 0747, Addition
Applicant: Micheal Horton, PE, Davis & Floyd and Rob Montgomery, agent for City of Beaufort**

The City of Beaufort is requesting approval of drainage structures including a pump station, equipment room, backup and outfall structure at the City owned lot (Knott Park).

**C. 1411 Duke Street, PIN R120 004 000 0343 0000, Design Exception
Applicant: Jeremiah Smith, Allison Ramsey Architects, agent for Randy & Kimberly Withers**

The applicant is requesting conceptual approval for a subdivision of a lot, and the construction of two new homes on each lot.

HRB Meeting Amended Agenda

April 10, 2024

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D. 223 Scott Street, PIN R120 004 000 1010 0000, Alterations

Applicant: Alex Velasco, agent for Joe Cooper for Battery Creek Properties, LLC

The applicant is requesting approval for exterior common areas improvements.

E. 907 Duke Street, PIN R120 004 000 0408 0000, Roof Replacement

Applicant: Jermone Jenkins

The applicant is requesting final approval for a new asphalt shingle roof over a portion of a contributing structure.

F. Henry C. Chambers Waterfront, Pritchard Island Research Living Shores Placards

Applicant: Colonel Warren Parker

The Applicant is requesting final approval to install interpretive placards at the waterfront park.

IV. Adjournment



Historic District Review Board Meeting Minutes – March 13, 2024

CALL TO ORDER

3:10

A meeting of the Historic District Review Board was held in-person on Wednesday, March 13, 2024 at 2:03 pm.

ATTENDEES

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

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

REVIEW OF MINUTES – FEBRUARY 14, 2024

3:24

Ms. Wilson noted on the 1st page under *Review of Minutes* “Mr.” needs to be corrected to “Ms.”

Mr. Berman also noted on the 1st page at the bottom of the page, the word *denial* needs to be corrected to *deny* so the sentence reads correctly.

Motion: Mr. Berman made motion to approve the minutes with the changes noted. Mr. Woods seconded the motion. Ms. Prentice was not present for the February 14, 2024 meeting and abstained from voting. The motion passed 4:1.

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 tguldner@cityofbeaufort.org

APPLICATIONS

5:03

- A. **1106 Craven Street, PIN R120 004 000 845A 0000, New duplexes**
Applicant: Cooter Ramsay, agent for Hank Hofford.

The applicant is requesting final approval to build a duplex.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated their Preservation Committee reviewed the updated design at our meeting on Friday. HBF's main focus was looking at the Seven Integrities and how this worked within them. Ms. Sundrla referred to the Integrity Guidelines in the staff report specifically to #2. The clapboard siding has definitely softened it. The Committee is not opposing the project moving forward but HBF wants it made part of the record to ask the applicant as their moving forward to take visual impact into consideration versus look behind themselves.

Public Comment closed.

Motion: Mr. Berman made a motion to approve the project with the existing staff recommendations. Ms. Prentice seconded the motion. Mr. Woods abstained from voting since he didn't vote for Preliminary. The motion passed with a vote of 4:1.

B. **601 Charles Street, PIN R120 004 000 0609 0000, Window Replacement**

22:48

Applicant: Charles Heyman, agent for the Beaufort Baptist Church.

The applicant is requesting final approval of window replacements Curt Freese presented the staff report.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated we met with Mr. Heyman and his team. Ms. Sundrla said the muttons were brought up at the HTRC meeting and the concern was going with alternative windows to make sure those muntins actually went through and were true muntins. Mr. Heyman explained and said the muntins will match perfectly.

Public Comment closed.

Motion: Mr. Woods made a motion to approve the application as submitted. Ms. Prentice seconded the motion. The motion passed unanimously.

C. **1203 Bay Street, PIN R120 004 000 771A 0000, New Signage**

39:31

Applicant: Melinda Sheppard, agent for 1203 Bay Street LLC

Ms. Wilson and Mr. Woods recused themselves from this application review.

The applicant is requesting final approval for two new monument signs.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated we are in support of the signs. They are attractive and well placed on the property.
Public Comment closed.

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

D. **1014 North Street, PIN R120 004 000 0780 0000, Bailey Bill**

44:02

Applicant David Bracewell and Bria Washington, homeowners

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

The applicant is requesting Bailey Bill approval.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated we are 100% supportive of the project.

Maxine Lutz lives down the street from the property. She encouraged the Board to give approval to the Bailey Bill. It will be a wonderful asset to North Street and to the Historic District.

Public Comment closed.

Motion: Ms. Prentice made a motion to approve as submitted. Ms. Wilson seconded the motion. The motion passed unanimously.

E. **605 West Street, Rehab, PIN R120 004 000 0617 0000, Renovations**

53:27

Applicant: Benton C. Tolley, owner

The applicant is requesting approval of a rehab with exterior renovations of a contributing structure.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated we had a chance to meet with Mr. Tolley Friday and today he has answered all our questions we had today. Regarding the wooden landing, which is photo #9 of their packet, Mr. Tully plans to construction the landing or stoop similar to 811 King Street and it would be really good to see elevation drawings showing exactly what that plan is going to be rather than just photos of an adjoining property. She said HBF was surprised that this was approved by staff to move to "final" because we felt there were still a lot more questions.

Maxine Lutz lives on the corner of North and West. She is very happy about this project. This house has a great history since it was built by the same person who built the house directly in front of them, Mr. Mulligan. HBF records indicate that Mr. Mulligan owned the house at 811 King Street and perhaps he was involved in building it, too. Mr. Mulligan was an African American who built these homes after the war. Ms. Lutz encouraged the Board to approve their plans.

Public Comment closed.

Motion: Mr. Woods made a motion to grant final approval based on the staff comments #1, #2, #3, and #4 that is included in our application packet. Ms. Wilson seconded the motion.

Mr. Berman would like the language added to the motion, *that no windows or doors are removed without coordinating with staff first.*

Mr. Woods amended his motion to include Mr. Berman's verbiage relating to moving doors and windows. The motion passed unanimously.

F. **705 Washington Street, PIN R120 004 000 0319 0000, New Accessory Structure**

Applicant: Glenn Keyes Architects, agent for Old Barnwell House LLC

1:37:39

The applicant is requesting final approval for a standalone garden shed accessory structure.

Mr. Freese presented the staff report.

Public Comment:

Lise Sundrla from Historic Beaufort Foundation (HBF) stated we do have an easement on this property. It is the Elizabeth Farmwell Golf House, one of our most significant historic structures within in the community. HBF is supportive of this project. The rails are good and appropriate.

Public Comment closed.

Motion: Ms. Prentice made a motion to grant preliminary approval for the garden house at 705 Washington Street. Mr. Berman seconded the motion. The motion passed unanimously.

ADJOURNMENT

1:53:56

Mr. Woods made a motion seconded by Mr. Berman to adjourn. The meeting ended at 3:53 pm.



STAFF REPORT: 910 Greene Street – Final Approval

DATE: April 10, 2024

GENERAL INFORMATION		
Applicant:	Stacey Applegate, agent for Fred Washington Jr.	
Site Location/Address:	910 Greene Street	
Applicant's Request:	The applicant is requesting final approval for Bailey Bill Submittal for renovations of an existing single-family residence, and the approval of a new ADU.	
Current Zoning:	T-4 HN	
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 Homes	N/A
South: T-4 HN	Historic Homes	N/A
East: T-4 HN	Historic Homes	N/A
West: T-4 HN	Historic Home	N/A

Background: The Applicant was approved by the HRB last year for repairs to the historic single-family home at 910 Greene Street, as well as the construction of a new ADU in the rear yard. The applicant made an application to the Bailey Bill at the time, but it was not included in the packet/or missed by Staff, and thus was not acted officially upon by the HRB.

Staff Analysis:

Staff supports the application and would also add that there does not appear to be any reason to take Bailey Bill applications for renovations already approved by the HRB to a public meeting.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final approval of the Bailey Bill application as it follows the renovations and addition approved in 2023 by the HRB at 910 Greene Street, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code.

City of Beaufort Community & Economic Development Department
 1911 Boundary Street, Beaufort, SC 29902
 Phone (843) 525-7011 / Fax (843) 986-5606
 Website: www.cityofbeaufort.org

**CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
 PART A – PRELIMINARY REVIEW FORM**

PLANNING DEPARTMENT USE ONLY: Application #: _____ Date Received: _____ Date Responded: _____	
_____ Certificate of Appropriateness Received #HR _____	_____ Project Approved
_____ Project Approved with Conditions (see attached sheet)	_____ Project Denied (see attached sheet)
_____	_____
Authorized Signature _____	Date _____

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Sections 12-120 through 12-125, and pertinent regulations. A separate application should be submitted for each historic building, unless they were functionally-related during the historic period, in which case they can be submitted as a historic complex. Applications must include attachments as listed below and the required review fee to be considered complete. *Fee: \$150 for single family residences or duplexes; \$300 for all other properties.*

1. PROPERTY INFORMATION

Historic Name of Property (if known) _____ Parcel Id. Number: R120 004 000 0296 0000
 Street Address: 910 Greene St Use: _____ Owner-occupied, or Income-producing
 Estimated project start date 9/1/23 Estimated project completion date 6/1/24
 Fair market value (FMV) of building \$ 209,200 Estimated project costs \$ 230,000
 How was FMV determined? SC Licensed appraisal within 45 days Bona fide sales contract within 12 months County Assessor
 Has an application for any other tax incentives been filed for this property? _____ Yes No
 If Yes, please describe _____

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.

This building is a:

- Contributing structure in the Historic District
- Non-contributing structure, but over 50 years old, and in the Historic District
- Structure located outside of the Historic District, but listed on the Beaufort County 1997 Historic Survey

Significance:

Construction Date: 1925 Is this property individually listed on the National Register? _____ Yes No
 Describe previous major alterations or additions (give dates): _____

3. ATTACHMENTS

The following information is needed to process your application. Please send complete information with the initial submission:

- An original signed and completed Part A application;
- An original signed and completed Historic Review Board Project Application; - CGA Final
- Payment of \$150, for single family residences or duplexes; \$300 for all other properties – checks should be made out to the City of Beaufort
- Documentation of FMV determination
- An overall project narrative along with an itemized list describing the precise scope of work; and
- All HRB Submission Requirements (found on the Checklist, pages 8-10) including but not limited to:
 - Location map showing where the building is located;
 - Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
 - Site plan, architectural floor plans and elevations of pre-rehabilitation conditions;
 - Site plan, architectural floor plans and elevations of the proposed work.

4. OWNER INFORMATION

Name Fred S Washington Jr
 Mailing Address PO Box 325
 Email Address FWashingtonJr@embarqmail.com

Signature [Signature] Date 3/20/24
 City Beaufort State SC Zip 29902
 Primary Phone Number 843-524-8404

**CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
 PART A – PRELIMINARY REVIEW FORM**

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: <u>Front Door; Porch</u> Approximate age: <u>?</u> original <u> </u> added; if added <u> </u> date <u> </u> Interior <input checked="" type="checkbox"/> Exterior; Location: <u>(N) S E W</u> Describe feature and its condition: Photograph No. <u>910 Grease St Front</u> Drawing No. <u>3</u>	Describe work and impact on feature Replace the front door (can't be repaired) with similar. Color SWL 2839 Red Front porch railing raised to meet code. Pickets replaced; revised width to meet code Added stair hand rail, repaired stairs in kind Lattice added around porch
Architectural element: <u>Back Porch</u> Approximate age: <u>?</u> original <u> </u> added; if added <u>?</u> date <u> </u> Interior <input checked="" type="checkbox"/> Exterior; Location: <u>N (S) E W</u> Describe feature and its condition: In need of repair Photograph No. <u> </u> Drawing No. <u>5</u>	Describe work and impact on feature Rail, pickets and screen will be added to match the front. Back porch hand rail also added along the stairs
Architectural element: <u>Fireplace; Floor in first floor</u> Approximate age: <input checked="" type="checkbox"/> original <u> </u> added; if added <u> </u> date <input checked="" type="checkbox"/> Interior <u> </u> Exterior; Location: <u>N S E W</u> Describe feature and its condition: In need of repair Photograph No. <u>Interior 1</u> Drawing No. <u>1</u>	Describe work and impact on feature Permanent closing of fireplace for safety. Original floor will be kept Ceiling will be replaced with sheetrock
Architectural element: <u>Landscaping</u> Approximate age: <u> </u> original <u> </u> added; if added <u> </u> date <u> </u> Interior <input checked="" type="checkbox"/> Exterior; Location: <u>N S E W</u> Describe feature and its condition: Photograph No. <u>1-6</u> Drawing No. <u> </u>	Describe work and impact on feature Most landscaping will be kept as-is - current landscaping will be trimmed & cleaned up. No additional plantings planned.

**CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
 PART A – PRELIMINARY REVIEW FORM**

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: <u>Roof</u> Approximate age: <u>original</u> <input checked="" type="checkbox"/> added; if added <u>?</u> date <u>Interior</u> <input checked="" type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition: <u>Asphalt Shingle</u> <u>Exterior</u> Photograph No. <u>1-6</u> Drawing No. <u>3-910GreenestRt</u>	Describe work and impact on feature <u>Replace in-kind with Architectural shingles - state to make water tight. Structural roof reinforcement</u>
Architectural element: <u>Electrical, Mechanicals, plumbing</u> Approximate age: <input checked="" type="checkbox"/> original <u>added</u> ; if added <u>?</u> date <u>Interior</u> <input type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition: <u>No HVAC</u> <u>All old electrical, plumbing + insulation</u> <u>No Kitchen or bathrooms - Empty home</u> Photograph No. <u>1-6</u> Drawing No. <u>1-2</u>	Describe work and impact on feature <u>New kitchen + baths: all fixtures + appliances</u> <u>All New electrical - 200 amp panel - code compliant</u> <u>2 Ton 14-15 SEER HVAC + Ductwork</u> <u>New PEX Plumbing</u> <u>Spray foam insulation added to walls, ceilings + floors</u>
Architectural element: <u>Windows</u> Approximate age: <input checked="" type="checkbox"/> original <input checked="" type="checkbox"/> added; if added <u>?</u> date <u>Interior</u> <input type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition: <u>Original windows in need of repair/replacement</u> <u>Storm window in back</u> Photograph No. <u>All</u> Drawing No. <u>3</u>	Describe work and impact on feature <u>Most windows repaired</u> <u>Storm window - elevation S 910 Greenest Rt - will be replaced. One small window in back will be removed</u>
Architectural element: <u>interior walls</u> Approximate age: <input checked="" type="checkbox"/> original <u>added</u> ; if added <u>?</u> date <u>Interior</u> <input type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition: <u>Old Shiplap w/ lead based paint in need of repair due to rot/termite damage</u> <u>Interior</u> Photograph No. <u>1-6</u> Drawing No. <u> </u>	Describe work and impact on feature <u>Most shiplap will be removed + replaced with sheetrock. Retained in 2 rooms for original character</u>

**910 Greene Street
Beaufort, SC 29902
Fred S Washington Jr – Owner
Allison Ramsey – Architect**

Bailey Bill Narrative

910 Greene Street is in need of total renovation. It has been vacant for many years and is in disrepair.

Exterior – The exterior of the home has vinyl siding which will remain and any repairs made in kind. The porch railing will be replaced in kind, except the picket width and height will be brought to code. The front stairs will be repaired in kind and a wood handrail with pickets will be added for safety. Lattice will be added to the bottom of the porch surround. Outside lights and fans will be added.

The back porch will be repaired, screened and a railing and pickets will be added. A stair handrail will also be added. The bottom surround will be block if appropriate (is currently there) or lattice. Outdoor light and fan will be added.

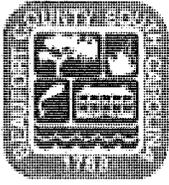
The back narrow window will be removed and filled in, the horizontal window will be replaced with an HRB approved window. The storm window on the right side of the house will be replaced with an HRB approved 6 over 6 window. The rest of the original wood windows that will be repaired in kind or replaced with an HRB approved 6 over 6 window.

The roof will be replaced in kind with an architectural slate shingle and the landscaping will be cleaned up, and will remain similar to current.

The chain link fence will remain.

Interior – The interior of the house has been stripped of all appliances and fixtures and is empty. There is currently no HVAC and all the mechanicals are old. There is extensive termite damage, wood rot, no bathrooms or kitchen. All the mechanicals – plumbing, electrical, HVAC, spray foam insulation in the exterior walls and all the appliances, cabinets, plumbing fixtures, interior doors, lighting and additional framing will be new. Most of the lead based paint covered shiplap will be removed and new drywall will be added to walls and ceilings. The floors will be leveled and any original wood floors kept. Any new floors will be tile or LVP. The fireplace will be closed in for safety.

All work will be permitted and approved by the HRB.



Beaufort County, South Carolina

generated on 3/28/2024 4:18:07 PM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R120 004 000 0296 0000	00215519	910 GREENE ST, City of Beaufort	3/22/2024	2023	2024

Current Parcel Information

Owner	WASHINGTON FRED S Jr	Property Class Code	ResImp SingleFamily
Owner Address	PO BOX 325 BEAUFORT SC 29901	Acreage	.0000
Legal Description	WILLS80-82 M019		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2023	\$158,900	\$50,300	\$209,200	\$2,017.78	\$2,017.78
2022	\$61,700	\$20,600	\$82,300	\$1,598.28	\$1,598.28
2021	\$61,700	\$20,600	\$82,300	\$1,578.38	\$1,578.38
2020	\$61,700	\$20,600	\$82,300	\$1,543.17	\$1,543.17
2019	\$61,700	\$20,600	\$82,300	\$1,507.99	\$1,507.99
2018	\$61,700	\$20,600	\$82,300	\$1,443.30	\$1,443.30
2017	\$124,200	\$42,300	\$166,500	\$1,538.89	\$1,538.89
2016	\$124,200	\$42,300	\$166,500	\$1,517.43	\$1,517.43
2015	\$124,200	\$42,300	\$166,500	\$1,445.99	\$1,445.99
2014	\$124,200	\$42,300	\$166,500	\$1,431.52	\$1,431.52

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
FAMILY ENTERPRISES	3325 2795	11/27/2013	Ge		\$1
JACOBS EVELYN M	790 1311	4/19/1995	Fu		\$20,000
LADSON MATTIE % ANNIE H JACOBS	597 2441	2/22/1992	Ex		\$0
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement 007 Size
R01	DWELL	Dwelling	1965	1.0	03	927	



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

CERTIFICATE OF APPROPRIATENESS

June 22, 2023

Ronesto Pineda
Allison Ramsey Architects
1003 Congress Street
Beaufort, SC 29902

RE: 22-71 HRB.1 910 Greene Street – Alterations/ADU Addition

Dear Mr. Pineda:

On June 14, 2023, the City of Beaufort Historic Review Board (HRB) reviewed and granted a conditional final approval for the proposed alterations of the existing structure at 910 Greene Street and construction of a new ADU on the property. Since all conditions have now been satisfied, we are issuing you this Certificate of Appropriateness linked to the combined document set dated June 21, 2023. **Please note that all windows on the ADU must have external grilles and interior spacer bars.**

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other city ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances is required. Please contact the City Building Codes Office located at 1911 Boundary Street, (843) 525-7049, to apply for the necessary permits. A copy of this letter must be submitted with your application for a permit.

Be advised that this Certificate of Appropriateness will expire two years from the date of this letter as per Section 9.1.4 of the *Beaufort Code*, unless a complete building permit application is on file with the City Building Codes Office.

If you have any questions, feel free to call the Department of Community & Economic Development at (843) 525-7011.

Sincerely,

Curt Freese, AICP

Community & Economic Development Director

attachment

via email: ronesto@allisonramseyarchitect.com

cc: file copy

**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 - 999
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s): _____ Map Ref.: BFT 09 (TL) Tax Number: R120.004.000.0296.0000.
Common name(s): _____ City Block Ref.: 64 .03 Island: Port Royal Is.
Address/location: 910 Greene St. City/Vicinity of (vic.): Beaufort
Date: 1925 ca. Alteration date: unknown
Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown
Category: 1. building 2. site 3. structure 4. object
Historic use(s): single dwelling Current uses: single dwelling

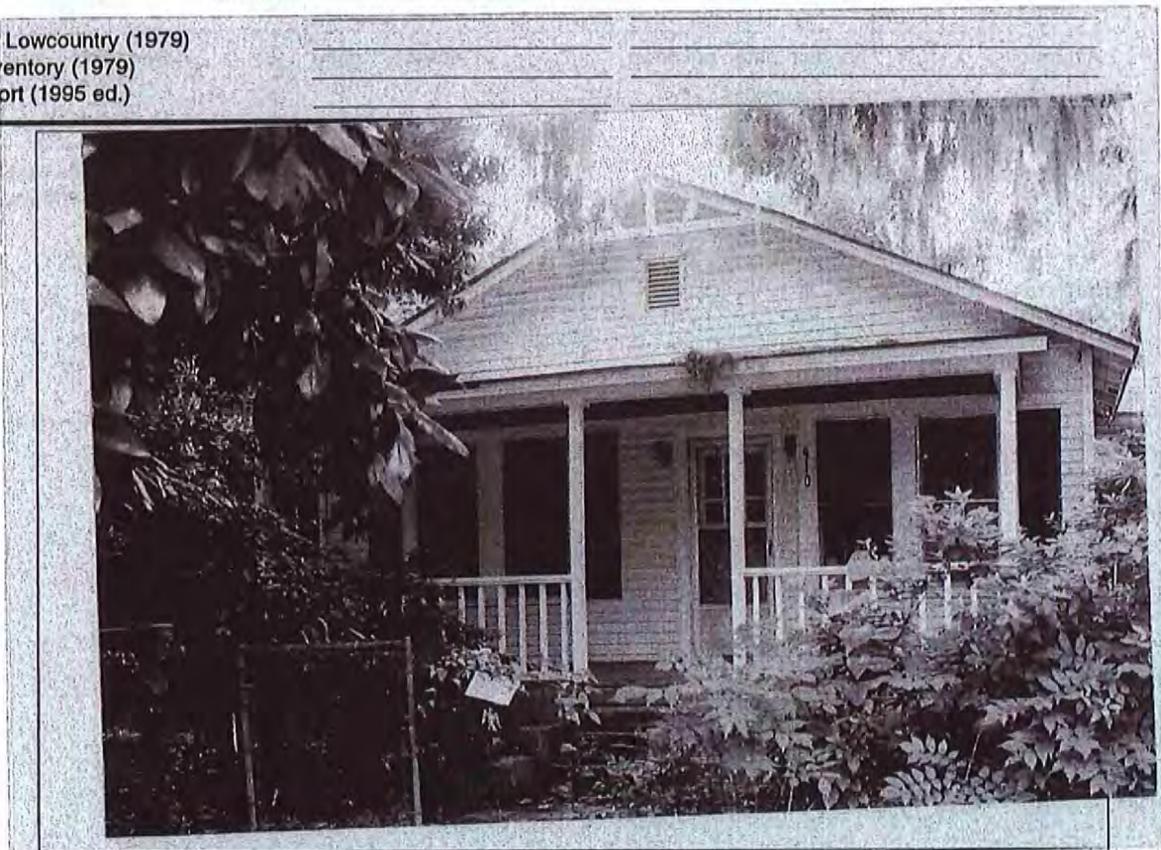
National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

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

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____
 H.A.B.S. Other _____
 Feiss-Wright (1969) _____
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) _____
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:

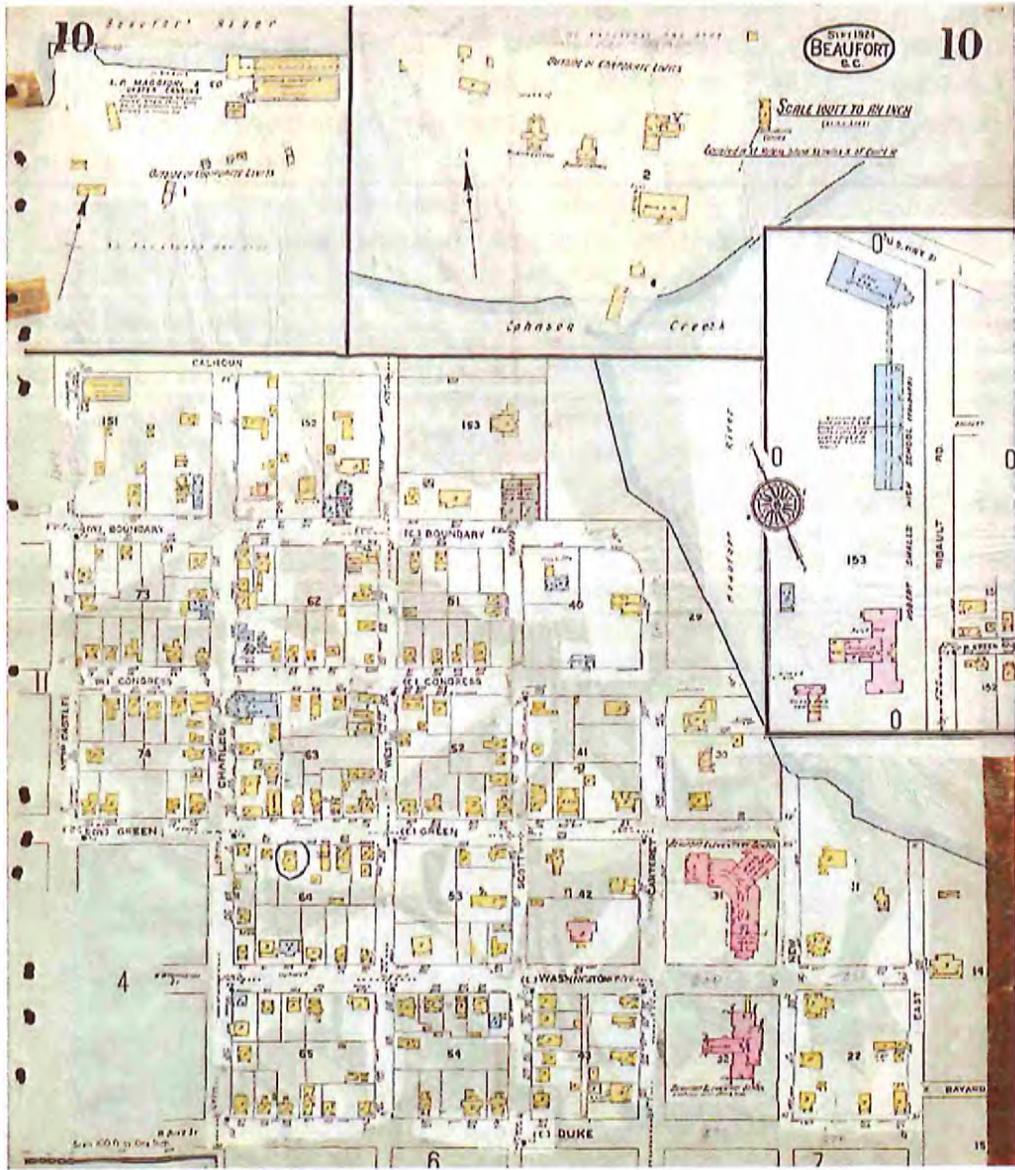


Photographs:

- prints
- slides
- negatives

Date: 9/12/97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-14 29 N facade, fac. S



Exterior

①



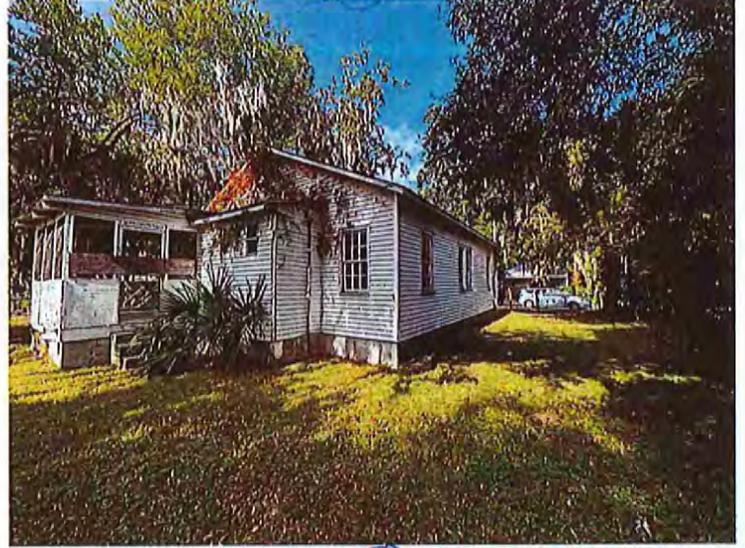
②



③



④



⑤



⑥



Interior



1



2



3



4



5



6



REPLACE PORCH FT. W/ POSTS AND BRACKETS. REPLACE FT. W/ POSTS AND BAL. TO MATCH EXISTING PORCH BRACKETS. MATCH EXISTING PORCH BRACKETS. MATCH EXISTING PORCH BRACKETS.
 REPLACE EXISTING SIDING WITH DETACHED W/ LATHING.
 WINDOW TO BE REPLACED WITH

910 GREENE ST. FRONT EXISTING CONDITION

1. EXISTING SIDING TO BE RETAINED
 2. HIGH SPANCE ROOF TO REPLACE THE EXISTING



910 GREENE ST. RIGHT EXISTING CONDITION

1. EXISTING SIDING TO BE RETAINED
 2. HIGH SPANCE ROOF TO REPLACE THE EXISTING



910 GREENE ST. REAR EXISTING CONDITION

1. EXISTING SIDING TO BE RETAINED
 2. HIGH SPANCE ROOF TO REPLACE THE EXISTING



REPLACE EXISTING SIDING WITH DETACHED W/ LATHING.
 REPLACE PORCH FT. W/ POSTS AND BAL. TO MATCH EXISTING PORCH BRACKETS.

910 GREENE ST. LEFT EXISTING CONDITION

1. EXISTING SIDING TO BE RETAINED
 2. HIGH SPANCE ROOF TO REPLACE THE EXISTING



REPLACE EXISTING SIDING WITH DETACHED W/ LATHING.
 REPLACE WITH FT. W/ POSTS AND BAL. TO MATCH EXISTING

910 GREENE ST. RIGHT EXISTING CONDITION

1. EXISTING SIDING TO BE RETAINED
 2. HIGH SPANCE ROOF TO REPLACE THE EXISTING



REPLACE EXISTING SIDING WITH DETACHED W/ LATHING.
 REPLACE PORCH FT. W/ POSTS AND BAL. TO MATCH EXISTING PORCH BRACKETS.

910 GREENE ST. RIGHT EXISTING CONDITION

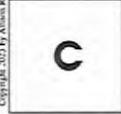
1. EXISTING SIDING TO BE RETAINED
 2. HIGH SPANCE ROOF TO REPLACE THE EXISTING

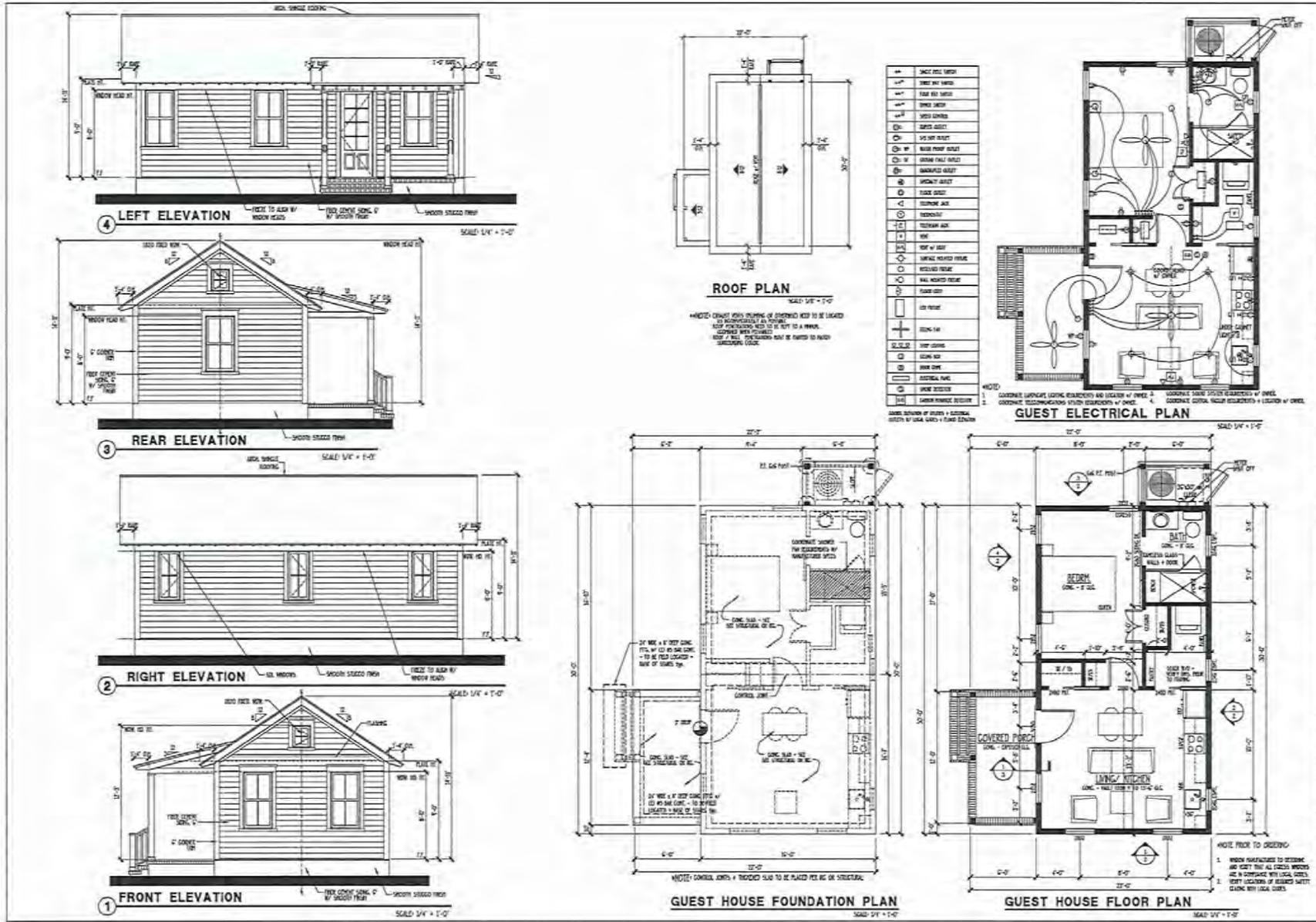
**GREENE STREET
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 HOUSE - 23101**
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JOB NO.	2301
DATE	RF
DATE	2/23/2023



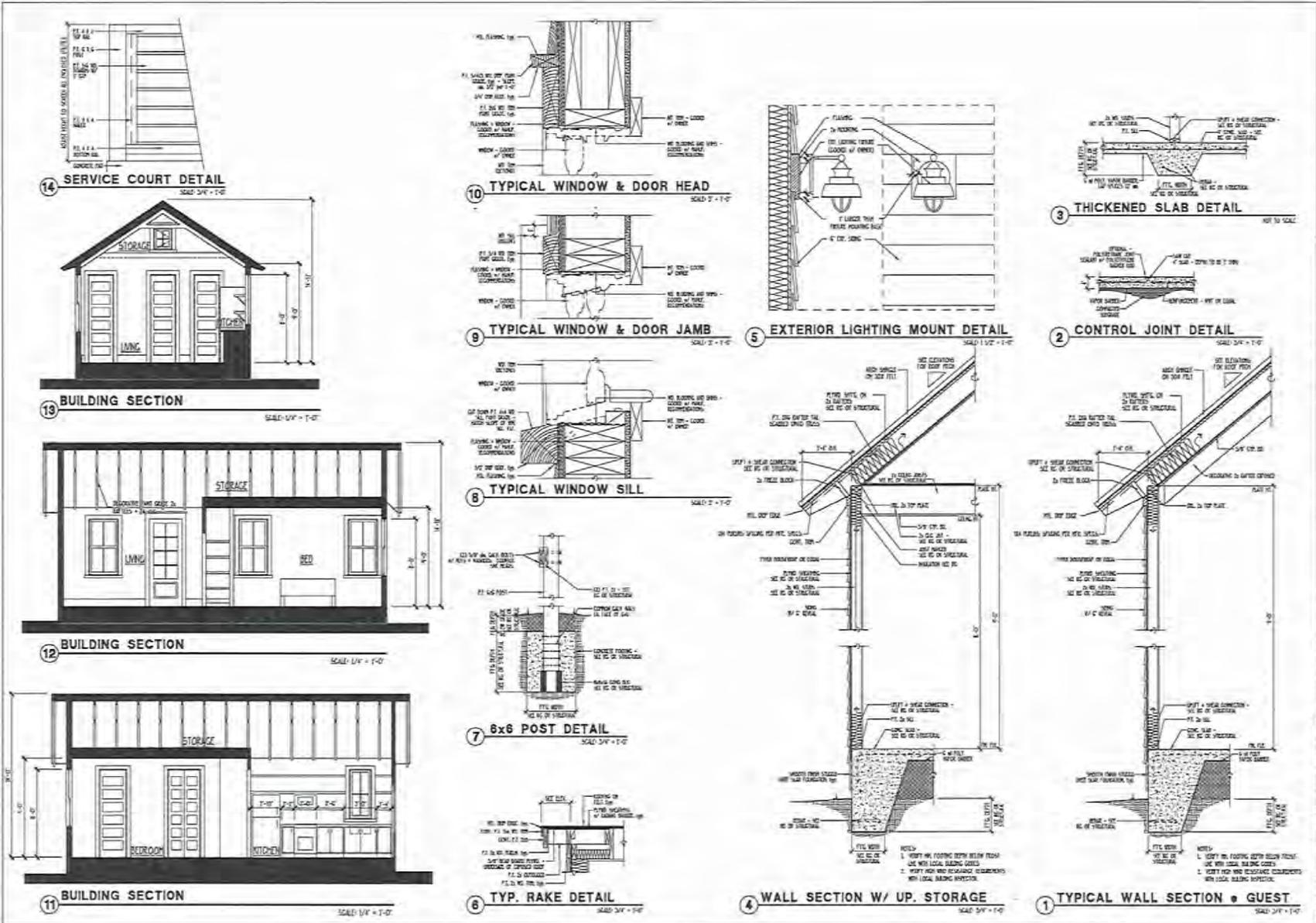


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2



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DATE:	10/20/23
DR. NO.:	11115
REV. NO.:	02
REV. DATE:	10/20/23

3

SECTION 04 00 - PAINTS

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

Table with 4 columns: Section, Division, Material, and Quantity. Lists various paint products and their specifications.

Surface preparation, prime and finish coats specified are in addition to priming and surface treatments.
Prime applied surfaces whether or not colors are designated is 'whitening', except where a surface or material is indicated not to be primed or to be re-treated.

Colorfastness:
-Colorfastness
-Colorfastness
-Colorfastness
-Colorfastness

DIVISION 10 SPECIALTIES

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

DIVISION 11 EQUIPMENT

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

DIVISION 12 FINISHINGS

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

SECTION 05 10 - RESIDENTIAL CABINETS

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

DIVISION 22 FURNISHES

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

DIVISION 23 HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)
Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

Table with 4 columns: Section, Division, Material, and Quantity. Lists HVAC equipment and their specifications.

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

DIVISION 24 ELECTRICAL
Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

DIVISION 31 EARTHWORK

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

DIVISION 32 EXTERIOR IMPROVEMENTS
Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

Open Recommendations:
-Open Recommendations
-Open Recommendations
-Open Recommendations

SP3 SPECIFICATIONS ALLBONN ARMBEY ABBOTT ROAD, WILMINGTON, DE 19800-0001

2023-04-26-1028

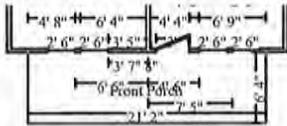
Existing/Demo

Existing/Demo

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. PERMITS AND FEES	1.00 EA	0.00	1,500.00	0.00	240.00	1,740.00
2. Dumpster load - Approx. 30 yards, 5-7 tons of debris	3.00 EA	2,000.00	0.00	0.00	960.00	6,960.00
3. Temporary toilet (per month)	6.00 MO	0.00	145.00	0.00	139.20	1,009.20
4. Remove 3 tab - 25 yr. - composition shingle roofing - incl. felt ****Remove existing shingles & felt****	14.15 SQ	61.26	0.00	0.00	138.70	1,005.53
5. Remove Sheathing - plywood - 1/2" CDX	1,562.46 SF	0.64	0.00	0.00	160.00	1,159.97
Total: Existing/Demo				0.00	1,637.90	11,874.70

Front Porch

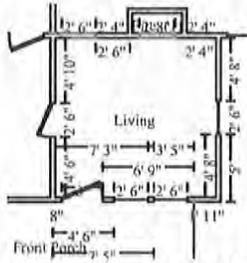
Height: 8' 8"



183.44 SF Walls	134.06 SF Ceiling
317.50 SF Walls & Ceiling	134.06 SF Floor
14.90 SY Flooring	21.17 LF Floor Perimeter
21.17 LF Ceil. Perimeter	

Missing Wall	6' 4" X 8' 8"	Opens into Exterior
Missing Wall	21' 2" X 8' 8"	Opens into Exterior
Missing Wall	6' 4" X 8' 8"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
6. Remove Handrail - detailed profile - post to post - softwood ****Current railing does not meet code for height or distance between balusters/pickets****	24.00 LF	7.09	0.00	0.00	27.22	197.38
7. Scrape the ceiling & prep for paint	134.06 SF	0.00	0.87	0.11	18.68	135.42
8. Remove Tear out wood flooring ****Front edges across porch are rotted or water damaged on all boards****	134.06 SF	3.96	0.00	0.00	84.94	615.82
9. Remove Wood ceiling ****Water damaged ceiling wood****	44.00 SF	2.67	0.00	0.00	18.80	136.28
Totals: Front Porch				0.11	149.64	1,084.90



Living

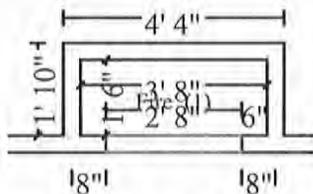
Height: 8' 8"

385.56 SF Walls	140.03 SF Ceiling
525.58 SF Walls & Ceiling	140.03 SF Floor
15.56 SY Flooring	42.17 LF Floor Perimeter
47.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 6" X 6' 8"

Opens into KITCHEN



Subroom: Fire (1)

Height: 8' 8"

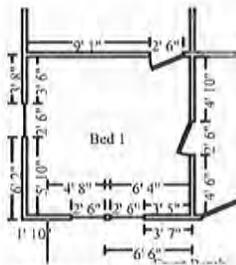
81.56 SF Walls	5.50 SF Ceiling
87.06 SF Walls & Ceiling	5.50 SF Floor
0.61 SY Flooring	7.67 LF Floor Perimeter
10.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 8" X 3'

Opens into LIVING

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
10. Demo room	145.53 SF	4.73	0.00	0.00	110.14	798.50
****Save wood ceiling for reuse****						
11. Remove Exterior door - fiberglass / wood w/detail - Premium grade	1.00 EA	24.31	0.00	0.00	3.88	28.19
12. Remove Interior door unit	1.00 EA	21.26	0.00	0.00	3.40	24.66
Totals: Living				0.00	117.42	851.35



Bed 1

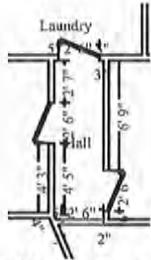
Height: 8' 8"

414.56 SF Walls	142.99 SF Ceiling
557.54 SF Walls & Ceiling	142.99 SF Floor
15.89 SY Flooring	47.83 LF Floor Perimeter
47.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
13. Demo room	142.99 SF	4.73	0.00	0.00	108.22	784.56
****Save wood ceiling for reuse****						
14. Remove Interior door unit	1.00 EA	21.26	0.00	0.00	3.40	24.66
Totals: Bed 1				0.00	111.62	809.22

CONTINUED - Laundry

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
20. Demolish/remove - bedroom/room (up to 200 sf)	35.90 SF	5.47	0.00	0.00	31.42	227.79
21. Remove Wood window - double hung, 4-8 sf	1.00 EA	38.41	0.00	0.00	6.14	44.55
22. Remove Tear out wood flooring and subfloor	35.90 SF	3.96	0.00	0.00	22.74	164.90
23. Remove Interior door unit	1.00 EA	21.26	0.00	0.00	3.40	24.66
Totals: Laundry				0.00	63.70	461.90



Hall

Height: 8' 8"

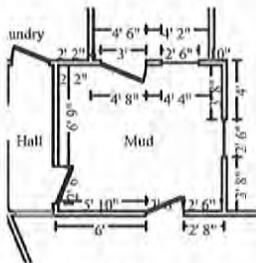
203.52 SF Walls	29.23 SF Ceiling
232.75 SF Walls & Ceiling	29.23 SF Floor
3.25 SY Flooring	22.91 LF Floor Perimeter
25.41 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 6" X 6' 8"

Opens into KITCHEN

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
24. Demo room	29.23 SF	4.73	0.00	0.00	22.12	160.38
****Save wood ceiling & walls for reuse****						
Totals: Hall				0.00	22.12	160.38



Mud

Height: 8' 8"

356.78 SF Walls	105.63 SF Ceiling
462.40 SF Walls & Ceiling	105.63 SF Floor
11.74 SY Flooring	41.17 LF Floor Perimeter
41.17 LF Ceil. Perimeter	

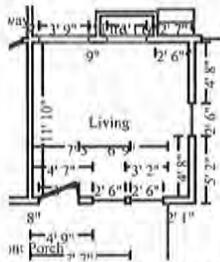
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
25. Demo room	105.63 SF	4.73	0.00	0.00	79.94	579.57
26. Remove Interior door unit	2.00 EA	21.26	0.00	0.00	6.80	49.32
27. Remove Exterior door - metal - insulated - flush or panel style	1.00 EA	24.31	0.00	0.00	3.88	28.19
Totals: Mud				0.00	90.62	657.08

CONTINUED - Rebuild

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
30. Rewire\wire - avg. residence - boxes & wiring	1,076.39 SF	0.00	10.00	56.83	1,731.32	12,552.05
****Includes outlets, switches and plate covers****						
31. Breaker panel - 200 amp w/arc fault breakers	1.00 EA	0.00	2,500.64	104.62	416.84	3,022.10
32. Rough in plumbing - per fixture - w/PEX	9.00 EA	0.00	763.35	66.64	1,109.88	8,046.67
****Includes trim installation****						
33. Water heater - tankless - 5-5.9 gallon - Gas	1.00 EA	0.00	2,197.87	111.39	369.48	2,678.74
34. WINDOWS - WOOD - Repair & Regalze as needed - 14 existing wooden windows	1.00 EA	0.00	5,000.00	164.00	826.24	5,990.24
35. Central air conditioning system - 2 ton - 14-15 SEER	1.00 EA	0.00	4,131.20	158.17	686.30	4,975.67
36. Ductwork system - hot or cold air - 901 to 1199 SF home	1.00 EA	0.00	4,228.10	117.46	695.30	5,040.86
37. Thermostat	1.00 EA	0.00	116.96	4.12	19.38	140.46
38. Heat/AC register - Mechanically attached	13.00 EA	0.00	26.48	9.38	56.58	410.20
39. Cold air return cover	2.00 EA	0.00	33.66	2.01	11.10	80.43
40. Cold air return cover - Large	1.00 EA	0.00	39.75	1.49	6.60	47.84
41. Sprayed polyurethane foam - closed cell - 4"	1,172.61 SF	0.00	2.75	49.72	523.90	3,798.30
****Exterior Walls****						
42. Sprayed polyurethane foam - open cell - 6"	2,152.78 SF	0.00	3.77	144.67	1,321.70	9,582.35
****Floor & Ceiling****						
43. Masonry - Foundation piers	8.00 EA	0.00	900.00	0.00	1,152.00	8,352.00
44. Siding - vinyl - match & repair as needed	1,216.00 SF	0.00	4.30	180.94	865.56	6,275.30
45. 2" x 4" x 10' #2 & better Fir / Larch (material only)	13.00 EA	0.00	7.44	7.74	16.72	121.18
46. 2" x 4" x 104 5/8" pre-cut stud (for 9' wall, mat only)	73.00 EA	0.00	6.47	37.78	81.60	591.69
47. R&R Labor to frame 2" x 4" non-bearing wall - 16" oc	887.17 SF	0.24	1.61	1.42	262.82	1,905.50
48. 2" x 4" x 8' #2 & better Fir / Larch (material only)	64.00 EA	0.00	5.95	30.46	65.80	477.06
49. 2" x 6" x 8' #2 & better Fir / Larch (material only)	3.00 EA	0.00	8.50	2.04	4.40	31.94
50. 2" x 6" x 104 5/8" pre-cut stud (for 9' wall, mat only)	11.00 EA	0.00	9.24	8.13	17.56	127.33

CONTINUED - Front Porch

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
67. Framing - install temporary framing to support porch roof for 6x6 post installation	1.00 EA	0.00	372.46	0.00	59.60	432.06
68. Softwood tongue & groove - no finish	44.00 SF	0.00	8.89	19.85	65.76	476.77
69. FLOOR COVERING - WOOD - FLOOR PREP	132.29 EA	0.00	0.63	0.00	13.34	96.68
70. Paint the ceiling - two coats	132.29 SF	0.00	1.28	2.86	27.56	199.75
71. Paint the floor - two coats	132.29 SF	0.00	1.28	2.86	27.56	199.75
72. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	49.34	0.72	8.02	58.08
73. Paint the floor - two coats	132.29 SF	0.00	1.28	2.86	27.56	199.75
74. Masonry - Patch broken concrete on front stairs and stoops	1.00 EA	0.00	233.25	0.00	37.32	270.57
Totals: Front Porch				117.38	708.82	5,138.68



Living

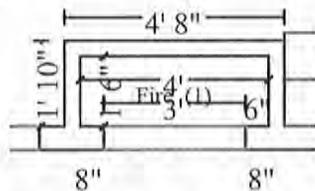
Height: 8' 8"

377.72 SF Walls	140.03 SF Ceiling
517.75 SF Walls & Ceiling	140.03 SF Floor
15.56 SY Flooring	40.58 LF Floor Perimeter
47.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 9" X 6' 8"

Opens into KITCHEN



Subroom: Fire (1)

Height: 8' 8"

87.83 SF Walls	6.00 SF Ceiling
93.83 SF Walls & Ceiling	6.00 SF Floor
0.67 SY Flooring	8.00 LF Floor Perimeter
11.00 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

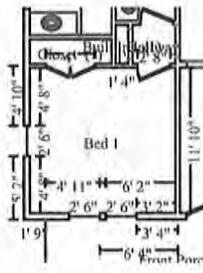
3' X 2' 6"

Opens into LIVING

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
75. Stud wall - 2" x 4" x 8' - 16" oc ****Door Opening to Bed 1****	6.00 LF	0.00	22.74	4.47	22.56	163.47
76. Masonry - Firebox repairs	1.00 EA	0.00	650.00	0.00	104.00	754.00
77. 1/2" drywall - hung, taped, floated, ready for paint	611.58 SF	0.00	2.68	36.70	268.12	1,943.85

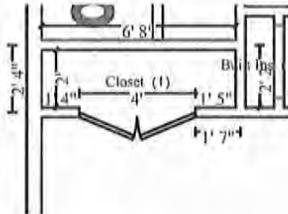
CONTINUED - Living

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
78. FLOOR COVERING - WOOD - FLOOR PREP	146.03 EA	0.00	0.63	0.00	14.72	106.72
79. Exterior door - wood - repair as needed - ready for paint	1.00 EA	0.00	550.00	40.72	94.52	685.24
80. Ceiling fan without light	2.00 EA	0.00	277.68	14.00	91.10	660.46
81. Television cable outlet	1.00 EA	0.00	85.78	1.53	13.96	101.27
****Above mantle paired with ELE outlet****						
82. Baseboard - 8" paint grade - with shoe	48.58 LF	0.00	7.67	14.22	61.90	448.73
83. Trim board - 1" x 4" - installed (pine)	62.00 LF	0.00	3.93	9.42	40.48	293.56
****Door & Window Casing****						
84. Paint the walls and ceiling - two coats	611.58 SF	0.00	1.28	13.21	127.38	923.41
85. Paint the floor - two coats	146.03 SF	0.00	1.28	3.15	30.40	220.47
86. Paint baseboard, oversized - two coats	48.58 LF	0.00	2.07	0.86	16.22	117.64
87. Seal & paint base shoe or quarter round	48.58 LF	0.00	1.06	0.47	8.32	60.28
88. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	49.34	0.72	8.02	58.08
89. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	41.69	0.43	6.74	48.86
90. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	0.00	49.03	1.01	15.84	114.91
Totals: Living				140.91	924.28	6,700.95



Bed 1		Height: 8' 8"
410.22 SF Walls	140.03 SF Ceiling	
550.25 SF Walls & Ceiling	140.03 SF Floor	
15.56 SY Flooring	47.33 LF Floor Perimeter	
47.33 LF Ceil. Perimeter		

CONTINUED - Bed 1

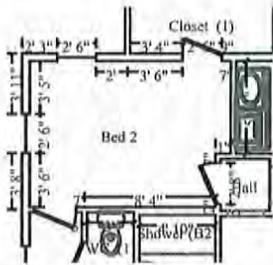


Subroom: Closet (1)

Height: 8' 8"

150.22 SF Walls	13.33 SF Ceiling
163.56 SF Walls & Ceiling	13.33 SF Floor
1.48 SY Flooring	17.33 LF Floor Perimeter
17.33 LF Ceil. Perimeter	

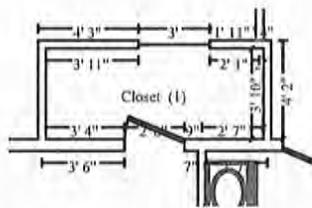
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
91. Batt insulation - 4" - R11 - paper / foil faced	107.00 SF	0.00	0.79	4.45	14.24	103.22
****Wall shared with Living Room****						
92. 1/2" drywall - hung, taped, floated, ready for paint	713.81 SF	0.00	2.68	42.83	312.94	2,268.78
93. Interior door - solid core 3 panel - pre-hung unit	1.00 EA	0.00	415.90	28.06	71.02	514.98
94. Interior double door - solid core 3 panel - pre-hung unit	1.00 EA	0.00	751.09	52.05	128.50	931.64
95. Ceiling fan & light	1.00 EA	0.00	382.21	10.20	62.80	455.21
96. Light fixture - motion activated LED - closet	1.00 EA	0.00	79.77	2.64	13.18	95.59
****LED motion activated light for closet****						
97. Baseboard - 8" paint grade - with shoe	64.67 LF	0.00	7.67	18.94	82.40	597.36
98. Trim board - 1" x 4" - installed (pine)	79.33 LF	0.00	3.93	12.06	51.80	375.63
****Door & Window Casing****						
99. FLOOR COVERING - WOOD - FLOOR PREP	153.36 EA	0.00	0.63	0.00	15.46	112.08
100. Paint the floor - Floors - two coats	153.36 SF	0.00	1.28	3.31	31.92	231.53
101. Paint the walls and ceiling - two coats	713.81 SF	0.00	1.28	15.42	148.64	1,077.74
102. Paint baseboard, oversized - two coats	64.67 LF	0.00	2.07	1.14	21.60	156.61
103. Seal & paint base shoe or quarter round	64.67 LF	0.00	1.06	0.62	11.06	80.23
104. Paint door slab only - 2 coats (per side)	5.00 EA	0.00	49.34	3.61	40.06	290.37
105. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	41.69	0.43	6.74	48.86
106. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	0.00	49.03	1.01	15.84	114.91
Totals: Bed 1				196.77	1,028.20	7,454.74



Bed 2

Height: 8' 8"

384.22 SF Walls	116.36 SF Ceiling
500.58 SF Walls & Ceiling	116.36 SF Floor
12.93 SY Flooring	44.33 LF Floor Perimeter
44.33 LF Ceil. Perimeter	

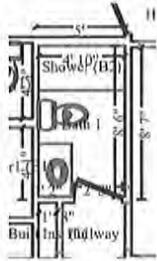


Subroom: Closet (1)

Height: 8' 8"

225.33 SF Walls	35.14 SF Ceiling
260.47 SF Walls & Ceiling	35.14 SF Floor
3.90 SY Flooring	26.00 LF Floor Perimeter
26.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
107. 1/2" drywall - hung, taped, floated, ready for paint	761.06 SF	0.00	2.68	45.66	333.64	2,418.94
108. FLOOR COVERING - WOOD - FLOOR PREP	151.50 EA	0.00	0.63	0.00	15.28	110.73
109. Interior door - solid core 3 panel - pre-hung unit	2.00 EA	0.00	415.90	56.13	142.06	1,029.99
110. Ceiling fan & light	1.00 EA	0.00	382.21	10.20	62.80	455.21
111. Light fixture - motion activated LED - closet	2.00 EA	0.00	79.77	5.28	26.36	191.18
112. Baseboard - 8" paint grade - with shoe	70.33 LF	0.00	7.67	20.59	89.60	649.62
113. Trim board - 1" x 4" - installed (pine)	81.00 LF	0.00	3.93	12.31	52.90	383.54
****Door & Window Casing****						
114. Paint the walls and ceiling - two coats	761.06 SF	0.00	1.28	16.44	158.50	1,149.10
115. Paint the floor - two coats	151.50 SF	0.00	1.28	3.27	31.54	228.73
116. Paint baseboard, oversized - two coats	70.33 LF	0.00	2.07	1.24	23.50	170.32
117. Seal & paint base shoe or quarter round	70.33 LF	0.00	1.06	0.68	12.02	87.25
118. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	49.34	2.89	32.04	232.29
119. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA	0.00	41.69	2.16	33.70	244.31
Totals: Bed 2				176.85	1,013.94	7,351.21



Bath 1

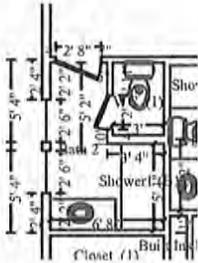
Height: 8' 8"

231.11 SF Walls	41.08 SF Ceiling
272.19 SF Walls & Ceiling	41.08 SF Floor
4.56 SY Flooring	16.83 LF Floor Perimeter
26.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
120. Toilet	1.00 EA	0.00	550.83	24.34	92.04	667.21
121. Sink faucet - Bathroom	1.00 EA	0.00	234.76	11.38	39.38	285.52
122. Shower faucet	1.00 EA	0.00	350.23	16.40	58.66	425.29
123. Fiberglass shower unit	1.00 EA	0.00	1,150.25	50.48	192.12	1,392.85
124. Bathroom ventilation fan w/light	1.00 EA	0.00	177.65	9.79	29.98	217.42
****Above Shower****						
125. Light bar - 3 lights	1.00 EA	0.00	90.49	2.14	14.82	107.45
126. Batt insulation - 4" - R11 - paper / foil faced	231.11 SF	0.00	0.79	9.61	30.76	222.95
****All Walls****						
127. 1/2" drywall - hung, taped, floated, ready for paint	272.19 SF	0.00	2.68	16.33	119.34	865.14
128. Interior door unit	1.00 EA	0.00	308.07	19.77	52.46	380.30
129. Interior door - solid core 3 panel - pre-hung unit	1.00 EA	0.00	415.90	28.06	71.02	514.98
130. Vanity - High grade - includes quartz countertop	3.00 LF	0.00	318.98	66.69	163.80	1,187.43
131. Baseboard - 8" paint grade - with shoe	16.83 LF	0.00	7.67	4.93	21.44	155.46
132. Trim board - 1" x 4" - installed (pine)	17.00 LF	0.00	3.93	2.58	11.10	80.49
****Door Casing****						
133. FLOOR COVERING - WOOD - FLOOR PREP	41.08 EA	0.00	0.63	0.00	4.14	30.02
134. Paint the walls and ceiling - two coats	272.19 SF	0.00	1.28	5.88	56.68	410.96
135. Paint the floor - two coats	41.08 SF	0.00	1.28	0.89	8.56	62.03
136. Paint baseboard, oversized - two coats	16.83 LF	0.00	2.07	0.30	5.62	40.76
137. Seal & paint base shoe or quarter round	16.83 LF	0.00	1.06	0.16	2.88	20.88
138. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	49.34	0.72	8.02	58.08
139. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	41.69	0.43	6.74	48.86

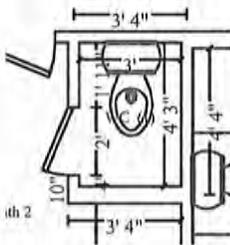
CONTINUED - Bath 1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Bath 1				270.88	989.56	7,174.08



Bath 2 **Height: 8' 8"**

286.00 SF Walls	49.72 SF Ceiling
335.72 SF Walls & Ceiling	49.72 SF Floor
5.52 SY Flooring	22.92 LF Floor Perimeter
33.00 LF Ceil. Perimeter	



Subroom: WC (1) **Height: 8' 8"**

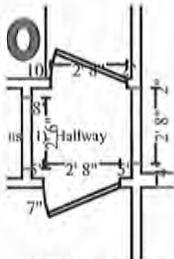
125.67 SF Walls	12.75 SF Ceiling
138.42 SF Walls & Ceiling	12.75 SF Floor
1.42 SY Flooring	14.50 LF Floor Perimeter
14.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
140. Toilet	1.00 EA	0.00	550.83	24.34	92.04	667.21
141. Sink faucet - Bathroom	1.00 EA	0.00	234.76	11.38	39.38	285.52
142. Shower faucet	1.00 EA	0.00	350.23	16.40	58.66	425.29
143. Fiberglass shower unit	1.00 EA	0.00	1,150.25	50.48	192.12	1,392.85
144. Bathroom ventilation fan w/light	1.00 EA	0.00	177.65	9.79	29.98	217.42
145. Light bar - 3 lights	1.00 EA	0.00	90.49	2.14	14.82	107.45
146. Batt insulation - 4" - R11 - paper / foil faced	73.67 SF	0.00	0.79	3.06	9.80	71.06
147. 1/2" drywall - hung, taped, floated, ready for paint	474.14 SF	0.00	2.68	28.45	207.88	1,507.03
148. FLOOR COVERING - WOOD - FLOOR PREP	62.47 EA	0.00	0.63	0.00	6.30	45.66
149. Vanity - High grade - includes quartz countertop	3.50 LF	0.00	318.98	77.80	191.06	1,385.29
150. Interior door - solid core 3 panel - pre-hung unit	2.00 EA	0.00	415.90	56.13	142.06	1,029.99
151. Baseboard - 8" paint grade - with shoe	37.42 LF	0.00	7.67	10.96	47.68	345.65
152. Trim board - 1" x 4" - installed (pine)	64.00 LF	0.00	3.93	9.73	41.80	303.05

****Door & Window Casing****

CONTINUED - Bath 2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
153. Paint the floor - Floors - two coats	62.47 SF	0.00	1.28	1.35	13.02	94.33
154. Paint the walls and ceiling - two coats	474.14 SF	0.00	1.28	10.24	98.74	715.88
155. Paint baseboard, oversized - two coats	37.42 LF	0.00	2.07	0.66	12.50	90.62
156. Seal & paint base shoe or quarter round	37.42 LF	0.00	1.06	0.36	6.40	46.43
157. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	49.34	0.72	8.02	58.08
158. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	41.69	0.43	6.74	48.86
159. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA	0.00	49.03	0.51	7.92	57.46
Totals: Bath 2				314.93	1,226.92	8,895.13



Hallway

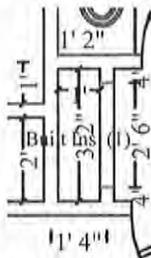
Height: 8' 8"

81.11 SF Walls	11.08 SF Ceiling
92.19 SF Walls & Ceiling	11.08 SF Floor
1.23 SY Flooring	8.17 LF Floor Perimeter
13.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 8" X 6' 8"

Opens into KITCHEN



Subroom: Built Ins (1)

Height: 8' 8"

55.56 SF Walls	3.17 SF Ceiling
58.72 SF Walls & Ceiling	3.17 SF Floor
0.35 SY Flooring	5.83 LF Floor Perimeter
8.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

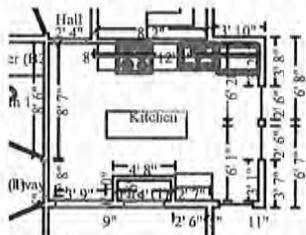
2' 6" X 6' 8"

Opens into HALLWAY2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
160. 1/2" drywall - hung, taped, floated, ready for paint	150.92 SF	0.00	2.68	9.06	66.16	479.69
161. Light fixture - High grade	1.00 EA	0.00	14.74	4.08	19.02	137.84
162. Baseboard - 8" paint grade - with shoe	14.00 LF	0.00	7.67	4.10	17.84	129.32

CONTINUED - Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
163. Trim board - 1" x 4" - installed (pine)	34.00 LF	0.00	3.93	5.17	22.20	160.99
****Door Casing****						
164. FLOOR COVERING - WOOD - FLOOR PREP	14.25 EA	0.00	0.63	0.00	1.44	10.42
165. Paint the floor - Floors - two coats	14.25 SF	0.00	1.28	0.31	2.96	21.51
166. Paint the walls and ceiling - two coats	150.92 SF	0.00	1.28	3.26	31.42	227.86
167. Paint baseboard, oversized - two coats	14.00 LF	0.00	2.07	0.25	4.68	33.91
168. Seal & paint base shoe or quarter round	14.00 LF	0.00	1.06	0.13	2.40	17.37
169. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	49.34	1.44	16.02	116.14
170. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	41.69	0.86	13.48	97.72
Totals: Hallway				28.66	197.62	1,432.77



Kitchen

Height: 8' 8"

448.67 SF Walls	175.53 SF Ceiling
624.19 SF Walls & Ceiling	175.53 SF Floor
19.50 SY Flooring	49.75 LF Floor Perimeter
58.50 LF Ceil. Perimeter	

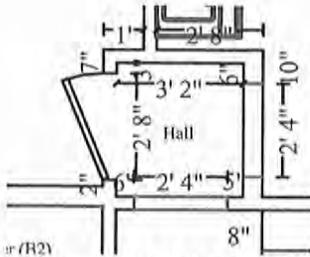
- Missing Wall - Goes to Floor 3' 9" X 6' 8" **Opens into LIVING**
- Missing Wall - Goes to Floor 2' 8" X 6' 8" **Opens into HALLWAY2**
- Missing Wall - Goes to Floor 2' 4" X 6' 8" **Opens into HALL**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
171. Sink - double basin - Standard grade	1.00 EA	0.00	320.55	14.60	53.62	388.77
172. Sink faucet - Kitchen	1.00 EA	0.00	280.48	15.04	47.28	342.80
173. Refrigerator/icemaker water supply box with valve	1.00 EA	0.00	162.15	5.24	26.78	194.17
174. 1/2" drywall - hung, taped, floated, ready for paint	624.19 SF	0.00	2.68	37.45	273.66	1,983.94
175. Hanging light fixture	3.00 EA	0.00	167.00	24.78	84.12	609.90
****Two over island and one at dinette area****						
176. Recessed light fixture	8.00 EA	0.00	85.25	22.73	112.76	817.49



CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
177. Refrigerator - side by side - 22 to 25 cf	1.00 EA	0.00	1,141.72	88.00	196.76	1,426.48
****Stainless package****						
178. Range - freestanding - electric	1.00 EA	0.00	897.80	64.00	153.88	1,115.68
****Stainless package****						
179. Dishwasher	1.00 EA	0.00	668.97	41.19	113.64	823.80
****Stainless package****						
180. Microwave oven - over range w/built-in hood	1.00 EA	0.00	333.64	15.28	55.82	404.74
****Stainless package****						
181. Baseboard - 8" paint grade - with shoe	49.75 LF	0.00	7.67	14.57	63.40	459.55
182. Trim board - 1" x 4" - installed (pine)	45.00 LF	0.00	3.93	6.84	29.40	213.09
****Window Casing****						
183. FLOOR COVERING - WOOD - FLOOR PREP	175.53 EA	0.00	0.63	0.00	17.70	128.28
184. Paint the walls and ceiling - two coats	624.19 SF	0.00	1.28	13.48	130.00	942.44
185. Paint the floor - two coats	175.53 SF	0.00	1.28	3.79	36.54	265.01
186. Paint baseboard, oversized - two coats	49.75 LF	0.00	2.07	0.88	16.62	120.48
187. Seal & paint base shoe or quarter round	49.75 LF	0.00	1.06	0.48	8.52	61.74
188. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA	0.00	41.69	1.29	20.22	146.58
189. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	0.00	49.03	1.01	15.84	114.91
190. Cabinetry - lower (base) units	17.25 LF	0.00	292.37	346.74	862.42	6,252.54
****9,25LF wall base units, 6LF island base units****						
191. Cabinetry - upper (wall) units	14.75 LF	0.00	209.88	199.15	527.18	3,822.06
192. Countertop - quartz/engineered stone	27.95 SF	0.00	55.00	90.94	260.52	1,888.71
Totals: Kitchen				1,007.48	3,106.68	22,523.16



Hall

Height: 8' 8"

81.56 SF Walls
 92.11 SF Walls & Ceiling
 1.17 SY Flooring
 13.00 LF Ceil. Perimeter

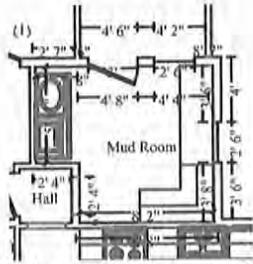
10.56 SF Ceiling
 10.56 SF Floor
 8.33 LF Floor Perimeter

Missing Wall - Goes to Floor
 Missing Wall - Goes to Floor

2' 4" X 6' 8"
 2' 4" X 6' 8"

Opens into KITCHEN
 Opens into MUD_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
193. 1/2" drywall - hung, taped, floated, ready for paint	92.11 SF	0.00	2.68	5.53	40.38	292.76
194. Light fixture	1.00 EA	0.00	114.74	4.08	19.02	137.84
195. Baseboard - 8" paint grade - with shoe	8.33 LF	0.00	7.67	2.44	10.62	76.95
196. Trim board - 1" x 4" - installed (pine)	17.00 LF	0.00	3.93	2.58	11.10	80.49
****Door Casing****						
197. FLOOR COVERING - WOOD - FLOOR PREP	10.56 EA	0.00	0.63	0.00	1.06	7.71
198. Paint the floor - Floors - two coats	10.56 SF	0.00	1.28	0.23	2.20	15.95
199. Paint the walls and ceiling - two coats	92.11 SF	0.00	1.28	1.99	19.18	139.07
200. Paint baseboard, oversized - two coats	8.33 LF	0.00	2.07	0.15	2.78	20.17
201. Seal & paint base shoe or quarter round	8.33 LF	0.00	1.06	0.08	1.44	10.35
202. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	49.34	0.72	8.02	58.08
203. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	41.69	0.43	6.74	48.86
204. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA	0.00	49.03	0.51	7.92	57.46
Totals: Hall				18.74	130.46	945.69



Mud Room

Height: 8' 8"

338.33 SF Walls	94.04 SF Ceiling
432.38 SF Walls & Ceiling	94.04 SF Floor
10.45 SY Flooring	38.50 LF Floor Perimeter
40.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 4" X 6' 8"

Opens into HALL

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
205. Exterior door - metal - insulated / wood - High grade	1.00 EA	0.00	600.33	40.72	102.58	743.63
206. Wood window - double hung, 13-19 sf, High grade	2.00 EA	0.00	988.67	137.21	338.34	2,452.89
207. 1/2" drywall - hung, taped, floated, ready for paint	432.38 SF	0.00	2.68	25.94	189.56	1,374.28
208. Light fixture	2.00 EA	0.00	79.77	5.28	26.36	191.18
209. Trim board - 1" x 4" - installed (pine)	47.00 LF	0.00	3.93	7.14	30.70	222.55
****Door & Window Casing****						
210. FLOOR COVERING - WOOD - FLOOR PREP	94.04 EA	0.00	0.63	0.00	9.48	68.73
211. Paint the floor - Floors - two coats	94.04 SF	0.00	1.28	2.03	19.58	141.98
212. Baseboard - 8" paint grade - with shoe	38.50 LF	0.00	7.67	11.27	49.04	355.61
213. Paint the walls and ceiling - two coats	432.38 SF	0.00	1.28	9.34	90.06	652.85
214. Paint baseboard, oversized - two coats	38.50 LF	0.00	2.07	0.68	12.86	93.24
215. Seal & paint base shoe or quarter round	38.50 LF	0.00	1.06	0.37	6.58	47.76
216. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	49.34	0.72	8.02	58.08
217. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	41.69	0.43	6.74	48.86
218. Paint door/window trim & jamb - Large - 2 coats (per side)	1.00 EA	0.00	49.03	0.51	7.92	57.46
219. Cabinetry - lower (base) units	6.00 LF	0.00	292.37	120.60	299.98	2,174.80
220. Cabinetry - upper (wall) units	6.00 LF	0.00	209.88	81.01	214.44	1,554.73
221. Countertop - quartz/engineered stone	14.00 SF	0.00	55.00	45.55	130.48	946.03
222. Washing machine outlet box with valves	1.00 EA	0.00	273.64	2.56	44.18	320.38
223. Clothes dryer vent - installed	1.00 EA	0.00	78.72	2.77	13.04	94.53



Roof

Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
235. Labor to install joist - floor or ceiling - 2x10	72.78 LF	0.00	3.05	0.06	35.52	257.56
236. Joist - floor or ceiling - 2x10 - w/blocking	72.78 LF	0.00	3.94	9.78	47.44	343.97
237. Sheathing - plywood - 1/2" CDX	1,562.46 SF	0.00	2.77	125.00	712.48	5,165.49
238. Flue cap	3.00 EA	0.00	348.97	28.35	172.04	1,247.30
****Cap existing flue pipe/chimney****						
239. Laminated - Premium grd - impact resist shingle - w/ felt	17.25 SQ	0.00	386.75	328.55	1,120.00	8,119.99
****Includes 10% waste, Average life expectancy 50yrs****						
240. Hip / Ridge flashing	47.00 LF	0.00	7.19	12.37	56.04	406.34
241. Flashing, 14" wide	50.00 LF	0.00	4.32	8.12	35.86	259.98
Total: Roof				512.23	2,179.38	15,800.63
Line Item Totals: 2023-04-26-1028				4,886.20	27,584.66	199,989.28

Grand Total Areas:

6,984.79 SF Walls	2,183.65 SF Ceiling	9,168.44 SF Walls and Ceiling
2,183.65 SF Floor	242.63 SY Flooring	749.04 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	863.87 LF Ceil. Perimeter
2,183.65 Floor Area	2,399.74 Total Area	6,984.79 Interior Wall Area
2,702.22 Exterior Wall Area	329.50 Exterior Perimeter of Walls	
1,562.46 Surface Area	15.62 Number of Squares	247.34 Total Perimeter Length
48.38 Total Ridge Length	0.00 Total Hip Length	

SECRET

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ESTIMATE

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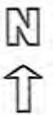
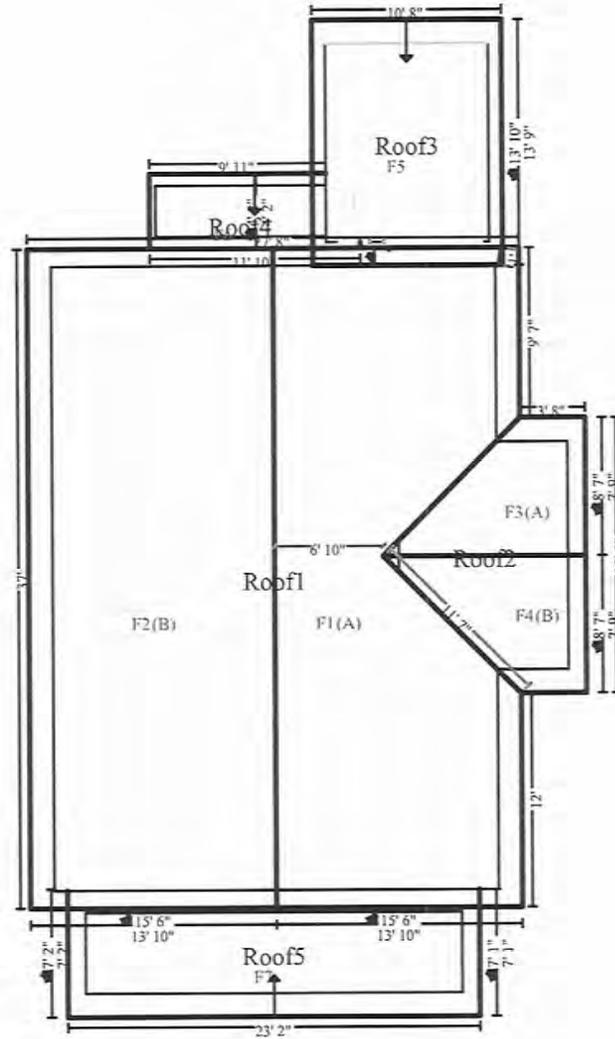
Freedman Arts District

Bill to
Freedman Arts District

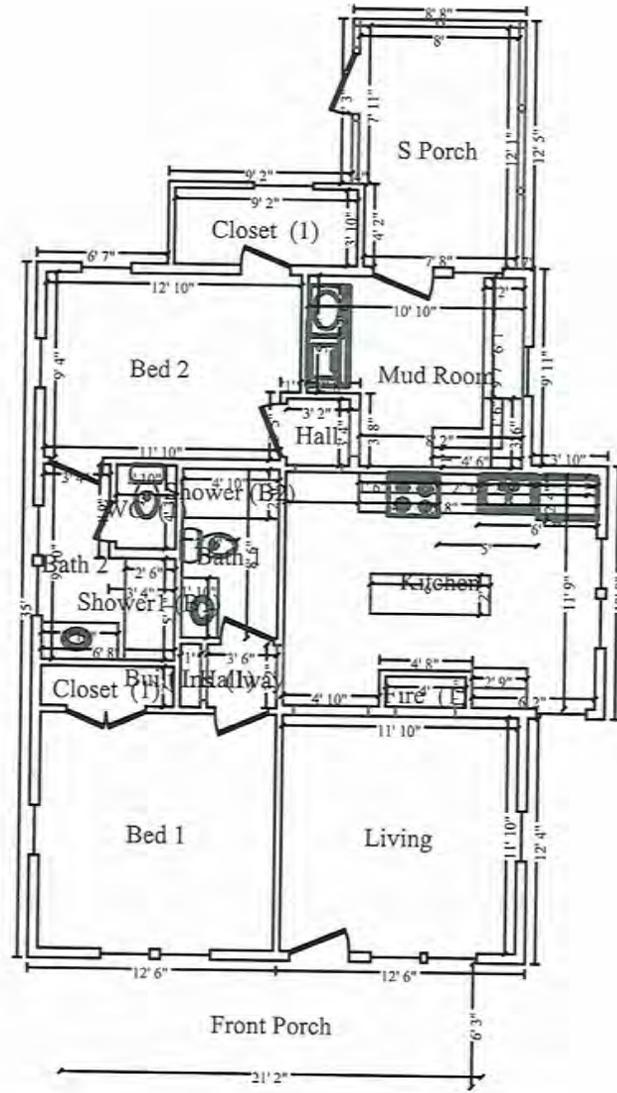
Ship to
Freedman Arts District

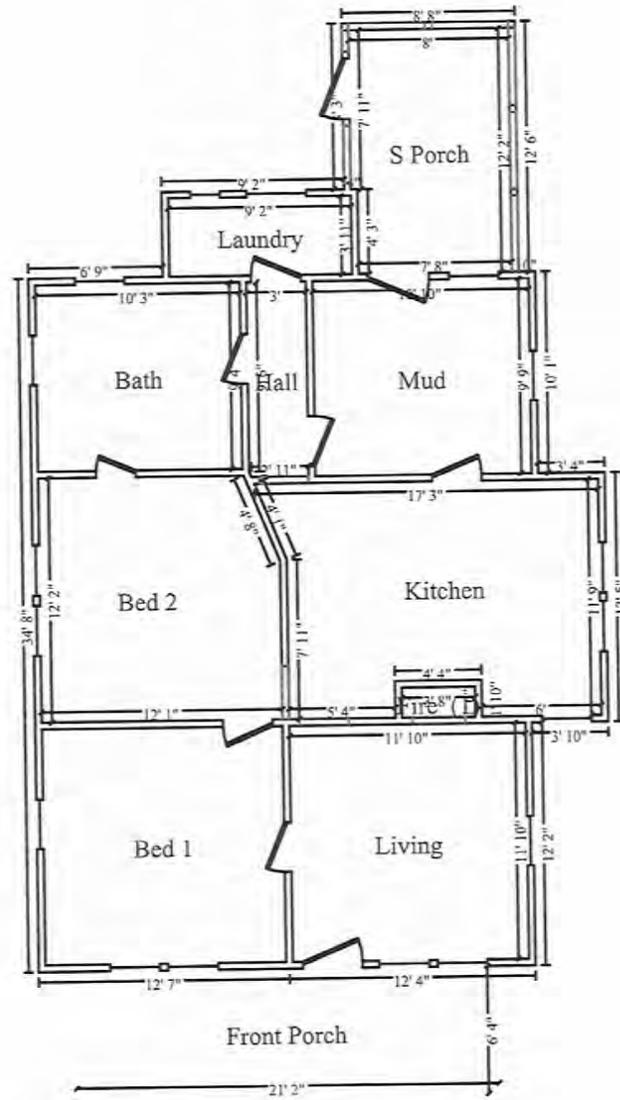
Estimate details
Estimate no.: 1033
Estimate date: 09/12/2023

Product or service		Amount
1. Services As discussed.....Strengthen framing in walls, roof, and floor per city requirement.	1 unit x \$20,000.00	\$20,000.00
	Total	\$20,000.00



Roof







STAFF REPORT: 410 KING Street - Conceptual

DATE: April 10, 2024

GENERAL INFORMATION		
Applicant:	Michael Horton PE Davis and Floyd, Rob Montgomery, agent for the City of Beaufort	
Site Location/Address:	410 King Street; R 120-004-000-0744-0000; R 120-004-000-0747-0000	
Applicant's Request:	The City of Beaufort is requesting approval of drainage structures, including a pump station, equipment room, backup power and outfall structure at the City owned lot (Knott Park) on 410 King Street	
Current Zoning:	T4-HN	
ZONING DISTRICT INFORMATION		
	<u>T4-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: T4-HN	Two story historic homes	N/A
South: T4-HN	Two story historic homes	N/A
East: T4-HN	Drainage Area/Tidal Pond	N/A
West: T4-HN	Two story historic homes	N/A

Background: The City is requesting conceptual approval to build a pump station/outfall as well as control buildings which include backup power, in the existing Knott Park owned by the City. The purpose of the project is to reduce flooding in the area, by installing a pump station to drain to the adjoining tidal pond and eventually out into the Beaufort River. The pump station is to be located at the existing outfall along Federal Street, and is ~600 sq. ft. The control building is ~600 sq. ft. and 180-220 sq. ft. for the backup generator were proposed to be located within the East and King portion of the park to lessen their impact on the surrounding area and the historic district.

The City employed Davis and Floyd Engineers and Rob Montgomery Architects to design the project. A public meeting was held on 2/26/24 with the Point Association and neighbors to comment. Issues that arose at this meeting included mitigating and minimizing the appearance of the pump station and outflow facility, and the desire for the control buildings to be design in such a way as to camouflage and fit into the historic district and surrounding area. An HTRC was also held to discuss design and functionality, and to finalize the application.

The consultants came up with five different site plans, with a strong preference for “C”, which will be presented as the favored option from a practical and architectural design perspective for the HRB. Site Plan C camouflages the ~600 sf control building behind the fountain in a two-story building behind the fountain and the smaller ~200 sf building to the East Street portion perpendicular to East Street and along the same building line as the larger building. Arbors will be built along the terminus of the fountain and the buildings to soften the appearance. The consultants included the alternate site plans with the application, but discussion will be focused again on Site Plan “C”.

Existing Use/Knott Park:

Knott Park has a pedestrian walkway which begins at the corner of East and King Streets, with benches and trees which a fountain as the terminus of the walkway/park.

Architecture

The applicant has provided the architecture for all of the proposed structures and the arbor. Both the Point and neighbors as well as Meadors, the City’s Architect, have made comments on the final proposed architecture.

Findings for New Historic Infill

Section 4.7 of the Development sets the standards the HRB must use in considering an infill project in the historic district. Section 4.7 states, “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.” To this end , seven integrity standards found in Section 4.7.2 — why, where and when a property is important — were created to be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity, and staff analysis of each are found below:

<u>4.7.2 Integrity Guidelines</u>	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	Yes	<ul style="list-style-type: none"> ✓ No major structures on this lot in the near past. It exists as a park and for drainage to the surrounding neighborhood.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details	Yes	<ul style="list-style-type: none"> ▪ The proposed structures which serve the public safety/public health needs of the neighborhood and city, to the best of their ability provide design and architectural elements that are sensitive to the surrounding area, while still providing much- needed flooding protection.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	Yes	<ul style="list-style-type: none"> ✓ The historic use of the park and its existing physical environment has been taken into consideration with the arbors, location of the control buildings to frame the existing park, and the minimized outfall/pump station structure.
4. Materials: These are the physical elements that make up a property or district.	Yes	<ul style="list-style-type: none"> ✓ The exterior of the two control structure buildings matches the surrounding architecture to the best extent possible while hiding a public improvement.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to	Yes	<ul style="list-style-type: none"> ✓ The wood arbors and “skin of these public use buildings add

<p>rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.</p>		<p>workmanship to otherwise basic utilitarian structures.</p>
<p>6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>	<p>Yes</p>	<p>✓ The proposed structures which serve the public safety/public health needs of the neighborhood and city, to the best of their ability provide design and architectural elements that are sensitive to the surrounding area, while still providing much- needed flooding protection.</p>
<p>7. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.</p>	<p>Yes</p>	<p>✓ It appears this area has been used as a drainage area for some time, and the development of improvements for drainage and flood mitigation would be in keeping with this historic use.</p>

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Conceptual approval (option C) for the proposed drainage/flood improvements to the property, finding they satisfy the seven integrities of Section 4.7.2, and the Beaufort Code and Preservation Manual, with the following recommendations:

- 1. Staff recommends the applicant add an arched passageway on the ground level of the gear house to continue the axis of the walkway beyond the fountain and pergola.**



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: David & Floyd, Inc. (Michael V. Horton, PE, CFM, LEED-AP)

Applicant Address: 1940 Algonquin Road, Suite 301, Charleston, SC 29405

Applicant E-mail: mhorton@davisfloyd.com Applicant Phone Number: 843-209-0275

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): City of Beaufort (Neal Pugliese, Carrie Gorsuch & John Suavé)

Owner Address: 1911 Boundary Street, Beaufort, SC 29902

Project Name: King Street Drainage Improvements

Property Address: 410 King Street

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0744 0000; R120 004 000 0747 0000

Date Submitted: 3.26.24

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

Applicant's Signature: [Signature] Date: 3.26.24

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

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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: King Street Drainage Improvements

Property Size in Acres: Proposed Building Use: City Park with Pump Station, Cont

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):

1,300-1,500sf

Is this project a redevelopment project? [] Y [X] N
Are there existing buildings on the site? [] Y [X] 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 purpose of the King Street Drainage Improvements project (SCIIP Grant Number A-23-CO14) is to reduce flooding within the area that drains to the tidal pond located within Knott Park. Reducing flood risk requires improving the outfall capacity and its reliability by installing a pump station. The pump station must be located at the current outfall location along Federal Street. The associated controls building (180-240 sf) and backup power (600-650 sf) do not need to be co-located with the pump station (520-610 sf). Knott Park, at the corner of King & East Streets, was identified as the best practicable location for the generator and controls building, as it is located within a reasonable service distance of the pump station and is City property. Davis & Floyd solicited feedback during a 2/26/2024 onsite meeting where potential alternatives were presented to members of the Point Association. Options presented are included with this submittal and feedback currently being received will be shared as part of the City's review process.

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

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)



March 20, 2024

Larry B. James
Principal Investigator
Brockington and Associates, Inc.
498 Wando Park Boulevard, Suite 700
Mt. Pleasant, South Carolina, 29464
LarryJames@brockingtoncrm.com

Re: King Street Improvement Renovation Project, Archaeological Monitoring Plan
Beaufort, Beaufort County, South Carolina
SHPO Project No. 24-RL0055

Dear Larry James:

Thank you for your project correspondence which we received on February 22nd, 2024 that you submitted regarding the King Street Improvement Renovation Project, Archaeological Monitoring Plan. We have received a copy of the *Archaeological Monitoring Plan, King Street Improvement Renovation Project, Beaufort, South Carolina* as supporting documentation for this undertaking. The State Historic Preservation Office (SHPO) is providing comments to Brockington and Associates through the U.S. Army Corps of Engineers pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR 800, as well through the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (OCRM) in accordance with the South Carolina Coastal Zone Management Act of 1976, as amended (South Carolina Code Title 48, Chapter 39), the "Policies and Procedures of the South Carolina Coastal Zone Management Program," and the 1996 Memorandum of Agreement between our Offices concerning implementation of the South Carolina Coastal Management Program. Consultation with the SHPO is not a substitution for consultation with Tribal Historic Preservation Offices, other Native American tribes including those with state recognition, local governments, or the public.

The SHPO concurs with the archaeological monitoring methodologies proposed in the *Archaeological Monitoring Plan, King Street Improvement Renovation Project, Beaufort, South Carolina*. Our office has no comments or concerns on the archaeological monitoring plan and accepts it as final. Please inform our office of when the archaeological monitoring will begin and when the monitor is in the field. Should any damage occur to an archaeological site from proposed construction when the archaeological monitor is not present, the recordation of this damage should follow our office's *Guidance for Assessing Damage to Archaeological Sites*

[https://scdah.sc.gov/sites/scdah/files/Documents/Historic%20Preservation%20\(SHPO\)/Programs/Programs/Review%20and%20Compliance/Guidance-Assesing-Damage-Archaeological-Sites.pdf](https://scdah.sc.gov/sites/scdah/files/Documents/Historic%20Preservation%20(SHPO)/Programs/Programs/Review%20and%20Compliance/Guidance-Assesing-Damage-Archaeological-Sites.pdf).

If archaeological materials are encountered during construction, the procedures codified at 36 CFR 800.13(b) will apply. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials. The federal agency or the applicant receiving federal assistance should contact our office immediately.

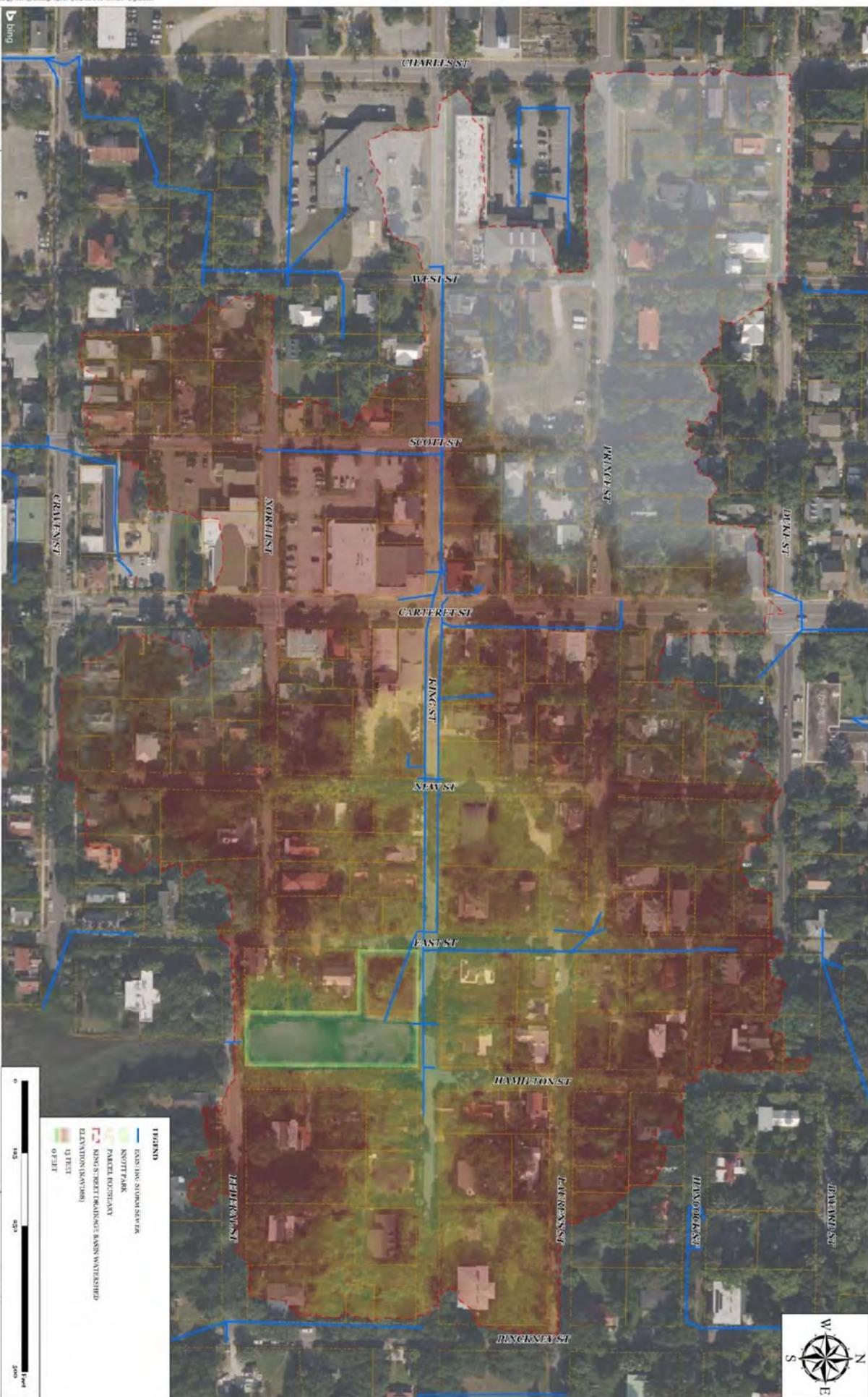
Please refer to SHPO Project Number 24-RL0055 in any future correspondence regarding this project. If you have any questions, please contact me at 803-896-6181 or at RLarsen@scdah.sc.gov.

Sincerely,

Robert P. Larsen III

Robert P. Larsen III, MSc., RPA
Archaeologist
State Historic Preservation Office

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<p>PROJECT NO: 03</p> <p>PROJECT TITLE: KING STREET DRAINAGE IMPROVEMENTS PROJECT</p> <p>PROJECT LOCATION: BEAUFORT, SC</p>	<p>DATE: FEBRUARY 2024</p> <p>SCALE: 0.01 INCHES = 1 FOOT</p>
<p>CLIENT: CITY OF BEAUFORT, SC</p> <p>PROJECT TITLE: KING STREET DRAINAGE IMPROVEMENTS PROJECT</p> <p>PROJECT LOCATION: BEAUFORT, SC</p>	<p>DATE: FEBRUARY 2024</p> <p>SCALE: 0.01 INCHES = 1 FOOT</p>



LEGEND

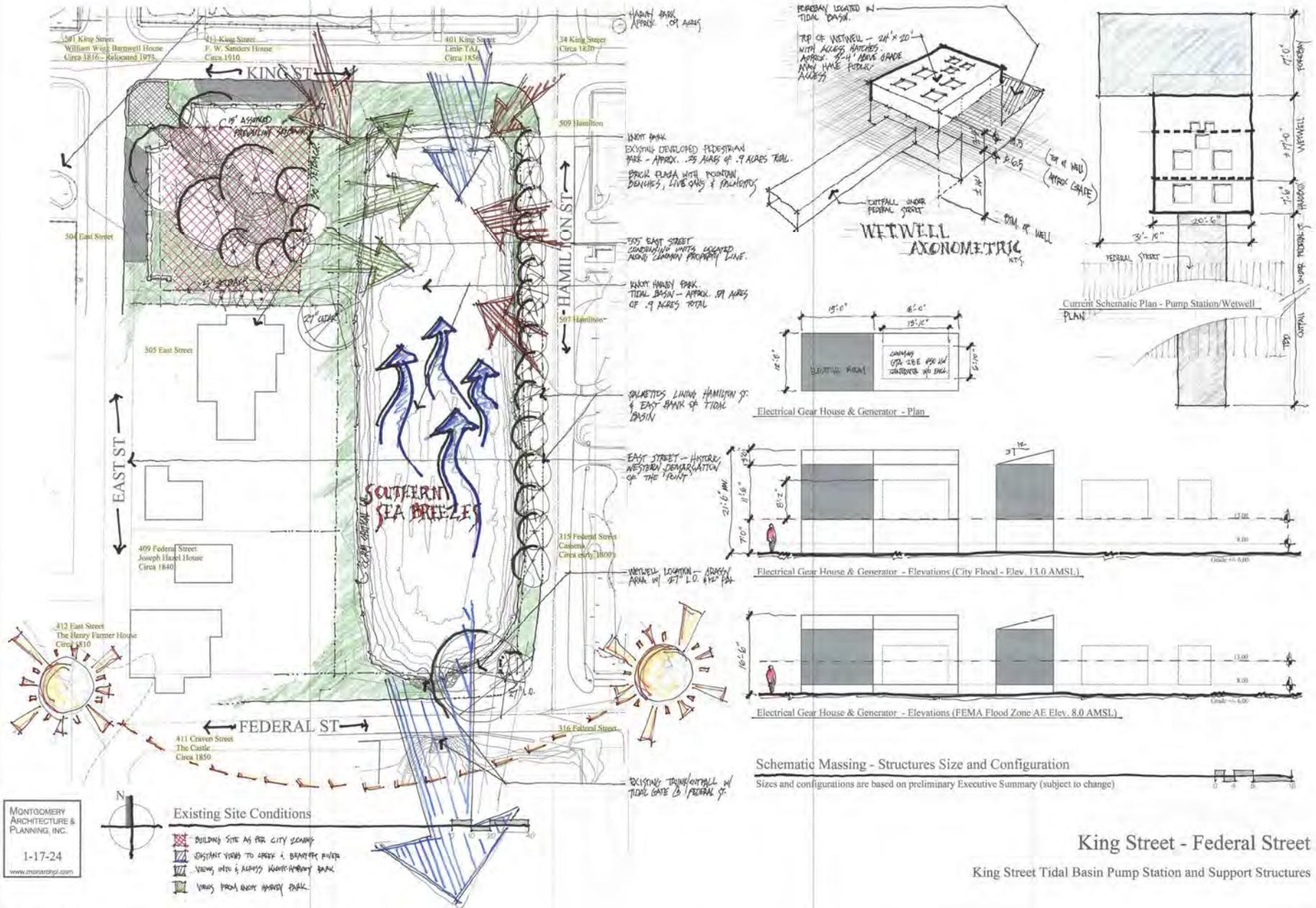
- SETBACKS
- OCEAN & COASTAL RESOURCE MANAGEMENT (OCRM) CRITICAL LINE
- ▨ BUILDABLE AREA
- PUMP STATION FOREBAY
- PUMP STATION WET WELL
- PUMP STATION OUTFALL
- KNOTT PARK
- ▭ PARCELS

0 25 50 100 Feet

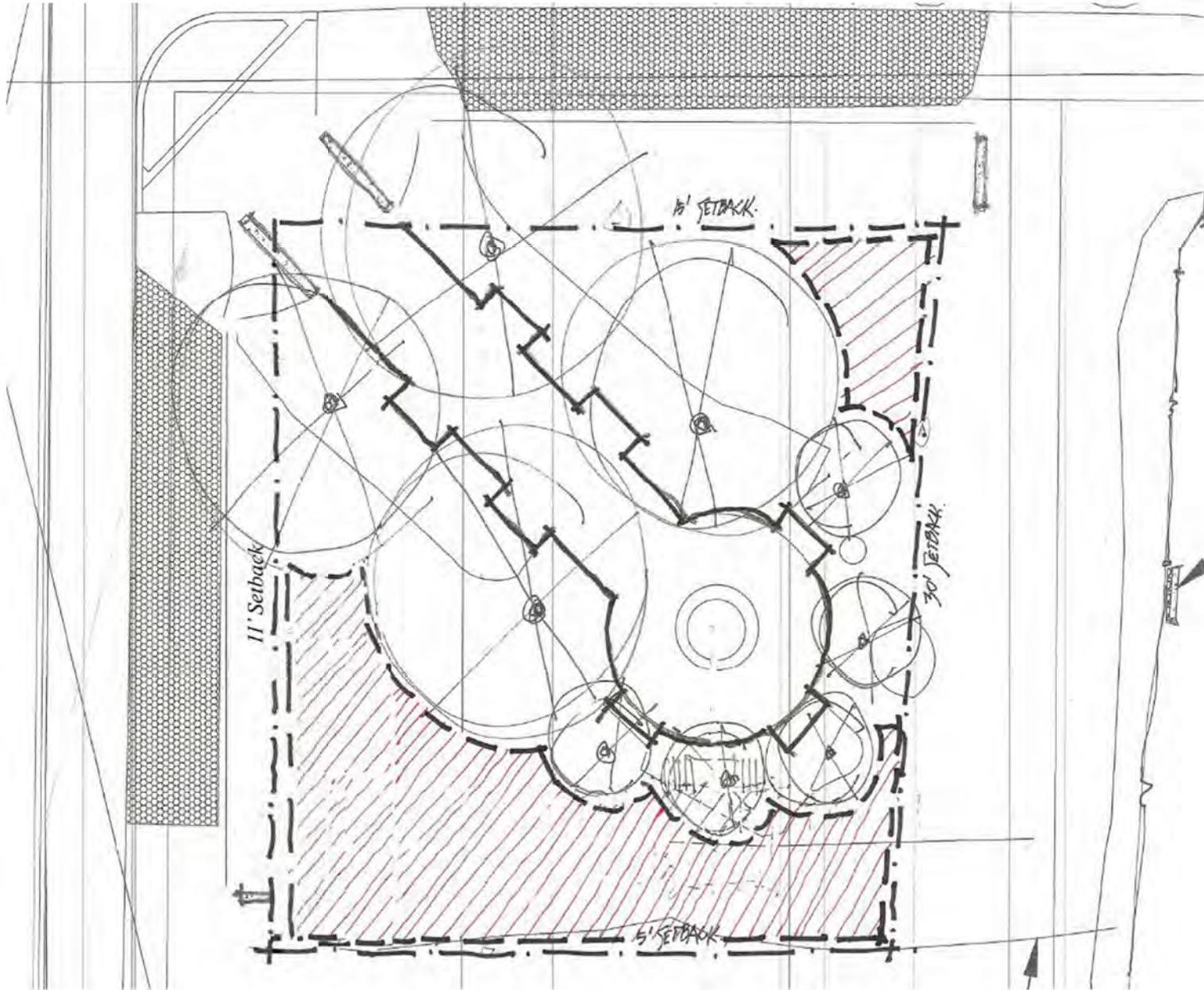
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DESIGNED GDM	CHECKED	OWNER CITY OF BEAUFORT, SC	DRAWING TITLE Pump Station Facility Locations	DATE FEBRUARY 2024
DRAWN	APPROVED	PROJECT TITLE KING STREET DRAINAGE IMPROVEMENTS PROJECT		JOB NO. 031959.05
DAVIS & FLOYD PLAN DESIGN ENGINEER		PROJECT LOCATION BEAUFORT, SC	SKETCH REFERENCE	
WWW.DAVISFLOYD.COM				PAGE 1 OF 1

Site Overview

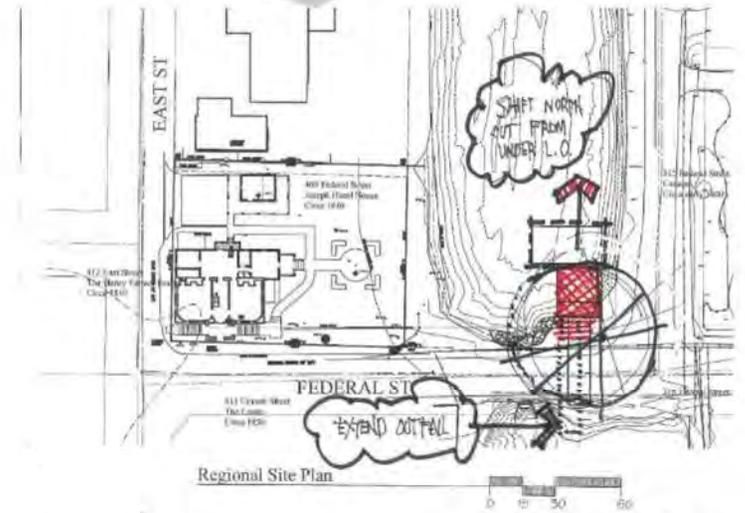
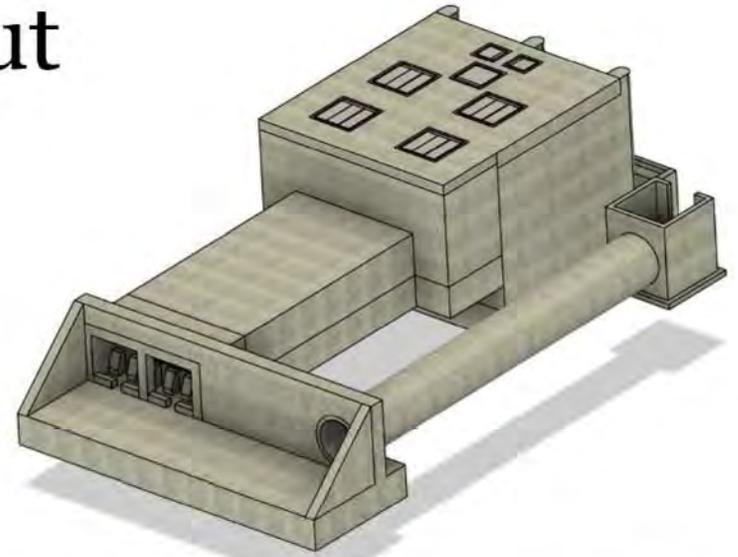
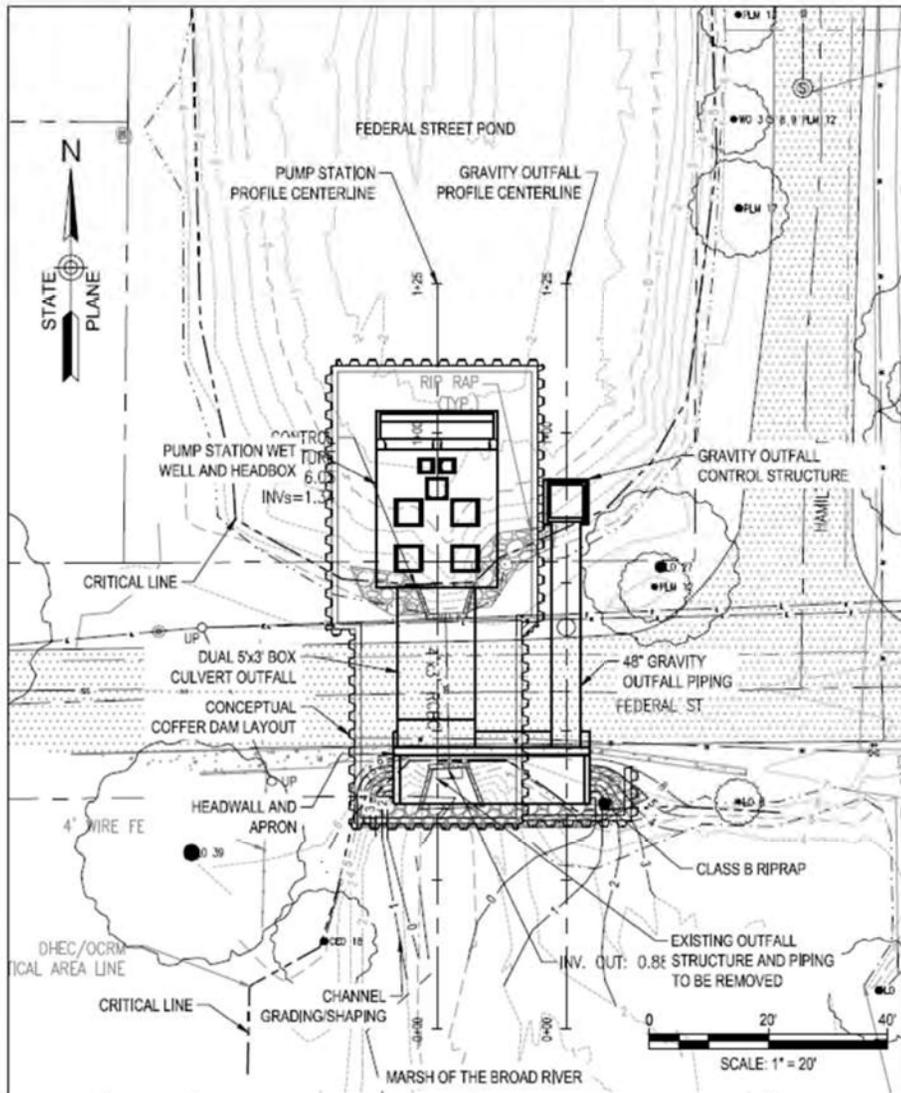


Buildable Area



Proposed Structures

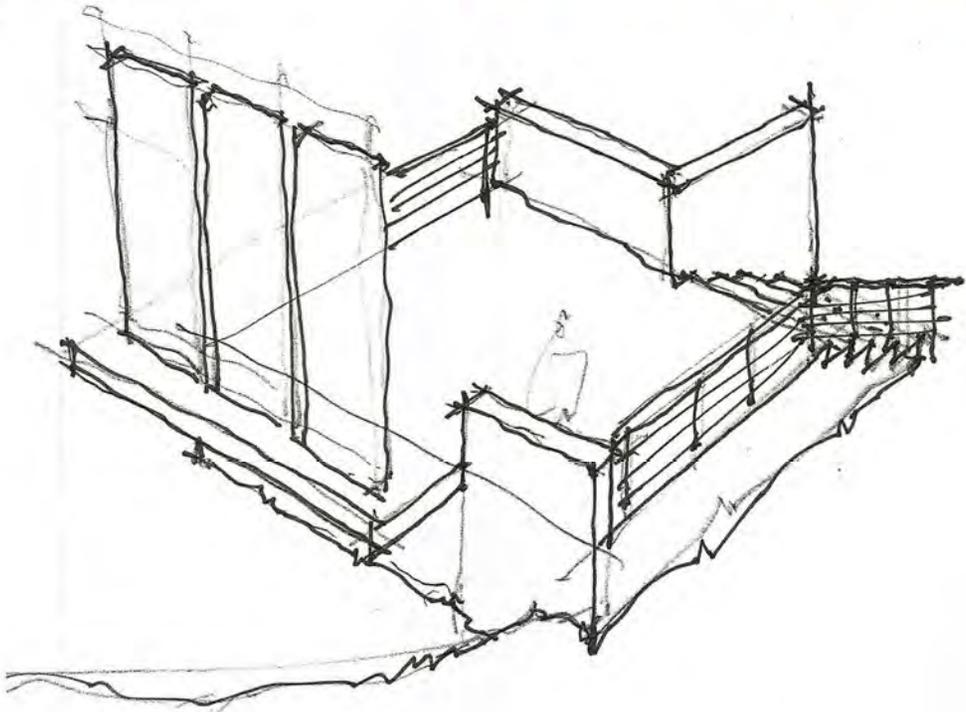
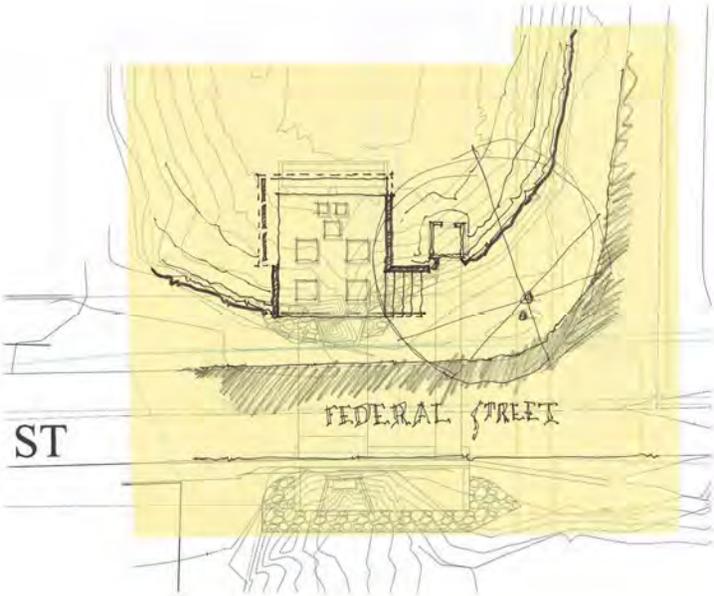
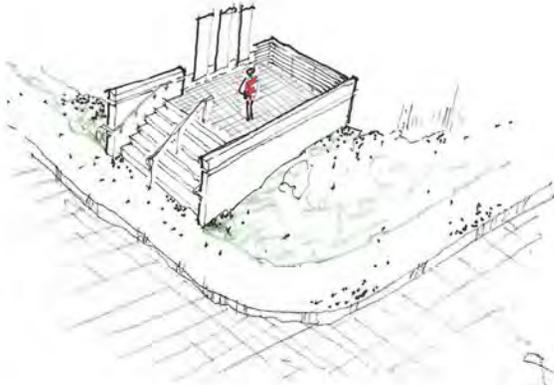
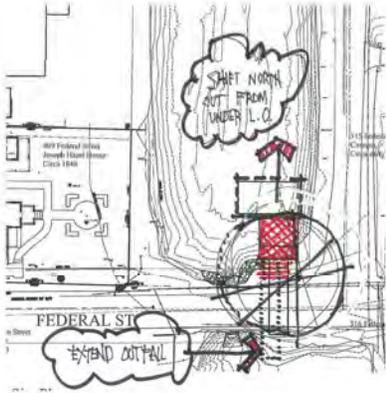
Outfall Layout



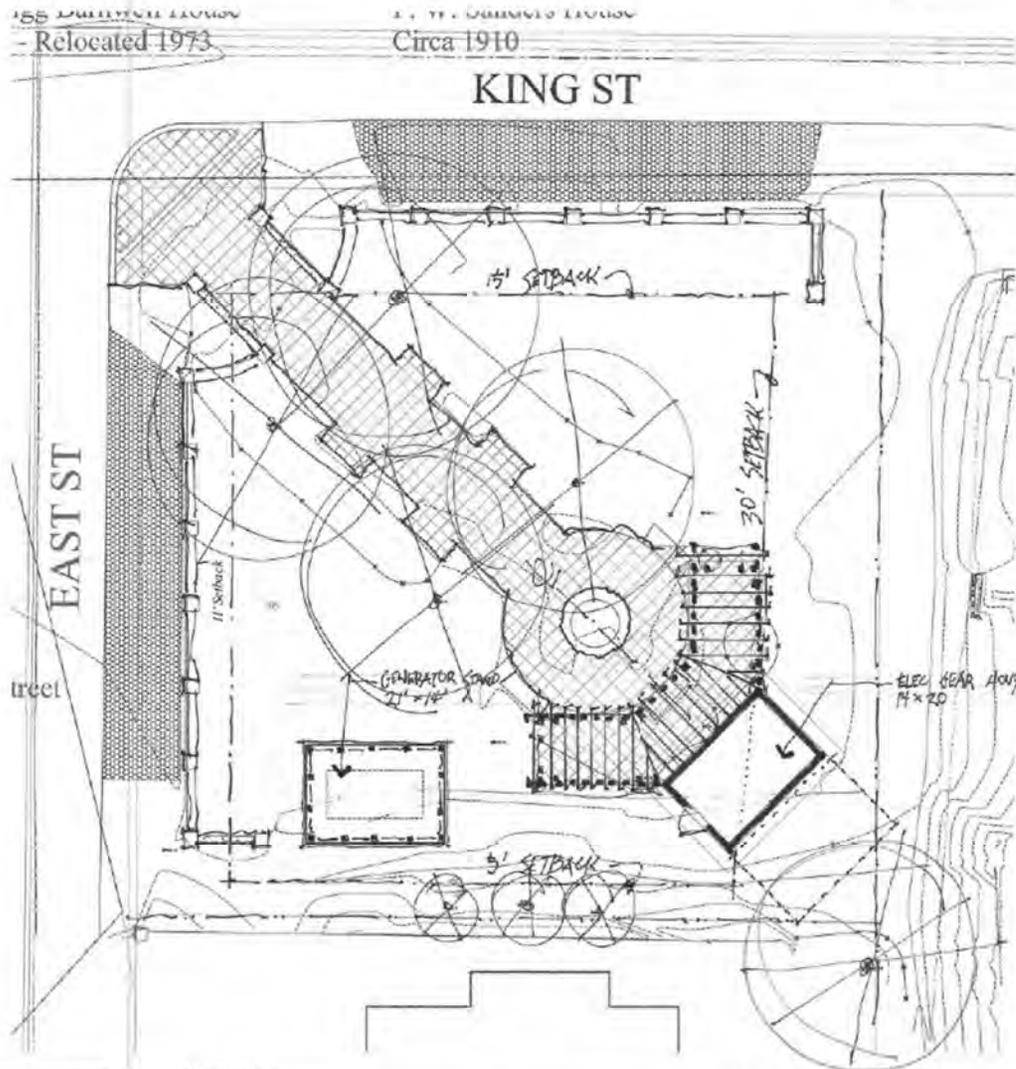
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Knott Park
Park & Tidal Basin
East Street Prevailing Setback & Wetwell Concept

Outfall Layout



Proposed Layout (C)



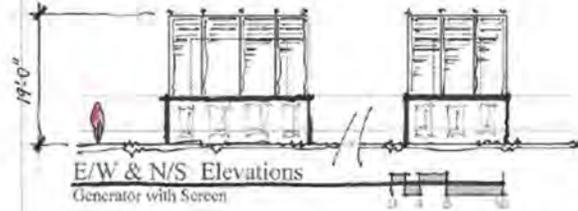
Site Plan

Generator & Electrical Gear in separated structures

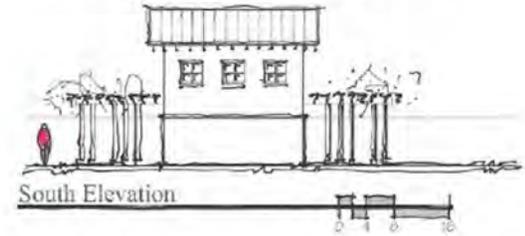


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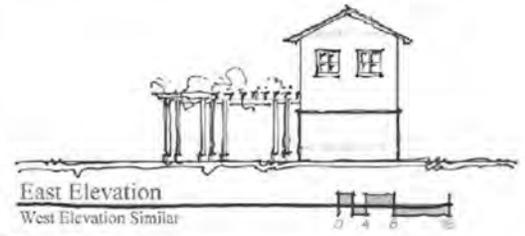
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www.montcpnl.com



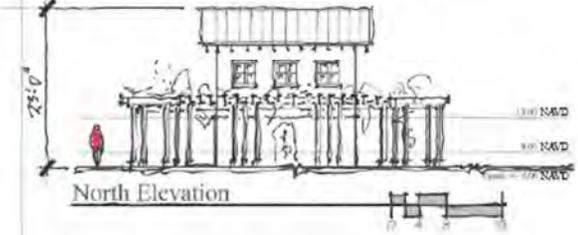
E/W & N/S Elevations
Generator with Screen



South Elevation



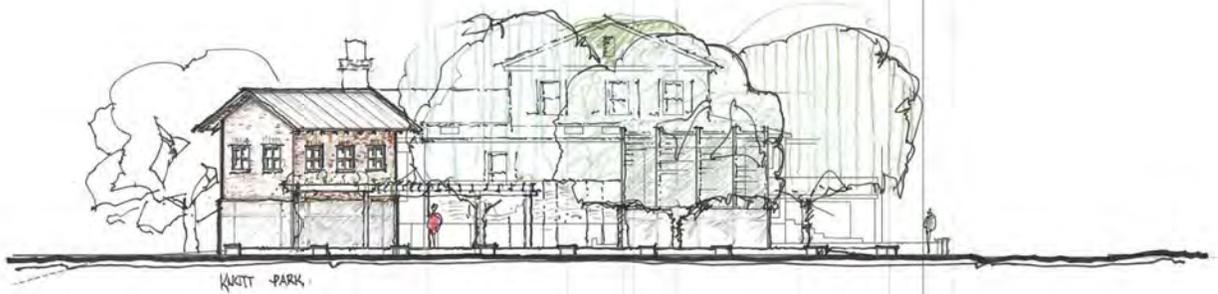
East Elevation
West Elevation Similar



North Elevation

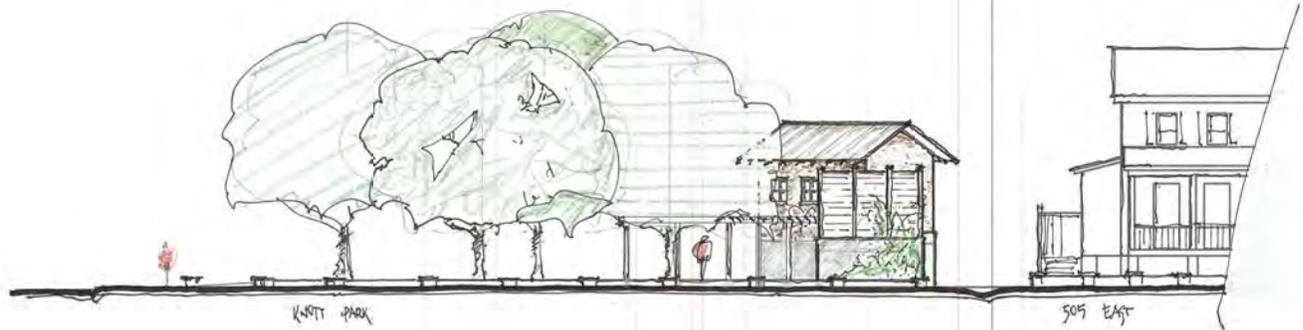
Knott Park
King Street

King Street Pump Station Support Structures - Separated Structures



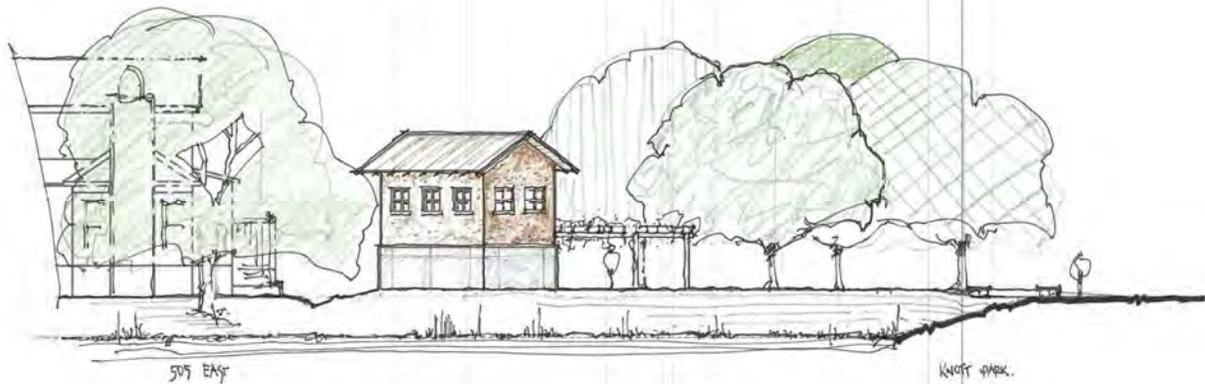
King Street Frontage

North Elevation



East Street Frontage

West Elevation



Tidal Basin Frontage

East Elevation



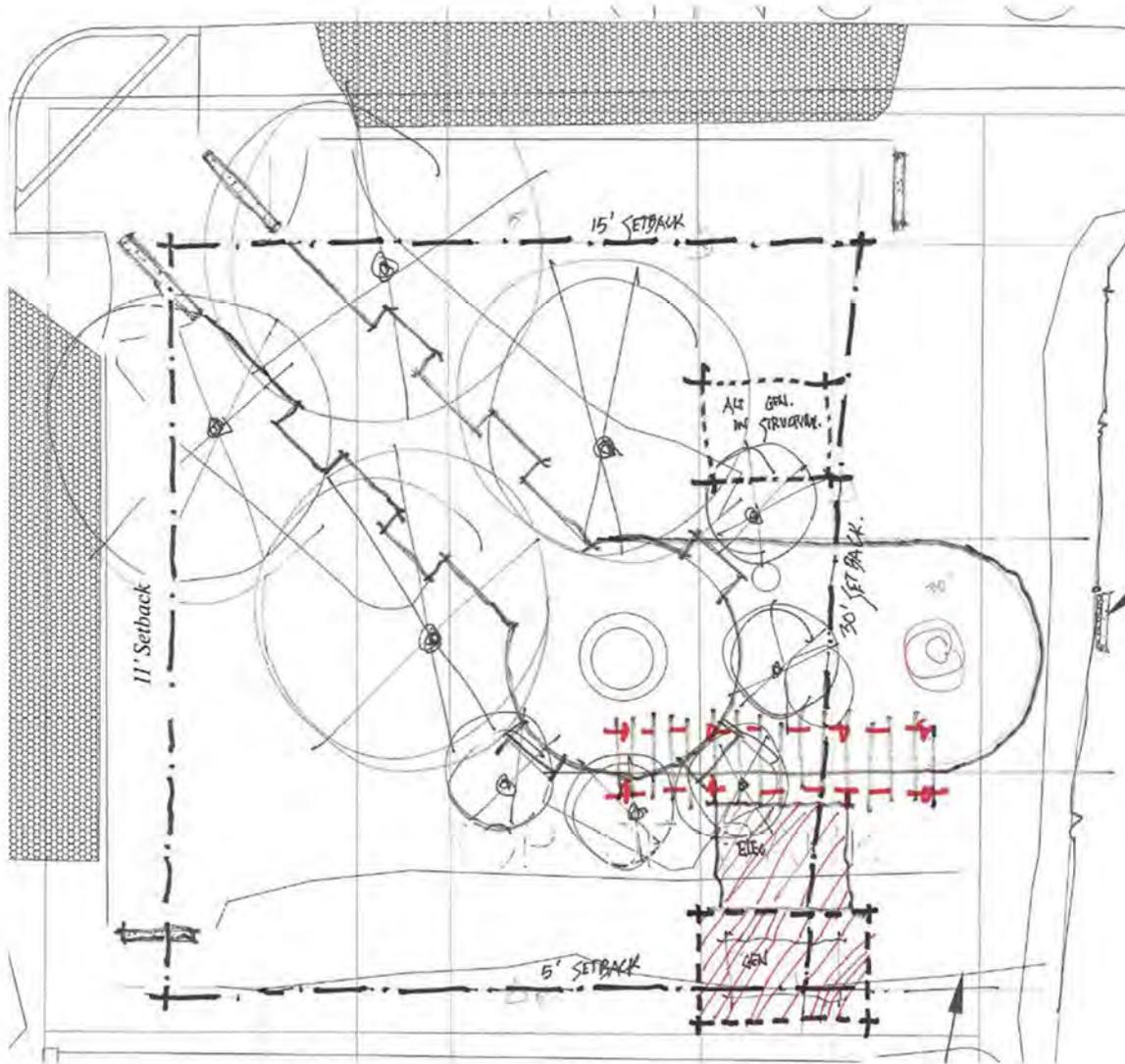
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Knott Park
King Street - Federal Street
King Street Pump Station and Support Structures

Alternate Park Layouts

Site Layout A



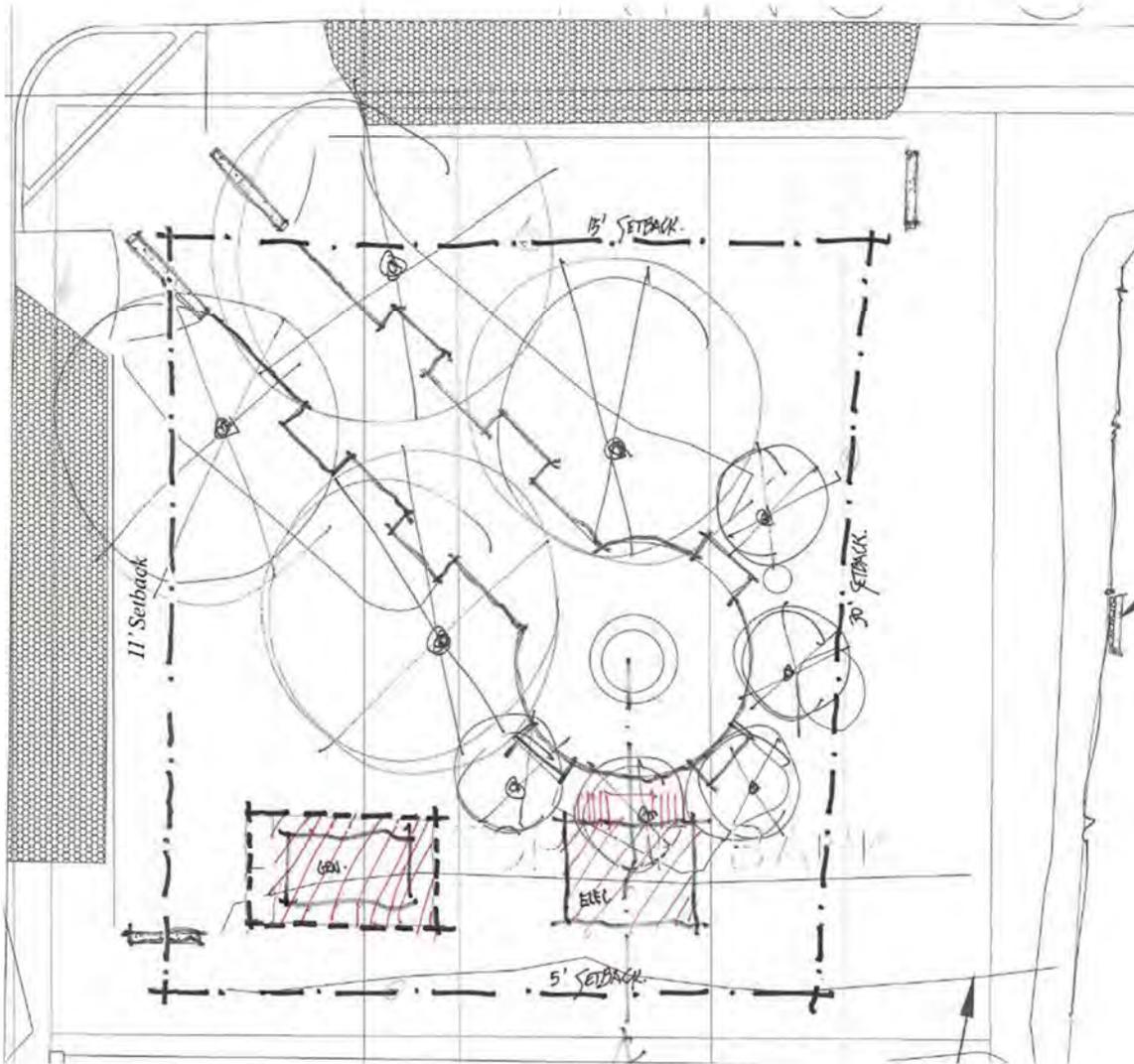
Pros:

- Less visible from East Street
- Can break up height with arbor
- Better vertical aspect with single building
- Can be integrated into the park look/feel
- Possible for offsite construction if floor above Design Flood Elevation (DFE)

Cons:

- Removal of Palmettos
 - More visible from King Street after removal of Palmettos
- Extended hardscape may not be possible within Ocean and Coastal Resource Management (OCRM) setback
- Crane access issues with maintenance/replacement of generator
- Requires City and OCRM variances

Site Layout B



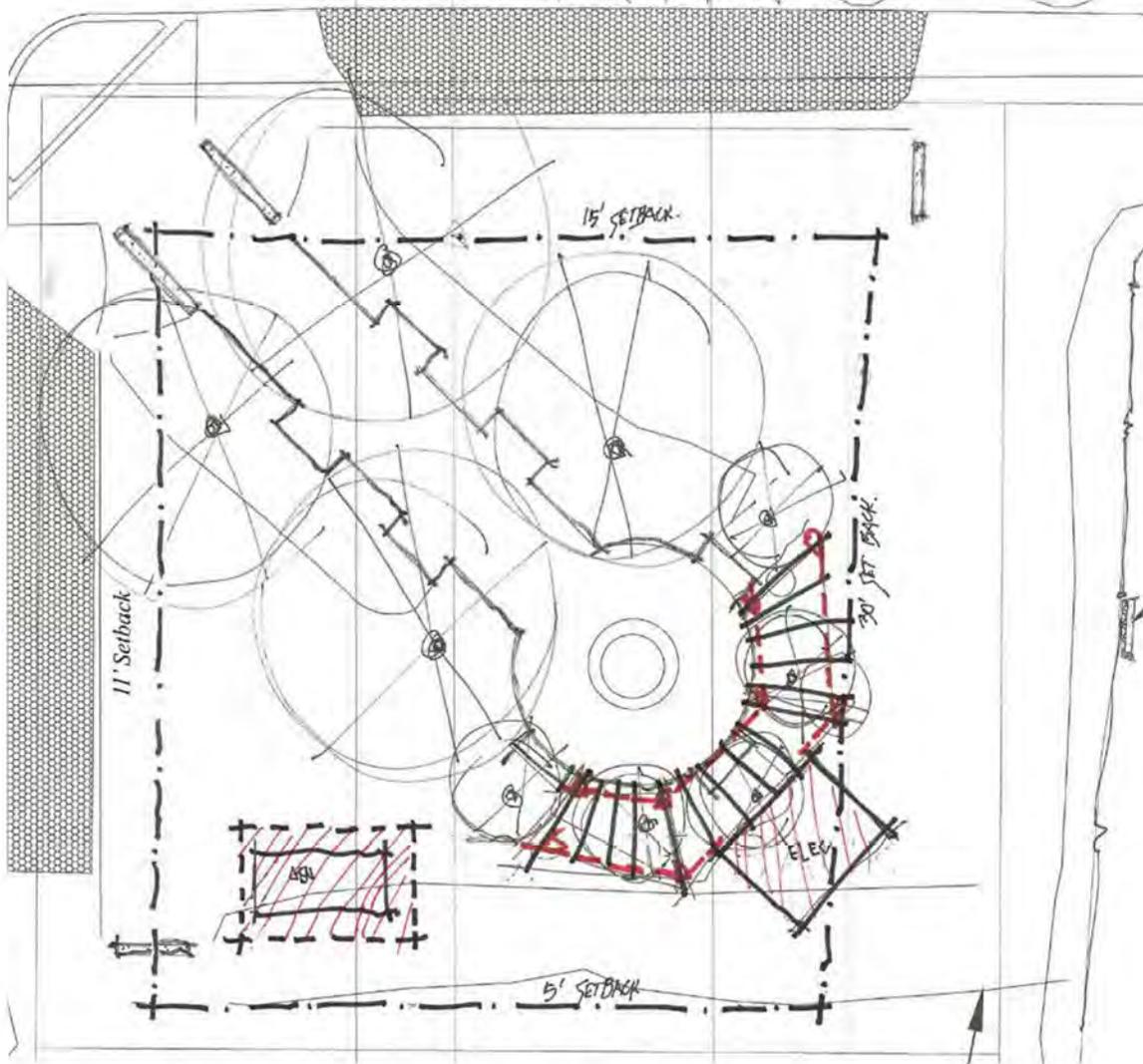
Pros:

- Variances are not required
- Electrical building integrated into park (should look like it belongs)
- Generator accessible from East Street with crane
- Possible for offsite construction if floor above DFE

Cons:

- Generator visible along East Street
- Removal of Palmetto(s)

Site Layout C



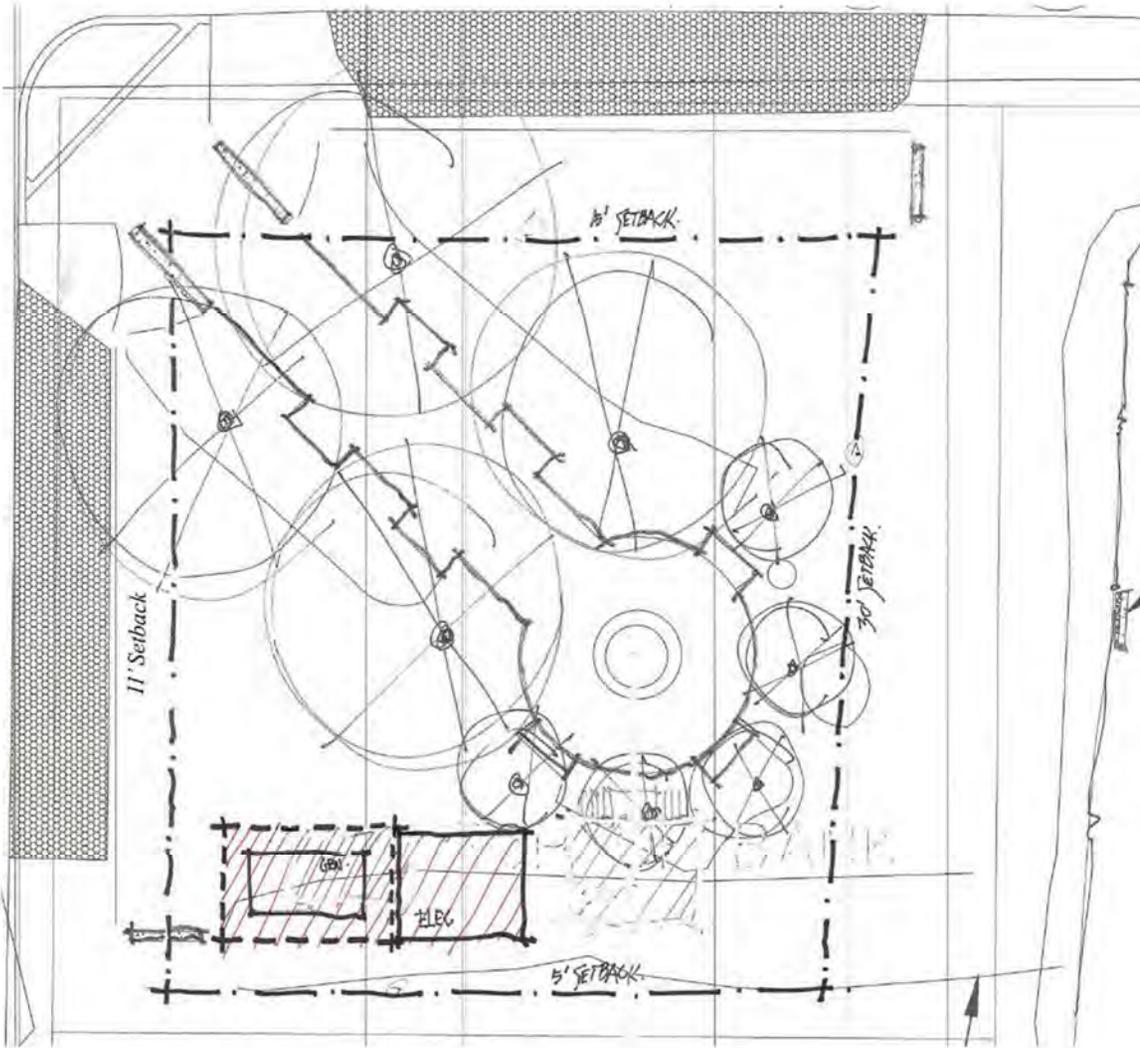
Pros:

- Electrical building integrated into park (should look like it belongs)
- Arbor breaks up height of building
- Existing cedar located behind electrical building; view of pond not impacted today
- Generator accessible from East Street with crane
- Possible for offsite construction if floor above DFE

Cons:

- Removal of Palmettos
- Requires City and OCRM variances
- Generator visible along East Street

Site Layout D



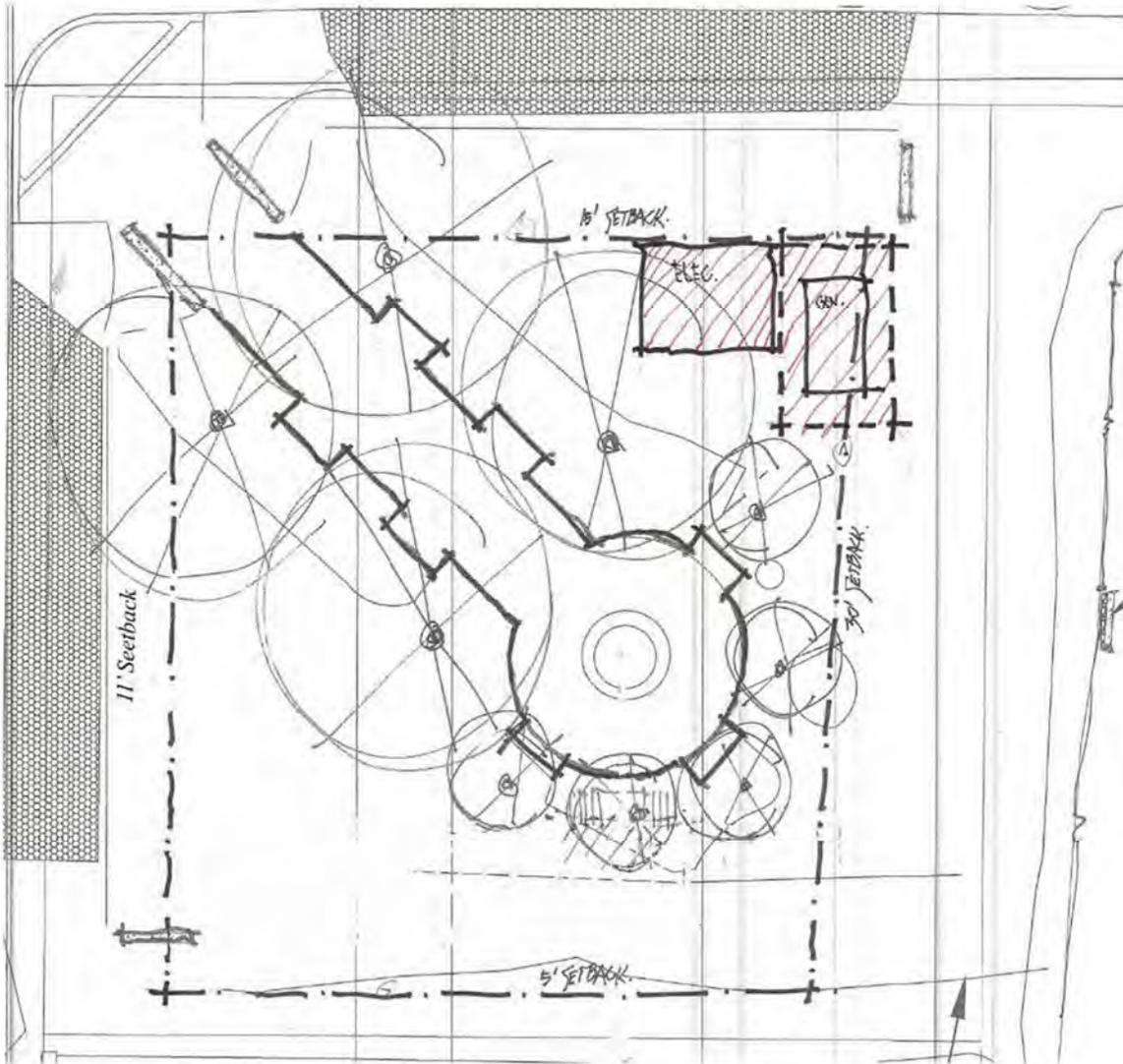
Pros:

- Single building
- Existing park is minimally affected
- Generator accessible from East Street with crane
- Variance not required due to 11-foot East Street setback
- Possible for offsite construction if floor above DFE

Cons:

- Not integrated into park (could look out of place)
- Generator visible along East Street

Site Layout E



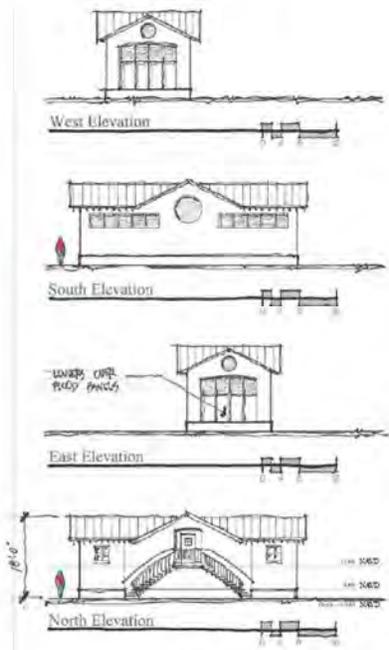
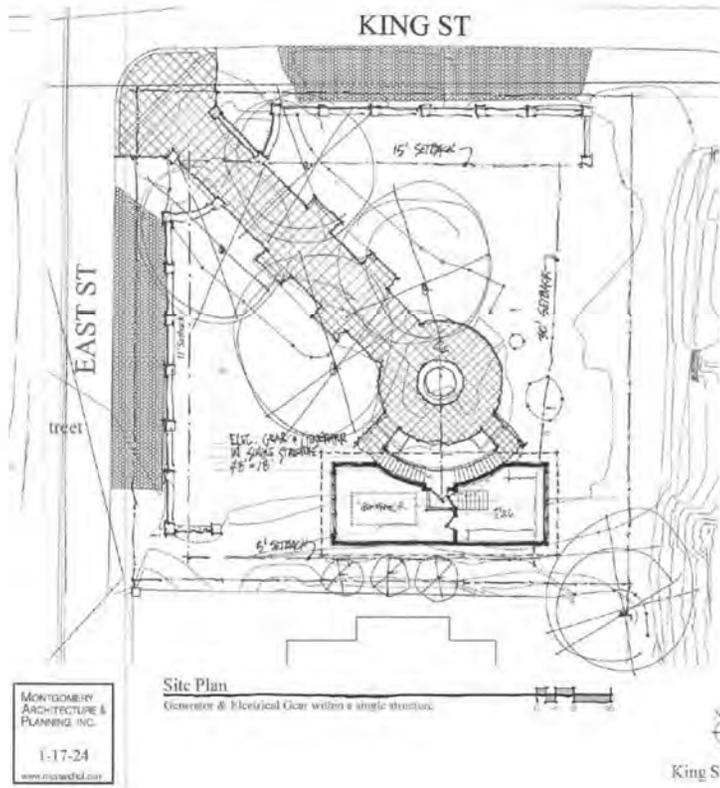
Pros:

- Single building
- Accessible from King Street
- Generator accessible from King Street with crane
- Possible for offsite construction if floor above DFE

Cons:

- Likely requires removal of live Oak.
- Both buildings have increased visibility from more viewpoints, especially from King Street
- OCRM variance is required
- Requires more relocation of overhead electrical

Site Layout F



Knott Park
King Street

King Street Pump Station Support Structures - Single Structure

Pros:

- Single building
- Shorter building
- Could have appearance of a house

Cons:

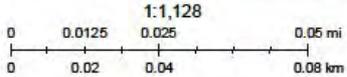
- Removal of Palmettos
- Requires dry-proofing, not 100% foolproof
- Must be constructed onsite
- Cost likely beyond budget
- Generator accessibility marginal from East Street with crane
- Roof needs to be removed to remove generator
- Combustion air design complicate

Knott Harvey Park



1/24/2024, 11:45:38 AM

LiveParcels



**MONTGOMERY
ARCHITECTURE &
PLANNING, INC.**

Map data supported by Beaufort County Mapping and Applications Division, Beaufort County, S.C. Configured using ESRI Web AppBuilder. Your Name Here



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.





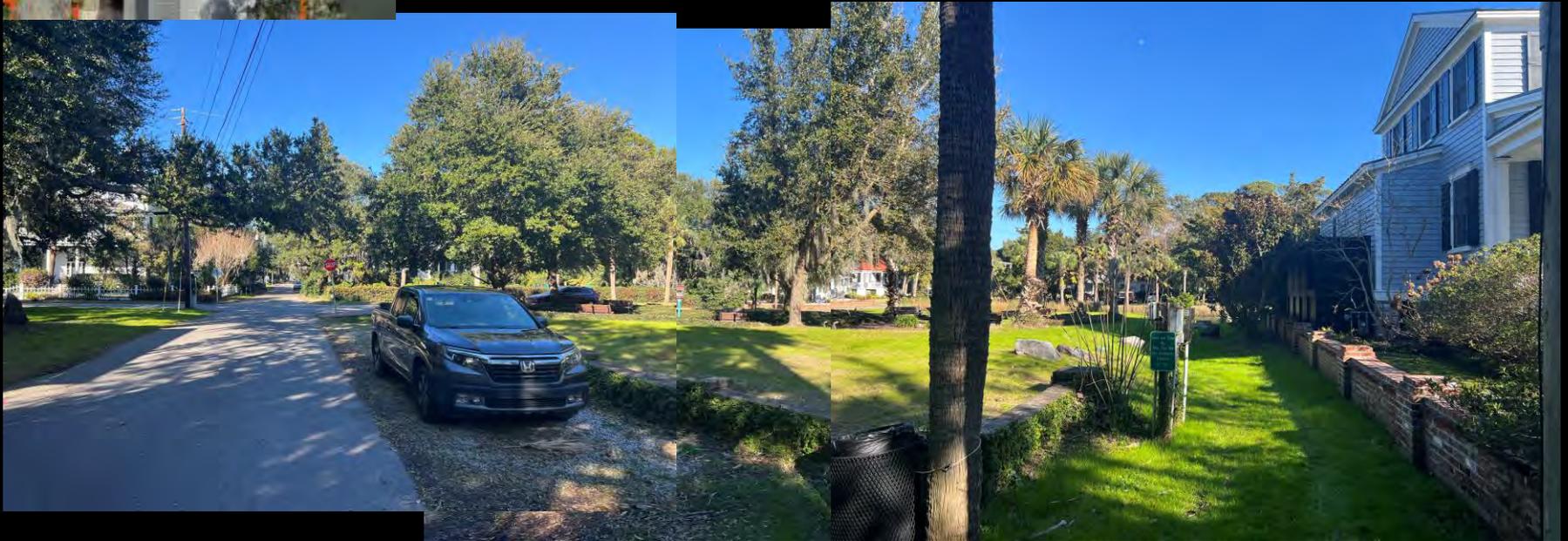
NE – Service Access along Tidal Basin & King Street



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

10

SE – Tidal Basin & Southern Plaza



MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

11

SW – Service Access at Federal Street



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PLANNING, INC.

12

SE View – Knott Harvey Pedestrian Plaza



STAFF REPORT: 1411 Duke Street – Final Approval

DATE: April 10, 2024

GENERAL INFORMATION		
Applicant:	Allison Ramsay Architects, agent for Randy and Kimberely Withers	
Site Location/Address:	1411 Duke Street; R 120-004-000-0343-0000	
Applicant's Request:	The applicant is requesting final approval for a subdivision of a lot, and the construction of two new homes on each lot.	
Current Zoning:	T4-N	
ZONING DISTRICT INFORMATION		
	<u>T4-N</u>	
Lot Width at Setback:	N/A	
Max Lot Coverage:	70% of lot area	
Min. Frontage Build Out	60% min, 85% max	
Front Setback	0' min/15' max	
Side Setback	0' min, 10 max alley	
Rear Setback	10' min	
Building Height:	2 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: T4-N	One and two story homes	N/A
South: T4-N	Utility Office	N/A
East: T4-N	Metal commercial building	N/A
West: T4-N	One and two story homes, commercial	N/A

Background: The applicant is requesting final approval to build a house and a cottage at 1411 Duke Street. This is currently a vacant corner lot adjoining a business. Conceptual approval was granted at the February 14, 2024, HRB meeting. The applicant is also proposing a minor lot subdivision in which a design exception to the HRB has been requested (see analysis below).

Site Plan/Access

Access to the house and the cottage would be via a rear 16' driveway, which could be extended to provide access to the adjoining lot. This layout would follow best practices for access permits.

Height

Both proposed homes are one story in height.

Architecture

The applicant has provided a front façade elevation and floorplans for the home and cottage.

Design Exception: The Applicant has submitted a Design Exception to the HRB for the creation of the cottage lot. The design exception is required as the proposed cottage lot would not satisfy the standards of Section 2.4.1 regarding frontage buildout, which requires a building occupying 60% of the frontage line. The proposed cottage lot is 40', requiring 24' of building frontage. The proposed cottage would take up just 17' of this frontage, requiring 7' (or 30%) of a design exception for such a lot to be created.

Design Exceptions are allowed as per Section 9.10.2 (3) found below.

Section 9.10.2 (3)

Design Exception: Design Exceptions shall be used to modify any dimensional standards or design requirements, found in Articles 2 and 4, for development projects that have unique characteristics that justify a deviation from the underlying standards. Such deviations are intended to provide flexibility from the underlying standards to permit compatible development patterns which are indicative of the surrounding area and/or use an innovative approach or technique. The process is intended to provide the minimum relief necessary to create a more innovative and context-sensitive development consistent with the City's adopted plans. This tool is not intended to circumvent the map amendment (rezoning) procedure where that tool would provide a similar modification of standards.

Applicability: The HRB shall have the authority to authorize a variance of up to 35 percent from any numerical standard set forth in Article 2 (Maps and Districts) — except for Section 2.6, Height and [Section 2.7.4](#), Air Installation Compatibility Use Zone (AICUZ) overlay district standards — and Article 4 (Building Design and Infill Standards).

Design Exception Review Criteria:

Review Criteria: The HRB may approve an application for a Design Exception where it reasonably determines that there will be no significant negative impact upon residents of surrounding property, or upon the general public. The board shall consider the following criteria in its review:

<u>9.10.2 (3) Design Exception Review</u> <u>Criteria</u>	<u>Rationale</u> <u>Present</u> <u>(yes/no)</u>	<u>Staff Analysis of Rationale</u>
1. Compatibility: The proposed exception is appropriate for its location. It is compatible with the character of surrounding properties and the development permitted by the zoning of the surrounding properties, and will not reduce property values of surrounding properties.		<ul style="list-style-type: none"> ✓ The cottage would be allowed as an ADU should the applicant desire. ✓ There are numerous small cottages one story cottages in the area. ✓ There are numerous 40' wide or less lots in the historic district and surrounding vicinity.
2. No Adverse Impact: The design of the proposed exception minimizes adverse effects including visual impacts of the proposed use on surrounding properties; furthermore, the proposed exception does not create a nuisance for surrounding properties.	Yes	<ul style="list-style-type: none"> ▪ Allowing the lot under a design exception only changes the legal ownership of the lot not the impact to zoning or to the surrounding area since the same cottage could be built on the lot as an ADU.
3. Consistency with Adopted Plans: The proposed development is in general conformity with the City's Comprehensive Plan, Civic Master Plan and other plans officially adopted by the City.	No	<ul style="list-style-type: none"> ✓ The lot size and uses are allowed in the T4-N district. ✓ While the lot does not satisfy the building frontage standard, its size and relation to the primary lot and house is still akin to an ADU, and is thus consistent with the Code which allows such ADU's as a use by right.

COA for New House and Cottage:

The new house and cottage were approved for Conceptual by the HRB at the February 14, 2024, meeting with the following conditions:

Main House

1. Staff recommends converting the hipped roof over the main structure into a gable ended roof which will better relate to the gable porch roof and gable rear master bedroom roof.
✓ Provided
2. Staff recommends the applicant consider a triple ganged window unit at the front elevation within bedroom 2 to offset the current imbalance of the front elevation. The current front elevation fenestration seems crowded within the porch relative to the bedroom 2 windows.
✓ Applicant kept two front bedroom windows and did not go with the triple ganged window.

Smaller Cottage:

3. Staff recommends adding a small simple cap and base to the porch columns.
✓ Applicant provided a simple cap and base and chamfer.
4. Applicant to submit door cutsheets.
✓ Included a door cutsheet: Tucker fiberglass; 3/4 glass with SDL and spacer bar
5. Applicant to submit a window detail to illustrate that the windows will have projecting sills. The elevations appear to depict a projecting sill, but a detail should be provided.
✓ Applicant provided detail of windows with sills.
6. Applicant to use cardinal directions for all elevation drawings.
✓ Provided.

Findings for New Historic Infill

Section 4.7 of the Development sets the standards the HRB must use in considering an infill project in the historic district. Section 4.7 states, “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.” To this end , seven integrity standards found in Section 4.7.2 — why, where and when a property is important — were created to be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity, and staff analysis of each are found below:

<u>4.7.2 Integrity Guidelines</u>	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	N/A	✓ No major structures on this lot in the near past.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details	Yes	<ul style="list-style-type: none"> ▪ The proposed structures which are one story in height, architectural details, mass and scale of the buildings attempt to match the Beaufort style and are sensitive to the surrounding area, while still providing much- needed attainable housing with the duplex and ADU.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	Yes	✓ The setting is a mix of uses, from residential, utilities, and commercial. The one story home and cottage fit with the existing residential structures in the area.
4. Materials: These are the physical elements that make up a property or	Yes	✓ The buildings possess the architectural details and materials

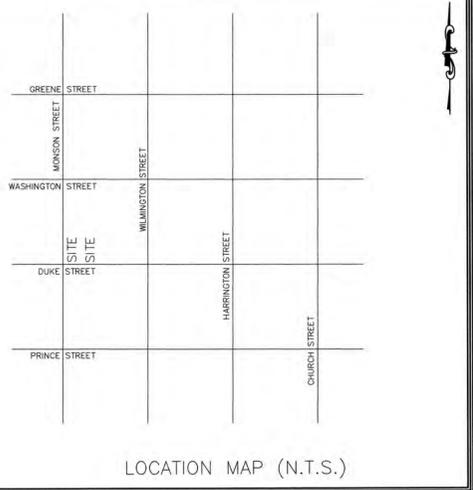
district.		such as porches, clapboard, metal roofs, and fenestration of the Beaufort style.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.	Yes	✓ The buildings possess the architectural details and materials such as porches, clapboard, metal roofs, and fenestration of the Beaufort style.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	Yes	✓ The proposed structures, architectural details, mass and scale of the buildings attempt to match the Beaufort style and are sensitive to the surrounding area, while still providing much- needed attainable housing with the duplex and ADU.
7. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.	N/A	✓ Staff has not found any relevant history or persons directly linked to this specific property.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends approval of the 7' (30%) building frontage design exception for the creation of a proposed lot.

Staff recommends Final approval for the proposed single family house and cottage as submitted, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code.



LEGEND OF SYMBOLS & ABBREVIATIONS

CO	FIRE HYDRANT	MVM	MAIN VALVE MONUMENT
PP	CLEAN OUT	MH	MANHOLE
TP	POWER POLE	GW	GUY WIRE
FO	TELEPHONE PEDESTAL	CB	CABLE BOX
FW	FIBER OPTIC STUB	OE	OVERHEAD POWERLINE
WV	WATER VALVE	—	EDGE OF PAVEMENT
	GAS VALVE	—	BACK OF CURB
	WATER METER	—	LIGHTPOLE
	1/2" ROD SET	—	CENTER LINE
		—	CONTOUR LINE
		—	ELEVATION



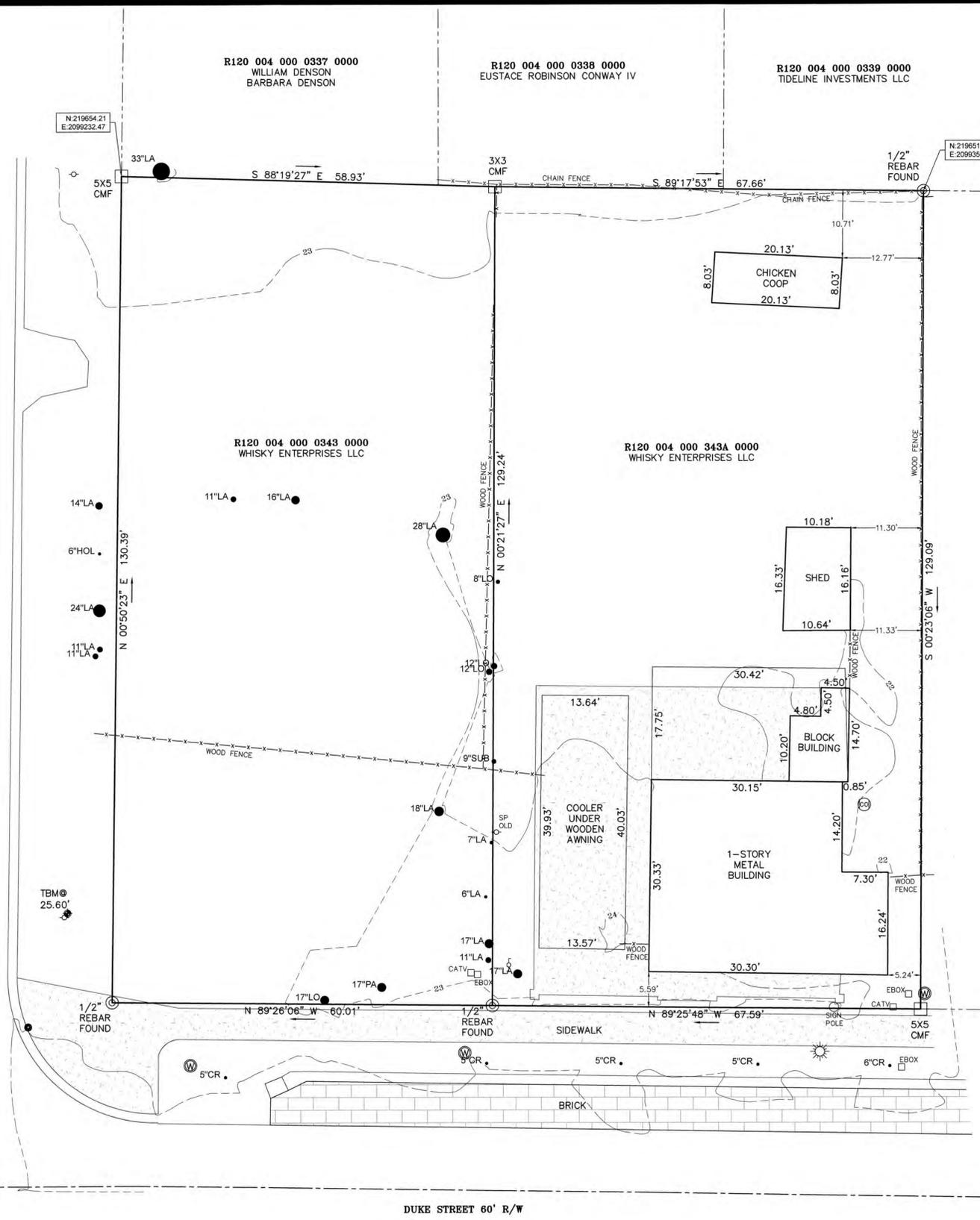
TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
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PO	YELLOW POPLAR	Liriodendron tulipifera
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TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MM	MIMOSA TREE	Albizzia julibrissin
WHD	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus coccinea
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WIL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa sylvatica
CHB	CHINABERRY	Melia azadirachta
CW	COTTONWOOD	Populus
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- NOTES:**
- THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION. THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
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 - 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.
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 - SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0166G DATED MARCH 23, 2021. (1988 NAVD)
 - CONTOUR INTERVAL IS 1'.
 - VERTICAL DATUM IS 1988 NAVD.

- REFERENCES:**
- T.M.S. R120 004 000 0343 0000
T.M.S. R120 004 000 343A 0000
 - PLAT BY NIELS CHRISTENSEN DATED MAY 27, 1986 DEED BOOK 450 PAGE 627 RMC BEAUFORT COUNTY
 - PLAT BY GASQUE & ASSOCIATES, INC. DATED DECEMBER 12, 1990 DEED BOOK 568 PAGE 2569 RMC BEAUFORT COUNTY



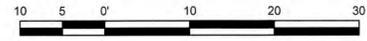
TREE AND TOPOGRAPHICAL SURVEY
 R120 004 000 0343 0000
 R120 004 000 343A 0000
 PREPARED FOR
WHISKY ENTERPRISES, LLC
 CITY OF BEAUFORT
 BEAUFORT COUNTY-----SOUTH CAROLINA

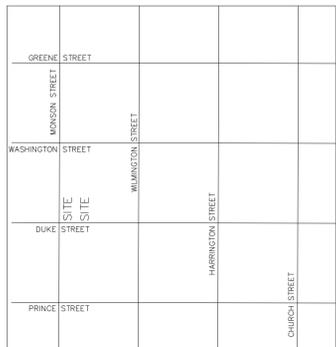
DATE 1/19/2024 SCALE 1"=10'

GASQUE & ASSOCIATES INC.
 LAND SURVEYORS PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 Surveyor@ISLC.net
 (843) 522-1798

David E. Gasque, R.L.S.
 S.C. Registration Number 10506





LOCATION MAP (N.T.S.)

REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

LEGEND OF SYMBOLS & ABBREVIATIONS

	FIRE HYDRANT		MVM MAIN VALVE MONUMENT
	CLEAN OUT		MH MANHOLE
	POWER POLE		GW GUY WIRE
	TELEPHONE PEDESTAL		CB CABLE BOX
	FIBER OPTIC STUB		OE OVERHEAD POWERLINE
	WATER VALVE		EDGE OF PAVEMENT
	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2\"/>		CENTER LINE
	TREE SIZE & TYPE		CONTOUR LINE
	ELEVATION		

BEAUFORT CODE 2.4.1.A.4 REQUIRES
60% MIN. FRONTAGE BUILD-OUT

40' LOT x 60% = 24' REQ'D FRONTAGE
ACTUAL = 17'
DIFFERENCE = 7' OR ABOUT 30%

NOTES:

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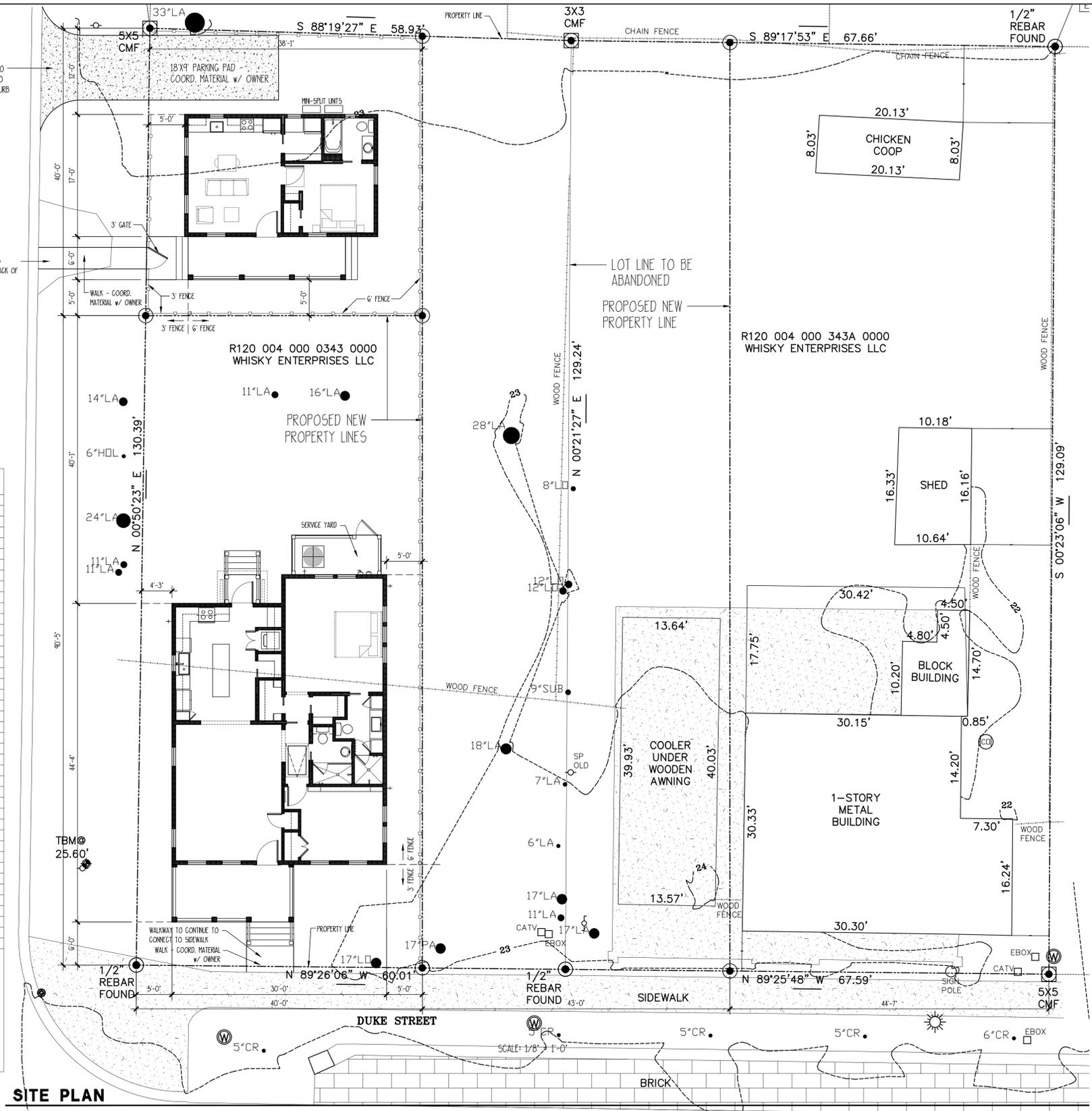
REFERENCE PLAT: A TREE AND TOPOGRAPHICAL SURVEY OF R120 004 000 0343 0000.
R120 004 000 343A 0000, CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

PREPARED FOR: WHISKY ENTERPRISES, LLC
PREPARED BY: G JOB#59232 F.B.#1146/J5
PREPARED ON: JANUARY 19, 2024

TREE LEGEND

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SITE PLAN

- **NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION
- **NOTE: ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION
- **NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER

**DUKE AND MONSON
STREET - 233180**
CITY OF BEAUFORT, SC

ALLISON RAMSEY
Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0359
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE BEAUFORT COUNTY ZONING ORDINANCES AND IS THE RESPONSIBILITY OF THE ARCHITECTS TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED TO THEM FOR THE PURPOSES OF THIS PLAN.
-VERIFY ALL DIMENSIONS AND SETBACKS WITH CONSTRUCTION
-VERIFY ALL TREE LOCATIONS AND SIZES WITH LANDSCAPER
-VERIFY ALL UTILITIES AND CONDUITS WITH THE CITY OF BEAUFORT
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	02/27/24
JOB NO.:	233180
DRAWN BY:	RO
DWG. NAME:	233180.DWG



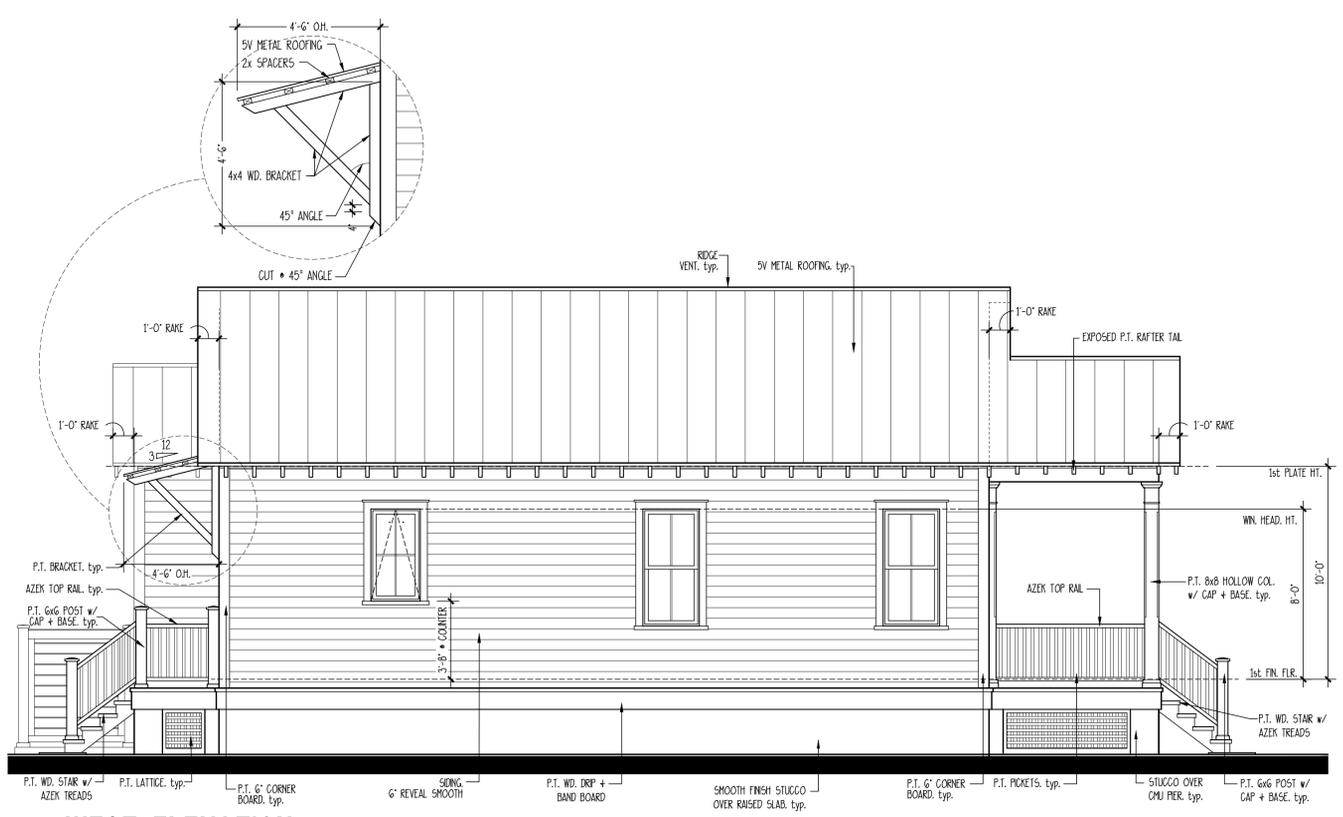
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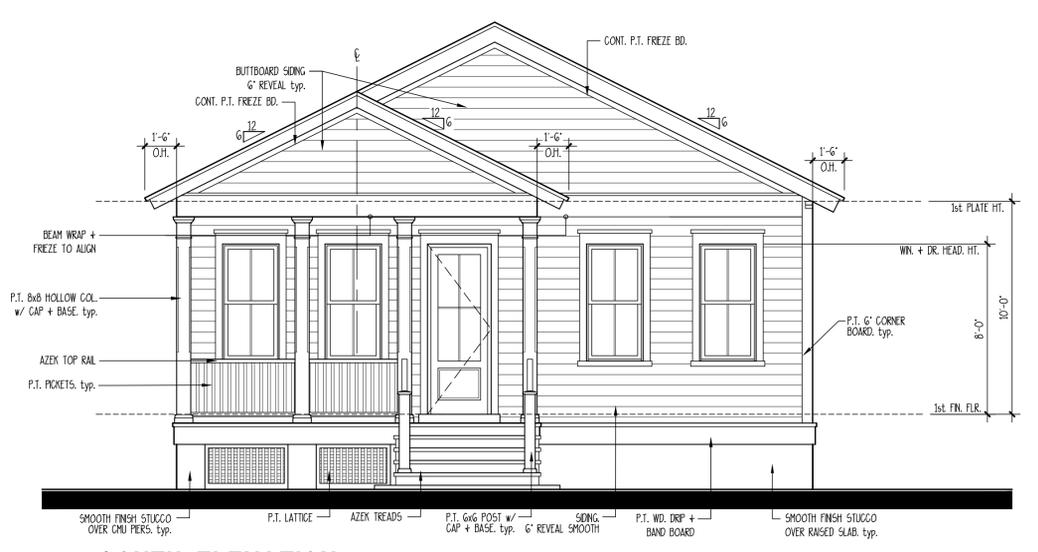
THIS PLAN IS TO BE USED TO OBTAIN PERMITS AND TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. ALL INFORMATION IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE CONTRACT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT.

DATE:	02/27/24
JOB NO.:	233180
OWNER:	RO
DWG. NAME:	233180.DWG

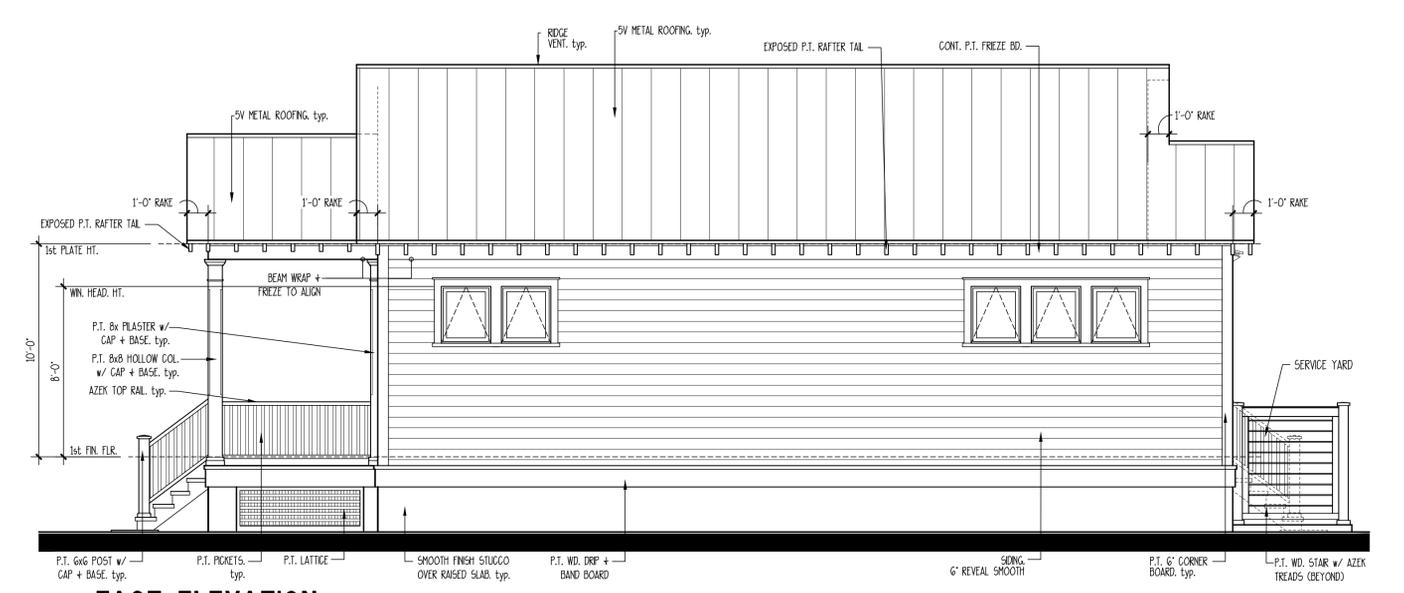
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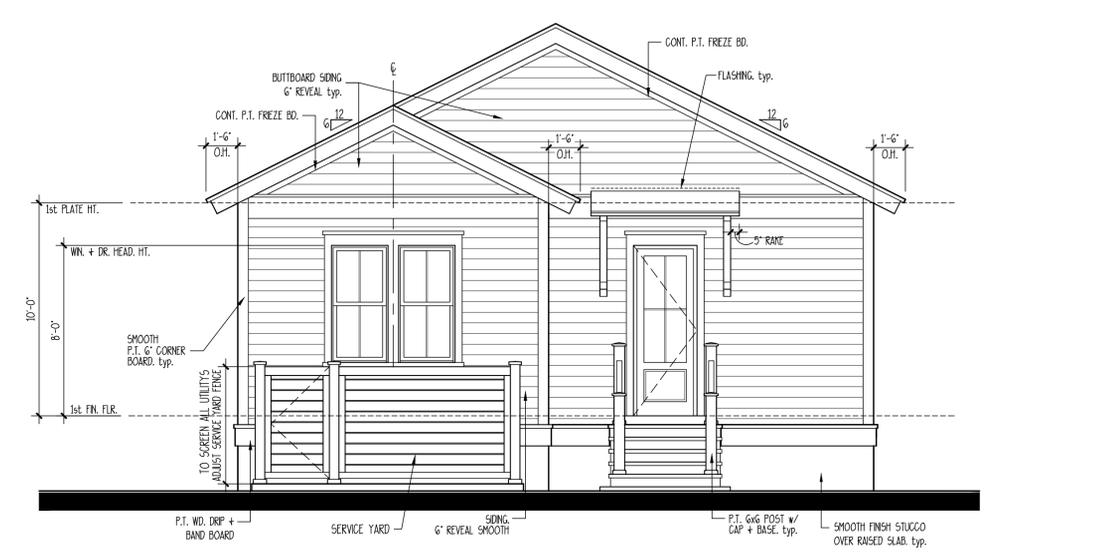
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



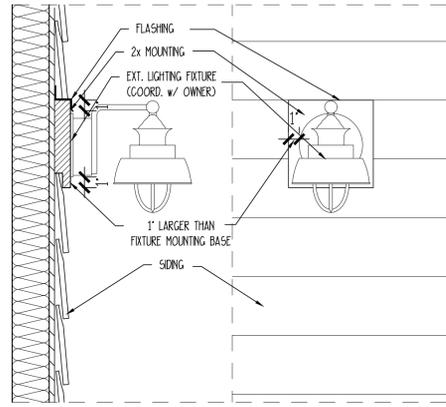
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



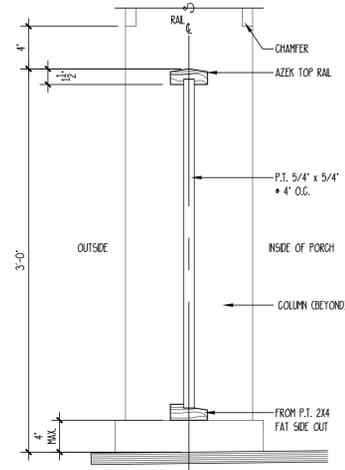
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



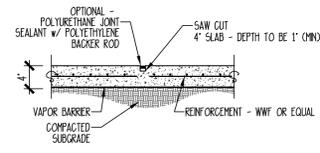
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



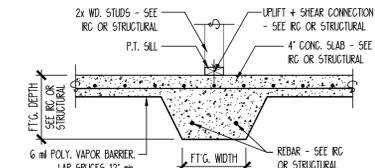
8 EXTERIOR LIGHTING MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"



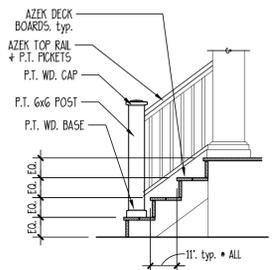
9 PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



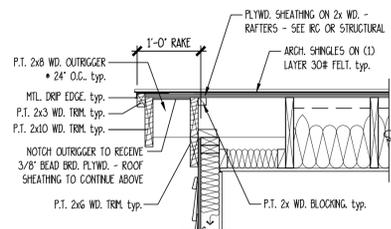
10 CONTROL JOINT DETAIL
SCALE: 3/4\"/>



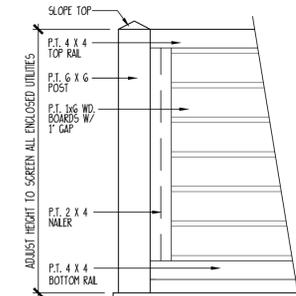
11 THICKENED SLAB DETAIL
NOT TO SCALE



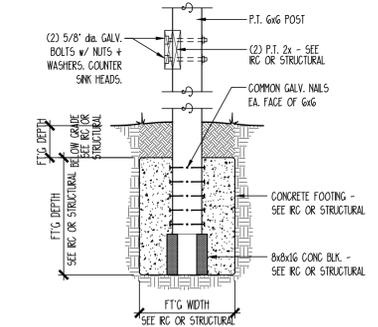
7 DETAIL • EXT. STAIRS
SCALE: 3/8\"/>



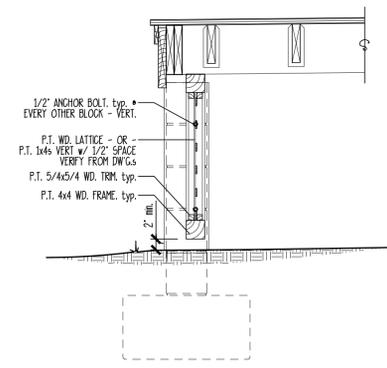
6 RAKE DETAIL
SCALE: 3/4\"/>



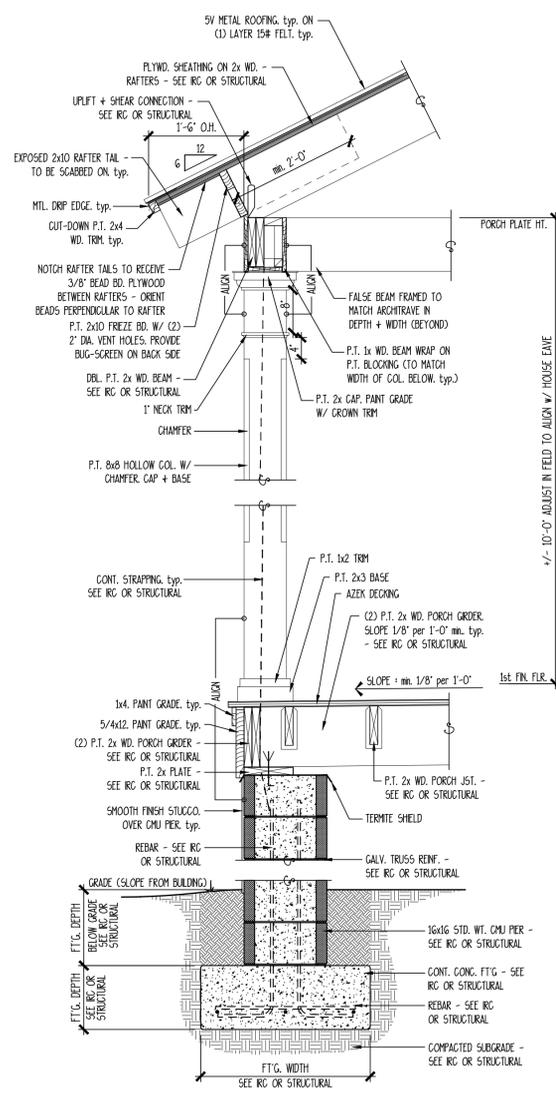
5 SERVICE COURT DETAIL
SCALE: 3/4\"/>



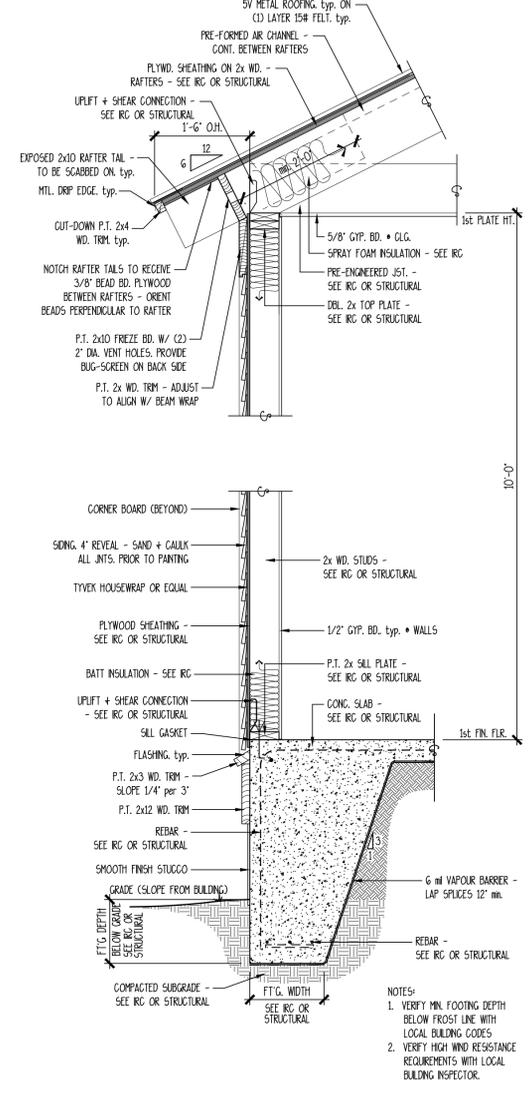
4 6x6 POST DETAIL
SCALE: 3/4\"/>



3 SCREENING DETAIL
SCALE: 3/4\"/>



2 TYP. PORCH SECTION
SCALE: 3/4\"/>



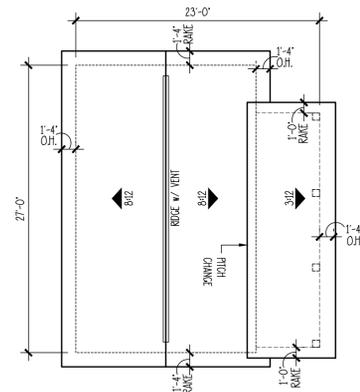
1 TYPICAL WALL SECTION
SCALE: 3/4\"/>

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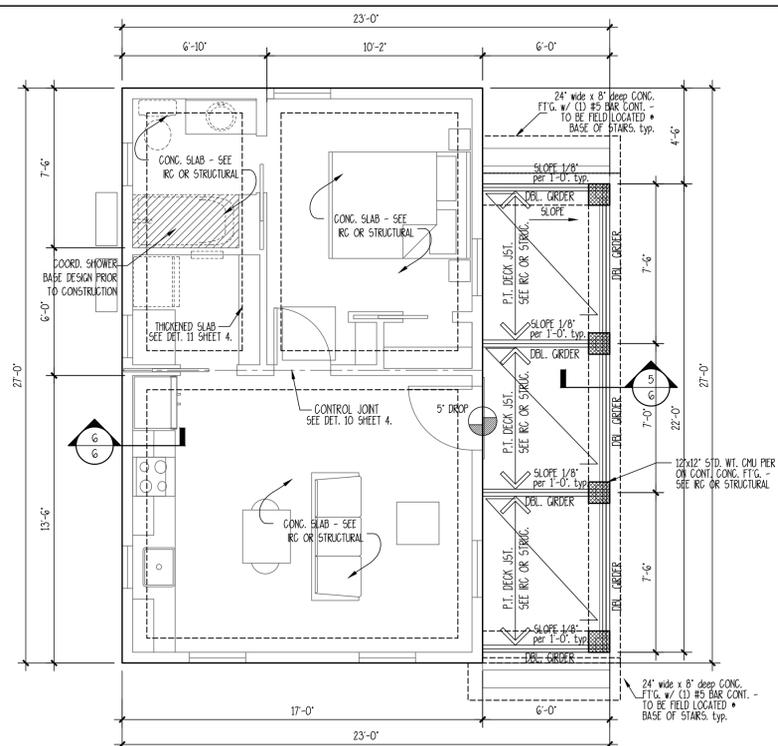
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DWG. NAME:	233180.DWG			



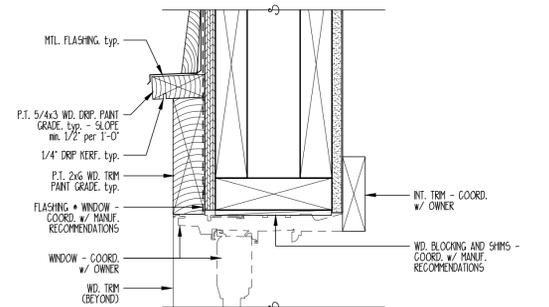
ROOF PLAN
SCALE: 1/8" = 1'-0"

- *NOTE:
1. ALL PENETRATIONS TO BE LOCATED AS UNCONSPICUOUSLY AS POSSIBLE. * REAR OR SIDES OF HOUSE AS POSSIBLE.
 2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM (COMPENED WHEN POSSIBLE).
 3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.

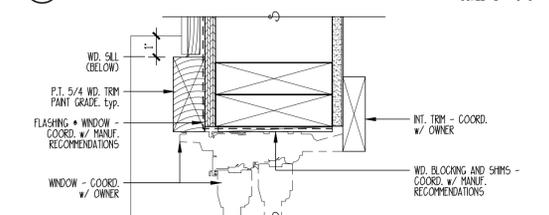


MONSON ST. FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

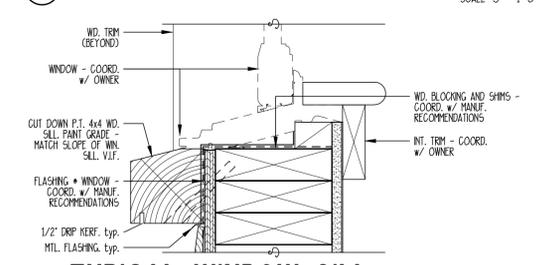
- *NOTE:
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
 2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
 3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
 4. VERIFY DEL. JST. LOCATIONS WITH ENG. ELK. SYSTEM DESIGN.



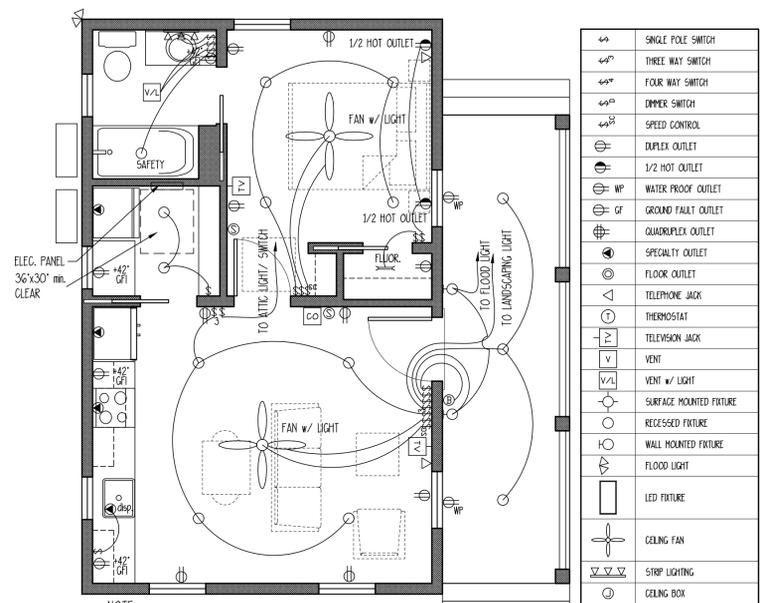
7 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



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

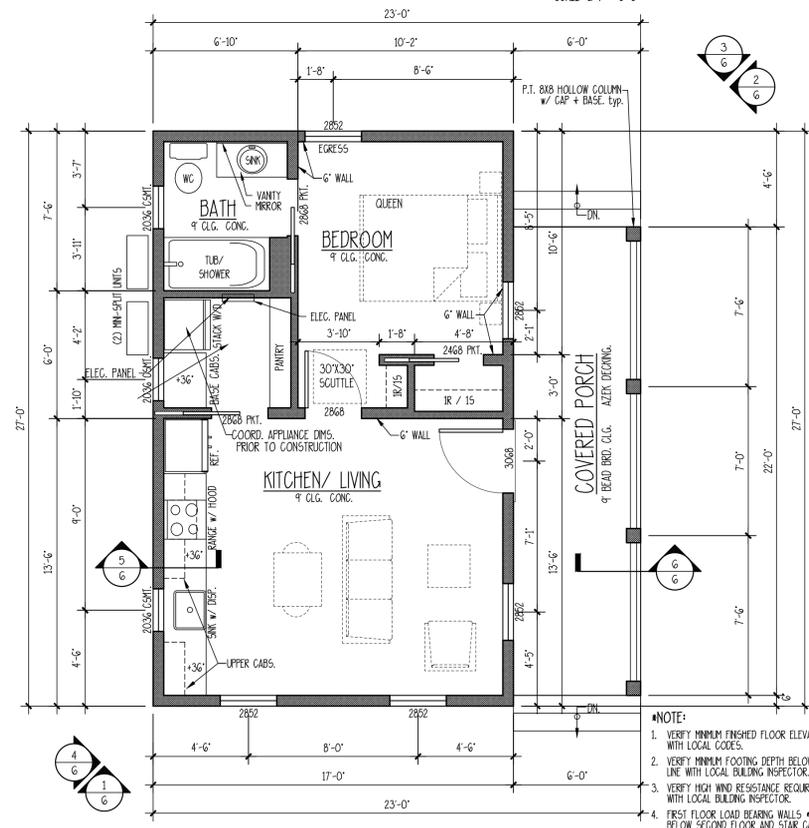


5 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



- *NOTE:
1. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.
 2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
 3. COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
 4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.

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



MONSON ST. HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

- *NOTE:
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
 2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
 3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
 4. FIRST FLOOR LOAD BEARING WALLS * AREA BELOW SECOND FLOOR AND STAIR CASE WALLS TO BE 2x6 STUDS * 16" O.C.
 5. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
 6. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

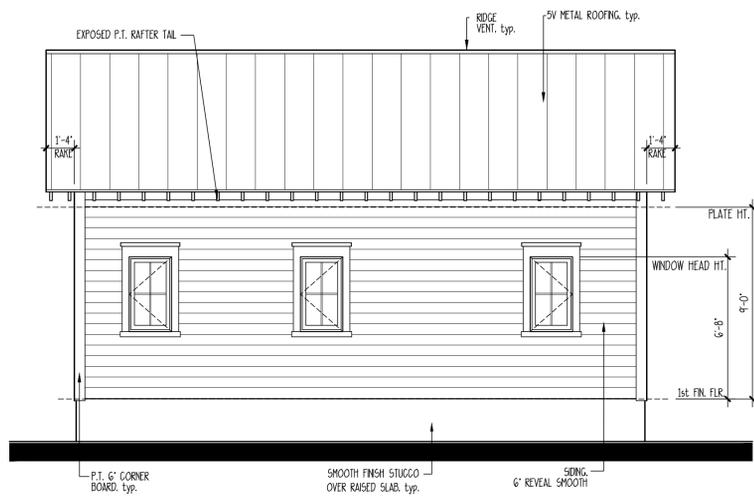
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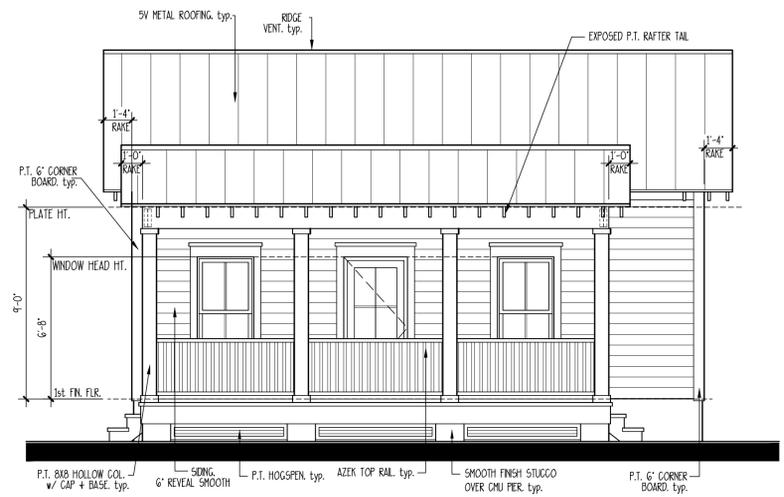
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DWG. NAME:	233180.DWG

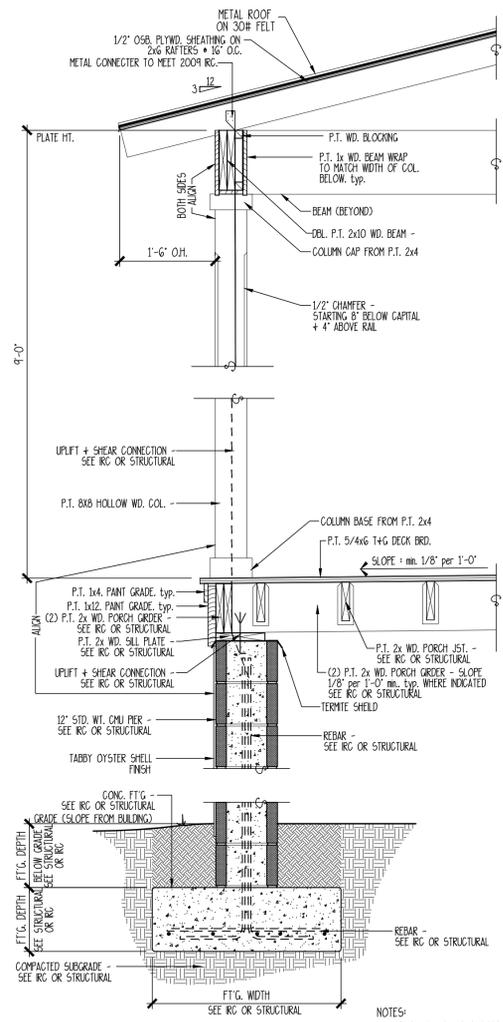
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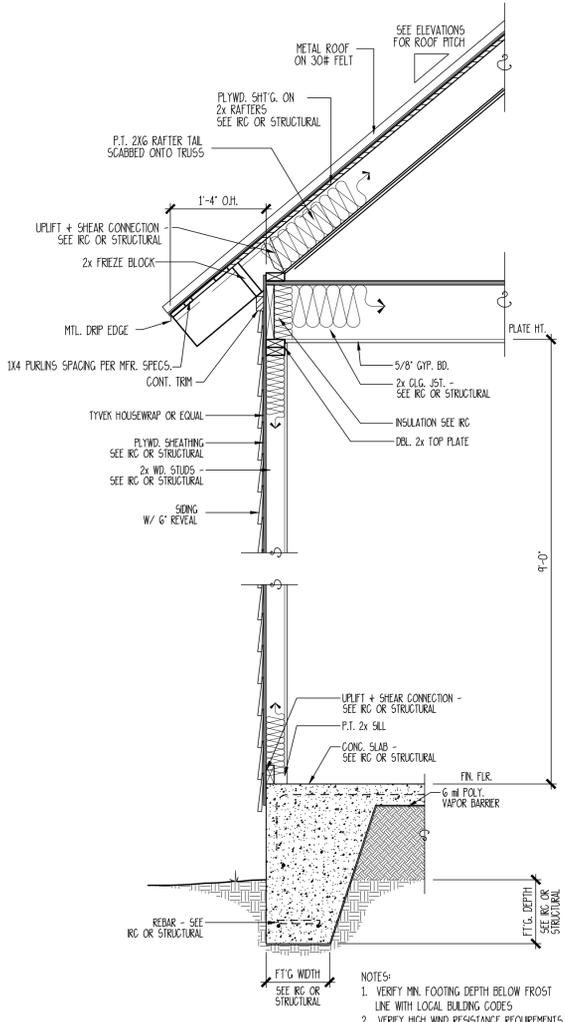
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



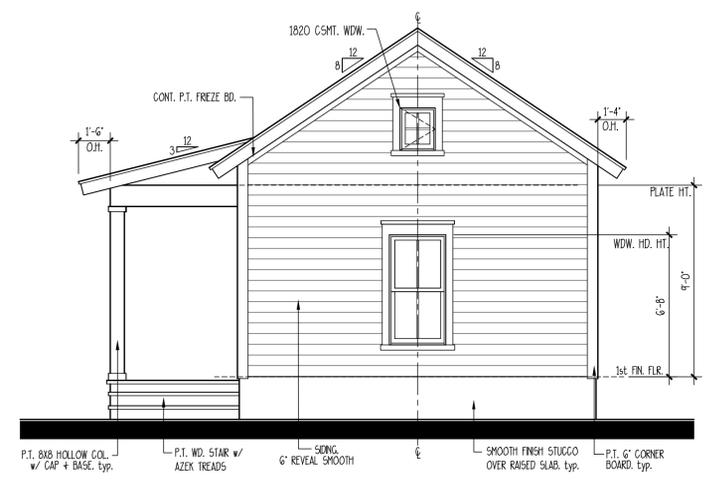
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



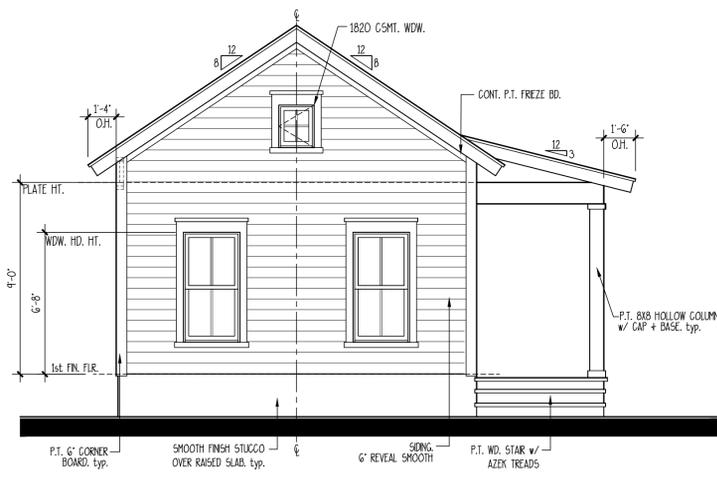
6 TYPICAL PORCH SECTION
SCALE: 3/4" = 1'-0"



5 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



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



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

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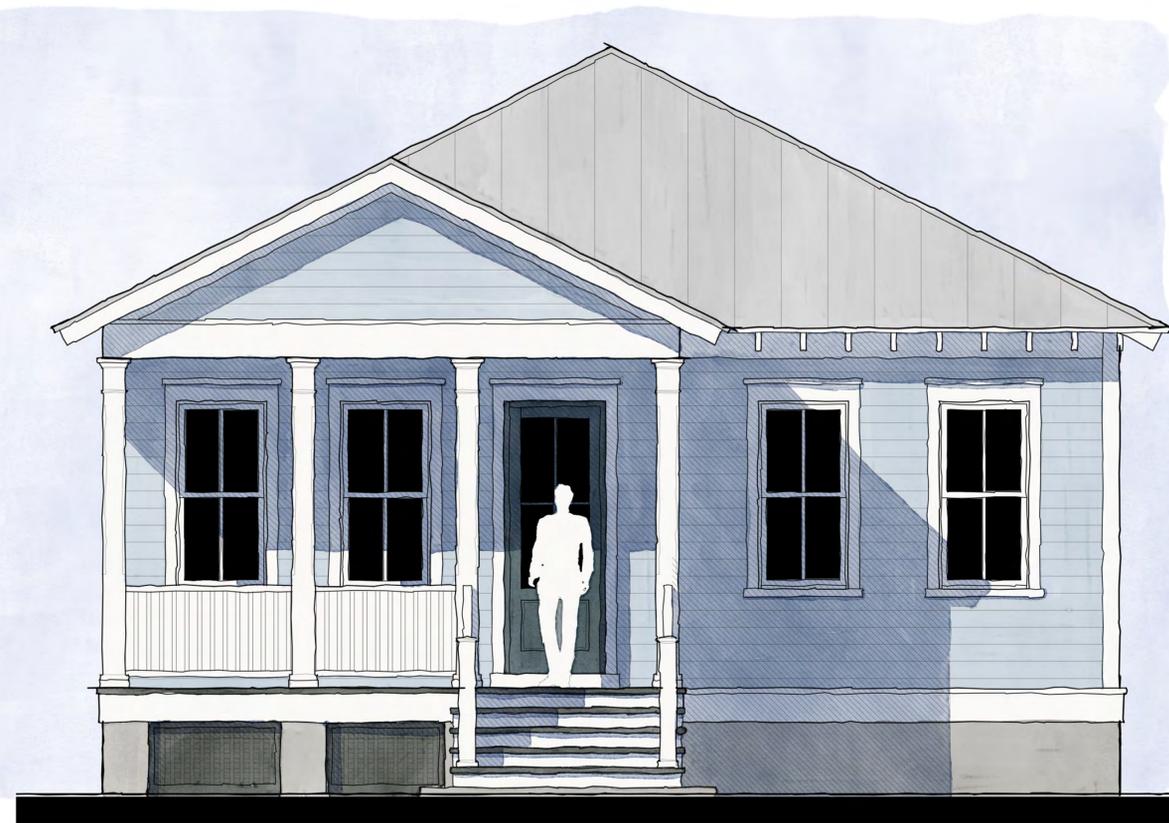
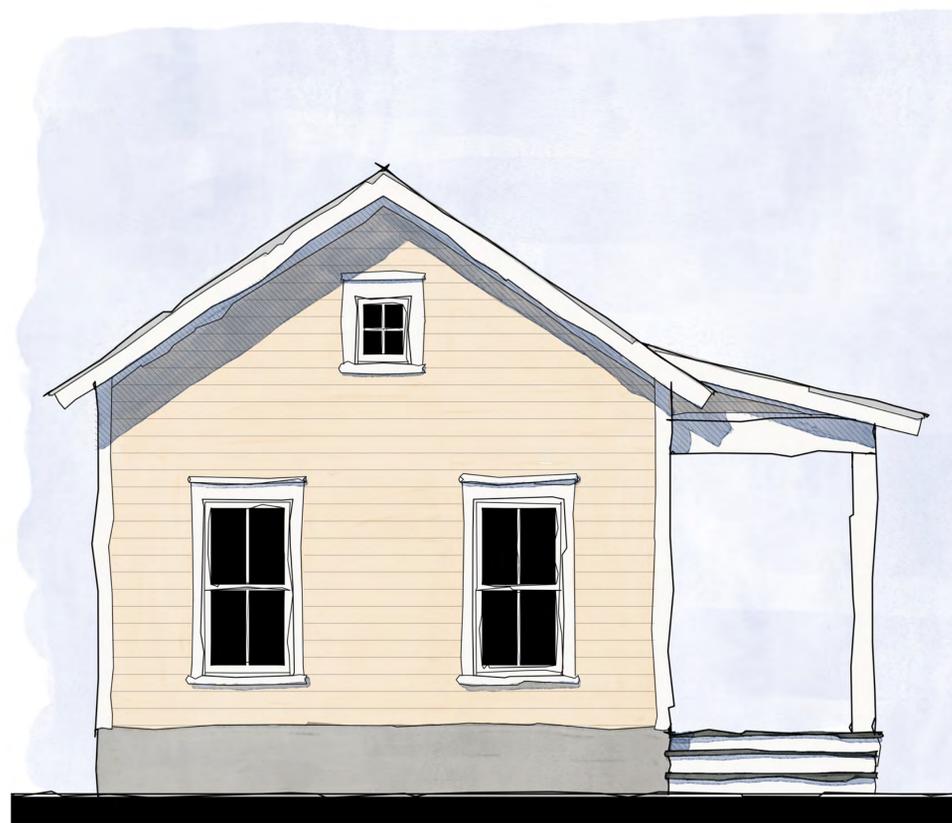
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COLORS + MATERIALS LIST - VERIFY w/ OWNER

	MATERIAL	COLOR
SIDING	SMOOTH FIBER CEMENT, 6" REVEAL LAP	GIBBES WHARF (DCR 001) SHERWIN WILLIAMS DURON
TRIM, EAVES + FASCIA	FIBER CEMENT + P.T. WOOD	CHARLESTON WHITE (DCR 100)
WINDOWS	MARVIN ELEVATE WITH SDL + SPACER BARS	WHITE
DOORS	FIBERGLASS WITH SDL + SPACER BARS	ELIZA LUCAS (DCR 100)
FOUNDATION	SMOOTH STUCCO	NATURAL GRAY
FOUNDATION SCREENING	P.T. HOGSPEN	HISTORIC CHARLESTON GREEN (DCR 099)
TOP RAIL	P.T. WOOD	CHARLESTON WHITE (DCR 100)
PORCH FLOOR	COMPOSITE - AZEK	HISTORIC CHARLESTON GREEN (DCR 099)
PORCH CEILING	EXPOSED FRAMING	PIAZZA BLUE (DCR 075)
ROOF	METAL - 5V	GALVANIZED
FENCE	P.T. WOOD	CHARLESTON WHITE (DCR 100)

COLORS + MATERIALS LIST - VERIFY w/ OWNER

	MATERIAL	COLOR
SIDING	SMOOTH FIBER CEMENT, 6" REVEAL LAP	BLUE HERON (DCR 054) SHERWIN WILLIAMS DURON
TRIM, EAVES + FASCIA	FIBER CEMENT + P.T. WOOD	CHARLESTON WHITE (DCR 100)
WINDOWS	MARVIN ELEVATE WITH SDL + SPACER BARS	WHITE
DOORS	FIBERGLASS WITH SDL + SPACER BARS	HIGH BATTERY (DCR 065)
FOUNDATION	SMOOTH STUCCO	NATURAL GRAY
FOUNDATION SCREENING	P.T. HOGSPEN	HISTORIC CHARLESTON GREEN (DCR 099)
TOP RAIL	P.T. WOOD	CHARLESTON WHITE (DCR 100)
PORCH FLOOR	COMPOSITE - AZEK	CONFEDERATE FLANNEL (DCR 055)
PORCH CEILING	EXPOSED FRAMING	PIAZZA BLUE (DCR 075)
ROOF	METAL - 5V	GALVANIZED
FENCE	P.T. WOOD	CHARLESTON WHITE (DCR 100)



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C2

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DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)
6-4 (1930)	3-0 (914)	3-0 (914)	3-0 (914)	3-0 (914)	3-0 (914)
6-0 (1829)	3-0 (914)	3-0 (914)	3-0 (914)	3-0 (914)	3-0 (914)
6-0 1/4 (1835)	3-0 1/4 (921)	3-0 1/4 (921)	3-0 1/4 (921)	3-0 1/4 (921)	3-0 1/4 (921)
6-3 3/4 (1924)	2-11 3/4 (908)	2-11 3/4 (908)	2-11 3/4 (908)	2-11 3/4 (908)	2-11 3/4 (908)
2-9 11/16 (856)	1-1 11/16 (348)	1-1 11/16 (348)	1-1 11/16 (348)	1-1 11/16 (348)	1-1 11/16 (348)
(S.O. 1-8 x 6-2)	(S.O. 1-8 x 2-10)				
ELDH2276	ELDH2236	ELDH2636	ELDH3036	ELDH3236	ELDH3436
(S.O. 2-0 x 6-2)	(S.O. 2-0 x 3-2)				
ELDH2676	ELDH2240	ELDH2640	ELDH3040	ELDH3240	ELDH3440
(S.O. 2-4 x 6-2)	(S.O. 1-8 x 3-6)	(S.O. 2-4 x 3-6)			
ELDH3076 E	ELDH2244	ELDH2644	ELDH3044	ELDH3244	ELDH3444
(S.O. 2-6 x 6-2)	(S.O. 1-8 x 3-10)	(S.O. 2-0 x 3-10)	(S.O. 2-4 x 3-10)	(S.O. 2-6 x 3-10)	(S.O. 2-8 x 3-10)
ELDH3276 E	ELDH2248	ELDH2648	ELDH3048	ELDH3248	ELDH3448
(S.O. 2-8 x 6-2)	(S.O. 1-8 x 4-2)	(S.O. 2-0 x 4-2)	(S.O. 2-4 x 4-2)	(S.O. 2-6 x 4-2)	(S.O. 2-8 x 4-2)
ELDH3476 E	ELDH2252	ELDH2652	ELDH3052	ELDH3252	ELDH3452
(S.O. 1-8 x 5-10)	(S.O. 1-8 x 4-6)	(S.O. 2-0 x 4-6)	(S.O. 2-4 x 4-6)	(S.O. 2-6 x 4-6)	(S.O. 2-8 x 4-6)
ELDH2272	ELDH2256	ELDH2656	ELDH3056	ELDH3256	ELDH3456
(S.O. 2-0 x 5-10)	(S.O. 2-0 x 4-10)	(S.O. 2-0 x 4-10)	(S.O. 2-4 x 4-10)	(S.O. 2-6 x 4-10)	(S.O. 2-8 x 4-10)
ELDH2672	ELDH2260	ELDH2660	ELDH3060	ELDH3260	ELDH3460
(S.O. 2-4 x 5-10)	(S.O. 1-8 x 5-2)	(S.O. 2-0 x 5-2)	(S.O. 2-4 x 5-2)	(S.O. 2-6 x 5-2)	(S.O. 2-8 x 5-2)
ELDH3072	ELDH2264	ELDH2664	ELDH3064	ELDH3264	ELDH3464
(S.O. 2-6 x 5-10)	(S.O. 1-8 x 5-6)	(S.O. 2-0 x 5-6)	(S.O. 2-4 x 5-6)	(S.O. 2-6 x 5-6)	(S.O. 2-8 x 5-6)
ELDH3272 E	ELDH2268	ELDH2668	ELDH3068	ELDH3268 E	ELDH3468 E
(S.O. 2-8 x 5-10)	(S.O. 2-0 x 5-2)	(S.O. 2-0 x 5-2)	(S.O. 2-4 x 5-2)	(S.O. 2-6 x 5-2)	(S.O. 2-8 x 5-2)
ELDH3472 E	ELDH2272	ELDH2672	ELDH3072	ELDH3272 E	ELDH3472 E
(S.O. 1-8 x 6-2)	(S.O. 1-8 x 5-6)	(S.O. 2-0 x 5-6)	(S.O. 2-4 x 5-6)	(S.O. 2-6 x 5-6)	(S.O. 2-8 x 5-6)
ELDH3476 E	ELDH2276	ELDH2676	ELDH3076 E	ELDH3276 E	ELDH3476 E

DOUBLE HUNG

MO (mm)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
RO (mm)	3-0 1/2 (927)	3-2 1/2 (978)	3-6 1/2 (1080)	4-0 1/2 (1232)	4-6 1/2 (1384)
FS (mm)	2-11 1/2 (902)	3-1 1/2 (953)	3-5 1/2 (1054)	3-11 1/2 (1207)	4-5 1/2 (1359)
DLO (mm)	2-5 11/16 (754)	2-7 11/16 (805)	2-11 11/16 (906)	3-5 11/16 (1059)	3-11 11/16 (1211)
3-0 (914)					
3-0 1/4 (921)					
3-0 1/2 (927)					
3-0 3/4 (908)					
3-1 1/16 (348)					
3-4 (1016)					
3-4 1/4 (1022)					
3-4 1/2 (1010)					
3-3 3/4 (908)					
3-3 11/16 (388)					
3-8 (1176)					
3-8 1/4 (1124)					
3-7 3/4 (1111)					
3-7 11/16 (449)					
4-0 (1219)					
4-0 1/4 (1226)					
4-0 1/2 (1213)					
4-0 3/4 (1213)					
4-1 1/16 (500)					
4-4 (1321)					
4-4 1/4 (1327)					
4-4 1/2 (1314)					
4-3 3/4 (1314)					
4-3 11/16 (551)					
4-8 (1422)					
4-8 1/4 (1429)					
4-8 1/2 (1416)					
4-7 3/4 (1416)					
4-7 11/16 (602)					
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5-0 1/4 (1530)					
5-0 1/2 (1518)					
5-1 1/16 (652)					
5-4 (1626)					
5-4 1/4 (1632)					
5-4 1/2 (1619)					
5-3 3/4 (703)					
5-8 (1727)					
5-8 1/4 (1734)					
5-7 3/4 (1721)					
5-7 11/16 (754)					
6-0 (1829)					
6-0 1/4 (1835)					
6-0 1/2 (1822)					
6-1 1/16 (805)					
6-4 (1930)					
6-4 1/4 (1937)					
6-3 3/4 (1924)					
6-3 11/16 (856)					

Details and Elevations not to scale.

Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.

Minimum frame size: 17 1/2" x 27 3/4"
 Maximum frame size: 53 1/2" x 83 3/4"

Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.

When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullied.

MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.

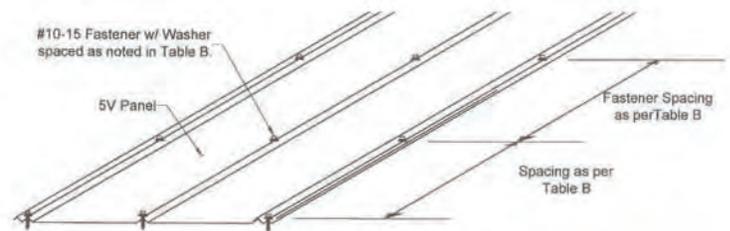
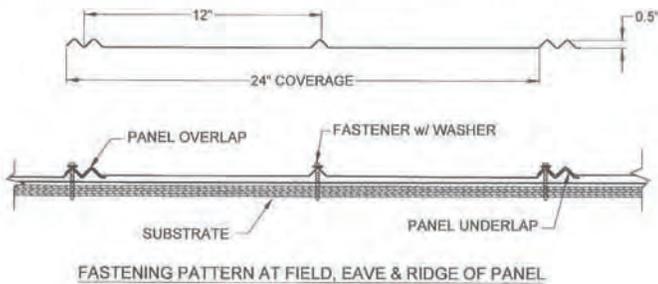
CASEMENT

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)
2-7 3/8 (797) 2-7 5/8 (803) 2-11 3/8 (898) 2-11 5/8 (905) 2-11 1/8 (892) 2-1 29/32 (658)	 ELCA1731	 ELCA2131	 ELCA2531	 ELCA2931	 ELCA3331	 ELCA3731
3-3 3/8 (1000) 3-3 5/8 (1006) 3-3 1/8 (994) 2-9 29/32 (861)	 ELCA1735	 ELCA2135	 ELCA2535	 ELCA2935	 ELCA3335	 ELCA3735 E*
3-7 1/2 (1105) 3-7 3/4 (1111) 3-7 1/4 (1099) 3-2 1/32 (966)	 ELCA1739	 ELCA2139	 ELCA2539	 ELCA2939	 ELCA3339	 ELCA3739 E*
3-11 3/8 (1203) 3-11 5/8 (1210) 3-11 1/8 (1197) 3-5 29/32 (1065)	 ELCA1743	 ELCA2143	 ELCA2543	 ELCA2943 E	 ELCA3343 E	 ELCA3743 E
4-7 3/8 (1406) 4-7 5/8 (1413) 4-7 1/8 (1400) 4-1 29/32 (1268)	 ELCA1747	 ELCA2147	 ELCA2547	 ELCA2947 E	 ELCA3347 E	 ELCA3747 E
4-11 3/8 (1508) 4-11 5/8 (1514) 4-11 1/8 (1502) 4-5 29/32 (1369)	 ELCA1755	 ELCA2155	 ELCA2555	 ELCA2955 E	 ELCA3355 E	 ELCA3755 E
5-3 3/8 (1610) 5-3 5/8 (1616) 5-3 1/8 (1603) 4-9 29/32 (1471)	 ELCA1759	 ELCA2159	 ELCA2559	 ELCA2959 E	 ELCA3359 E	 ELCA3759 E
5-11 3/8 (1813) 5-11 5/8 (1819) 5-11 1/8 (1807) 5-5 29/32 (1674)	 ELCA1763	 ELCA2163	 ELCA2563	 ELCA2963 E	 ELCA3363 E	 ELCA3763 E
	 ELCA1771 T	 ELCA2171 T	 ELCA2571 T	 ELCA2971 ET	 ELCA3371 ET	 ELCA3771 ET

5-V METAL ROOFING

Panel Details

- 24" Total Coverage with 1/2" Rib Height
- 26 & 24 Gauge Available
- 15 Available colors in Stock
- Available in Galvalume
- Exposed Fasteners
- Agricultural, Residential & Commercial Use
- Applies Over Solid Substrates with the use of Underlayment
- Suggested minimum Roof Slope 3:12



201 Red Oaks Way • Ridgeland, SC 29936

Telephone: 843.208.2433 • Fax: 843.208.2430

Website: www.4mmetals.com



2064-SDL-BLC 6L

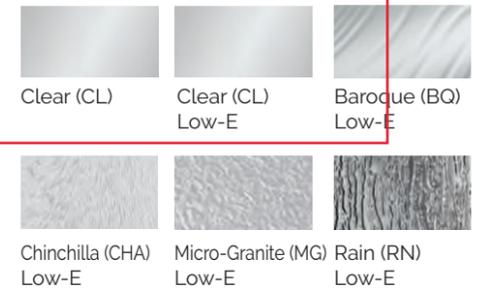


Simulated Divided Lite

Traditional Grille

1-1/8" External Grille SDL
7/8" Internal Grille

Glass Options



NEW Vapor (VPR) Low-E

Available in clear glass or textured glass.

The look of a true divided lite, with the energy efficiency of a single lite. A mill finish grille between glass, and backing strips for a true wood muntin appearance.

The Traditional SDL bars are injection molded along with our Evolve® frame to eliminate separate application of the SDL bars. This all-in-one design offers a better flush-to-glass fit. Evolve frames are available in white or oak FiberMate® material.



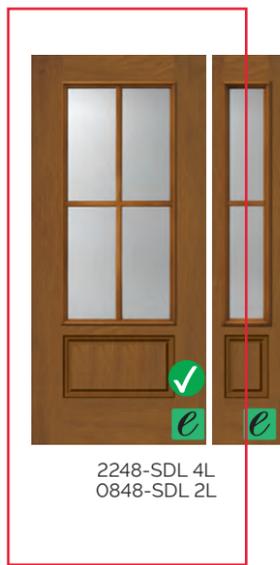
2064-SDL 6L



2264-SDL 6L
0864-SDL 3L



2236-SDL 9L
0836-SDL 3L



2248-SDL 4L
0848-SDL 2L



2248-SDL 6L
0848-SDL 3L



2248-SDL 12L
0848-SDL 4L



2264-SDL 8L
0864-SDL 4L



2064-SDL 10L
0864-SDL 5L



2264-SDL 15L
0864-SDL 5L

- Low-E available
- Low-E Plus available
- Severe Weather available
- In Stock
- 366 Low-E
- ADA Compliant
- Turtle code compliant



STAFF REPORT: 223 Scott Street – Final Approval

DATE: April 10, 2024

GENERAL INFORMATION		
Applicant:	Alex Velasco, agent for Joe Cooper for Battery Creek Properties LLC	
Site Location/Address:	223 Scott Street	
Applicant's Request:	The applicant is requesting approval for exterior common areas improvements at 223 Scott Street	
Current Zoning:	T5-DC	
Contributing:	Non-contributing	
ZONING DISTRICT INFORMATION		
	<u>T5-DC</u>	
Lot Width at Setback:	No minimum width	
Max Lot Coverage:	100%	
Min. Frontage Build Out	75%	
Front Setback	0' Average prevailing setback on block	
Side Setback	0' Average prevailing setback on block	
Rear Setback	0' alley	
Building Height:	2 stories min, 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: T5-DC	Library	N/A
South: T5-DC	Historic Commercial Buildings	N/A
East: T5-DC	Historic Commercial Buildings	N/A
West: T5-DC	Vacant, Proposed Commercial	N/A

Background: The applicant is requesting approval to build an arbor framing an outdoor patio area for outdoor dining/tables (currently Rain and Bagels). The arbor would surround the Scott facing portion of the lot, as well as the Southern portion of the outdoor area. It would also include plantings along the exterior in pots, along with lighting hung from the posts. Some of the wooden posts were already driven into the ground, and the previously existing pear trees were cut with the lot then covered in crusher fines and gravel.

HTRC

The applicant has attended three HTRC meetings. The first meeting, Staff agreed perimeter plantings and lighting would not trigger an HRB meeting. However, once the existing posts were added (see pictures), Staff received complaints and the Applicant agreed to attend an HTRC and HRB meeting for approval. While the posts in their present form would not require a building permit, the proposed arbor and its change to the exterior would require a building permit and it was determined they would constitute a major enough exterior change to the property to trigger an HRB approval. In addition, Staff had the applicant verify the posts were placed on their property, as per the attached survey, and not the right of way.

Analysis:

While there is no precedent in the downtown for such an outdoor improvement, Staff feels the design of the arbor and landscaping would be a good addition to the historic district.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends approval as the project satisfies the Beaufort Development Code and Preservation Manual with the following conditions:

- 1. Given that the lower portion of the design is a living fence, it must comply with the Beaufort Preservation Manual. Page 302 of the manual states, “unpainted wood fences, whether made of treated lumber or not, are inappropriate in the Beaufort Historic District. The applicant to ensure that the fence is not left as raw wood. Applicant to clarify finish proposed.**
- 2. Applicant to clarify the finish on the posts and arbor element. Staff recommends an opaque stain or painted finish.**
- 3. Staff supports the design of the entry gable arbor. However, the existing 6x6 wood posts will need to be removed and new ones installed appropriately aligned to the 45-degree angle. The existing posts are installed orthogonal to the**

corner rather than aligned with the angle and will create an awkward construction detail if left in-place.

- 4. Staff recommends the applicant consider post option A at the intermediate posts along west and south frontages.**
- 5. Staff recommends the applicant consider post option B for the two outer corners adjacent to the building.**
- 6. Applicant to clarify if the hanging lights are electric. If so, the applicant needs to provide a detailed cutsheet of the light for approval.**
- 7. Applicant to submit a final drawing to staff with notes giving the dimension of each wooden element of the arbor, poles, and living fence. Applicant to note all finish colors for these elements.**



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/372/1Historic-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: Alex Velasco
Applicant Address: 223 Scott Street
Applicant E-mail: Alex.Velasco1989@yahoo.com Applicant Phone Number: 772-408-7448

Applicant Title: Homeowner Tenant Architect Engineer Developer
Joe Cooper

Owner (if other than the Applicant):

Owner Address:

Project Name: Common Area

Property Address: 223 Scott Street

Property Identification Number (Tax Map & Parcel Number): R120 004 000 1010 0000

Date Submitted: 3/25/2024

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

Applicant's Signature: Date: 3/25/24
Owner's Signature: Date: 4/25/24

(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

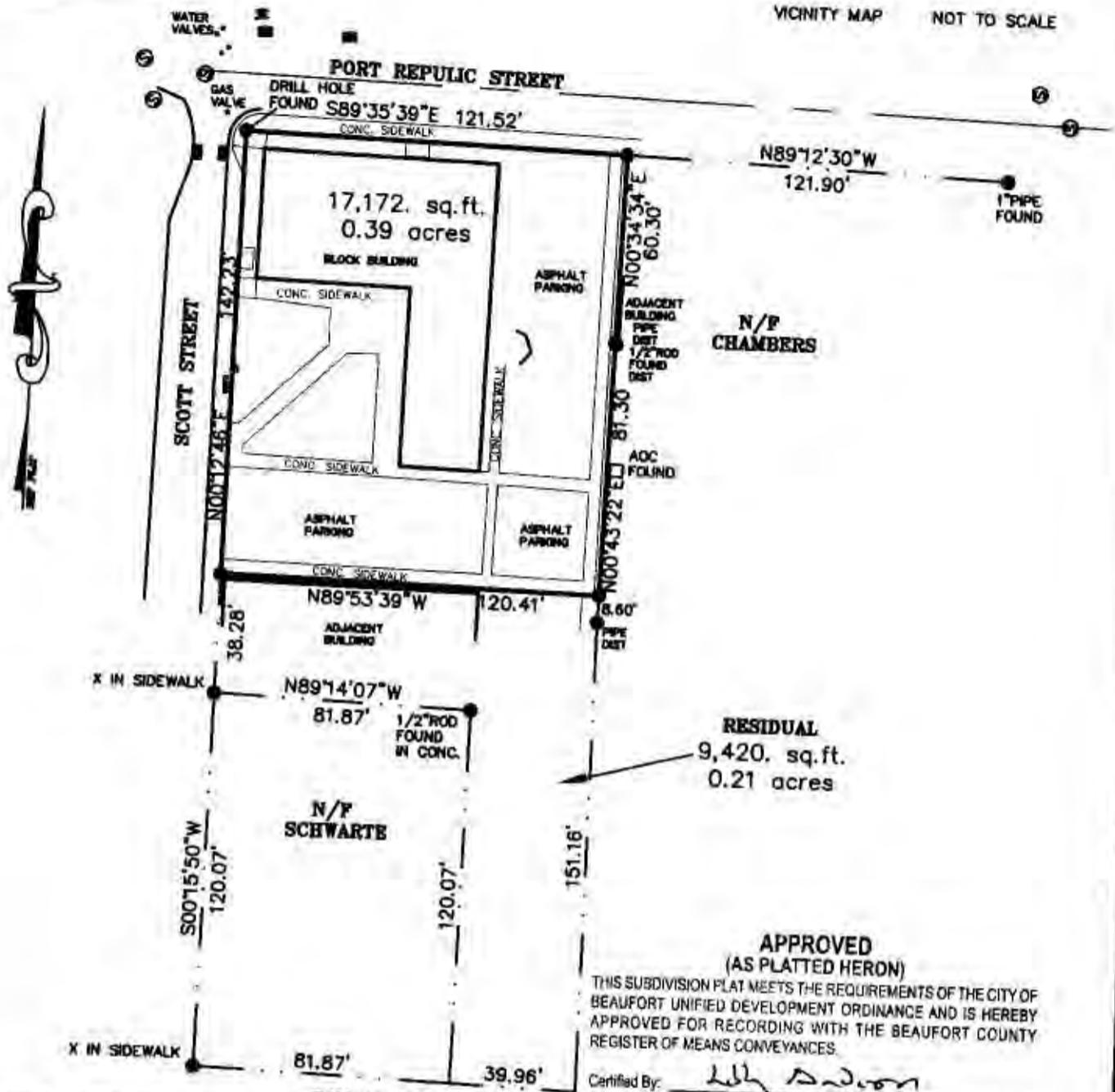


GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

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



VICINITY MAP NOT TO SCALE



APPROVED
(AS PLATTED HERON)
THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE AND IS HEREBY APPROVED FOR RECORDING WITH THE BEAUFORT COUNTY REGISTER OF MEANS CONVEYANCES.

Certified By: [Signature]
Date: 9/13/05

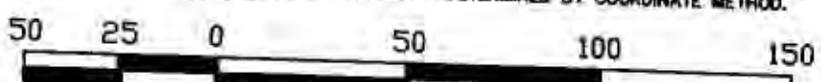
SUBDIVISION PREPARED FOR
GLENN KILGORE

BEING A PORTION OF BLOCK 49 CITY OF BEAUFORT AS SHOWN ON A PLAT BY DAVID S. YOUMANS DATED 9/6/94 AND IS RECORDED IN PLAT BOOK 50 PAGE 188 BEAUFORT COUNTY R.M.C. OFFICE LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA TAX MAP 121-004-0940

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 CITY OF BEAUFORT. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE A11 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450028 0005, D. DATED 09/29/86. THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO GLENN KILGORE 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 1 SURVEY AS SPECIFIED THEREIN. 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.



SCALE: 1"=50' SCALE IN FEET DATE: 7/27/05

DAVID E. GASQUE, R.L.S. JOB # 28966
S.C. REGISTRATION NUMBER 10506 PB#650/ C.B.DSGN#3
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL

9/6/05



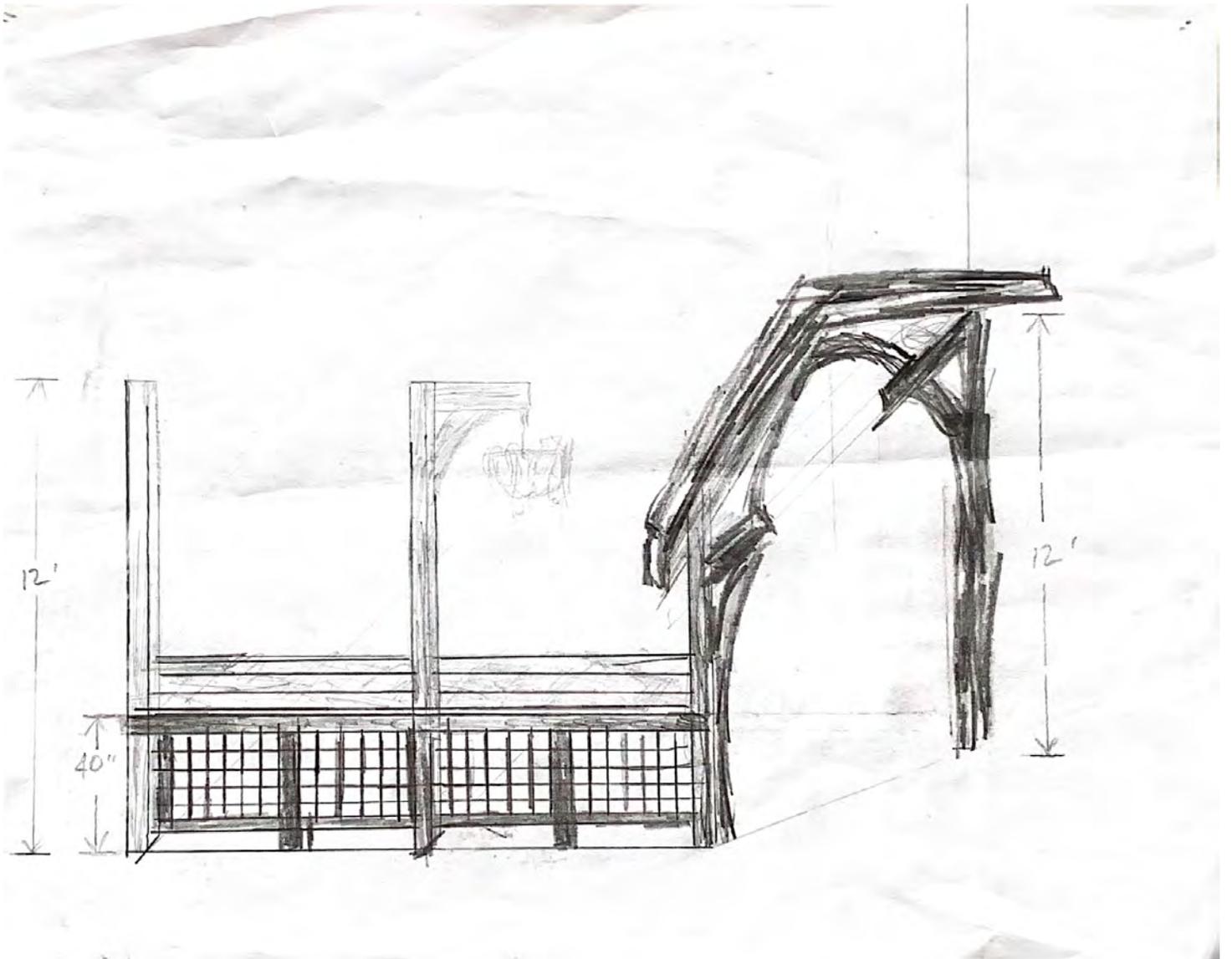


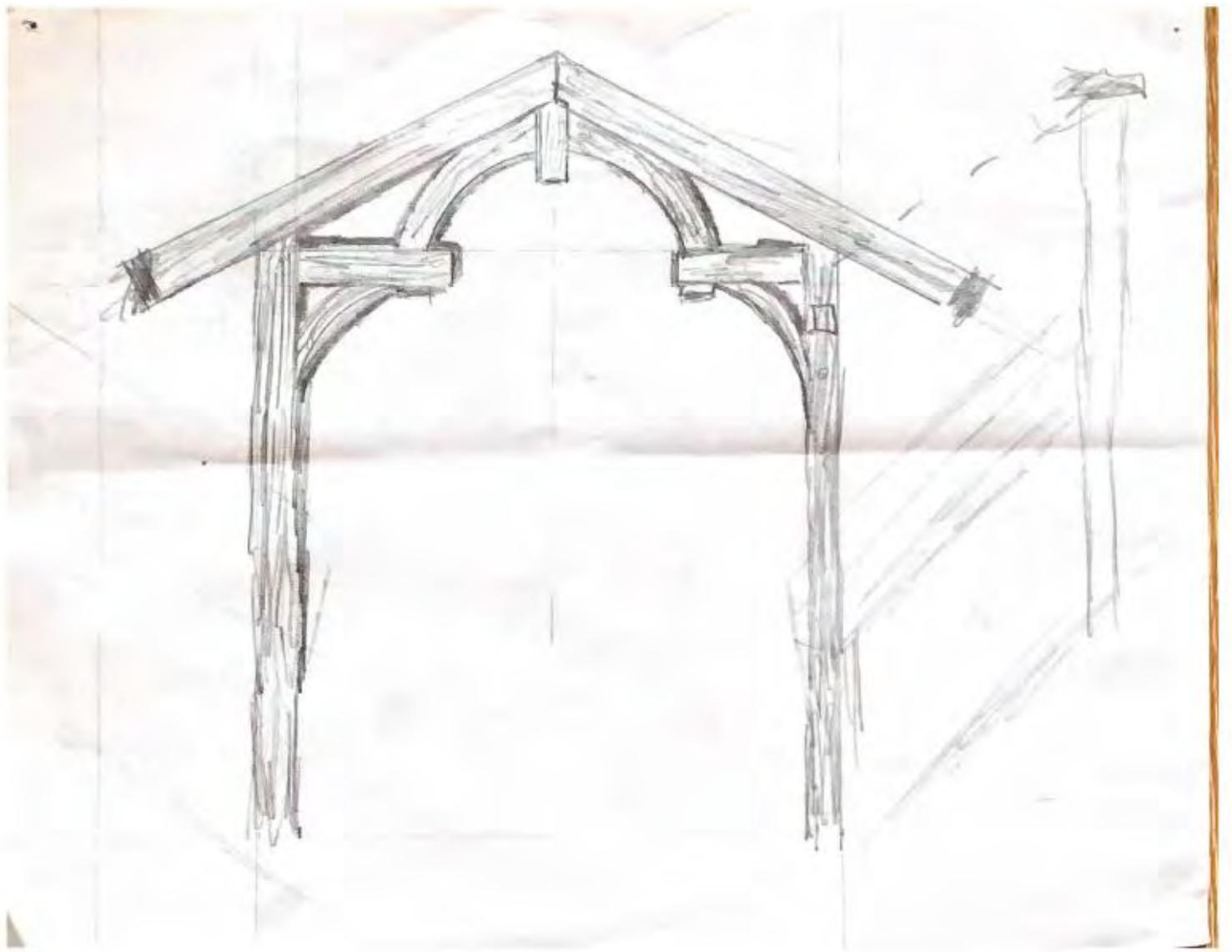


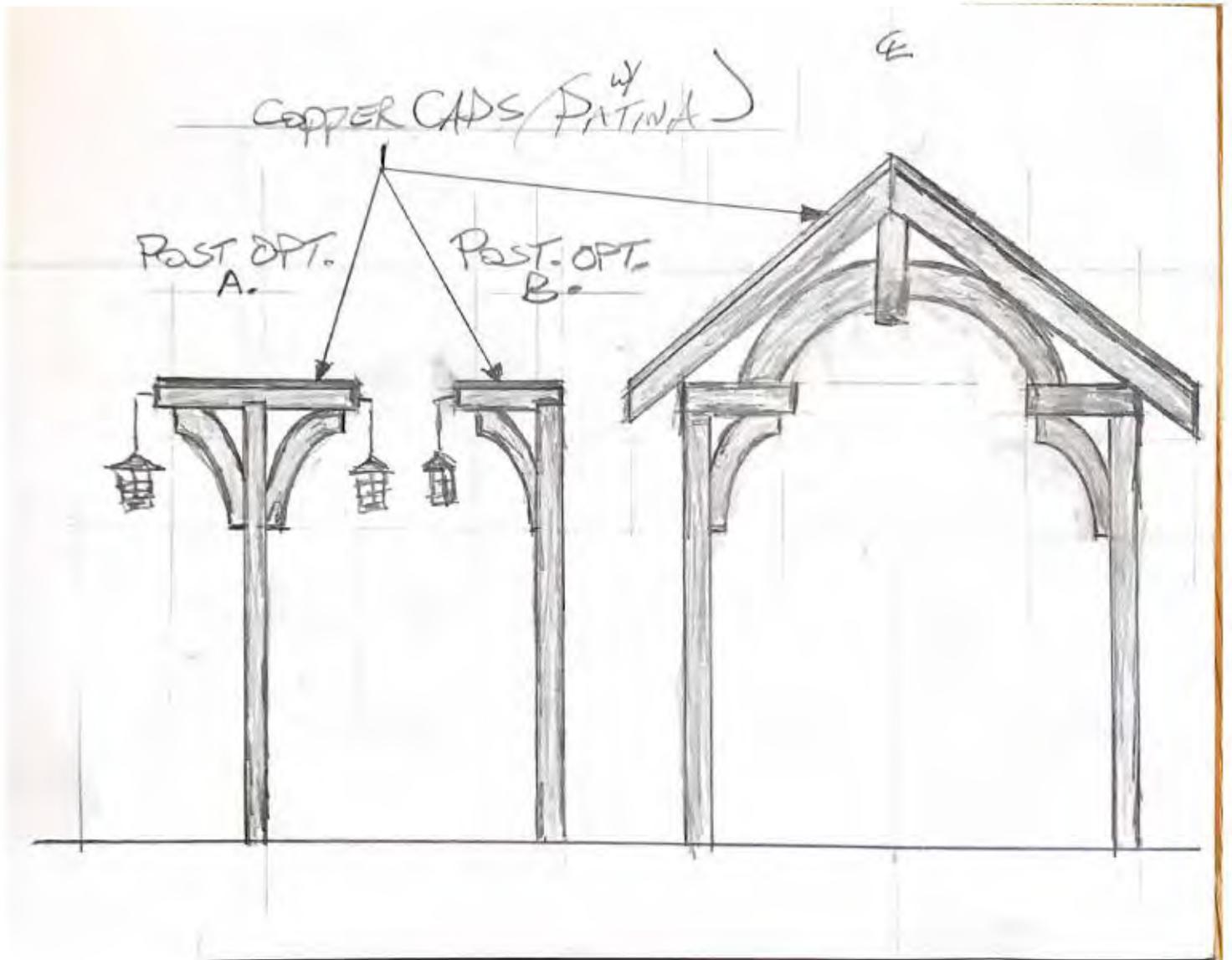
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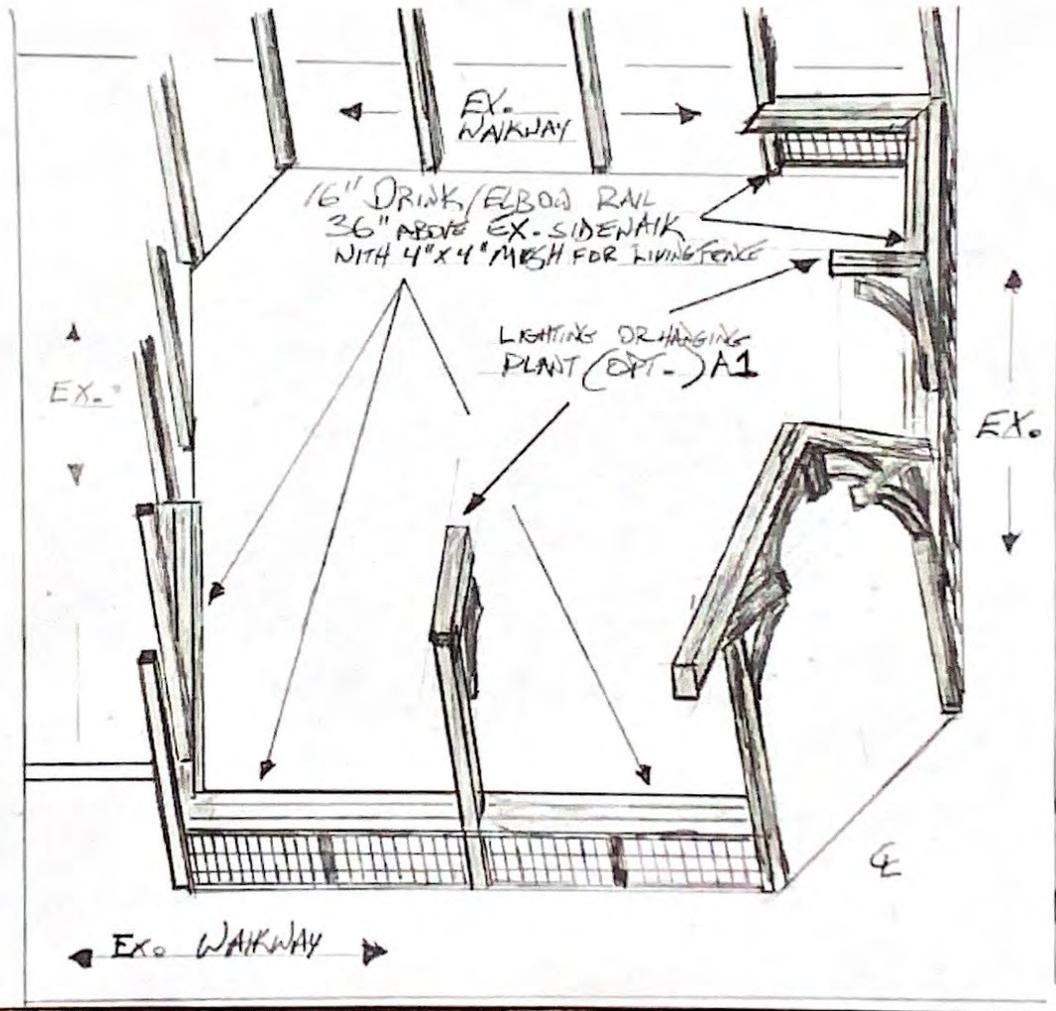
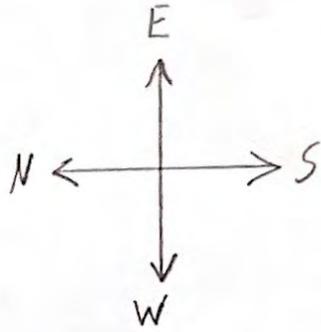
RAIN
BAGELS

Rain N' Bagels
Open Daily
until 3pm
Coffee
Breakfast
Lunch
Soup + Salad
MORE

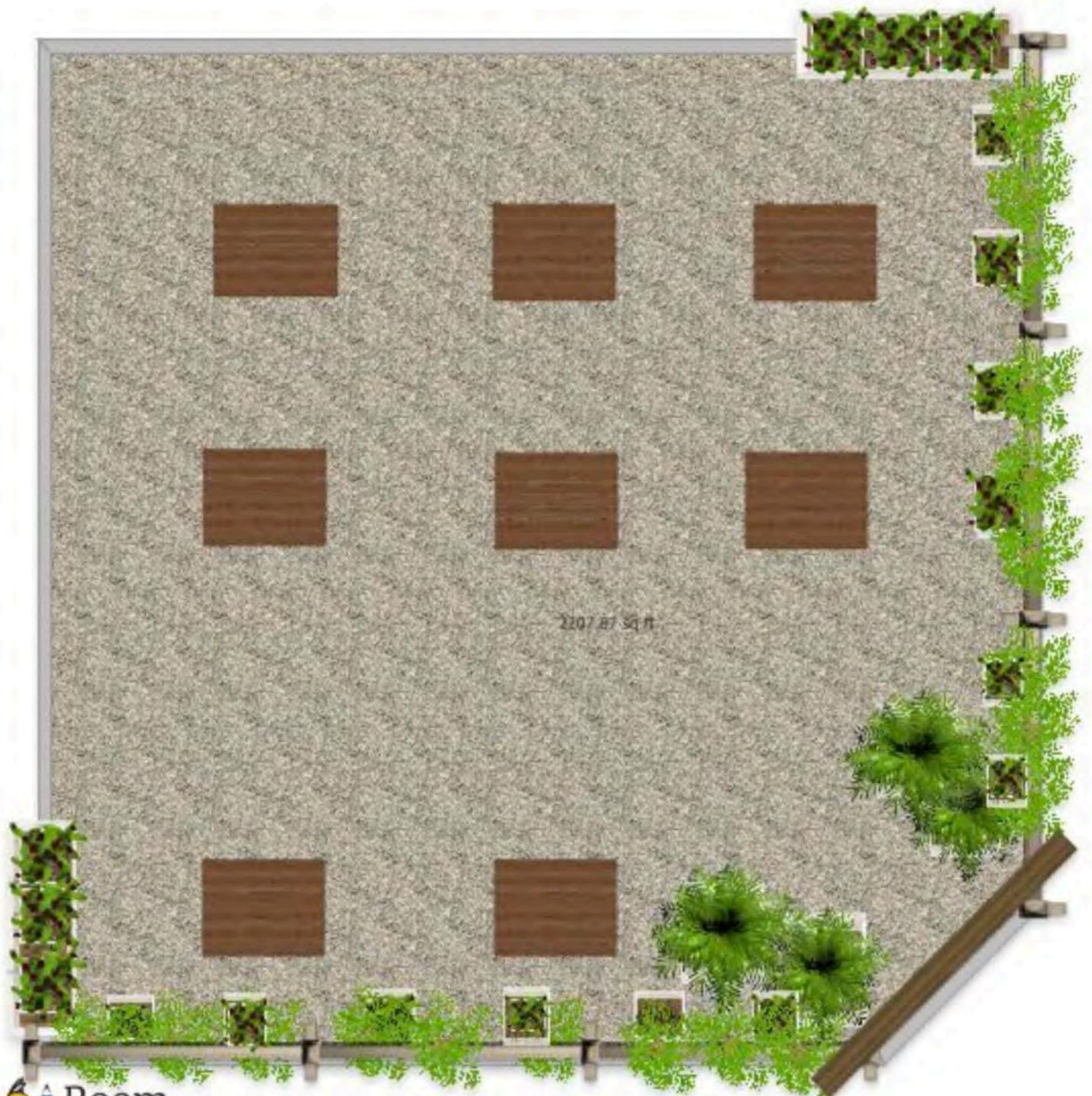








← Scott St →







STAFF REPORT: 907 Duke Street – Final Approval

DATE: April 10, 2024

GENERAL INFORMATION		
Applicant:	Jerome Jenkins	
Site Location/Address:	907 Duke Street; R120-004-000-0408-000	
Applicant's Request:	The applicant is requesting final approval for a new asphalt shingle roof over a portion of a contributing structure	
Current Zoning:	T4-HN	
Contributing Structure:	Yes, Contributing Structure	
ZONING DISTRICT INFORMATION		
	<u>T4-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: T4-HN	Historic Homes	N/A
South: T4-HN	Historic Homes	N/A
East: T4-HN	Historic Homes	N/A
West: T4-HN	Historic Home	N/A

Background: The Applicant is requesting final approval to replace an existing metal roof with an asphalt shingle roof. The applicant inherited the property recently from his mother, and the need to repair the roof in the main portion of the home which is made up of a metal roof, was identified. The rear addition of the home, and the front porch both have asphalt roofs, while the main house has an older metal roof. The Applicant received a quote and is asking for approval for asphalt roof, as it is much more economical than repairing the existing metal roof. Staff notes, that economic reasons should not be considered when issuing COA's.

Beaufort Preservation Manual:

The Preservation Manual supports the repair of the metal roof and does not support asphalt roofing.

“Retain and repair historic roofing material in-kind, whether original to the building or not, to visually match the existing roof.”

The Manual does not recommend asphalt roof shingles:

“Asphalt or fiberglass shingles are not recommended for existing historic buildings. When used for new or existing construction, they should be monochromatic, so as to lessen their visual impact.

Staff Analysis:

Staff reviewed the application and views the replacement of the rear addition and front porch as in-kind asphalt shingle replacements.

The main roof is a metal standing seam roof, likely terne metal, and is a character defining feature of the home. Replacement of metal standing seam roofs on contributing structures with asphalt shingle roofs is inappropriate in the historic district. The metal standing seam roof should be replaced with a metal standing seam roof matching the existing roof panels, profiles, colors, and terminations as closely as possible.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends denial of the asphalt replacement roof on the main body of the house.



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: 3/26 Application #: 26752 Zoning District: T4-HN
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: David & Floyd, Inc. (Michael V. Horton, PE, CFM, LEED-AP)
Applicant Address: 1940 Algonquin Road, Suite 301, Charleston, SC 29405
Applicant E-mail: mhorton@davisfloyd.com Applicant Phone Number: 843-209-0275

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): City of Beaufort (Neal Pugliese, Carrie Gorsuch & John Suavé)

Owner Address: 1911 Boundary Street, Beaufort, SC 29902

Project Name: King Street Drainage Improvements

Property Address: 410 King Street

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0744 0000; R120 004 000 0747 0000

Date Submitted: 3.26.24

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

Applicant's Signature: Date: 3.26.24
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: 907 Duke Street Roof

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

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

I am wanting to replace my metal roof. I have hired a roofing contractor, Corey Lane.
Contractor's Email: coreylanier@bc-serv.com

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

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)

ESTIMATE

BC Roofing & Handyman Services
 10 Sams Point Way,
 Unit B1 PMB 141
 Beaufort, SC 29907
 (843) 321-8185

Sales Representative
 Corey Lanier
 (843) 321-8185
 coreylanier@bc-serv.com



Jerry Jenkins
 907 Duke St
 Beaufort, SC 29902

Estimate #	1638
Date	4/1/2024

Item	Description	Amount
Standing Seam Metal Estimate	Standing Seam Metal Roof SS Metal Roof 1. To obtain all county permits as required to complete the job. 2. To provide all set-ups, safety equipment and manpower needed to complete the project in a timely manner. 3. Protect all, decks, shrubs and landscaping with tarps prior to removing old roof. 4. Tear-off existing roofing and properly dispose of it In a dump provided by BC Services 5. We will inspect wood decking after old roofing is removed. If any rotten or damaged wood decking is found, it will be removed and replaced before installing the new roof. 6. Install High Temperature underlayment per manufacturer's written specifications. 7. Install new metal flashings and valley metal. *includes removal of siding and reinstalling to properly install flashing. 8. Furnish and install 24 gage SS Metal Roofing per manufacturer's written specifications. 9. Install pipe vent boot flashings per manufacturer's written specifications. 10. Install Ridge Cap on all ridges 11. Furnish and install eave drip 12. All work to be done in a neat and professional manner; job site to be cleaned on a daily basis. BC SERVICES PROVIDES A 5 YEAR LABOR WARRANTY	\$23,088.00
Flat Roof	Remove existing flat roof. Replace damaged plywood. Install rolled roof material to match roof shingles.	\$4,300.00
Roof decking repair		\$900.00

Any job over \$1000 requires 50% down payment, 50% Upon completion. Includes all labor, material, and supplies.
 If paying per credit card there will be a 3.5% fee added to the total of this invoice.
 Looking forward to doing business together. Please contact me with any questions 843-321-8185.
 Estimates are good for 30 days.

This is an Estimate of time and materials (cost plus 30%).

Thank you
 Corey Lanier
 BC Roofing and Handyman Services

Sub Total	\$28,288.00
Total	\$28,288.00

SPECIAL INSTRUCTIONS

ESTIMATE

BC Roofing & Handyman Services
 10 Sams Point Way,
 Unit B1 PMB 141
 Beaufort, SC 29907
 (843) 321-8185

Sales Representative
 Corey Lanier
 (843) 321-8185
 coreylanier@bc-serv.com



Jerry Jenkins
 907 Duke St
 Beaufort, SC 29902

Estimate #	1638
Date	4/1/2024

Item	Description	Amount
Standing Seam Metal Estimate	Standing Seam Metal Roof SS Metal Roof 1. To obtain all county permits as required to complete the job. 2. To provide all set-ups, safety equipment and manpower needed to complete the project in a timely manner. 3. Protect all, decks, shrubs and landscaping with tarps prior to removing old roof. 4. Tear-off existing roofing and properly dispose of it In a dump provided by BC Services 5. We will inspect wood decking after old roofing is removed. If any rotten or damaged wood decking is found, it will be removed and replaced before installing the new roof. 6. Install High Temperature underlayment per manufacturer's written specifications. 7. Install new metal flashings and valley metal. *includes removal of siding and reinstalling to properly install flashing. 8. Furnish and install 24 gage SS Metal Roofing per manufacturer's written specifications. 9. Install pipe vent boot flashings per manufacturer's written specifications. 10. Install Ridge Cap on all ridges 11. Furnish and install eave drip 12. All work to be done in a neat and professional manner; job site to be cleaned on a daily basis. BC SERVICES PROVIDES A 5 YEAR LABOR WARRANTY	\$23,088.00
Flat Roof	Remove existing flat roof. Replace damaged plywood. Install rolled roof material to match roof shingles.	\$4,300.00
Roof decking repair		\$900.00

Any job over \$1000 requires 50% down payment, 50% Upon completion. Includes all labor, material, and supplies.
 If paying per credit card there will be a 3.5% fee added to the total of this invoice.
 Looking forward to doing business together. Please contact me with any questions 843-321-8185.
 Estimates are good for 30 days.

This is an Estimate of time and materials (cost plus 30%).

Thank you
 Corey Lanier
 BC Roofing and Handyman Services

Sub Total	\$28,288.00
Total	\$28,288.00

SPECIAL INSTRUCTIONS

Home_Inspectio...



rooming

1) Comment 2:



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

907 Duke Street, Beaufort, SC 29902

(Report Summary continued)



Figure 2-5



Figure 2-6



Figure 2-7



Figure 2-8





CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

Date: April 4, 2024

From: Curt Freese, Community Development Director

To: Historic Design Review Board

ISSUE: Pritchard Island Research Living Shores Placards

Background:

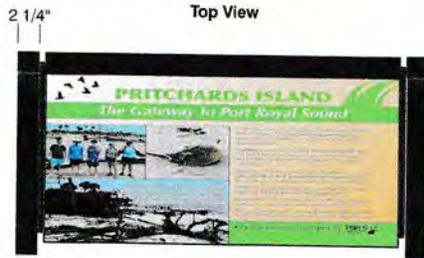
The Pritchard Island Research Living Shores (PIRLS) is proposing to install interpretive placards at the waterfront park. The four aluminum signs proposed are ~52” high and ~36” wide. The signs provide information on Pritchard’s Island, the unique Salt Marsh of Beaufort, Port Royal sound, and a sign with quote from Pat Conroy.

City Staff met with PIRLS and walked the Henry Chambers waterfront park for the best location of the signage. A location near the marina was chosen, for the following reasons:

- 1) The foot traffic that is around the location, with people waiting for tours, etc.
- 2) The lack of any improvements at this location to engage and attract the public.
- 3) Available space in this area to erect the signage without creating issues for programming or maintenance of the park.

Should the HDRB approve the signage and its location, the request will then be forwarded to City Council for formal approval of the improvements in a City Park.

RECOMMENDATION: Approve the signage and the location.



Top View



Side A

• **Sign System: HED-300 Bent Back Flush Face**

- (2) .080" Aluminum Panel: (H) 24" x (L) 36"

• **Paint:**

- Standard Black - Frame, Panels, Posts, Caps

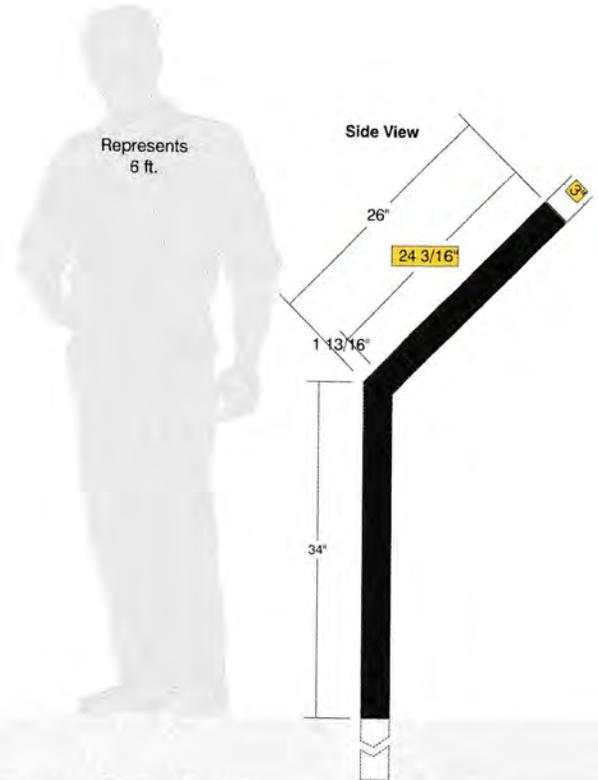
• **Vinyl:**

- Inkjet Print Customer Supplied Artwork on White Vinyl

• **Double Post Mount**

- (2) Total Post Size: 2 1/4" x 3" x (L) 90" with Caps
- Top Post Size: 2 1/4" x 3" x (L) 26"
- Bottom Post Size: 2 1/4" x 3" x (L) 64"
- (4) 3/16" Aluminum Internal Gussets

***See Page 2 for Artwork**



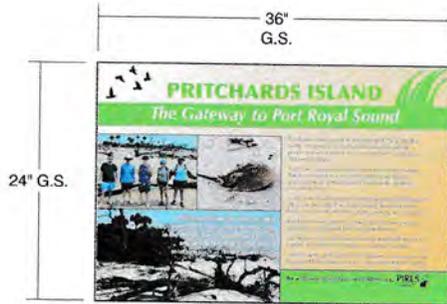
Represents 6 ft.

Side View

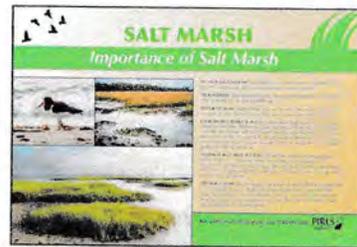
Date 2.20.24	DWG# 44334-AG	Scale: 1"=1'	Customer AlphaGraphics	Mounting SF/DF	Double Bent Back Single Face	Quote # 343691	Rev. A Changed Color to Black	2.20.24-WVT
Quantity 4			Location 1012 Boundary Street Beaufort, SC 29902	Illuminated NO	UL	Sales Rep. Steve Main		
Page 1 of 2			System HED-300 FF (Bent Back)	Voltage N/A	Amp N/A	Illustrator: Wesley v.		
				ADA No		Reviewed By: WVT-3.20.24		

*Due to the ADA/ANSI's wide interpretation and other factors that may exist, we cannot affirm compliance in all situations and is hereby removed from responsibility regarding these issues.

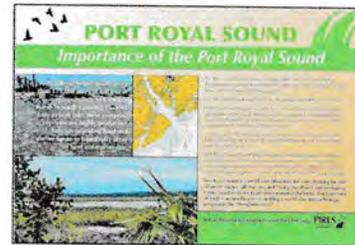
Layflat Artwork



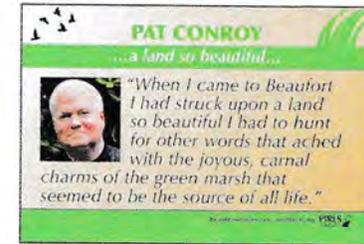
Sign 1
Qty: 1



Sign 2
Qty: 1



Sign 3
Qty: 1



Sign 4
Qty: 1

Date 2.20.24	DWG# 44334-AG	Scale: 1"=1'	Customer AlphaGraphics	Mounting SF/DF	Double Bent Back Single Face	Quote # 343691	Rev. A Changed Color to Black	2.20.24-WVT
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*Due to the ADA/ANSI's wide interpretation and other factors that may exist, we cannot affirm compliance in all situations and is hereby removed from responsibility regarding these issues.

PORT ROYAL SOUND
Importance of the Port Royal Sound

Port Royal Sound is a unique and important natural resource. It is a shallow, protected harbor that provides a safe haven for the many boats that call it home. The Sound is also a vital part of the local economy, providing a source of income for the many businesses that rely on it. The Sound is also a beautiful area, with its clear water and lush greenery. It is a place where you can enjoy the outdoors and relax. The Sound is a treasure that we must all cherish and protect.

For additional information, visit PIRLS.org

PAT CONROY
...a land so beautiful...



"When I came to Beaufort I had struck upon a land so beautiful I had to hunt for other words that ached with the joyous, carnal charms of the green marsh that seemed to be the source of all life."

For additional information, visit PIRLS.org



SALT MARSH
Importance of Salt Marsh

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PRITCHARDS ISLAND
The Gateway to Port Royal Sound



Pritchards Island is a gift of philanthropist Philip Rhoads to the University of South Carolina Beaufort, with Rhoads' vision and construction.

A pristine coastal barrier island, Pritchards beckons the Port Royal Sound and sea a connection from nature and provides an exceptional environment for students.

1,600 acres of isolated, surrounded by beaches and salt marsh offers the study of sea birds nesting, marine life, coral reefs, and a variety of marine plants, animals, and invertebrates.

Pritchards Island provides an ideal environment for both research and education.

Pritchards Island provides an ideal environment for both research and education. The University of South Carolina Beaufort is honored on the legacy of Philip Rhoads and the vision of the Rhoads.

For additional information, visit PRLS.org.

