



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD
Wednesday, June 8, 2022, 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/81115798888?pwd=b3RKdSs2ZVg5Mno0OEt3UmxYd0VXZz09>

Password: 778566

Meeting ID: 811 1579 8888

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. May 11, 2022 Meeting Minutes

III. Applications:

A. 601 Charles Street, PIN R120 004 000 0609 0000, Alterations and Additions
Applicant: Steve Andrews, Engineer (22-34 HRB.1)

The applicant is requesting final approval for addition of shade sails to a playground at 601 Charles Street.

B. 507 Hamilton Street, PIN R120 004 000 0751 0000, Alterations
Applicant: Ellen Gifford, Homeowner (22-26 HRB.1)

The applicant is requesting final approval for alterations to a single-family residence at 507 Hamilton Street.

C. 711 Duke Street, PIN R120 004 000 0427 0000, Alterations
Applicant: George Reynolds, Homeowner (22-31 HRB.1)

The applicant is requesting final approval for alterations to a single-family residence at 711 Duke Street.

HRB Meeting Agenda
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- D. 313 Hancock Street, PIN R120 004 000 0569, Alterations**
Applicant: Bill Chambers, Architect (22-25 HRB.1)

The applicant is requesting conceptual approval for alterations to a single-family residence at 313 Hancock Street.

- E. 1705 Duke Street, PIN R120 003 000 0131 0000, New Construction**
Applicant: Wendell Varnes, Homeowner (22-29 HRB.1)

The applicant is requesting final approval for new construction of a single-family residence.

IV. Discussion

V. Adjournment



Historic District Review Board Meeting Minutes – May 11, 2022

CALL TO ORDER

00:02:10

A meeting of the Historic District Review Board was held in-person on May 11, 2022 at 2:00 pm.

ATTENDEES

Members in attendance: Jeremiah Smith (Chairman), Mike Sutton (Vice-Chair), Stacy Applegate (Secretary), Maxine Lutz, and Michelle Prentice.

Staff in attendance: Jeremy Tate (Meadors Architecture)

REVIEW OF MINUTES

00:03:38

Motion: Mr. Sutton made a motion to approve the April 13 meeting minutes, with correction of a graphical error on the last page on the type of metal proposed for the roof of 1707 Duke Street. Staff to remove the word aluminum from [this section] to be more appropriate; seconded by Ms. Applegate. The motion passed unanimously.

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

APPLICATIONS

Mr. Smith recused himself from the board, Mr. Sutton acts as chairman.

- A. **1106 Craven Street, PIN R120 004 0000 845A 0000**, New Construction
Applicant: Cooter Ramsey, Allison Ramsey Architects, Inc. (22-19 HRB.1)

00:04:26

The applicant is requesting Conceptual Approval for new construction of a two-unit dwelling at 1106 Craven Street.

Motion (1:13:29): Mr. Sutton made a motion to defer this application and have the applicant restudy the staff's recommendation to include the pushback of the parapet wall, the color and material choice of the building, the fenestration related to windows and doors, the rooftop application, and anything related to reducing scale would be highly recommended.; Ms. Prentice seconded. The motion passed unanimously (4-0)

Mr. Smith rejoins the board, acting as chairman.

- B. 313 Hancock Street, PIN R120 004 000 0720 0000, Alterations **1:14:44****
Applicant: Bill Chambers, Architect (22-22 HRB.1)
- The applicant is requesting Final Approval for alterations to a single-family residence at 313 Hancock Street.
- Motion (1:28:51):** Mr. Sutton made a motion to approve the paint colors as presented; seconded by Ms. Applegate. The motion passed unanimously (5-0).
- Motion (1:29:26):** Ms. Prentice made a motion to defer the shutters until after cutsheets, samples, and hardware are provided. The motion passed unanimously (5-0)
- C. 708 Hamilton Street, PIN R120 004 000 0720 0000, Alterations **1:29:54****
Applicant: David Evans, Homeowner (22-24 HRB.1)
- The Applicant is requesting Final Approval for adding a fence to a single-family residence at 708 King Street.
- Motion (1:33:11):** Mr. Sutton made a motion for approval as submitted, seconded by Ms. Prentice. The motion passed unanimously (5-0)
- D. 902 Washington Street, PIN R120 004 000 0403 0000, Alterations **1:34:44****
Applicant: Jane Frederick, FAIA, Architect (22-23 HRB.1)
- The applicant is requesting Final Approval for alterations to a single-family residence at 902 Washington Street.
- Motion (1:48:49):** Mr. Sutton made a motion to approve as submitted with the front door to be painted the trim color, seconded by Ms. Applegate. The motion passed unanimously (5-0)
- E. 1707 Duke Street, PIN R120 003 000 0131 0000, New Construction **1:50:25****
Applicant: Karen Sullenger (22-16 HRB.2)
- The applicant is requesting final approval for new construction of a single-family residence.
- Motion 1 (2:34:37):** Mr. Sutton made a motion to approve window styles as submitted in this application, seconded by Mr. Smith. The motion failed (2-3) with Ms. Prentice, Ms. Applegate, and Ms. Lutz opposed.
- Motion 2 (2:36:47):** Ms. Applegate made a motion to approve as submitted in the preliminary approval for left side elevation, except that the dormer window will match the kitchen window, seconded by Ms. Lutz. The motion passed (3-2) with Mr. Sutton and Mr. Smith opposed.
- Motion 3 (2:39:00)** Ms. Lutz made a motion to accept Staff's Condition 2, seconded by Ms. Prentice. The motion failed (3 – 2), with Mr. Sutton, Mr. Smith, and Ms. Applegate opposed.
- Motion 4 (2:40:31):** Mr Sutton made a motion to accept the front window placement as submitted, pertaining to Staff Condition 2, seconded by Mr. Smith. The motion passed (3-2), with Ms. Lutz and Ms. Prentice opposed.
- Motion 5 (2:41:46)** Mr. Sutton made a motion to support Staff recommendations on items 6-

13, seconded by Mr. Smith. The motion passed (4-1), with Ms. Lutz opposed.

Motion (2:43:57): Mr. Smith made a motion to strike [Staff Conditions] 1-5, seconded by Mr. Sutton. The motion passed unanimously (5-0).

DISCUSSION

2:48:22

The Board discussed scheduling for the May and June work sessions. All discussion was general, and no decisions were made.

ADJOURNMENT

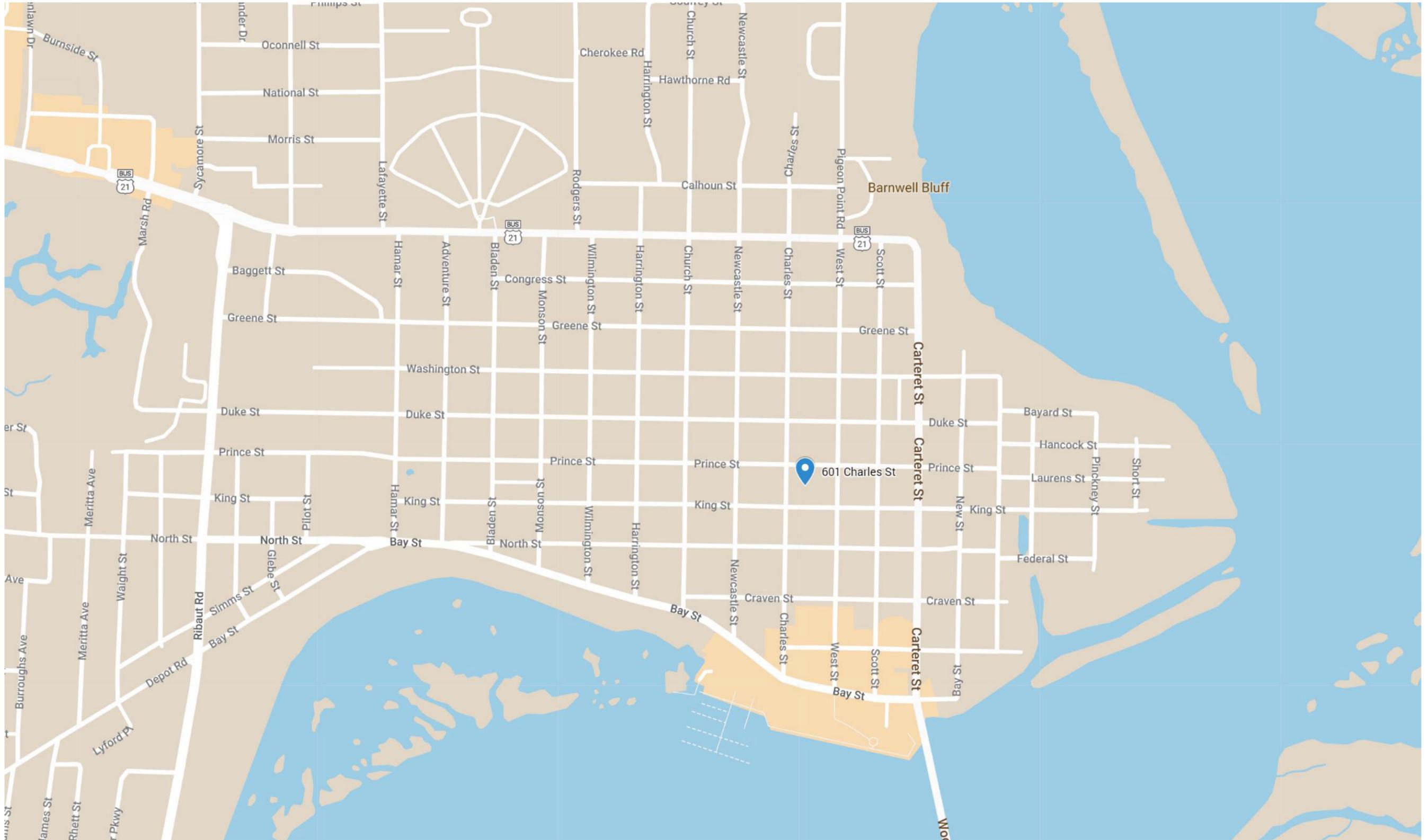
2:55:51

Motion: Ms. Applegate made a motion for adjournment at 4:55pm, Mr. Smith seconded. The motion passed unanimously.

DRAFT

CITY STAFF INTRODUCTION

601 CHARLES STREET



PROJECT LOCATION- 601 CHARLES STREET

APPLICANT PRESENTATION

601 CHARLES STREET











STOP

135





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

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

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

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

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: _____

Applicant Address: _____

Applicant E-mail: _____ Applicant Phone Number: _____

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: _____

Property Address: _____

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

Date Submitted: _____

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

Applicant's Signature: Steve Andrews Date: _____

Owner's Signature: Steve Andrews Date: _____

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

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

Submission Requirements for Change After Certification

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

Change After Certification:

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

Submission Requirements for Demolition or Relocation

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

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

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



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

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



WASHINGTON ST PARK PERIMETER CRAP MYRTLES FROM NEW CASTLE ST LOOKING EAST



WASHINGTON ST PARK PERIMETER CRAP MYRTLES LOOKING SOUTH ALONG NEWCASTLE ST

NOTES:
 Zoning: T4-N
 S/B: Side +Rear = 5'
 2.4 District Development Standards
 c. Accessory Building

PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

THE DESIGNS AND IDEAS PRESENTED IN THESE DRAWINGS ARE THE COPYRIGHTED PROPERTY OF ANDREWS ENGINEERING CO., INC. THE USE OR REPRODUCTION OF THESE PLANS OR THEIR CONTENT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.



2712 Bull Street Suite A
 Beaufort, SC 29902
 843.379.2222
 Fax: 843.379.2223

Andrews Engineering & Surveying

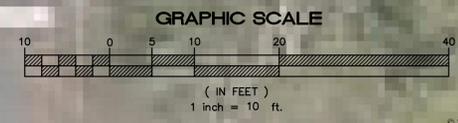
Baptist Church of Beaufort
 Child Enrichment Center
 King St.
 Beaufort County, SC

Site Plan
 With
 Setbacks

Date Drawn: 05/23/2022
 Last Revised: 05/23/2022
 Drawn By: Cad Tech
 Engineer: Engineer

SHEET #:
1

JOB: 170031





Proposed trees at King Street



ALLISON RAMSEY
Architects Inc. creating sustainable timeless design

www.allisonramseyarchitect.com



Proposed Trees at West Street



ALLISON RAMSEY
Architects Inc. creating sustainable timeless design

www.allisonramseyarchitect.com



Street Elevation at King Street



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Street Elevation at West Street



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Holy Trinity Playground on Charles Street



Washington Street Playground



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Architects Inc. creating sustainable timeless design

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King Street towards Charles Street



King Street/West Street





Across Street on King Street



Across Street on West Street



APPENDIX A

601 CHARLES STREET FILES



Carolina Shade Sails
Partner with Apollo Sunguard Systems
Phone: 336-392-8602

TECHNICAL SPECIFICATIONS 2021

PRE-ENGINEERED SHADE STRUCTURES

1. DESIGN/PERFORMANCE REQUIREMENTS

- A. Design members to withstand wind loads in accordance with current applied version of ASCE/SEI 7-16, 2018 International Building Code (IBC), ASCE-55-16 Tensile Membrane Structures and applicable local, state, county, and city codes.
- B. Design of structures for winds up to 186 mph with the cover off and 115 mph with the cover on. Wind load design based on specific geolocation and exposure as depicted per chapter 16 in current applied version of the International Building Code (IBC),
- C. Design foundations in accordance with ACI and applicable code and good construction practices for the specific structure and site conditions.
- D. Cooperate with regulatory agency or authority and provide data as requested authority having jurisdiction.
- E. Design covers for easy removal and replacement.
- F. Design covers for a maximum 5 lbs. snow load (where applicable).
- G. Design covers for a maximum 5 lbs. live load as per awnings and canopies.

2. FRAMING MATERIALS

- A. American Institute of Steel Construction (AISC) or American Iron and Steel Institute (AISI) specifications.
- B. Allied Tube and Conduit tubing conforming to ASTM A500, galvanized or treated with

Allied's three step Flo-Coat Process.

- C. Structural Steel Cold formed HSS ASTM 500 GRADE C unless otherwise noted.
- D. Structural Steel Members: Steel Plates ASTM A36, A50 or A572.
- E. ASTM A-123 – Standard Specifications for Zinc (Hot-Dipped Galvanized) Coatings on Iron and Steel Products.
- F. Bolts, Nuts, and Washers: ASTM A325 Galvanized and A316 stainless steel. All Stainless Steel bolts shall comply with ASTM F-593, Alloy Group 1 or 2. All nuts shall comply with ASTM F-594 Alloy Group 1 or 2.

3. REINFORCED CONCRETE

- A. Concrete work shall be executed in accordance with the latest edition of the American Concrete Institute Building Code. Concrete specifications shall be as follows:
 - i. 28 day strength: minimum 2500 psi
 - ii. Slump: 3-5
 - iii. Portland cement shall conform to C-150
 - iv. Aggregate shall conform to ASTM C-33
- B. All reinforcement steel shall conform to ASTM A-615 Grade 60.
- C. All anchor bolts set in new concrete (when applicable) shall comply with ASTM F-1554 Grade 36 or 55 (galvanized).
- D. All non-shrink, non-metallic grout shall have a minimum 28 days compressive strength of 4000 psi, and shall comply with the requirements of ASTM C109 when applicable.

4. FABRICATION

- A. Steel Components: Fabrication of steel components shall be in accordance with guidelines set forth in the AISC steel design manual and the AWS code of structural welding.
- B. Welds: All shop welds shall be executed in accordance with the latest edition of the American Welding Society (AWS) D1.1 specifications. All welds shall be continuous where length is not given. All welds shall develop the full strength of the weaker member. All welds shall be made using E70XX Low Hydrogen.
 - i. All welds shall be in accordance with manufacturers design and performed prior to shipping. No welding shall be performed in the field.
 - ii. Grind all corners and sharp edges.

- iii. Steel will require abrasive blasting and primer before polyester powder paint
- C. Powder Coating: All steel shall be painted with one shop coat polyester powder painted to a minimum thickness of 3.5 - 4 mils.
- i. Pencil hardness (ASTM D-3363)
 - ii. Humidity (ASTM D-2247)
 - iii. Solvent Resistance (PCI Test Method)
- D. Frame Colors: Colors as selected from the manufacturer's standard selections.

5. WARRANTY

- A. Apollo Sunguard Systems, Inc. provides a 20-year non-prorated warranty for all steel frame work against all structural failure due to corrosion, deterioration, or workmanship.
- B. Apollo Sunguard Systems, Inc. provides a limited 15-year non-prorated warranty for all polyethylene covers against deterioration, rot, or faulty workmanship including seam failure.

6. SHADE FABRIC MATERIALS

- A. Apollo SUNGUARD SHADE CLOTH®: High density polyethylene fabric with ultraviolet blocking additives.
- B. Fabric is knitted providing stability and fraying resistance when cut. Fabric is fabricated with monofilament and tape construction for additional stability.
- C. Apollo SUNGUARD SHADE CLOTH® - Z25:
- i. Fabric Mass: 200gsm
 - ii. Tear Strength
 - a. Warp 100 kg 220lbs
 - b. Weft 210 kg 462lbs
 - c. Bursting Pressure 2600 kPa
 - d. Bursting Force 1200 N
- D. Apollo SUNGUARD SHADE CLOTH® - C95:
- i. Fabric Mass: 340gsm
 - ii. Tear Strength
 - a. Warp 635 N/50mm
 - b. Weft 2494 N/50mm
 - c. Bursting Pressure 3500 kPa
 - d. Bursting Force 2146 N

E. Apollo SUNGUARD SHADE CLOTH® - EX32:

- i. Fabric Mass: 310gsm
- ii. Tear Strength
 - a. Warp 450 N
 - b. Weft 1721 N
 - c. Bursting Pressure 3400 kPa
 - d. Bursting Force 1970N

F. Apollo SUNGUARD SHADE CLOTH® - MONO:

- i. Fabric Mass: 370gsm
- ii. Tear Strength
 - a. Warp 1433 N/50mm
 - b. Weft 2210 N/50mm
 - c. Bursting Pressure 4750 kPa
 - d. Bursting Force 3011 N

G. Apollo SUNGUARD SHADE CLOTH® - DRI-Z:

- i. Fabric Mass: 280gsm
- ii. Tear Strength
 - a. Warp 616 N
 - b. Weft 1143 N
 - c. Bursting Pressure 2400 kPa
 - d. Bursting Force 1200 N

H. Apollo SUNGUARD SHADE CLOTH® - DUAL:

- i. Fabric Mass: 350gsm
- ii. Tear Strength
 - a. Warp 265 lbf
 - b. Weft 321 lbf
 - c. Bursting Pressure 461 lbf

I. Apollo SUNGUARD SHADE CLOTH® - HEAVY:

- i. Fabric Mass: 430gsm
- ii. Tear Strength
 - a. Warp 370 LBF
 - b. Weft 412 LBF
 - c. Bursting Pressure 416 LBF

J. Fabric Corners & Hemmed Edges: Fabric cover fabricated with PTFE coated UV resistant thread. Fabric connection points & cable exit points to be triple reinforced and heat sealed with vinyl interfacing inserted and sewn between layers of reinforcement. Fabric shall be pre-stressed prior to fabrication.

- i. W. L. Gore Tenara
- ii. Solar Fix

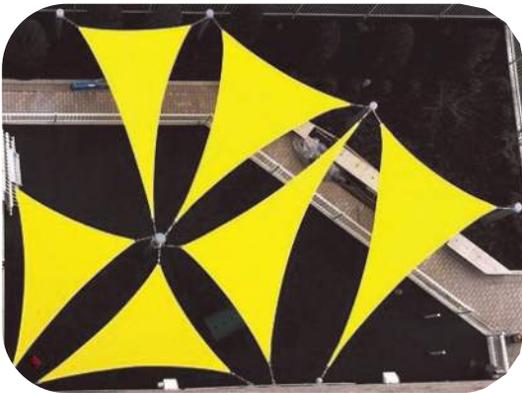
Shade sail corners shall be reinforced with custom 316 stainless steel keder plates with dual tension control, for fabric and edge cable, for warp and weft control at stress point connection. "One point" quick release and removal. No special tool required, for removal

for QRS - Quick Release System™

- K. Fire Rating:
 - i. ASTM E 84: Class 1, Flame Spread 15, Smoke Developed 15
 - ii. NFPA 701 Test Method 2 test
 - iii. FFPC Florida Fire Prevention Code
 - iv. Specific fabric type meets California State Fire Marshall Requirements, Section 13115 of California Health & Safety Code. Limited fabrics available. Inquire for available selection.
- L. Shade Percentage: 60 percent to 95 percent (varies by fabric color).
- M. UVB Block: 83 percent to 96 percent (varies by fabric color).
- N. Colors: Color as selected from the manufacturer's standard selections.

7. CABLE FASTENING AND TENSIONING MATERIALS

- A. Fastening and Tensioning System: Quick & Easy Turnbuckle Tensioning System on all PlayTower & cantilever style system shade.
- B. QRS - Quick Release System™ Our innovative shade structures are uniquely designed with the QRS - Quick Release System™ to remove the fabric covers easily. No special tools are required. You just loosen the turnbuckles with a standard wrench and you're done! This is the easiest and most practical release system in the shade structure industry.
 - i. Turnbuckles: Premium Closed Body & open body
 - ii. Wire Rope shall conform to AISI Steel Cable Manual requirements with a Class A galvanized coating or approved substitute. ASTM A603. Cable shall be IWRC improved plow steel. Aircraft Grade 7x19 core wire rope.
 - iii. Normal diameters used: $\emptyset 1/4"$, $\emptyset 3/16"$, $\emptyset 3/8"$ & $\emptyset 5/16"$ $\emptyset 1/2"$
 - iv. Construction: 7X19
 - v. Surface: galvanized
 - vi. Core: JWS
 - vii. Stainless steel when specified.



Features & Benefits

- ☀️ Sunguard Shade Cloth® provides up to 96% UV protection
- ☀️ Breathable shade cloth lowers ambient temperatures up to 20 degrees
- ☀️ Fade, rot and mildew resistant
- ☀️ Engineered to meet International Building Codes
- ☀️ Wind rating up to 115 mph with cover; 185 mph without cover (*note: covers must be removed when winds are forecasted greater than 90 mph*)
- ☀️ 80% water repellent (*note: waterproof fabric is available in limited colors*)
- ☀️ Holds up to 5 lbs. snow load, 10 lbs. live load
- ☀️ Huge steel and fabric color selection
- ☀️ In-House Engineering and Design Department
- ☀️ Hot dip galvanizing available for marine environments
- ☀️ All structures have a powder coat finish

Applications

Limitless applications depending on customer design needs

Why Choose Carolina Shade Sails?

- ☀️ **Fabric:** Sunguard Shade Cloth® is strong, vibrant, and durable. The high-density polyethylene fabric with UV additives is Raschel knitted to ensure stability and a consistent shade pattern.
- ☀️ **Thread:** PTFE (polymer) thread used for stitching is guaranteed not to rot due to UV exposure or other environmental causes.
- ☀️ **Corners:** Reinforced, heat-sealed with vinyl interfacing sewn between layers.
- ☀️ **Cable & Fasteners:** Tensioning cable is galvanized steel; fasteners are commercial grade stainless steel.
- ☀️ **Modular Design:** Structures are designed to be interconnected to form infinite lengths of shade.
- ☀️ **Quick & Easy Cover Removal:** No special tools required. Just loosen the turnbuckles or u-clamps with a standard wrench and you're done!

STRONGEST NON-PRORATED WARRANTY!

15 Years Fabric & 20 Years Steel

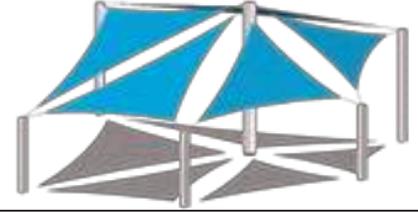
Minimum Length

Maximum Length

Shade Sails

10'

40'



3 or 4 posts

Custom sizes and heights available upon request. Multiple post combinations possible. Posts can be interconnected to form unique shade patterns.



Installation

- ☼ All structures must be installed per factory specification. Hardware provided includes stainless steel bolts, galvanized cable, turnbuckles and cable clamps. Apollo Sunguard does not supply anchor bolts.
- ☼ Direct embedment. Rebar required.
- ☼ Footing requirements vary according to structure size.
- ☼ Cannot be surface mounted on existing concrete slab.

Fire Safety

All of our fabric passes the ASTM E-84 fire rating test as well as the NFPA 255 and NFPA-701, and is rated a Class 1 Material.

Available in 19 Vibrant Colors!

Black Shade: 95% UV Block: 96%	Rain Forest Green Shade: 89% UV Block: 96%	Laguna Blue Shade: 92% UV Block: 96%	Olive Shade: 89% UV Block: 95%	Sunflower Yellow Shade: 70% UV Block: 94%	Silver Shade: 88% UV Block: 93%
--------------------------------------	--	--	--------------------------------------	---	---------------------------------------

Royal Blue Shade: 86% UV Block: 94%	Cappuccino Shade: 92% UV Block: 94%	Atomic Orange Shade: 83% UV Block: 93%	Purple Shade: 83% UV Block: 91%	Navy Blue Shade: 90% UV Block: 94%	Acacia Shade: 80% UV Block: 95%	Two Tone Blue Shade: 75% UV Block: 83%
---	---	--	---------------------------------------	--	---------------------------------------	--

Terra Cotta Shade: 84% UV Block: 90%	Blue/White Striped Shade: 60% UV Block: 87%	Turquoise Shade: 83% UV Block: 92%	Red Shade: 91% UV Block: 92%	Desert Sand Shade: 80% UV Block: 92%	Lime Green Shade: 84% UV Block: 92%
--	---	--	------------------------------------	--	---



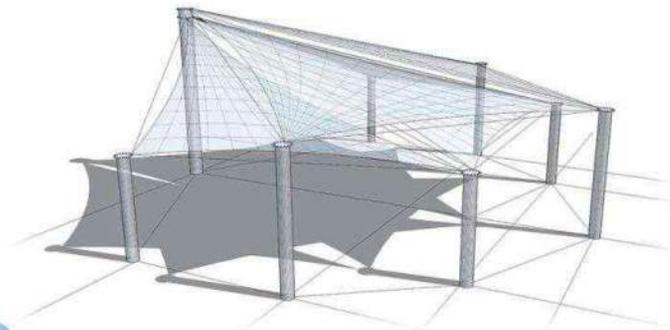
Carolina Shade Sails
(336) 392-8602

UNLIMITED **OPTIONS** ENDLESS FUN

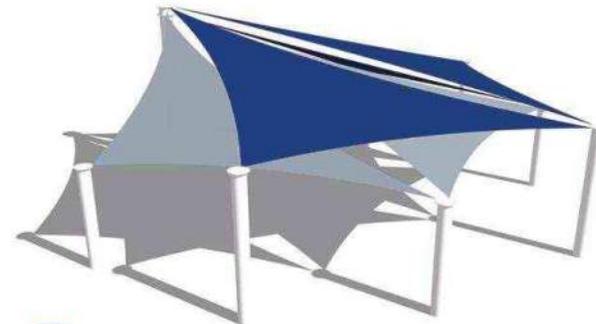
CUSTOM SHADE DESIGNS

If You Dream It, We Can Build It!

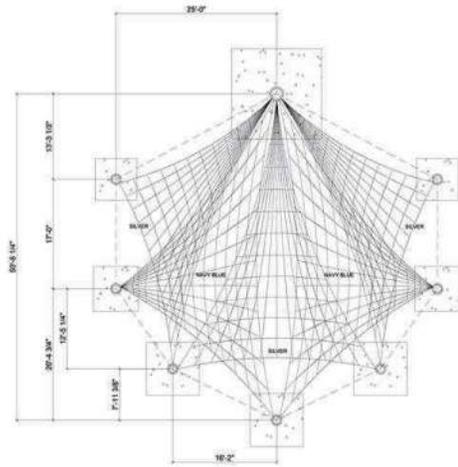
We turn your shade dreams into reality. We can also design your structure to incorporate solar panels, lighting and more!



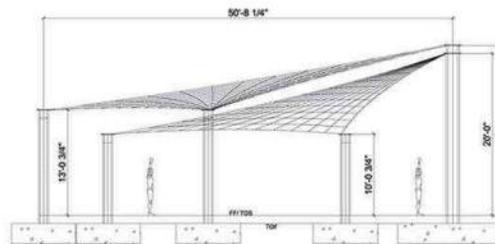
1 Design & Development (D&D) Phase: Conceptual sketch of design



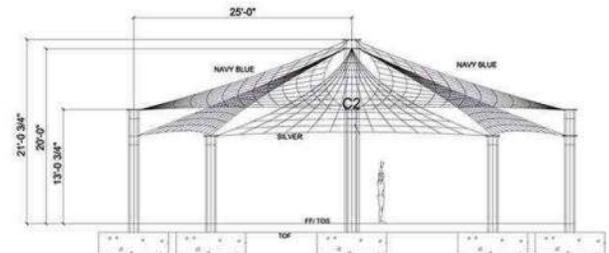
2 Rendering Phase: Realistic visualization



PLAN **3**



ELEVATION FRONT **3**



ELEVATION SIDE **3**

3 Construction & Administration (C&A) Phase: Engineered architectural and fabrication plans

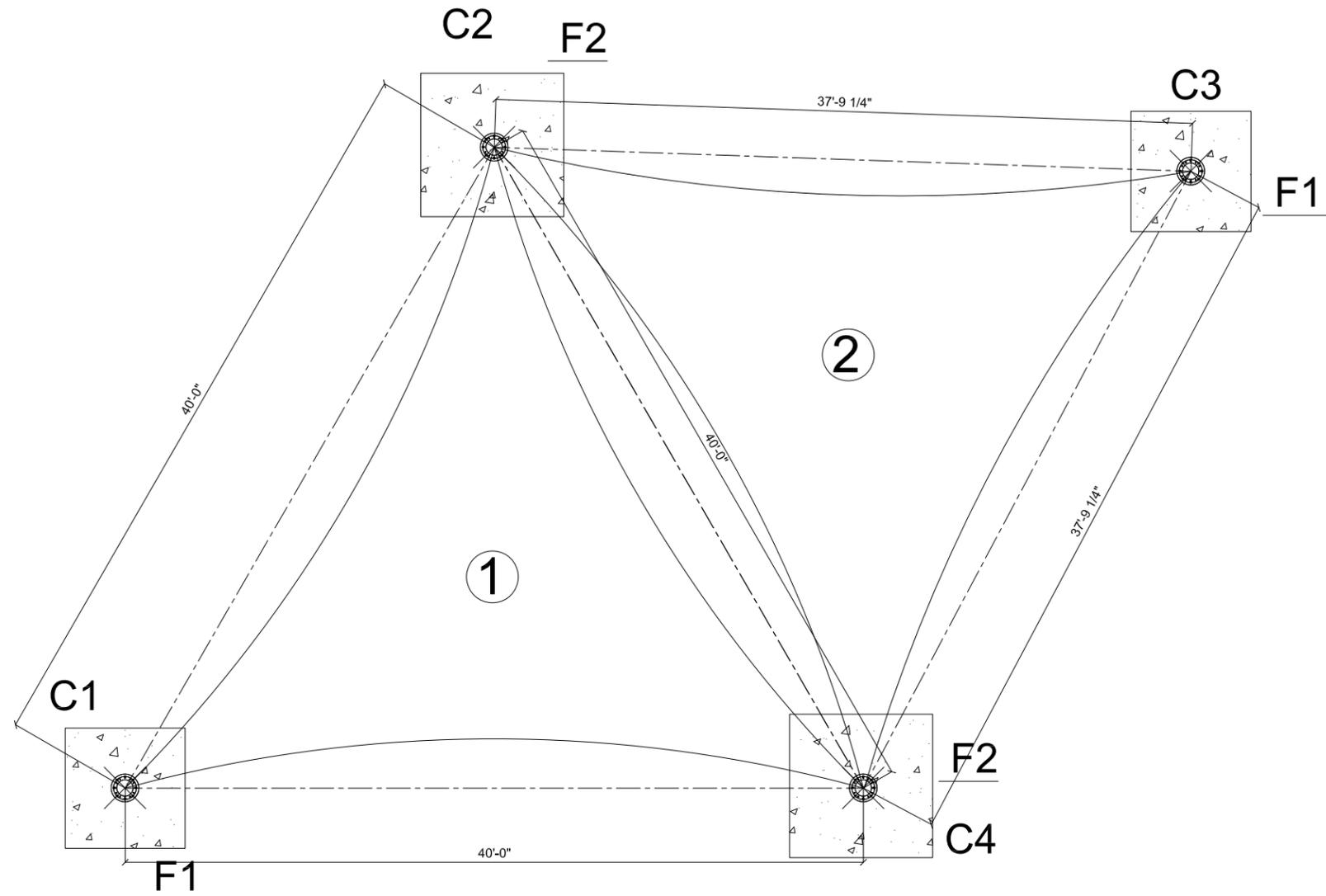


4 Installation Phase: Completed Shade Structure









C= COLUMN
 F= CONCRETE FOOTING
 # = SAIL PANEL

PLAN

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

1
S1

F1

Footing Dimensions		Single Concrete Footing	
Length (ft)	Width (ft)	Depth (ft)	Cu Yds
6'-6"	6'-6"	30"	
Steel			
horz (qty)	horz (qty)	Rebar #	Total / mat
BTM 9	9	#6	18

F2

Footing Dimensions		Single Concrete Footing	
Length (ft)	Width (ft)	Depth (ft)	Cu Yds
7'-9"	7'-9"	30"	
Steel			
horz (qty)	horz (qty)	Rebar #	Total / mat
BTM 12	12	#6	24

IMPORTANT: The footings sizes provided are estimated only. Depending on local conditions, actual engineered concrete footings may be substantially larger than estimates provided herein. Apollo is not responsible for actual engineered footings sizes differing from the estimates given or for any additional concrete installation costs which may be incurred by you as a result thereof

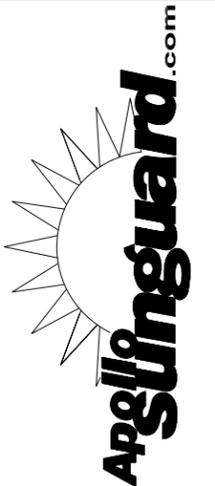
SUBMITTAL

SEAL

SONEY FM LLC
 South Carolina CA # 4138
 CORY LAKE PROFESSIONAL CENTER
 10329 CROSS CREEK BLVD., SUITE P
 TAMPA, FL 33647 Ph: 727-420-4796

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DR. RAM A. GOEL, PE # 22954
 STAMPED BY THE SIGNING ENGINEER'S SEAL



4487A Ashton Road Sarasota, FL 34233
 1(800) 319-1010

PROJECT

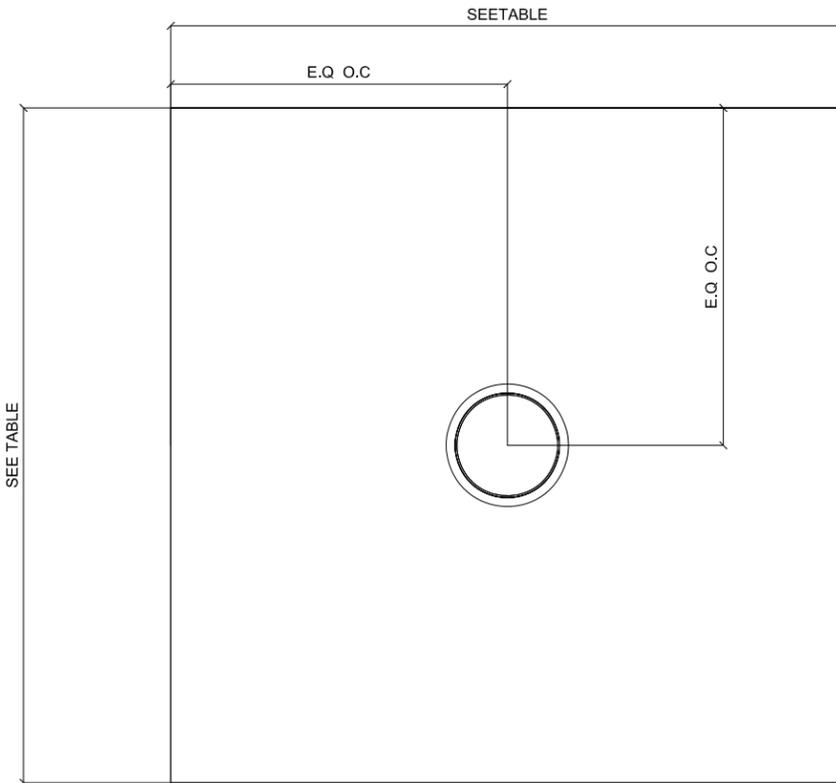
Baptist Church of Beaufort SC

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PROJECT #	Baptist Church
Design Engineer	E. De Oliveira
Drawn By	E. De Oliveira
Engineer of Record	SONEY
Date	
Revision	

SHEET No.	Scale
	1/8" = 1'-0"
OF	6

S1



CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH LATEST EDITION OF ACI BUILDING CODE:

1. 28 DAY STRENGTH:3000PSI
2. PORTLAND CEMENT AS PER C-150
3. SLUMP 3-5
4. AGGREGATE CONFORM ASTM C-33

- REINFORCEMENT SHALL CONFORM TO: ASTM A-615 GRD 60
- ANCHOR BOLTS SHALL COMPLY PER:
- ASTM F-1554 GRADE 36 GALVANIZED
- ALL NON SHRINK GROUT SHALL BE ACCORDANCE TO:
- ASTM C-109
- ASTM C-939
- ASTM C-1090

Concrete

CONCRETE F'c =3000psi @ STD. AGE 28 DAYS
 CONC.STEEL REinforcement BARS
 STEEL .Fy = 60 KSI (ACI 318 12.2.1)
 3" MIN. COVERAGE

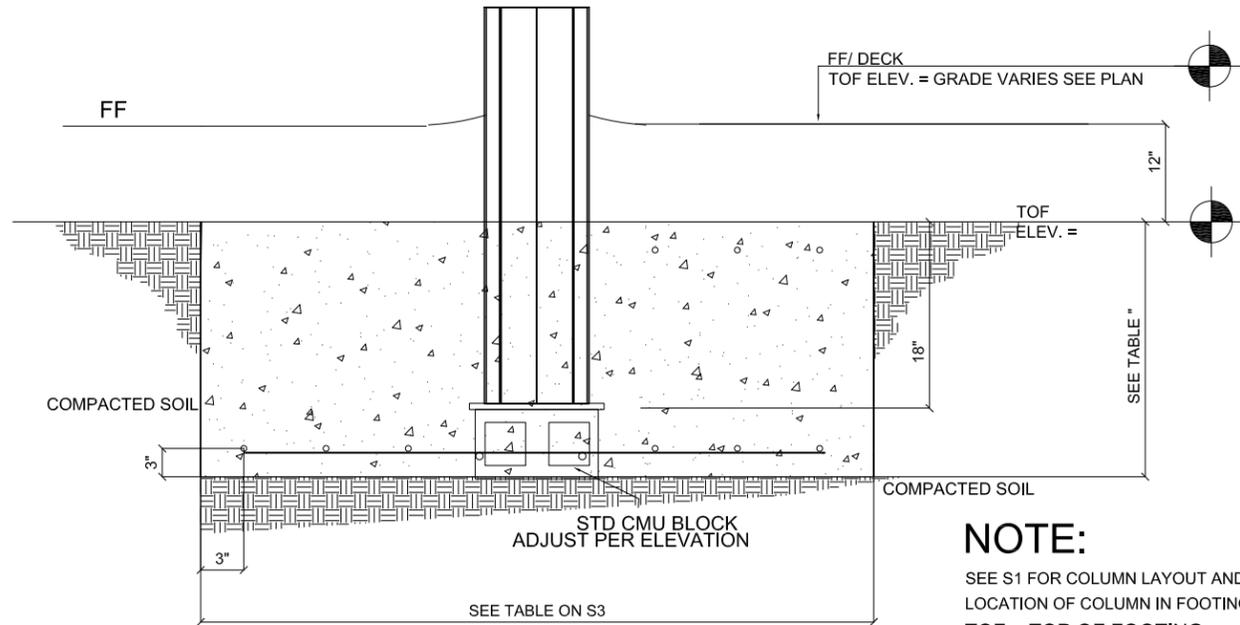
Elevation Note:

The contractor installer must verify location and elevations before fabrication of steel and construction. Owner must approve location and elevations SEE PLAN FOR FF ELEVATIONS

TOF = TOP OF FOOTING
 FF / TOS = TOP OF SURFACE

WELD NOTE:

SHAPE ENDS TO FIT
 E70XXX WELD AS SHOWN
 CORROSION PROTECT PLATES + WELDS
 ZINC RICH COAT (Z.R.C.) BEFORE POWDER/ PAINT COAT
 ALL EXPOSED STEEL TO BE (Z.R.C.)
 PRIMED EPOXY UNDER COAT
 ALL PLATES MUST BE ON CENTER TO COL.
 PLUMB AND ALIGNED.



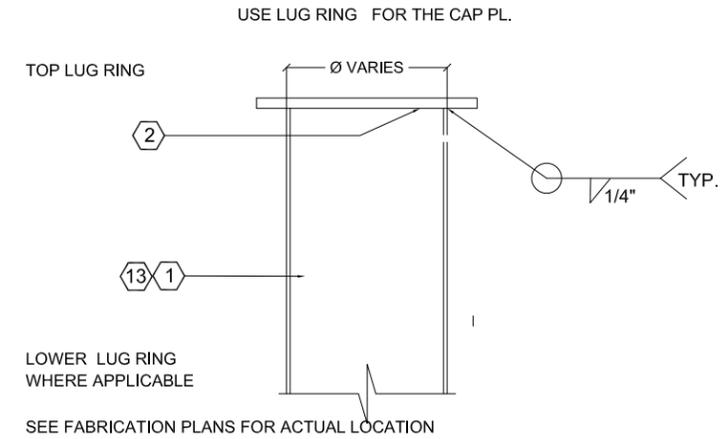
NOTE:

SEE S1 FOR COLUMN LAYOUT AND LOCATION OF COLUMN IN FOOTING
 TOF = TOP OF FOOTING
 TOS = TOP OF SURFACE

FOOTING & COLUMN TYP.

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

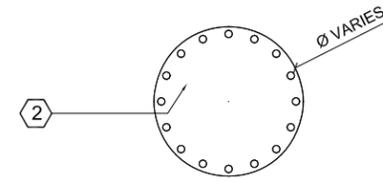
1
S4



LUG RING COLUMN DETAILS

SCALE: 1"=6"

4
S3



TOP LUG RING

SEE S3 FOR PL. THK.

TOP & LOW LUG RING PL. DETAIL

SCALE: 1"=6"

3
S3

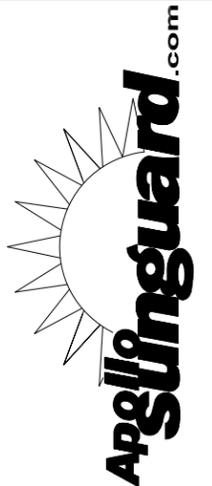


SEAL

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DR. RAM A. GOEL, PE # 22954
 STAMPED BY THE SIGNING ENGINEER'S SEAL



4487A Ashton Road Sarasota, FL 34233
 1(800) 319-1010

PROJECT

Baptist Church of Beaufort SC

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PROJECT #	Baptist Church
Design Engineer	E.De Oliveira
Drawn By	E.De Oliveira
Engineer of Record	SONEY
Date	
Revision	

SHEET No.	Scale
S4	1/8" = 1'-0"
	OF

6



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
08 June 2022

1 SUMMARY OF REQUEST

601 Charles Street, Alterations and Additions

The applicant is requesting final approval for addition of shade sails to a playground at 601 Charles Street.

This project proposes alterations to a campus that contains a contributing structure in the Preservation Neighborhood.

Background: This is the first application received for the proposed alterations.

2 FACTS

Property Address:	601 Charles Street
Parcel ID:	R120 004 000 0609 0000
Case Number:	22-34 HRB.1
Applicant:	Steve Andrews, Engineer
Zoning:	T4-N
Use:	Religious Institution

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front Setback—0' min – 15' max.*
 - *Rear setback – 10' min.*
 - *Side Corner/Alley – 0' min. – 10 ft. max.*
 - *Side Interior – 5' min., or 0' if attached.*
 - *Rear Setback from Alley – 10' min.*
- **Impervious Surface Coverage:** 70% of lot area, max.
- **Frontage Build-Out:** 60% min.; 85% max.

References:

The Beaufort Code
Beaufort Preservation Manual Supplement
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- Staff recognizes that the shade sails are reversible and do not attach or fasten to historic architectural fabric.
- Staff supports the neutral color of the fabric proposed for the shade sails.

Staff Conditions

1. Staff is generally in support of this project and the design meets the requirements with the Preservation Manual for energy conservation on a commercial building within the District.
2. While the proposed understory trees are not required by the Code, Staff is in support of the addition of these understory trees where shown on the street elevations and site plan.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

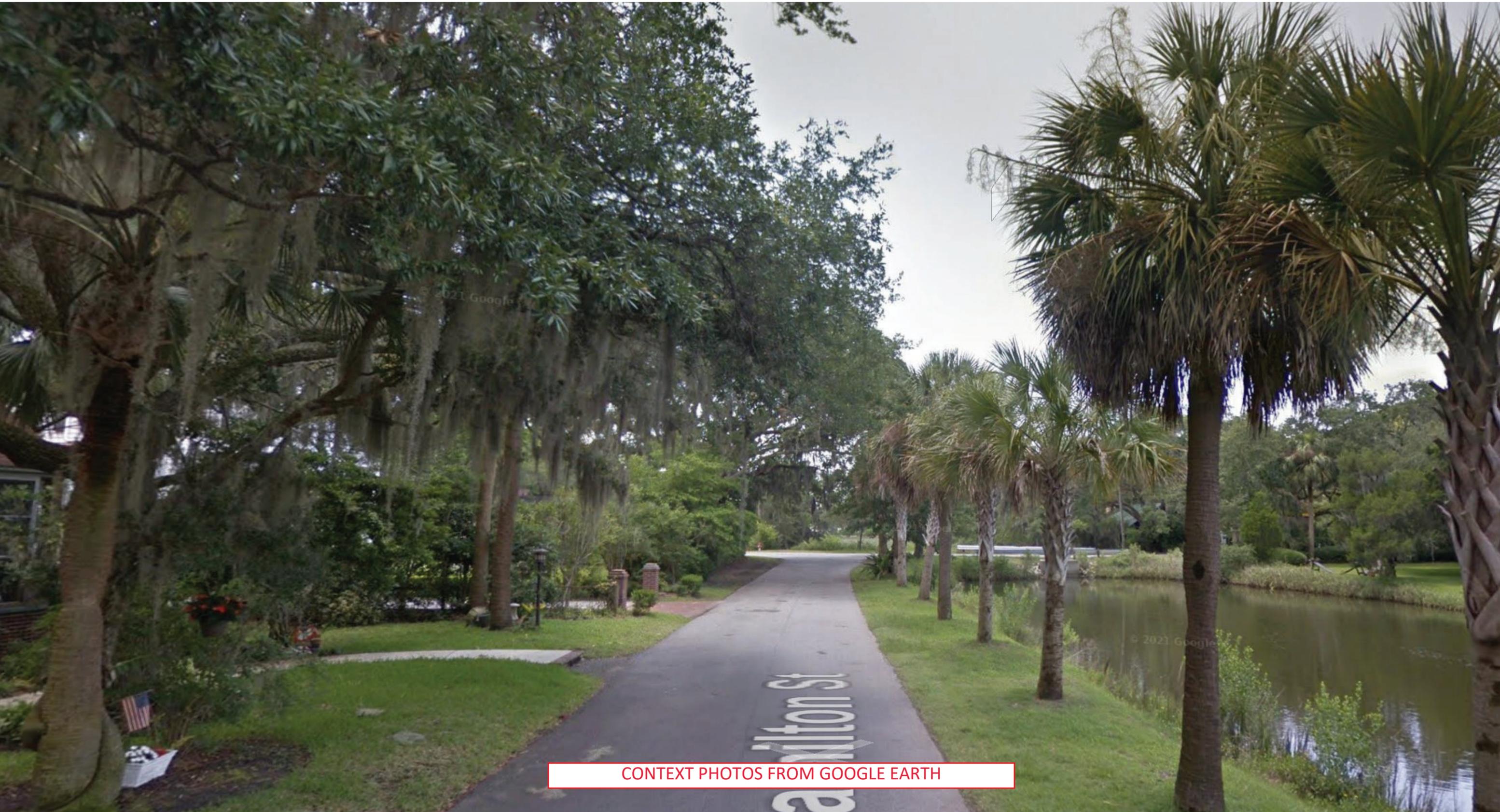
507 HAMILTON STREET



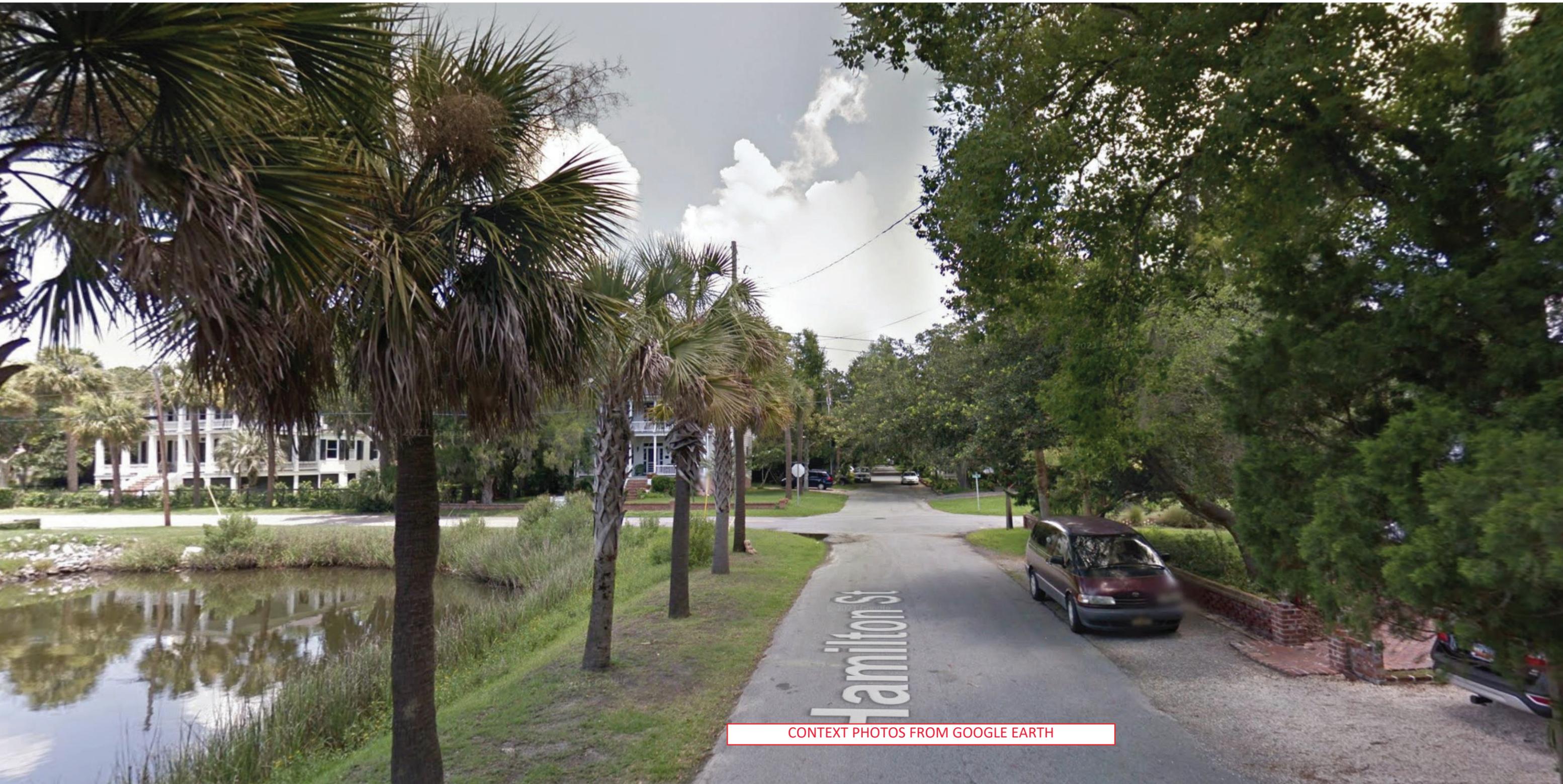
PROJECT LOCATION- 507 HAMILTON STREET



CONTEXT PHOTOS FROM GOOGLE EARTH



CONTEXT PHOTOS FROM GOOGLE EARTH



CONTEXT PHOTOS FROM GOOGLE EARTH



STAFF SITE VISIT PHOTO

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Beaufort Historic District
Beaufort County, SC

Section number 7 Page 22

List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Greene St. , 910	single dwelling	1925 ca.	1-story frame dwelling	64	999
Greene St. , 911	single dwelling	1900 ca.	1-story frame dwelling	63	994
Greene St. , 915	church	1930 ca.	1-story frame church	63	995
Greene St., 1001	single dwelling	1910 ca.	2-story frame dwelling	74	1049
Greene St., 1003	single dwelling	1890	2-story frame dwelling	74	1050
Greene St., 1007	single dwelling	1935	1-story frame dwelling	74	1051
Greene St., 1011	single dwelling	1910	1-story frame dwelling	74	1053
Greene St., 1103	single dwelling	1880	2-story frame dwelling	84	1086
Greene St., 1104	single dwelling	1925	1-story frame dwelling	85	1090
Greene St., 1109	single dwelling	1930	1-story frame dwelling	74	1052
Greene St., 1109	single dwelling	1940	1-story brick dwelling; altered	84	1087
Greene St., 1110	single dwelling	1910	1-story frame dwelling; altered	85	1089
Greene St., 1114	commercial - store/shop Ed Pruitt's Grocery Store	1905 ca.	1-story frame commercial building	85	1088
Greene St., 1202	single dwelling	1910	2-story frame dwelling	94	1132
Greene St., 1205	single dwelling	1910	1-story frame dwelling	93	1125
Greene St., 1207	single dwelling	1910	1-story frame dwelling	93	1126
Greene St., 1211	single dwelling	1920	1-story frame dwelling	93	1127
Greene St., 1212	single dwelling	1900	1-story frame dwelling	94	1131
Greene St., 1301	single dwelling Watkins Hse.	1948	1-story frame dwelling; altered	101	1162
Greene St., 1302	single dwelling	1910	1-story frame dwelling	102	1165
Greene St., 1307	single dwelling	1920	1-story frame dwelling	101	1163
Greene St., 1311	single dwelling	1940	1-story frame dwelling; altered	101	1164
Greene St., 1407	single dwelling	1945 ca.	1-story frame dwelling; altered	109	1197
Greene St., 1408	single dwelling	1870	1-story frame dwelling	110	1199
Greene St., 1410	single dwelling	1900	1-story frame dwelling	110	1198
Greene St., 1411	single dwelling	1935	1-story frame dwelling	109	1196
Hamar St., 511	single dwelling	1910 ca.	2-story frame dwelling	137	1268
Hamar St., 511	commercial	1925 ca.	1-story frame dwelling	138	1072
Hamilton St., 507	single dwelling	1950 ca.	1-story brick veneer dwelling	12	773
Hamilton St., 509	single dwelling	1900 ca.	1-story frame dwelling	12	772

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE 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 - 773
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 09 (BR) Tax Number: R120 004 000 0751 0000
Common name(s): _____ City Block Ref.: 12 .10 Island: Port Royal Is.
Address/location: 507 Hamilton St. City/Vicinity of (vic.) Beaufort
Date: 1950 ca. Alteration date: _____
Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown
Category: 1. building 2. site 3. structure 4. object
Historic use(s): single dwelling Current uses: single dwelling

Notes: single story brick veneer house of cross gable form. Screen porch added to south side.

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: Does not contribute to listed district Name: Beaufort Historic District

Consultant Recommendation: May contribute to district w/expanded period of signif. Name: Beaufort Historic District

Previous Survey: _____ Reference: _____ Notes: _____
 H.A.B.S. Other _____
 Feiss-Wright (1969) _____
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) 012 (751) -6 Vol. 10; minimal form
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 7.1.97

Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-04 31 west facade



City enforced portion of the District

BEAUFORT

APPLICANT PRESENTATION

507 HAMILTON STREET



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

22-24
HRB.1

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

- Staff Review
- Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 4/20 Application #: 23636 Zoning District: 74-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://www.cityofbeaufort.org/historic-review-board.aspx

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.

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: Ellen Gifford

Applicant Address: 507 Hamilton Ave Beaufort SC 29902

Applicant E-mail: thorkgifford@gmail.com Applicant Phone Number: 843-441-1985

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Window replacement Gifford Residence

Property Address: 507 Hamilton Ave Beaufort S.C. 29902

Property Identification Number (Tax Map & Parcel Number):

Date Submitted:

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

Applicant's Signature: [Signature] Date: 04/15/22

Owner's Signature: [Signature] Date: 04/15/22

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Project Name: Window replacement Grifford Residence

Property Size in Acres: _____ Proposed Building Use: _____

Nature of Work (check all that apply):

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

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

Is this project a redevelopment project: Y N

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

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

Replacing 12 Existing Leaking Windows.

CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II
Community & Economic 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 March 2, 2022

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

Submission Requirements for Change After Certification

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

Change After Certification:

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

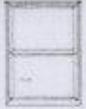
Submission Requirements for Demolition or Relocation

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

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

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

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
990139	12/28/2021	Gifford 10	027-92896		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
2	5400 DOUBLE HUNG WHITE REPLACEMENT FOAM WRAP HEAD EXPANDER ACCESSORY TRACK FILLER INSIDE TIP TO TIP LOWE/ARGON/CLEAR DOUBLE STRENGTH GLASS BREAKAGE WARRANTY 25 YEARS HALF SCREEN FIBERGLASS 2 VENT LATCH BALANCE TRACK COVER DESIGN PRESSURE=[LC45-(36X64, RF=NO, GS=SS)] ESTAR CLIMATE ZONES=[NC, SC, S,] SOLAR HEAT GAIN=[0.22] U-FACTOR=[0.29] VISIBLE TRANSMISSION=[0.5] CLEAR OPENING HEIGHT=[12.083] CLEAR OPENING SQUARE FEET=[1.919] CLEAR OPENING WIDTH=[22.875] BATH	1	27 5/8 W X 37 1/2 H		
TOTALS:		10		SUBTOTAL:	
				TAX 1 7%:	
				TOTAL:	



COMMENT:



2708 Legion Dr.
 Thunderbolt, Ga 31404
 PH: 912-355-5055
<http://www.windowworldsavannah.com/>

ORDER: 990139
 ORDER DATE: 12/28/2021
 EST. DELIVERY DATE: 2/17/2022
 ORDER CONTACT: 006PARKER

ORDER ACKNOWLEDGEMENT

INVOICE INFORMATION

WW Savannah

SHIPPING INFORMATION

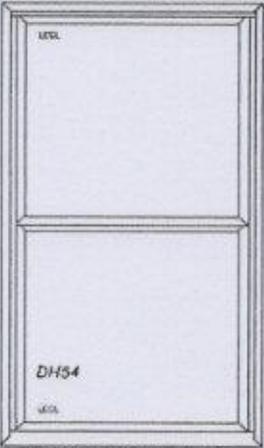
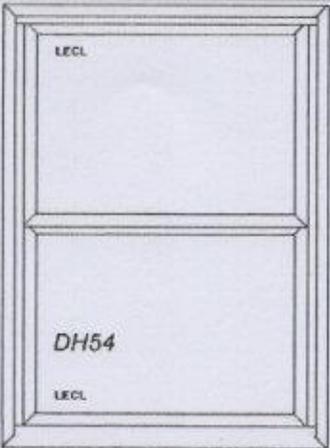
WW Savannah

SHIP VIA:

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Drawings - Order: 990139

ITEM 1	ITEM 2	
		
<p>5400 DOUBLE HUNG 31 5/8 W X 53 1/2 H QTY: 9</p>	<p>5400 DOUBLE HUNG 27 5/8 W X 37 1/2 H QTY: 1</p>	



507 HAMILTON 21 of 35

Gifford, Ellen



507 Hamilton St • Beaufort, SC 29902

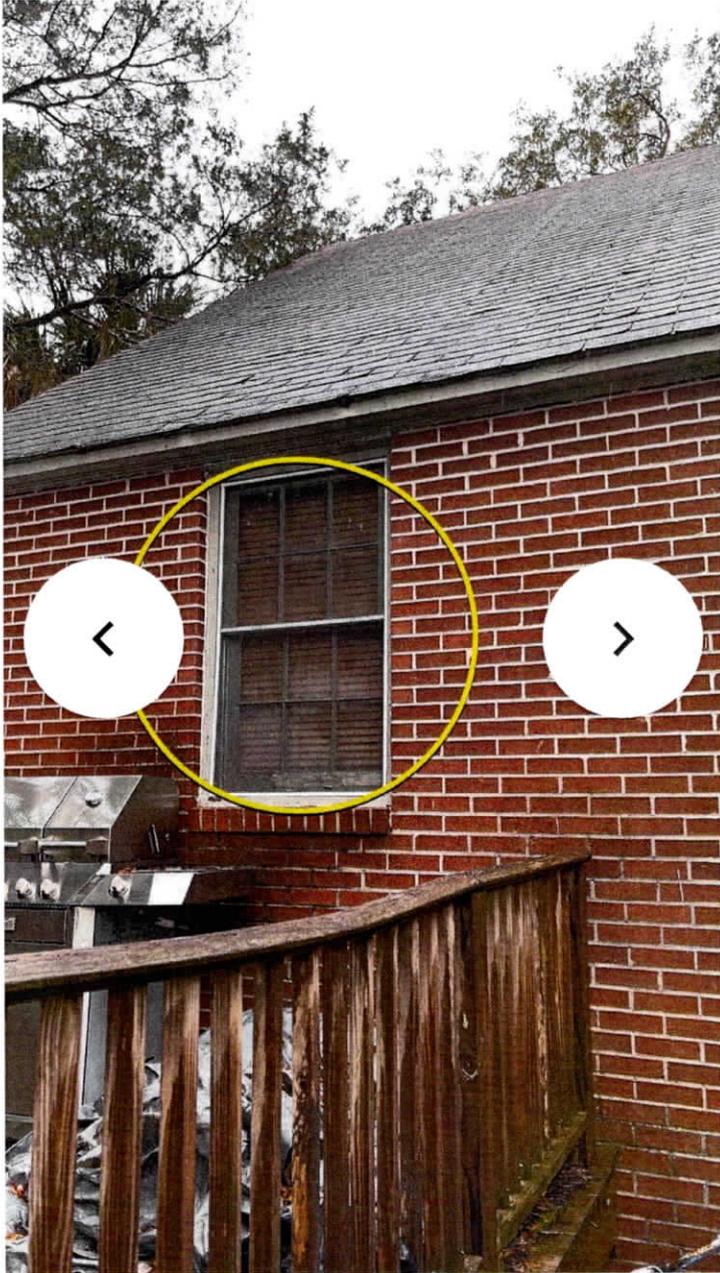
BN Ben Noblett
12/21/2021, 10:21 AM

Add Tags

Description

Edit

Add a description...



Comments

@Mention someone to notify them.

Add a comment...



Post



Gifford, Ellen



507 Hamilton St • Beaufort, SC 29902

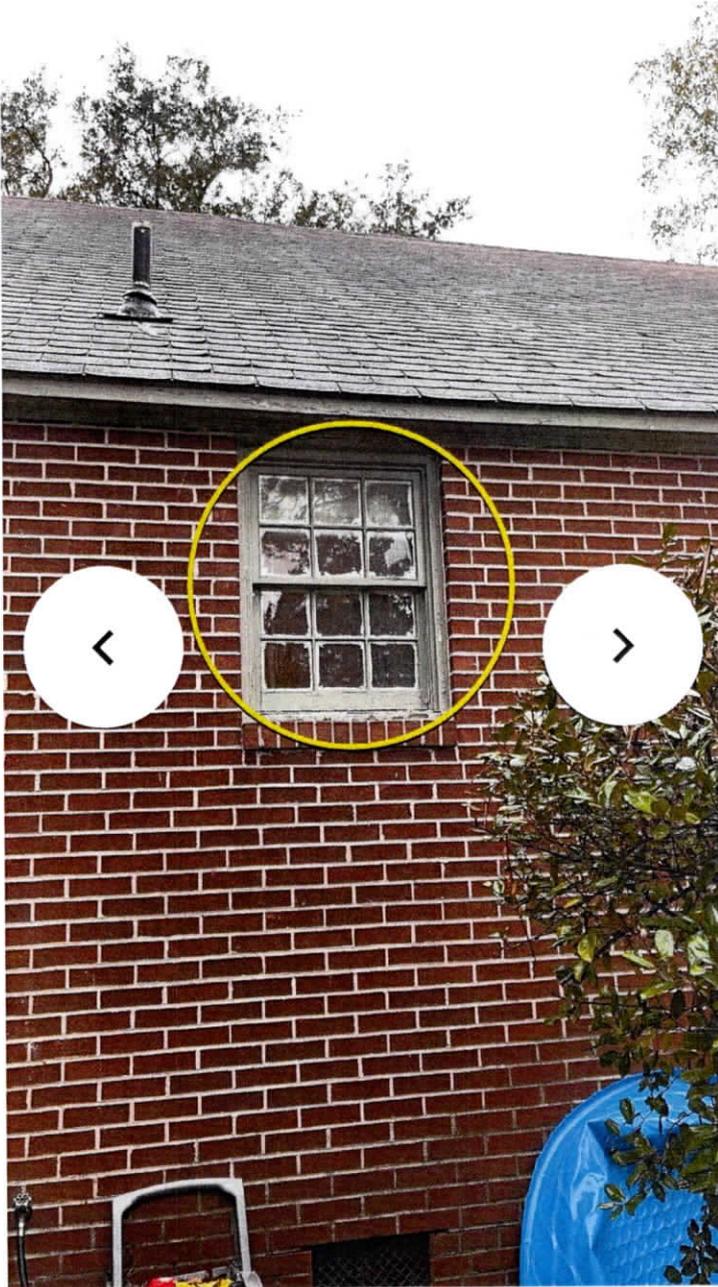
BN Ben Noblett
12/21/2021, 10:21 AM

Add Tags

Description ?

Edit

Add a description...



Comments

@Mention someone to notify them.

Add a comment...



Post



Gifford, Ellen



507 Hamilton St • Beaufort, SC 29902

BN Ben Noblett
12/21/2021, 10:21 AM

Add Tags

Description

Edit

Add a description...



Comments

@Mention someone to notify them.

Add a comment...



Post



Gifford, Ellen



507 Hamilton St • Beaufort, SC 29902

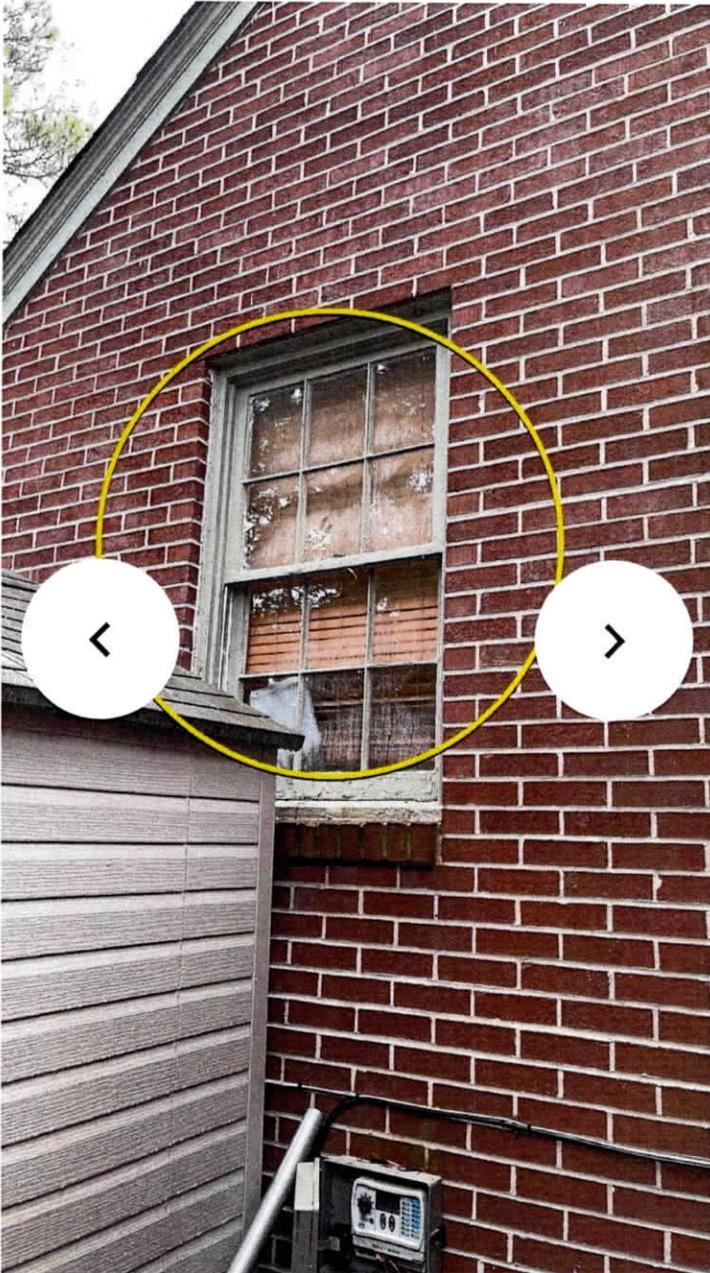
BN Ben Noblett
12/21/2021, 10:21 AM

Add Tags

Description

Edit

Add a description...



Comments

@Mention someone to notify them.

Add a comment...



Post



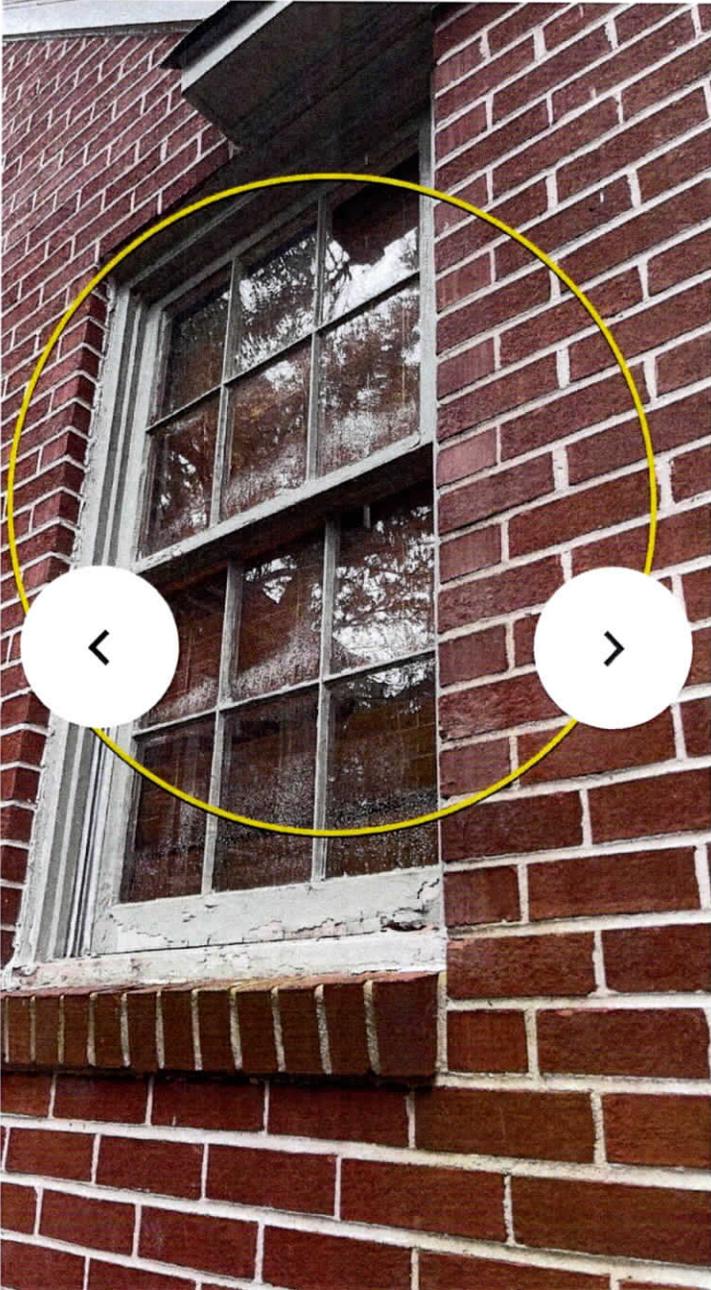
Gifford, Ellen



507 Hamilton St • Beaufort, SC 29902

BN Ben Noblett
12/21/2021, 10:20 AM

Add Tags



Description

Edit

Add a description...



Comments

@Mention someone to notify them.

Add a comment...



Post



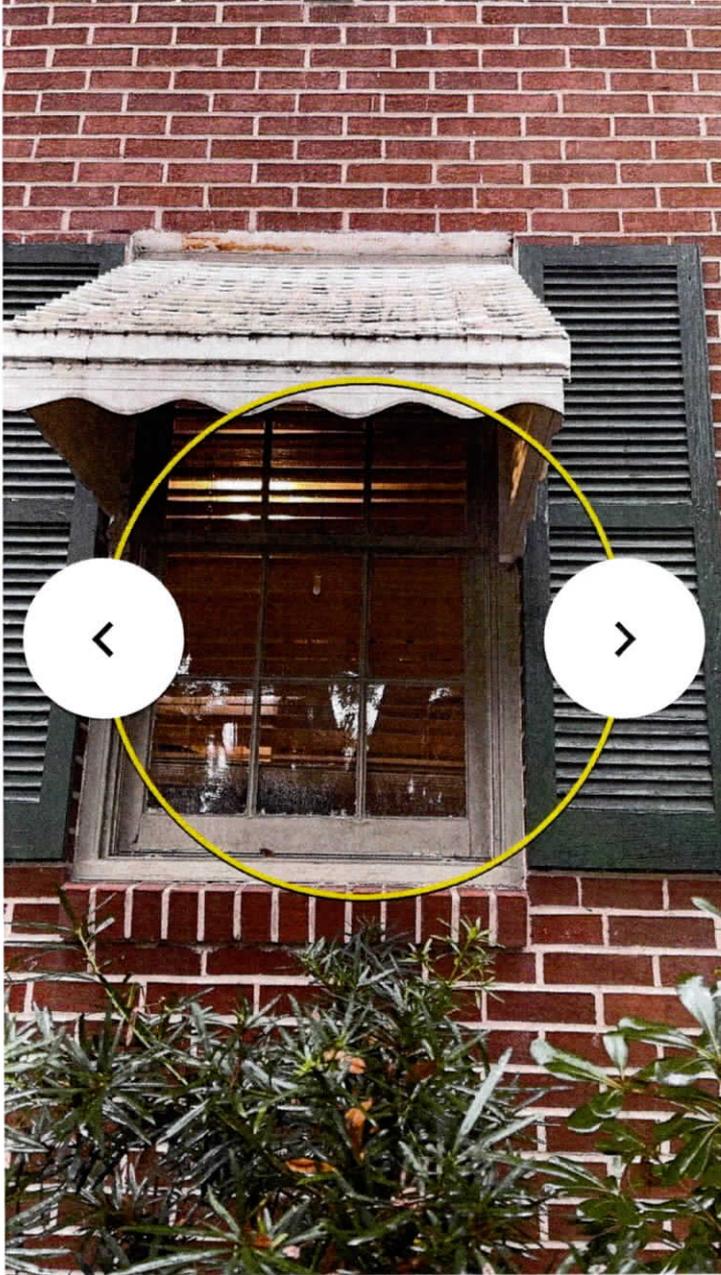
Gifford, Ellen



507 Hamilton St • Beaufort, SC 29902

BN Ben Noblett
12/21/2021, 10:20 AM

Add Tags



Description ?

Edit

Add a description...



Comments

@Mention someone to notify them.

Add a comment...



Post



Gifford, Ellen



507 Hamilton St • Beaufort, SC 29902

BN Ben Noblett
12/21/2021, 10:20 AM

Add Tags

Description

Edit

Add a description...



Comments

@Mention someone to notify them.

Add a comment...



Post



Head



Seal

507 HAMILTON 30 of 35



seal

Meredith Jacobs

From: Paul Durham <paulbdurham@gmail.com>
Sent: Thursday, May 26, 2022 9:22 AM
To: Meredith Jacobs
Subject: Re: 507 Hamilton Street - HRB Completeness Review

It is virgin vinyl, that is correct.

Thanks,

On Thu, May 26, 2022 at 9:15 AM Meredith Jacobs <meredith@meadorsinc.com> wrote:

Hi Paul,

To aid our staff report, would you be able to confirm the material of the proposed new windows this morning? Staff assumes vinyl from the photos but would like to confirm that this is correct.

Thank you,

Meredith Jacobs, AIA

Meadors Inc.

Architecture Workshop

2811 Azalea Drive

Charleston, SC 29405

Cell: 843-729-0172

Office: 843-723-8585

www.meadorsinc.com

From: Meredith Jacobs
Sent: Tuesday, May 24, 2022 2:42 PM
To: Paul Durham <paulbdurham@gmail.com>; Ellen Gifford <sharkgifford@gmail.com>
Cc: Jeremy Tate <jeremy@meadorsinc.com>; Riccardo Giani <rgiani@cityofbeaufort.org>
Subject: RE: 507 Hamilton Street - HRB Completeness Review

Thank you, Paul.

To eliminate several Staff Comments, it would be helpful if you could still provide a manufacturer cut sheet for these windows that notes the material of the window, shows that they will have exterior simulated divided lites, and shows the window color as portrayed by the manufacturer.

Regarding the detailing of the head and sills: Is the replacement window frame height and width going to match exactly the height and width of the frame of the existing windows? For instance, are you planning to remove the existing window trim pieces to install the new windows? Or are you planning to order new windows that are slightly smaller than the existing windows so that the new windows fit within the existing window frames? Please feel free to call and discuss if this question needs to be clarified.

Thank you,

Meredith Jacobs, AIA

Meadors Inc.

Architecture Workshop

2811 Azalea Drive

Charleston, SC 29405

Cell: 843-729-0172

Office: 843-723-8585

www.meadorsinc.com

From: Paul Durham <paulbdurham@gmail.com>

Sent: Tuesday, May 24, 2022 2:22 PM

To: Meredith Jacobs <meredith@meadorsinc.com>; Ellen Gifford <sharkgifford@gmail.com>

Cc: Jeremy Tate <jeremy@meadorsinc.com>; Riccardo Giani <rgiani@cityofbeaufort.org>

Subject: Re: 507 Hamilton Street - HRB Completeness Review

Not a problem. I have spoke to the home owner and she has submitted a C/O to add SDL grids, in the same pattern as the original grids so they match. Was all the other information acceptable?



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
08 June 2022

1 SUMMARY OF REQUEST

507 Hamilton Street, Alterations

The applicant is requesting final approval for alterations to a single-family residence at 507 Hamilton Street.

This proposal involves a contributing structure in the Preservation Neighborhood.

Background: This is the first application received for the proposed alterations to this structure. An application for roof replacement in kind was approved at Staff Level in March 2022.

2 FACTS

Property Address:	507 Hamilton Street
Parcel ID:	R120 004 000 0751 0000
Case Number:	22-26 HRB.1
Applicant:	Ellen Gifford, Homeowner
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front Setback—Average prevailing setback on block*
 - *Rear setback – 15' min.*
 - *Side Corner/Alley – 5' min.*
 - *Side Interior – 6' min.—10' min. in The Point*
- **Impervious Surface Coverage:** 55% maximum

References:

The Beaufort Code
Beaufort Preservation Manual Supplement
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- Staff classifies this structure as a Minimal Traditional style structure. The National Register nomination for the 2001 Expansion of the Beaufort Historic District lists a limited number of these styles within the Historic District. Staff believes that this structure was considered to be contributing at the time of the 2001 Expansion because it met the 50-year rule of significance but also because it was one of the few unaltered Minimal Traditional style structures in existence in the Historic District.

Staff Conditions

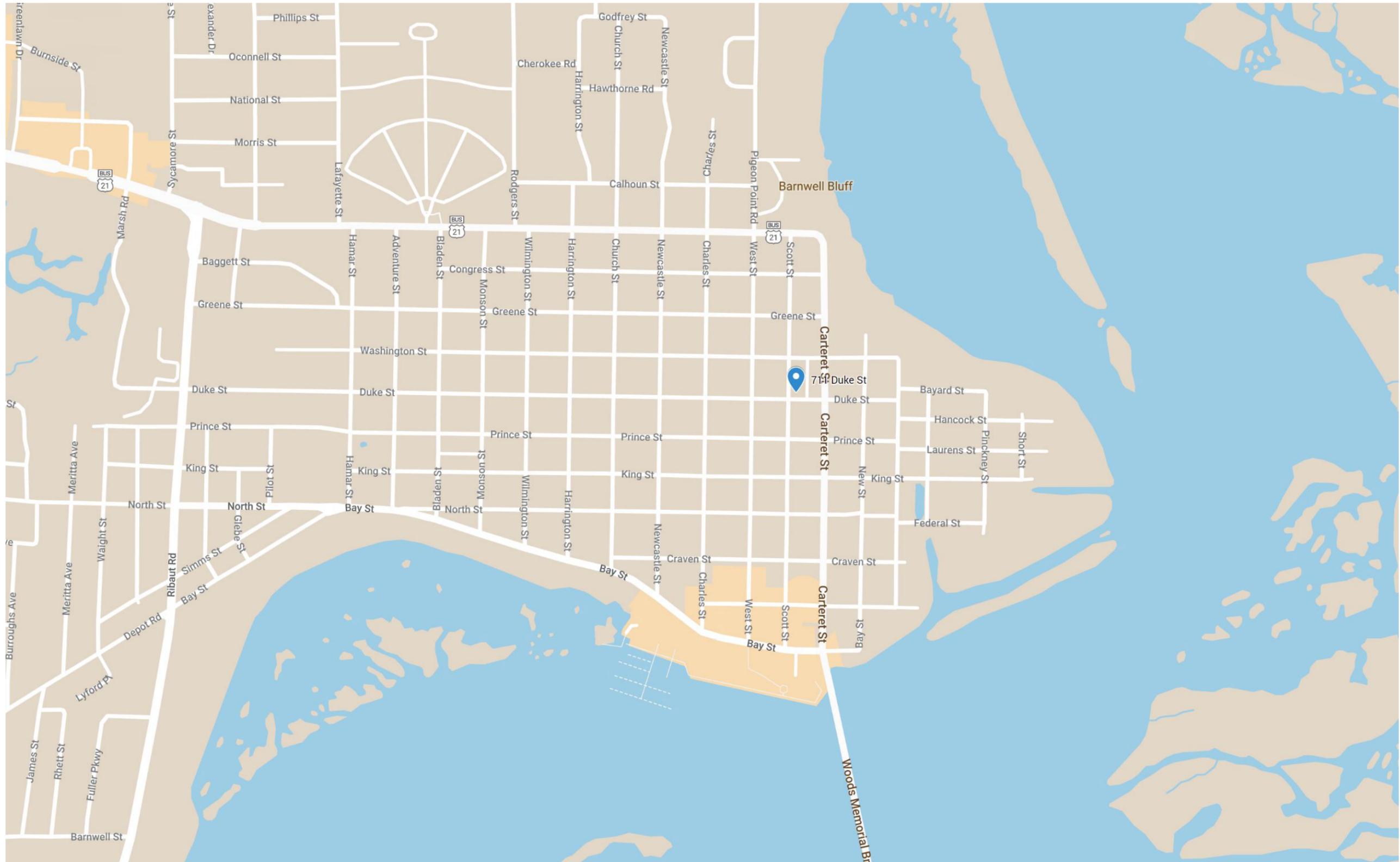
1. Staff is not in support of the request to replace 6/6 light wood windows with modern vinyl windows and recommends denial of this application. The structure is listed as a contributing resource within the Beaufort Historic District and the construction date noted on the historic sites survey (1950 ca) is within the period of significance for the National Register Historic District (1712-1950). The replacement of original wood windows with vinyl windows does not comply with pages 38-39 of the Preservation Manual Supplement.

STAFF RECOMMENDATION:

Denial.

CITY STAFF INTRODUCTION

711 DUKE STREET



PROJECT LOCATION- 711 DUKE STREET



















712



APPLICANT PRESENTATION

711 DUKE STREET



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

4:41 PM
5/13/22

- Staff Review
- Board Review

Application Fee:
see attached schedule

22-31 HRB.1

OFFICE USE ONLY: Date Filed: 5/10 Application #: 23700 Zoning District: TH-N
BCAGHS Survey: Yes No

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

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

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

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: George Reynolds
Applicant Address: 711 Duke St., Beaufort SC 29902
Applicant E-mail: geobizbox@bellsouth.net Applicant Phone Number: 954 849 6944

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Remove failing shingle roof and install standing seam metal roof

Property Address: 711 Duke St., Beaufort SC 29902

Property Identification Number (Tax Map & Parcel Number): R120004000004270000

Date Submitted: 5/10/2022

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

Applicant's Signature: Date: 5/10/2022

Owner's Signature: _____ Date: _____

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

Project Name: Remove failing shingle roof and install standing seam metal roof

Property Size in Acres: < 1/4 acre Proposed Building Use: residential

Nature of Work (check all that apply):

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

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
2,398 sq. ft., four-square style with upder and lower front porches, and shed roof over modern bathrooms stacked in the rear of the house.

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

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

Remove failing asphalt shingle roof (most is 3/12 ptich, we're experiencing leaks especially over front porch which has a 1/12 pitch now causing leaks into the front room). Desire is to replace with a non-colored standing seam metal roof.

Contractor ordered and received materials based upon obtaining a permit from City of Beaufort, without understanding HRB requirements. Attachments show many types of metal roofing directly adjacent to property in question, and show that the roof being replaced is not readily visible from the street from almost any direction due to the height of the structure and the slight pitch of the roof (see attachment).

Request is to allow already cut materials to be used rather than tossed, and for the owners to have a 50 -75 year metal roof versus the best asphalt singles possible (at the same cost) whose warranty is reduced from 25 years to 10 years due to the slight pitch.

CONTACT INFORMATION -

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

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 April 16, 2021

Revised June 10, 2021

HISTORIC DISTRICT REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

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

Change After Certification:

- Copy of Certificate of Appropriateness** received with previous approval.
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City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

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

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



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

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

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE 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 - 884
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BET.09.(TR) Tax Number: R120.004.000.0427.0000
Common name(s): _____ City Block Ref.: 43 .08 Island: Port Royal Is.
Address/location: 711 Duke St. City/Vicinity of (vic.): Beaufort
Date: 1900 ca. Alteration date: 1940 ca.
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
Notes: 2 story timber frame dwelling now with S. porch carried on 2 story high brick columns. Substantial alteration.

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) 043 - 428 4 Worthy of Mention
 Historic Resources of the Lowcountry (1979)
 Milner Historic District Inventory (1979) 043 (427) -5 Vol. 19; full form; cited as 803 Scotts
 A Guide to Historic Beaufort (1995 ed.)

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 7.18.97

Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
CB 16 6 S facade, fac. N

REYNOLDS / 711 DUKE ST
HISTORIC REVIEW APPLICATION

ADDENDUM #1

Background and Photographs

Addendum to various approval processes as declared below, and respectfully submitted by property owners, George A Reynolds and Alison A Reynolds for the reroofing of their primary residence at 711 Duke Street, Beaufort SC 29902, located in the recognized "Old Commons" district.

This addendum is attached to various applications as required to the following

City of Beaufort

Historic Review Board Application,
Project Permit Application, and, If required,
Variance Application.

Background

In the second half of 2021, we noted some evidence of water intrusion on our upstairs covered porch and a couple of area in our front room next to it. We requested bids for several companies all of whom said the slope of the front porch really indicated that the asphalt shingles installed in ~2015 when the previous owner had restored the house to its 1880's style were probably a poor choice, and in all likelihood, per my conversations, should not have been approved.

We selected DBM roofing (<https://www.dbmroofing.com/our-company>) based upon their competitive bid and perceived professionalism. Their young estimator, David Stillwell (david@dbmroofing.com, and most recently residing at 1102 15th Street in Port Royal- he's moving in late May), pulled a reroofing permit (#211053) on 10/21/21, and immediately ordered materials (which are all custom cut for a metal roof specifically for our house as opposed to pallets of other types of shingles or generic roofing materials).

He drafted up the HRB application while his infant was in a Charleston hospital, dated 11/7/21, only then realizing changing the roofing material required another level of approval, about the same day the precut metal roofing pallets were left in my front yard. The standing seam type he ordered is apparently discouraged for use in the historical district; and he further claimed the preferred hand-rolled seams are commercial, not residential, grade and would triple the material cost

Current Status

After talking to a various folks in town, I believe my best approach is to ask for a reasonable consideration.

In the subsequent pages I've attached a number of photos showing different types of metal roofing installed at my immediately neighboring houses. Photos 1 & 2 show the very visible roof to my immediate neighbor to the East. This and the home immediately to my North (photos 6 & 7) are owned by Josh Gibson and Michelle Prentice. She, of course, is a member of the HRB; we've only discussed this superficially, and I expect her to reclude herself from consideration of this request.

Our neighbor's roof to the West is shown in photos 3, 4, & 5. Again, in full disclosure, this home is owned by Lloyd Williams of Lowcountry Realty and Kristine Williams, executive director of the Open Land Trust. We've not discussed this matter with either of them. Photos 8, 9, & 10 show a house three houses from ours to the North with prominent solar panels. I don't know if any of these pass current HRB satisfaction, as I'm not a roofer, but each seem to be of dissimilar construction, and in no way do I intend to highlight their roofs as obtrusive, but only to show there are multiple metal roof constructions immediately adjacent, and possibly some variances much less noticeable than our request.

The next pages (photos 11 through 15) show the property in question (our residence) and how the roof is not visible from any reasonable street-level angle. We have photo 16 showing water intrusion damage in the front room that the roofer attributed to the low slope of the porch roof. We've also had mold on the front of the house upstairs, but we just had the home pressure washed, so I can't show you that. The last page shows how the property looked in 1997. The previous owner did a great job in restoring this home, we just need a better roof,

Request

This addendum is dated May 10, 2022, with the intent to gain full acceptance of this modest request at the HRB meeting planned for June 11, 2022. If staff, board members, or administrators, elected or otherwise, have any questions, please contact one of us at your earliest convenience. George and Alison both allow each other to speak on behalf of the both of us, and will draw documents stating the same in this matter if so requested by the City of Beaufort, or its elected, appointed, or employed representatives.

We appreciate your consideration of this modest request.

With best regards,



George Reynolds

geobizbox@bellsouth.net

954 849-6944



Alison Reynolds

Alison Reynolds

AR60@uscb.com

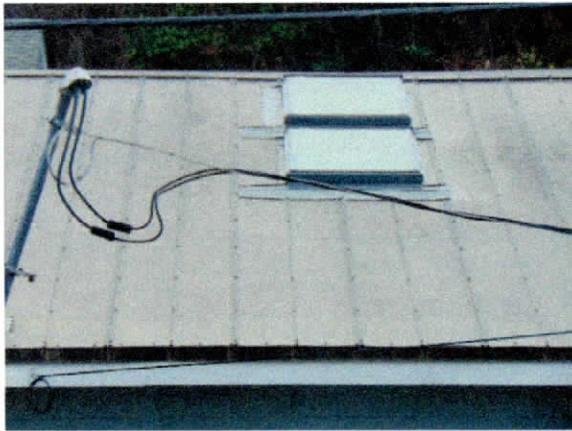
561 523-8886



1 Neighbor to East



2 East detail



3 Neighbor to West 1



4 Neighbor to West 2



5 West detail



6 Neighbor to North



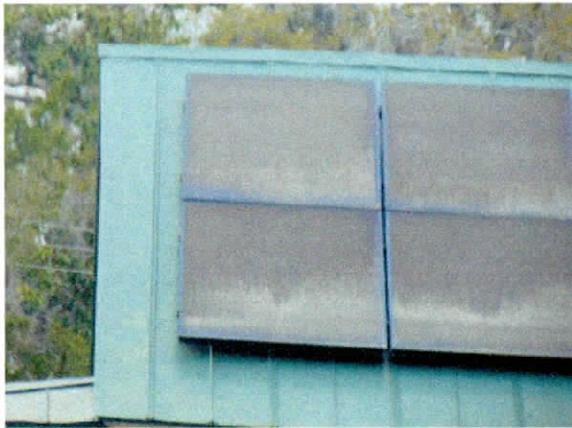
7 North detail



8 Three houses North 1



9 Three houses North 2



10 Three houses North detail



11 Subject from Southeast



12 Subject from East



13 Subject from Southwest



14 Subject from West



15 Subject from Northwest



16. water intrusion in front room

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE 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 - 884
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.09 (TR) Tax Number: R120.004.000 0427.0000
Common name(s): _____ City Block Ref.: 43 .08 Island: Port Royal Is.
Address/location: 711 Duke St. City/Vicinity of (vic.): Beaufort
Date: 1900 ca. Alteration date: 1940 ca.
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
Notes: 2 story timber frame dwelling now with S. porch carried on 2 story high brick columns. Substantial alteration.

National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/79) 12/17/69 Beaufort Historic District 69000.159

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) 043 - 428 4 Worthy of Mention
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) 043 (427) -5 Vol. 19; full form; cited as 803 Scotts
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 7.18.97

Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
CB.16 . 6 S facade, fac. N

REYNOLDS / 711 DUKE ST
HISTORIC REVIEW APPLICATION

ADDENDUM #2

Roofer Calculations



Roof Report

Prepared by DBM Roofing Beaufort

711 Duke St, Beaufort, SC 29902, USA

1573 sqft

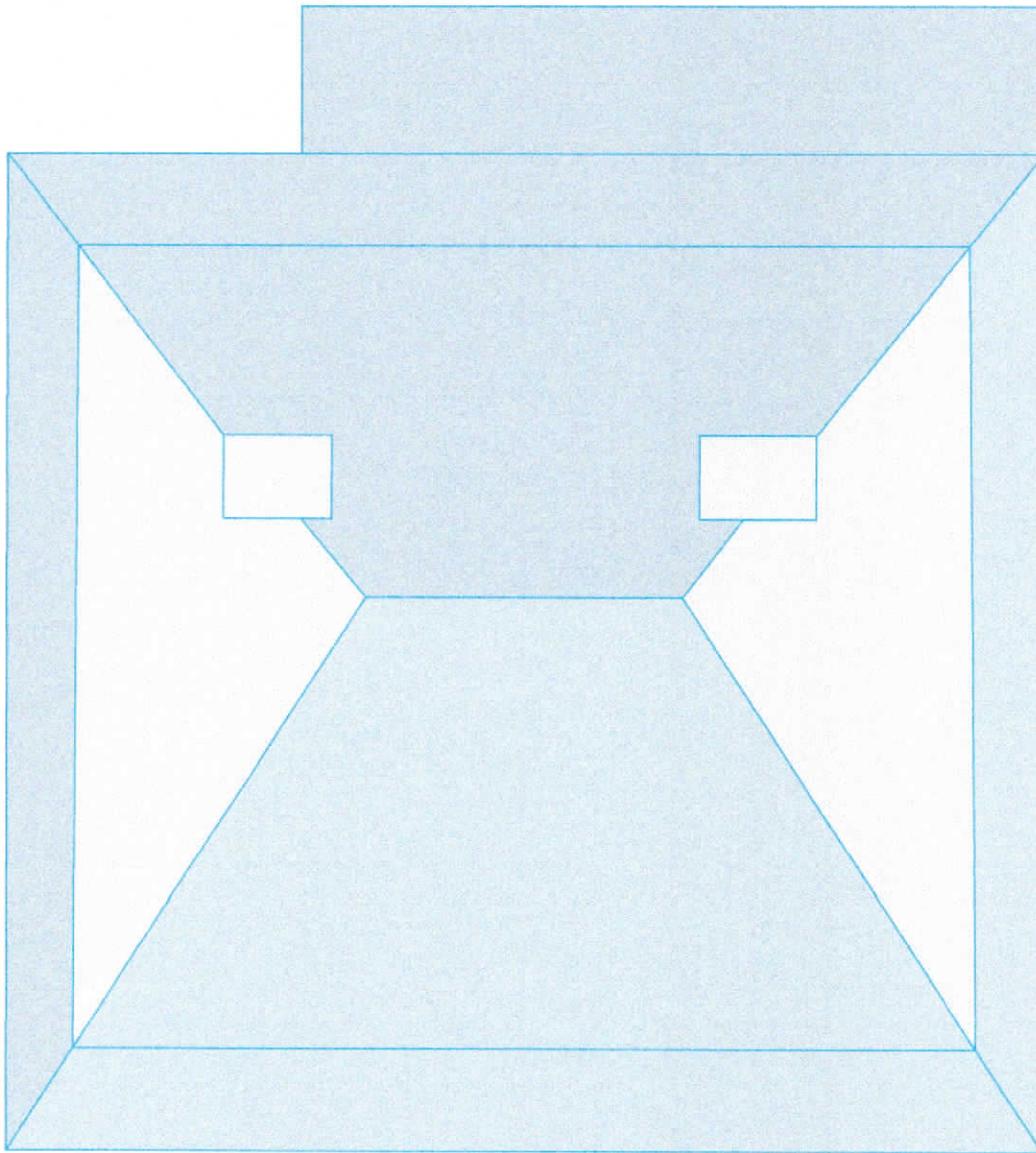
9 facets

Predominant Pitch 4/12



Diagram

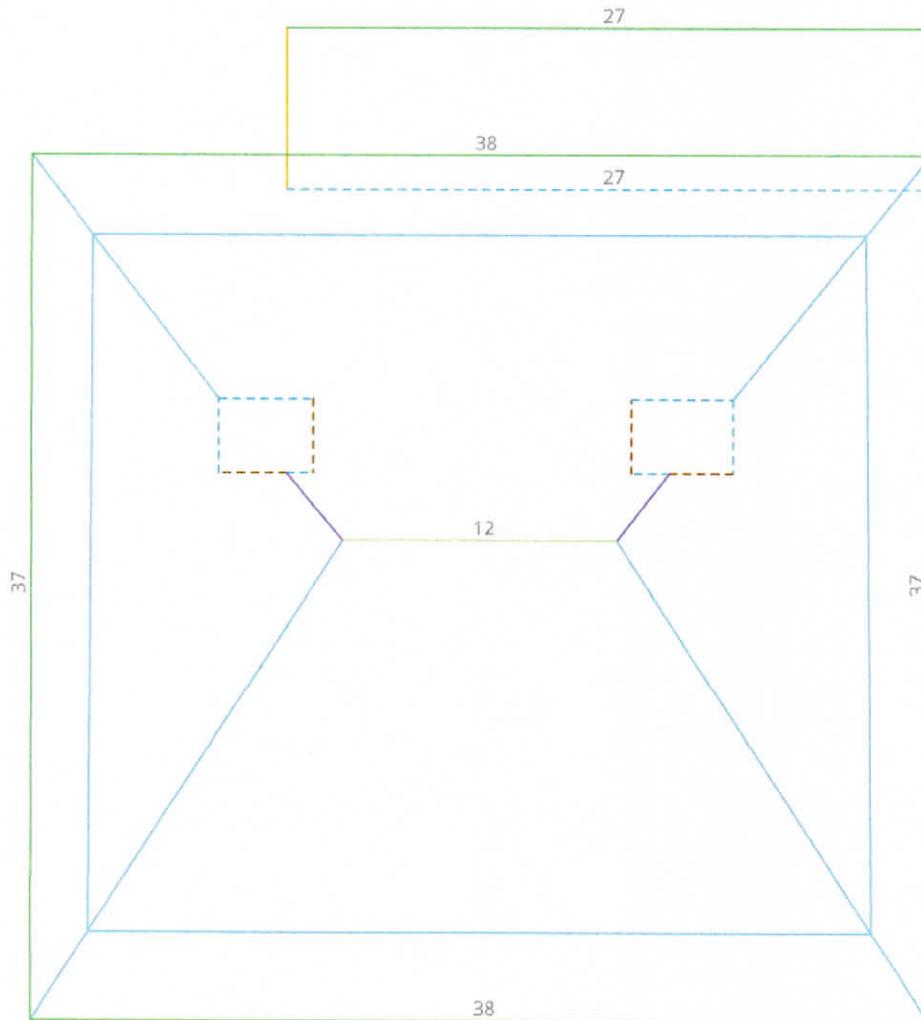
711 Duke St, Beaufort, SC 29902, USA



Length Measurement Report

711 Duke St, Beaufort, SC 29902, USA

- | | | |
|--|---|--|
|  Eaves 173ft 9in |  Valleys 0ft 0in |  Hips 7ft 6in |
|  Ridges 11ft 5in |  Rakes 14ft 4in |  Wall Flashing 43ft 7in |
|  Step Flashing 12ft 2in |  Transitions 0ft 0in |  Parapet Wall 0ft 0in |
|  Unspecified 196ft 7in | | |



Note: The above diagram contains measurements that have been rounded up. 6 and 9 are written *6 and *9 to avoid confusion. Some edge length totals have been hidden from the diagram to avoid overcrowding. Flashings are depicted as dotted lines.

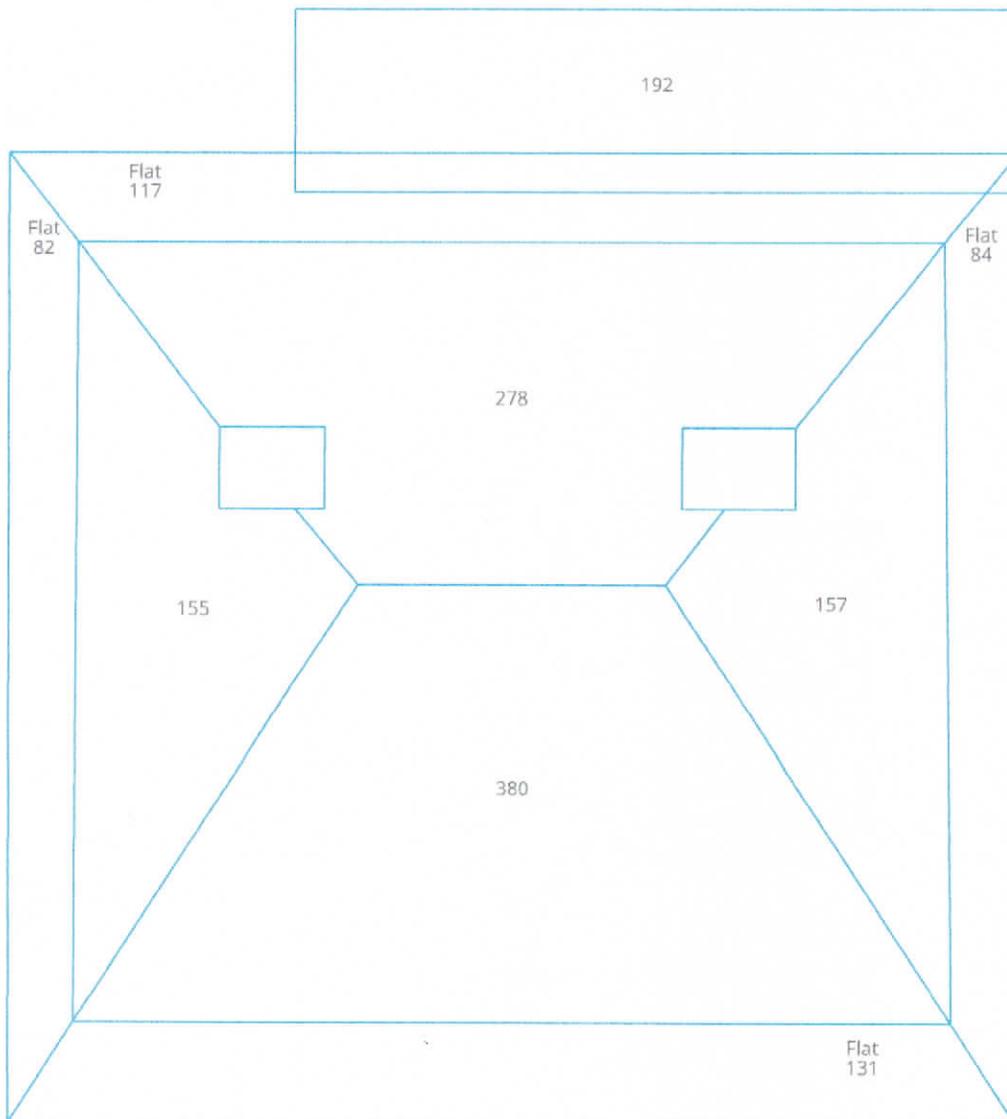
This report was prepared by DBM Roofing Beaufort. Copyright © 2022 Roofr.com | All rights reserved.

Area Measurement Report

711 Duke St, Beaufort, SC 29902, USA

Total Roof Area: 1573 sqft
 Pitched Roof Area: 1160 sqft
 Flat Roof Area: 413 sqft
 Two Story Area: 0 sqft
 Two Layer Area: 0 sqft

Predominant Pitch: 4/12
 Predominant Pitch Area: 1160 sqft
 Unspecified Pitch Area: 0 sqft

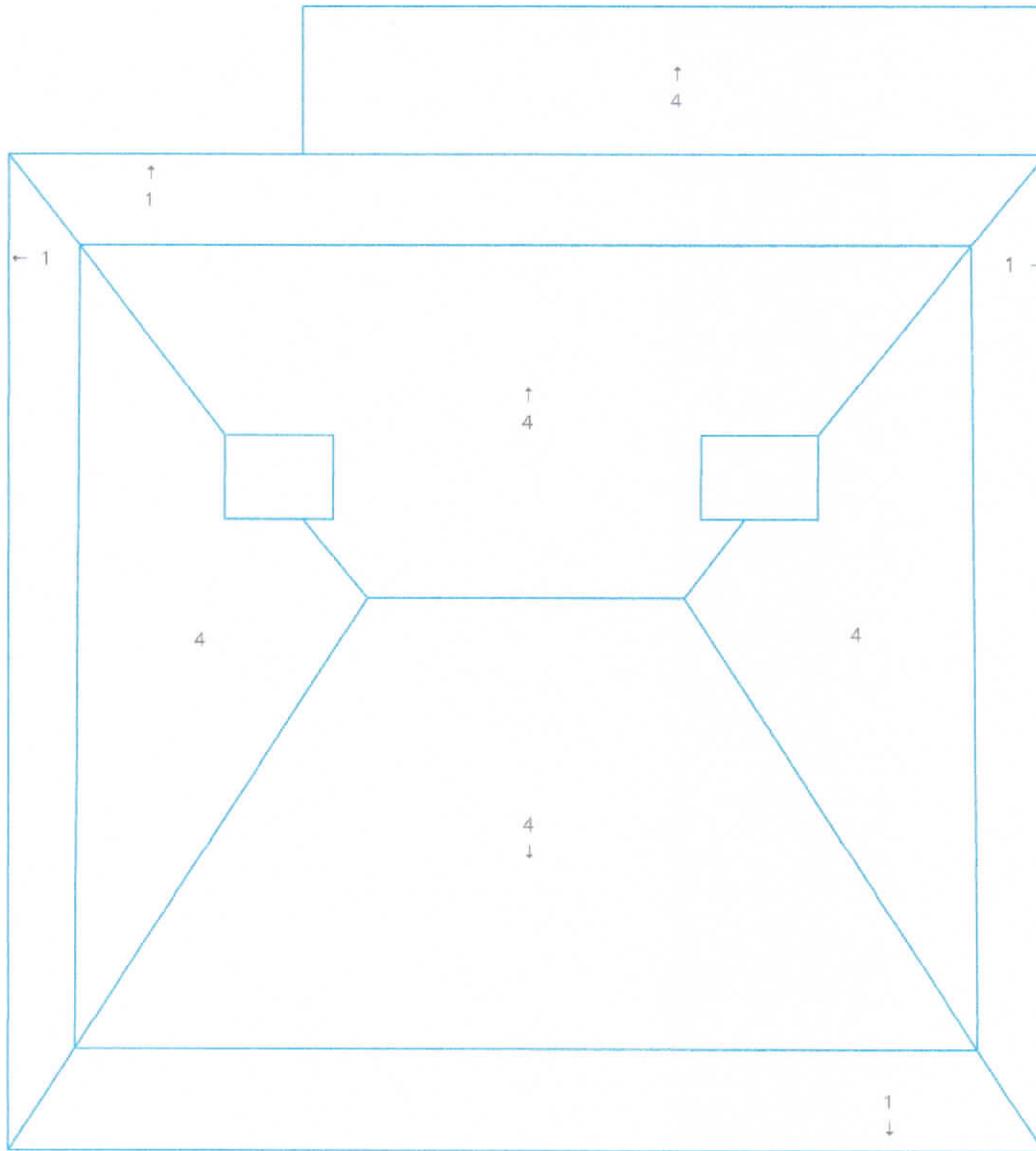


Note: The above diagram contains measurements rounded to the nearest whole number. The total at the top of the page is the sum of all the unrounded (exact) measurements, which is then rounded. Flashings are depicted as dotted lines. Deleted facets, which are not labeled with area, (Skylights, Chimneys, AC units) are omitted from area sums.

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Pitch & Direction Measurement Report

711 Duke St, Beaufort, SC 29902, USA

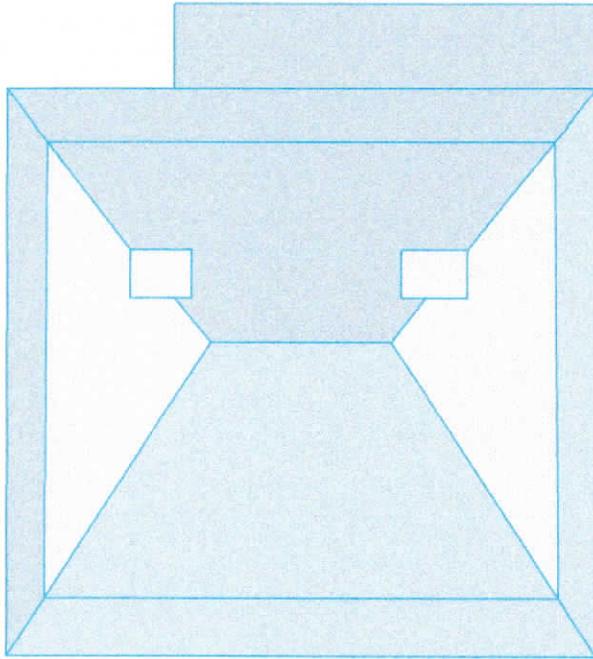


Note: Flashings are depicted as dotted lines. Deleted facets do not have a pitch and therefore are not labeled.

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All Structures Summary

711 Duke St, Beaufort, SC 29902, USA



Measurements

Total Roof Area	1573 sqft
Total Pitched Area	1160 sqft
Total Flat Area	413 sqft
Total Roof Facets	9 facets
Predominant Pitch	4/12
Total Eaves	173ft 9in
Total Valleys	0ft 0in
Total Hips	7ft 6in
Total Ridges	11ft 5in
Total Rakes	14ft 4in
Total Wall Flashing	43ft 7in
Total Step Flashing	12ft 2in
Total Transition	0ft 0in
Total Parapet Walls	0ft 0in
Total Unspecified	196ft 7in
Hips + Ridges	18ft 11in
Eaves + Rakes	188ft 1in

Pitch	1/12	4/12
Area (sqft)	413	1,160
Squares	4.2	11.6

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sqft)	1,573	1,731	1,762	1,809	1,841	1,888	1,920
Squares	15.8	17.4	17.7	18.1	18.5	18.9	19.2

We've calculated the waste percentages you might expect for this job. A number of factors are involved in determining which waste percentage to use including: how complex the roof is, and your roof application style. These numbers only include the roof area. You will also need to calculate the quantity of materials you will need for hips, valleys, ridges, and starter lengths. This report was prepared by DBM Roofing Beaufort. Copyright © 2022 Roofr.com | All rights reserved.



REYNOLDS / 711 DUKE ST
HISTORIC REVIEW APPLICATION

ADDENDUM #3

Material Cut Sheets

Re: Fw: Info on 711 Duke St.

From: David Stilwell (david@dbmroofing.com)

To: geobizbox@bellsouth.net

Cc: cameron.brown@gulfcoastsupply.com

Date: Tuesday, May 10, 2022, 03:24 PM EDT

Yes, this is correct.

On Tue, May 10, 2022 at 3:23 PM George Reynolds <geobizbox@bellsouth.net> wrote:

I'm submitting paperwork this afternoon to get a variance so we can install this material.

I need to confirm this is 26 gauge Zinc Aluminum coated steel, 16 inch panels with 1 inch tall standing seams, unpainted (mill finish). Please confirm or correct.

Best Regards,

George Reynolds
954 849-6944

----- Forwarded message -----

From: **Brown, Cameron** <cameron.brown@gulfcoastsupply.com>

Date: Fri, Nov 5, 2021 at 10:00 AM

Subject: Info on 711 Duke St.

To: david@dbmroofing.com <david@dbmroofing.com>

David,

Here's your information on the Gulf lock panel that was made and delivered for the job on 711 Duke St. I've also included any warranty and installation tests as well incase you need that information to get your permit.

Let me know if you have any questions.

Best Regards,



Cameron Brown

Territory Sales Manager

Southeast

Cell: (912) 675-3599

(352) 498-0778

cameron.brown@gulfcoastsupply.com

www.gulfcoastsupply.com

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HIDDEN SCREW ROOF SYSTEM

ALSO AVAILABLE IN:

OceanGuard
COASTAL ALUMINUM ROOFING



GulfCoast
SUPPLY & MANUFACTURING

GULFLOK™

PREMIUM METAL ROOFING

MIAMI-DADE COUNTY APPROVED



AESTHETICALLY PLEASING & STRUCTURALLY SOUND

The GulfLok™ panel is one of our most popular and cost-effective standing seam solutions. It is the panel of choice among most roofing contractors for standing seam projects.

Featuring a 1" seam with a slotted screw strip on the under-lap side for concealed fasteners, the GulfLok™ panel is both aesthetically pleasing and structurally sound. It can be roll-formed on site in custom lengths to fit almost any project.

*All measurements are nominal and can vary according to manufacturing process. 711.DUKE.39 of 65



HIDDEN SCREW ROOF SYSTEM

PREMIUM PAINT COATING
PVDF RESIN-BASED FINISH

ACCESSORY OPTIONS FOR + THE GULFLOK™ SYSTEM

**METAL ROOF COLOR
THAT LASTS!**
www.EverythingElseFades.com



Weather-Armor® HT³ Underlayment

- 100% Waterproof and Nail Sealable
- UL Classified for Protection Against Fire Damage
- Maximum Flexibility and Longevity

Vented Ridge System

Maintain cooler attic temperatures effectively reducing energy costs.



Titebond® Metal Roof Sealant

- Exceptional Adhesion
- Permanently Flexible



Color Match Pipe Boots

- Seal unsightly roof penetrations.
- Ask about color selection

VELUX® Skylights

Replace traditional skylights with energy efficient metal roof skylights.



GULFLOK™

PROFILE SPECIFICATIONS



Colors: 40+ Colors & Mill Finish Available

Coverage: 12" & 16" Net Coverage

Material: 26 & 24 Gauge Steel, 0.032 & 0.040 Aluminum*

Substrate/ AZ-50 / 35/30 Year Premium Paint Finish Warranty

Warranty: AZ-50 / 40/30 Year Standard Paint Finish Warranty

AZ-55 / 25 Year Unpainted Mill Finish Warranty
25 Year OceanGuard™ Salt Water Warranty*

Approvals: Miami-Dade NOA: 14-0520.03

FL Product Approval No. 11651.2, 11651.9, 11651.15, 11651.16

Min. Slope: 3:12 FOR APPLICATIONS ON LOWER SLOPES, CONTACT MANUFACTURER

Substructure: 15/32" (min.) Plywood

*Available options for OceanGuard™ Coastal Aluminum Roofing Series.

GulfCoast
SUPPLY & MANUFACTURING

METAL ROOFING PRODUCTS



1.888.393.0335

www.GulfCoastSupply.com

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GULFLOK™

26 GA. GULFLOK™ 16" WIDE ROOF PANEL OVER 15/32" PLYWOOD
FLORIDA PRODUCT APPROVAL NO. 11651.16 R3

Product Evaluation Report
GULF COAST SUPPLY & MANUFACTURING, LLC.

26 Ga. GulfLok™ 16" Wide Roof Panel over 15/32" Plywood

Florida Product Approval #11651.16 R3

Florida Building Code 2017
Per Rule 61G20-3
Method: 1 -D

Category: Roofing

Subcategory: Metal Roofing

Compliance Method: 61G20-3.005(1)(d)
NON HVHZ

Product Manufacturer:

Gulf Coast Supply & Manufacturing, LLC.

14429 SW 2nd Place, Suite G30
Newberry, FL 32669

Engineer Evaluator:

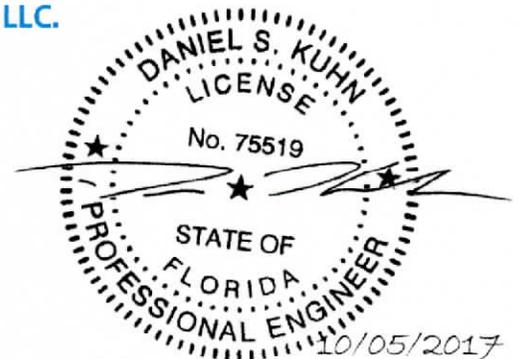
Dan Kuhn, P.E. #75519

Florida Evaluation ANE ID: 10743

Validator:

Locke Bowden, P.E. #49704

9450 Alysbery Place
Montgomery, AL 36117



Contents:

Evaluation Report Pages 1 – 5





GULFLOK™

26 GA. GULFLOK™ 16" WIDE ROOF PANEL OVER 15/32" PLYWOOD
 FLORIDA PRODUCT APPROVAL NO. 11651.16 R3

- Compliance Statement:** The product as described in this report has demonstrated compliance with the Florida Building Code 2017, Sections 1504.3.2.
- Product Description:** GulfLok™, 7/8" Nailstrip Roof Panel, Minimum 26 Ga. Steel, Maximum 16" Coverage, Roof panel restrained with fasteners into minimum 15/32" plywood decking. Non Structural application.
- Panel Material/Standards:** Material: Minimum 26 Ga. Steel, ASTM A792 or ASTM A653 G90 conforming to Florida Building Code 2017 Section 1507.4.3.
 Paint Finish Optional
 Yield Strength: 50.0 ksi
 Corrosion Resistance: Panel Material shall comply with Florida Building Code 2017, Section 1507.4.3.
- Panel Dimension(s):** Thickness: 0.018" Minimum
 Width: 16" Coverage Maximum
 Female Rib: 7/8" Tall
 Male Rib: 3/4" Tall Rib with Slotted Strip
 Panel Seam: Snap Lock
- Panel Clip:** 24 Ga. Zinc Aluminum Coated Steel, 24" Long. *Used at Corner Zones only, where required design pressures exceed -121.75 psf.*
- Panel Fastener:** Through Panel Slot: (1) #10-12x1" Pancake Type A
 1/4" Minimum Penetration through Plywood.
 Corrosion Resistance: Per Florida Building Code 2017, Section 1506.6, 1507.4.4
- Substrate Description:** Minimum 15/32" thick, APA Rated plywood over supports at maximum 24" O.C. Design of plywood and plywood supports are outside the scope of this evaluation. Must be designed in accordance w/ Florida Building Code 2017.
- Design Uplift Pressures:**

Roof Areas	Assembly A	Assembly B	Assembly C
Maximum Design Pressures	-63.5 psf	-121.75 psf	-161 psf
Fastener Spacing	5 1/8" O.C	5 1/8" O.C	5 1/8" O.C
Sealant	No	Yes	No
Panel Clip	No	No	Yes

*Design Pressure includes a Safety Factor = 2.0.





GULFLOK™

26 GA. GULFLOK™ 16" WIDE ROOF PANEL OVER 15/32" PLYWOOD
FLORIDA PRODUCT APPROVAL **NO. 11651.16 R3**

Design Procedure:

For roofs within the parameters listed on the load table, fastening pattern must at a minimum meet those listed for the applicable wind zone. For all roofs outside the parameters listed on the load table, design wind loads shall be determined for each project in accordance with FBC 2017 Section 1609 or ASCE 7-10 using allowable stress design. The maximum fastener spacing listed herein shall not be exceeded. This evaluation report is not applicable in High Velocity Hurricane Zone. Refer to current NOA or HVHZ evaluation report for use of this product in High Velocity Hurricane Zone.





GULFLOK™

26 GA. GULFLOK™ 16" WIDE ROOF PANEL OVER 15/32" PLYWOOD
 FLORIDA PRODUCT APPROVAL NO. 11651.16 R3

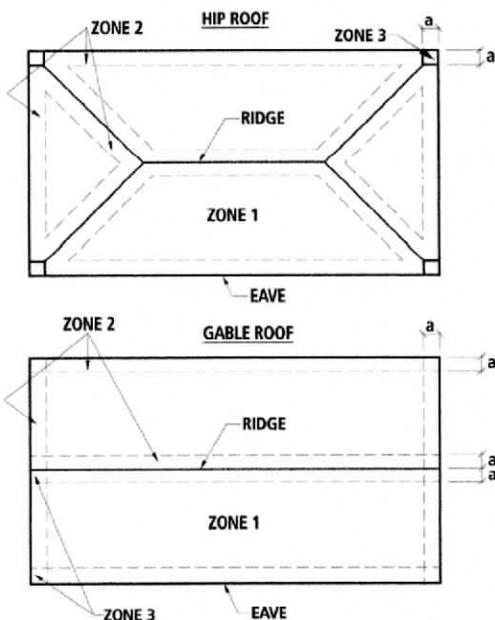
ENGINEER LOAD TABLE: 26 Ga. GulfLok™ 16" Wide Roof Panel over 15/32" Plywood

Buildings having a Roof Mean Height < 20'-0"; Roof Slope: 2"/12" - 12"/12" Gable or Hip Roof; Wind Speeds 120-180mph, Exposure C, Risk Category II, Enclosed Building, based on Florida Building Code 2017.

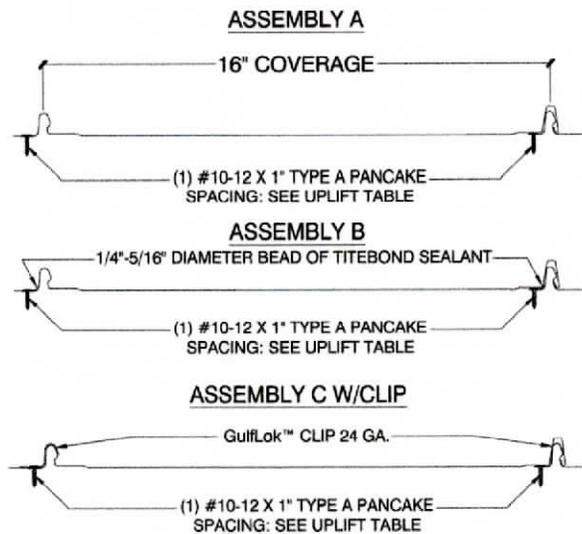
WIND SPEED	FASTENER (MIN. 1/4" Penetration)	SUBSTRATE (MIN. 15/32")	120	130	140	150	160	170	180
			ON CENTER SPACING						
ZONE 1	(1) #10-12x1"	CDX PLYWOOD	ASSEMBLY A						
ZONE 2	(1) #10-12x1"	CDX PLYWOOD	ASSEMBLY A	ASSEMBLY B	ASSEMBLY B				
ZONE 3	(1) #10-12x1"	CDX PLYWOOD	ASSEMBLY A	ASSEMBLY A	ASSEMBLY B				

- PANEL DESCRIPTION:** GULFLOK™, MIN. 26 GA, 7/8" RIB, 16" MAXIMUM COVERAGE, SNAP SEAM.
- PANEL FASTENER:** THROUGH PANEL SLOT: (1) #10-12X1" PANCAKE TYPE A, 1/4" MIN. PENETRATION THROUGH PLYWOOD.
- MAXIMUM ALLOWABLE PANEL UPLIFT PRESSURE:** -63.5 PSF AT 5 1/8" O.C. ASSEMBLY A, -121.75 PSF AT 5 1/8" O.C. WITH SEALANT ASSEMBLY B, -161 PSF AT 5 1/8" O.C. WITH CLIP ASSEMBLY C. PRESSURE BASED ON UL 580/UL 1897 TESTING BY FORCE ENGINEERING & TESTING.
- PLYWOOD DECKING:** MIN. 1 5/32" THICK, APA RATED PLYWOOD, GRADE C-D. MUST BE DESIGNED IN ACCORDANCE WITH FBC 2017
- LOAD TABLE** BASED ON WIND PRESSURES CALCULATED PER ASCE 7-10 (KD = 0.85) MULTIPLIED BY 0.6 PER FLORIDA BUILDING CODE 2017.

Note: Dimension (a) is defined as 10% of the minimum width of the building or 40% of the mean height of the roof, whichever is smaller, however, (a) cannot be less than either 4% of the minimum width of the building or 3 feet.



FL# 11651.16 R3 • OCTOBER 5, 2017



PRODUCT EVALUATION REPORT



KUHN ENGINEERING, LLC

1200 CLINT MOORE RD. SUITE 9, BOCA RATON, FL 33487 • FL COA #30464



GULFLOK™

26 GA. GULFLOK™ 16" WIDE ROOF PANEL OVER 15/32" PLYWOOD
FLORIDA PRODUCT APPROVAL NO. 11651.16 R3

Code Compliance:	The product described herein has demonstrated compliance with the Florida Building Code 2017, Sections 1504.3.2.
Evaluation Report Scope:	The product evaluation is limited to compliance with the structural wind load requirements of the Florida Building Code 2017, as relates to Rule 61G20-3.
Performance Standards:	The product described herein has demonstrated compliance with: <ul style="list-style-type: none"> • UL 580-06 - Test for Uplift Resistance of Roof Assemblies • UL 1897-12 - Uplift Test for Roof Covering Systems.
Reference Data:	<ol style="list-style-type: none"> 1. UL 580-94 / 1897-98 Uplift Test Force Engineering & Testing, Inc. (FBC Organization # TST-5328) Report No. 117-0301T-10A-C, Dated 07/26/2013 2. TAS 125 Architectural Testing, Inc. (FBC Organization # TST-1527) Report No. B9000.01-450-18, Dated 12/12/2012 3. Certificate of Independence By Dan Kuhn, P.E. (FL# 75519) @ Kuhn Engineering, LLC (FBC Organization # ANE ID: 10743)
Test Standard Equivalence:	<ol style="list-style-type: none"> 1. The UL 580-94 test standard is equivalent to the UL 580-06 test standard. 2. The UL 1897-98 test standard is equivalent to the UL 1897-12 test standard.
Quality Assurance Entity:	The manufacturer has established compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005(3) for manufacturing under a quality assurance program audited by an approved quality assurance entity.
Minimum Slope Range:	Minimum Slope shall comply with Florida Building Code 2017, including Section 1507.4.2 and in accordance with Manufacturers recommendations.
Installation:	Install per Manufacturer's recommended details.
Underlayment:	Shall comply with Florida Building Code 2017 section 1507.1.1.
Roof Panel Fire Classification:	Fire classification is not part of this acceptance.
Shear Diaphragm:	Shear Diaphragm values are outside the scope of this report.



25 YEAR

STEEL SUBSTRATE WARRANTY

55% ALUMINUM ZINC UNPAINTED MILL FINISH 25-YEAR LIMITED WARRANTY

Gulf Coast Supply & Manufacturing, LLC (GULF COAST) is pleased to offer this twenty-five (25) year limited warranty to the herein identified customer (CUSTOMER) concerning sales of unpainted 55% aluminum zinc roofing and siding panels (PRODUCT) installed in the continental United States.

SECTION A: WHAT IS COVERED BY THIS LIMITED WARRANTY?

GULF COAST warrants PRODUCT as follows:

1. For **twenty-five (25)** years from the date of shipment of PRODUCT from GULF COAST's vendor to GULF COAST, PRODUCT will not as a result of corrosion: rupture, fail structurally or perforate when installed at least **1500'** from salt or brackish water.

SECTION B: WHAT IS NOT COVERED BY THIS LIMITED WARRANTY?

This Warranty does not apply to PRODUCT exposed at any time to corrosive, aggressive, harmful or other abnormal atmospheric conditions, including but not limited to:

1. Areas subject to fallout of or exposure to corrosive chemicals, ash, fumes, cement dust, animal waste, or its decomposition by-products, fallout from copper, lead, nickel or silver mining or refining operations and carbon black.
2. Conditions and circumstances where corrosive fumes or condensation are generated or released inside the building.
3. Areas subject to water run-off from lead or copper flashing or piping or areas in contact with lead or copper or lumber containing same.
4. Areas subjected to constant spraying of either salt or fresh water.

OTHER EXCLUDED SITUATIONS

1. Mechanical, chemical or other damage sustained during shipment, storage, forming, and fabrication, during or after erection.
2. Failure to provide free drainage of water, including internal condensation, from overlaps and all other surfaces of the sheets or panels.
3. Failure to remove debris from overlaps and all other surfaces of PRODUCT.
4. Damage caused to the metallic coating by improper roll forming, scouring or cleaning procedures.
5. Deterioration of PRODUCT caused by contact with green or wet lumber or wet storage stain caused by water damage or condensation.
6. The presence of damp insulation or other corrosive materials in contact with or close proximity to PRODUCT.
7. Deterioration of PRODUCT caused directly or indirectly by contact with fasteners. Selection of suitable long-lasting fasteners to be used with PRODUCT rests solely with CUSTOMER.
8. Slopes of roof or sections of the roof flatter than 1/4:12.
9. Forming which incorporates severe reverse bending or which subjects coating to alternate compression and tension.
10. Bends less than 2T for sheet thickness 0.030" and thinner and less than 4T for sheet thickness 0.031" and thicker.
11. Cut edge corrosion.
12. This warranty applies only to the substrate and not to any paint coating that may be applied to the metal. A separate warranty is available for all GULF COAST paint coatings.
13. Failure to install or handle PRODUCT in accordance with applicable building codes, product approvals, and the manufacturer's specifications and instructions as outlined in the then-current published technical data sheets and/or installation guides.

SECTION C: WHAT MUST CUSTOMER DO TO KEEP THIS LIMITED WARRANTY COVERAGE?

CUSTOMER shall exercise diligence in inspection of PRODUCT received from GULF COAST so as to mitigate repair or replacement. No warranty shall apply to panels that are installed despite containing defects discernable by reasonable inspection. Claims for any breach of warranty must be made within the period of this limited warranty. Claims must be reported in writing to GULF COAST within 30 days of discovery, and GULF COAST shall be given a reasonable opportunity to inspect PRODUCT claimed to be defective. CUSTOMER must prove that the defective materials were sold by GULF COAST by means of proper identification of the material involved in the claim, including date of shipment by GULF COAST, date of installation and GULF COAST invoice number.

SECTION D: REMEDY

Customer's exclusive remedy and GULF COAST's sole liability for breach of this limited warranty shall be limited to the cost of either repairing non-conforming panels, or at GULF COAST's sole option:

1. Furnishing to Customer, FOB Customer's job-site, sufficient PRODUCT to enable Customer to replace the defective panels; or
2. Reimburse customer for the original cost of the defective PRODUCT.

SECTION E: EXCLUSION OF OTHER WARRANTIES

THIS WARRANTY IS GIVEN AS THE EXCLUSIVE WARRANTY AND EXCLUSIVE REMEDY, AND NO OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR PURPOSES ARE MADE, AND ANY SUCH OTHER WARRANTIES ARE EXPRESSLY DISCLAIMED. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION CONTAINED IN THIS INSTRUMENT. CUSTOMER WAIVES THE BENEFIT OF ANY RULE THAT THE DISCLAIMERS OF WARRANTY SHALL BE CONSTRUED AGAINST GULF COAST, AND AGREES THAT THE DISCLAIMERS IN THIS INSTRUMENT SHALL BE CONSTRUED LIBERALLY IN FAVOR OF GULF COAST. GULF COAST SHALL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. GULF COAST HEREBY DISCLAIMS ALL LIABILITIES FOR DAMAGES BASED ON THEORIES OF NEGLIGENCE AND STRICT PRODUCT LIABILITY.

SECTION F: LIMITATION OF LIABILITY

THE LIABILITY OF GULF COAST SHALL NOT EXTEND TO PERSONAL INJURY, PROPERTY DAMAGE, LOSS OF PROFIT, DELAY OR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM THE FAILURE OF ANY SHEET TO CONFORM TO THE PROVISIONS OF THIS LIMITED WARRANTY. GULF COAST SHALL NOT IN ANY EVENT BE LIABLE FOR THE COST OF LABOR EXPENDED BY OTHERS ON ANY DEFECTIVE PANEL OR FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES WHATSOEVER WHETHER ARISING FROM BREACH OF CONTRACT, BREACH OF WARRANTY, TORT, INCLUDING NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE TO ANYONE BY REASON OF THE FACT THAT SUCH PANELS SHALL HAVE BEEN DEFECTIVE.

SECTION G: OTHER TERMS

No terms or conditions, other than those stated herein, and no agreement or understanding, oral or written, and no course of conduct or performance, in any way purporting to modify this limited Warranty or to waive GULF COAST's rights hereunder, shall be binding on unless the same be clearly set forth in a writing that expressly refers to this limited warranty and expressly refers to having such effect upon this limited Warranty, and is signed by the authorized representative of GULF COAST.

This limited Warranty is extended to Customer as the original purchaser from GULF COAST and is non-transferrable and non-assignable, and may not be enlarged in its scope by any representative, sales person, agent or other employee GULF COAST. No rights against GULF COAST shall be created by any purported transfer or assignment. This provision is a material term of this Warranty and its violation or breach by Customer or any of Customer's agents or representatives shall void and cancel this Warranty for all purposes.

Customer acknowledges that GULF COAST is not the manufacturer of either the metal or the coating warranted herein and agrees that all issues arising from or related to the exceptions set forth herein shall be determined finally and conclusively as to the Customer, by the original manufacturer.

Notwithstanding anything in this limited warranty to the contrary, with respect to PRODUCT, in no event shall the warranty obligations of GULF COAST to Customer exceed the limited warranty obligations of GULF COAST's supplier of PRODUCT (SUPPLIER) extended to GULF COAST (a copy of which will be provided to Customer upon request), and, in the event SUPPLIER is not in legal existence at the time of a Customer warranty claim hereunder, or otherwise fails (for any reason) to make good on its limited warranty obligations extended to GULF COAST with respect to such warranty claim, GULF COAST shall have no warranty obligations to Customer under this limited warranty with respect to such warranty claim.

The substantive law of the State of Florida shall exclusively govern the rights and duties of the parties under this Agreement. All claims and disputes arising under or relating to this limited Warranty are to be settled by binding arbitration in Alachua County, Florida or another location mutually agreeable to GULF COAST and CUSTOMER.

Purchaser (Individual name or Business Name) _____

Purchaser's phone # (____) _____ - _____

Address: _____

GULF COAST's Invoice number(s) _____

Building Owner (if different from purchaser) _____

Owner's phone # (____) _____ - _____

Address of building with warranted PRODUCT _____



TGFU.R27615 Roofing Systems

[Page Bottom](#)

Roofing Systems

[See General Information for Roofing Systems](#)

GULF COAST SUPPLY & MANUFACTURING, LLC

14429 SW 2nd Pl, Suite 30
Newberry, FL 32669 USA

R27615

OTHER SYSTEMS

One or more layers of GAF "VersaShield Underlayment", mechanically fastened, may be used in lieu of the Barrier Board in all combustible Classifications for Steel Panels.

Two or more layers of GAF "VersaShield Underlayment", mechanically fastened, may be used in lieu of the Barrier Board in all combustible Classifications for Aluminum Panels.

Class A

1. Deck: C-15/32

Incline: Unlimited

Barrier Board: — 1/4 in. min. G-P Gypsum "DensDeck®", CertainTeed Gypsum "GlasRoc" or USG "SECUROCK®" glass mat board with all joints staggered a min of 6 in. from the plywood joints.

Ply Sheet (Optional): — Any UL Classified Type G1, G2 or G3 base/ply sheet, Type 15, 20 or 30 felt or UL Classified prepared roofing accessory or GCP Applied Technologies Inc. "Ice and Water Shield".

Surfacing: — Coated steel or aluminum roofing panels identified as "5-V Crimp", "Gulf Lok", "Gulf Seam", "Gulf PBR", "Gulf Rib", "Gulf Wave", "Gulf Snap", "Versa Loc" and "Mega Loc", mechanically fastened.

2. Deck: NC

Incline: Unlimited

Barrier Board: — 1/4 in. min. G-P Gypsum "DensDeck®", CertainTeed Gypsum "GlasRoc" or USG "SECUROCK®" glass mat board.

Ply Sheet (Optional): — Any UL Classified Type G1, G2 or G3 base/ply sheet, Type 15, 20 or 30 felt or UL Classified prepared roofing accessory or GCP Applied Technologies Inc. "Ice and Water Shield".

Surfacing: — Coated steel or aluminum roofing panels identified as "5-V Crimp", "Gulf Lok", "Gulf Seam", "Gulf PBR", "Gulf Rib", "Gulf Wave", "Gulf Snap", "Versa Loc" and "Mega Loc", mechanically fastened.

3. Deck: NC

Incline: Unlimited

Barrier Board: — 7/16 OSB or 5/8 in. plywood over polyisocyanurate insulation board or polyisocyanurate composite board, any thickness.

Ply Sheet (Optional): — Any UL Classified Type G1, G2 or G3 base/ply sheet, Type 15, 20 or 30 felt or UL Classified prepared roofing accessory or GCP Applied Technologies Inc. "Ice and Water Shield".

Surfacing: — Coated steel or aluminum roofing panels identified as "5-V Crimp", "Gulf Lok", "Gulf Seam", "Gulf PBR", "Gulf Rib", "Gulf Wave", "Gulf Snap", "Versa Loc" and "Mega Loc", mechanically fastened.

4. Deck: NC

Incline: Unlimited

Insulation: — Polyisocyanurate, glass fiber, perlite or wood fiber, any thickness.

Ply Sheet (Optional): — Any UL Classified Type G1, G2 or G3 base/ply sheet, Type 15, 20 or 30 felt or UL Classified prepared roofing accessory or GCP Applied Technologies Inc. "Ice and Water Shield".

Surfacing: — Coated steel or aluminum roofing panels identified as "5-V Crimp", "Gulf Lok", "Gulf Seam", "Gulf PBR", "Gulf Rib", "Gulf Wave", "Gulf Snap", "Versa Loc" and "Mega Loc", mechanically fastened.

5. Deck: NC

Incline: Unlimited

Insulation: — None required, however any UL Classified insulations may be used over open purlin spans. Any combination and any total thickness of insulation may be used.

Surfacing: — Coated steel or aluminum roofing panels identified as "5-V Crimp", "Gulf Lok", "Gulf Seam", "Gulf PBR", "Gulf Rib", "Gulf Wave", "Gulf Snap", "Versa Loc" and "Mega Loc", mechanically fastened.

6. Deck: C-15/32

Incline: Unlimited

Barrier Board: — 1/4 in. min. G-P Gypsum "DensDeck®", CertainTeed Gypsum "GlasRoc" or USG "SECUROCK®" glass mat board with all joints staggered a min of 6 in. from the plywood joints.

Ply Sheet (Optional): — Any UL Classified Type G1, G2 or G3 base/ply sheet, Type 15, 20 or 30 felt or UL Classified prepared roofing accessory or GCP Applied Technologies Inc. "Ice and Water Shield".



TGAM.R27615 Roof-covering Materials, Impact Resistance

[Page Bottom](#)

Roof-covering Materials, Impact Resistance

[See General Information for Roof-covering Materials, Impact Resistance](#)

GULF COAST SUPPLY & MANUFACTURING, LLC

R27615

14429 SW 2nd Pl, Suite 30
Newberry, FL 32669 USA

Class 4 metal panels, Model(s) "5-V Crimp", "Gulf Snap", "Gulf Rib", "Gulf PBR", "Gulf Wave", "Gulf Lok", "Gulf Seam", "Mega Loc" and "Versa Loc"

[Last Updated](#) on 2018-04-18

[Questions?](#)

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Surfacing: — Coated steel or aluminum roofing panels identified as "5-V Crimp", "Gulf Lok", "Gulf Seam", "Gulf PBR", "Gulf Rib", "Gulf Wave", "Gulf Snap", "Versa Loc" and "Mega Loc", mechanically fastened.

Class C

1. **Deck:** C-15/32

Incline: Unlimited

Surfacing: — Coated steel or aluminum roofing panels identified as "5-V Crimp", "Gulf Lok", "Gulf Seam", "Gulf PBR", "Gulf Rib", "Gulf Wave", "Gulf Snap", "Versa Loc" and "Mega Loc", mechanically fastened.

Last Updated on 2017-05-03

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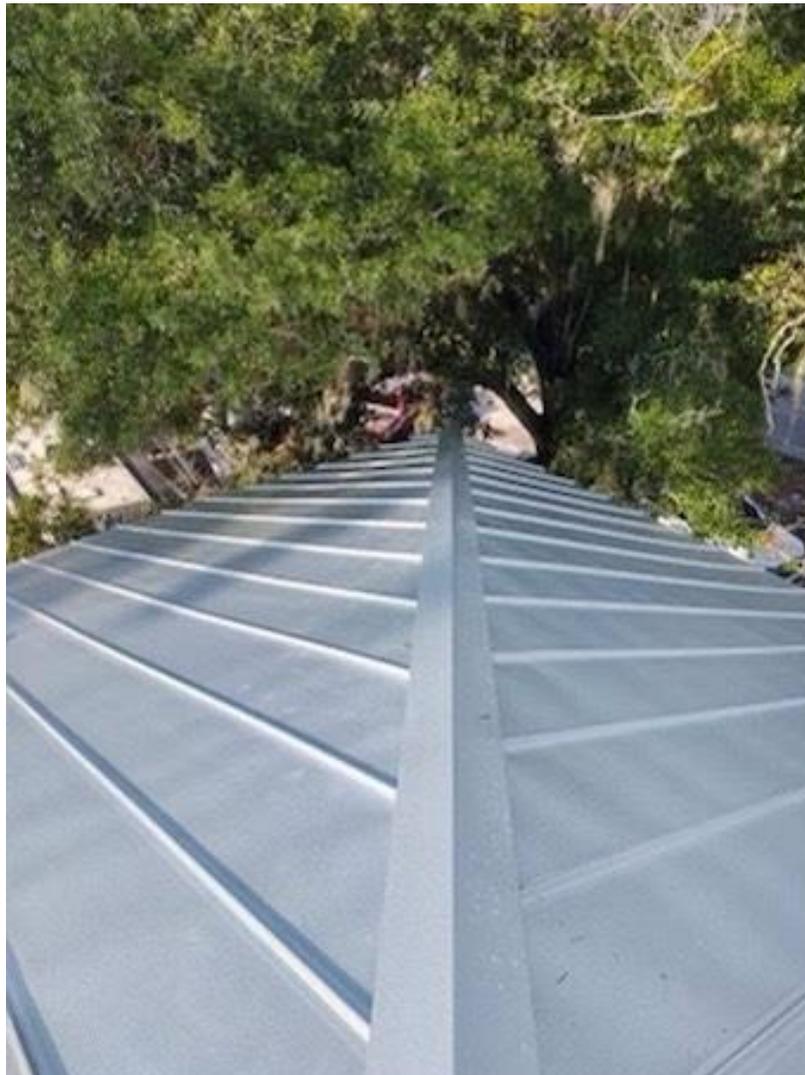
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Addendum #4: Details of Proposed Reroof for 711 Duke Street HRB Application

The roof panel profile illustrated on page 26 of 37 (and repeated here for clarity) is correct. We will be using 16 inch panels.



Below are a series of pictures supplied by our contractor that show the details of the proposed drip edge, hip cap, ridge cap, rake edge, and other applicable termination details necessary. These are from two recently completed jobs by them using the same material as proposed.







Hopefully this is sufficient for us to pass the completeness review; if not, please reach out anytime. I will be forwarding enlarged photographs/images of our home from all sides under separate cover this afternoon.

Addendum #5 -View of Subject property – 711 Duke St, from all street angles

From the Southeast



From South



711 DUKE 55 of 65

From the Southwest



From the West



711 DUKE 57 of 65

From the Northwest (two houses down)



Addendum #5 -View of Subject property – 711 Duke St, from all street angles

From the Southeast



From South



711 DUKE 60 of 65

From the Southwest



From the West



711 DUKE 62 of 65

From the Northwest (two houses down)





Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
08 June 2022

1 SUMMARY OF REQUEST

711 Duke Street, Alterations

The applicant is requesting final approval for alterations to a single-family residence at 711 Duke Street.

This proposal involves a contributing structure in the Preservation Neighborhood.

Background: This is the first application received for the proposed alterations to this structure.

2 FACTS

Property Address:	711 Duke Street
Parcel ID:	R120 004 000 0427 0000
Case Number:	22-31 HRB.1
Applicant:	George Reynolds
Zoning:	T4-HN
Use:	Single Family Dwelling



District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front Setback—Average prevailing setback on block*
 - *Rear setback – 15' min.*
 - *Side Corner/Alley – 5' min.*
 - *Side Interior – 6' min. — 10' min. in The Point*
- **Impervious Surface Coverage:** 55% maximum

References:

The Beaufort Code
Beaufort Preservation Manual Supplement
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- A. The structure is listed as a contributing resource within the Beaufort Historic District and the construction date noted on the historic sites survey (1900 ca.) is within the period of significance for the National Register Historic District (1712-1950).

- B. Staff feels that a standing seam metal roof is an appropriate roofing material for the historic structure within the Beaufort Historic District per page 102 of the Preservation Manual.

Staff Conditions

1. The proposed preformed GulfLok snap-lock roof with a modern ridge cap lacks traditional detailing. The profile of this specific snap-lock roof will present a much more visually heavy roof with its bulky terminations and caps that does not comply with pages 46-47 of the Preservation Manual Supplement. This specific roof selection has striations within the panel that also contribute to visual concerns.

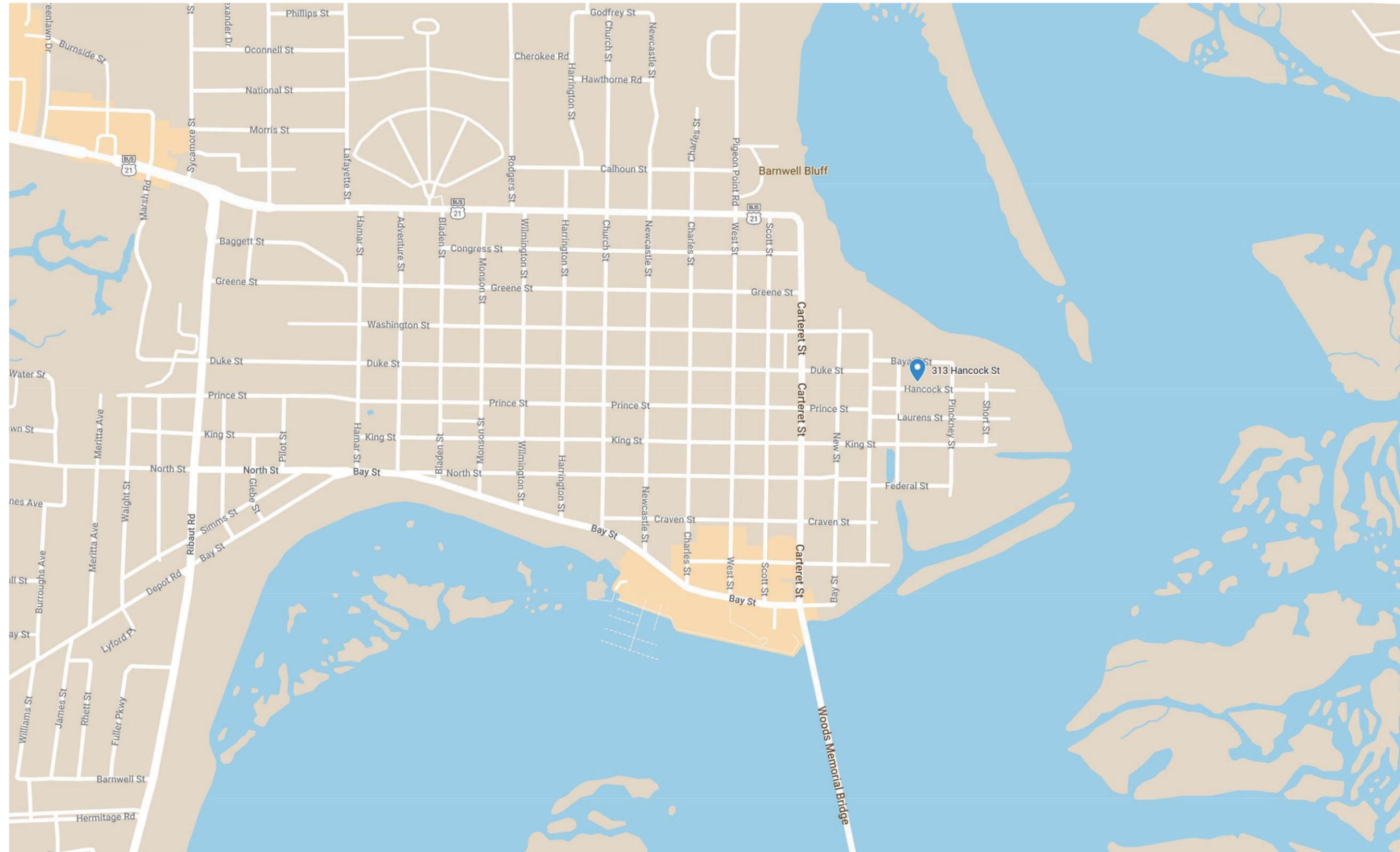
Staff recommends the applicant utilize a mechanical lock standing seam roof with folded hips and ridges, which will eliminate the necessity of bulky hip caps and ridge caps. Staff further recommends utilizing appropriate termination profiles at the drip and rake edges. Staff recommends that the applicant utilizes a smooth panel without striations.

STAFF RECOMMENDATION:

Denial.

CITY STAFF INTRODUCTION

313 HANCOCK STREET



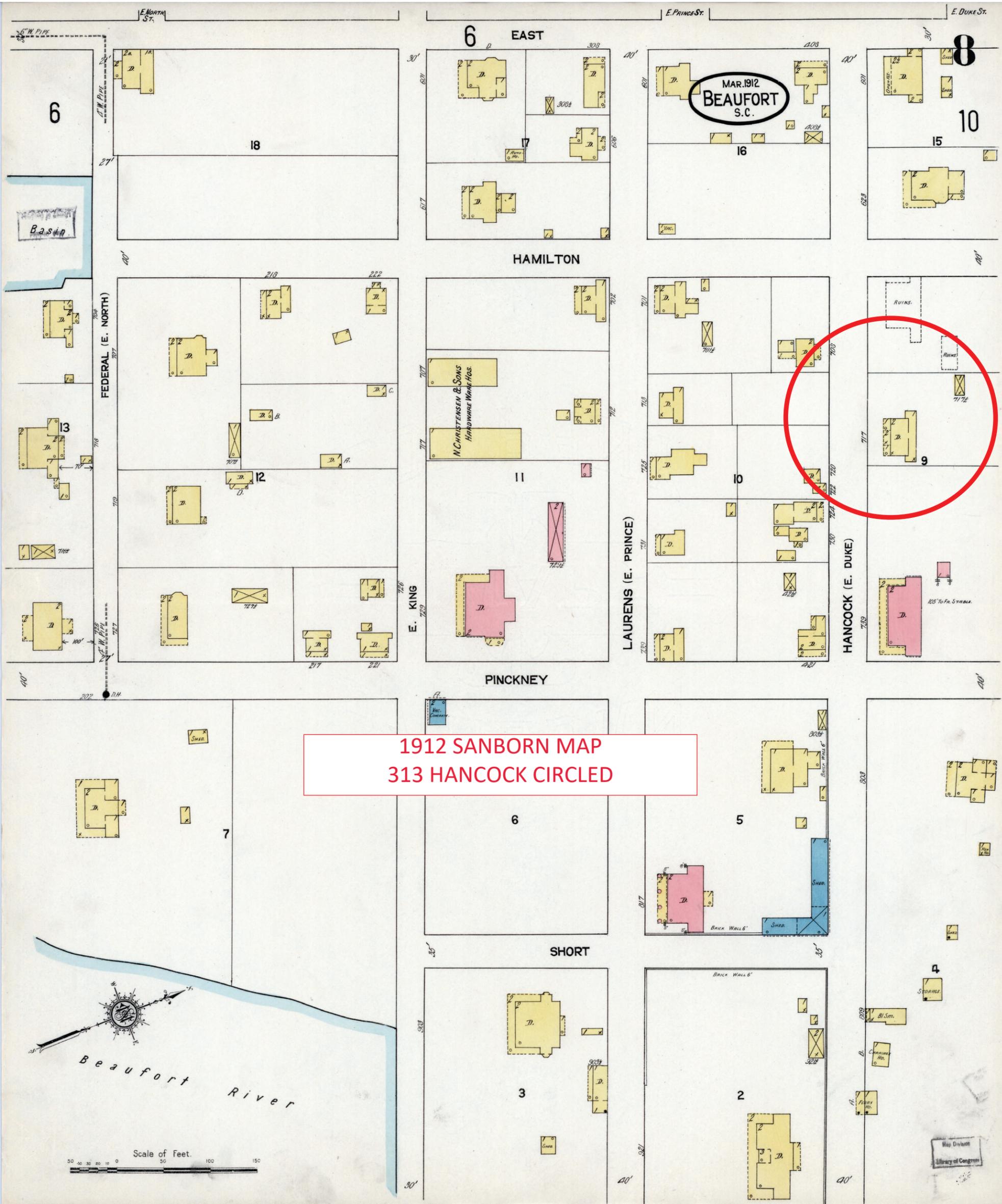
PROJECT LOCATION- 313 HANCOCK STREET







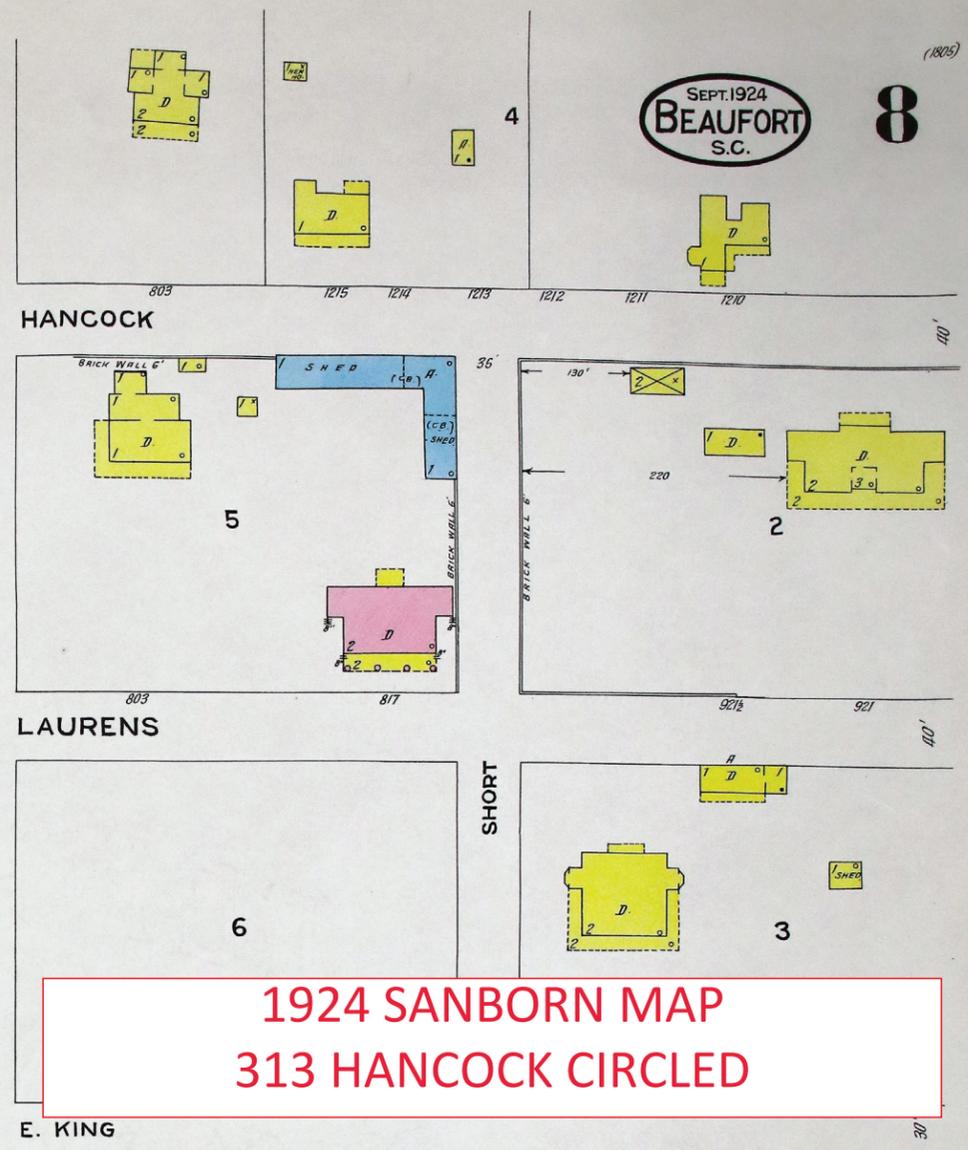
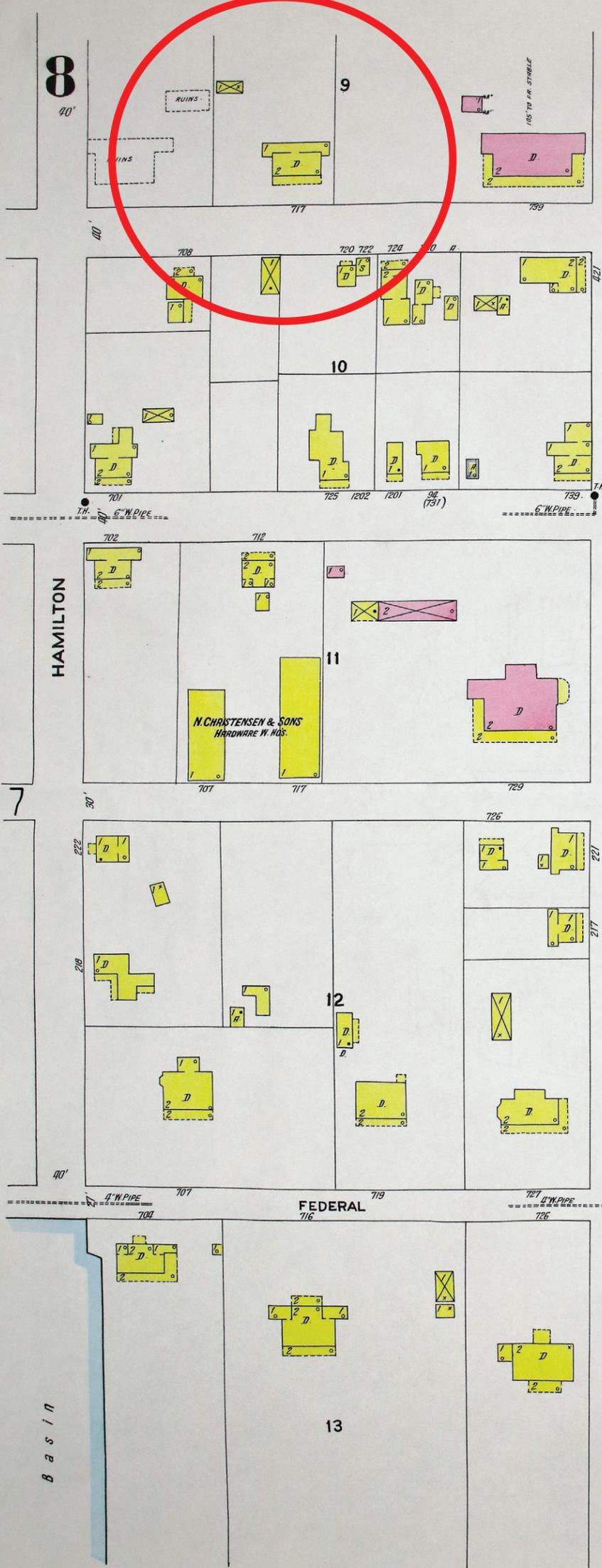




1912 SANBORN MAP
313 HANCOCK CIRCLED

SEPT. 1924
BEAUFORT
S.C.

8



1924 SANBORN MAP
313 HANCOCK CIRCLED



Scale of Feet.
0 50 100 150

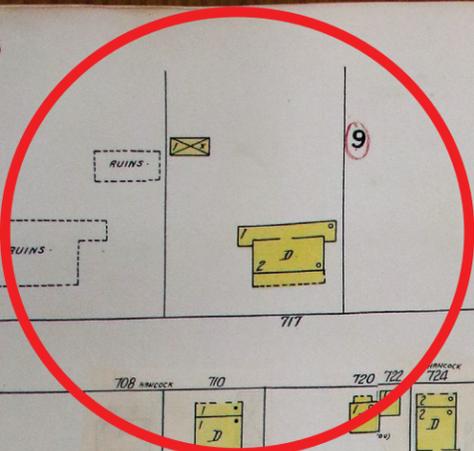
The Historical Map Collection
Geography and Map Division
Library of Congress

SEPT. 1924
BEAUFORT
S.C.

SC. . . . 501

8

8



HAMILTON

PINCKNEY

HANCOCK

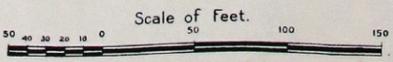
LAURENS

SHORT

1942 SANBORN MAP
313 HANCOCK CIRCLED



B e a u f o r t R i v e r



**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 - 761
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s): Talbird-Sams House Map Ref.: BFT 09 (TR) Tax Number: R120 004 000 0569 0000
Common name(s): _____ City Block Ref.: 9 .02 Island: Port Royal Is.
Address/location: 313 Hancock St. City/Vicinity of (vic.) Beaufort
Date: 1780 ca. Alteration date: 1970's or 1980's
Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown
Category: 1. building 2. site 3. structure 4. object
Historic use(s): single dwelling Current uses: single dwelling

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

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

Consultant Recommendation: _____ Name: _____

Previous Survey:	Reference:	Notes:
<input type="checkbox"/> H.A.B.S. <input type="checkbox"/> Other		
<input checked="" type="checkbox"/> Feiss-Wright (1969)	<u>009 - 569</u>	<u>2 Excellent 57</u>
<input checked="" type="checkbox"/> Historic Resources of the Lowcountry (1979)	<u>38 BU 1011</u>	<u>The Point</u>
<input checked="" type="checkbox"/> Milner Historic District Inventory (1979)	<u>009 (568) -3</u>	<u>Vol. 11; full form</u>
<input checked="" type="checkbox"/> A Guide to Historic Beaufort (1995 ed.)	<u>79</u>	

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 8.2.79

Recorder: C. Brooker, Brooker Arch. Cons.

Roll # B-02 Neg. 30 View of: south elevation

Style: Federal Commercial Form: _____

Core Shape: rectangular Stories: 2 stories Construction: frame

Roof: Shape: hip Material: raised seam metal

Chimney: Type: interior Material: brick

Exterior Walls: weatherboard

Windows: single Type: double hung Pane 9/9
Config.: _____

Doors: single Foundation: tabby
raised basement

Porch Height: 2 or more with tiers Porch Width: full facade Porch Roof Shape: pedimented gable

Porch Details: columns Decorative Elements: _____
slat balusters

Outbuildings: privy Interior Features: _____

Number of Related Resources: _____

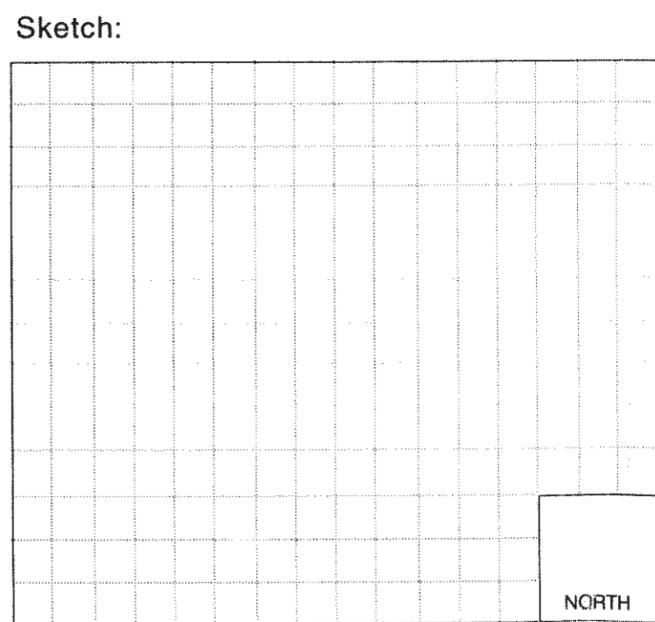
Surroundings: residential Acreage: <1 Quadrangle: Beaufort

Alterations: Alteration date: 1970's or 1980's Integrity: good Condition: excellent
 1908 Sanborn insurance map shows 2 story main structure fronted by narrow double height porch centered on south facade with single story porches extending right and left. This arrangement altered in 1970's or 1980's reconstruction

Description: Two story frame raised on tabby basement. Main facade 5 bays faces south with central entrance. Entrance has enriched doorcase details including fielded pilasters right and left and full entablature at head. Windows relatively small. Double height south porch features Doric column supports, entablature at eaves level and central pediment now pierced by louvered vent. At rear single story block projects right and left to produce "T" shaped plan.

Historical Data: This house is thought to have been built in 1786 by Henry Talbird. This date not is not documented, however structural evidence including the conjectured original porch form, tabby basement and molding details strongly support a late-eighteenth century date. The house was later owned by Dr. Lewis Reeve Sams, Jr., who sold it to Thomas Talbird. The house was part of Union Hospital #3 in 1862.

1968 Feiss-Wright survey indicates the following alterations: bath added (1919), basement into rooms (1963), porch enclosed (1941).



Site Number: U - 13 - 761

Informant/ Bibliography: Designated 348BU1011 by Historic Resources of the Low Country which gives other unconfirmed historic information.

APPLICANT PRESENTATION

313 HANCOCK STREET



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

22-25
HRB.1

Staff Review
 Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 4/15 Application #: 23635 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://www.cityofbeaufort.org/historic-review-board.aspx>

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.

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 Bill Chambers

Applicant Name: _____
PO Box 1181 Beaufort SC 29901
Applicant Address: _____
rwchambersarchitect@icloud.com 8438129666
Applicant E-mail: _____ Applicant Phone Number: _____

Applicant Title: Homeowner Tenant Architect Engineer Developer

Steve Neff

Owner (if other than the Applicant): _____
313 Hancock Street Beaufort SC 29902

Owner Address: _____
313 Hancock Street exterior Color Changes

Project Name: _____
313 Hancock Street

Property Address: _____

Property Identification Number (Tax Map & Parcel Number): _____
4-6-2022

Date Submitted: _____

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

Applicant's Signature: Roscoe W Chambers Date: 4-6-2022
Owner's Signature: RWC for Steve Neff Date: 4-6-2022

(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 March 2, 2022



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

Project Name: 313 Hancock Street - North Roof Stope Renovation

Property Size in Acres: 1 Proposed Building Use: RES

Nature of Work (check all that apply):

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

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

Is this project a redevelopment project: Y N

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

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):
Renovations to North Stoop/deck. Project is to provide minor demolition to include the following:

- demolish roof, demolish existing windows, demolish minor trim and siding
- Raise roof to match rear wing of historic house.
- Extend roof on new piers and columns to protect north lower steps from continuous flooding.
- All trim, siding, windows, colors to match existing.
- Provide new tabby or brick slab at existing stair and under proposed roof extension.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
Community & Economic 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 March 2, 2022

Revised June 10, 2021

HISTORIC DISTRICT REVIEW CERTIFICATE OF APPROPRIATENESS

Application Requirements

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

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

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

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

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

Change After Certification:

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Demolition or Relocation

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

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

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



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

Single-family residential projects (board review)	\$100.00
Multifamily and commercial projects (board review)	\$250.00
Change After Certification	\$100.00
Demolition (whole structure)	\$250.00
Special Board Meeting	\$500.00
Post facto applications shall be triple the normal fee.	

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

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



REMOVE EXISTING WINDOWS



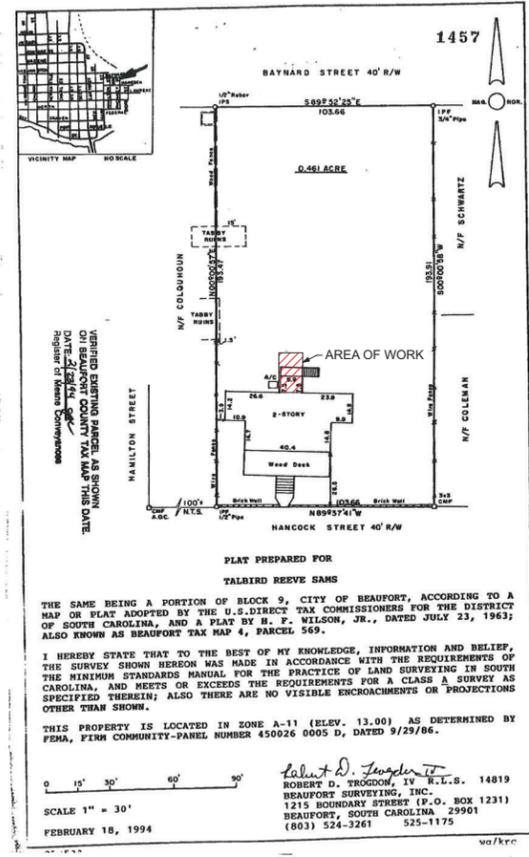
- SCOPE OF WORK:
1. RAISE ROOF OF EXISTING REAR STOOP AND EXTEND ROOF TO PREVENT WATER FLOODING BASEMENT.
 2. REPLACE EXISTING WINDOWS WITH TALLER
 3. ADD NEW PIERS AND COLUMNS FOR EXTENDED ROOF.
 4. ADD NEW CONCRETE PAD AT EXISTING BASEMENT STAIR AND EXISTING STAIR.
 5. ROOF TO MATCH EXISTING
 6. PAINT TO MATCH SUBMISSION.
 7. ALL DETAILS TO MATCH EXISTING



REMOVE AND RAISE EXISTING ROOF TO MATCH

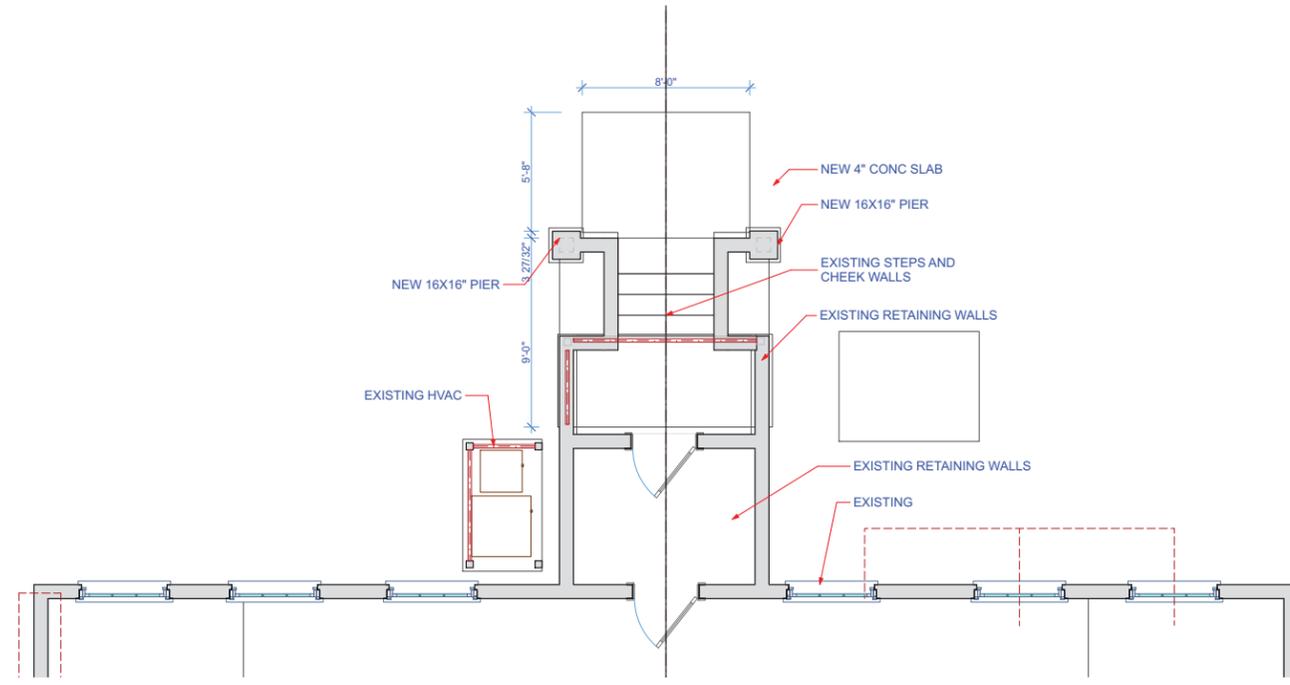
REMOVE EXISTING DECK FRAMING RAISE 6" MATCH ALL EXISTING DETAILS

EXISTING STAIR TO REMAIN

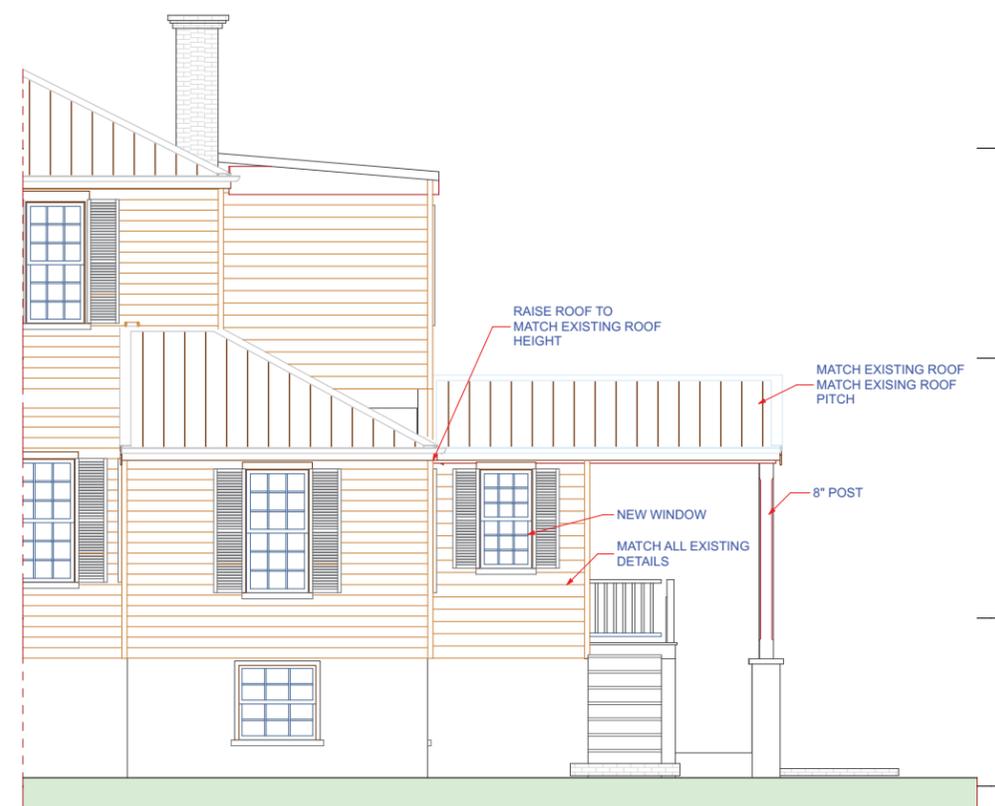


1 Original-Plat
SCALE: 1" = 30'

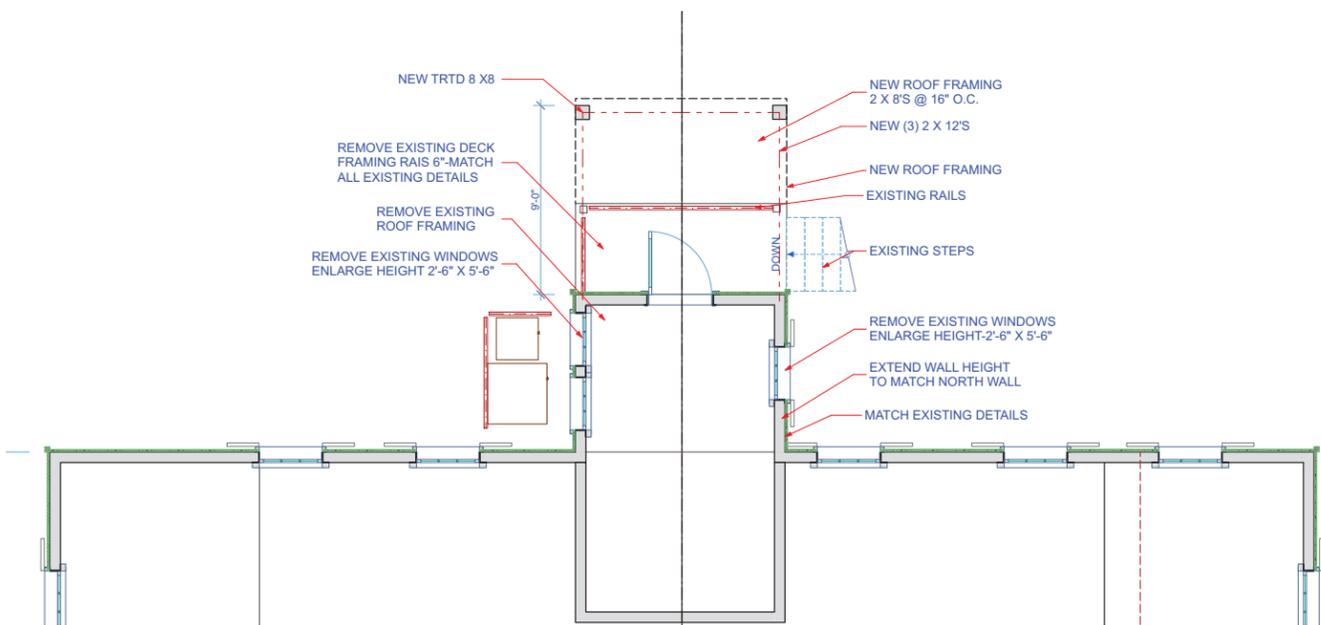
	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	HEFF RENOVATION Hancock Street Beaufort SC 29902 USA	4/14/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000	Drawing Title	Survey/sketches	HRB PRELIM
PRELIM PLANS				DRAWING NO. AS-001



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

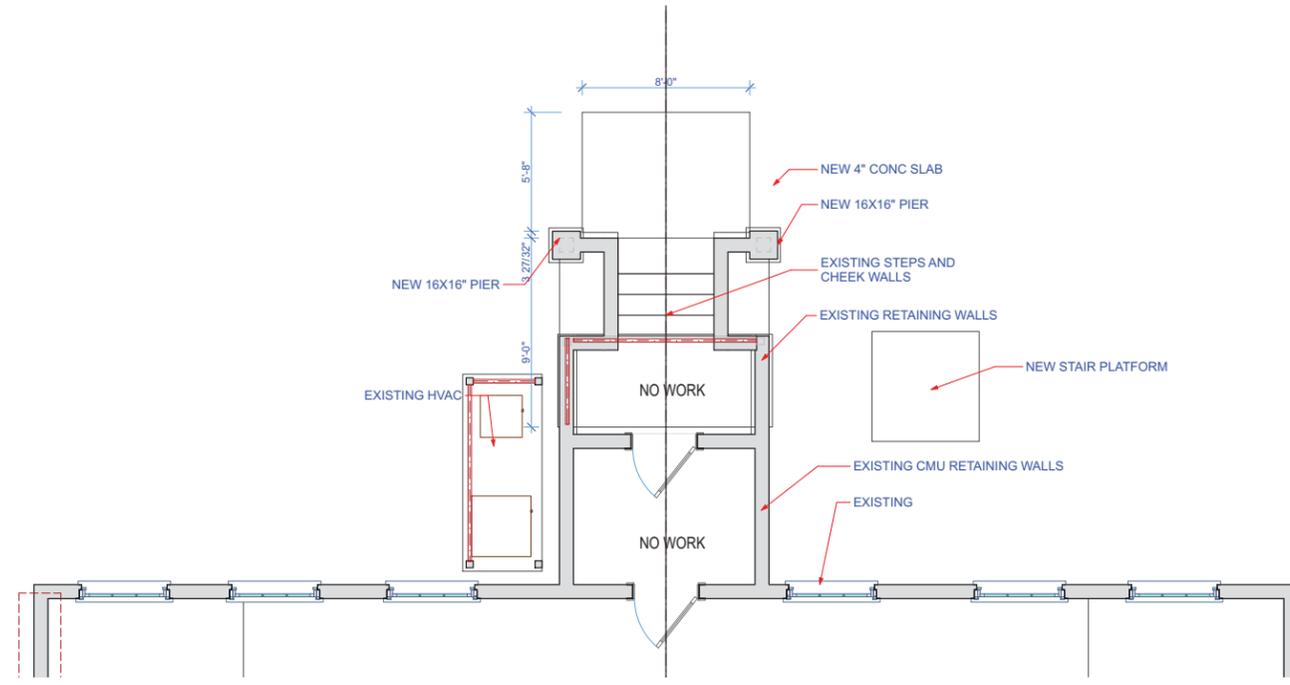


3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

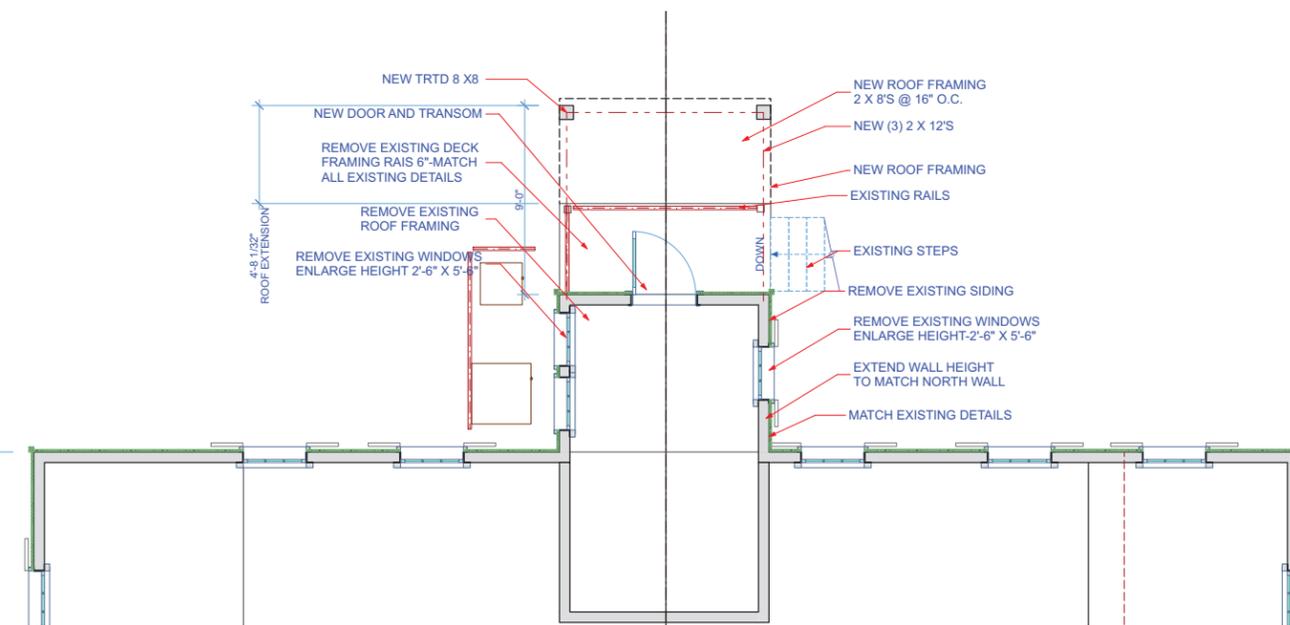


2 First Floor Plan
SCALE: 1/4" = 1'-0"

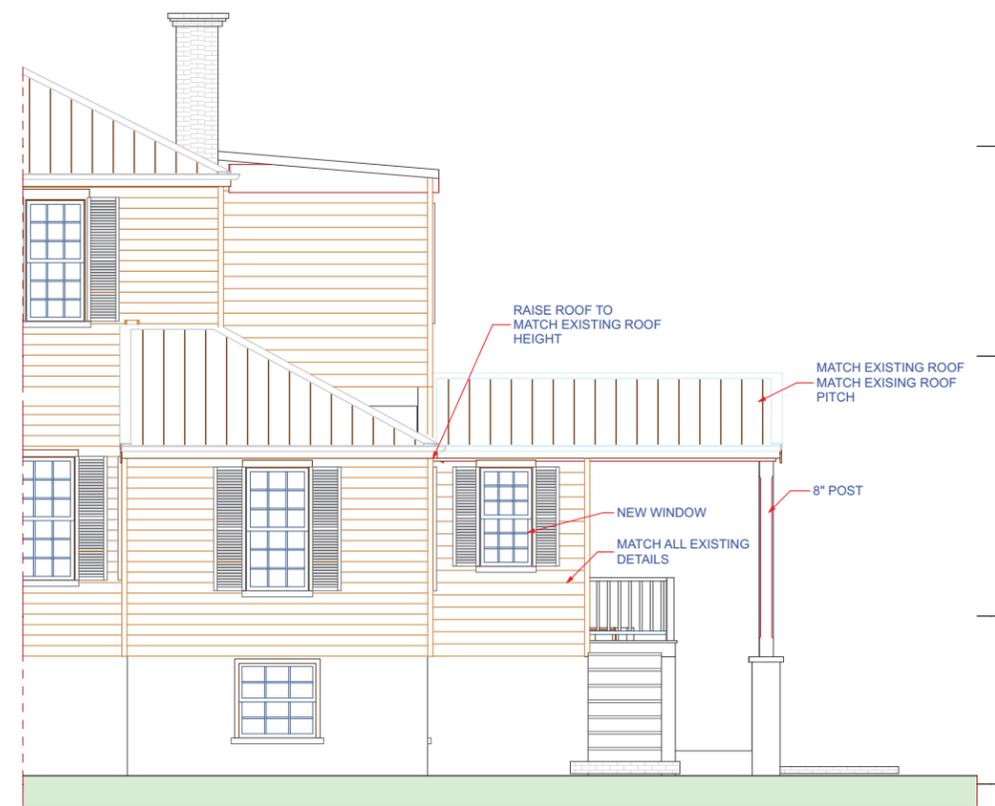
	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	HEFF RENOVATION Hancock Street Beaufort SC 29902 USA	4/14/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
	PRELIM PLANS		PLANS	A-101



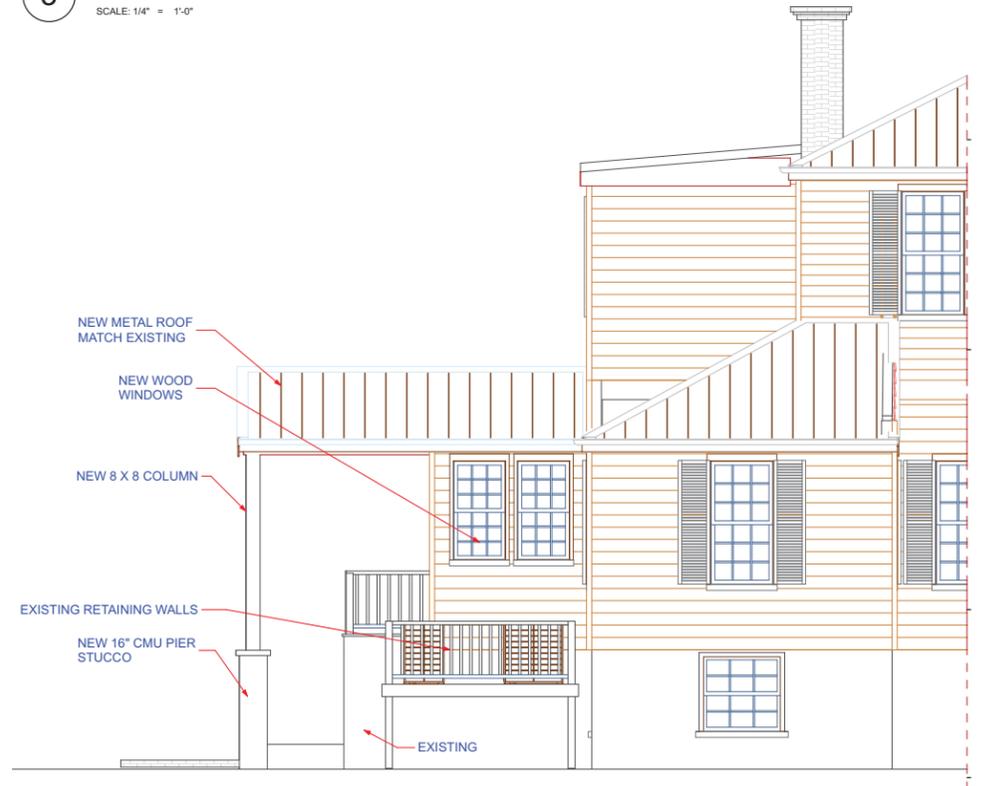
1 BASEMENT
SCALE: 1/4" = 1'-0"



2 First Floor Plan
SCALE: 1/4" = 1'-0"



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



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

	Checked	Drawn RWC	Project Title	Date
	Proj. No.	Checked	NEFF ROOF RENOVATION Hancock Street Beaufort SC 29902 USA	5/20/22
	R.W. CHAMBERS, ARCHITECT PO BOX 1181 BEAUFORT, S.C. 843-379-1000		Drawing Title	DRAWING NO.
CONCEPT PLANS		PLANS	A-101	

Atlantic

Premium Shutters®

SECTION 10715

STORM PANELS

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GENERAL

1.1 SECTION INCLUDES

- A. Storm rated shutters.
- B. Shutter hardware.

1.2 RELATED SECTIONS

- A. Section 09900 - Paints and Coatings.

1.3 REFERENCES

- A. ASTM E 330 - Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
- B. ASTM E 1886 - Standard Test method for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Missiles and Exposed to Cyclic Pressure Differentials.
- C. ASTM E 1996 - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Windborne Debris in Hurricanes.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Shop Drawings: Show materials, layout, dimensions, profiles, fasteners and anchors, hardware, finishes, and interface with adjacent construction.
- C. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's 40 standard colors.
- E. Verification Samples: For each finish product specified, two samples, minimum size 6 inches

(150 mm) square, representing actual product, color, and textures.

1.5 QUALITY ASSURANCE

- A. Storm Rated Hurricane Shutters: The completed shutter assembly conforms to:
 - 1. ASTM E 330 for Static Air Pressure.
 - 2. ASTM E 1886 and ASTM E 1996 for large missile impact and cyclic pressure loading.
- B. Thermal Stability: Fiberglass louvers and side rails thermally stable from minus 100 degrees F (minus 38 C) to 200 degrees F (93 C).

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to site in manufacturer's original, unopened packaging, with labels clearly identifying product name and manufacturer.
- B. Store products in manufacturer's unopened packaging until ready for installation.
- C. Store materials in a clean, cool and dry area in accordance with manufacturer's instructions. Do not leave unopened shutters in direct sunlight.
- D. Protect materials during handling and installation to prevent damage.

1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.8 WARRANTY

- A. Provide with a limited lifetime warranty on structural components and manufacturers defects and factory applied paint finish. Warranty is limited to the original purchaser.
- B. Provide a ten year warranty on structural components and factory applied paint finish.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Atlantic Premium Shutters - The Tapco Group, which is located at: 29797 Beck Rd. ; Wixom, MI 48398-2834; Toll Free Tel: 866-288-2726; Tel: 877-437-0608; Fax: 843-752-0111; Email: Wayne_Sanderson@tapcoint.com ; Web: www.atlanticpremiumshutters.com
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 SHUTTERS

- A. Raised Panel Shutters: Atlantic Architectural Collection Raised Panel Shutters fabricated of high density solid core composite material, and high density PVC sheet machined and interlocked with pultruded fiberglass stiles and backed with 1/8 inch (3 mm) thick polycarbonate sheet. Finished Raised Panel is 1 inch (26 mm) thick. Shutters are finished with two part urethane paint, oven cured.
 - 1. Style:

- a. Standard two panel.
 - b. Single panel.
 - c. Extra panel (3 panel).
 - d. Extra panel (4 panel).
 - e. Custom rail location.
 - f. Single panel with vertical cut profile.
 - g. Rabbeted edge with beading.
2. Width:
- a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
3. Height:
- a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
4. Colors:
- a. Pine 644.
 - b. White 631.
 - c. Walnut 641.
 - d. Craftsman Brown 659.
 - e. Federal Brown 635.
 - f. Hammered Silver 661.
 - g. Roycraft Mist Gray 664.
 - h. Chelsea Gray 662.
 - i. Evergreen 638.
 - j. Deep Sea Blue 637.
 - k. Pewter 646.
 - l. Roycraft Pewter 663.
 - m. Midnight Sky 639.
 - n. Tempest Blue 666.
 - o. Hamilton Blue 667.
 - p. Harbor 645.
 - q. Rockwood Dark Green 656.
 - r. Rockwood Shutter Green 654.
 - s. Roycraft Bottle Green 655.
 - t. Forest Green 633.
 - u. Charleston Green 653.
 - v. Weathered Shingle 660.
 - w. Rockwood Medium Brown 658.
 - x. Garnet 669.
 - y. Polished Mahogany 657.
 - z. Roycraft Copper Red 668.
 - aa. Board and Batten Red 650.
 - bb. Black 632.
 - cc. Cascade 647.
 - dd. Bordeaux 640.
 - ee. Sand 642.
 - ff. Plum Creek 643.
 - gg. Prime finish.
 - hh. Custom color as selected.

- B. Louver Shutters: Atlantic Architectural Collection Louvered Colonial Shutters fabricated of pultruded fiberglass for vertical stiles and horizontal louvers and backed with 1/8 inch (3 mm) thick polycarbonate sheet. High density PVC sheet is machined and interlocked with fiberglass stiles. Finished louver is 1-1/4 inch (32 mm) thick. Shutters are finished with two part urethane paint, oven cured.
1. Style:
- a. Standard.

- b. Additional Rails.
 - c. Vertical mullion.
 - d. Faux tilt rod.
 - e. Custom top or bottom rail.
 - f. Horns.
 - g. Rabbeted edge.
 - h. Bahama louver spacing.
2. Width:
- a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
3. Height:
- a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
4. Colors:
- a. Pine 644.
 - b. White 631.
 - c. Walnut 641.
 - d. Craftsman Brown 659.
 - e. Federal Brown 635.
 - f. Hammered Silver 661.
 - g. Roycraft Mist Gray 664.
 - h. Chelsea Gray 662.
 - i. Evergreen 638.
 - j. Deep Sea Blue 637.
 - k. Pewter 646.
 - l. Roycraft Pewter 663.
 - m. Midnight Sky 639.
 - n. Tempest Blue 666.
 - o. Hamilton Blue 667.
 - p. Harbor 645.
 - q. Rookwood Dark Green 656.
 - r. Rookwood Shutter Green 654.
 - s. Roycraft Bottle Green 655.
 - t. Forest Green 633.
 - u. Charleston Green 653.
 - v. Weathered Shingle 660.
 - w. Rookwood Medium Brown 658.
 - x. Garnet 669.
 - y. Polished Mahogany 657.
 - z. Roycraft Copper Red 668.
 - aa. Board and Batten Red 650.
 - bb. Black 632.
 - cc. Cascade 647.
 - dd. Bordeaux 640.
 - ee. Sand 642.
 - ff. Plum Creek 643.
 - gg. Prime Finish.
 - hh. Custom color as selected.

- C. Bahama Louvered Shutters: Bahama Shutters fabricated of pultruded fiberglass for vertical stiles, horizontal rails and horizontal louvers and backed with 1/8 inch (3 mm) thick polycarbonate sheet. Finished shutter is 1-1/4 inch (32 mm) thick. Shutters are finished with two part urethane paint, oven cured.
1. Style:
- a. Standard.
 - b. Additional rails.

- c. Additional vertical mullion.
- d. Colonial louver spacing.
- 2. Width:
 - a. Single Panel.
 - b. Double panel with vertical mullion.
 - c. _____ inch (_____ mm).
 - d. As indicated on the Drawings.
- 3. Height:
 - a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
- 4. Colors:
 - a. Pine 644.
 - b. White 631.
 - c. Walnut 641.
 - d. Craftsman Brown 659.
 - e. Federal Brown 635.
 - f. Hammered Silver 661.
 - g. Roycraft Mist Gray 664.
 - h. Chelsea Gray 662.
 - i. Evergreen 638.
 - j. Deep Sea Blue 637.
 - k. Pewter 646.
 - l. Roycraft Pewter 663.
 - m. Midnight Sky 639.
 - n. Tempest Blue 666.
 - o. Hamilton Blue 667.
 - p. Harbor 645.
 - q. Rookwood Dark Green 656.
 - r. Rookwood Shutter Green 654.
 - s. Roycraft Bottle Green 655.
 - t. Forest Green 633.
 - u. Charleston Green 653.
 - v. Weathered Shingle 660.
 - w. Rookwood Medium Brown 658.
 - x. Garnet 669.
 - y. Polished Mahogany 657.
 - z. Roycraft Copper Red 668.
 - aa. Board and Batten Red 650.
 - bb. Black 632.
 - cc. Cascade 647.
 - dd. Bordeaux 640.
 - ee. Sand 642.
 - ff. Plum Creek 643.
 - gg. Custom color as selected.

D. Raised Panel Shutters: Atlantic Classic Collection Raised Panel Shutters fabricated of high density solid core composite material and backed with 1/8 inch (3 mm) thick polycarbonate sheet. Finished raised panel is 1 inch (25 mm) thick. Shutters are finished with two part urethane paint, oven cured.

- 1. Style:
 - a. Standard.
 - b. Single panel.
 - c. Extra panel (3 panel).
 - d. Extra panel (4 panel).
 - e. Custom rail location.
- 2. Width:

- a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
3. Height:
- a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
4. Colors:
- a. Pine 644.
 - b. White 631.
 - c. Walnut 641.
 - d. Craftsman Brown 659.
 - e. Federal Brown 635.
 - f. Hammered Silver 661.
 - g. Roycraft Mist Gray 664.
 - h. Chelsea Gray 662.
 - i. Evergreen 638.
 - j. Deep Sea Blue 637.
 - k. Pewter 646.
 - l. Roycraft Pewter 663.
 - m. Midnight Sky 639.
 - n. Tempest Blue 666.
 - o. Hamilton Blue 667.
 - p. Harbor 645.
 - q. Rockwood Dark Green 656.
 - r. Rockwood Shutter Green 654.
 - s. Roycraft Bottle Green 655.
 - t. Forest Green 633.
 - u. Charleston Green 653.
 - v. Weathered Shingle 660.
 - w. Rockwood Medium Brown 658.
 - x. Garnet 669.
 - y. Polished Mahogany 657.
 - z. Roycraft Copper Red 668.
 - aa. Board and Batten Red 650.
 - bb. Black 632.
 - cc. Cascade 647.
 - dd. Bordeaux 640.
 - ee. Sand 642.
 - ff. Plum Creek 643.
 - gg. Custom color as selected.

E. Louver Shutters: Atlantic Classic Collection Faux Louvered Colonial Shutters fabricated of high density solid core composite material and backed with a 1/8 inch (3 mm) thick polycarbonate panel. Finished louver is 1-1/4 inch (32 mm) thick. Shutters are finished with two part urethane paint, oven cured.

- 1. Style:
 - a. Standard.
 - b. Additional Rails.
- 2. Width:
 - a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
- 3. Height:
 - a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
- 4. Colors:
 - a. Pine 644.
 - b. White 631.

- c. Walnut 641.
- d. Craftsman Brown 659.
- e. Federal Brown 635.
- f. Hammered Silver 661.
- g. Roycraft Mist Gray 664.
- h. Chelsea Gray 662.
- i. Evergreen 638.
- j. Deep Sea Blue 637.
- k. Pewter 646.
- l. Roycraft Pewter 663.
- m. Midnight Sky 639.
- n. Tempest Blue 666.
- o. Hamilton Blue 667.
- p. Harbor 645.
- q. Rockwood Dark Green 656.
- r. Rockwood Shutter Green 654.
- s. Roycraft Bottle Green 655.
- t. Forest Green 633.
- u. Charleston Green 653.
- v. Weathered Shingle 660.
- w. Rockwood Medium Brown 658.
- x. Garnet 669.
- y. Polished Mahogany 657.
- z. Roycraft Copper Red 668.
- aa. Board and Batten Red 650.
- bb. Black 632.
- cc. Cascade 647.
- dd. Bordeaux 640.
- ee. Sand 642.
- ff. Plum Creek 643.
- gg. Custom color as selected.

F. Board and Batten Shutters: Atlantic Classic Collection Board and Batten Shutters fabricated of high density solid core composite material and backed with a 1/8 inch (3 mm) thick polycarbonate panel. Finished board and batten is 1-1/2 inch (38 mm) thick. Shutters are finished with two part urethane paint, oven cured.

1. Style:
 - a. Standard.
 - b. Z-Bar.
 - c. Extra batten.
 - d. No battens.
2. Width:
 - a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
3. Height:
 - a. _____ inch (_____ mm).
 - b. As indicated on the Drawings.
4. Colors:
 - a. Pine 644.
 - b. White 631.
 - c. Walnut 641.
 - d. Craftsman Brown 659.
 - e. Federal Brown 635.
 - f. Hammered Silver 661.
 - g. Roycraft Mist Gray 664.
 - h. Chelsea Gray 662.

- i. Evergreen 638.
- j. Deep Sea Blue 637.
- k. Pewter 646.
- l. Roycraft Pewter 663.
- m. Midnight Sky 639.
- n. Tempest Blue 666.
- o. Hamilton Blue 667.
- p. Harbor 645.
- q. Rockwood Dark Green 656.
- r. Rockwood Shutter Green 654.
- s. Roycraft Bottle Green 655.
- t. Forest Green 633.
- u. Charleston Green 653.
- v. Weathered Shingle 660.
- w. Rockwood Medium Brown 658.
- x. Garnet 669.
- y. Polished Mahogany 657.
- z. Roycraft Copper Red 668.
- aa. Board and Batten Red 650.
- bb. Black 632.
- cc. Cascade 647.
- dd. Bordeaux 640.
- ee. Sand 642.
- ff. Plum Creek 643.
- gg. Custom color as selected.

2.3 HARDWARE

- A. Atlantic Architectural Collection and Classic Collection Raised Panel, Louver, or Board and Batten Shutters Hardware only.
 - 1. Hardware:
 - a. Inside Locking "U" Shaped Storm Bar System.
 - 1) Provide two "U" Shaped Storm Bars for each pair of shutters.
 - b. Horizontal Storm Bar System: Two Horizontal Storm Bars are required per shutter pair.
 - 1) _____ inch (_____ mm).
 - 2) As indicated on the Drawings.
 - c. Pintel: Provide in same size pairs.
 - 1) Pintel plate size - 1-1/2 inch (38 mm) by 3-1/2 inch (89 mm) by 1/8 inch (3.2 mm), Pin diameter 3/8 inch (9.5 mm).
 - 2) Stainless Steel with a matte black powder coat finish.
 - 3) Offsets:
 - a) 1/2 inch (12.5 mm).
 - b) 1-1/2 inch (38 mm).
 - c) 2-1/4 inch (57 mm).
 - d) 3-1/2 inch (89 mm).
 - d. 4 inch (102 mm) Lag Pintel: Provide in pairs.
 - 1) Stainless Steel with a matte black powder coat finish.
 - e. 6 inch (152 mm) L-Hinge: Provide in same size pairs.
 - 1) Stainless Steel with a matte black powder coat finish.
 - 2) Offsets:
 - a) 0 inch
 - b) 1/2 inch (12.5 mm).
 - c) 1-1/2 inch (38 mm).
 - d) 2-1/4 inch (57 mm).
 - f. 9 inch (229 mm) adjustable L-Hinge: Provided in pairs.

- 1) Stainless Steel with a matte black powder coat finish.
 - g. 10 inch (254 mm) Strap Hinge: Provide in same size pairs.
 - 1) Stainless Steel with a matte black powder coat finish.
 - 2) Offsets:
 - a) 0 inch
 - b) 1/2 inch (12.5 mm).
 - c) 1-1/2 inch (38 mm).
 - d) 2-1/4 inch (57 mm).
 - h. 12 inch (305 mm) Strap Hinge: Provide in same size pairs.
 - 1) Stainless Steel with a matte black powder coat finish.
 - 2) Offsets:
 - a) 1/2 inch (12.5 mm).
 - b) 1-1/2 inch (38 mm).
 - c) 2-1/4 inch (57mm).
 - i. 10 inch (254 mm) Backplate: Provide in same size pairs.
 - 1) Stainless Steel with a matte black powder coat finish.
 - j. 12 inch (305 mm) Backplate: Provide in same size pairs.
 - 1) Stainless Steel with a matte black powder coat finish.
 - k. Jamb Pintel: Provide in same size pairs.
 - 1) Stainless Steel with a matte black powder coat finish.
 - 2) Offsets:
 - a) 1/2 inch (12.5 mm).
 - b) 1 inch (25 mm).
 - c) 2 inch (51 mm).
 - l. Flat Hinge:
 - 1) Stainless Steel, 12 gauge with matte black powder coat finish.
 - 2) Offsets:
 - a) 0 inch
 - b) 1/2 inch (12.5 mm).
 - c) 1-1/2 inch (38 mm).
 - d) 2-1/4 inch (57 mm).
 - m. 6 inch (152 mm) L-Hinge Backplate: Stainless Steel with matte black powder coat finish. Provided in pairs.
 - n. Flat Hinge Backplate: Stainless Steel with matte black powder coat finish. Provided in pairs.
 - o. H-Hinge: Stainless Steel with matte black powder coat finish. Provided in pairs.
 - p. Pintel Shim: Stackable, black polyamide plastic, 1/4 inch (6 mm) thick.
 - q. S Holdback: Stainless Steel with matte black powder coat finish. Provided in pairs with Stainless Steel lag bolt, washer, and cotter pin.
 - r. Dog Post Holdback: Stainless Steel with matte black powder coat finish. Provided in pairs.
 - s. Rat Tail Holdback: Stainless Steel with matte black powder coat finish. Provided in pairs.
 - t. 6 inch (152 mm) Lag Bolt: Stainless Steel with matte black powder coat finish. Provided in pairs. For use with S Holdback and Rat Tail Holdback.
 - u. Shutter Slide Bolt, 12 inch (305 mm). Stainless Steel with matte black powder coat finish.
 - 1) Non-locking slide bolt.
 - 2) Locking slide bolt.
 - v. Acorn Holdback.
- B. Atlantic Architectural Collection Bahama Shutter Hardware only.
- 1. Hardware:
 - a. Male Hinge:
 - 1) Plate size - 1-1/8 inch (28 mm) backplate.
 - b. Female Hinge Track, 2-3/8 inch (60 mm):

- 1) Plate size 1-1/4 inch (32 mm) with 1/4 inch (6 mm) lip.
- 2) Projection 2-3/8 inch (60 mm).
- c. Female Hinge Track, 3-3/8 inch (86 mm):
 - 1) Plate size 1-1/4 inch (32 mm) with 1/4 inch (6 mm) lip.
 - 2) Projection 3-3/8 inch (86 mm).
- d. Tilt Arms:
 - 1) Aluminum tilt arms with nylon end caps.
 - 2) Black Anodized tilt arms with nylon end caps.
 - 3) Nylon hinges/eye end sets.
 - 4) Stainless steel clevis pins:
- e. Locking bar and mounting brackets.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Commencement of work will imply acceptance of substrate.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions and with no fasteners through the face of the shutters.
- B. Adjust operable units for smooth unobstructed operation.

3.4 PROTECTION

- A. Protect installed products from damage by weather and other work until Date of Substantial Completion.
- B. Touch-up and repair damaged products before Date of Substantial Completion.

END OF SECTION



6" L-Hinge

- Sold in same size pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



Pintel on Plate

- Sold in pairs
- Pintel plate size - 1-1/2" x 3-1/2" x 1/8"
Pin diameter - 3/8"
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4", 3-1/2"



"S" Holdback

- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish



12" Slide Bolt

- Sold as each
- Stainless Steel with a matte black powder coat finish



"U" Locking Storm Bar System
Locks from the inside



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
08 June 2022

1 SUMMARY OF REQUEST

313 Hancock Street, Alterations

The applicant is requesting conceptual approval for alterations to a single-family residence at 313 Hancock Street.

This is a contributing structure in the Historic Preservation Neighborhood.

Background: A paint color change was approved for this structure at the May 2022 HRB Meeting. This is the first application received for the proposed renovation project at this property.

2 FACTS

Property Address:	313 Hancock Street
Parcel ID:	R120 004 000 0569 0000
Case Number:	22-25 HRB.1
Applicant:	Bill Chambers, Architect
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front Setback—Average prevailing setback on block*
 - *Rear setback – 15' min.*
 - *Side Corner/Alley – 5' min.*
 - *Side Interior – 6' min.—10' min. in The Point*
- **Impervious Surface Coverage:** 55% maximum



References:

Beaufort Preservation Manual Supplement
Beaufort Preservation Manual
Secretary of the Interior's Standards for Treatment of Historic Properties

3 STAFF COMMENTS

Staff Acknowledgements

- Historic Sanborn Maps indicate that the one-story north section was added sometime after 1942. The proposed changes are located primarily within the 20th century addition. The alterations are on a secondary elevation that is visible from Bayard Street and minimally visible from Hamilton Street. The proposed alteration does not significantly disrupt the historic T-shaped floorplan of the building.
- Overall, Staff continues to support the proposed changes and view them as positive additions to the property and Historic District. The proposed changes to back addition are compatible with the historic character of the main house and addresses issues that are contributing to the deterioration of the historic fabric.
- Staff is in support of the stainless-steel shutter hardware with a matte black powder coat finish as it is compatible with the historic character of the building.

Staff Conditions

1. Applicant to provide clarity on the construction type of the replacement windows. For example, will they all be wood, true divided lite windows, or will they be a different type of window.
2. Staff supports the 8" square columns at the rear as they differentiate the eras of construction. However, Staff recommends that the corners are not chamfered.
3. The proposed Atlantic Architectural Collection composite shutters are not recommended by page 39 of the Preservation Manual Supplement and are not compliant with Section 4.6.3.A.7 of the Beaufort Code. Staff recommends that the applicant use wood shutters given the age of the house and its historic significance within the district. Applicant to submit updated cutsheet for review that is specific to the design proposed. Staff recommends the applicant consider an alternate approach to hurricane protection.
4. The rendered images appear to be modeled differently from the actual condition on the east side of the area of the addition. The existing east wall of the lower existing addition does not align with the east wall of the upper floor existing addition as the renderings seem to illustrate. Staff is concerned about how the new roof of the lower addition will actually connect to the existing roof and the upper addition.
5. Staff recommends that the applicant carefully detail the new proposed columns and column bases so that they are detailed appropriately to complement the adjacent historic construction:
 - a. The skirt board of the existing rear deck should be illustrated and maintained.
 - b. The new columns should be elevated to the level of the existing rear deck.
 - c. Skirt boards should be placed around the column piers in alignment with existing construction.

- d. The outside faces of the beam over the columns should align with the outside faces of the columns below.

STAFF RECOMMENDATION:

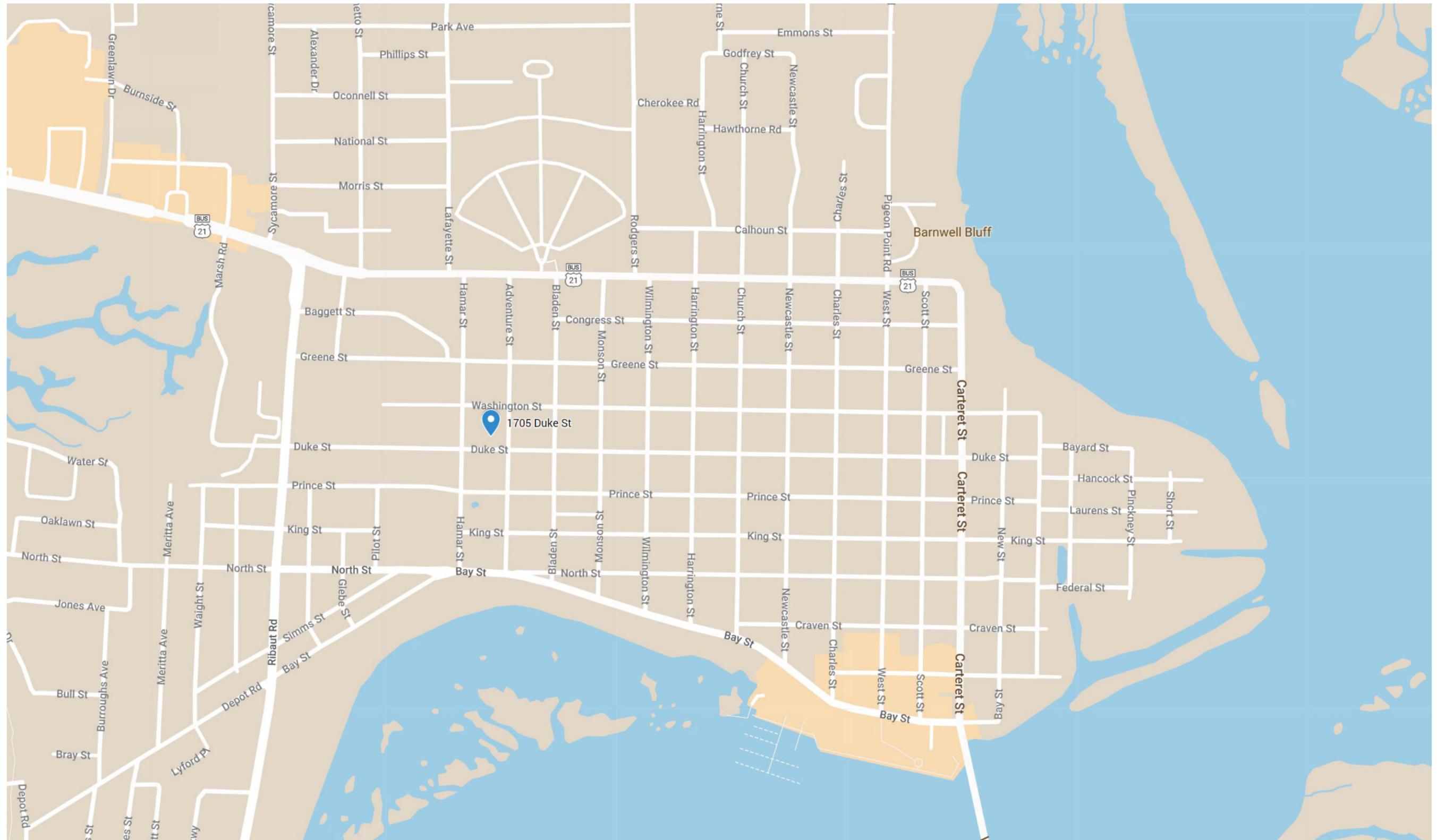
Conceptual Approval with condition noted.

Future Recommendations to Guide Applicant Beyond Conceptual:

1. *In future submissions, Applicant to illustrate handrails on stairs.*
2. *Staff recommends applicant meet with Staff to discuss the project prior to the next submission.*
3. *Applicant to provide cut sheets or details for the proposed exterior rear door.*
4. *In future submissions, Applicant to provide details for column bases and capitals at new rear porch columns.*
5. *In future submissions, Applicant to provide all elevation drawings needed to illustrate all proposed shutter locations.*

CITY STAFF INTRODUCTION

1705 DUKE STREET



PROJECT LOCATION- 1705 DUKE STREET







APPLICANT PRESENTATION

1705 DUKE STREET



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW APPLICATION

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

4:45 PM
PAID
5/9/22cc

- Staff Review
- Board Review

Application Fee:
see attached schedule

22-29 HRB1

OFFICE USE ONLY: Date Filed: 5/3 Application #: 23672 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://www.cityofbeaufort.org/historic-review-board.aspx>

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

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

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: Wendell Varnes
Applicant Address: P.O. Box 4517, Beaufort, SC 29903
Applicant E-mail: Wendell@chsoflowcountry.com Applicant Phone Number: 843-522-3331

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: 1705 Duke Street Project

Property Address: 1705 Duke Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 003 000 0131 0000

Date Submitted: May 4, 2022

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

Applicant's Signature: Wendell Varnes Date: May 3 2022

Owner's Signature: Wendell Varnes Date: May 3 2022

(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 April 16, 2021



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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

Project Name: 1705 Duke Street Project

Property Size in Acres: .15 Proposed Building Use: Private Residence

Nature of Work (check all that apply):

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

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

House: downstairs 1288, upstairs 968 Garage: 576

Is this project a redevelopment project: Y N

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

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

This proposal is to build a new house on an empty lot at 1705 Duke Street in the Northwest Quadrant of the Beaufort Historical District. The house will be one and a half story with a one and a half story garage as a separate building.

CONTACT INFORMATION --

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

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 April 16, 2021



ADJACENT EXISTING RESIDENCE AT 1709 DUKE STREET
(DIMENSIONS APPROXIMATE)

ADJACENT RESIDENCE TO BE BUILT AT 1707 DUKE STREET

PROPOSED RESIDENCE AT 1705 DUKE STREET

STREET ELEVATION

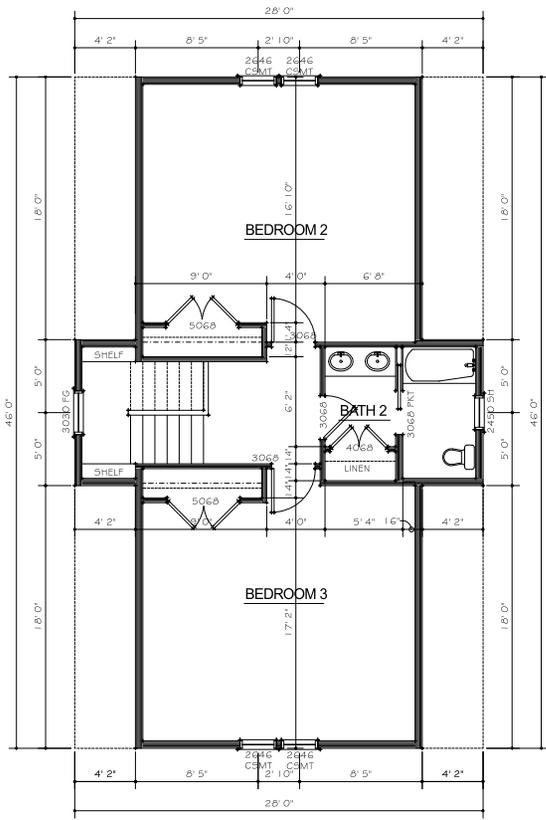
SCALE: 1/4" = 1' 0"

CURRENTLY UNUSED
LOTS AT 1701 & 1703
DUKE STREET

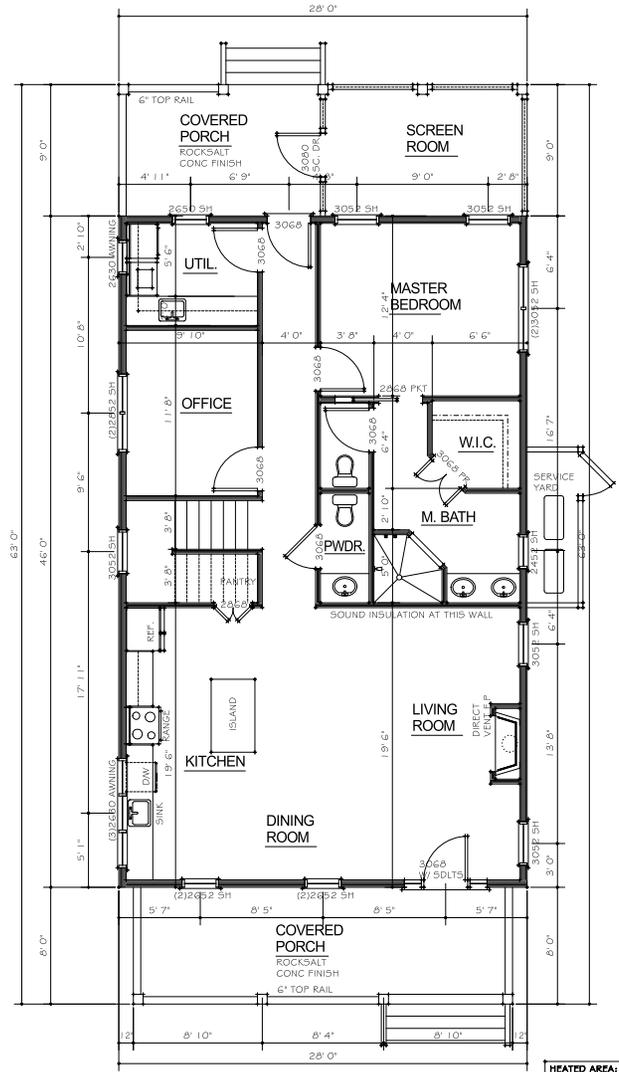
MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN MJB
DATE APRIL 3, 2022
JOB NO.
SHEET NUMBER S2
OF SHEETS



UPPER FLOOR PLAN
SCALE : 1/4" = 1'-0"



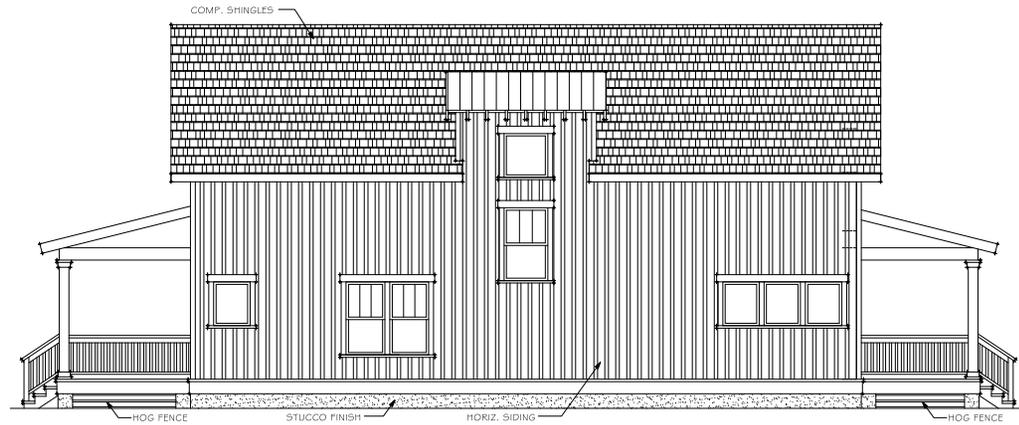
MAIN FLOOR PLAN
SCALE : 1/4" = 1'-0"

HEATED AREA:
FIRST FLOOR - 1266 SQ. FT.
SECOND FLOOR - 986 SQ. FT.
TOTAL - 2276 SQ. FT.

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 364-0496

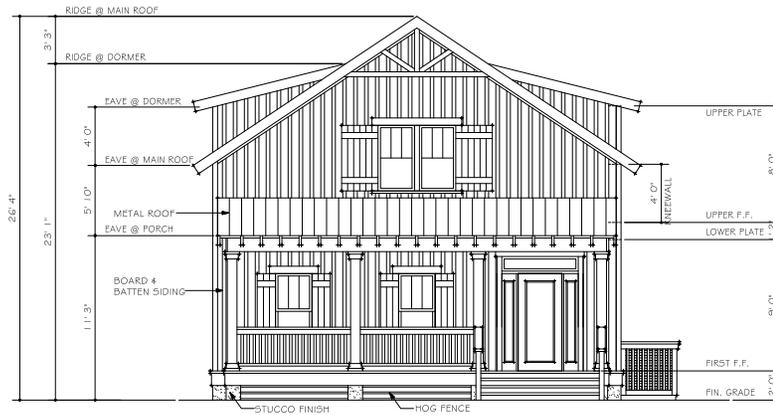
A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN
MJB
DATE
APRIL 3, 2022
JOB NO.
SHEET NUMBER
1
OF SHEETS



LEFT SIDE ELEVATION

SCALE = 1/4" = 1' 0"



FRONT ELEVATION

SCALE = 1/4" = 1' 0"

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN
MJB

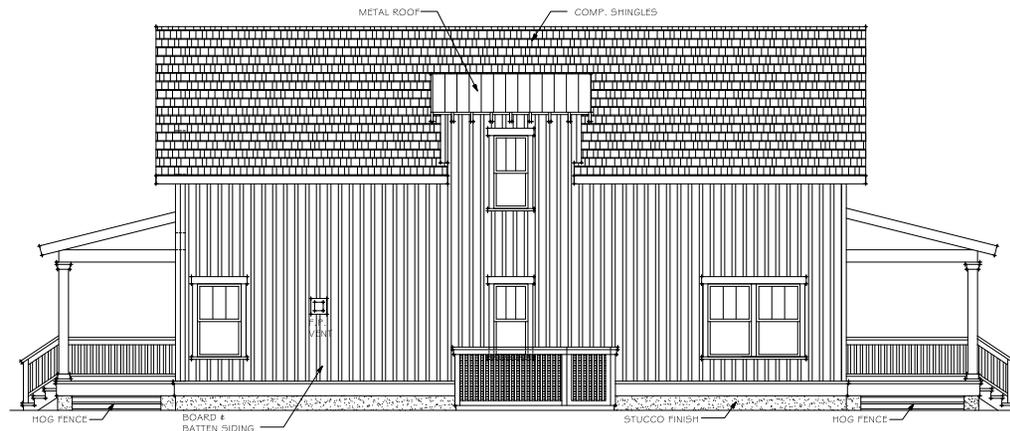
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APRIL 3, 2022

JOB NO.

SHEET NUMBER

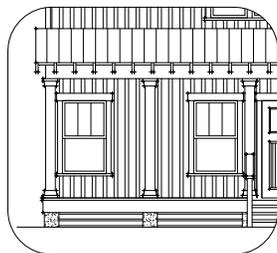
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OF SHEETS

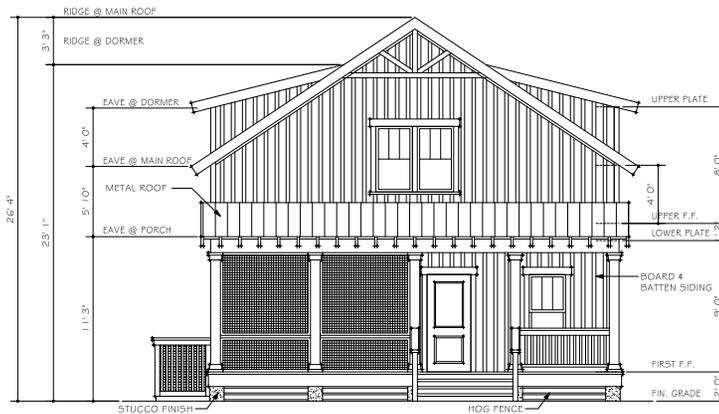


RIGHT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



VIEW BEYOND SCREEN



REAR ELEVATION

SCALE : 1/4" = 1' 0"

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 364-0496

A HOME DESIGN FOR:
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BEAUFORT, SC

DRAWN
MJB

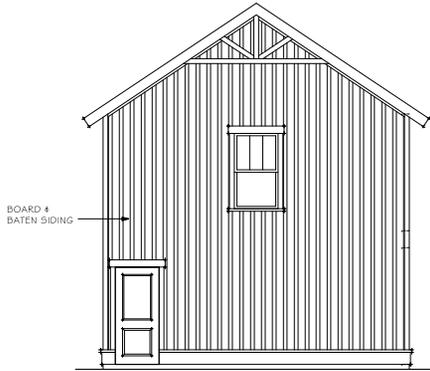
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APRIL 3, 2022

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SHEET NUMBER

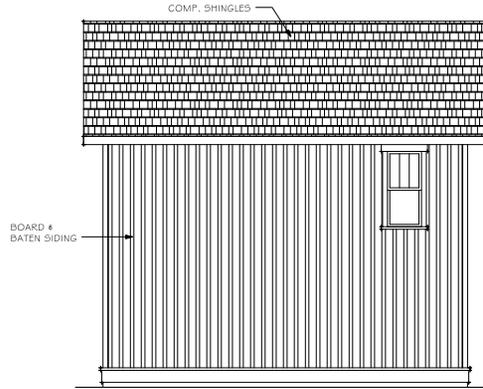
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OF SHEETS



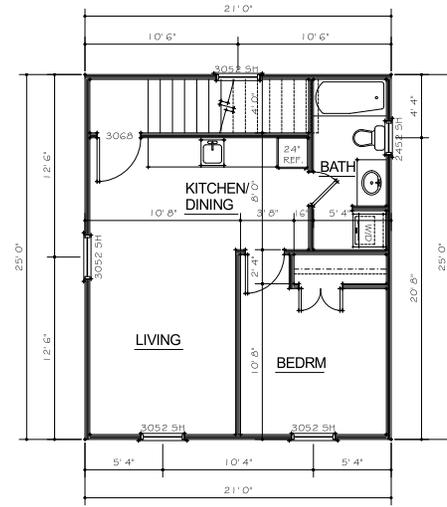
REAR ELEVATION

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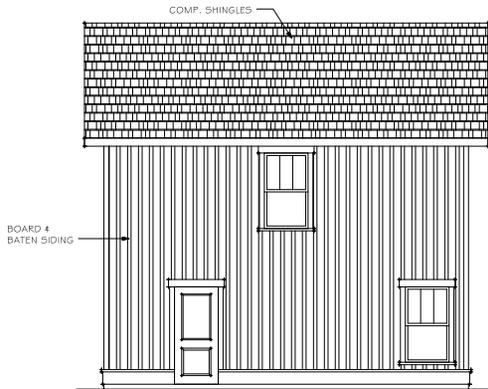
RIGHT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



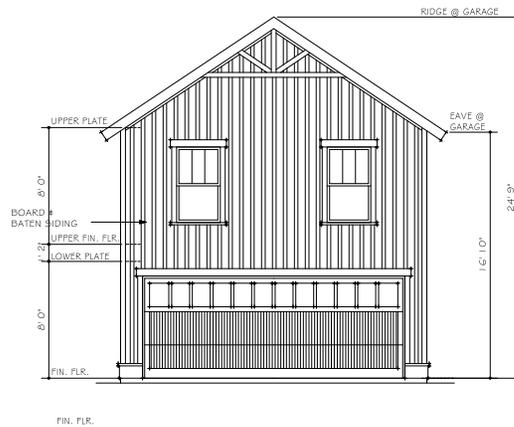
UPPER FLOOR PLAN

SCALE : 1/4" = 1' 0"



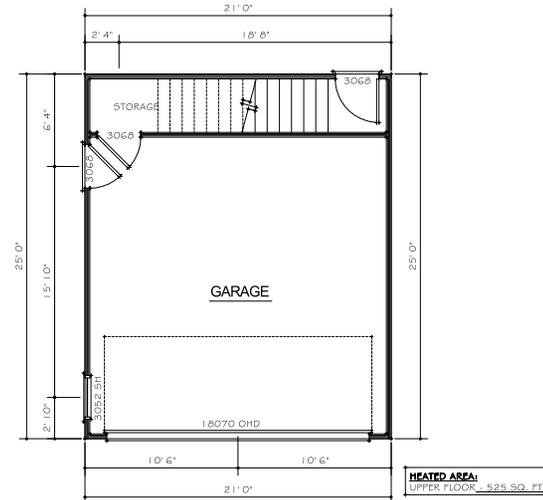
LEFT SIDE ELEVATION

SCALE : 1/4" = 1' 0"



FRONT ELEVATION

SCALE : 1/4" = 1' 0"



GARAGE PLAN

SCALE : 1/4" = 1' 0"

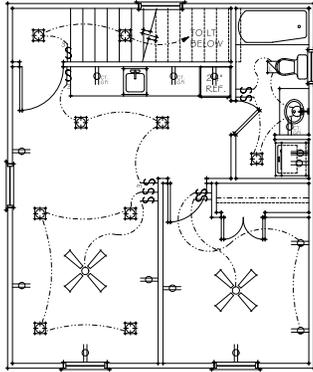
HEATED AREA
UPPER FLOOR = 525 SQ. FT.

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

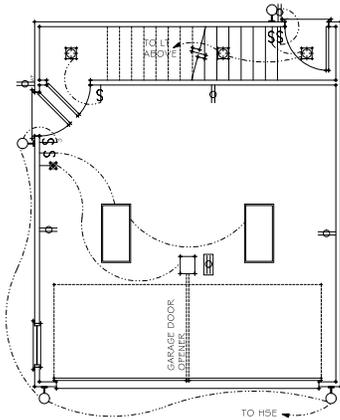
A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN
MJB
DATE
APRIL 3, 2022
JOB NO.
SHEET NUMBER
4
OF SHEETS

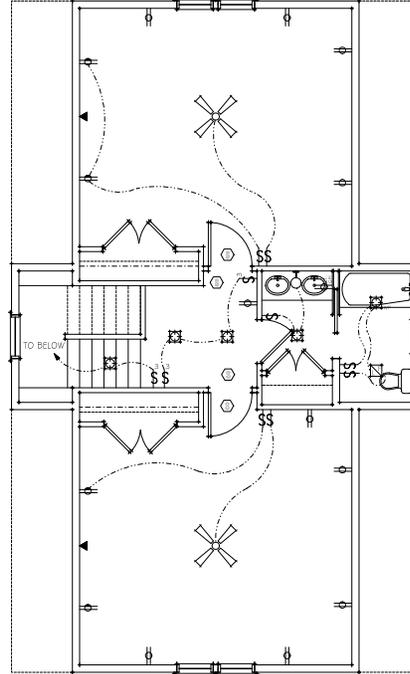
ELECTRICAL LEGEND		
	110VOLT DUPLEX RECEPTICAL	EXHAUST FAN
	110 V. DUP. RECEPTICAL	EXHAUST FAN / LIGHT
	220 VOLT RECEPTICAL	EXHAUST FAN LIGHT / HEAT LAMP
	110 V. W/RETRN PRT. RECEPT	RECESSED DOWN LIGHT
	110 V. DUP. FLOOR RECEPT	SURFACE MNTD. INCANDESCENT
	110 V. DUP. CEILING RECEPT	EMERGENCY EXIT LIGHT
	110 V. GRND. PRT. DUP. RECEPT	HANDY GRIP LIGHT
	110 V. DEDICATED CIRCUIT	RECESSED WALL WASH
	110 V. SURGE PROTECTD RECEPT	ADJUSTABLE EYEBALL
	110 V. 3-STEP DRD. FT. RECEPT	WALL MOUNTED BRACKET LIGHT
	SINGLE POLE SWITCH	WALL SCONCE
	3-WAY SWITCH	CHANDELER FIXTURE
	4-WAY SWITCH	REVERSED FIXTURE / SWITCHED J
	DIMMER SWITCH	REVERSED FIXTURE / FULL CHAIN J
	SWITCH BY FAN MANULTR.	RECESSED FLUORESC. FIXTURE
	SWITCH WITH PILOT LIGHT	SURFACE MNTD. FLUORESC. FIXTURE
	PUSH BUTTON SWITCH	CEILING FAN
	QUICK DISCONNECT SWITCH	CEILING FAN WITH LIGHT KIT
	COMPUTER NET. JACK	TRACK LIGHTING
	TELEPHONE JACK	UNDER CABINET STRIP LIGHT
	FAX JACK	UPPER LIGHT
	TV / CABLE CONNECTION	STEP LIGHT FIXTURE
	DOOR CHIMES	DOUBLE SECURITY LIGHT
	JUNCTION BOX	WALL MOUNTED STRIP LIGHT
	DIRECT WIRE APPLANCE	UPPER LIGHT
	AC PWRD. SMOKE DETECTOR	SURROUND SOUND SPEAKER
	ATTIC EXHAUST FAN W/ TSTAT	FLOOR OUTLET / SWITCHED



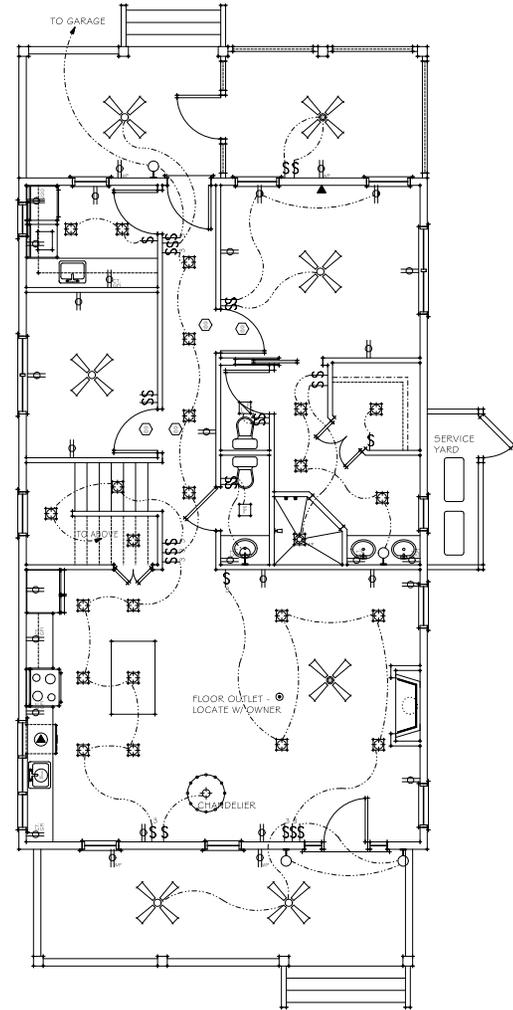
UPPER GARAGE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



GARAGE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

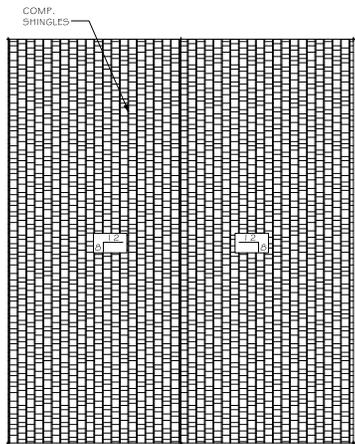


MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

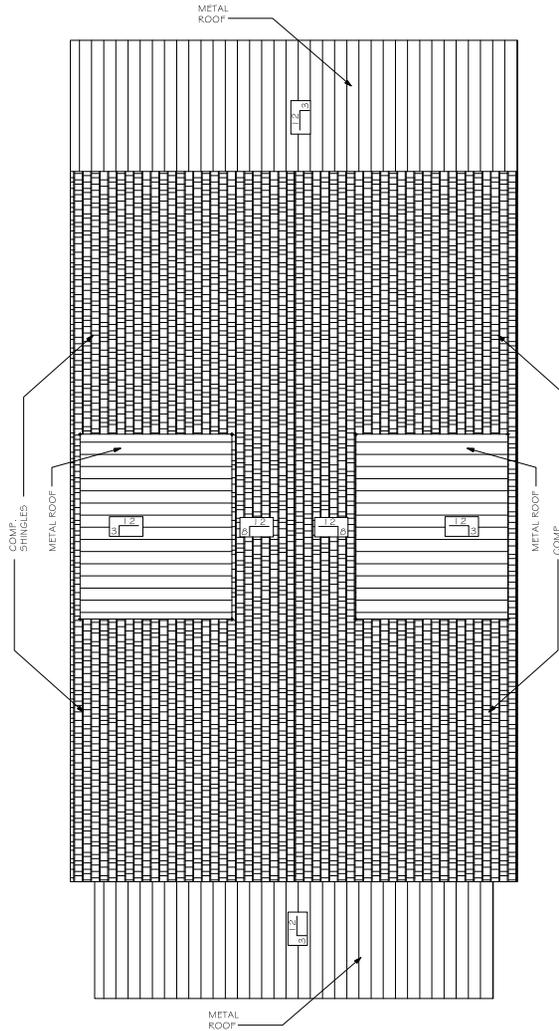
MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

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MJB
DATE
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JOB NO.
SHEET NUMBER
5
OF SHEETS



GARAGE ROOF PLAN
SCALE: 1/4" = 1' 0"

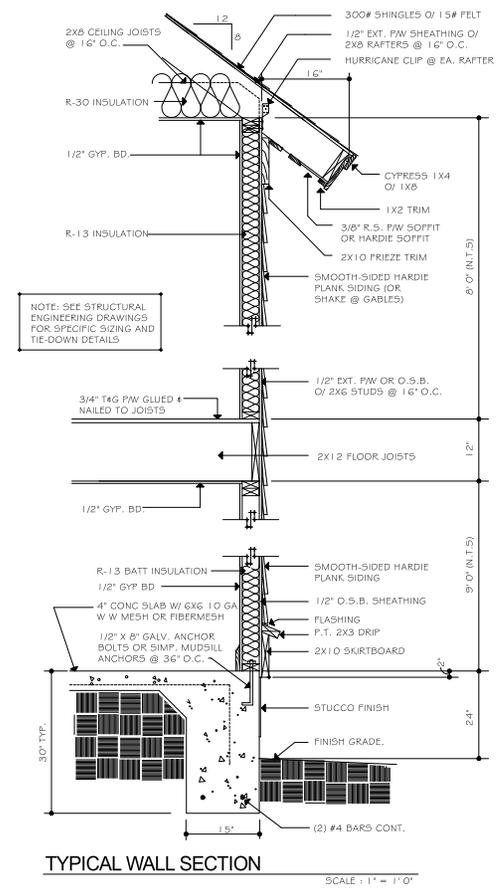
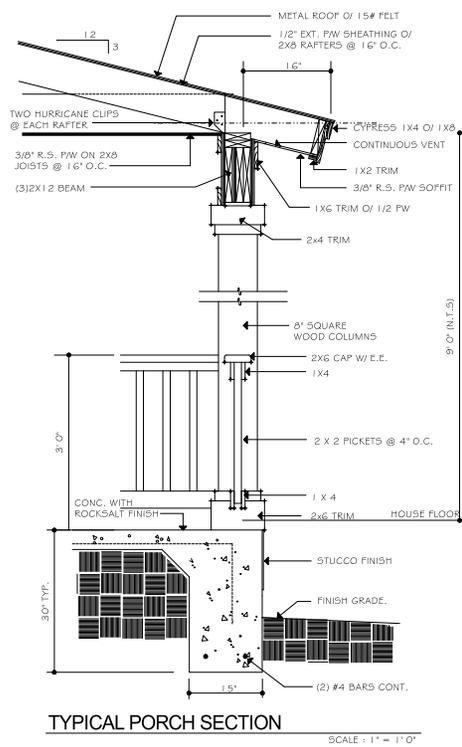
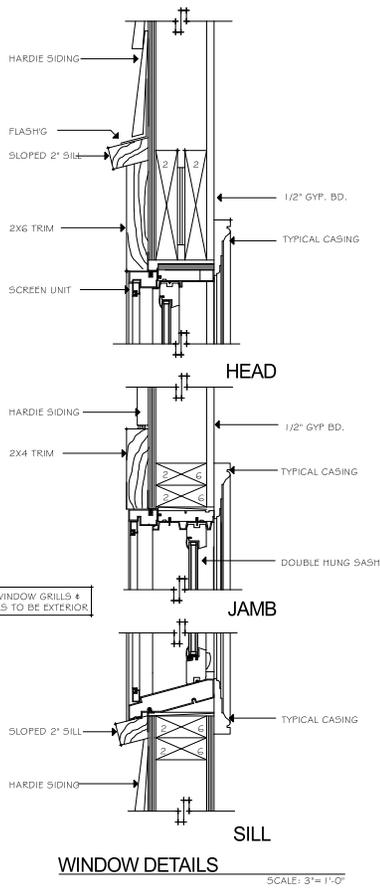


ROOF PLAN
SCALE: 1/4" = 1' 0"

MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

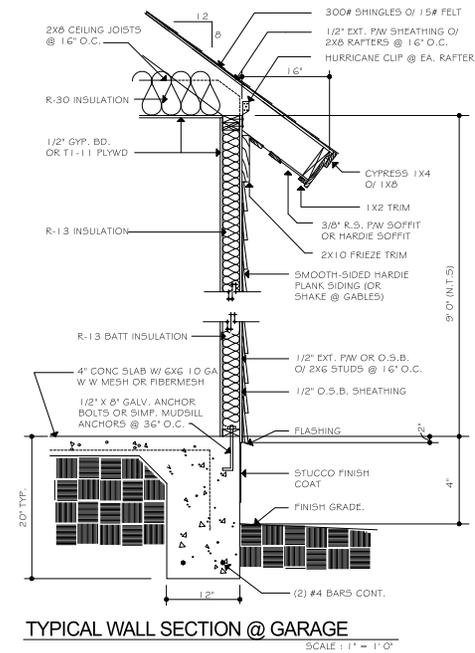
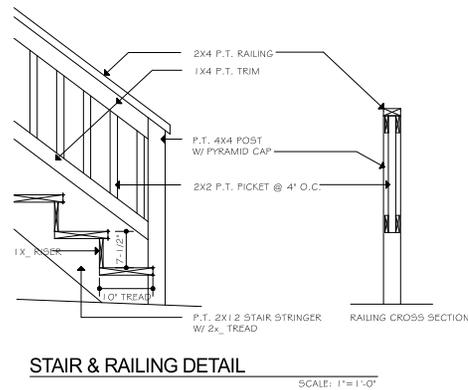
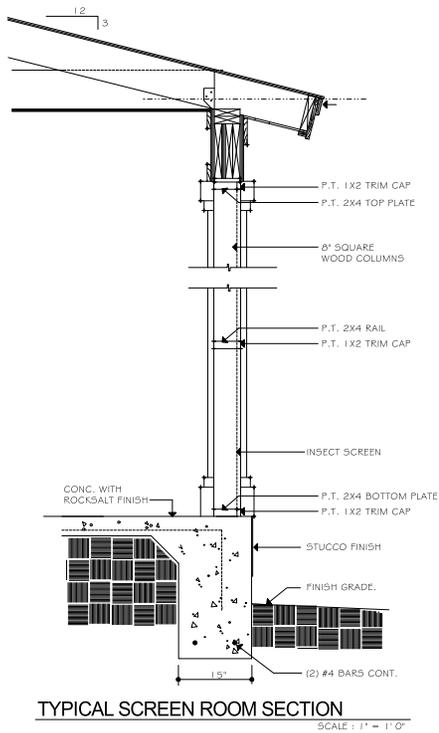
DRAWN MJB
DATE APRIL 3, 2022
JOB NO.
SHEET NUMBER 6
OF SHEETS



MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 304-0490

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN
MJB
DATE
APRIL 3, 2022
JOB NO.
SHEET NUMBER
7
OF SHEETS



MATTHEW BREDEFSON, HOME DESIGN
10 PADDINGTON LANE
BLUFFTON, SC 29910
PHONE (843) 364-0496

A HOME DESIGN FOR:
WENDELL VARNES
1705 DUKE STREET
BEAUFORT, SC

DRAWN
MJB
DATE
APRIL 3, 2022
JOB NO.
SHEET NUMBER
8
OF SHEETS



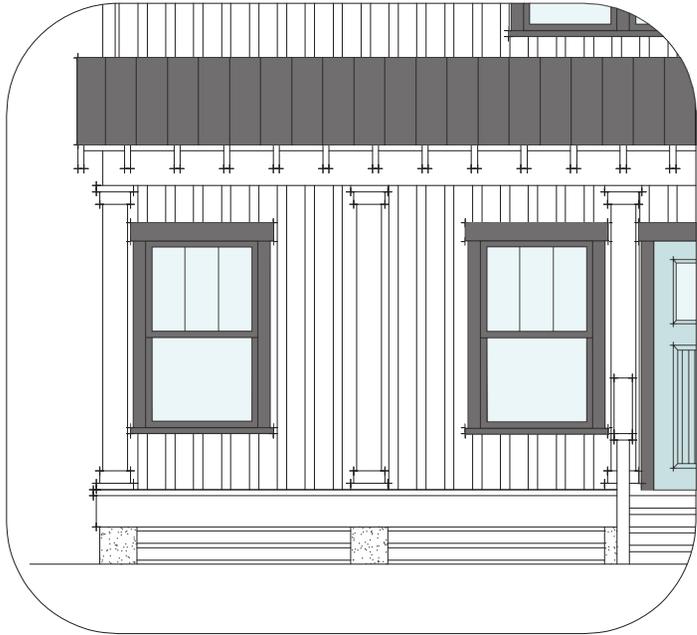
FRONT ELEVATION



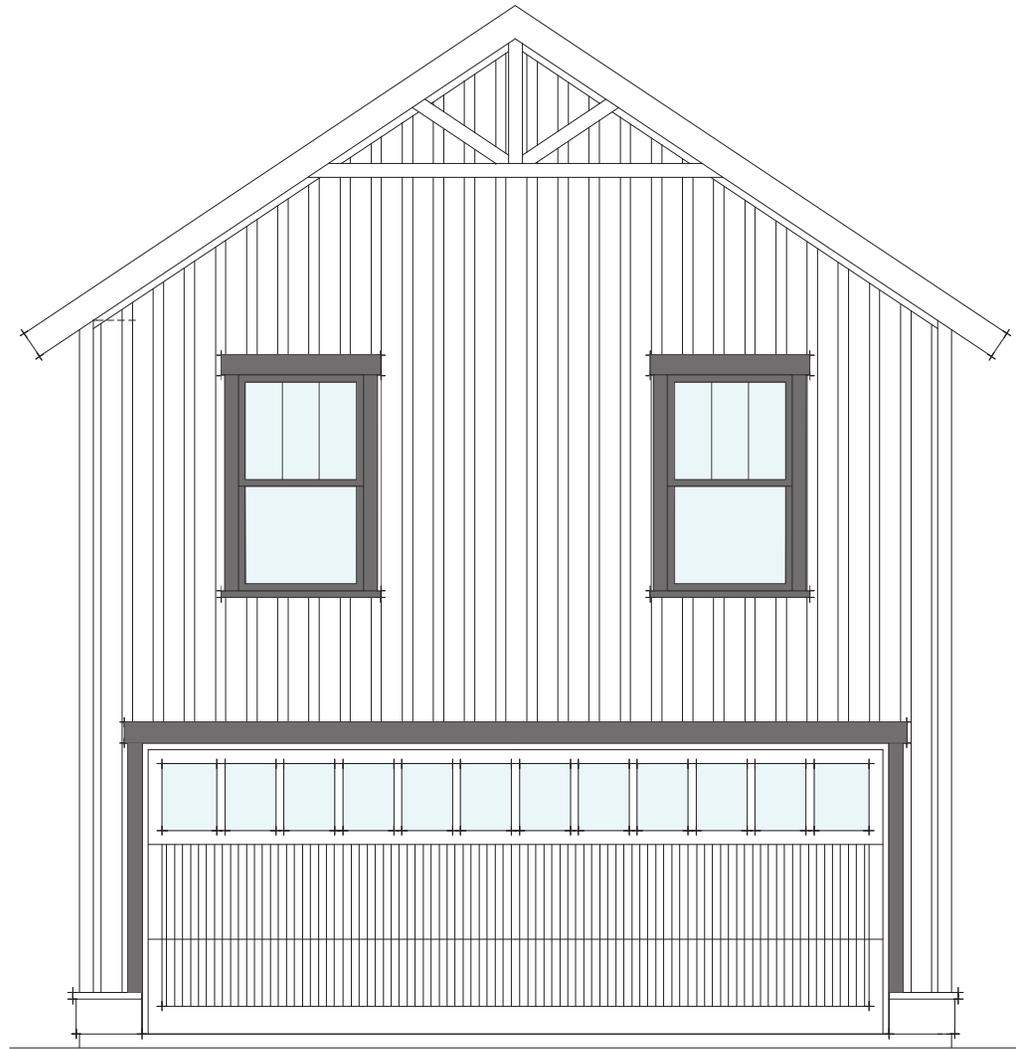
LEFT ELEVATION



RIGHT ELEVATION



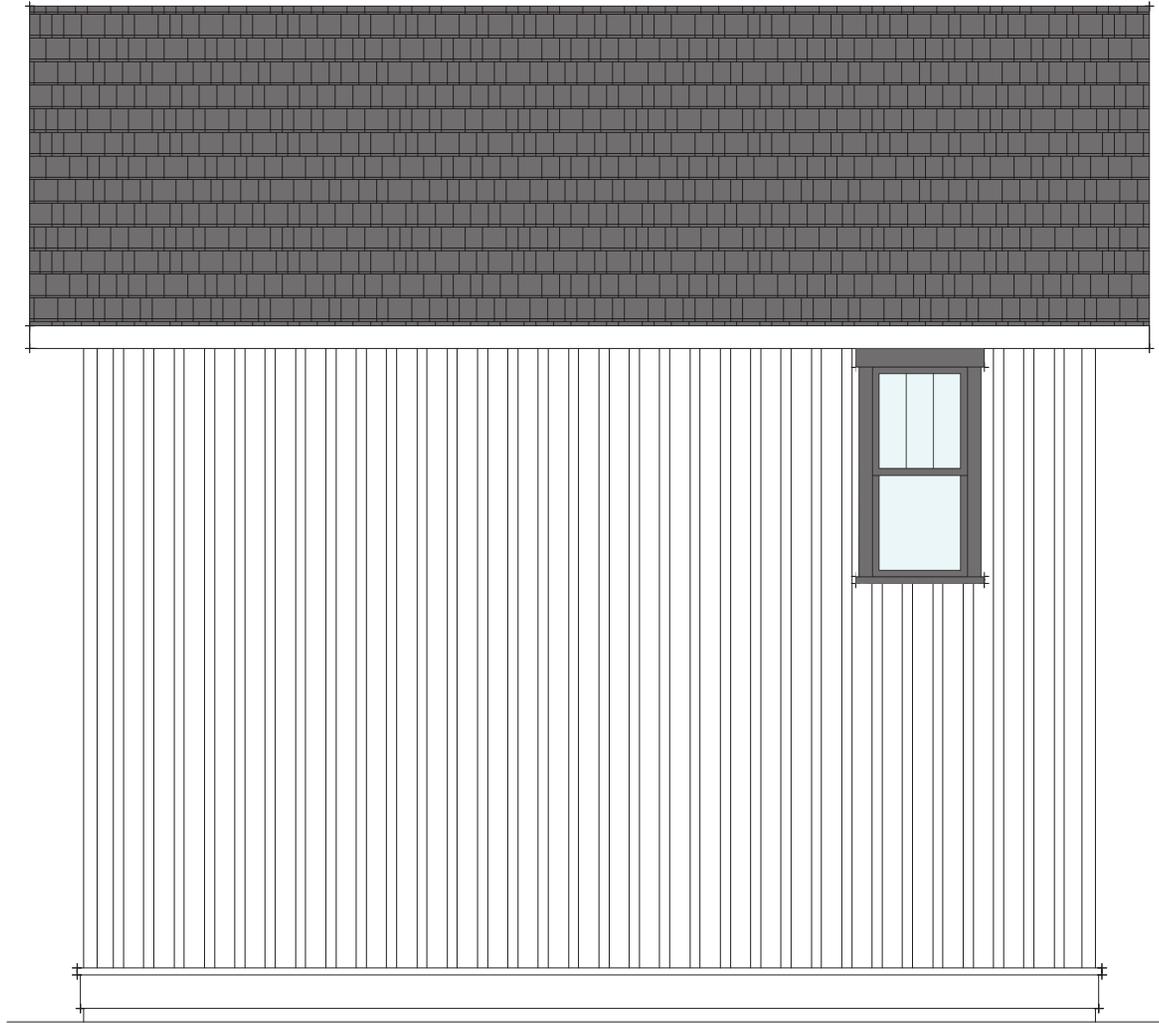
REAR ELEVATION WITH VIEW BEYOND SCREEN



FRONT ELEVATION - GARAGE



LEFT ELEVATION - GARAGE



RIGHT ELEVATION - GARAGE



REAR ELEVATION - GARAGE

Accompanying Historical Review Board Submission

Project: 1705 Duke Street

Accompanying Details and Materials for Building and Design Plans

Submitted by:

Wendell Varnes, Owner-Builder
Mathew Bredesen, Draftsman
Karen Sullenger, Staff

May 4, 2022

for the review meeting on

June 8, 2022

Houses on the north side of the 1700 block of Duke Street



1711 Duke Street



1709 Duke Street

These houses are to the left of 1707 Duke Street as viewed from the road. The remaining lots along this side of the block are empty except for 1701, the right-hand corner lot, which is currently under construction and pictured below.



1705 Duke Street



1701 Duke Street

Tree Coverage

See Plat Map for tree locations. There are four trees on the property. Two are Laurel Oak, one is a Chinese Tallow Tree, and one is a live oak. The live oak has a DBH of 23.34 and is growing at a severe angle and overgrown by other trees. See the photos below. We want to remove all the trees as they are in the way of the house or driveway.



Section 5.3.1 of the Beaufort Code says that for every 4000sqft of lot space, there must be one broad leaf overstory tree or two understory trees. I chose the two understory trees. One is the Japanese maple for the front yard; the second is a dwarf magnolia for the back yard.



Michael P. Murphy,
NJ-0146B

May 19, 2022

Wendell Varnes
Coastal Homes & Sunrooms
PO Box 4517
Beaufort, SC 29903

Re: 1705 Duke Street

The purpose of this report is to perform a modified Level 2, Basic Tree Risk Assessment on all trees required of this attention by The Beaufort City Code.

Each tree will have a detailed visual inspection of its surrounding site, buttress roots, trunk and branches and an assessment of the tree's general health. The information will be used to determine physical and structural health of the trees, as well as the likelihood and consequences of failure in each tree. This evaluation technique will provide an assessed degree of risk associated with each tree. A potential of failure will then be assigned to each tree. This potential rating can be submitted to the City of Beaufort and may result in a reduction allowance to the total caliper inches of trees which need to be mitigated for. It can also be used to determine which trees should, or should not, be preserved on site as well as which trees may need special attention.

Each of the grand trees on site will be categorized into four different groups designating each tree's individual condition based on both structural and physical health factors. Additionally, smaller trees, out of the grand tree category, will also be highlighted so that you will have more information on their health and be able to better make judgement calls on whether they should remain in the landscape. Each condition grouping will be highlighted with a specific color on the site plan. These designating letters and groupings are as follows:

- A.) Trees with slight defects having an improbable likelihood of failure.
- B.) Trees with moderate defects having a possible likelihood of failure.
- C.) Trees with severe defects having a probable likelihood of failure.
- D.) Trees with critical defects having an imminent likelihood of failure. These will need immediate attention.

This lot has only one tree that will need this level of assessment, a 20-inch live oak. The tree has what appears to be a leaning growth characteristic and makes it look like the tree is imbalanced, but this is considered an architectural lean as the tree grew away from the shade of the neighboring laurel oak putting extra holding wood on one side of its trunk to compensate for the off-centered weight distribution.

This tree is classified as B.) having moderate defects with a possible likelihood of failure.

There will be no corrected tree and topo submitted by the arborist.

There are two misidentified trees on this sight; the 18-inch laurel oak and 15-inch tallow are actually Carolina cherry laurel trees.

Please call if you have any questions or concerns about this report.

Respectfully submitted,



Michael P. Murphy
Board Certified Master Arborist
NJ-0146B

Siding for 1705 Duke Street

The board and batten siding will be Hardie board plank with a smooth finish for the house and garage.



Thickness 5/16 in.

Squares (Sq.) (1sq. = 100 sq. ft.)	Size	4ft. x 8ft.	4ft. x 9ft.	4ft. x 10ft.
		Pcs./Sq.		
1	common vinyl con- tainer	4	3	3
2		7	6	5
3		10	9	8
4		13	12	10
5		16	14	13
6		19	15	15
7		22	20	18
8		25	23	20
9		29	25	23
10		32	28	25
TRIM 4/4 2.5" X 12" BATTEN	Placement	Recommended Quantity/ Panel		
	16 OC (non-Gable)	3 Batten/Panel + 1 Starter Batten		
	12 OC (non-Gable)	4 Batten/Panel + 1 Starter Batten		

Gable Decoration

A decorative pediment will be used on the front and back elevation of the house and garage like the one in the picture below. The pediment will be made of wood. See front and back elevations on plans.



Window Details



The windows will be black with a three over one pattern with internal spacers and external grills. They will be impact windows. A cross section of the windows from the manufacturer is provided at the end of this window section.

Most windows in the house and garage will have this pattern. Five windows on the West façade will have no grills. The grills make the windows appear to be more horizontal than vertical, so no grill has been used and awning windows were chosen.

Trim style to be used around windows and doors:

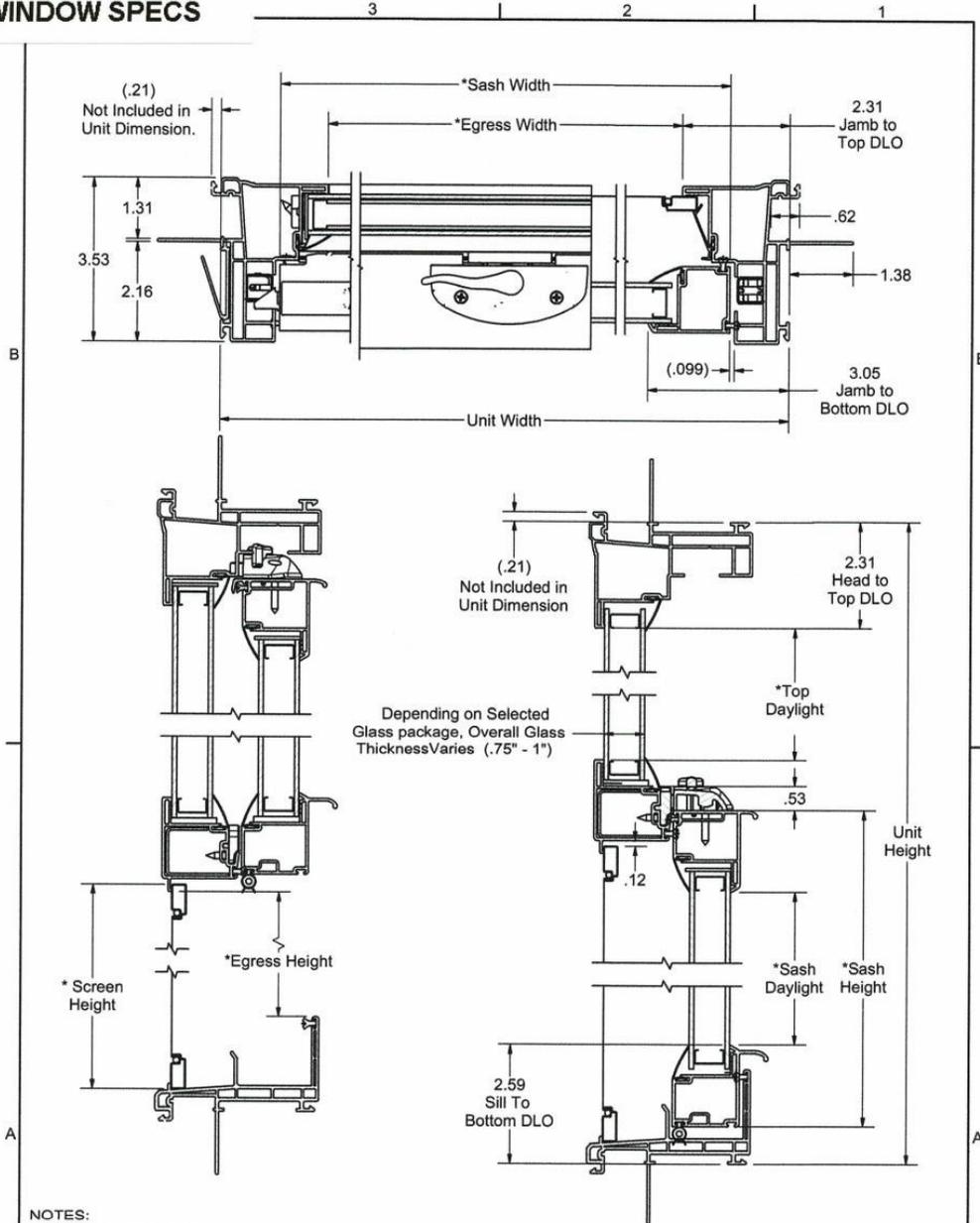


Shutters

A board and batten style shutter will be used with windows on the front elevation. The shutters will be operational and made of wood. See the picture below as an example of how they will be placed and look.



WINDOW SPECS



- NOTES:
1. * INDICATES: SEE B.O.M. CUT LOGIC or "TECHNICAL DOCUMENTATION"
 2. SEE B.O.M. CUT LOGIC or "TECHNICAL DOCUMENTATION" FOR GLASS DIMENSIONS
 3. VIEW SHOWN IS: BRICKMOULD, NEW CONSTRUCTION w/ NAIL FIN
 4. REINFORCEMENT SHOWN IS ONLY USED AS NEEDED.

**BRICKMOULD
SINGLE HUNG**

	Tolerances Unless Otherwise Specified. All Dimensions original at sharp corners unless indicated. X.XXX ± 0.005, X.XX ± 0.015 FRACTIONAL: ± 1/64" ANGLES: ± 1.0° FLATNESS: ± 0.020 per ft. NOTE: NON-CIRCLED DIMS ARE CRITICAL.								
	C	N/A	Added Beveled Sections	11/30/16	RLH				
	B	15-022	Changed to Hollow filled Bulb	4-29-15	RLH				
	A	12-269	INITIAL RELEASE	12/11/12	KSG				
REV.	ECO	REVISION	DATE	BY	DWG. FILE NAME: EJAGSH1000.idw SCALE: 1/2 DRAWN BY: REV: C SHEET SIZE: B DATE: 10/15/2014 DESCRIPTION: 1500 Series, Section Views				

1500 Single Hung Impact Windows



Protect your home

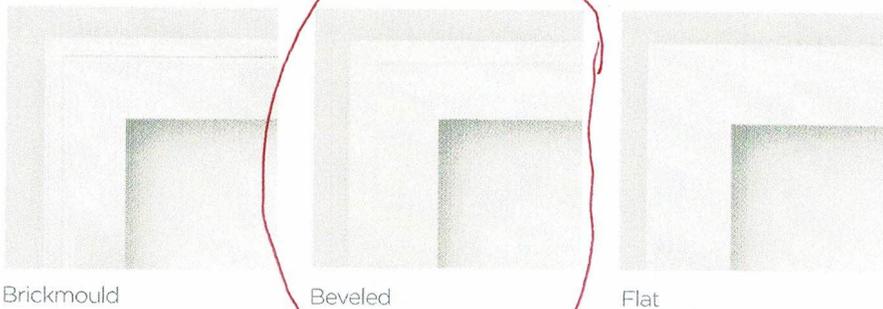
- Traditional or contemporary frame design
- Sizes to meet your needs
- Passes ASTM E1886/E1996 Large missile Impact Tests to secure your home
- Laminated glass with PVB inner layer to maintain seal in high-impact situations
- Egress Size: 3050SH, 4040SL

Relax. It's a 1500 Vinyl Collection Impact Window. For homeowners, it means added protection. For builders, rest assured you'll get the support you need — from a window line that meets tough coastal codes, and the company that builds them.

Color Options



Frame Options



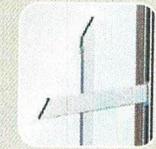
Brickmould

Beveled

Flat

Grille Types

GBG Grilles



3/4" High Size with T-shaped Sash Bar

SDL Grilles



7/8" High Size with T-shaped Sash Bar

Window Anatomy

Multi-chamber construction with fusion-welded sash and frame

Sloped sill drains water away from home exterior

Integral J-channel for simple, secure siding installation (optional double utility trim)



Thermal Performance

1500 Impact Thermal Performance Summary

Values shown are for 7/8" dual pane 3.0mm, 3.0mm / 0.090lami / 3.0mm, no grilles

Warm Edge Spacer	U-factor	SHGC
Low-E impact	0.36	0.28
Low-E ⁺ impact	0.35	0.22
HP impact	0.32	0.20
HP ⁺ impact	0.31	0.21
Low-E2+ impact	0.34	0.27
Low-E2+ ⁺ impact	0.31	0.23
HP2+ impact	0.28	0.27
HP2+ ⁺ impact	0.28	0.21
Warm Edge Spacer (metal)	U-factor	SHGC
Low-E impact	0.35	0.28
Low-E ⁺ impact	0.35	0.22
HP impact	0.31	0.28
HP ⁺ impact	0.31	0.21
Low-E2+ impact	0.36	0.27
HP2+ impact	0.27	0.21

Door Details



The front entrance door will be a clear, full panel of glass with two full panel sidelights and a transom as pictured. They will be made of fiberglass.



The backdoor will be a half panel from the same design family as the front door and, also, made of fiberglass. All the lights in the front and back door will be clear glass. The two entry doors to the garage will be the same as the back door.



The door for the garage will be like the one on the right above. This will be a metal door that complements the pattern of the house.

Porch Details

The front and back porches will be 8' and 9' deep respectively and built on piers with white hog fencing between the piers. The porch floor will be painted.

The porch railing will be simple square design with a 6" lemonade/wine rail. It will be painted standard white including the top rail. See the front façade of the Building and Design Plans for how this railing design will look with the house.



Exterior lighting

There will be seven exterior lights. The light below is planned for the main entry to the house.



The black barn light shown below will be used for the remaining fixtures. It has a motion sensor and focuses the light down rather than out to blind those approaching.



Sidewalk up to house



The sidewalk will be a mixture of shells and cement.

Driveway and parking areas



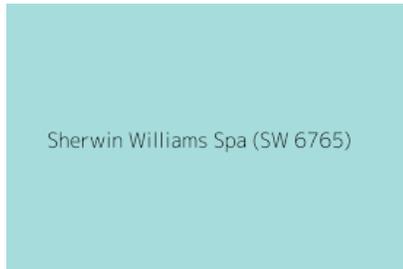
789 stone

The driveway will consist of nonpermeable material where it connects to the roadway. The remainder of the driveway will be permeable and have a grid system underlayment with a layer of 789 stone. The drive will be framed with 1x4 material.

Paint Colors/Scheme for the House and Garage:

The body and trim of the house and garage will be white except for the trim around the windows which will be black.

An accent color called Spa SW6765 by Sherwin Williams will be used on the front door and sidelights and the shutters on the front elevation.



The back door to the house and the two entrance doors to the garage will be the accent color as well.

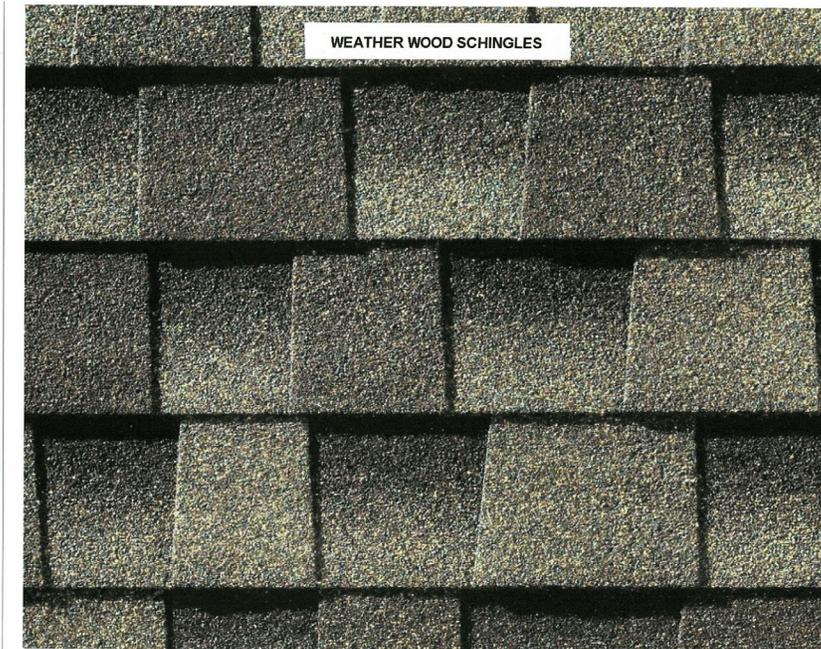
The porch ceilings will be sky high by Sherman Williams.



The porch floor will be painted SW7657 Tinsmith.



Roof of House and Garage



Metal Roof for Porches and Shed Dormers

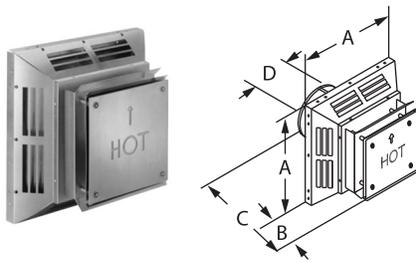


A 5V Metal Roof in bronze color is planned for the two porches and shed dormers of the house.

Fireplace

The fireplace is direct vent. See the Valor Fireplace page for cutsheet details.

Square Horizontal Termination Cap



Use for standard and high-wind through-the-wall termination. Check installation instructions for restrictions on horizontal cap terminations, such as minimum distance from windows and doors. Available in aluminum, stainless steel (S), and copper (C).

SIZE	ORDER #	STOCK #	A	B	C	D
4" x 6 3/8"	46DVA-HC	810001351	13 1/2"	6 7/8"	12 1/2"	6 5/8"
4" x 6 5/8"	46DVA-HC-S	810001352	13 1/2"	6 7/8"	12 1/2"	6 5/8"
4" x 6 3/8"	46DVA-HC-C	810001353	13 1/2"	6 7/8"	12 1/2"	6 5/8"
5" x 8"	58DVA-HC	810001427	16"	6 7/8"	12 1/2"	8 1/8"
5" x 8"	58DVA-HC-S	810001428	16"	6 7/8"	12 1/2"	8 1/8"
5" x 8"	58DVA-HC-C	810001429	16"	6 7/8"	12 1/2"	8 1/8"

Square Horizontal H2 Termination Cap

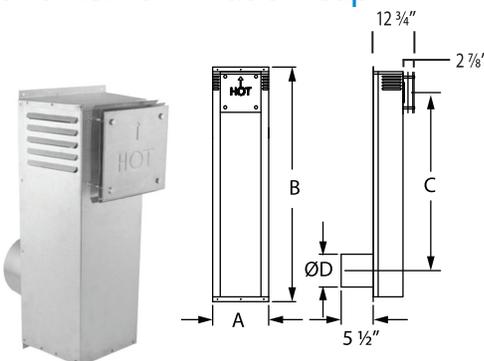


Use for standard and high-wind through-the-wall termination. Provides improved performance in high wind conditions. Features an adjustable air intake and interchangeable shroud (shroud is included and required for all installations). Check installation instructions for restrictions on horizontal cap terminations, such as minimum distance from windows and doors. Available with aluminum shroud. Check with appliance manufacturer for approval and air throttle setting. May be painted at installation to match the wall. Patent Pending.

Termination Cap with AL Shroud			
SIZE	ORDER #	STOCK #	A
4" x 6 3/8"	46DVA-H2	810012624	6 3/4"
5" x 8"	58DVA-H2	810012625	8 1/8"

Alternate / Replacement Shroud			
SIZE	ORDER #	STOCK #	Material
4" x 6 3/8" & 5" x 8"	DVA-TR-AL	810013071	Aluminum
	DVA-TR-SS	810013072	Stainless Steel

Snorkel Termination Cap



Use for horizontal through-the-wall termination when a vertical rise is desired in the system to meet appliance manufacturer recommended minimum heights. Do not enclose in the wall or install below grade.

SIZE	ORDER #	STOCK #	A	B	C
4" x 6 3/8"	46DVA-SNK14	810001355	10"	23 3/4"	14"
4" x 6 5/8"	46DVA-SNK36	810001356	10"	45 3/4"	36"
5" x 8"	58DVA-SNK14	810001430	10"	23 3/4"	14"
5" x 8"	58DVA-SNK36	810001431	10"	45 3/4"	36"

Submission Requirements for New Construction and Alterations or Additions

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

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

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

Conceptual Review

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

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

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

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

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

Submission Requirements for Change After Certification

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

Change After Certification:

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

Submission Requirements for Demolition or Relocation

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

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

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



HISTORIC DISTRICT REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

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

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

Type 2

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

Type 3

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

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



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
08 June 2022

1 SUMMARY OF REQUEST

1705 Duke Street, New Construction

The applicant is requesting final approval for new construction of a single-family residence.

This property is located in the Historic Conservation Neighborhood and the Northwest Quadrant.

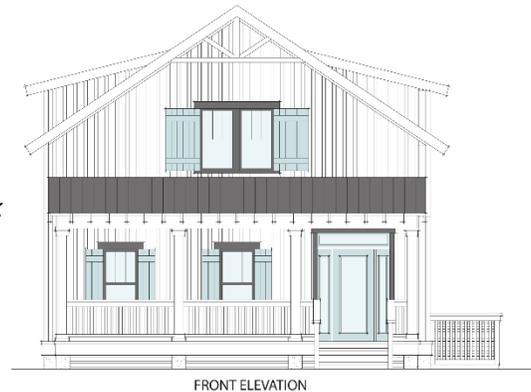
Background: This is the first application received for the proposed project.

2 FACTS

Property Address:	1705 Duke Street
Parcel ID:	R120 003 000 0131 0000
Case Number:	22-29 HRB.1
Applicant:	Wendell Varnes, Homeowner
Zoning:	T4-HN
Use:	Single Family Dwelling

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front Setback—Average prevailing setback on block*
 - *Rear setback – 15’ min.*
 - *Side Corner/Alley – 5’ min.*
 - *Side Interior – 6’ min.—10’ min. in The Point*
- **Impervious Surface Coverage:** 55% maximum



References:

The Beaufort Code
Beaufort Preservation Manual Supplement
Beaufort Preservation Manual

3 STAFF COMMENTS

Staff Acknowledgements

- This is a very similar design to 1707 Duke Street. The applicant is proposing minor fenestration changes, different siding, and a detached carriage house.

Staff Conditions

1. Section 5.3.1.A of the Beaufort Code requires 2 overstory trees for this property (1 per every 4,000 sf). Section 5.3.2.B allows the applicant to count 2 understory trees for 1 overstory tree. The applicant has proposed 2 understory trees. Applicant to add an additional overstory tree or two additional understory trees to meet this requirement.
2. Staff recommends revising placement of fenestration on the rear façade beneath the covered and screened porch so that fenestration is centered within porch bays per page 28 of the Beaufort Preservation Manual Supplement.
3. Regarding the Left Side elevation, Staff recommends that the Applicant add 2 vertical muntin bars within each kitchen/utility room window unit to mimic the upper sash of the window in the office. Applicant and Board to note that these windows must have exterior muntins per Section 4.6.3.C.ii of the Beaufort Code.
4. Also on the Left Side Elevation, the dormer window should have vertical muntins to match the other windows on this façade.
5. On the rear elevation, Staff recommends that the Applicant adjust the rear porch foundation, columns, and roof so that the edge of the porch roof terminates inboard of the corner boards of the main house structure to match the adjustments that were made to the front porch.
6. The window details on Sheet 7 note that “window grilles and spacers [are] to be exterior.” Applicant to provide cutsheet of proposed window denoting exterior grilles with spacer bar. Applicant to note that spacer bars should be placed between the glass, while the grilles are exterior. The cut sheet in the Accompanying Details and Materials booklet still shows grilles between the glass. Please ensure all documents are fully coordinated in future submissions.
7. Page 9 of the Details/Materials Booklet describes the front and back porches as being “built on piers with white hog fencing between the piers”. Staff is in support of this detail and of how the porch foundations are drawn in the elevations. The porch section on page 7 shows a concrete porch floor and concrete porch foundation with Stucco and does not show the wood decking and skirt board that appear to be drawn in the elevations. Applicant to clarify which drawings are correct and ensure that all coordinate in future submissions.
8. On the Front, Rear, and Left elevations of the garage, Staff recommends that the applicant bring the door casing down to the bottom of the door sill and interrupt the skirt board rather than terminate the casing at the top of skirt board as shown.
9. Staff is not in support of the mixture of roofing materials proposed on the main house roof plan and recommends that the applicant either select all metal roofing or all asphalt shingle roofing.
10. Applicant to submit an actual paint color name and number for the proposed “white” to be used on the body and trim of the house as well as the proposed “black” to be used on the window and door trim.
11. Staff supports the proposed black windows. However, Staff finds the relationship between the proposed door and window trim color and the proposed accent color to be too harsh. Staff recommends changing the door and window trim color to be white.

12. Regarding the proposed garage door on the carriage house, Staff does not support an 18' wide garage door and recommends the applicant divide this door into two vertically proportioned doors with wall space in between.
13. Applicant to provide cut sheets for proposed exterior ceiling fans shown on Sheet 5.
14. Staff recommends that the front door be a three quarter glass door with a small panel at the bottom rather than a full lite.

STAFF RECOMMENDATION:

Preliminary Approval with conditions noted.